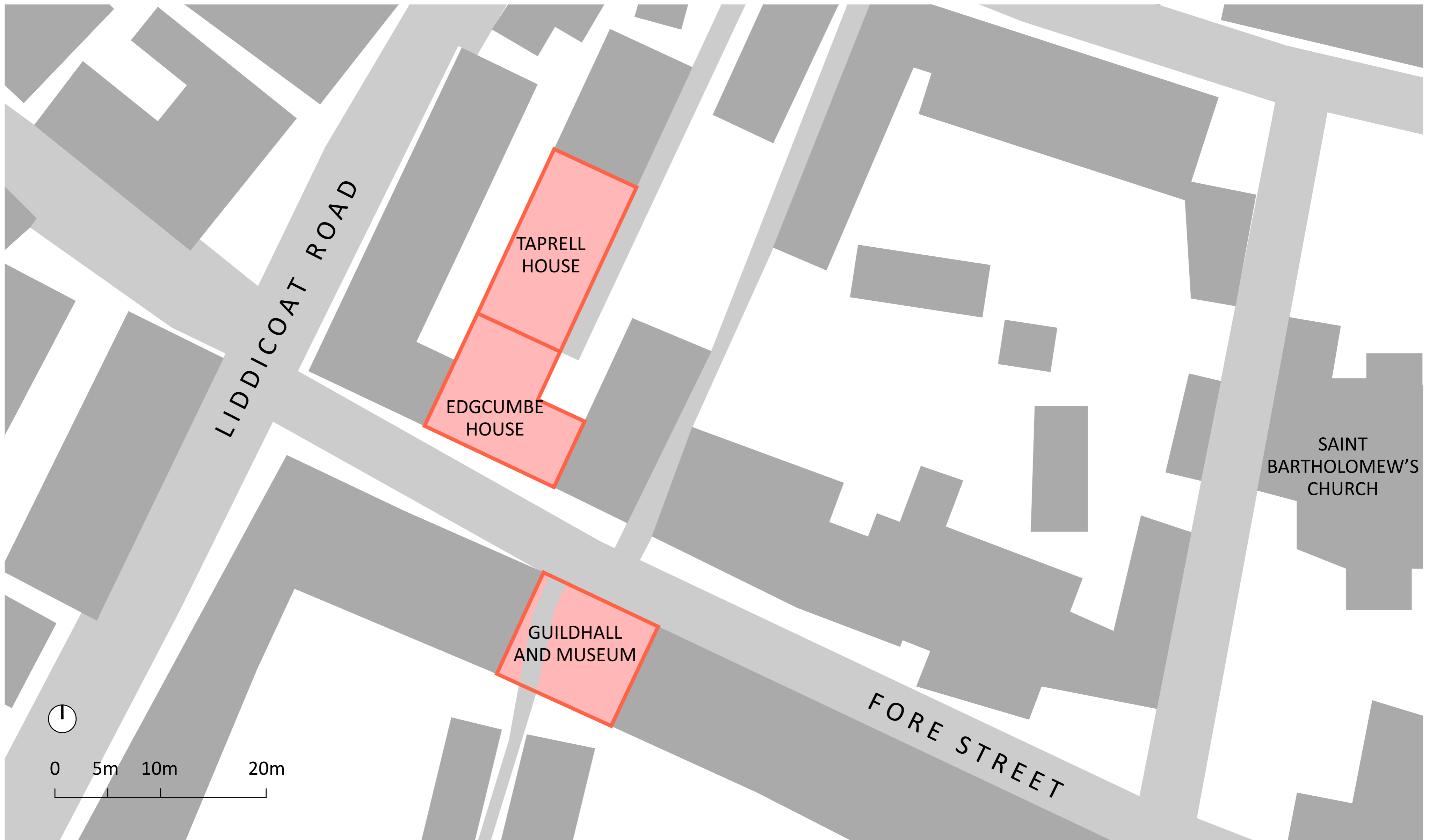


# Lostwithiel Town Council Buildings

A new community hub in the heart of Lostwithiel



Existing Site Plan

Edgcumbe and Taprell House without considering the Guildhall and Museum. The current study expands this scope to explore how the Museum and Guildhall can complement the uses of Edgcumbe and Taprell House within a broader masterplan for Town Council properties in Lostwithiel.

