

**A sustainable future for Edgcumbe
House and Taprell House
Public consultation on Options**

March / April 2023

Intro and Vision

Introduction

What we are doing

We are undertaking an Options Study looking at new uses for Edgcumbe House and Taprell House, which are owned by Lostwithiel Town Council.

This study continues previous work that has looked at the development of the buildings so that they can be brought back into use, preserving the buildings' heritage and providing a use that is beneficial to the local community.

What this exhibition is

We are working with Lostwithiel Town Team to develop this study and we have been carrying out consultation with a cross-section of the local community.

This exhibition presents the potential uses that have been considered by this study. These uses have been shared with a cross section of the local community so that as many ideas for the buildings can be considered and to gain insight on what the community thinks are good ideas.

As part of this study, we have undertaken a demand and viability appraisal of the potential uses for the buildings. This considers if they are likely

to be financially viable and if, through the income created by these uses, the building will be able to be financially independent and cover its own running costs.

What is the vision for this project

As part of this study, we have worked with the Lostwithiel Town Team to identify the Vision for this project. This shows the key reasons to provide new uses for Edgcumbe House and Taprell House and is represented by the drawings on this page.

We have used these aims to guide the development of the options for the buildings.

What the next steps are

We will carry out further consultation on these proposals to understand what the community thinks of them. We will then complete our study with a clear proposal for what is considered the preferred option for development.

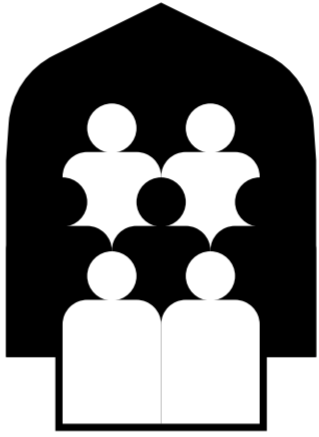
If the proposal for providing the building with a new use is supported, the next step would be to prepare a submission to obtain grants funding to develop the proposal and to convert the building.

Vision



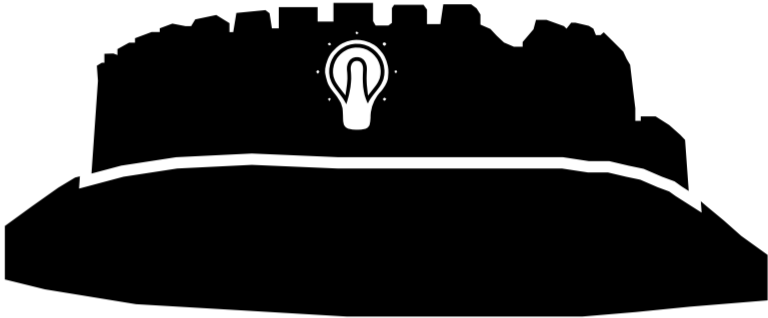
Protect Lostwithiel's Heritage

Conserve and enhance Lostwithiel's heritage assets, and protect the Town's heritage.



Support Lostwithiel's Community

Work as a sustainable community asset, which can support the Town's Community Spirit and Community Identity.



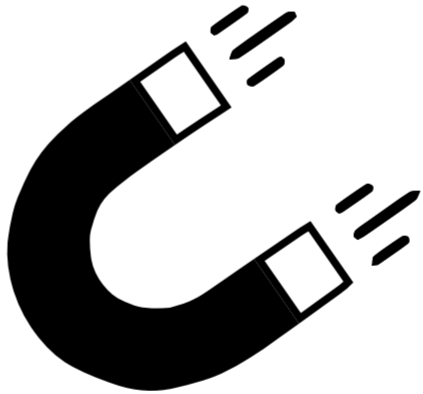
Support Creativity and Culture

Provide opportunities to support the wealth of creativity in the town and its wide range of cultural activities.



Support the Local Economy

Encourage growth in local employment and to help to create a resilient and expanding economy.



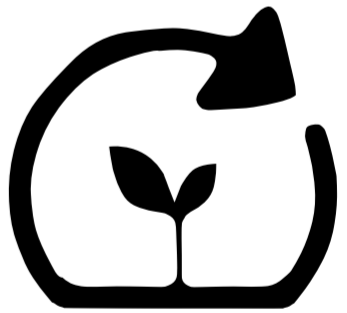
Strengthen Lostwithiel's Destination Status

Support the retail and commercial activities of the town centre, enhance the experience of local residents and attract visitors.



Support Lostwithiel's Existing Services

Strengthen the Town's services by supporting community health, well-being, and education.



Respond to the Climate Emergency

Works towards being carbon neutral, and mitigate the expected effects of climate change



**Community Group
Community Centre
Consultation Event**

22 Feb. 2023

**Toddler's Group
Community/Young Mothers
Consultation Event**

23 Feb. 2023

**Business Group
Consultation Event**

7 March 2023

**Lostwithiel Primary School
Workshop Event**

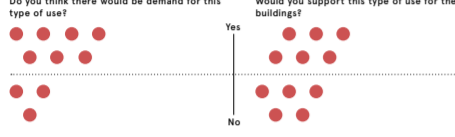
23 March 2023

Feedback on uses



CREATIVE ENTERPRISE HUB

Start-up business use, subsidised or supported workspaces for local social enterprises.



Project example ↑
CENTRAL PARADE Affordable Offices & Retail Spaces, London
Delivered in partnership with the London Borough of Hammersmith, this grade II listed, former One Stop Shop now provides space to over 20 businesses of different scales and uses, a public bakery/cafe, incubator retail opportunities for start-ups and desks for freelancers.
Meanwhile Space has worked to transform with extensive refurbishment a former council direct centre into a mixed use creative hub, with a variety of retail, workspace and studio spaces, and bakery cafe initially open for two years, this has since been extended for a further 4 years, while the long term future of the site is being used with.



CO-WORKING SPACES

Dedicated spaces with varied hot-desk space, virtual office spaces, short and long-term use

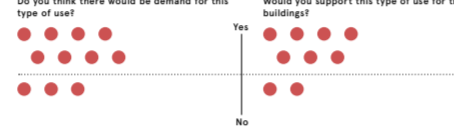


Project example ↑
THE CLAY FACTORY WORK HUB, Ivybridge
The Clay Factory was officially taken over by RedPod Enterprises, a social enterprise, in 2016 when the building was set at the heart of the community once again. It houses a mixture of spaces available for individuals, organisations and charities that can be utilised in a variety of different ways.
Accommodating affordable, flexible workspace. It is a place where one can be part of a vibrant community. It offers a new way of working, whether this is a desk for start-ups, meeting rooms, training facilities or other space to help businesses grow even further. It accommodates all scales of business with affordable rates and flexible terms to suit anyone who joins. The profit goes back into supporting their charitable work.



HUB-FLEXIBLE STUDIO HIRE

Large room for hire, meetings, yoga, baby/toddler groups, regular arts and crafts events etc.

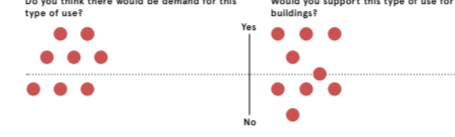


Project example ↑
KNOWJI, Cornwall
KnowJI, largest creative hub, KnowJI provides studios and workspaces for a wide range of creative businesses at the Old Grammar School buildings in Redruth. KnowJI has a range of affordable workspaces to suit all needs, ranging from shared to self-contained studio spaces and offices. All KnowJI studio tenants use also tap into the support, contacts and funding opportunities which can be accessed via some of the other organisations based at KnowJI, always looking to foster on the networking and collaboration opportunities available.



CO-WORKING+VENUE HIRE

Spaces for hire, meeting, working, events

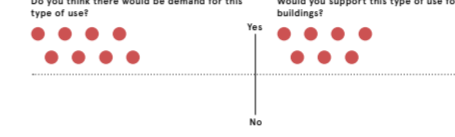


Project example ↑
INTROBODINI, Bodmin
The Old Library is a vibrant arts, culture & community venue in the centre of Bodmin. With a licensed cafe/bar, with wheelchair access throughout, and a range of hire-size meeting, working and event spaces, it offers an exceptional and exciting multi-purpose venue.
The Meeting Room offers a private space that can be used for meetings, classes and workshops. This calls area doubles as an open performance, workshop or event venue, with an interchangeable setup that can accommodate from seating to an open space for live performance. The Old Library is a hub for like-minded professionals in need of an independent, friendly and creative work space. Desks are available to use on a fixed or flexible basis in our bright, spacious co-working space.



FLEXIBLE STUDIOS TO RENT

Studio hire and meeting spaces, flexible space for artists, makers and local community

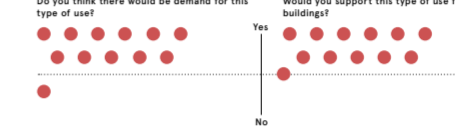


Project example ↑
OLD MANOR PARK LIBRARY, London
A partnership between Arts Councils, the local council and G&A, the Grade II listed Old Manor Park Library is an incubator for artists, makers and the local community. It incorporates affordable artist studios, a community managed print studio and publishing press and a space for the community to meet and create. The studios, managed by Bow Arts, support a broad range of practice including film making, performance and research. The studios have been designed to both conserve the historic richness of the building and provide a new range of space that enables the sharing of knowledge, skills and resources. The design allows for a highly adaptable space that can respond to the needs of its users, whilst always maintaining a visible link to its history.



ARTS AND CRAFT PRACTITIONERS

Dedicated studio spaces and facilities, potential for sales

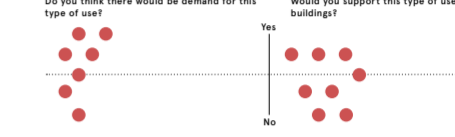


Project example ↑
BOW ARTS, Artist Studios, London
Supporting community renewal across London by delivering arts and creative services through our financially sustainable social enterprise model. This first site, formed of two adjacent buildings, publicly established itself as a thriving artist studio supporting over 100 working artists. The artists help young people access education, improve their attainment and learn valuable creative skills.
The education programme, offers employment and training opportunities for professional artists in these schools. The Burnley Gallery is a free public gallery with a local focus, championing the work of emerging artists and concerning local history and heritage.



CRAFTS CENTRE/SHOP

Retail gallery

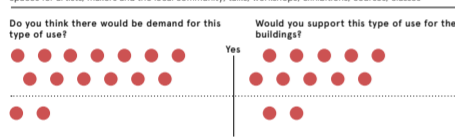


Project example ↑
MAKE Southwest, The Riverside Mill, Bovey Tracey, Devon
MAKE Southwest (formerly Devon Guild of Craftsmen) is an acclaimed exhibition space for contemporary craft and design as well as a leading charity for craft education. The building now houses a retail gallery and 2 exhibition galleries, which stage over 20 exhibitions throughout the year.
MAKE Southwest supports over 300 of the most talented Craftpeople from all across the Southwest of England. The Retail Gallery is full of beautiful hand-crafted wares. Apart from a handful of items, the MAKE Southwest retail gallery sells only the work of its Members, while the exhibitions aim to show a broad range of the best craft from around the country.



ARTS CENTRE/??

Spaces for artists, makers and the local community, talks, workshops, exhibitions, courses, classes

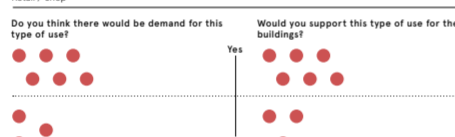


Project example ↑
MESSUMS CREATIVE, Wiltshire
Messums Wiltshire is a leading multi-purpose gallery and arts centre. It has become a platform for creative expression across artistic genres and a meeting point of minds to explore how art as language is made, interpreted, received and shared.
Through its Membership Programme it supports the artistic programming in Wiltshire, including international artist residencies, and educational workshops. Messums Creative uses the act of physical making, often taking it a digital world, brought back into focus via Ceramic workshops. Messums Wiltshire is an independent business, run by a team led by Jonathan Messum and maintains a number of galleries supporting the promotion of modern and contemporary arts.



