

Lostwithiel Town Council Buildings

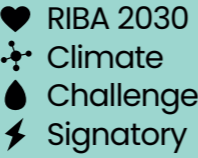
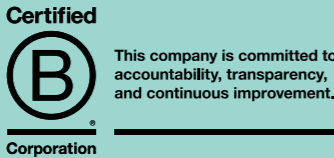
Feasibility Report

Revision P4

05.02.2025 - Final Issue - Report Issued to Town Council



Poynton Bradbury Architects



Contents

1.0 Introduction	p03	4.0 Options Appraisal	p15	9.0 Finance and Business Plan	p37
1.1 Executive Summary		4.1 Introduction to the Options		9.1 Cost Appraisal and Summary	
1.2 Purpose and Scope		4.2 Option 1A		9.2 Profit and Loss Figures	
1.3 Overview of Proposals		4.3 Option 1B			
1.4 Next Steps		4.4 Option 2A		10.0 Potential Funding	p40
		4.5 Option 2B		10.1 Meeting with Cornwall Council	
2.0 Client Brief	p04	4.6 Option 3			
2.1 Project Vision				11.0 Key Challenges, Risks and Mitigation Measures	p41
2.2 Aims and Objectives		5.0 Access Appraisal	p26		
2.3 Outputs and Measure of Success		5.1 Potential Lift Access		12.0 Conclusion and Next Steps	p42
2.4 Accommodation Requirements				10.1 Conclusion	
2.6 Review of Existing Briefing Documents		6.0 Preferred Option	p27	10.2 Next Steps	
3.0 Site Appraisal & Building History	p07	7.0 Heritage Impact Assessment	p31	13.0 APPENDIX	p43
3.1 Site Context				13.1 Engagement Event Information	
3.2 Existing Plans		8.0 Consultation	p33	13.2 Engagement Event Summary	
3.3 Building Summary and Photos				13.3 Funding Recommendations Summary	

1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Edgumbe House, Taprell House and the Guildhall are three listed buildings, located at the heart of Lostwithiel and under ownership of Lostwithiel Town Council.

The three buildings are unsustainable to operate in their present arrangement and use. Poynton Bradbury Architects have compiled this report for Lostwithiel Town Council to review feasibility options for the future of the buildings.

The project team consists of:

Client – Lostwithiel Town Council
Architecture & Heritage – Poynton Bradbury Architects
Quantity Surveyor – Appleyard & Trew
Business Consultant - Len Smith

1.2 PURPOSE AND SCOPE

This report has been prepared to build upon the findings from previous feasibility studies and support the ongoing design and brief development for Edgumbe House, Taprell House and the Guildhall.

This report aims to present a costed, viable project which Lostwithiel Town Council can use to seek further funding to implement the design proposals.

1.3 OVERVIEW OF PROPOSALS

The outcome of this study is a preferred option for renovating this collection of buildings.

The proposal is for a Creative Workspace offer, which includes the town council offices, rentable meeting room/events space, hot desk and co-working facilities, a craft retail unit and creative workspaces for hire. This will be complemented by retaining and enhancing the museum in its current location.

The overall proposals include for fabric upgrades to the buildings to make them functional and more energy efficient.

The proposals have been considered in the context of the historic setting and aim to enhance the overall offer and appearance of the buildings. New interventions are proposed for less sensitive areas, with sympathetic materials and construction techniques.

1.4 NEXT STEPS

The scheme has been developed with grant funding in mind.

At the time of issuing this report we are between government funding packages.

The scheme, and this report, could be adapted to suit a public funding package, when the next round of grants is available.

From the current grant options available the scheme would align with both National Lottery Heritage Funding (Enterprise Grant) and Architectural Heritage Funding.

2.0 CLIENT BRIEF

2.1 PROJECT VISION

To find a long term, sustainable use for this collection of historic buildings and to retain them in ownership of the Town Council as a financially viable asset.

2.2 AIMS AND OBJECTIVES

The Client's ambitions are:

- For the project to enhance and celebrate the buildings' significant historic features and adapt some of the more recent, and less sensitive, building alterations and additions.
- For the project to offer a sustainable use that secures long term income for the Town Council.
- To enhance the offer of the local businesses and community. To not detract or be in direct competition with local businesses, but to complement existing uses along Fore Street and within Lostwithiel.
- Be a catalyst for the creation of conditions needed to secure growth, development and investment in the independent retail sector and foster sustainable town centre vitality.
- Improve accessibility into and around the buildings, where practicable, to allow a wider audience to enjoy this heritage asset.
- Improved sustainability and reduced carbon consumption in building operation.

2.3 OUTPUTS AND MEASURE OF SUCCESS

1. Economic stability for Town Council in operating these buildings
2. Balance between stakeholder groups, including Library, Museum and Town Council
3. Community support from local residents, businesses and visitors
4. Positive feedback from statutory consultees including Historic England, Conservation Officer and Local Planning Authority
5. Improved sustainability for future building operation

2.0 CLIENT BRIEF

2.4 BUILDING FUNCTION AND ACCOMMODATION REQUIREMENTS

2.4.1 GENERAL ACCESS REQUIREMENTS

- Consider way-finding and improve overall building accessibility at entrances and exits.
- Aspiration to provide new internal vertical circulation (lift) to provide easy access between floors within Edgcumbe House and Taprell House.
- Consider public frontages and attracting visitors into the buildings where public functions/uses are available.

2.4.2 TOWN COUNCIL REQUIREMENTS

Office space:

- Suitable for 3no. people and 4no. desks
- Will operate only during office hours
- No specific requirement for reception / waiting area
- Associated facilities required to support office space such as:
 - Teapoint / kitchenette
 - WC facilities, including accessible WC
 - Filing and printing areas
 - Phone / internet / IT requirements tbc
 - Meeting room(s)

Flexible meeting space:

- Suitable for up to 26 no people (16no. Councillors and 10no. public spaces) - tables and chairs
- To hold regular council meetings
- Requires level access to accommodate range of staff, council members and public visitors.
- Can be a temporary use as part of wider flexible space with complementary hours/use
- Associated facilities required to support meeting space, such as:
 - Teapoint/kitchenette
 - WC facilities, including accessible WC
 - IT requirements tbc

2.4.3 LIBRARY REQUIREMENTS

- Current operating hours
 - Wednesday daytime only, 10am - 4pm
- Book storage shelving
- Equipment and furniture includes:
 - Staff desk and seating
 - Children's area and associated furniture
 - Book check in machine
 - Book drop letterbox
- Associated staff facilities, such as:
 - Teapoint/ kitchenette
 - WC facilities, including accessible WC
 - Desk space
- Associated public facilities, including:
 - WC facilities, including accessible WC

2.4.4 MUSEUM REQUIREMENTS

- The Museum is open from beginning of April to end of October. Operating hours:
 - Mon to Fri 10.30am – 4.30pm
 - Sat 10.30am – 12.30pm
- Maintain accredited Museum status
- Space for artefacts and display
- Office space for storage and archiving
- Associated facilities for volunteers:
 - WC facilities, including accessible WC
- Note: Museum is staffed by volunteers, a group of approximately 70 members

2.0 CLIENT BRIEF

2.5 REVIEW OF EXISTING BRIEFING DOCUMENTS

We have undertaken a review of the following documents:

- Hayhurst & Co Architects Report (2023)
- Strategic Action Plan (2019)
- Le Page Architects Report (2018)

The starting point for the project brief was to consider the previous feasibility work and the Hayhurst Report, which was initially tasked with addressing Edgcumbe House and Taprell House exclusively, without incorporating the Guildhall and Museum spaces as part of a broader masterplan for Town Council properties in Lostwithiel town centre.

The project brief for the current study also includes assessing how the Museum and Guildhall uses can complement those of Edgcumbe and Taprell House.

Hayhurst & Co Architects Report (2023)-Review of Hayhurst Strategies

1. Strategy 2 (Community B&B) was the Hayhurst Report's preferred strategy leading to the following concerns:

- Lack of a detailed operational model;
- Negative feedback from Historic England regarding level of intervention to historic building;
- Challenges around practical management, including security and fire escape routes;
- Focus on visitor use rather than benefits for local residents.

2. Strategy 3 (Private Residential Use) was discounted as it would not secure external funding and would limit the building's long-term community flexibility.

3. Strategy 1 (Heritage and Creative Arts Centre) is the preferred path forward because it:

- Aligns with client and stakeholder aspirations for community use;
- Enhances regeneration efforts and strengthens the high street;
- Provides creative studios on the upper floors, benefiting local residents and generating income;
- Offers opportunities for linking a heritage centre/pop-up shop with the museum.

The Hayhurst Report recommended a strategy centred on a "Heritage and Creative Arts Centre with Associated Guest Accommodation." This was strategy 2 in their report.

As part of the current project, further consultation and assessments were carried out, in relation to the previous options and recommendations. It was concluded that guest or rented accommodation is not taken forward as part of this study, for the following reasons:

- Feedback during stakeholder consultations in October 2024 indicated concerns about suitability for a town-centre location, including parking limitations.
- Using Edgcumbe House for accommodation would complicate efforts to create a level access link between Taprell House and Fore Street, which is considered essential for improved connectivity between the three Town Council properties.
- The insertion of guest accommodation would likely have a greater impact on the historic fabric of Edgcumbe House.
- Reduced opportunities for external grant funding in operating as a community B&B.
- Operating model of community B&B is not comparable with the Town Council retaining possession and running of the buildings.

Instead, the team have chosen to develop the Hayhurst Report's 'Strategy 1 - Heritage and Creative Arts Centre with Artists' Studios'. This is an approach that prioritises community use, local benefits and flexibility, while maintaining alignment with stakeholder aspirations for regeneration and strengthening the high street offer.

3.0 SITE APPRAISAL AND BUILDING HISTORY

3.1 SITE CONTEXT

Lostwithiel is a small Cornish town located at the head of the Fowey estuary. The town is equidistant from Liskeard, St Austell and Bodmin.

Edgcumbe House, Taprell House and the Guildhall are located at the heart of Lostwithiel and are both architecturally and culturally significant buildings within the town centre. Edgcumbe House and the Guildhall open directly onto Fore Street – a bustling street of independent businesses and private dwellings forming the town’s principal service / shopping hub. Taprell House is currently accessed via an alley from North Street, a street more domestic in scale.

All three buildings lie in the Lostwithiel Conservation area and the character zone ‘Core of the Medieval Town’ as identified in the Lostwithiel Neighbourhood Plan (2018). They are surrounded by many listed and historic buildings.

The buildings have excellent rail links – Edgcumbe house is approximately five minutes walk from the station. There are also a number of bus stops predominantly located on the A390 to the west of the buildings as well as several free car parks serving the town centre.