## 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.

## Aims & Objectives

- 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 condition 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.

## Outputs & Measures 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

## Options & Considerations

**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 maximizing 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 buildings operations to specific groups and times, failing to meet broader community aspirations.

**Museum Location:** Options tested include situating the museum in the Guildhall or Edgcumbe House, maintaining the same display and storage areas currently in use.

**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.

**Building Upgrades:** All proposals include upgrading the existing building fabric to improve energy efficiency and minimize heat loss through measures like roof insulation, thermal linings, and enhanced internal services.



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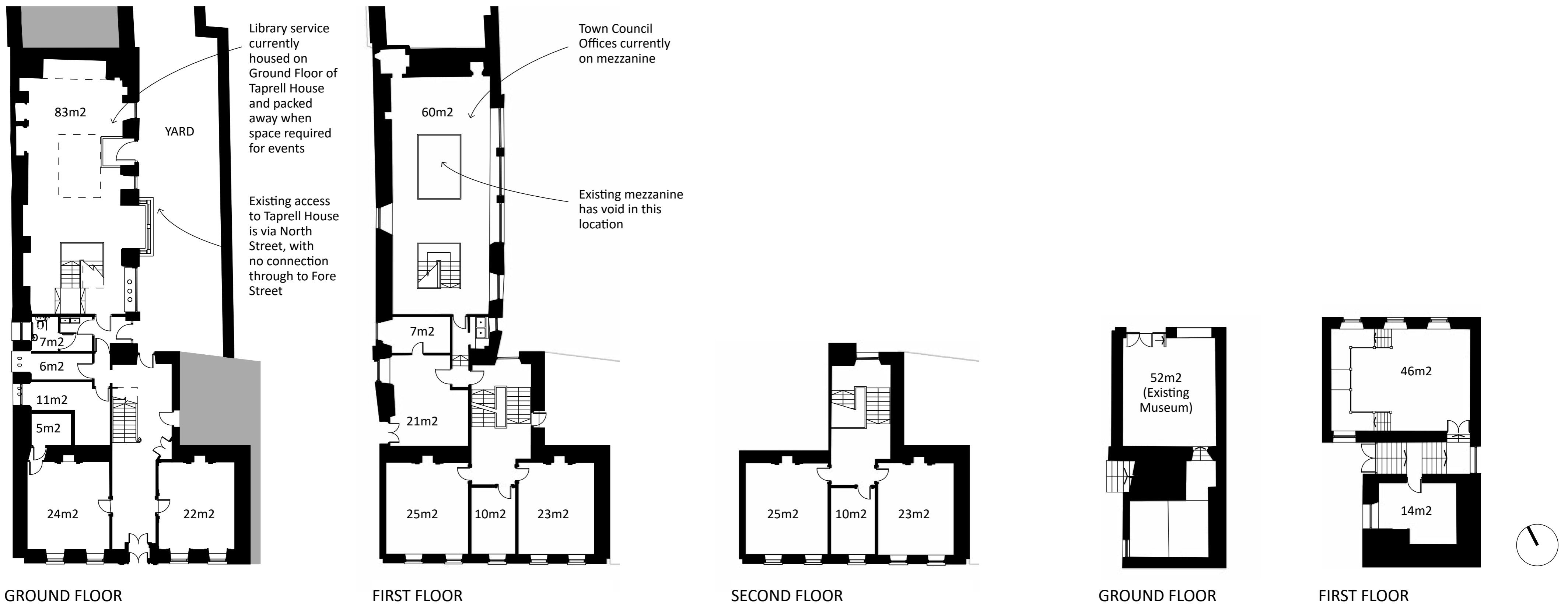


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# Lostwithiel Town Council Buildings

## Existing Buildings

The buildings are located within the Lostwithiel Conservation Area and also within an Area of Great Landscape Value.