COMMERCIAL LET

Retail / Shop

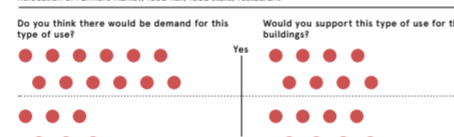


Project example ↑
BECKENHAM PLACE MANSION, Beckenham
This has been behind this project has a focus for transforming old and under-used buildings. The Mansion is managed by the people behind Copeland Park & The Busby Building, which now has over 100 businesses and 700 people working on site and has become Beckenham's arts and cultural quarter.
The Venue Village shop is now a popular and established part of the Mansion community, well-known to treasure hunters. You'll find a wide and eclectic range of antique and vintage pre-loved treasures, including mid-century furniture, decorative glass, ceramics and jewellery from all eras.



FARMERS MARKET/FOOD HALL

Relocation of Farmers Market, food hall, food stalls, restaurant

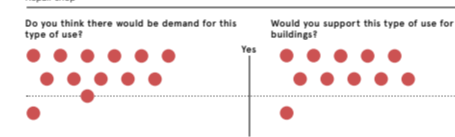


Project example ↑
THE GOODSHED, Canterbury
The Goodshed is a unique, inspiring, casual dining and a traditional farmer market, showcasing local seasonal produce and fine foods from an array of independent suppliers. Its continuing success with the local support, along with other home grown suppliers has contributed to supermarkets stocking more British produce.
The food hall reaches further afield to stock a fuller more complete shop. This in turn has led to a greater turnover of fresh local produce and more British Cottage industries exposed to the consumer. The stalls are bursting with artisan goods and specialty ingredients.



REPAIR SHOP

Repair shop

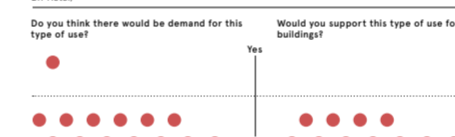


Project example ↑
WALTHAM FOREST REPAIR CAFE, Blackhorse Road, London
North London's Repair Authority is launching a series of Repair Cafes events, to help repair damaged belongings and fix broken household items for FREE. This has a positive impact on the environment as raw materials can be prevented and items are prevented from becoming waste.
Repair Cafes are meeting places where repair specialists provide free repair consultation and training to help mend broken or damaged household items. Where possible, items will be fixed on the event day and the repair specialists will share their knowledge, explaining how to carry out repairs like this in the future. This initiative offers the opportunity to see how repairs of other items are being carried out, inspiration, and a new lease to items that would normally be thrown away.



COMMUNITY RUN HOTEL/BED&BREAKFAST

CFP Hostel

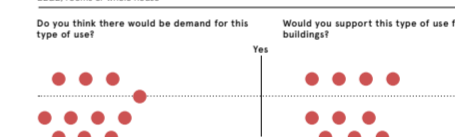


Project example ↑
CALLENDER HOSTEL, Callander, Scotland
Set in one of Callander's oldest and most distinctive buildings (C15 listed), Callender Hostel offers a selection of private rooms and shared dorms. The hostel offers communal facilities, including lounge and kitchen.
Callender Hostel is a social enterprise run by Callander Youth Project (CYP). The hostel allows CYP to offer employability training and opportunities to young people from the local area, with the profits being re-invested in other CYP projects. More broadly, CYP provides youth services for people aged 16-25 living within Callander and the surrounding area - incorporating a variety of activities and development opportunities.



HERITAGE HOLIDAY LET

B&B, rooms or whole house

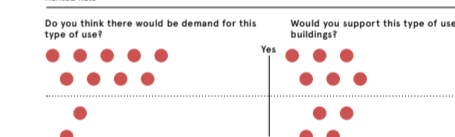


Project example ↑
THE EGYPTIAN HOUSE, Landmark Trust, Cornwall
The Egyptian House, dates from about 1815 and houses three apartments, each running the whole width of the building, set behind a unique and extraordinary facade. It was originally built as a museum and geological repository but following its purchase by the Landmark Trust in 1968, it was converted into three flats with two shops below.
Landmark Trust as a charity, specialises in the restoration of buildings of architectural and historic importance, restores holidays in historic castles, forts, towers and cottages and makes them available for self-catering holidays.



RENTED RESIDENTIAL ACCOMMODATION?

Rented flats

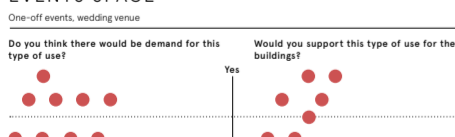


Project example ↑
PROJECT, Location
Description



EVENTS SPACE

One-off events, wedding annual



Project example ↑
TRENDERWAY, Weddings and Events, Cornwall
Trenderway Farm is set in the stunning countryside of Cornwall, a venue with a rich history and a variety of beautifully restored areas to host your wedding. Following a few years of careful restoration the farm and accommodation welcomed the first couples to get married there.
The space offers an award winning B&B accommodation, catering event services, space and services for celebrations.



MULTI-FUNCTIONAL COMMUNITY SPACE

Flexible use space, open space for flexible use, available to hire for public events

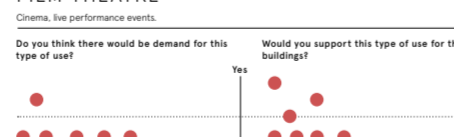


Project example ↑
Ealing Project, Ealing Broadway Centre, London
Ealing Project is a new multi-functional community space for the Borough of Ealing and beyond. Situated on the ground floor of the Ealing Broadway Centre, the new facility is a cinema, a cafe, a bar, community rooms, a stage for live music performance and space to exhibit art by local artists. It houses several events spaces for hire including screening, where the public can organise a class or workshop, rehearsal, perform, deliver a presentation or conduct a public meeting.
The project's aim is to be a place for the local community to be inspired by watching films, attending events and actively being part of our cultural programme by bringing their own ideas and creativity to the table. The vision of the project is that the community shapes the project and its deliverables.

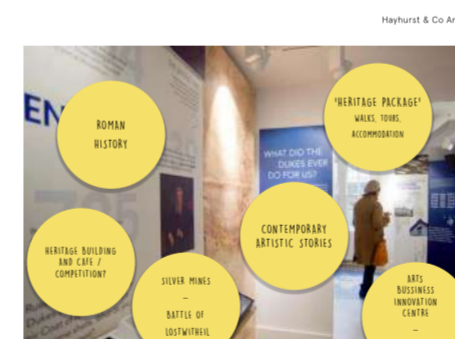


FILM THEATRE

Cinema, live performance events

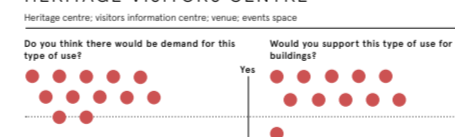


Project example ↑
SOUTHEAST COMMUNITY CINEMA & ARTS CENTRE, Portsmouth
Let the visual arts take over. Southeast Cinema and Arts Centre is a multi-purpose theatre space with a cinema and small cafe. Both the flexible theatre and conference rooms are available for hire for private social parties, seminars, gaming, green screen, birthday parties, live theatre, art exhibitions and VR experiences.
The Community Cinema offers a film programme throughout the year, as well as accompanying activities featuring experts in topics relating to the films shown. Other events include quiz nights, contemporary social programmes, talks and workshops. Southeast Cinema and Arts Centre is run by Portsmouth Film Society, a not for profit organisation which depends on money made from its business operations and donations.

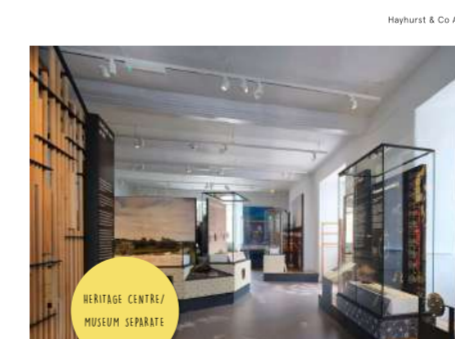


HERITAGE VISITORS CENTRE

Heritage centre, visitors information centre, venue, events space

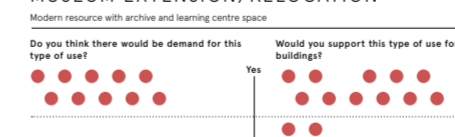


Project example ↑
TAVISSTOCK GUILDHALL, Devon
With funding from the National Lottery Heritage Fund, Tavistock Town Council and other donors, the Grade II building underwent extensive restoration and re-opened as an official Civic Centre within the UNESCO Cornwall & West Devon Mining Landscape World Heritage Site. The building is also home to the town's visitor information Centre and a bustling independent courtyard which has been converted into a vibrant events space.
The Community Cinema offers a film programme throughout the year, as well as accompanying activities featuring experts in topics relating to the films shown. Other events include quiz nights, contemporary social programmes, talks and workshops. Southeast Cinema and Arts Centre is run by Portsmouth Film Society, a not for profit organisation which depends on money made from its business operations and donations.



MUSEUM EXTENSION/RELOCATION

Modern resource with archive and learning centre space

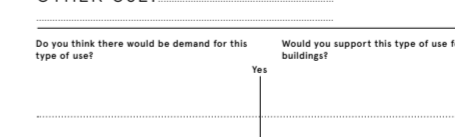


Project example ↑
ELY MUSEUM, Cambridge-shire
Also known as the Guild of the Bishop of Ely, the Grade 2 Listed building, supported by the National Lottery Heritage Fund, received a £2.2M renovation and extension and was re-opened as a museum to the public in 2021. The renovation offered an increased floor area available for displays, created a new multi-purpose space for educational and community programmes, and restored historic features previously hidden from view. The new building includes full accessibility for all visitors, with the addition of a lift and new lift throughout. All displays have been reviewed, allowing unique items to be showcased fittingly alongside other treasures from the Museum's collections. Archive and storage facilities have also been improved, enabling the museum to improve its income and ensure its future sustainability.



OTHER USE: [?]

Do you think there would be demand for this type of use? Yes No



Project example ↑
PROJECT, Location
Description

Observations on uses

- Arts, culture and heritage based uses proved to be the most popular, with arts studios and arts and crafts practitioners gaining the most dots in support.
- The arts centre, heritage visitors centre and museum relocation were well supported.
- Uses with a more commercial basis proved more divide opinions, with the farmers market, crafts shop, film theatre and community space clearly splitting votes due to conflict with existing provision in the town.
- There were mixed views on co-working and flexible working space uses, and opinions on the demand for these were unclear.
- Residential accommodation was supported but with some of the consultees strongly against this use.
- Holiday let and Bed & Breakfast uses gained opposition. However, when the concept of a community run facility was discussed consultees became interested and more receptive to the idea.
- It was clear that not all the information presented was fully engaged with by consultees at the events and few read the detail of the case-studies presented and instead reacted to the use titles. Some noted this and after further discussion over how a use might work within the town changed their vote.
- A number of new uses were added during the process of consultation including residential accommodation, a doctors surgery and an antiques emporium.

Assessment of uses



CREATIVE ENTERPRISE HUB
Start-up business use, subsidised or supported workspaces for local social enterprises.

Complexity to deliver	● ● ● ● ●
Community benefit	● ● ● ● ○
Heritage impact	● ● ○ ○ ○
Demand	● ● ● ○ ○
Financial Viability	● ○ ○ ○ ○

Project example ↑
CENTRAL PARADE Affordable Offices & Retail Spaces, London



CO-WORKING SPACES
Dedicated spaces with varied hot-desk space, virtual, flexi office spaces, short and long-term use

Complexity to deliver	● ● ○ ○ ○
Community benefit	● ● ○ ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	○ ○ ○ ○ ○
Financial Viability	○ ○ ○ ○ ○

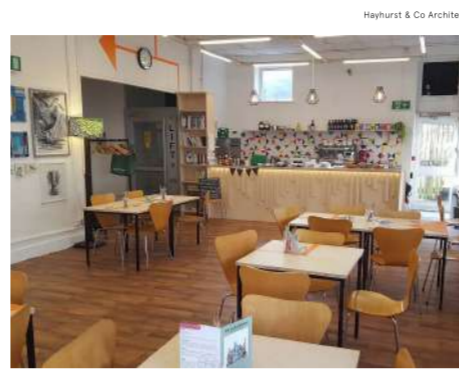
Project example ↑
THE CLAY FACTORY WORK HUB, Iybridge



HUB-FLEXIBLE STUDIO HIRE
Large room for hire, meetings, yoga, baby/toddler groups, regular arts and crafts events etc.