Edgcumbe House Taprell House Guildhall

Lostwithiel Conservation Area (TO BE ADDED)

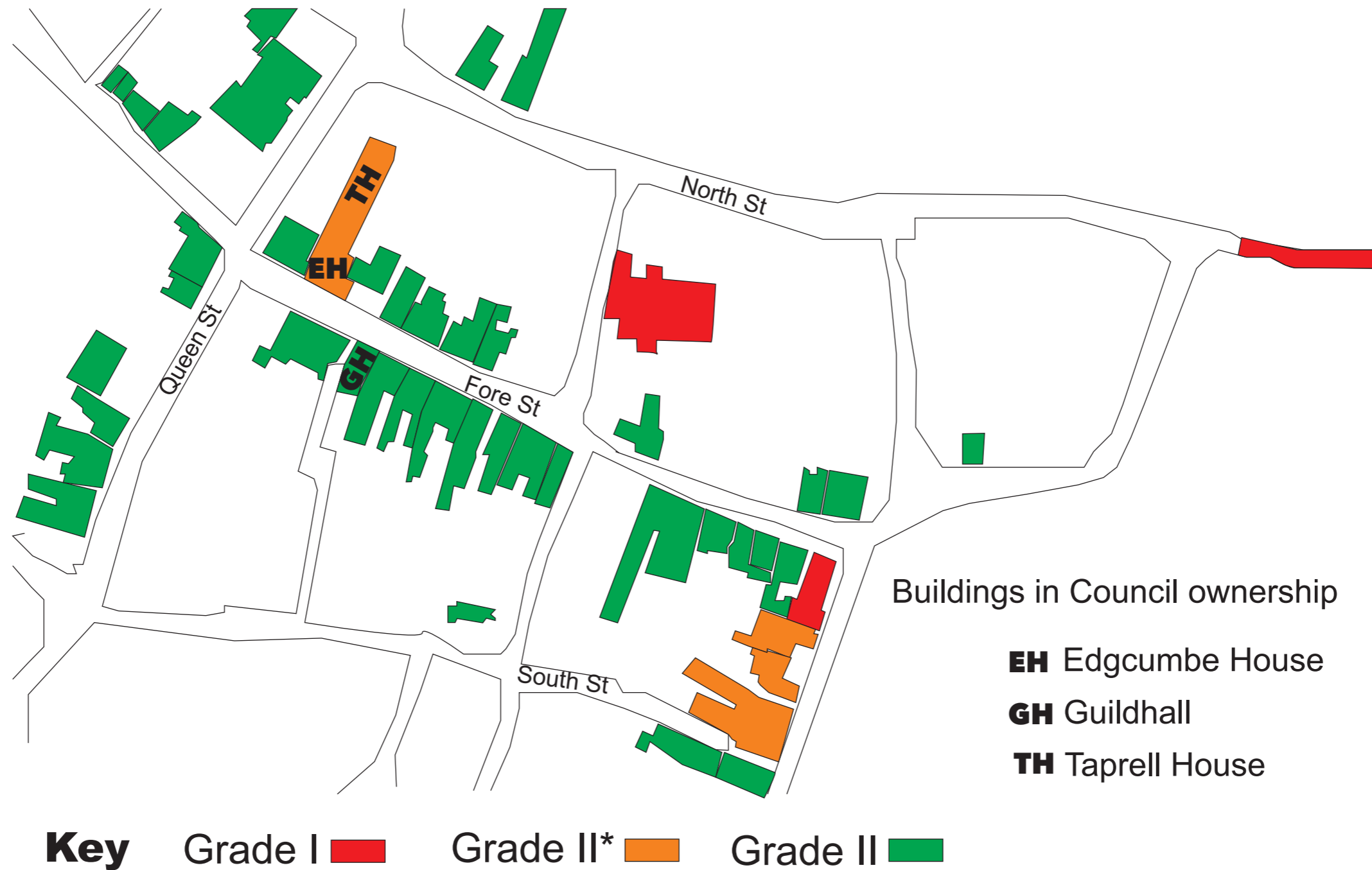
0 25m 50m 100m



3.0 SITE APPRAISAL AND BUILDING HISTORY

3.1 SITE CONTEXT cont.

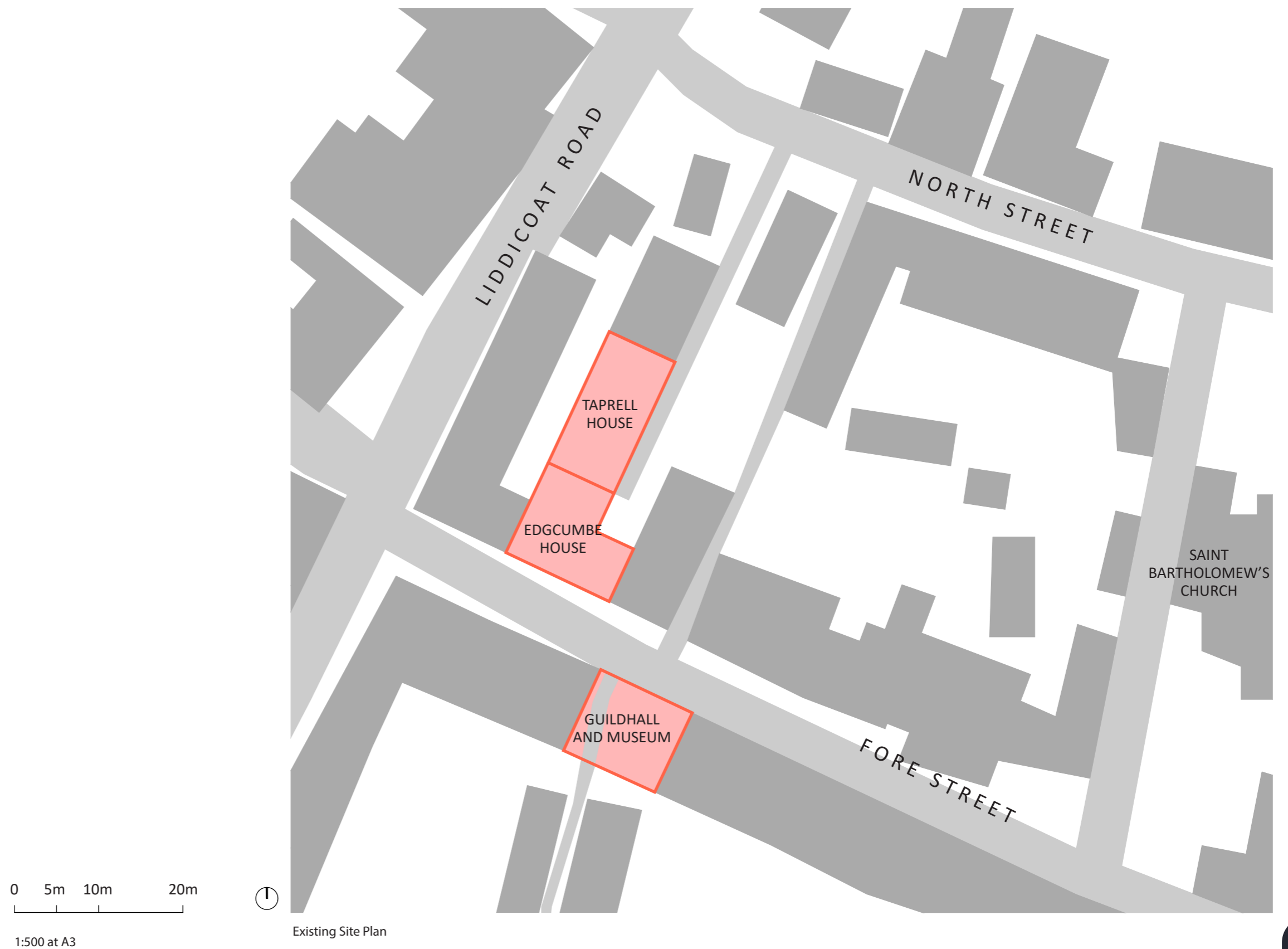
Lostwithiel Town Centre Listed Buildings