### Edgcumbe & Taprell House

#### HISTORICAL SIGNIFICANCE

- **Edgcumbe House:** Built in the late 16th century, associated with the influential Edgcumbe family, highlighting the town's historic ties to the Cornish gentry.
- **Taprell House:** A significant 19th-century building that served various civic and community functions, reflecting Lostwithiel's evolving local governance.

#### ARCHITECTURAL INTEREST

- **Edgcumbe House:** Features Elizabethan architectural elements, including mullioned windows and a finely carved doorway, showcasing craftsmanship of the period.
- **Taprell House:** Victorian style with a focus on functional design, notable for its central location and historical role in Lostwithiel's civic life.

#### CURRENT ROLE

- Both buildings are owned by Lostwithiel Town Council, this project will seek to maintain their relevance to the town's administration and become more available for the community.

#### PRESERVATION STATUS

- Recognized as Grade II\* listed buildings for their historical and architectural significance.

### Guildhall

#### HISTORICAL SIGNIFICANCE

- Constructed in the late 18th century, the Guildhall served as the focal point for Lostwithiel's civic and judicial activities, reflecting the town's historical importance as a Stannary (tin mining) town.
- Its central location underscores its role in the administration of local governance and community life over centuries.

#### ARCHITECTURAL INTEREST

- An elegant classical design, with a distinctive façade featuring rounded arches, sash windows, and a bell turret.
- The first floor interior's proportions and details embody Georgian architectural principles, combining functionality with refined aesthetics.

#### CURRENT ROLE

- The building consists of the former Cornmarket, now used as the town's museum, on the ground floor with the Guildhall meeting chamber on the upper floor.

#### PRESERVATION STATUS

- Listed as Grade II for its architectural and historical value.