Complexity to deliver	● ○ ○ ○ ○
Community benefit	● ● ○ ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ○ ○ ○
Financial Viability	○ ○ ○ ○ ○

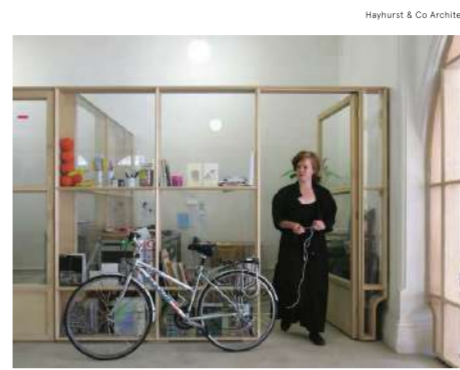
Project example ↑
KROWJI, Cornwall



CO-WORKING+VENUE HIRE
Spaces for hire, meeting, working, events

Complexity to deliver	● ● ○ ○ ○
Community benefit	● ● ○ ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	● ○ ○ ○ ○
Financial Viability	○ ○ ○ ○ ○

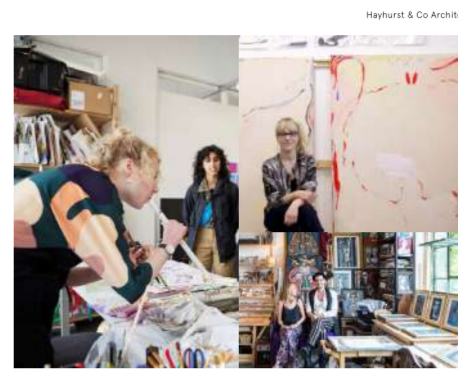
Project example ↑
intoBODMIN, Bodmin



FLEXIBLE STUDIOS TO RENT
Studio hire and meeting spaces, flexible space for artists, makers and local community

Complexity to deliver	● ● ○ ○ ○
Community benefit	● ● ● ● ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ● ● ○
Financial Viability	● ● ○ ○ ○

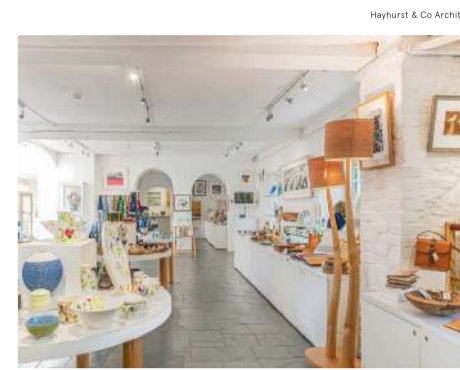
Project example ↑
OLD MANOR PARK LIBRARY, London



ARTS AND CRAFT PRACTITIONERS
Dedicated studio spaces and facilities, potential for sales

Complexity to deliver	● ● ○ ○ ○
Community benefit	● ● ● ● ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ● ● ○
Financial Viability	● ● ○ ○ ○

Project example ↑
BOW ARTS, Artist Studios, London



CRAFTS CENTRE/SHOP
Retail gallery

Complexity to deliver	● ● ○ ○ ○
Community benefit	● ● ○ ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ● ○ ○
Financial Viability	● ○ ○ ○ ○

Project example ↑
MAKE Southwest, The Riverside Mill, Bovey Tracey, Devon



ARTS CENTRE/??
Spaces for artists, makers and the local community, talk, workshops, exhibitions, courses, classes

Complexity to deliver	● ● ○ ○ ○
Community benefit	● ● ● ● ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ● ● ○
Financial Viability	● ● ● ○ ○

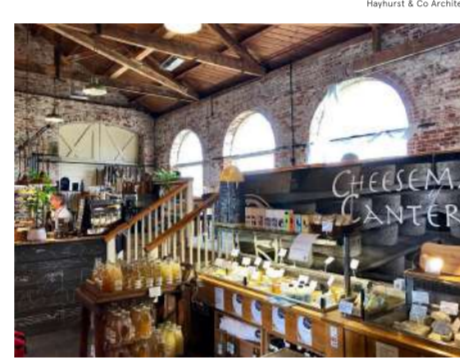
Project example ↑
MESSUMS CREATIVE, Wiltshire



COMMERCIAL LET
Retail / Shop

Complexity to deliver	● ● ● ○ ○
Community benefit	● ○ ○ ○ ○
Heritage impact	● ● ○ ○ ○
Demand	○ ○ ○ ○ ○
Financial Viability	● ○ ○ ○ ○

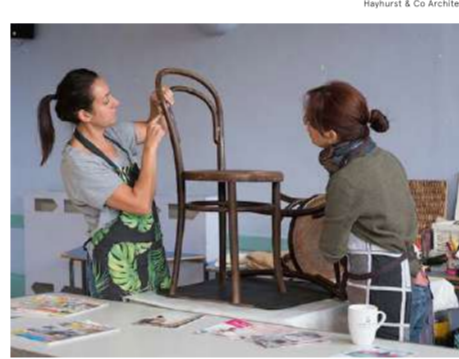
Project example ↑
BECKENHAM PLACE MANSION, Beckenham



FARMERS MARKET/FOOD HALL
Relocation of Farmers Market, food hall, food stalls, restaurant

Complexity to deliver	● ● ● ○ ○
Community benefit	● ● ● ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ○ ○ ○
Financial Viability	● ○ ○ ○ ○

Project example ↑
THE GOODES SHED, Canterbury



REPAIR SHOP
Repair shop

Complexity to deliver	● ● ● ○ ○
Community benefit	● ● ● ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ● ○ ○
Financial Viability	○ ○ ○ ○ ○

Project example ↑
WALTHAM FOREST REPAIR CAFE, Blackhorse Road, London



COMMUNITY BED&BREAKFAST
DIY Hostel

Complexity to deliver	● ● ● ○ ○
Community benefit	● ● ○ ○ ○
Heritage impact	● ● ● ○ ○
Demand	● ● ○ ○ ○
Financial Viability	● ● ● ● ○

Project example ↑
CALLENDER HOSTEL, Callander, Scotland



HERITAGE HOLIDAY LET
B&B, rooms or whole house

Complexity to deliver	● ● ● ○ ○
Community benefit	● ○ ○ ○ ○
Heritage impact	● ● ○ ○ ○
Demand	● ● ○ ○ ○
Financial Viability	● ● ● ○ ○

Project example ↑
THE EGYPTIAN HOUSE, Landmark Trust, Cornwall



RENTED RESIDENTIAL ACCOMMODATION?
Rented flats

Complexity to deliver	● ● ● ● ○
Community benefit	● ○ ○ ○ ○
Heritage impact	● ● ● ● ○
Demand	● ● ● ● ●
Financial Viability	● ● ● ○ ○

Project example ↑
PROJECT, Location



EVENTS SPACE
One-off events, wedding venue

Complexity to deliver	● ● ● ○ ○
Community benefit	● ● ● ○ ○
Heritage impact	● ● ○ ○ ○
Demand	● ● ○ ○ ○
Financial Viability	● ● ● ○ ○

Project example ↑
TRENDRWAT, Weddings and Events, Cornwall



MULTI-FUNCTIONAL COMMUNITY SPACE
Flexible use space, open space for flexible use, available to hire for public events

Complexity to deliver	● ● ● ○ ○
Community benefit	● ● ● ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ○ ○ ○
Financial Viability	○ ○ ○ ○ ○

Project example ↑
Ealing Project, Ealing Broadway Centre, London



FILM THEATRE
Cinema, live performance events

Complexity to deliver	● ● ○ ○ ○
Community benefit	● ● ○ ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	● ○ ○ ○ ○
Financial Viability	○ ○ ○ ○ ○

Project example ↑
SOUTHEAST COMMUNITY CINEMA & ARTS CENTRE, Portsmouth



HERITAGE VISITORS CENTRE
Heritage centre, visitors information centre, venue, events space

Complexity to deliver	● ● ○ ○ ○
Community benefit	● ● ● ● ○
Heritage impact	● ○ ○ ○ ○
Demand	● ● ● ● ○
Financial Viability	○ ○ ○ ○ ○

Project example ↑
TAVISTOCK GUILDHALL, Devon



MUSEUM EXTENSION/RELOCATION
Modern resource with archive and learning centre space

Complexity to deliver	● ● ● ● ○
Community benefit	● ● ○ ○ ○
Heritage impact	● ○ ○ ○ ○
Demand	● ○ ○ ○ ○
Financial Viability	○ ○ ○ ○ ○

Project example ↑
ELY MUSEUM, Cambridge-shire

- Key:**
(Scores are from LOW to HIGH)
- **Complexity to Deliver** - from low to high complexity to deliver the new building use; considering design, constructional, and functional issues associated with establishing the new building use.
 - **Community Benefit** - from low to high community benefit of the use; considering what the use provides the community in regards to new facilities, economy and social benefits.
 - **Adverse Heritage Impact** - from low to high impact on the buildings heritage; considering detrimental impact to building fabric or character that may make the development on viable due to planning and listed-building constraints.
 - **Demand** - from low to high demand with regard to the building use; considering assumed and measured demand, as well as popularity within the community.
 - **Financial Viability** - from low to high outcome of the income and running cost for the use; considering assumed and measured financial profit and losses of similar building uses.

Heritage and Creative Arts Centre with Artists' Studios

Strategic Concept

Heritage & Arts Centre / Events Space

- Flexible events space for hire – catering to heritage, arts and crafts events, exhibitions, workshops, classes and short courses, led by historians, local arts practitioners and artists.
- Taprell House to be remodelled to create a range of specialist spaces for heritage and arts events over two levels.
- Conceived as a high-quality and unique heritage space, the centre would provide a different offer to other hire spaces within the town. It would focus on catering to organised events and specialist cultural events rather than open to general hire.

- It would be available for community and heritage-based events, in collaboration with the Museum and to cater for seasonal town events.
- The new venue would have a specific heritage focus, creating a unique attraction for organised events and become an attraction for new visitors to Lostwithiel. It would create opportunities for economic benefit to local businesses in the town centre.

ARTS CENTRE/
EVENTS SPACE

ARTS CENTRE/?
Space for artists, makers and the local community, cafe, workshops, exhibitions, courses, classes

Complexity to deliver	● ● ● ● ●
Community benefit	● ● ● ● ●
Heritage Impact	● ● ● ● ●
Demand	● ● ● ● ●
Financial Viability	● ● ● ● ●

Project example ↑
MESSUMS CREATIVE, WIMBORNE

ARTISTS' STUDIOS

FLEXIBLE STUDIOS TO RENT
Open-plan and meeting spaces, flexible spaces for artists, makers and local community

Complexity to deliver	● ● ● ● ●
Community benefit	● ● ● ● ●
Heritage Impact	● ● ● ● ●
Demand	● ● ● ● ●
Financial Viability	● ● ● ● ●

Project example ↑
OLD MANOR PARK LIBRARY, LONDON

POP - UP SHOP/
HERITAGE ROOM

MUSEUM EXTENSION/RELOCATION
Modern resource with archive and learning centre space

Complexity to deliver	● ● ● ● ●
Community benefit	● ● ● ● ●
Heritage Impact	● ● ● ● ●
Demand	● ● ● ● ●
Financial Viability	● ● ● ● ●

Project example ↑
ELLY MUSEUM, CAMBRIDGE - WIRE

Heritage Room / Pop-up Shop and Events Space

- Use of Mayor's Parlour as a flexible space for heritage events, community use and as a pop-up space for seasonal and town events.
- Minimal intervention to space, but alterations to improve access and visibility from the street.
- A heritage space on the high street would be a beacon for visitors, it could serve as a visitor centre and could create mutual benefits for the town through its use by the Museum as a heritage centre, and by the town for seasonal events.