Plan provided by Lostwithiel Town Council

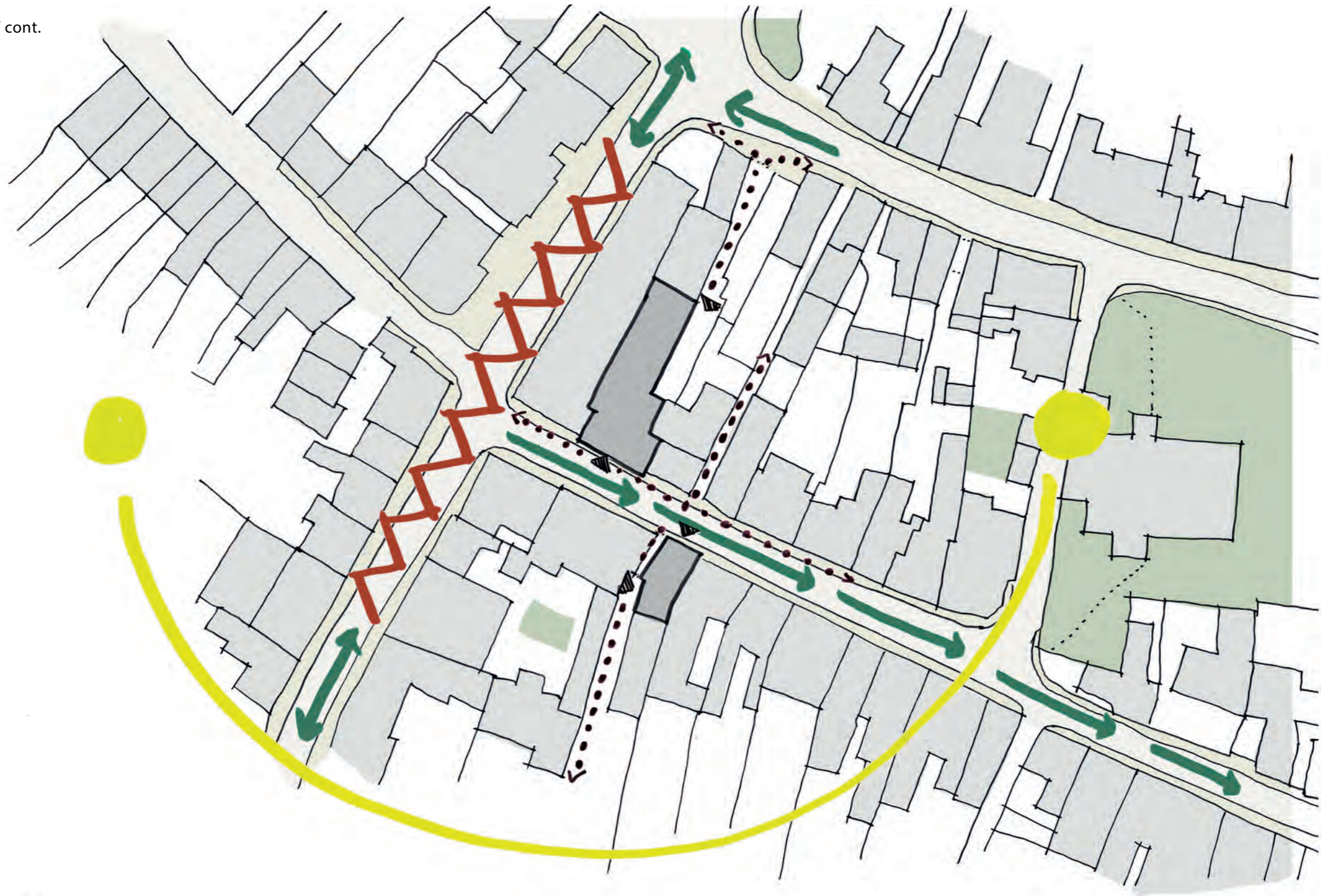
3.0 SITE APPRAISAL AND BUILDING HISTORY

3.1 SITE CONTEXT cont.



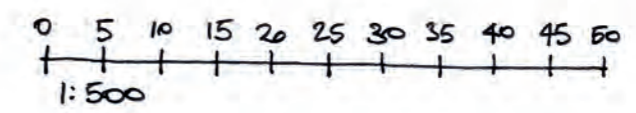
3.0 SITE APPRAISAL AND BUILDING HISTORY

3.1 SITE CONTEXT cont.



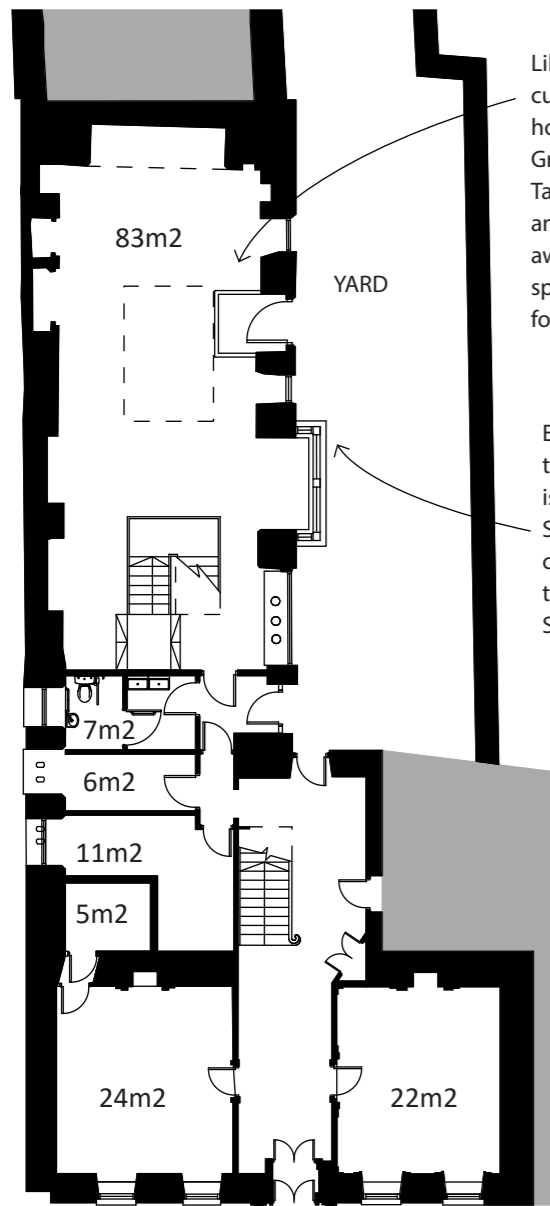
KEY:

- SUN PATH
- PEDESTRIAN MOVEMENT
- VEHICLE MOVEMENT
- NOISE



3.0 SITE APPRAISAL AND BUILDING HISTORY

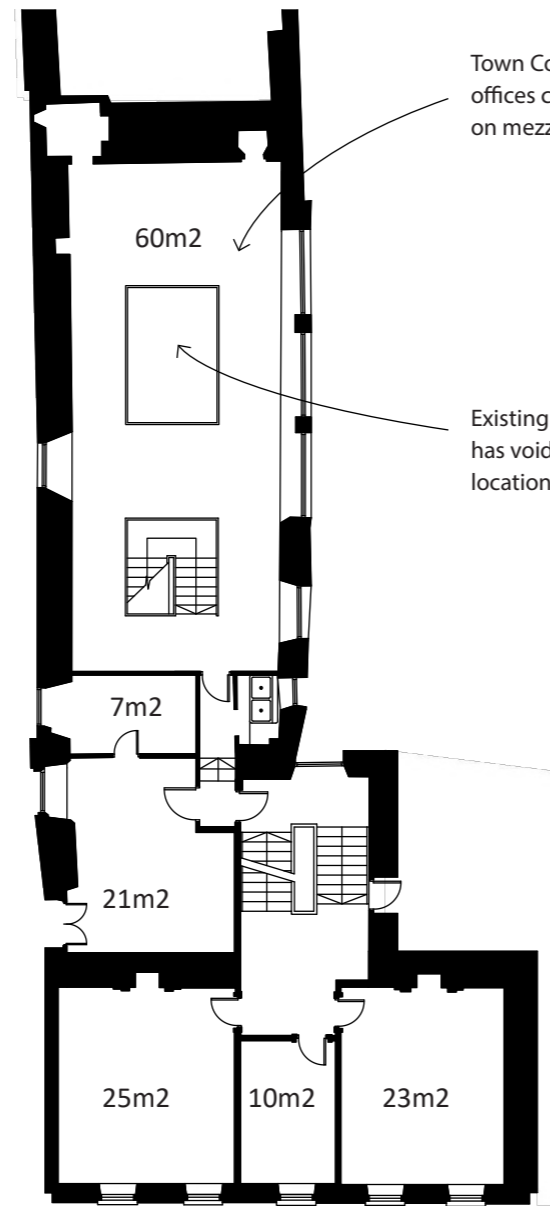
3.2 EXISTING PLANS



Library service currently housed on Ground Floor of Taprell House and packed away when space required for events

Existing access to Taprell House is via North Street, with no connection through to Fore Street

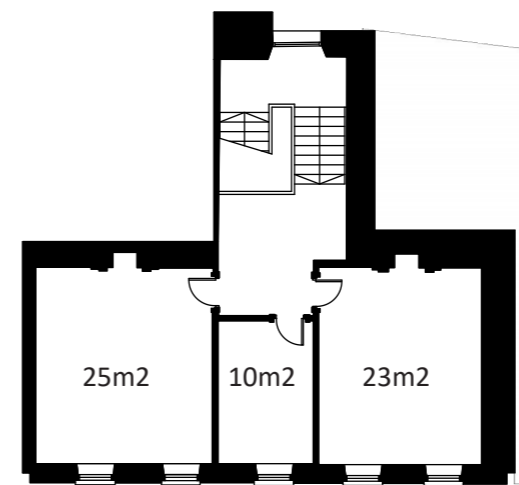
EDGCUMBE HOUSE & TAPRELL HOUSE
GROUND FLOOR



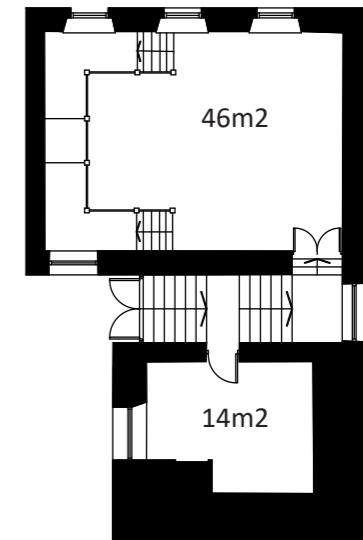
Town Council offices currently on mezzanine

Existing mezzanine has void in this location

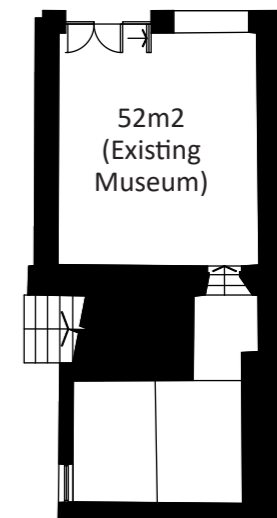
EDGCUMBE HOUSE & TAPRELL HOUSE
FIRST FLOOR



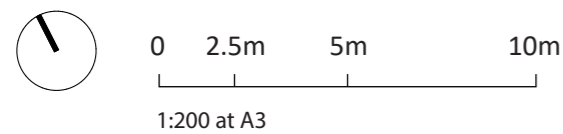
EDGCUMBE HOUSE & TAPRELL HOUSE
SECOND FLOOR



GUILDHALL
FIRST FLOOR



GUILDHALL
GROUND FLOOR



Drawings based on legacy information. Measured survey required. All areas approximate only.

3.0 SITE APPRAISAL AND BUILDING HISTORY

3.3 EXISTING BUILDING SUMMARY AND PHOTOS

3.3.1. Taprell House (Grade II*)

Description:

The building is slatestone and granite rubble with dressings and slate roof. It dates from the early 16th century but now forms a rear wing to Edgcumbe House. The building currently accommodates the Town Council office, as well as the local library service. The library is open two days a week.

The internal layout has been much altered in 19th and 20th century and currently consists of an open plan ground floor, with mezzanine area above. The mezzanine structure has a void providing some double height space at ground level. There are several granite details remaining including a large fireplace at the northern end of the ground floor. Ancillary spaces are located to the southern end, between the main space and Edgcumbe House.

The building is accessed from an alleyway from North Street.

