Statement Heritage

Municipal Building, The Moor, Falmouth, Cornwall, TR11 2RT

Historic Building Record, Statement of Significance and Impact Assessment

SH Ref FALMUN0524 v1.1 Submission

01/08/2024

Listed GII NHLE1269979
CSHER MCO54281 Post Medieval Library; MCO54260 Post medieval town hall, Post medieval market house (site of)
Falmouth Conservation Area
FISH terms; Public Library; Town Hall;

This statement was prepared by Daniel Ratcliffe BA MA MCIfA in May and June 2024.

The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith and on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended.

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Thanks are extended to the client and their agents for their commissioning of this document and for their co-operation and assistance in its production.

Summary

The Municipal Building was built in 1894-1896. Funded by philanthropists with contributions from central and national government it provided space for a free library, a technical school and for municipal offices and council chamber for the recently created Falmouth Rural District Council (incorporating the former Falmouth Borough Council). Historically the building illustrates the growth of local government and population in Falmouth in the 19th century and the involvement of Victorian philanthropists in social provision for liberal aims and civic life.

This fine building, by local architects, and of local materials in the Free Renaissance style, is Listed (Grade II) as of 'special architectural interest' makes a very important contribution to the Falmouth Conservation Area. It forms a strong institutional group with its predecessor the 'Old Town Hall' (Listed GII), with the Falmouth Central Methodist Church (Listed Grade II and with the former Post Office (c1909 – unlisted) strongly enclosing The Moor as the principal open public space of Falmouth town centre. The building continues to be open to the public as a civic resource, still housing the town's Library and the Falmouth Art Gallery, presenting the town's very fine art collection.

The current works are advanced with careful attention to the character, architectural and historic significance of the building. They will provide it with a higher quality roof covering, and substantially improve its energy performance, through retrofitting of insulation, air-source heating technologies, and discreet and reversible secondary glazing. Issues with water ingress from the front and rear elevations will be addressed and rectified by the reversion of inappropriate mortar repairs in the 20th century, whilst the architectural detailing of the principal elevation will be improved to address original design flaws. The works will ensure the buildings sustainability for the medium to long term.

The works have been assessed against the recently published Historic England guidance on Adapting Historic Buildings for Energy and Carbon Efficiency (HEAN 18) and are identified as compliant with the approaches that it advocates.

Contents

Common acronyms and specialist terms found in *Statement Heritage Reports*.

Architectural terms are generally taken from the Oxford Dictionary of Architecture and Landscape Architecture online version here; the glossaries provided by Pevsner Architectural Guides here and within RW Brunskill's 'Vernacular Architecture'.

Archaeological terminology is generally compliant with Historic England Thesauri available here.

Historic England's 'Introductions to Heritage Assets' and 'Designation Selection Guides' are particularly useful for thematic discussions of heritage asset classes. These may be freely downloaded here.

Adaptive Reuse. The process of reusing a heritage asset for a purpose other than it was originally designed for.

Archaeological Evaluation. The field testing of land by either remote sensing or direct interventions (digging) to establish the presence / absence, extent, type, date, significance and potential of archaeological features.

Archaeological Interest. The potential for a heritage asset (building, landscape or monument) to hold evidence of past human activity worthy of investigation.

Authenticity. The degree to which the relationship between a heritage asset, and the information sources on which its heritage values are ascribed, is '*truthful and authentic*' (adapted from the *Nara Document on Authenticity,* ICOMOS, 1994).

AOD. Above Ordnance Datum**.** Heights given in 'AOD' are quoted in metres relative to 'Ordnance Datum Newlyn'.

BCE. Before Common Era. Used in preference to the notation 'BC' when giving dates from the Gregorian Calendar.

CE. Common Era. Used in preference to the notation 'AD' when giving dates from the Gregorian Calendar.

CIfA. Chartered Institute for Archaeologists. Professional institute. Individually MCIfA (Member); ACIfA (Associate); PCIfA (Practitioner).

CSHER/HER. Cornwall and Scilly Historic Environment Record. The definitive record of the designated and undesignated historic environment of Cornwall and the Isles of Scilly, managed by Cornwall Council.