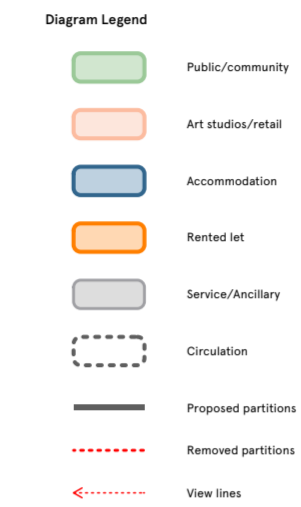
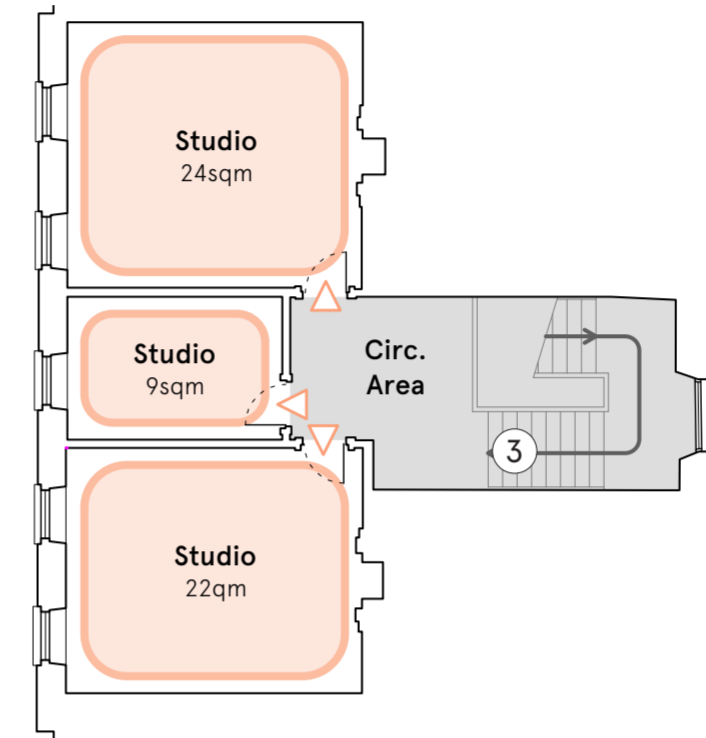
Artists' Studios

- Artists' studios provided in the existing rooms to the upper floors of Edgcumbe House, with minimal alteration other than refurbishment of fabric.
- Rooms offered for rent to arts and crafts practitioners with potential to extend use as workspace to other local creatives or small-scale businesses.
- Incorporate a common space for facilities for tenants, including toilets, shared kitchenette and art sinks.
- New creative workplaces in the centre of town, would create a more diverse urban fabric and potentially create new opportunities for creative and community engagement.

Development Proposal

Plans - Use diagrams

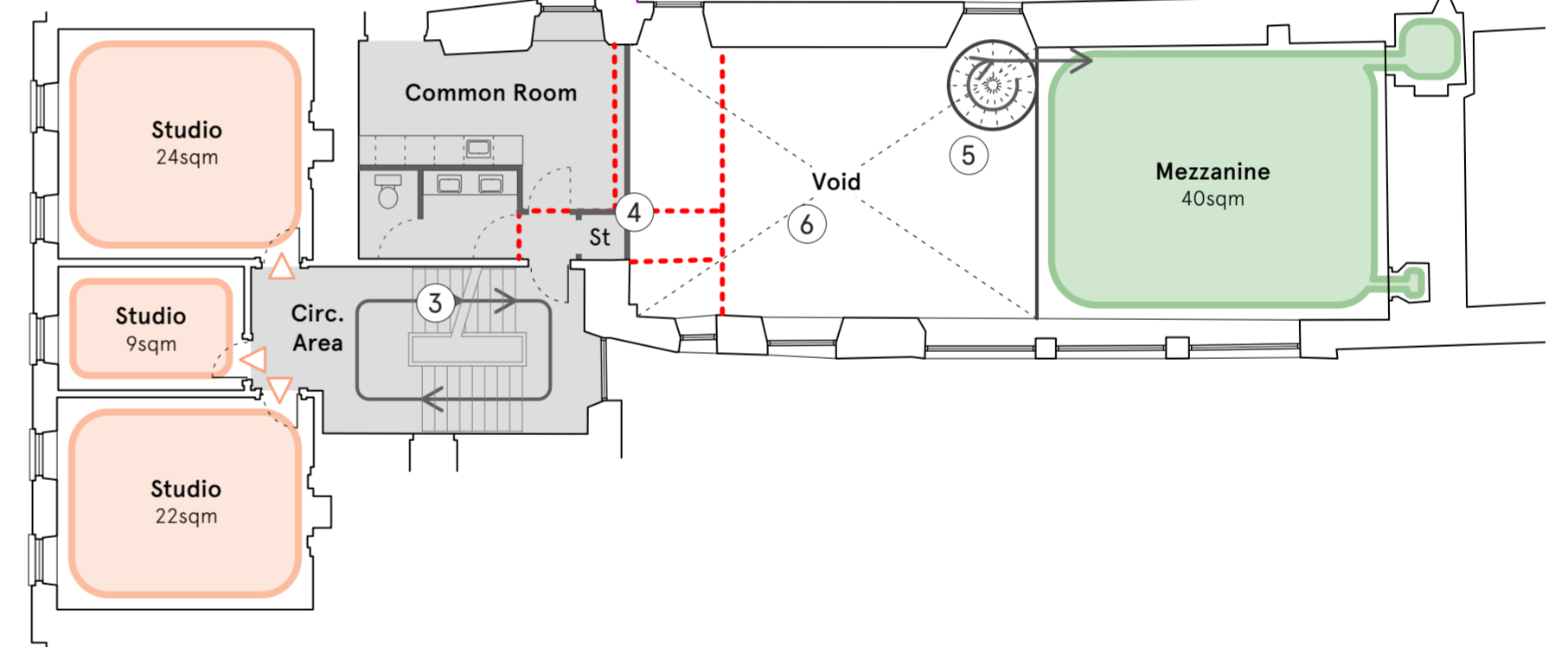
Second Floor Plan



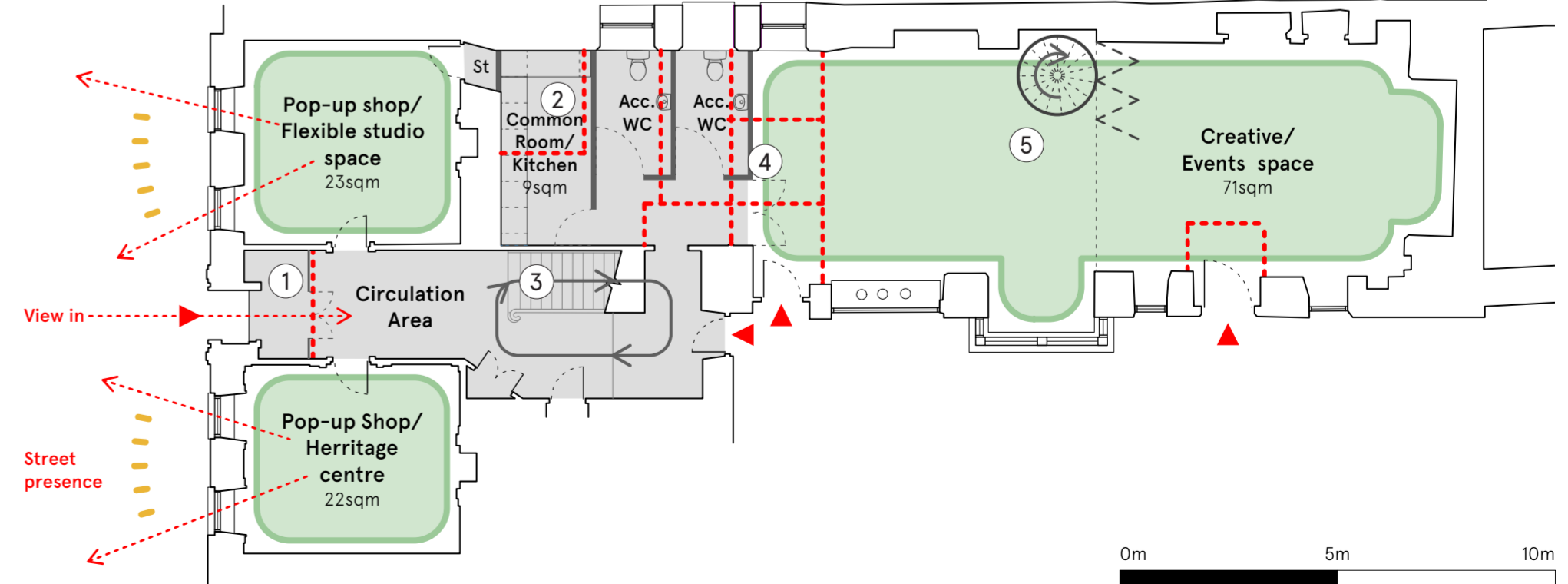
List of works

1. Opening up of internal porch
2. Demolition of bomb shelter
3. Repair of staircase
4. Demolition of existing partitions (non historic features)
5. Replace existing staircase with new spiral staircase to Mezzanine.
6. Opening up of upper gallery floor, Taprell House (non historic feature)