Summary of Condition:

- Generally in a fair condition
- No obvious signs of damp
- Services in need of upgrade
- Potential for upgrades to improve thermal performance



Entrance alley to Taprell House from North Street



View along alleyway towards North Street



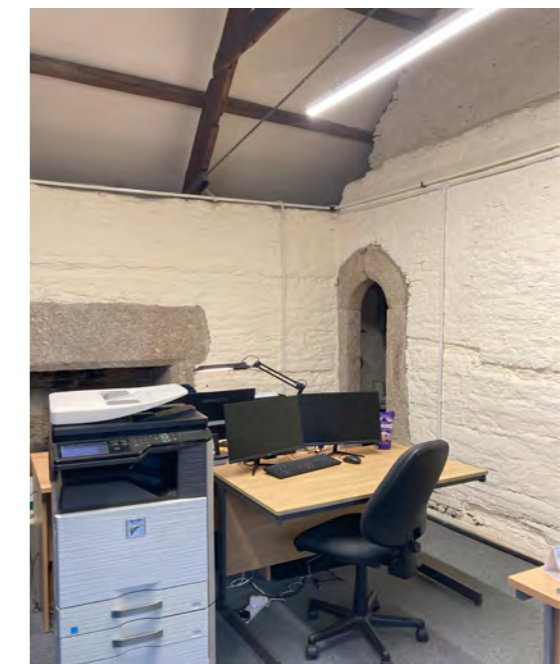
Ground floor view of Taprell House



Library furniture in existing granite fireplace



View of mezzanine area in Taprell House



View of existing workspace alcoves on mezzanine

3.0 SITE APPRAISAL AND BUILDING HISTORY

3.3 EXISTING BUILDING SUMMARY AND PHOTOS

3.3.2. Edgumbe House (Grade II*)

Description:

The existing 18th century building has a granite ashlar elevation to Fore Street, with slurried slate mansard roof. There are two storeys with an attic, on moulded plinth, five bays wide. It is a single depth plan house, with central entrance to hall and principal room to left and right with rear stair tower. The entrance is through central double doors with overlight, plain pilasters and hood on consoles.

The building is connected to Taprell House, which can be accessed through the external courtyard or via internal doors at ground and first floor levels.

Internally much of the valuable heritage interior remains, including decorative plasterwork, 19th century dado panelling and the 18th century open well stair. One of the ground floor rooms also hosts the Mayor's Parlour.

Summary of Condition:

- Building has undergone recent internal redecoration and roof works
- Potential for upgrades to improve thermal performance
- No obvious signs of damp



Fore Street view of Edgumbe House



Fore Street entrance to Edgumbe House



Recently redecorated internal joinery



Existing internal joinery

3.0 SITE APPRAISAL AND BUILDING HISTORY

3.3 EXISTING BUILDING SUMMARY AND PHOTOS

3.3.2. Guildhall (Grade II)

Description:

The Guildhall is a two-storey building housing the museum at ground floor level. It is a granite ashlar building, dated 1740, with later alterations. There is a hipped slate roof with ridge tiles.

Internally the first floor chamber has fielded dado panelling, with re-sited linenfold panelling along the west end wall, a deep coved plaster cornice and timber steps leading up to the central mayoral seat. There is a small store room at first level, currently used as storage space for the museum.

The museum is accessed from Fore Street, whilst the Guildhall is entered via steps up from Guildhall Lane.

Summary of Condition:

Museum (Ground Floor)

- The museum is in a fair condition, but requires upgrade works
- The ground floor walls are in poor condition, with signs of damp and degrading to the masonry
- Services are in need of upgrade
- Potential for upgrades to improve thermal performance

Guildhall (First Floor)

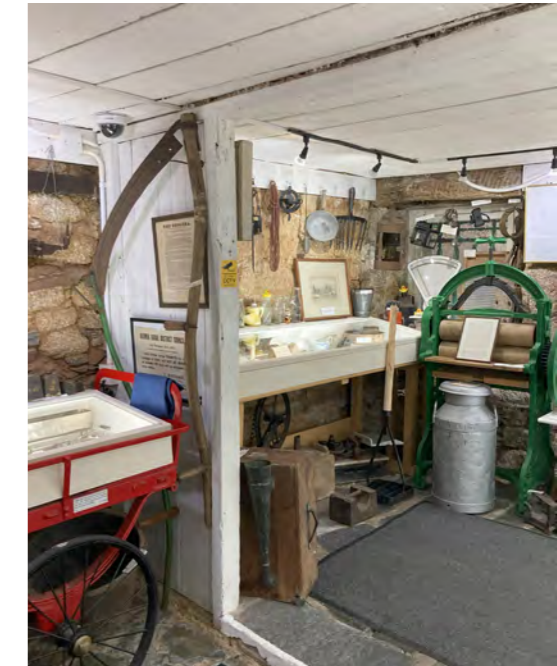
- The hall is in a good condition following recent redecoration
- Services have been recently upgraded
- Tracked wheelchair has been purchased to improve accessibility to first floor
- No obvious signs of damp



Fore Street elevation of Museum / Guildhall



Internal view of museum displays



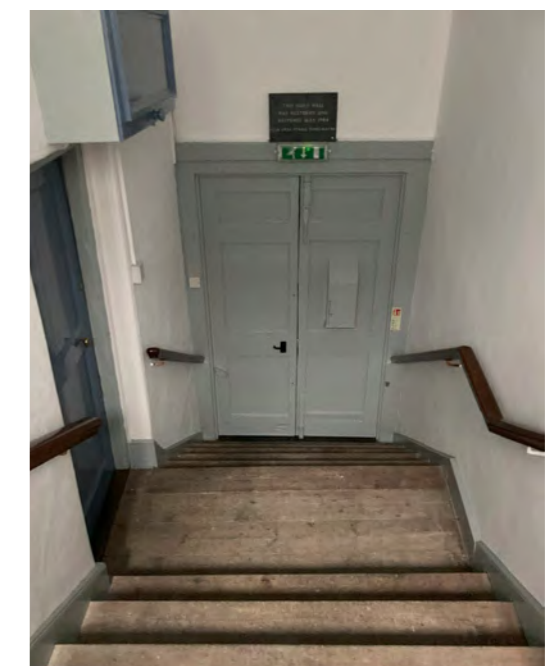
Museum displays within the Old Jail Cell



View of the first floor Guildhall



Mayoral seat in the Guildhall



Existing access staircase to Guildhall

4.0 OPTIONS APPRAISAL

4.1 INTRODUCTION TO THE OPTIONS

Following stakeholder consultation, site visits and a review of the building several design options were prepared for review.

Notes on the options:

- Hayhurst & Co Report: The starting point for these options was Strategy 1 from this report
- Drawings: The plans are based on legacy drawing information, therefore all areas are approximate only.
- Library Relocation: Feedback from Cornwall Council Libraries confirmed their flexibility in housing library services elsewhere, potentially in the nearby Community Centre. This relocation allows the project to focus on maximising the arts and heritage offer. Integrated library layouts were tested and ultimately discounted as they diluted the arts focus.
- Wedding Venue Option: Using the Guildhall's first floor as a licensed wedding venue, supplemented by reception space in Taprell House, was considered but rejected as it would limit the building's operations to specific groups and times, failing to meet broader community aspirations.

Additional Considerations

1. **Museum Location:** Options tested include situating the museum in the Guildhall or Edgcumbe House, maintaining the same display and storage areas currently in use.
2. **Connectivity:** All options propose a through-route between Fore Street and the Taprell House courtyard. Making this passage light, visible and inviting is a key priority to attract visitors.
3. **Performance Integration:** Options 1b and 2b include a performance element that could link with organisations like 'Carn to Cove.'
4. **Building Upgrades:** All proposals include upgrading the existing building fabric to improve energy efficiency and minimise heat loss through measures like roof insulation, thermal linings, and enhanced internal services.

This comprehensive approach aims to preserve the historic character of Lostwithiel's key buildings while fostering community engagement, cultural development, and local economic regeneration.

The options explored in the following pages are:

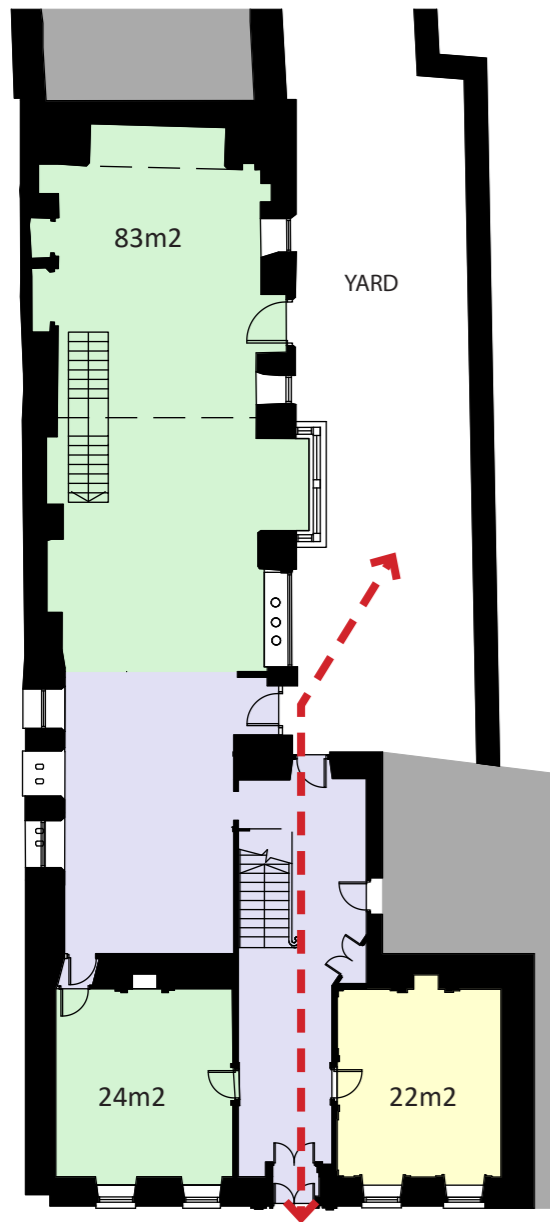
- Option 1a Creative Arts Centre
- Option 1b Creative Arts Centre w/ flexible performance space
- Option 2a Heritage and Arts Centre
- Option 2b Heritage and Arts Centre w/ flexible performance space
- OPTION 3 Creative Workspace w/ Craft retail unit (Preferred Option)

Options 1a, 1b, 2a and 2b were presented at a public engagement event on 12th December 2024.