CLP. Cornwall Local Plan. https://www.cornwall.gov.uk/media/ozhj5k0z/adopted-local-plan-strategic-policies-2016.pdf . Planning determinations are expected to be in conformity with local planning policy.

CRO. Cornwall Record Office. References prefixed CRO indicate the local record office reference number of archive documents.

Designated / Protected Heritage Asset. A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

DTM. Digital Terrain Model.

GI, GII*, GII etc. Listed Buildings and Registered Parks and Gardens are graded according to their importance. GI and II* are the highest grades triggering consultation by *LPA*s of Historic England and specific protections under the NPPF.

HE. Historic England. The Government's statutory advisory body on the historic environment.

Heritage Asset. A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF).

Historic Environment. All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. (NPPF)

HIA. Heritage Impact Appraisal. A document assessing the presence / absence, significance of, and impacts to heritage assets, usually prepared in preparation of LPA consent processes.

HLC. Historic Landscape Characterisation. A technique of historic landscape analysis based on the identification of areas sharing common features, patterns and attributes related to their historic development.

IHBC. Institute for Historic Building Conservation. Professional institute.

Integrity. a measure of the wholeness and intactness of [a heritage asset] (UNESCO World Heritage Operational Guidance).

Legibility. the degree to which the values of a heritage asset are 'clear enough to read' (OED).

LPA. Local Planning Authority.

Mitigation. Measures to limit or avoid the harm of an action. Specifically used within archaeological work to refer to the processes of converting *archaeological interest* to an archive to advance understanding of a heritage asset, sometimes known as *preservation by record*.

NA: National Archives. References prefixed 'NA' indicate the reference number of archive documents held in the National Archives.

NHLE: National Heritage List for England. https://historicengland.org.uk/listing/the-list/. The definitive record of protected (designated) heritage assets in England.

Non-designated Heritage Asset. 'Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets' (NPPF). Buried archaeological remains may fall into this category, unless their significance is 'demonstrably equivalent to Scheduled Monuments' (NPPF footnote 63).

NPPF. National Planning Policy Framework. Central Government framework for planning in England.

OS. Ordnance Survey.

OS NGR. OS National Grid Reference.

OUV: Outstanding Universal Value. Used within World Heritage Site practice to describe the heritage values that make it worthy of inscription as such.

Preservation by Record. See *mitigation.*

Preservation 'in aspic'. The aesthetic presentation of a heritage asset as if its decay were frozen in time.

Preservation 'in situ'. The simplest and best form of archaeological mitigation is to leave the evidence undisturbed, i.e. through an informed foundation design.

Setting. The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.(NPPF)

Significance. The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF)

SPD. Supplementary Planning Document. Supplementary Planning Documents (SPD) build upon and provide more detailed guidance about policies in the Local Plan. Legally, they do not form part of the Local Plan itself and they are not subject to independent examination, but they are material considerations in determining planning applications.

WHS. World Heritage Site.

ZTV. Zone of Theoretical Visibility. A computer-generated prediction of the visibility of a point or group of points within a 'bare earth' model of a landscape (i.e. one in which trees and buildings are imagined having been removed). Such models deliberately over-estimate inter-visibility in order to increase the confidence by which non-visibility can be predicted.

1 Introduction

1.1. This report has been commissioned by the client to better understand the heritage values of *Municipal Building, The Moor, Falmouth, Cornwall, TR11 2RT* with a view to recording and describing the architectural significance of the property in order to inform and assess the impacts of proposals for change.

1.2. The location of the building is shown at **figure 1.** The site lies within the modern Civil, and historic Ecclesiastical Parish of *Falmouth* .