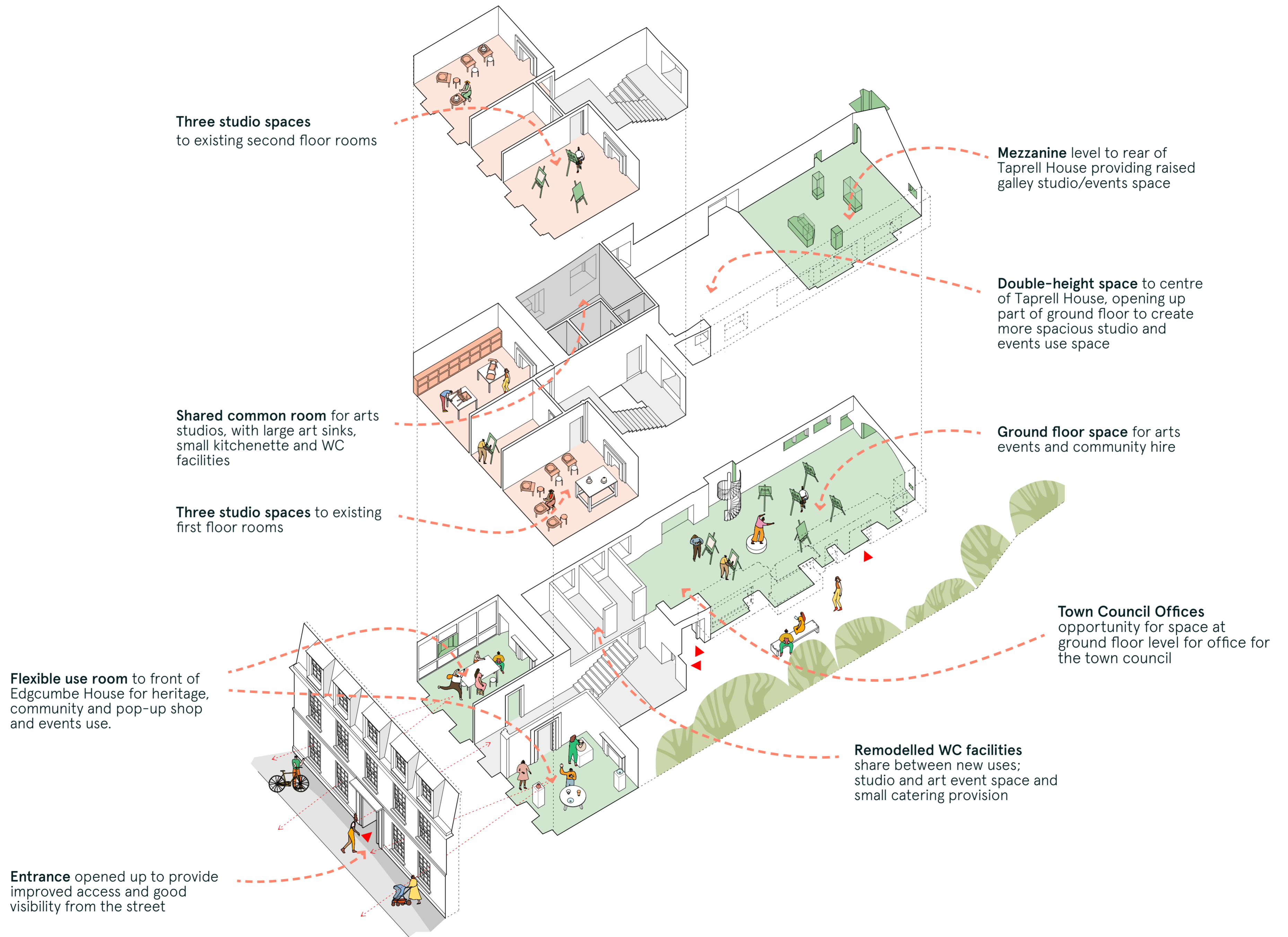
First Floor Plan



Ground Floor Plan



Heritage and Creative Arts Centre with Artists' Studios



Heritage and Creative Arts Centre with Artists' Studios

Financial Viability

Meeting the Brief

Strategy 1: Heritage and Creative Arts Centre with Artists' Studios

Projected income				Baseline		Target		Source / Supporting Information
Proposed Use	Details	GIA (sq.M)	Rental Value (PA) (£)	Estimated Occupancy (% per annum)	Estimated Income (£)	Estimated Occupancy (% per annum)	Estimated Income (£)	
Community areas	Pop-up shop/ meeting room/ studio spaces to GF Edgcumbe House	45	£5,200	20.00%	£1,040	20.00%	£1,040	Based on comparative rental income of small shops within Lostwithiel, approx. £100/week
	Events space to GF Tapprell House including mezzanine level	111	£100,000	7%	£7,000	15%	£15,000	Based on assumed hire income of £275/day with assumed occupancy of 2 full days hire per month, comparative income to other rental spaces. Assumed potential opportunity for more regular use due to hybrid use by studios.
Studio spaces	Larger studio space, 1F - hire to artists/ commercial	24	£2,600	70%	£1,820	90%	£2,340	Based on indicative rates for studio spaces space of £50/week and consultation with local artists who pay in the region of £200-250/month.
	Larger studio space, 1F - hire to artists/ commercial	22	£2,600	70%	£1,820	90%	£2,340	
	Smaller studio space, 1F - hire to artists/ commercial	9	£2,080	70%	£1,456	90%	£1,872	
	Larger studio space, 2F - hire to artists/ commercial	24	£2,600	70%	£1,820	90%	£2,340	Assumed lower value for smaller room.
	Larger studio space, 2F - hire to artists/ commercial	22	£2,600	70%	£1,820	90%	£2,340	
	Smaller studio space, 2F - hire to artists/ commercial	9	£2,080	70%	£1,456	90%	£1,872	
Total Income					£18,232		£29,144	
Projected expenditure				Baseline		Target		Source / Supporting Information
	Management costs/ wages		£9,900	100%	£9,900	100%	£9,900	Management costs for one part-time staff member to manage bookings, access, day-to-day management of studio spaces and community space. 0.3 FTE of £22k/a, inc. employers contribution/ pension
	Cleaning		£3,120	100%	£3,120	100%	£3,120	Say cleaning of community and common parts areas, £60x52 weeks. Excludes studios.
	Book keeping		£1,000	100%	£1,000	100%	£1,000	Based on comparative costs to similar organisations
	Advertising and marketing costs		£500	100%	£500	100%	£500	Figure may fluctuate depending on business model
	IT and website maintenance		£500	100%	£500	100%	£500	Figure may fluctuate depending on business model
	Insurance, building and public liability		£1,500	100%	£1,500	100%	£1,500	
	Health and safety		£500	100%	£500	100%	£500	
	Light and heat (community and common parts)		£3,000	70%	£2,100	90%	£2,700	Estimate
	Fire alarm and extinguisher testing (community and common parts)		£500	100%	£500	100%	£500	Based on comparative costs to similar organisations
	Water and sewage		£1,000	100%	£1,000	100%	£1,000	
	Commercial Waste		£1,000	100%	£1,000	100%	£1,000	Estimate
	Repairs and maintenance		£1,500	100%	£1,500	100%	£1,500	Notional figure.
	Sundry costs		£250	100%	£250	100%	£250	
	Telephone/ broadband and wifi		£500	100%	£500	100%	£500	Based on comparative costs to similar organisations
	Bank charges		£250	100%	£250	100%	£250	Based on comparative costs to similar organisations
	Business rates		£1,000	100%	£1,000	100%	£1,000	Assume reduction to business rates due to size (if multiple uses) or if management structure is charity or other similar status
	Contingency on Costs		£5,000	100%	£5,000	100%	£5,000	Notional figure
Total Expenditure					£30,120		£30,720	
Notional Profit/ Loss					-£11,888		-£1,576	








Proposal Benefits:

- This proposal responds well in providing new uses that are supported by members of the local community, consulted through this study.
- The new uses require only minimal changes to the existing buildings and so the conversion of the buildings could be delivered for a relatively low capital budget.
- The proposals heritage and cultural uses and opportunity for community benefits put it in a good position for funding for capital

Proposal Risks:

- Even with a high estimated occupancy, this strategy does not appear to be able to work financially independent. It would require some sort of external financial support, which may not be able to be maintained.
- The proposal has low risk in regard to conversion of the existing building to its new use, but detail design development would need to undertaken with the planning department and Historic England.
- The proposal provides studio spaces that are not fully-accessible. The proposal could be designed to include a ground-level studio space that is accessible but this would reduce space at this level for cultural or community use.

Meeting the Project's Vision:

- Protect Lostwithiel's Heritage**  ● ● ● ● ○
- Support Lostwithiel's Community**  ● ● ● ● ○
- Support Creativity and Culture**  ● ● ● ● ○
- Support the Local Economy**  ● ● ● ○ ○
- Strengthen Lostwithiel's Destination Status**  ● ● ● ○ ○
- Support Lostwithiel's Existing Services**  ● ● ○ ○ ○
- Respond to the Climate Emergency**  ● ● ○ ○ ○

Heritage and Creative Arts Centre with Associated Guest Accommodation

Strategic Concept

Development Proposal

Heritage & Arts Centre / Events Space

- Flexible events space for hire – catering to heritage, arts and crafts events, exhibitions, workshops, classes and short courses, led by historians, local arts practitioners and artists.
- Taprell House to be remodelled to create a range of specialist spaces for heritage and arts events over two levels.
- Conceived as a high-quality and unique heritage space, the centre would provide a different offer to other hire spaces within the town. It would focus on catering to organised events and specialist cultural events rather than open to general hire.

- It would be available for community and heritage-based events, in collaboration with the Museum and to cater for seasonal town events.
- The new venue would have a specific heritage focus, creating a unique attraction for organised events and become an attraction for new visitors to Lostwithiel. It would create opportunities for economic benefit to local businesses in the town centre.

ARTS CENTRE / ?
Space for artists, makers and the local community: talks, workshops, exhibitions, courses, classes

Complexity to deliver	●	●	○	○
Community benefit	●	●	○	○
Heritage impact	●	○	○	○
Demand	●	○	○	○
Financial Viability	○	○	○	○

Project example ?
 WESTON CREATIVE, WILSHIRE

MUSEUM EXTENSION/RELOCATION
Modern resource with archive and meeting centre space

Complexity to deliver	●	●	●	○
Community benefit	●	○	○	○
Heritage impact	●	○	○	○
Demand	●	○	○	○
Financial Viability	○	○	○	○

Project example ?
 ELY MUSEUM, Cambridgeshire

COMMUNITY BED & BREAKFAST
Private

Complexity to deliver	●	●	○	○
Community benefit	●	●	○	○
Heritage impact	●	○	○	○
Demand	●	○	○	○
Financial Viability	●	●	○	○

Project example ?
 CALLENDER HOSTEL, Galles, Scotland

Heritage Room / Pop-up Shop and Events Space

- Use of Mayor's Parlour as a lounge space for B&B guests and as a flexible space for heritage events, community use and other events.
- Minimal intervention to space, but alterations to improve access and visibility of it from the street.
- A heritage space on the high street would be a beacon for visitors, it could serve as a visitor centre and could create mutual benefits for the town through its use by the Museum as a heritage centre and by the town for events.

Community-run, Guest Accommodation associated with Heritage and Arts Centre use

- Unique and heritage-focused guest accommodation, based on a bed and breakfast model.
- A community run business providing opportunities for employment to local people and potentially hospitality and cultural organisation training for young people.
- Guest bedrooms with en-suite bathrooms provided in the upper floors of Edgcumbe House, with conservation and refurbishment of historic fabric and some remodelling of rooms to provide modern facilities.

- A breakfast room to the ground floor provides a flexible space for guests, in which catering could be provided by a local business or café, providing economic benefit back to local businesses.
- Light kitchenette facilities associated with the ground floor spaces to Edgcumbe House could also be used flexibly by the Heritage & Arts Centre as well as the community for pop-up events associated with seasonal and town events.
- A unique heritage accommodation offer in the centre of town would attracting new visitors to Lostwithiel and create opportunities for economic benefit to local businesses, restaurants and shops.

Plans - Use diagrams
 Second Floor Plan

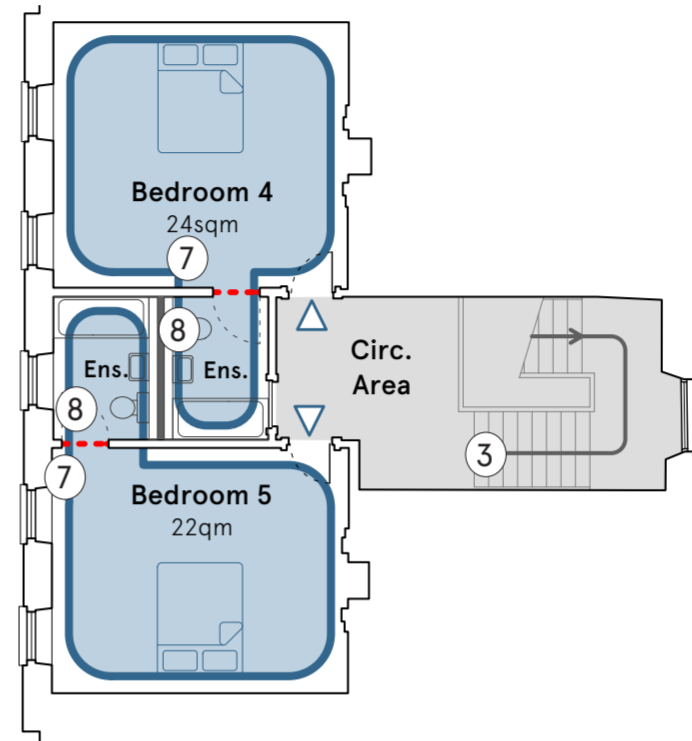
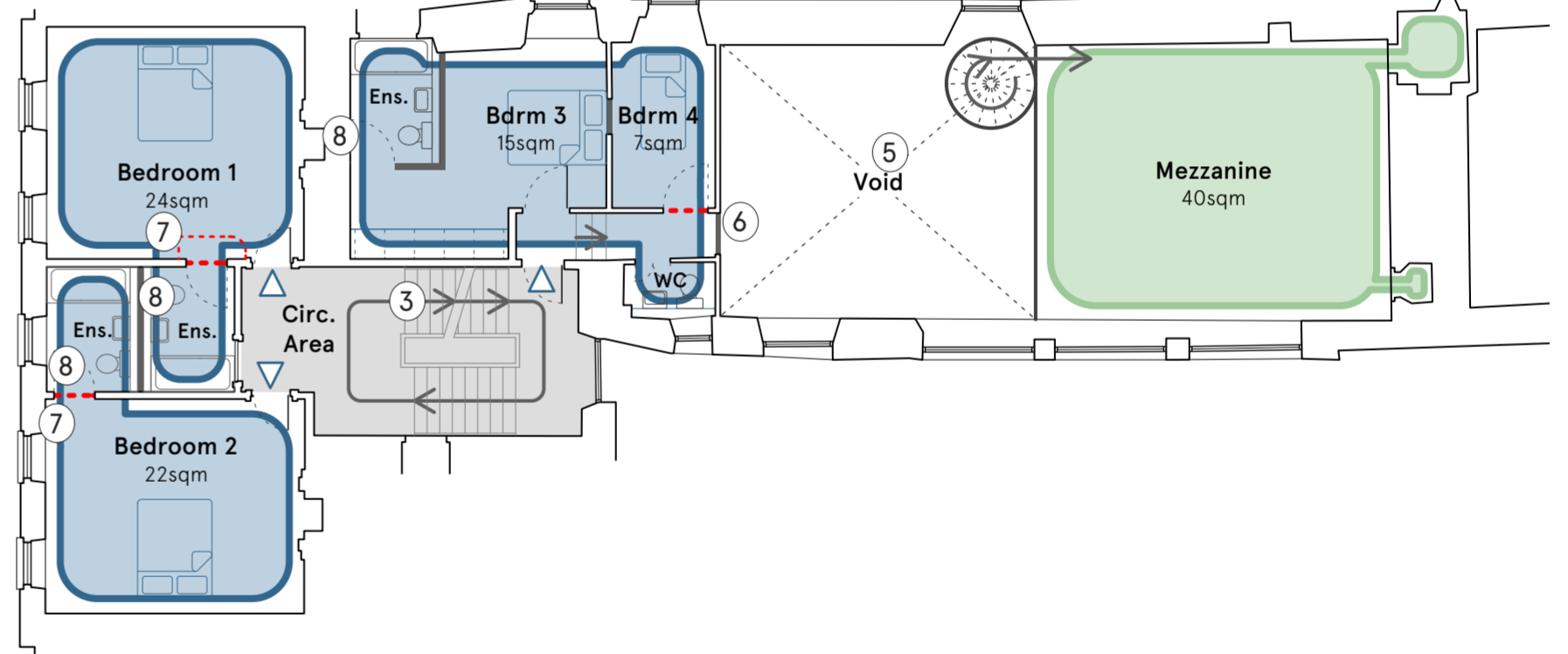