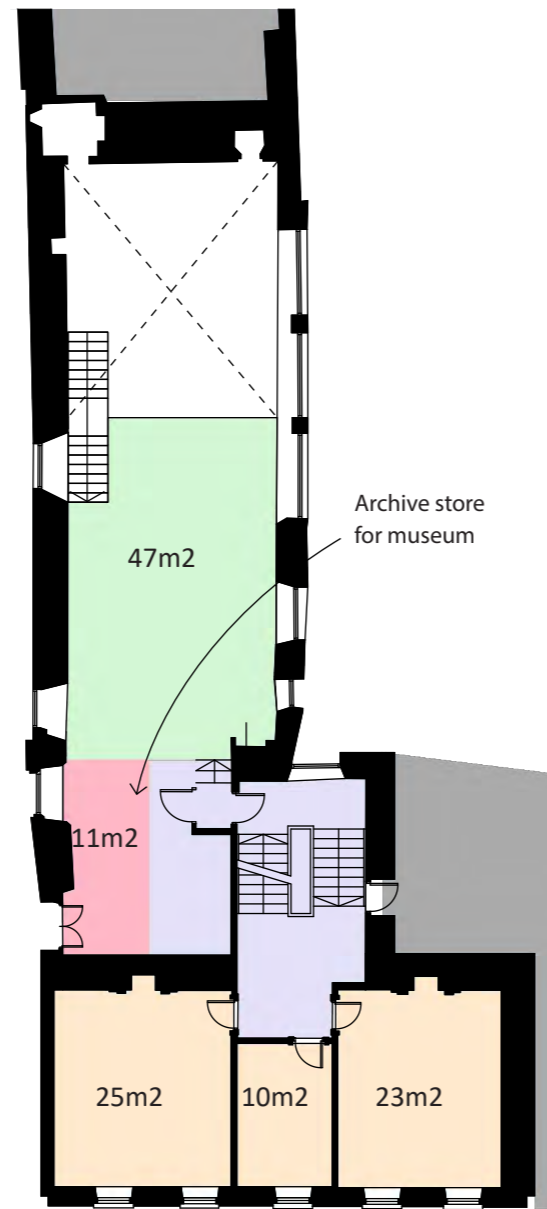
Following feedback from this event, and the subsequent Town Council meeting held on 17th December 2024, Option 3 was developed.

4.0 OPTIONS APPRAISAL

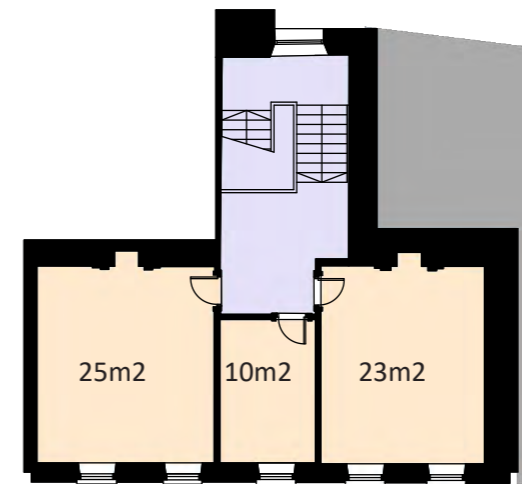
4.2 OPTION 1A - CREATIVE ARTS CENTRE



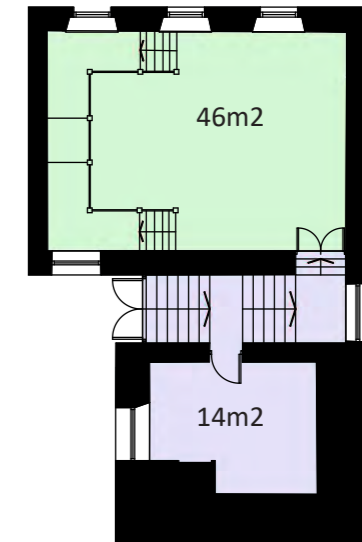
EDGUMBE HOUSE & TAPRELL HOUSE
GROUND FLOOR



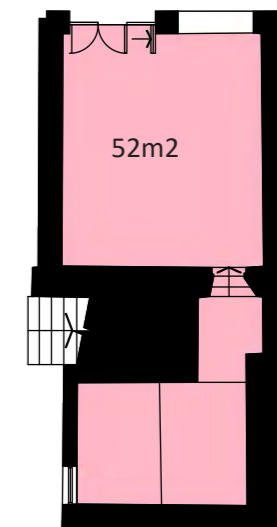
EDGUMBE HOUSE & TAPRELL HOUSE
FIRST FLOOR



EDGUMBE HOUSE & TAPRELL HOUSE
SECOND FLOOR



GUILDHALL
FIRST FLOOR



GUILDHALL
GROUND FLOOR

0 2.5m 5m 10m
1:200 at A3



- BOOKABLE EVENTS / WORKSHOP SPACE
- CREATIVE WORK / STUDIO
- TOWN COUNCIL OFFICE
- MUSEUM
- ANCILLARY / BOH

Drawings based on legacy information. Measured survey required. All areas approximate only.

4.0 OPTIONS APPRAISAL

4.2 OPTION 1A - CREATIVE ARTS CENTRE

NOTES

- Library and library facilities relocated off site in alternative Lostwithiel location
- Museum remains in existing location with archive store in Edgcumbe House
- Museum storage area reduced from 14m2 to 11m2
- Consider ongoing management in operation
- Many creative arts centres have some kind of cafe / coffee offer as additional pull

ADVANTAGES

- Potential to improve connectivity between Taprell House and Fore Street
- Museum remains in existing location
- Active frontage to Edgcumbe House
- Edgcumbe House alternations minimal
- 6no. studios for income generation

DISADVANTAGES

- Upper floors are not accessible - no lift access
- Less income generated for Town Council as Fore Street shopfront occupied by Museum

OTHER RELEVANT PROJECTS

- The Ladder, Redruth
- Redruth Buttermarket
- Pixel Penzance
- Mount Pleasant EcoPark
- IntoBODMIN
- Krowji, Redruth
- Messums Creative
- Arts Centre, Penryn
- CAST, Helston



Creative work / studio space
Krowji, Redruth



Creative work / studio space
CAST, Helston



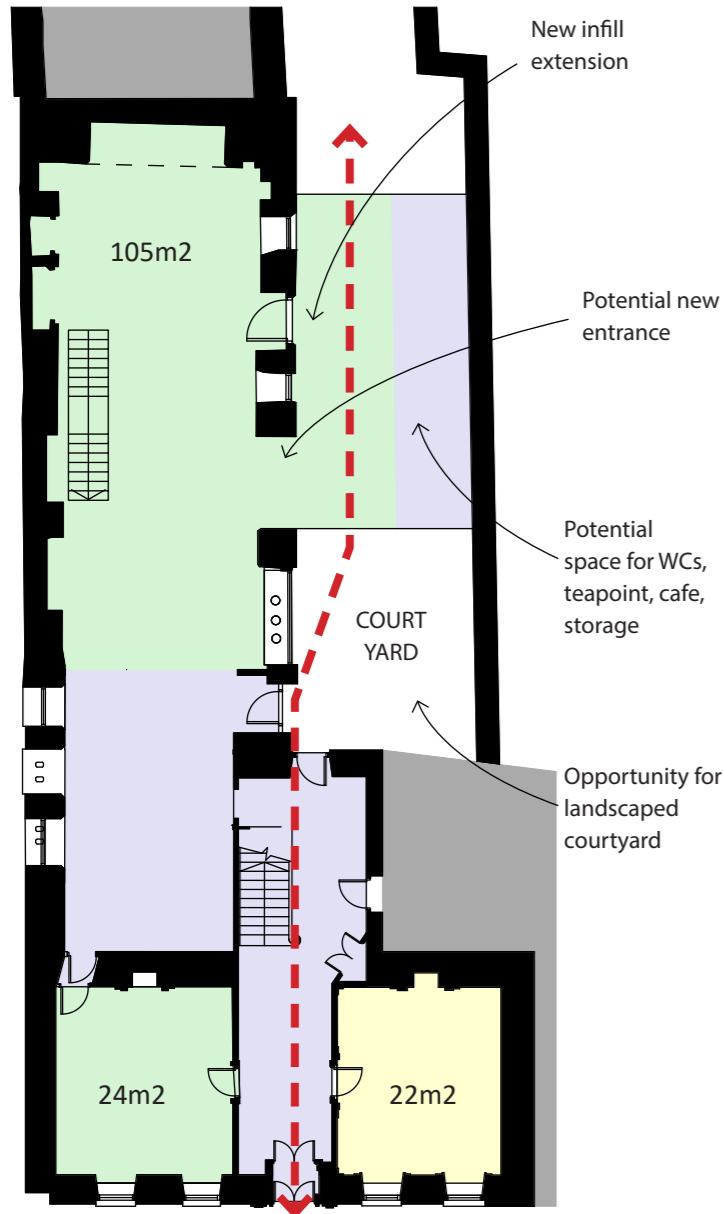
Creative Arts Centre
intoBODMIN



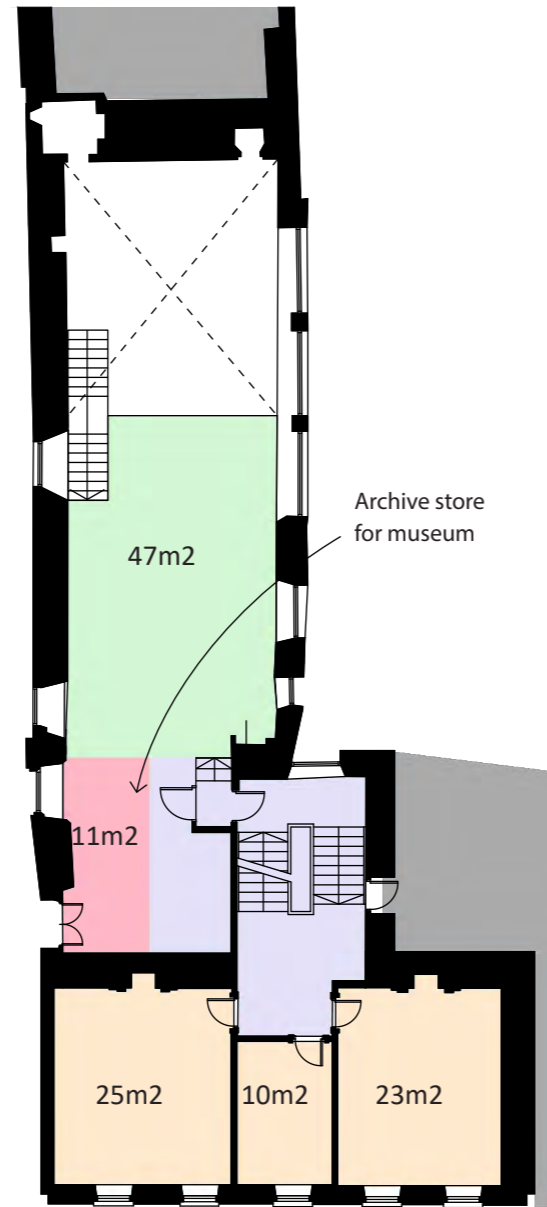
Creative work / studio space
CAST, Helston