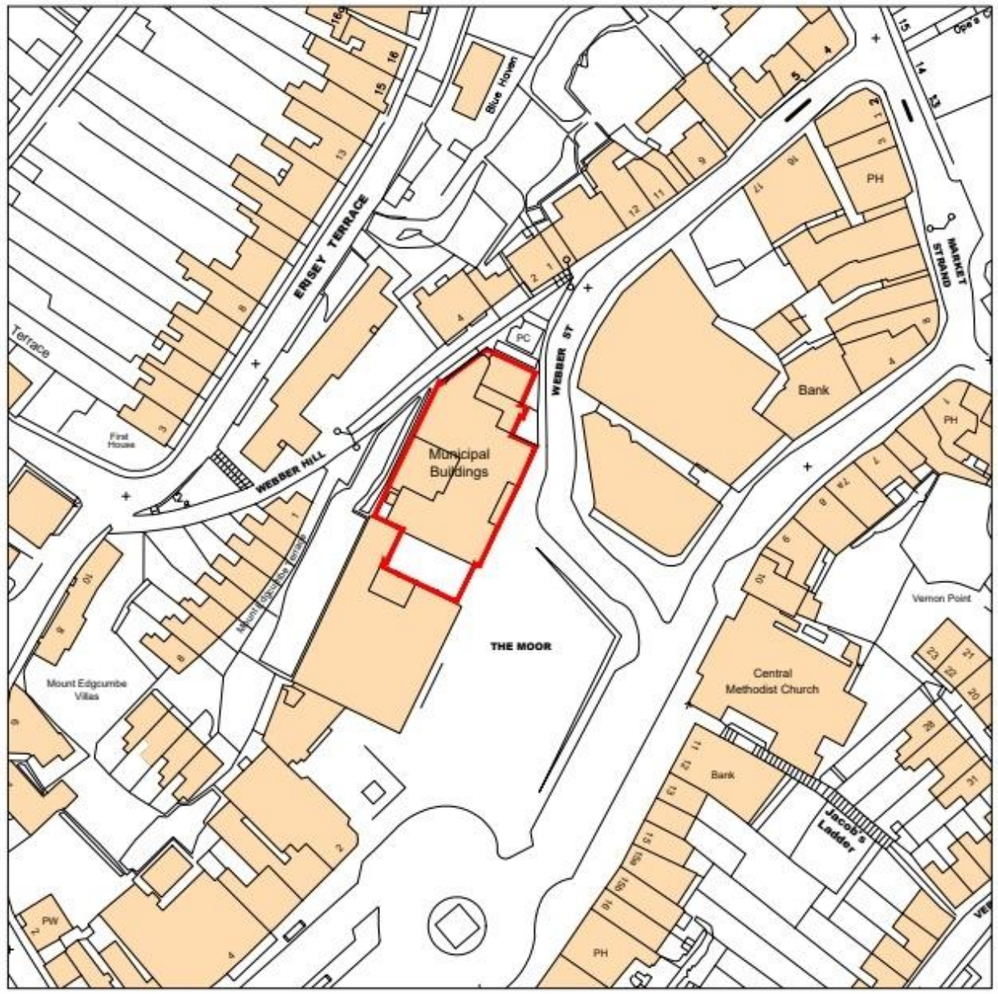
1.3. The property is GII listed (NHLE1269979) and was built in 1896 as a Free Library, Council Chamber and Science and Arts School. It was designed by *WH Tresidder*, Falmouth borough surveyor and funded with donations by *J Passmore Edwards* and *Octavis Allen Ferris*.

1.4. The methods for this assessment are informed by Historic England's best practice notes (Making Changes to Heritage Assets (Historic England, 2016) and Understanding Historic Buildings (2016), Statements of Significance (2019)) and the approach to design set out in Cornwall Council's Design Guide (2021). Work has included;

- map regression exercise of large scale (1:2500) Ordnance Survey historic maps.
- archive and bibliographic research;
- field-based recording of the building to Level 2 as defined by Historic England (2017) comprising a full photographic record and room by room description.
- significance assessment identifying the special interest of the building and its contribution to the character and appearance of the Conservation Area and the setting of surrounding listed buildings.
- impact assessment and
- formulation of mitigation and design recommendations.

1.5. Work has included ongoing consultancy advice to the client and their design team.

1.6. Consultation has been undertaken with Andrew Richards, Senior Officer (Built Environment) or Cornwall Council's Strategic Historic Environment team. The author of this report and the design team have both met with Andrew during the development of the proposals and the preparation of this report and his advice has informed the scope of the proposed works and their assessment.