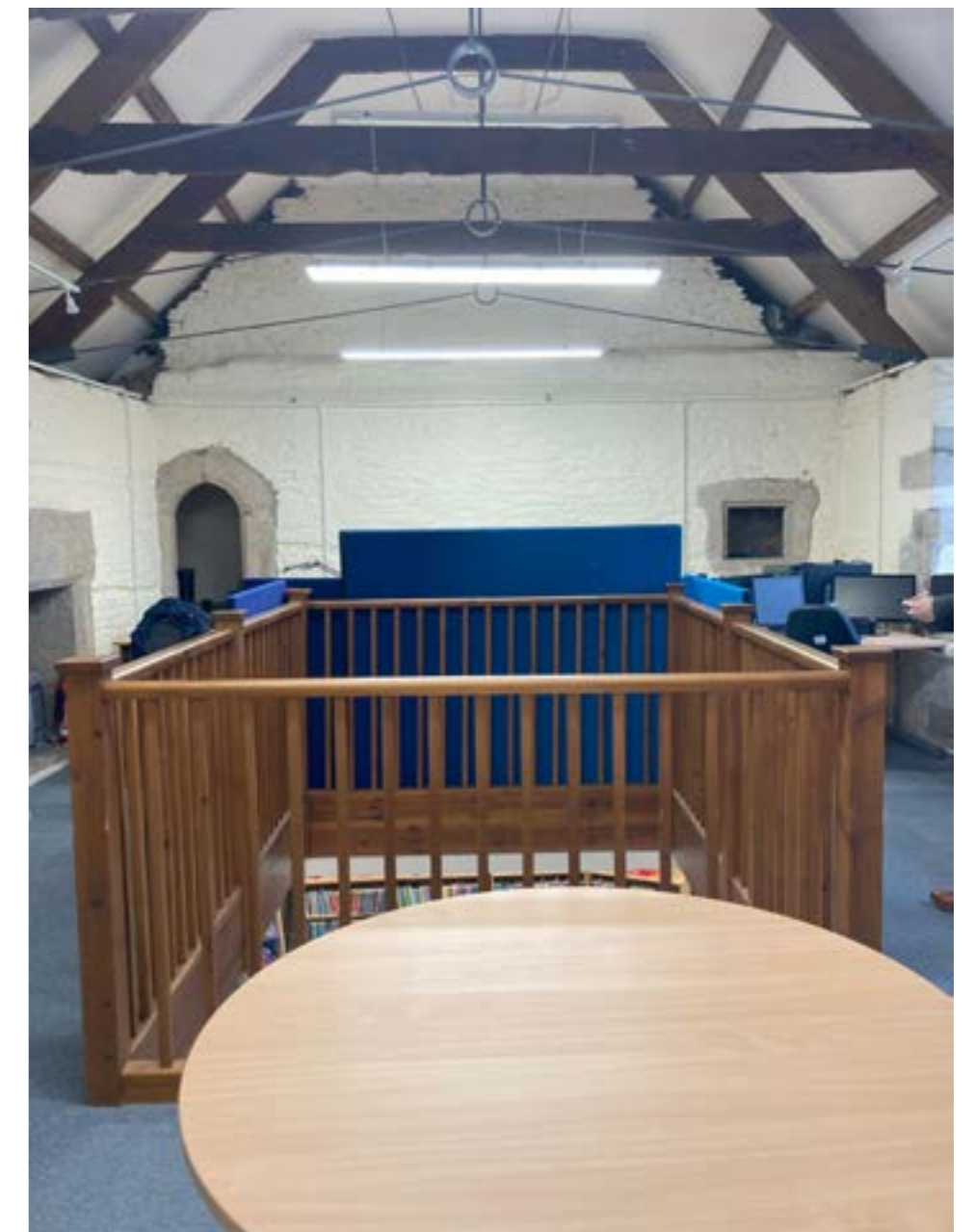
Fore Street Elevation of Edgcumbe House



Fore Street Elevation of Museum / Guildhall



Existing Access to Taprell House and Rear of Edgcumbe House



View of Existing Mezzanine in Taprell House



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# A Creative Arts Centre

## Option 1A



### NOTES

- Library and library facilities relocated offsite in alternative Lostwithiel location
- Museum remains in existing location with archive store in Edgcombe House
- Museum storage area reduced from 14m<sup>2</sup> to 11m<sup>2</sup>

### ADVANTAGES

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

### DISADVANTAGES

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



Creative Arts Centre Example 1



Creative Arts Centre Example 2



Creative work / studio space Krowji, Redruth



Creative work / studio space CAST Helston

### FINANCE & BUSINESS PLAN

#### COST APPRAISAL

The cost appraisal has been completed by Appleyard & Trew, to test the estimated construction value for each option.

In summary the figures are:

- Option 1a: Creative Arts Centre  
Total cost: £1,112,713.28(including inflation).  
This option primarily focuses on developing creative spaces such as workshops and studios. Significant costs are associated with remodelling interiors, secondary glazing, plastering, and other structural upgrades.

#### PROFIT & LOSS ASSESSMENT

A high level profit and loss assessment has been carried out by Len Smith, to review the options and understand their potential income generation vs the running costs, which gives a broad understanding of project viability. This will be critical to selecting the best option to take forward for the next project stage.

A summary of the costs includes:

- Staffing & Administration: Management wages, bookkeeping, advertising, IT maintenance, and bank charges.
- Utilities: Light, heat, water, sewage, telephone, broadband, and WiFi.
- Maintenance: Cleaning, repairs, commercial waste, and fire alarm/extinguisher testing.
- Compliance & Insurance: Health & safety, public liability, and building insurance.
- Other Costs: Business rates, sundry expenses, and contingency fund.