4.0 OPTIONS APPRAISAL

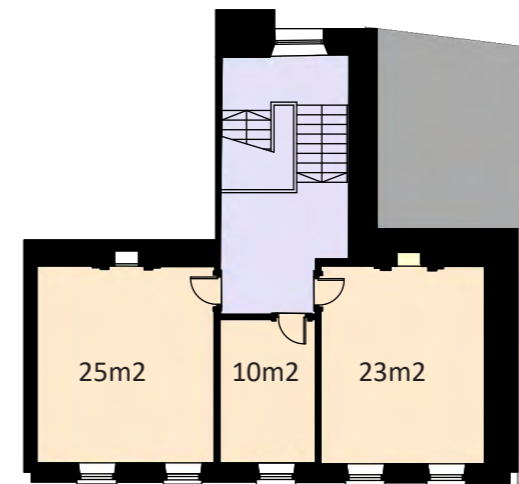
4.3 OPTION 1B - CREATIVE ARTS CENTRE w/ Flexible performance space



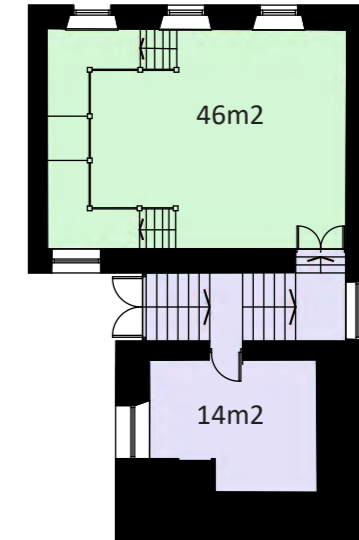
EDGUMBE HOUSE & TAPRELL HOUSE
GROUND FLOOR



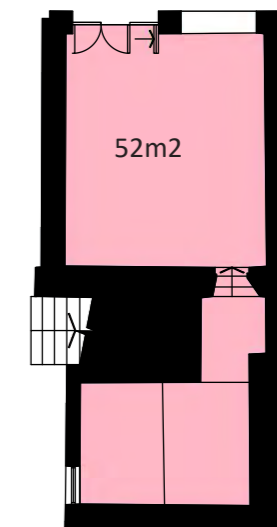
EDGUMBE HOUSE & TAPRELL HOUSE
FIRST FLOOR



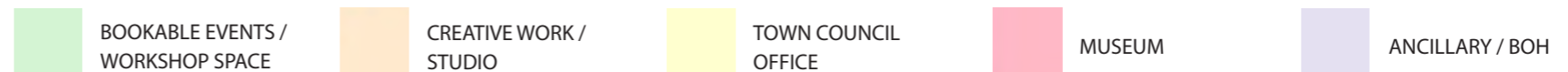
EDGUMBE HOUSE & TAPRELL HOUSE
SECOND FLOOR



GUILDHALL
FIRST FLOOR



GUILDHALL
GROUND FLOOR



Drawings based on legacy information. Measured survey required. All areas approximate only.

4.0 OPTIONS APPRAISAL

4.3 OPTION 1B - CREATIVE ARTS CENTRE w/ Flexible performance space

NOTES

- Library and library facilities relocated off site in alternative Lostwithiel location
- Museum remains in existing location with archive store in Edgcumbe House
- Museum storage area reduced from 14m2 to 11m2
- Lostwithiel town centre has many narrow apertures and alleyways and infill extension could draw inspiration from this
- Consider ongoing management in operation
- Many creative arts centres have some kind of cafe / coffee offer as additional pull

ADVANTAGES

- Potential to improve connectivity between Taprell House and Fore Street
- Museum remains in existing location
- Infill extension frees up space within Taprell House. Could be used for storage / WCs / kitchenette / cafe
- Active frontage to Edgcumbe House
- Edgcumbe House alternations minimal
- 6no. studios for income generation

DISADVANTAGES

- Upper floors are not accessible - no lift access
- Higher impact externally to create infill extension
- Less income generated for Town Council as Fore Street shopfront occupied by Museum

OTHER RELEVANT PROJECTS

- The Ladder, Redruth
- Redruth Buttermarket
- Pixel Penzance
- Mount Pleasant EcoPark
- IntoBODMIN
- Krowji, Redruth
- Messums Creative
- Arts Centre, Penryn
- CAST, Helston



Performance space intoBODMIN



Performance space Mount Pleasant Ecopark



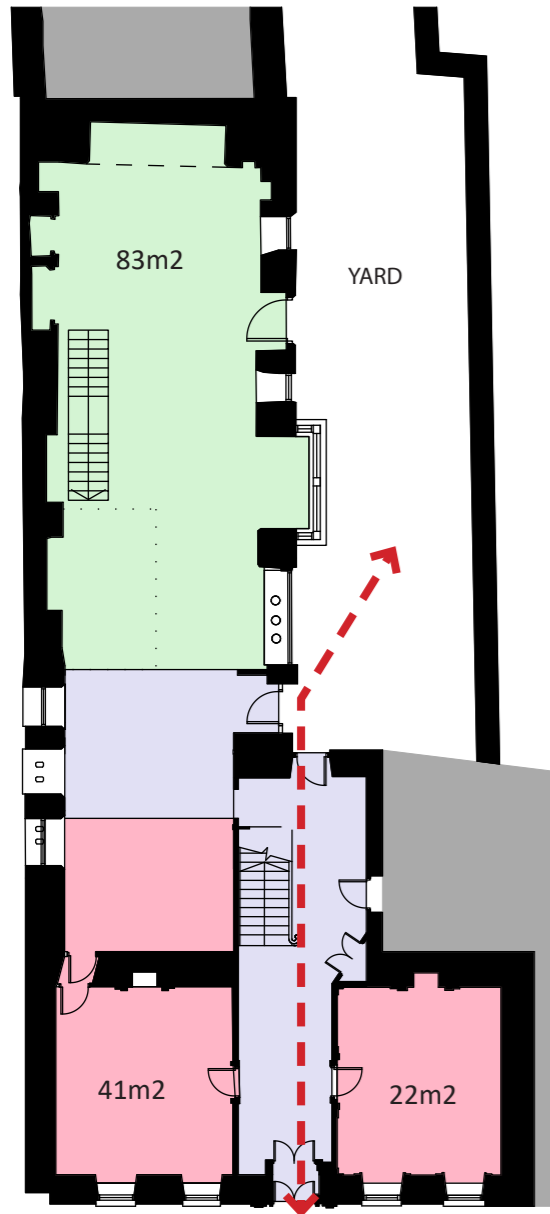
High quality narrow infill extension to listed building



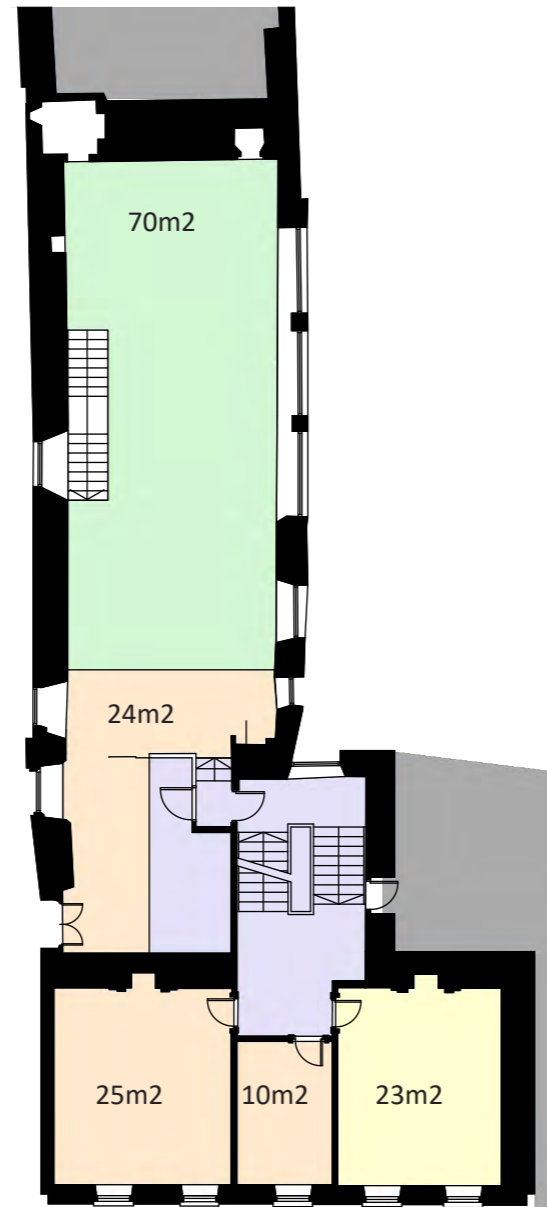
High quality extension to listed building Garden Museum, Lambeth

4.0 OPTIONS APPRAISAL

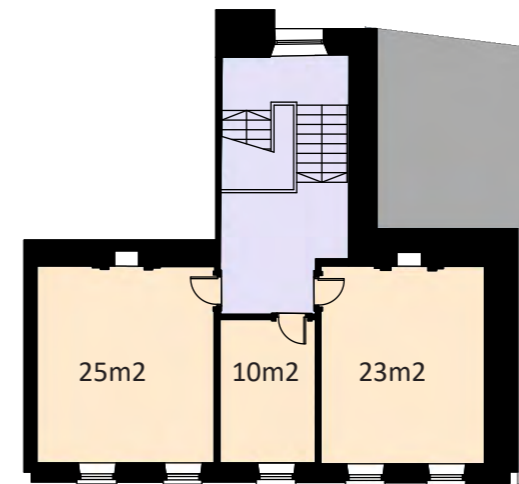
4.4 OPTION 2A - HERITAGE AND ARTS CENTRE



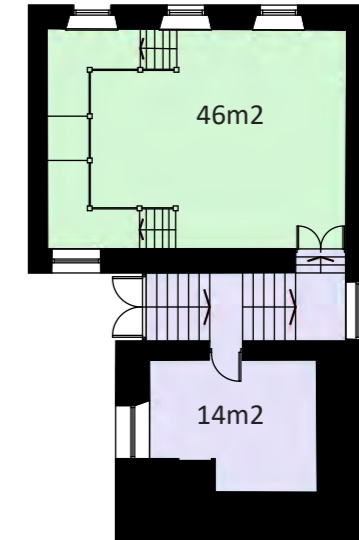
EDGUMBE HOUSE & TAPRELL HOUSE
GROUND FLOOR



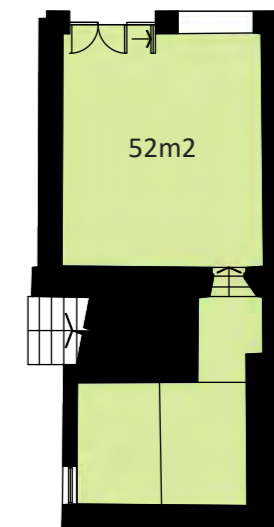
EDGUMBE HOUSE & TAPRELL HOUSE
FIRST FLOOR



EDGUMBE HOUSE & TAPRELL HOUSE
SECOND FLOOR

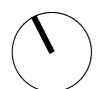


GUILDHALL
FIRST FLOOR



GUILDHALL
GROUND FLOOR

0 2.5m 5m 10m
1:200 at A3



RETAIL UNIT

BOOKABLE EVENTS /
WORKSHOP SPACE

CREATIVE WORK /
STUDIO

TOWN COUNCIL
OFFICE

MUSEUM

ANCILLARY / BOH

Drawings based on legacy information. Measured survey required. All areas approximate only.