Location Plan

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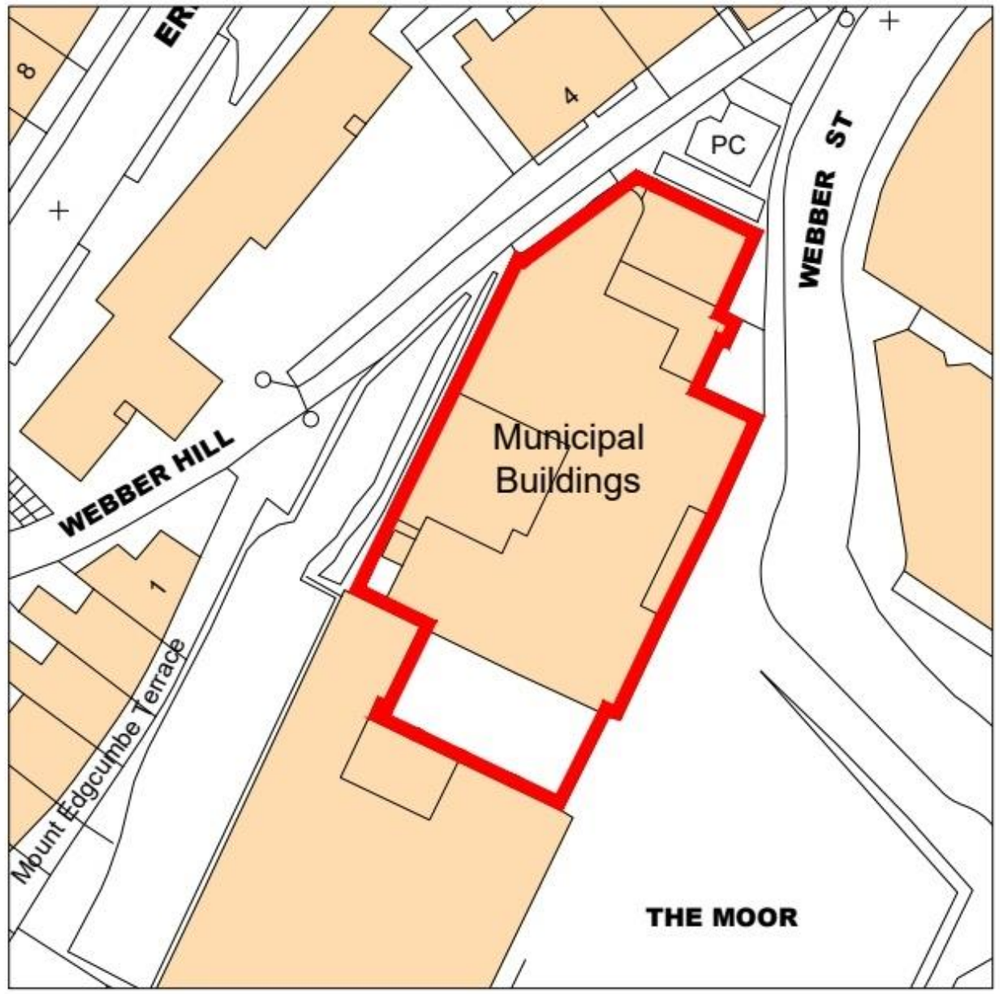
Scale 1:1250



Site Plan

0 10 20 30 40 50

Scale 1:500

Figure 1: Location

REVISION	AMENDMENT	INITIAL	DATE
-	-	-	-

STATUS

- ○ Preliminary
- ● Planning
- ○ Building Regulations
- ○ Tender
- ○ Contract
- ○ As Built

PROJECT

Municipal Building
The Moor
Falmouth
TR11 2RT

CLIENT

Falmouth Town Council

DRAWING TITLE

Location and Site Plans

RTP
CHARTERED BUILDING SURVEYORS
RTP Surveyors
Tremough Innovation Centre
Penryn, Cornwall TR10 9TA
T 01326 318599
E Falmouth@rtpsurveyors.co.uk
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Office also at Victoria
Regulated by RICS

SCALE	DRAWN BY	DRAWING NO.	REV.	SIZE
1:1250/1:500	ps	P240045-200		A3
DATE Apr 24	CHECKED BY sw			

2 Designations **(figure 2)**

2.1. The site lies entirely within the **Falmouth Conservation Area**, as extended and most recently appraised in 1998 (Berry, 1998).