	Baseline			Target		
	Income	Costs	Profit/Loss	Income	Costs	Profit/Loss
Latest Option 1a	£19,368	£31,074	-£11,706	£31,726	£31,699	£27
Latest Option 1b	£21,192	£31,543	-£10,351	£35,634	£32,324	£3,310
Latest Option 2a	£21,449	£31,074	-£9,625	£34,501	£31,699	£2,802
Latest Option 2b	£23,273	£31,543	-£8,270	£38,409	£32,324	£6,085

A summary of the income generation includes:

- Event Spaces: Hire out ground floor and mezzanine level in Taprell House.
- Studio Rentals: Larger and smaller studio spaces for hire to artists or commercial entities



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# A Creative Arts Centre with Flexible Performance Space

## Option 1B



### NOTES

- Library and library facilities relocated offsite in alternative Lostwithiel location
- Museum remains in existing location with archive store in Edgcombe House
- Museum storage area reduced from 14m<sup>2</sup> to 11m<sup>2</sup>
- Lostwithiel town centre has many small apertures and alleyways and infill extension could draw inspiration from this

### 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 Edgcombe House
- Edgcombe House alternations minimal
- 6no. studios for income generation

### DISADVANTAGES

- Upper floors of Edgcombe House 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



Heritage Arts Centre  
Milton Keynes Heritage Arts Centre



Heritage Arts Centre  
Wellcome Collection Reading Rm



Museum  
Ditchling Museum of Arts and Craft



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



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

### FINANCE & BUSINESS PLAN

#### COST APPRAISAL

The cost appraisal has been completed by Appleyard & Trew, to test the estimated construction value for each option.

In summary the figures are:

- Option 1b: Creative Arts Centre w/ Flexible Performance Space  
Total cost: £1,325,831.98 (including inflation).  
Adds performance spaces to the straight-forward arts centre design. The higher cost reflects the inclusion of a new-build extension to the rear.

### PROFIT & LOSS ASSESSMENT

A high level profit and loss assessment has been carried out by Len Smith, to review the options and understand their potential income generation vs the running costs, which gives a broad understanding of project viability. This will be critical to selecting the best option to take forward for the next project stage.

A summary of the costs includes:

- Staffing & Administration: Management wages, bookkeeping, advertising, IT maintenance, and bank charges.
- Utilities: Light, heat, water, sewage, telephone, broadband, and WiFi.
- Maintenance: Cleaning, repairs, commercial waste, and fire alarm/extinguisher testing.
- Compliance & Insurance: Health & safety, public liability, and building insurance.
- Other Costs: Business rates, sundry expenses, and contingency fund.

	Baseline			Target		
	Income	Costs	Profit/Loss	Income	Costs	Profit/Loss
Latest Option 1a	£19,368	£31,074	£-11,706	£31,726	£31,699	£27
Latest Option 1b	£21,192	£31,543	£-10,351	£35,634	£32,324	£3,310
Latest Option 2a	£21,449	£31,074	£-9,625	£34,501	£31,699	£2,802
Latest Option 2b	£23,273	£31,543	£-8,270	£38,409	£32,324	£6,085

A summary of the income generation includes:

- Event Spaces: Hire out ground floor and mezzanine level in Taprell House.
- Studio Rentals: Larger and smaller studio spaces for hire to artists or commercial entities



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# Heritage & Arts Centre

## Option 2A



### NOTES

- Library and library facilities relocated offsite in alternative Lostwithiel location
- Museum and store relocated to Edgcombe House. Total museum area (including archive storage) reduced from 66m2 to 63m2
- Museum currently acts as informal Tourist Information, by adding public uses to front of Edgcombe House it draws visitors into the building where more information for locals / tourists could be available. Creates a hub

### ADVANTAGES

- Potential to improve connectivity between Taprell House and Fore Street
- Lettable shopfront created on Fore Street. Potential studio / retail unit for a local artist or maker
- Active frontage to Edgcombe House
- Edgcombe House alternations minimal
- 6no. studios for income generation
- Larger footprint to Taprell House due to removing mezzanine

