



## Cornish Buildings Group 'Buildings at Risk' Project

# Newsletter No.20. Prevention is better than Cure

A three-year project led by the Cornish Buildings Group and supported by Historic England and the Cornwall Heritage Trust, commenced in September 2020. The funding supports a case officer in order to help identify and monitor buildings at risk and seek solutions for neglected, redundant or derelict listed buildings and unlisted buildings.



In this edition we look at buildings that have been spared from the risk register because of positive interventions by custodians and local communities.

### **2022 Cornish Buildings Group Awards**

The Cornish Buildings Group leads the way in recognising significant restoration projects through the Annual Award Scheme. This year's entries were of exceptionally high standards and, as always, the judges worked hard on reaching

their decisions. The 2022 award winners in the conservation/ restoration category are...

## **St Austell Market House**

### **Scott & Co, Cathedral Builders and Wheal Netherton for St Austell Market Hall CIC**

St Austell Market House has been at the centre of town life since 1844 and is often described as the ‘architectural jewel in the crown’ of St Austell. The CIC is undertaking a comprehensive restoration of the building, repairing and upgrading it, giving greater access and enabling new uses.



The first phase of the project, which this commendation covers, is the restoration of the frontage of the building, providing new windows, removing internal partitions and false ceilings to restore the incredible vaulted ceiling and Doric columns, and providing a community café. The judges were keen to support this big step towards the longer-term aspiration of full refurbishment and restoration of the whole Market Hall.

**[Discover and join in at St Austell Market House](#)**

## Pentireglaze, St Minver

### Stride Treglown for the National Trust



The idea behind this project was to find imaginative new uses for an historic farm group which changing farming methods have made redundant. The project was not just to repair the simple, authentic and unspoiled character of the Pentireglaze farm buildings, but to create facilities for the benefit of everyone – including parking, WCs, [Changing Places Toilets](#) and covered areas, all with level access, to encourage maximum use.

The judges were particularly impressed by the use of natural, local materials and the focus on inclusivity – enabling access to a spectacular part of Cornwall's coastline in a sustainable and welcoming way.

[Visit and explore Pentire](#)

## Medical Centre, St Erme

### D3 Architects for St Erme Medical



By the early 1990s Egloserme Farm had fallen into considerable dilapidation. Since purchased by the current owners, the main farmhouse has been fully restored and now it was the turn of the adjacent barn – converting it into a state-of-the-art medical facility.

The barn has been carefully restored, including fine re-pointing with lime mortar and the retention of original features where possible. It has a new slate roof with reclaimed ridge tiles built on traditional timber trusses. New bespoke external timber windows and doors have been made by a local joinery workshop.

The judges were particularly impressed by the creative way such a specialist use has been carefully inserted into a building of such character in a thoughtful, sensitive and high-quality manner.

The full list of buildings that won good design and sound restoration awards can be seen at

<https://sites.google.com/site/cornishbuildingsgroup/awards/awards-2022?authuser=0>

**Cornwall & West Devon Mining World Heritage Site awards 2022**

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**‘In recognition of a building’s contribution to enhancing the Outstanding Universal Value of the Cornwall & West Devon Mining World Heritage Site’**

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**WHS Award for the best conservation of an historic building**

**Tavistock Guildhall**

**Gillespie Yunnie Architects for Tavistock Town Council & Tavistock Heritage Trust**



Tavistock Guildhall was bought by Tavistock Town Council in 2014 to rescue it from decline and to bring it back into public use. This award celebrates the completion of a £1.9m project to conserve, repair and convert the Guildhall to bring it back into active use.

The work carried out on behalf of Tavistock Town Council and Tavistock Heritage Trust has been light-touch and conservation-driven, and the judges were impressed by the creative way that the many ‘moments’ and uses of the building throughout its

history have been authentically incorporated into the interpretation of the building, whilst widely respecting its historic fabric.

The Guildhall is an attribute of Outstanding Universal Value (international importance) within the World Heritage Site and its careful restoration represents a considerable achievement. The quality of the building work is impressive. The Guildhall has recently been designated as the third World Heritage Site Key Centre for visitor information and interpretation.

### Discover Tavistock's 'urban jewel'

#### **WHS special commendation for the conservation of an historic building**

##### **1 & 2 Chi Tarder Karrek, Camborne**

##### **Trewin Design Architects for Coastline Housing Ltd**



This project involves the conversion of the former Holman's No.3 Rock Drill Works Showroom Building (shown here before restoration) into two level-access self-contained flats which provide supported accommodation for vulnerable local people. The completion of this conversion also marks the conclusion of the re-purposing for affordable homes at the world-renowned former Holman's Foundry.