2.2. The building is **listed GII** as FALMOUTH ART GALLERY AND LIBRARY; PASSMORE EDWARDS FREE LIBRARY (NHLE1269979). It is described on the list as

GVII
Free library, council chamber and science and art school, now library and art gallery. 1896, by WH Tresidder; patrons J Passmore Edwards and Octavius Allen Ferris. Squared grey limestone with granite dressings including rock-faced plinth, ashlar pilasters, moulded strings and sills, jambs, arches, copings and finials; dry Delabole slate roofs with gabled cross wings with stepped finials; central octagonal lantern with lead dome on open Tuscan colonnade. PLAN: (original use): large irregular roughly square plan with loggia and vestibule to large stair hall with imperial staircase; newspaper and reading room behind stair hall; offices and strong room to cross wing on the left; lending library, small librarian's room, wider reference library, service stair, caretaker's accommodation and rear passage to cross wing on the right; cross passages flanking reading room. 1st floor has small science room and cloakroom in front of landing; council chamber and mayor's parlour on the left and science rooms on the right. Eclectic style combining Italianate, Renaissance, neo-classical and Flemish details. EXTERIOR: 2 storeys; symmetrical 1:3:1-bay front. Cross wings have Venetian windows with inscriptions above framed by panelled pilasters, linked by 4 strings and surmounted by finials, and keyed round arch to 1st floor, and paired segmental-arched windows to ground floor; flanking end pilasters to each floor. Central distyle-in-antae Tuscan loggia; roll-moulded granite doorway with original pair of panelled doors behind, flanked by segmental-arched windows; moulded entablature above loggia (with name inscribed to frieze) surmounted by squat turned balustrade. 1st floor has 3 strings over Venetian window flanked by pilasters and narrower bays with round-arched windows. Casement windows to ground floor, sashes to 1st floor; central lights of Venetian windows of wings have glazing bars and spoked fanlight heads. INTERIOR retains most of its original features including: glazed screen between shallow vestibule and hall; granite flagged hall floor; open-string staircase with turned balusters and newels; moulded plaster ceiling cornices to principal rooms, the stair hall and reading room with deep coves, the reading room with 4 central panels; many panelled doors. The building was erected at a cost of £7,000, including £2,000 which was given by J Passmore Edwards and a bequest of £2,000 by Octavius Allen Ferris. Forms part of an important group in the centre of Falmouth, including the former Town Hall (q.v.), and comprises a good example of a Free Style library building of the late C19. (Best RS: The Life and Good Works of John Passmore Edwards: Redruth: 1981-: 45; Kelly: Kelly's Directory of Cornwall: London: 1910-: 105).