Diagram Legend

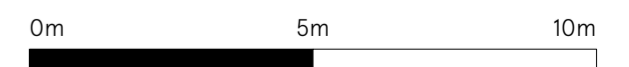
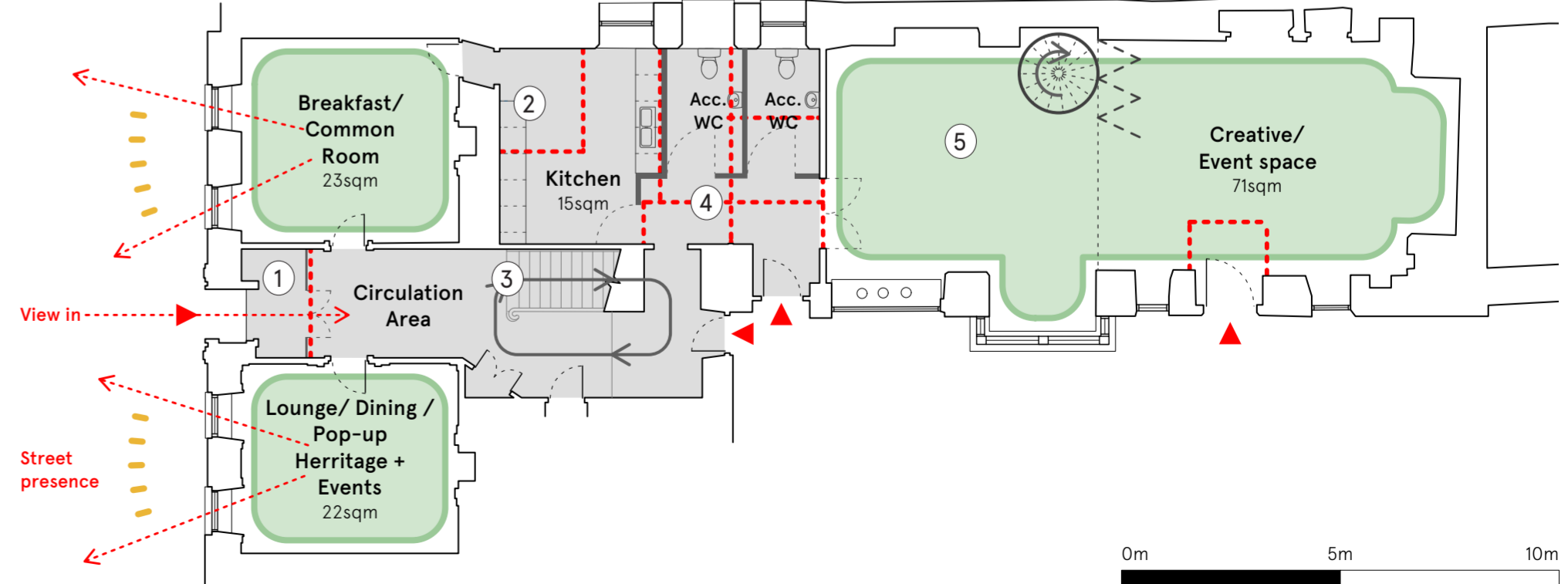
- Public/community
- Art studios/retail
- Accommodation
- Rented let
- Service/Ancillary
- Circulation
- Proposed partitions
- Removed partitions
- View lines

- List of works**
1. Opening up of internal porch
 2. Demolition of bomb shelter
 3. Repair of staircase
 4. Demolition of existing partitions (non historic features)
 5. Replace existing staircase with new spiral staircase to Mezzanine.
 6. Opening up of upper gallery floor, Taprell House (non historic feature)
 7. Opening with jib door to new en-suite bathroom.
 8. New water supply and drainage routes to new en-suite.

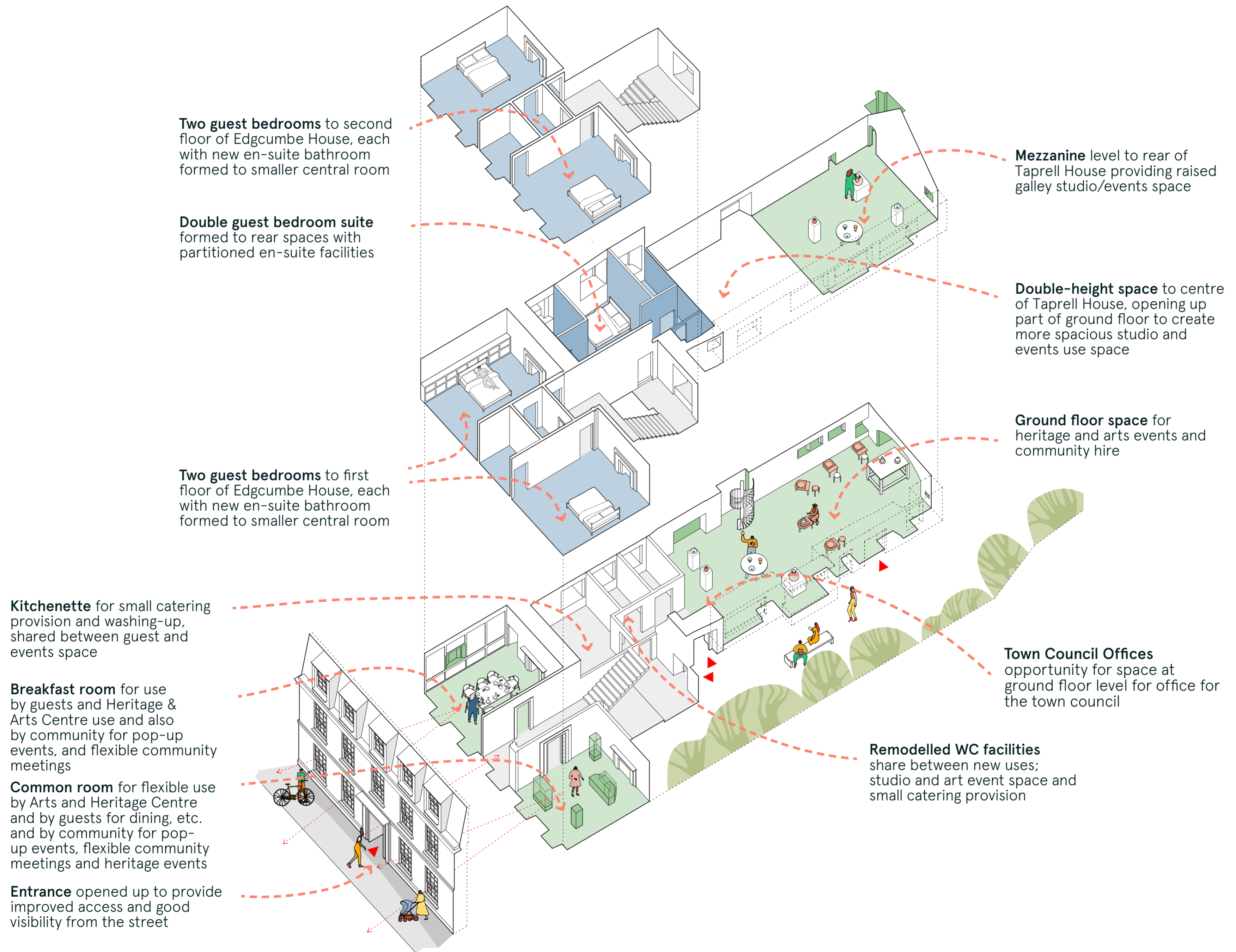
First Floor Plan



Ground Floor Plan



Heritage and Creative Arts Centre with Associated Guest Accommodation



Heritage and Creative Arts Centre with Associated Guest Accommodation

Financial Viability

Meeting the Brief

Strategy 2: Heritage and Creative Arts Centre with Associated Guest Accommodation

Projected income				Baseline		Target		Source / Supporting Information
Proposed Use	Details	GIA (sq.M)	Rental Value (PA) (£)	Estimated Occupancy (% per annum)	Estimated Income (£)	Estimated Occupancy (% per annum)	Estimated Income (£)	
Community areas	Breakfast/Common Room and Lounge/Dining Room occasional use for events hire and heritage events, to GF Edgcumbe House	45	£5,200	20.00%	£1,040	20.00%	£1,040	Based on comparative rental income of small shops within Lostwithiel, approx. £100/week
	Events space to GF Tapprell House including mezzanine	111	£100,000	7%	£7,000	15%	£15,000	Based on assumed hire income of £275/day with assumed occupancy of 2 full days hire per month, comparative income to other rental spaces. Assumed opportunity for greater seasonal demand due to hybrid use with Guest Accommodation and whole building hire opportunities.
Community-run, Heritage Guestrooms	Bedroom 1 - 1F larger suite	28	£36,500	30%	£10,950	50%	£18,250	Based on £100/night, comparative rate for other B&B offers locally (allowing for seasonal variation)
	Bedroom 2 - 1F larger suite	27	£36,500	30%	£10,950	50%	£18,250	Also comparative income to similar accommodation offer locally with a 25% occupancy rate - used for baseline model
	Bedroom 3 - rear 1F, double room suite	22	£31,025	30%	£9,308	50%	£15,513	Based on £85/night, assumed lower value for smaller room.
	Bedroom 4 - 2F smaller suite	28	£25,550	30%	£7,665	50%	£12,775	Based on £70/night, assumed lower value for smaller room.
	Bedroom 5 - 2F smaller suite	27	£25,550	30%	£7,665	50%	£12,775	Based on £70/night, assumed lower value for smaller room.
Total Income					£54,578		£93,603	
Projected								
Management costs/ wages			£19,800	100%	£19,800	100%	£19,800	Management costs for one part-time staff member to manage bookings, access, day-to-day management of studio spaces and community space. 0.6FTE of £22k/a, Inc. employers contribution/ pension
Cleaning			£3,120	100%	£3,120	100%	£3,120	Say, cleaning of community and common parts areas, £60x52 weeks. Excludes
Cleaning/ linen B&B			£36,500	25%	£9,125	40%	£14,600	Say allowance for cleaning and linen to 5.No B&B rooms £200, average stay 2
Book keeping			£1,000	100%	£1,000	100%	£1,000	Based on comparative costs to similar organisations
Advertising and marketing costs			£1,000	100%	£1,000	100%	£1,000	Figure may fluctuate depending on business model
IT and website maintenance			£1,000	100%	£1,000	100%	£1,000	Figure may fluctuate depending on business model
Insurance, building and public liability			£3,000	100%	£3,000	100%	£3,000	
Health and safety			£500	100%	£500	100%	£500	
Light and heat (community and common parts)			£3,500	50%	£1,750	80%	£2,800	Estimate
Fire alarm and extinguisher testing (community and common parts)			£500	100%	£500	100%	£500	Based on comparative costs to similar organisations
Water and sewage			£1,000	100%	£1,000	100%	£1,000	
Commercial Waste			£1,000	100%	£1,000	100%	£1,000	Estimate
Repairs and maintenance			£1,500	100%	£1,500	100%	£1,500	Notional figure.
Sundry costs			£250	100%	£250	100%	£250	
Telephone/ broadband and wifi			£500	100%	£500	100%	£500	Based on comparative costs to similar organisations
Bank charges			£250	100%	£250	100%	£250	Based on comparative costs to similar organisations
Business rates			£1,000	100%	£1,000	100%	£1,000	Assume reduction to business rates due to size (if multiple uses) or if management structure is charity or other similar status
Contingency on Costs			£5,000	100%	£5,000	100%	£5,000	Notional figure
Total Expenditure					£51,295		£57,820	
Notional Profit/ Loss					£3,283		£35,783	








Proposal Benefits:

- This proposal responds well in providing a new use that is heritage and culture based. The guest accommodation element differs to the B&B use presented in the community consultation on uses and so need further consultation to understand the level of support within the community.
- The new uses require more extensive changes to the existing buildings, especially associated with changes to the upper floors to form en-suite guest accommodation.
- The proposals heritage and cultural use and opportunity for community benefits put it in a good position for funding for capital works. The guest accommodation may restrict the routes for funding opportunities.