4.0 OPTIONS APPRAISAL

4.4 OPTION 2A - HERITAGE AND ARTS CENTRE

NOTES

- Library and library facilities relocated off site in alternative Lostwithiel location
- Museum remains in existing location with archive store in Edgcumbe House
- Museum storage area reduced from 14m2 to 11m2
- Lostwithiel town centre has many narrow apertures and alleyways and infill extension could draw inspiration from this
- Consider ongoing management in operation
- Many creative arts centres have some kind of cafe / coffee offer as additional pull

ADVANTAGES

- Potential to improve connectivity between Taprell House and Fore Street
- Museum remains in existing location
- Infill extension frees up space within Taprell House. Could be used for storage / WCs / kitchenette / small cafe
- Active frontage to Edgcumbe House
- Edgcumbe House alternations minimal
- 6no. studios for income generation
- Upper floor of Taprell House is accessible by lift

DISADVANTAGES

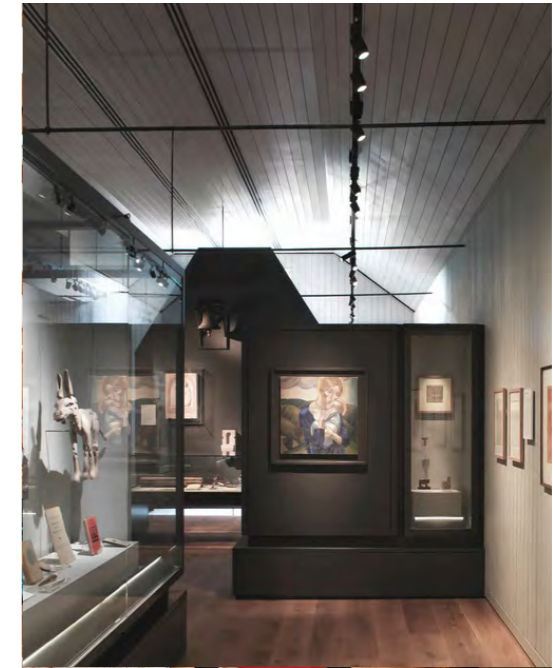
- Higher impact externally to create infill extension
- Less income generated for Town Council as Fore Street shopfront occupied by Museum

OTHER RELEVANT PROJECTS

- Tavistock Guildhall
- Krowji, Redruth
- Kresen Kernow, Redruth
- Hayle Heritage Centre
- Arts Centre, Penryn
- Wellcome Collection Reading Room, London
- Liskeard Library
- Red Pottery & Gallery, Redruth



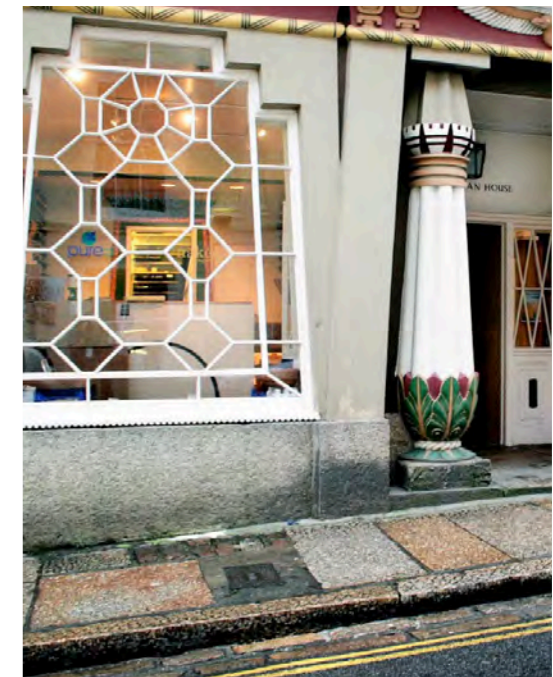
Heritage Arts Centre
Milton Keynes Heritage Arts Centre



Museum
Ditchling Museum of Arts and Craft



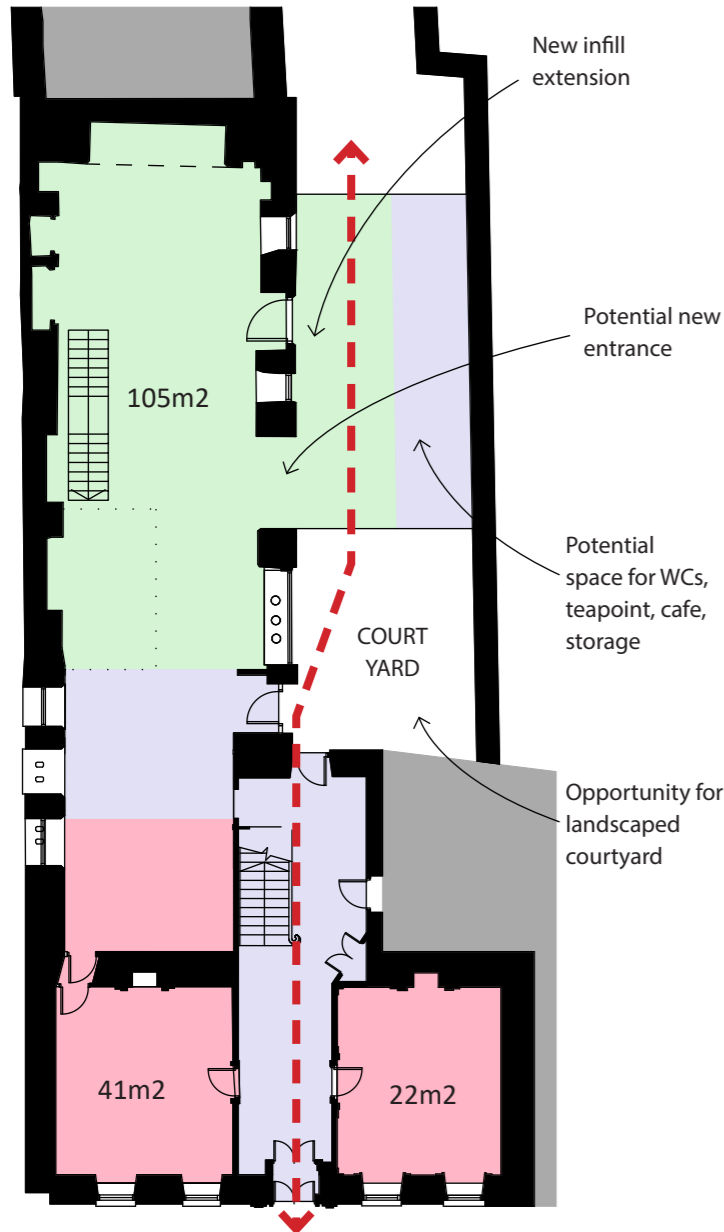
Lettable Shopfront
Marianna Kennedy Lighting and Design studio / retail in listed shopfront unit



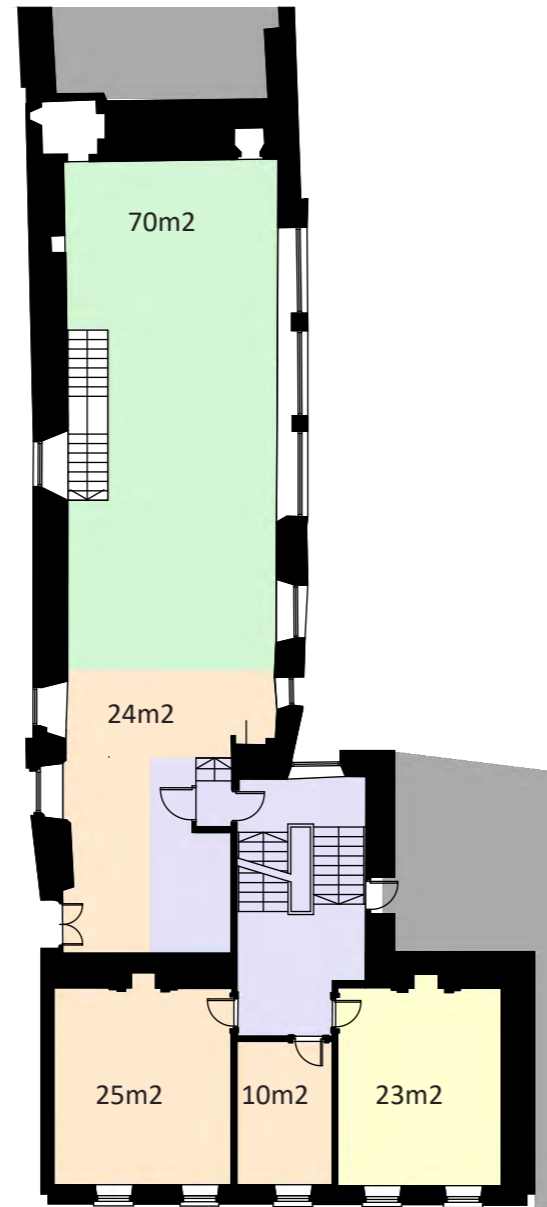
Lettable Shopfront
Pure Nuff Stuff - Manufacturing and selling skincare products in Grade 1 listed shopfront unit

4.0 OPTIONS APPRAISAL

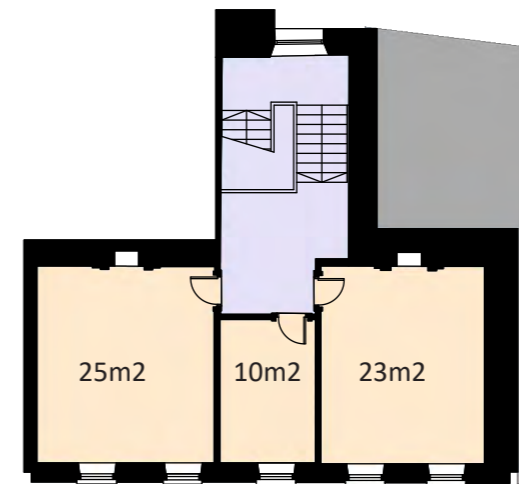
4.5 OPTION 2B - HERITAGE AND ARTS CENTRE w/ Flexible performance space