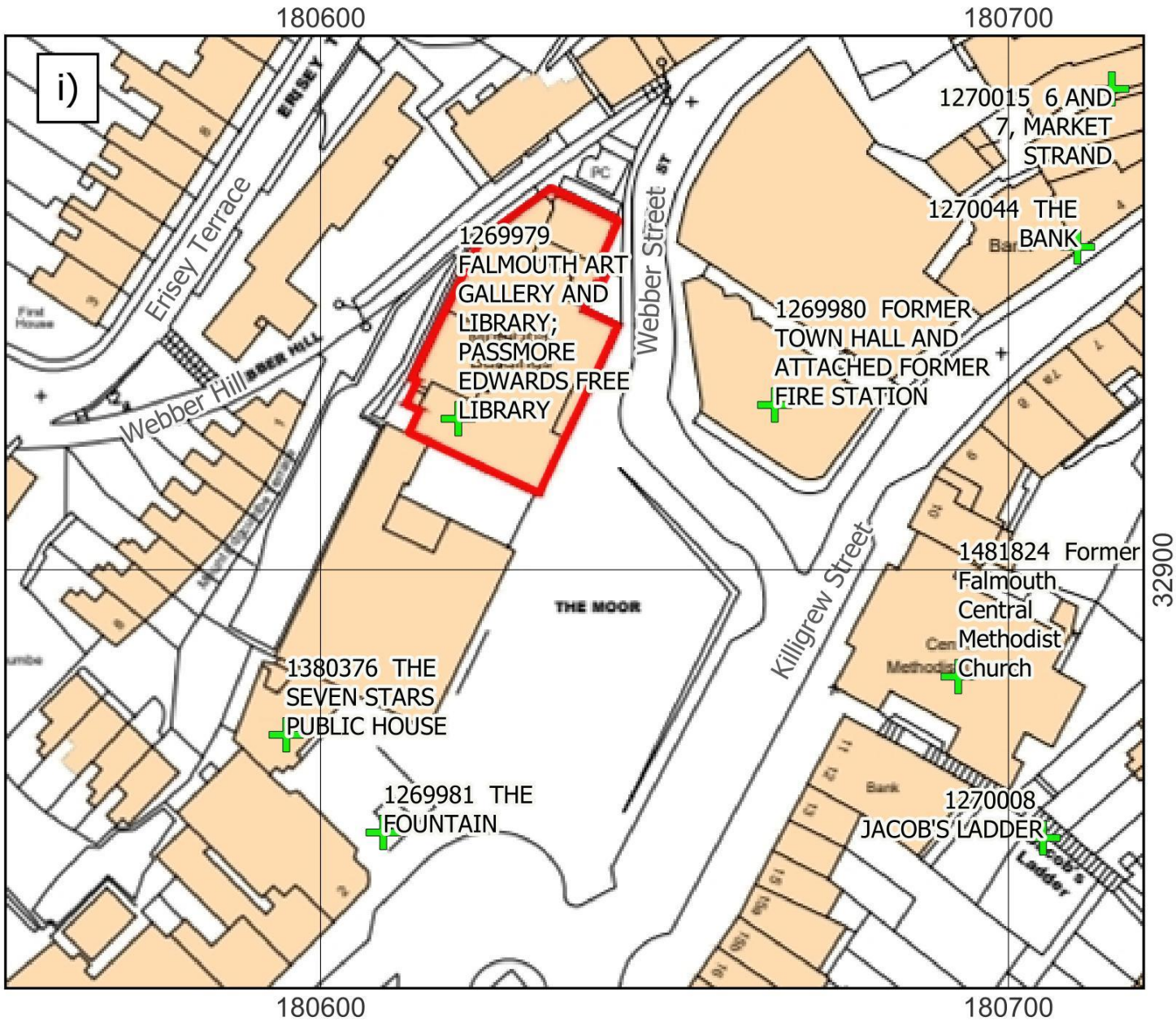
2.3. Buildings in the immediate setting (ie co-visible with the principal elevation) include:

- FORMER TOWN HALL AND ATTACHED FORMER FIRE STATION (NHLE1269980). *Summary:* Town Hall and Magistrates Court, 1864. Designed by *Reeves and Butcher* (Home Office Architects). Stucco on masonry with slate roofs in Italianate style. From 1864-1896 this building was the home of the *Borough Council,* replacing the *Old Town Hall*, on *High Street* (NHLE 1270068) originally a Congregational Chapel.
- FORMER FALMOUTH CENTRAL METHODIST CHURCH (NHLE1481824). *Summary:* Former Wesleyan Methodist Chapel, 1874-1876 by *James Hicks* of Redruth, with alterations in 1888 and 1894; exterior altered and interior rebuilt by Geoffrey B Drewitt, following bomb damage.

The special architectural interest lies in the free Italian Romanesque of its two storey principal west front with taller central entrance bay with a gable and Lombard frieze. This *is a characterful example of the work of James Hicks*, and *makes a strong and strategic contribution to the townscape, and is particularly visible when approaching from the south-west.* The interior, which dates to the rebuilding following WWII reflects *its partial destruction during the Second World War [which] is a manifestation of the public determination of the time.*

2.4. These three buildings, together with the unlisted *Former Post Office* of 1910 (CSHER MCO54280) form a very strong historic institutional group forming three sides of enclosure at the lower end of *The Moor,* the most formal open space within the Falmouth Conservation Area.