Working with Cornwall Council, Coastline Housing ensured that original external features and the distinctive signage lettering were retained and restored where

necessary.

The showroom building along with the other historic features of the No.3 Works are attributes of Outstanding Universal Value (international importance) within the World Heritage Site and the preservation of this landmark industrial building is very much to be celebrated.

Read more about the Cornwall Mining WHS awards [here](#).

### **Update on the former Pomery's garage site in St Mawes**

CornwallLive has reported on the ongoing fight to save this much-valued local landmark. The Cornish Buildings Group Buildings at Risk Project lodged an unsuccessful listing application, lodge an opposition on Cornwall Council's planning portal and managed to get SAVE to add it to their buildings at risk list. Subsequently the inappropriate planning application was withdrawn however, it is expected, that a slightly amended proposal will soon be forthcoming. CornwallLive reported that 'Over 100 signed a petition calling for the original application to be thrown out, stating "that in terms of scale, character distinctiveness, roofline and skyline it is not in keeping with our fishing village heritage"'. Surely a case where a restoration is the better option for this local heritage asset?

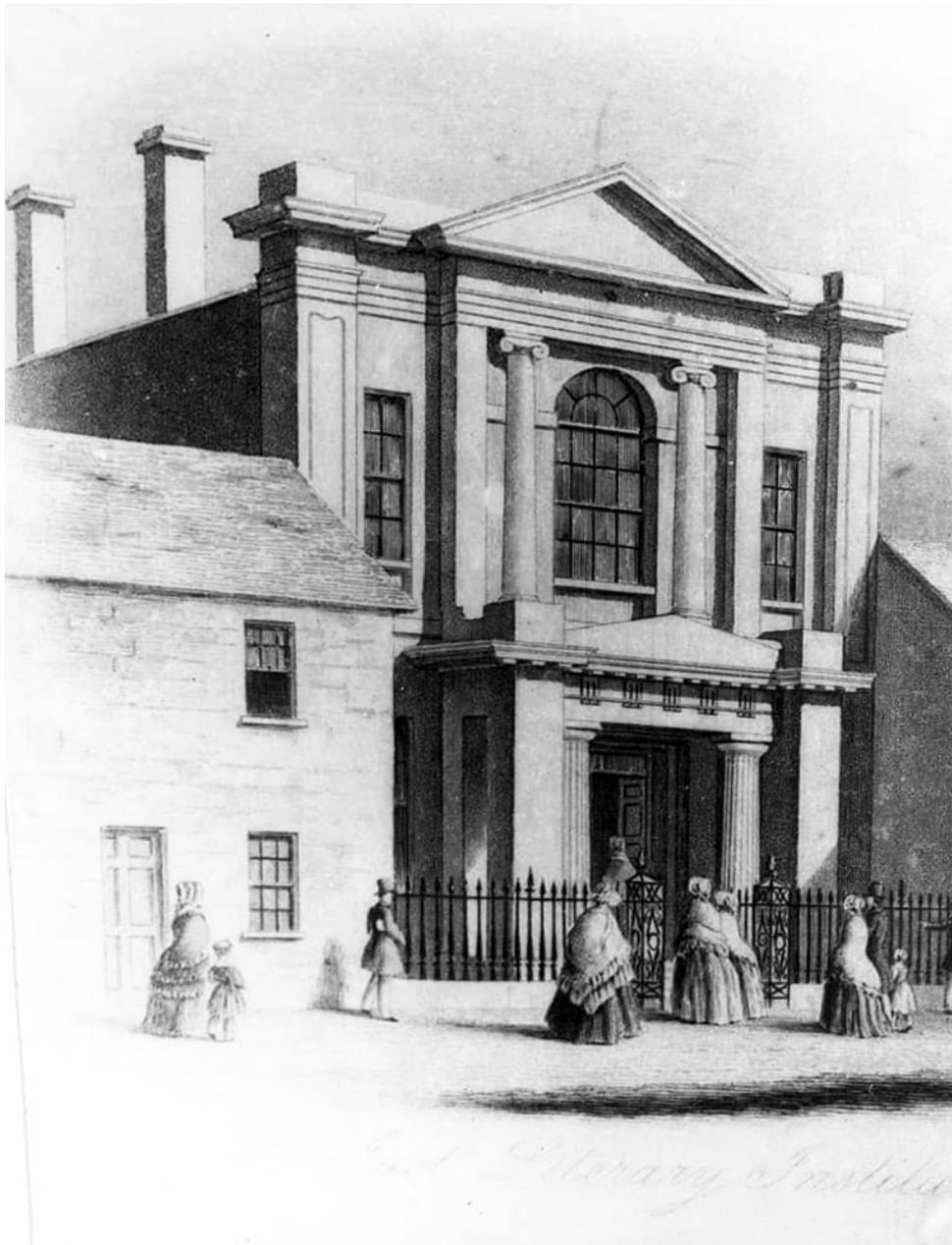
The full report can be seen at

<https://www.cornwalllive.com/news/cornwall-news/anger-cornwall-seaside-village-st-7732501>

### **Arts Council Funding**

Groups in Cornwall are to receive £6.3million over three years after being chosen for backing by Arts Council England. In Cornwall nine organisations will receive a share of just over £2.1 million each year. These include the Leach Pottery near St Ives; Hall for Cornwall in Truro and Miracle Theatre; Creative Kernow; Cornwall Museums Partnership; intoBodmin who manage the Old Library, now a creative hub. This funding will clearly help cultural events and creative activities but will also keep buildings working and off any risk registers.

### **Lafrowda Club, St Just**



The Committee and Trustees of the Lafrowda Club continue to make positive strides in rescuing a much-loved local landmark building. After some community engagement events and sharing plans and thoughts on its future, they are looking at various viability options, the most popular being to incorporate the Town History Archive with commercial lets on the ground floor, while upstairs many feel a heritage centre and community space would be fitting. The project architects (StudioWest Architects in St Just) are currently working up scheme drawings for this preferred option.

There is still a long way to go on this and the Trustees would appreciate help with practical work such as

- painting the vestibule and small front room in preparation for an exhibition of archive material relating to The Lafrowda Club and St Just in general. This exhibition will showcase more wonderful historical material and will be open throughout the Christmas period, all going well it will be launched on the Christmas lights switch on night in early December.