### DISADVANTAGES

- 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



Heritage Arts Centre Example 01



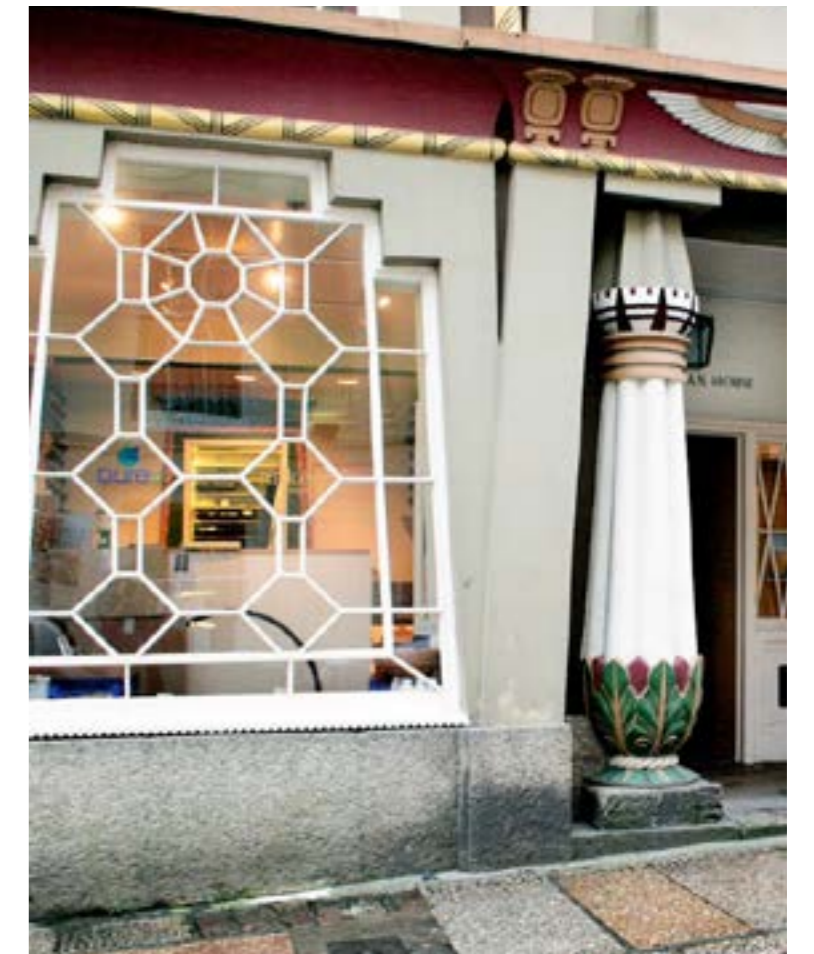
Heritage Arts Centre Wellcome Collection Reading Rm



Museum Ditchling Museum of Arts and Craft



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



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

### FINANCE & BUSINESS PLAN

#### COST APPRAISAL

The cost appraisal has been completed by Appleyard & Trew, to test the estimated construction value for each option.

In summary the figures are:

- Option 2a: Heritage and Arts Centre  
Total cost: £1,205,163.69 (including inflation).  
Combines heritage preservation with creative spaces, such as museum areas and workshops. This option includes additional features like a platform lift and upgraded plumbing in the Guildhall.

### PROFIT & LOSS ASSESSMENT

A high level profit and loss assessment has been carried out by Len Smith, to review the options and understand their potential income generation vs the running costs, which gives a broad understanding of project viability. This will be critical to selecting the best option to take forward for the next project stage.

A summary of the costs includes:

- Staffing & Administration: Management wages, bookkeeping, advertising, IT maintenance, and bank charges.
- Utilities: Light, heat, water, sewage, telephone, broadband, and WiFi.
- Maintenance: Cleaning, repairs, commercial waste, and fire alarm/extinguisher testing.
- Compliance & Insurance: Health & safety, public liability, and building insurance.
- Other Costs: Business rates, sundry expenses, and contingency fund.