2.5. Also related to the proposal site is *THE FOUNTAIN* Listed GII, which stands within the public realm of The Moor to the south of the proposal site, but less clearly intervisible with it. The feature is thought to incorporate parts of a fountain incorporated in the first Market built by *St Peter Killigrew* in 1632, before being moved to the 1729 Market House where it is mapped on the Ordnance Survey Town Plan of 1877. Contrary to the statement within the List Description the fountain is shown by the OS in that position in 1907, and was presumably moved at the time of the demolition of the southwestern part of the 1729 Market buildings when the *Former Post Office* building replaced them in c1910.



i) Location of listed buildings around the site

ii) Municipal building (left) and Old Town Hall (right)

iii) Falmouth Central Methodist Church

iv) Old Post Office (unlisted) - photo cc-by licence, Tim Green 2012, Tim Green, cc-by licence

2: Historic buildings in setting of Municipal Building

3 Historic Background and Map Regression.

3.1. Falmouth's history is closely linked to its maritime activities, such as fishing, trading, shipbuilding, and naval fortification.

3.2. The earliest evidence of human settlement in Falmouth dates back to the Bronze Age, when a hill fort may have been built on Pendennis (a placename which includes the Cornish elements *pen-* [head, end or promontory] and *-dynas* [fort]) Point, overlooking the estuary.

3.3. In the medieval period, Falmouth was part of the manor of Arwenack, owned by the Killigrew family, who were influential in developing the town and harbour. The development of a port throughout this period was likely hindered (despite the deep sheltered water of the *Carrick Roads* by their vulnerability to coastal raiding.

3.4. Artillery fortification of the Carrick Roads / Falmouth Haven followed the break from Rome during the reign of Henry VIII- providing the Crown with substantial capital from the seizure of church and monastic property. Fearing invasion by forces from Europe Henry issued the so-called *Device of the King* in 1539, work beginning on the gun towers at St Mawes, Pendennis and Little Dennis in the following year (Johns 1992, 10).

3.5. The protection offered by the Henrician fortifications provided the stability and economic stimulus for Falmouth (then known as *Smithwicke*) to grow at first slowly in the 17th century, with a petition to the King by *Truro, Penryn and Helston* asking for *the buildings and undertakings of Mr Killigrew might be inhibited for the future* (Kirkham, 2005).

3.6. *Pendennis Castle* provided one of the last strongholds of the Royalist army, who were laid to siege for five months in 1646. A significant garrison was left at the site after the war by the Commonwealth, providing additional shelter and security for the port. During the 1650s *Sir Pete Killigrew* obtained authority to move custom facilities from *Penryn* and permission for a weekly markets and two annual fairs. This was followed by a royal charter for *Smythwicke* to become *Falmouth*, with a mayor and corporation, the Killigrews formally conferred a right to collect mooring duties from visiting vessels (ibid, 19). The construction of *Custom House Quay,* and *Market Strand Quay* as well as the commissioning of a Dutch engineer named as '*Vermuden'* to engineer a water supply, followed in the 1670s.

3.7. The core of *Smythwick* was focussed on the *Market Strand*, a small beach which still survives to either side of *Prince of Wales Pier* (NHLE1269994). The beach lies at the outfall of a now culverted stream running along what is now *The Moor.*

3.8. A pictorial map of *Falmouth* dating to 1773 (**figure 3i**) shows that by this date a small regular harbour had been created at *Market Strand*. The original market place is likely to have been to the immediate southwest of this harbour, at the foot of the historic *Moor* where the land flattens out between *Webber St* and *Killigrew Street.* The 1773 map shows this area already built out with a dense and relatively irregular pattern of buildings, a form of development typical of the building out of early modern market-places.

