

Objective One case study sites and premises



Objective One is
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The Objective One Partnership
for Cornwall & the Isles of Scilly

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The projects in the Sites and Premises investment cluster are helping address the shortage of quality modern workspaces across Cornwall for businesses wishing to grow and relocate.

Sites and premises projects have included both new build and the sympathetic conversion or redundant historic buildings for use by new businesses.

This workspace needs to be equipped for 21st Century business – including high speed internet access and environmental features that reduce running costs and access for people of all abilities.

Providing modern, suitable workspace facilities is essential to establishing an environment in which business can flourish long after 2006.

NIXON DESIGN at White's Warehouse, Hayle

A derelict historic building in Hayle was transformed into state of the art offices and a large conference/seminar room by one of Cornwall's leading graphic design businesses.

Husband and wife Martin and Emily Nixon, of Nixon Design, bought the former White's carpet warehouse through their development company HBL Partnership. Work began in May 2005 and was completed in late December that year. Nixon Design now occupies the first floor with the ground floor available for offices or a restaurant. The striking top floor has a massive feature skylight as well as original winch machinery and has become The White Room which is available to let as conference/seminar space.

The 19th Century building has seen many incarnations during its life including Harvey's emporium, a bakery, a general store and offices for Hosken Trevithick Polkinghorn & Co. The renovation has included a brand new Delabole slate roof; modern insulation; full disabled access and high spec data cables and wireless Internet access installed.

"We have tried very hard to keep the historic integrity of the building despite transforming it into state of the art offices," said Martin, who was born in Cornwall, followed the classic route to London to work but returned in 1990 and set up as a freelance designer in a Falmouth bedsit. The business grew and moved to offices in Penzance and the latest expansion to Hayle has meant staff now number 13.



The impressive White Room, part of the modernisation of the historic White's Warehouse in Hayle

The work received investment from Objective One via Penwith District Council's Hayle Townscape Initiative. The first private sector project to be carried out under the THI it was part of ambitious regeneration plans for the town, which have already included the creation of 23 workshops at Harvey's Foundry.

Harvey's Foundry was opened by HRH The Prince of Wales in 2004. The foundry is all that remains of a massive industrial complex that, at one time, produced 80 per cent of the world's steam engines. The redevelopment involved restoration of the Drawing Office on Foundry Square for offices and specialised document storage by Cornwall County Archives. Renamed John Harvey House it is acclaimed for the quality of its design. There is also a stylish new building to provide space for small businesses.

The foundry would have been demolished in the 1980s but for widespread local protests. It was then listed and local people began a campaign for its repair.

For further information about Nixon Design, contact Martin and Emily Nixon on 01736 758600.