	Baseline			Target		
	Income	Costs	Profit/Loss	Income	Costs	Profit/Loss
Latest Option 1a	£19,368	£31,074	£-11,706	£31,726	£31,699	£27
Latest Option 1b	£21,192	£31,543	£-10,351	£35,634	£32,324	£3,310
Latest Option 2a	£21,449	£31,074	£-9,625	£34,501	£31,699	£2,802
Latest Option 2b	£23,273	£31,543	£-8,270	£38,409	£32,324	£6,085

A summary of the income generation includes:

- Event Spaces: Hire out ground floor and mezzanine level in Taprell House.
- Studio Rentals: Larger and smaller studio spaces for hire to artists or commercial entities
- Retail Space: Options (2a and 2b) that move the museum have the potential to generate a greater income from the ground floor of the Guildhall



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# Heritage & Arts Centre with Flexible Performance Space

## Option 2B



### NOTES

- Library facilities relocated off site in alternative Lostwithiel location
- Museum and store relocated to Edgcombe House. Total museum area (including archive store) reduced from 66m<sup>2</sup> to 63m<sup>2</sup>
- Museum currently acts as informal Tourist Information, by adding public uses to front of Edgcombe House it draws visitors into the building. Creates a hub
- Lostwithiel has many narrow alleyways and extension could draw inspiration from this

### 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 / small cafe
- Active frontage to Edgcombe House
- Edgcombe House alterations minimal
- 6no. studios for income generation
- Larger footprint to Taprell House due to removing mezzanine

### DISADVANTAGES

- Upper floors of Edgcombe House are not accessible - no lift access
- 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



Heritage Arts Centre  
Hayle Heritage Centre



Museum  
Ditchling Museum of Arts and Craft



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



Performance space  
intoBODMIN



High quality extension to listed building  
Garden Museum, Lambeth

### FINANCE & BUSINESS PLAN

#### COST APPRAISAL

The cost appraisal has been completed by Appleyard & Trew, to test the estimated construction value for each option.

In summary the figures are:

4. Option 2b: Heritage and Arts Centre with Flexible Performance Space

Total cost: £1,437,191.99 (including inflation).  
Combines heritage preservation with creative spaces.  
Adds performance space to the straight-forward heritage and arts centre design. The higher cost reflects the inclusion of a new-build extension to the rear.

### PROFIT & LOSS ASSESSMENT

A high level profit and loss assessment has been carried out by Len Smith, to review the options and understand their potential income generation vs the running costs, which gives a broad understanding of project viability. This will be critical to selecting the best option to take forward for the next project stage.

A summary of the costs includes:

- Staffing & Administration: Management wages, bookkeeping, advertising, IT maintenance, and bank charges.
- Utilities: Light, heat, water, sewage, telephone, broadband, and WiFi.
- Maintenance: Cleaning, repairs, commercial waste, and fire alarm/extinguisher testing.
- Compliance & Insurance: Health & safety, public liability, and building insurance.
- Other Costs: Business rates, sundry expenses, and contingency fund.

	Baseline			Target		
	Income	Costs	Profit/Loss	Income	Costs	Profit/Loss
Latest Option 1a	£19,368	£31,074	-£11,706	£31,726	£31,699	£27
Latest Option 1b	£21,192	£31,543	-£10,351	£35,634	£32,324	£3,310
Latest Option 2a	£21,449	£31,074	-£9,625	£34,501	£31,699	£2,802
Latest Option 2b	£23,273	£31,543	-£8,270	£38,409	£32,324	£6,085

A summary of the income generation includes:

- Event Spaces: Hire out ground floor and mezzanine level in Taprell House.
- Studio Rentals: Larger and smaller studio spaces for hire to artists or commercial entities
- Retail Space: Options (2a and 2b) that move the museum have the potential to generate a greater income from the ground floor of the Guildhall