Proposal Risks:

- With a moderate estimate occupancy, this strategy can be financially independent. The operations of the guest accommodation and use with the Heritage and Arts Centre would need to be established, but the model gives some flexibility .
- The proposal has some risk in regard to conversion of the existing building to its new use, consultation on the designs would need to be undertaken with the planning department and Historic England.
- The proposal provides accommodation that is not fully-accessible.

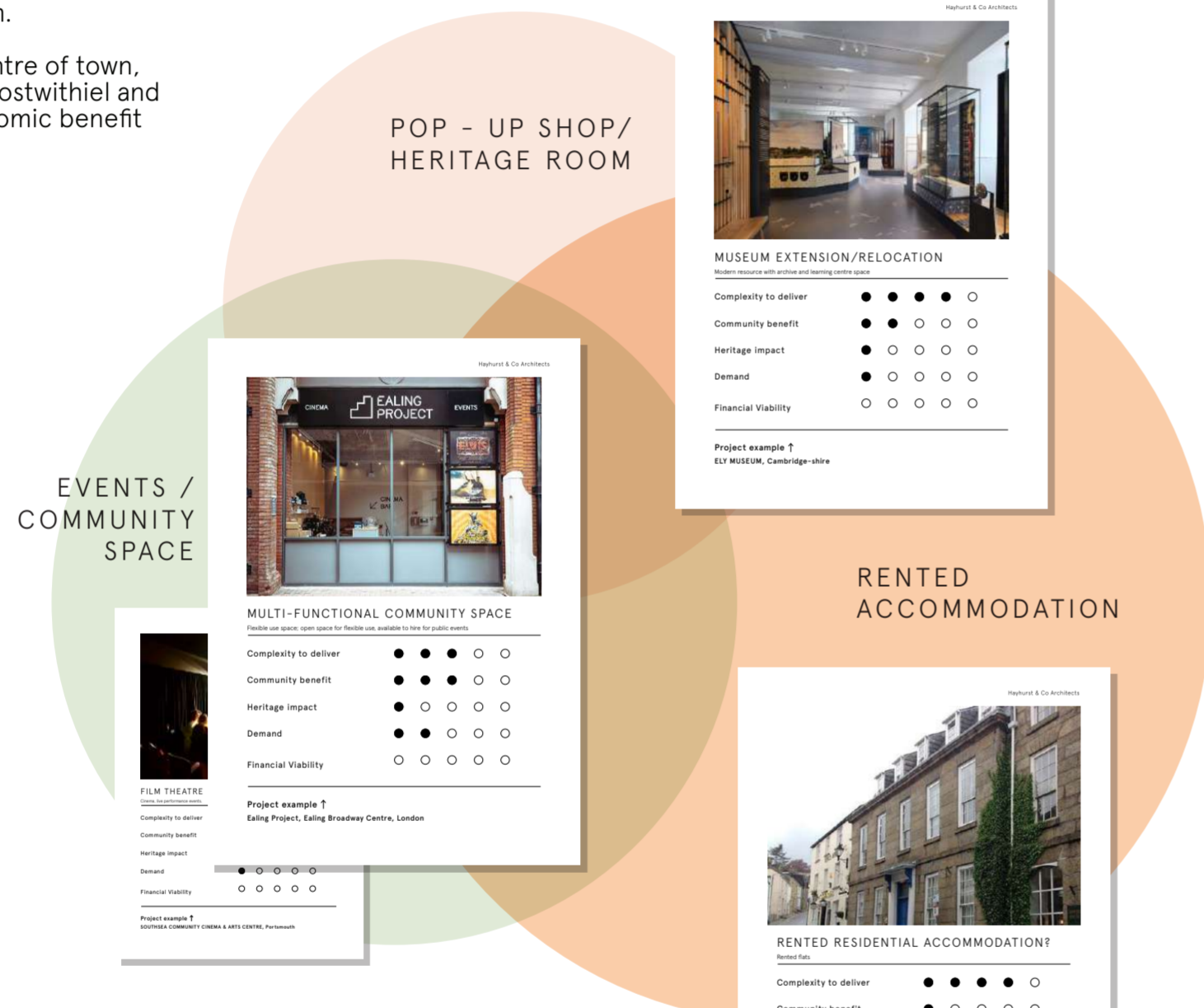
Meeting the Project's Vision:

- Protect Lostwithiel's Heritage**
 ● ● ● ● ○
- Support Lostwithiel's Community**
 ● ● ● ○ ○
- Support Creativity and Culture**
 ● ● ● ● ○
- Support the Local Economy**
 ● ● ● ○ ○
- Strengthen Lostwithiel's Destination Status**
 ● ● ● ● ○
- Support Lostwithiel's Existing Services**
 ● ● ● ○ ○
- Respond to the Climate Emergency**
 ● ● ○ ○ ○

Strategic Concept

Events Space

- Flexible studio space for hire – catering to varied cultural events, classes and short courses.
- Taprell House to be remodelled to create a range of events spaces over two levels.
- Conceived as a high-quality, unique heritage events space, the centre would provide a different offer to other hire spaces within the town.
- Flexible use of events space for community and large heritage-based events, in collaboration with the Museum.
- The new venue, created in centre of town, would attract new visitors to Lostwithiel and create opportunities for economic benefit to local businesses and shops.



Heritage Room / Pop-up Shop and Events Space

- Use of Mayor's Parlour as a flexible space for heritage events, community use and as a pop-up space for seasonal and town events.
- Minimal intervention to space, but alterations to improve access and visibility from the street.
- A heritage space on the high street would be a beacon for visitors, it could serve as a visitor centre and could create mutual benefits for the town through its use by the Museum as a heritage centre and by the town for events.

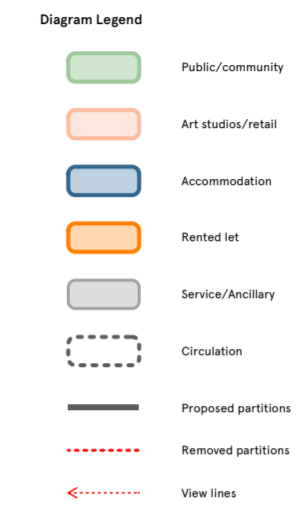
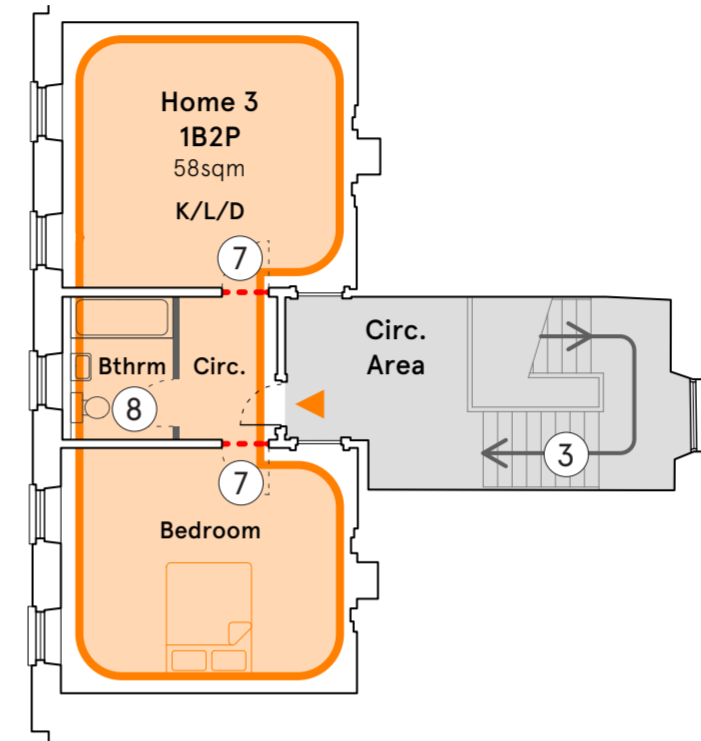
Rental Accommodation

- Three new homes created in Edgcombe House, with conservation and refurbishment of historic fabric as well as some remodelling of building to provide modern facilities and new spatial arrangement.
- Flats will be 1-bed 2-person homes and NDSS compliant, but will not be fully accessible dwellings.
- New rental accommodation would provide new homes in the centre of town.