- The Trustees are keen to produce a tri-folded leaflet for distribution to visitors and at events giving a brief summary of the building and the plans, all contact details for getting in touch.

If you can lend a hand, please respond directly to [lafrowda.club@gmail.com](mailto:lafrowda.club@gmail.com) please start the subject line of your email with VOLUNTEER.

### **In other news**

Nice to see work progressing on the former **Tall Trees hotel in Mevagissey**. There is some way to go before the first residents can move in, but the site is now fully scaffolded and sheeted.

**King Charles the Martyr** church in Falmouth is in the process of consultation over the memorial to Thomas Corker, a 17th Century slave trader and owner and member of a prominent Falmouth family at the time. A notice has now been placed on the memorial warning of his links with the slave trade while the church considers what to do with it.

Also, nice to see the scaffold down on the Grade 2\* listed **St Benet's Abbey Tower near Bodmin**.

**And finally....**



The unveiling of the Fitzroy Barometer took place on 24 September. Mike Jenks (above) introduced the Mayor, Steve Eva, who gave a speech of welcome. This was followed by a brief talk by Mike Johnson giving a short history of the barometer and its importance to Falmouth. Mike, with his wife Helen, when on our committee, initiated the project. Mike Jenks then asked him, with Jay Gidman, to perform the unveiling. Jay was largely responsible for bringing the project to fruition, dealing with listed building applications and the design of the plaques and stainless-steel secure cabinet, supplied and manufactured by the A & P Shipyard.

Around 40 people attended the event. The Civic Society are rightly proud to have restored the barometer, an important symbol of Falmouth's maritime heritage.

# CORNISH BUILDINGS GROUP



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## Published by buildingsatrisk

Since 1969 the aims of the Cornish Buildings Group have been to stimulate interest, appreciation and knowledge of good building in Cornwall, and to encourage the erection, protection, repair and recording of such buildings. Like any amenities group, we depend on numbers, strength and support of our membership, who provide the force and knowledge that have made us effective for over fifty years. We encourage the protection and repair of historic buildings whether these are listed buildings or simply good examples of traditional building. We aim to encourage good architecture and to raise the general standard of building throughout the county. We hope that our generation may leave behind it buildings which will be looked back on with that same pleasure and enjoyment that we experience when we look at the architecture of past ages. [View more posts](#)

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