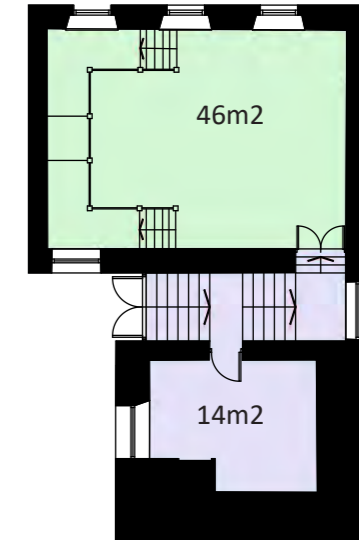
EDGUMBE HOUSE & TAPRELL HOUSE
GROUND FLOOR



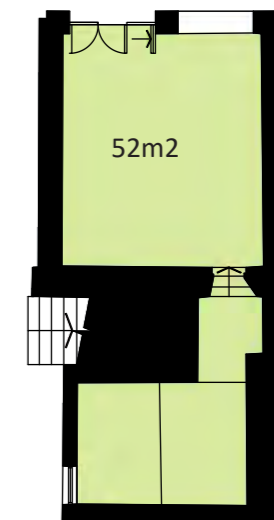
EDGUMBE HOUSE & TAPRELL HOUSE
FIRST FLOOR



EDGUMBE HOUSE & TAPRELL HOUSE
SECOND FLOOR

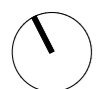


GUILDHALL
FIRST FLOOR



GUILDHALL
GROUND FLOOR

0 2.5m 5m 10m
1:200 at A3



RETAIL UNIT

BOOKABLE EVENTS /
WORKSHOP SPACE

CREATIVE WORK /
STUDIO

TOWN COUNCIL
OFFICE

MUSEUM

ANCILLARY / BOH

Drawings based on legacy information. Measured survey required. All areas approximate only.

4.0 OPTIONS APPRAISAL

4.5 OPTION 2B - HERITAGE AND ARTS CENTRE w/ Flexible performance space

NOTES

- Library facilities relocated off site in alternative Lostwithiel location
- Museum and store relocated to Edgcumbe House. Total museum area (including archive store) reduced from 66m² to 63m²
- Museum currently acts as informal Tourist Information, by adding public uses to front of Edgcumbe House it draws visitors into the building. Creates a hub
- Lostwithiel has many narrow alleyways and extension could draw inspiration from this
- Consider ongoing management in operation
- Many creative arts centres have some kind of cafe / coffee offer as additional pull

ADVANTAGES

- Potential to improve connectivity between Taprell House and Fore Street
- Lettable shopfront on Fore Street. Potential studio / retail unit for local artist or maker
- Infill extension frees up space within Taprell House. Could be used for storage / WCs / kitchenette / cafe
- Active frontage to Edgcumbe House
- Edgcumbe House alternations minimal
- 6no. studios for income generation
- Removing mezz. increases usable area in Taprell House
- Upper floor of Taprell House is accessible by lift

DISADVANTAGES

- Higher impact externally to create infill extension
- Town council office on first floor not accessible unless lift installed
- Museum footprint slightly changed and footfall potentially reduced
- No double height space in Taprell House

OTHER RELEVANT PROJECTS

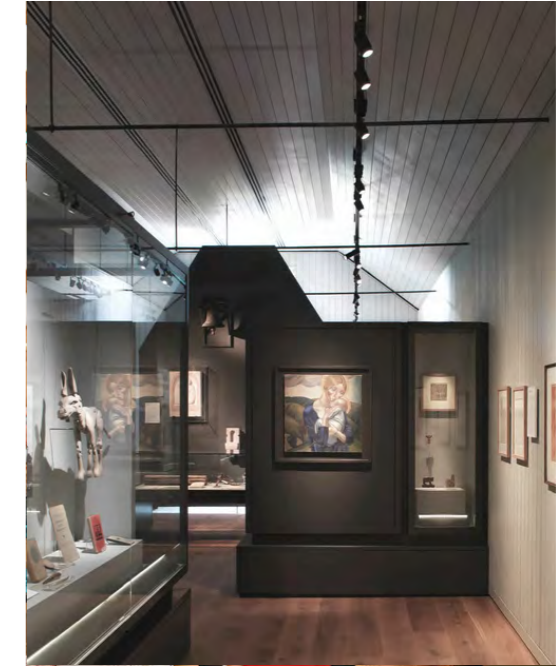
- Tavistock Guildhall
- Krowji, Redruth
- Kresen Kernow, Redruth
- Hayle Heritage Centre
- Arts Centre, Penryn
- Wellcome Collection Reading Room, London
- Liskeard Library
- Red Pottery & Gallery, Redruth



Heritage Arts Centre
Milton Keynes Heritage Arts Centre



Performance space
intoBODMIN



Museum
Ditchling Museum of Arts and Craft



Heritage Arts Centre
Hayle Heritage Centre



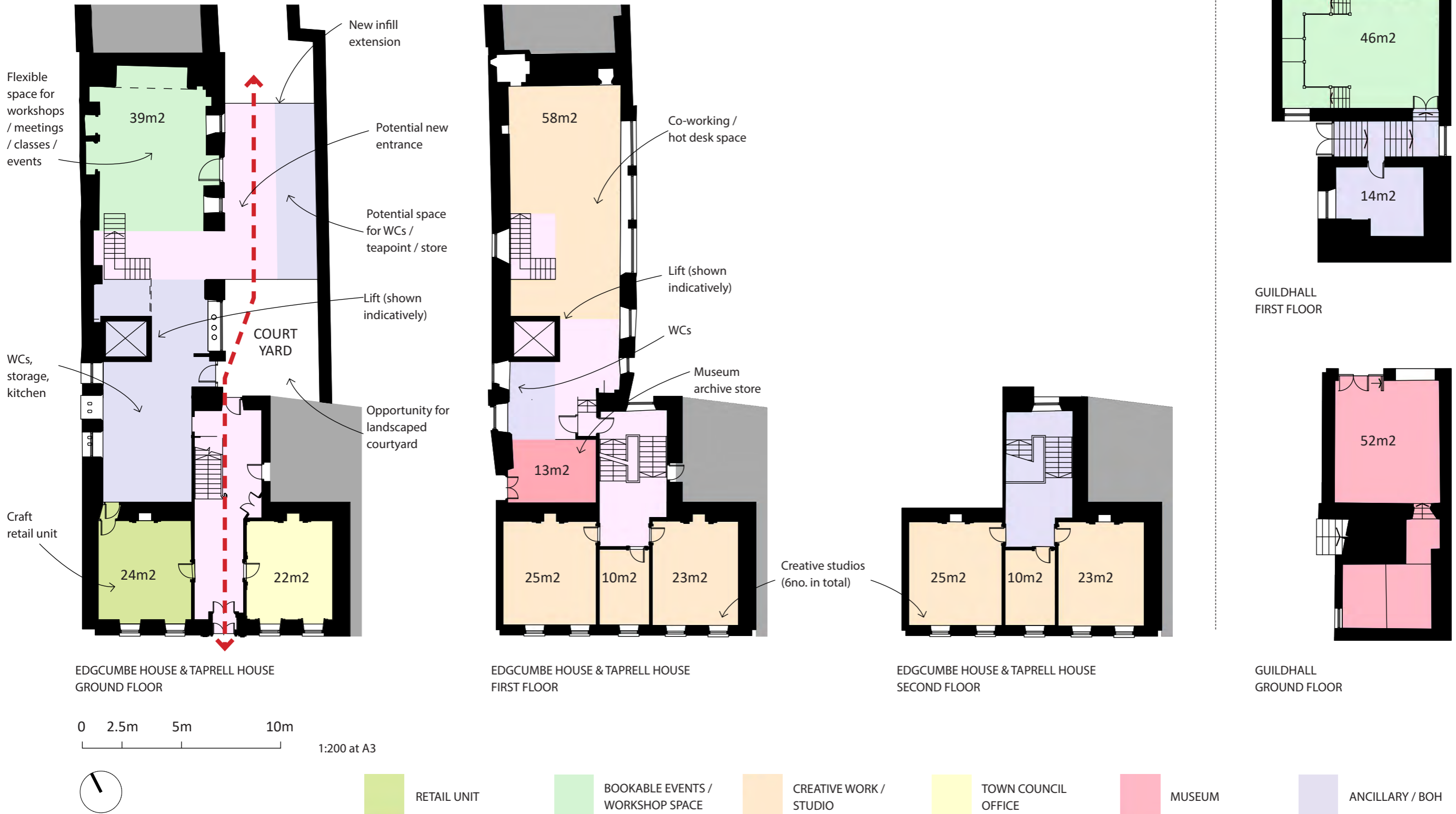
Lettable Shopfront
Marianna Kennedy Lighting and Design studio / retail in listed shopfront unit



High quality extension to listed building
Garden Museum, Lambeth

4.0 OPTIONS APPRAISAL

4.5 OPTION 3 - CREATIVE WORKSPACE w/ Craft retail unit



Drawings based on legacy information. Measured survey required. All areas approximate only.

4.0 OPTIONS APPRAISAL

4.5 OPTION 3 - CREATIVE WORKSPACE w/ Craft retail unit

NOTES

- Library facilities relocated off site in alternative Lostwithiel location. Library collect / drop-off stand on ground floor of Taprell House
- Lostwithiel has many narrow alleyways and extension could draw inspiration from this
- Consider ongoing management in operation

ADVANTAGES

- Museum remains in existing location, with archive store in Edgcumbe House
- Potential to improve connectivity between Taprell House and Fore Street
- Infill extension frees up space within Taprell House
- Improved accessibility to first floor via lift
- Larger footprint to Taprell House due to removing mezzanine
- Edgcumbe House alternations minimal
- Active frontage to Edgcumbe House, including income generation from craft retail unit
- Combination of co-working and creative studio spaces have potential to form a sense of community within Edgcumbe and Taprell House
- Upper floor of Taprell House is accessible by lift

DISADVANTAGES

- Higher impact externally to create infill extension
- Double height space in Taprell House omitted

OTHER RELEVANT PROJECTS

- Devonport Market Hall, Plymouth
- Krowji, Redruth
- intoBODMIN
- CAST Helston
- Liskeard Library
- Newquay Orchard co-working
- The Work/Shop co-working, Penryn
- Penryn Arts Centre
- Red Pottery & Gallery, Redruth



Creative Work / Studio
CAST, Helston



Creative Workspace
Devonport Market Hall, Plymouth



Bookable events / workshop space
intoBODMIN



High quality extension to listed building
Garden Museum, Lambeth



Craft Retail Unit
Argal Home Farm, Falmouth



Craft Retail Unit
Pure Nuff Stuff - Manufacturing and selling skincare products in Grade 1 listed shopfront unit