Development Proposal

Plans - Use diagrams

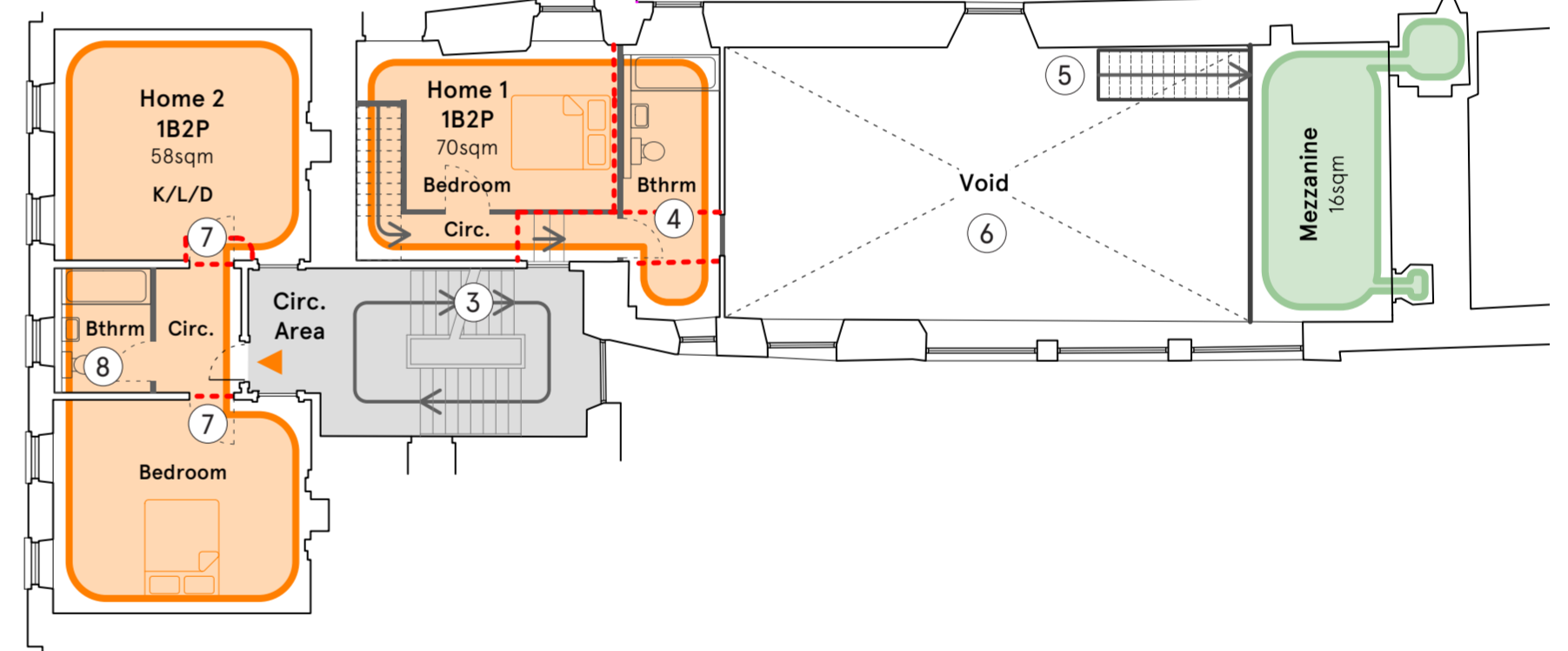
Second Floor Plan



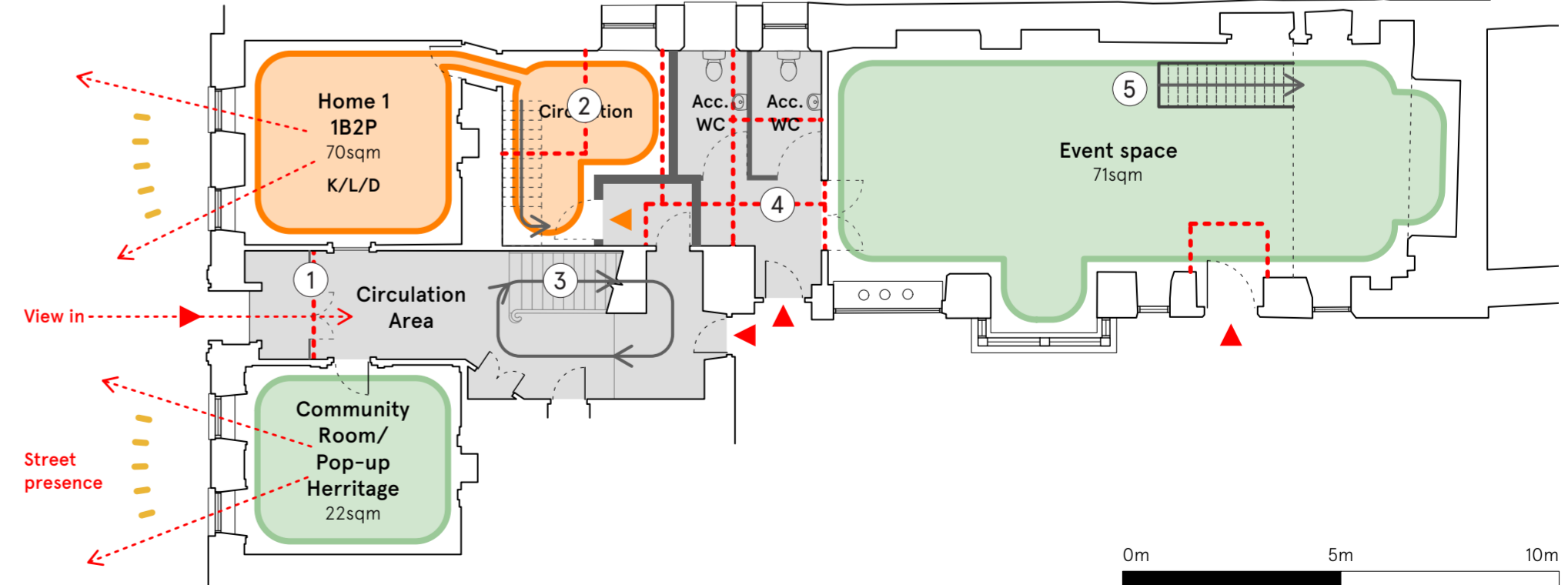
List of works

1. Opening up of internal porch
2. Demolition of bomb shelter
3. Repair of staircase
4. Demolition of existing partitions (non historic features)
5. Replace existing staircase with new staircase to Mezzanine.
6. Opening up of upper gallery floor, Taprell House (non historic feature)
7. Opening with jib door for new flat circulation.
8. New water supply and drainage routes to new en-suite.

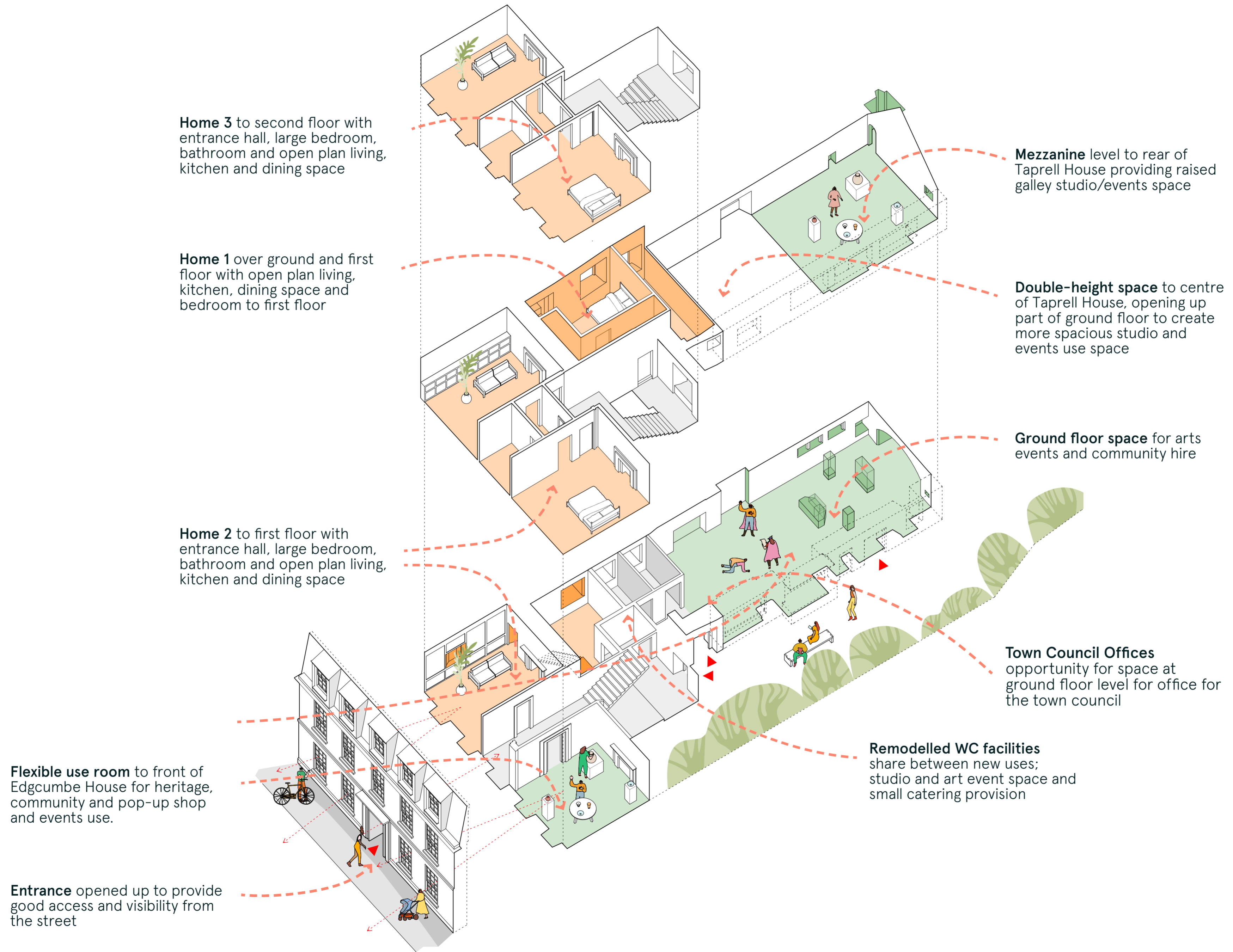
First Floor Plan



Ground Floor Plan



Event Spaces and Residential Accommodation



Home 3 to second floor with entrance hall, large bedroom, bathroom and open plan living, kitchen and dining space

Home 1 over ground and first floor with open plan living, kitchen, dining space and bedroom to first floor

Home 2 to first floor with entrance hall, large bedroom, bathroom and open plan living, kitchen and dining space

Mezzanine level to rear of Taprell House providing raised galley studio/events space

Double-height space to centre of Taprell House, opening up part of ground floor to create more spacious studio and events use space

Ground floor space for arts events and community hire

Town Council Offices opportunity for space at ground floor level for office for the town council

Remodelled WC facilities share between new uses; studio and art event space and small catering provision

Flexible use room to front of Edgcumbe House for heritage, community and pop-up shop and events use.

Entrance opened up to provide good access and visibility from the street

Event Spaces and Residential Accommodation

Financial Viability

Meeting the Brief

Strategy 3: Events Space and Residential accommodation

Projected income				Baseline		Target		Source / Supporting Information
Proposed Use	Details	GIA (sq.M)	Rental Value (PA) (£)	Estimated Occupancy (% per annum)	Estimated Income (£)	Estimated Occupancy (% per annum)	Estimated Income (£)	
Community areas	Community Room, Heritage events and meeting room to GF, Mayors Parlour, Edgcombe House	45			£500		£500	Assumed most events are associated with Museum or community, but there may be some limited, occasional meeting room hire associated with events.
	Events space to GF Tapprell House including mezzanine	111	£100,000	7%	£7,000	10%	£10,000	Based on assumed hire income of £275/day with assumed occupancy of 2 full days hire per month, comparative income to other rental spaces. Assumed potential for limited/ lower demand due to conflict with residential building use.
Residential Accommodation	Home 1; 1B2P over two levels	58	£7,800	95%	£7,410	95%	£7,410	Based on comparative rental income of 1B2P rental properties within Lostwithiel, approx. £600-650/month and fully let.
	Home 2; 1B2P to 1F	58	£7,800	95%	£7,410	95%	£7,410	
	Home 3; 1B2P ro 2F	70	£7,200	95%	£6,840	95%	£6,840	Based on £600/m, assumed lower value for lower ceilings.
Total Income					£29,160		£32,160	
Projected								
	Management costs/ wages		£9,900	100%	£9,900	100%	£9,900	Management costs for one part-time staff member to manage bookings, access, day-to-day management of studio spaces and community space. 0.3 FTE of £22k/a, inc. employers contribution/ pension
	Cleaning		£3,120	100%	£3,120	100%	£3,120	Say cleaning of community and common parts areas, £60x52 weeks. Excludes studios.
	Book keeping		£1,000	100%	£1,000	100%	£1,000	Based on comparative costs to similar organisations
	Advertising and marketing costs		£500	100%	£500	100%	£500	Figure may fluctuate depending on business model
	IT and website maintenance		£500	100%	£500	100%	£500	Figure may fluctuate depending on business model
	Insurance, building and public liability		£1,500	100%	£1,500	100%	£1,500	
	Health and safety		£500	100%	£500	100%	£500	
	Light and heat (community and common parts)		£1,500	100%	£1,500	100%	£1,500	Estimate
	Fire alarm and extinguisher testing (community and common parts)		£500	100%	£500	100%	£500	Based on comparative costs to similar organisations
	Water and sewage		£1,000	100%	£1,000	100%	£1,000	
	Commercial Waste		£1,000	100%	£1,000	100%	£1,000	Estimate
	Repairs and maintenance		£1,500	100%	£1,500	100%	£1,500	Notional figure.
	Sundry costs		£250	100%	£250	100%	£250	
	Telephone/ broadband and wifi		£500	100%	£500	100%	£500	Based on comparative costs to similar organisations
	Bank charges		£200	100%	£200	100%	£200	Based on comparative costs to similar organisations
	Business rates		£1,000	100%	£1,000	100%	£1,000	Assume reduction to business rates due to size (if multiple uses) or if management structure is charity or other similar status / council tax paid direct by residents
	Contingency on Costs		£5,000	100%	£5,000	100%	£5,000	Notional figure.
Total Expenditure					£29,470		£29,470	
Notional Profit/ Loss					-£310		£2,690	








Proposal Benefits:

- This proposal responds well in providing new uses that are supported by members of the local community, consulted through this study.
- The provision of new homes is popular with the local community and it is understood there is a high demand for this use.
- The events space will create opportunities for heritage and cultural uses as well as community use.

Proposal Risks:

- Even with a high estimated occupancy, this strategy does not create a strong financial case and may require additional financial support.
- The proposal is high risk in regard to conversion of the existing building and it is likely to meet some opposition from the planning department and Historic England due to the heritage impact of subdividing the building into private residential accommodation.
- The proposal provides homes that are not fully-accessible.
- Funding opportunities to develop the building into private homes are unlikely to be available.

Meeting the Project's Vision:

- Protect Lostwithiel's Heritage**
 ● ● ○ ○ ○
- Support Lostwithiel's Community**
 ● ● ○ ○ ○
- Support Creativity and Culture**
 ● ● ○ ○ ○
- Support the Local Economy**
 ● ○ ○ ○ ○
- Strengthen Lostwithiel's Destination Status**
 ● ○ ○ ○ ○
- Support Lostwithiel's Existing Services**
 ● ○ ○ ○ ○
- Respond to the Climate Emergency**
 ● ● ○ ○ ○