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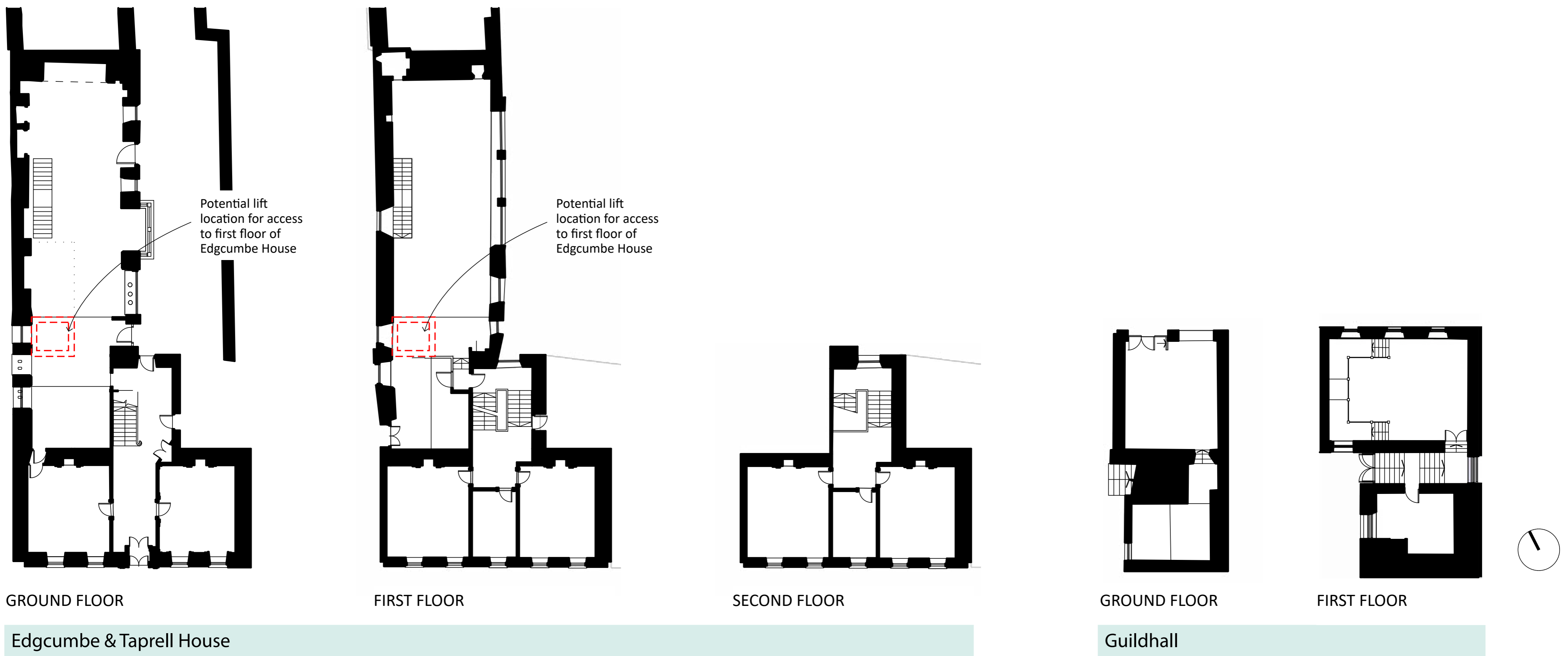
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Architects

# Access

## Installation of Lift



### NOTES

- Creates accessible first floor, meaning Edgumbe House more open to more of the community
- Removes space for WCS / storage, but potentially this could be gained back through infill extension in Taprell House yard

### NOTES

- Due to the current building layout and heritage constraints it is not possible to install a permanent lift access to the first floor of the Guildhall
- The project will consider a stair lift option



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