3.9. The first *Town Hall* for *Falmouth Corporation* was the *Old Town Hall* on *High Street* (NHLE1270068 GII*), originally built in c1710 as a congregational chapel, and presented to the *Corporation* by *Martin Lister Killigrew* in 1715. It was replaced in 1864 by the *Former Town Hall and attached Fire Station* (now the *Palacio Lounge* adjacent to the *Municipal Buildings* NHLE1269980 GII). That building was designed in his trademark Italianate style by *Charles Reeves* of *Reeves and Butcher,* reflecting its joint funding by the *Home Office* due to its combined function as a County Court. *Charles Reeves* was also the lead architect for the design of *Liskeard Guildhall* (1854, GII* NHLE1206610), also combining municipal and court functions. Both buildings acquired fire station roles in the 1890s (Ratcliffe 2024).

3.10. A Market House existed at *The Moor* prior to its rebuilding in 1792 (Drew 1824, 248). The location of the earlier market building, which the National Heritage List states dated to

1632 (NHLE1269981), is said by Drew to have been on the southeast side of the now culverted creek, which places it further southeast than that built in 1792. This 1792 building occupied the site of the *Municipal Buildings* and the *Former Post Office.* The building is shown on the Tithe Map of 1841 (NA IR 30/6/54 **figure 3ii**), at this point lying in open space, and in much more detail on the 1:500 Ordnance Survey Town Plan of c1877 (**figure 3iii**)

3.11. The 1877 Town Plan shows the *1792 Market House* as occupying the footprints of both the *Municipal Building* and the 1910 *Post Office* on an engineered site terraced into the hill to the rear. This building, shown on historic photographs (**figures 3iv and vi**) formed a courtyard of open-sided market shelters.

3.12. The northern end of the Market House was demolished to construct the *Municipal Buildings* (**figure 3v and v3i**

3.13. The construction of the building was made possible by the philanthropy of *Octavius Allen Ferris* (1805-1889) and *John Passmore Edwards* (1823-1911) both born in Cornwall together with public funds raised by the Borough Council via a penny-rate following their formation of a Free Library Authority in 1894[1]. The choice to relocate council offices from the relatively recently constructed 1864 Town Hall (now the *Palacio Lounge* to the northeast) probably reflected the expanded powers of the *Borough Council* on the creation in 1894-1895 of *Falmouth Rural District Council*. Ferris and Passmore Edwards donated £2000 each, £420 was granted by the *Science and Art Department*[2] of *South Kensington.*

3.14. The biographic details of *Ferris* are somewhat obscure. Whilst described in reports of his death as having been born in *Truro*, it appears he lived during his adult life in *Manchester* where he served on boards of health and education (Manchester Courier 03/04/1852; Cornish Telegraph 24/10/1866) . His will included a little less than £10,000 to be distributed to five Cornish towns (Redruth, Camborne, Truro, Falmouth and Penzance) on condition of the use by the Council and Local Boards of those towns, of their powers under the 1850 Libraries Act[3] to provide public 'free' library facilities by a rate-levy of 1 penny (initially ½ a penny but raised in 1855) in the pound (Commercial, Shipping and General Advertiser for West Cornwall, 20/08/1892, *Free Libraries for Cornwall*).

3.15. *John Passmore Edwards* was born in *Blackwater* , near Truro , making his career in newspapers in *Manchester* at the *Sentinel* thereafter in London as a freelance journalist. The following is based on the biographic details researched by Dean Evans and published here. Whilst in Manchester he was active in radical liberal politics as an active member of *The Society for Abolition of Capital Punishment, The Political and Financial Reform Association, The Society for the Abolition of Tax on Knowledge, The Society for the Suppression of the Opium Trade, and The Peace Society.* In 1850 he bought *The Public Good* a monthly magazine which proved unsuccessful and led to his bankruptcy. His recovery came from pamphleteering and lecturing, continuing political advocacy through opposition to the *Crimean War*, turning his fortunes around through the purchase of *The Building News,* which he made successful. Expanding his portfolio by 1869 to include the *Mechanics Magazine,* the same year paying off his earlier

[1] https://thepassmoreedwardslegacy.org.uk/category/libraries

[2] A subdivision of the Board of Trade, the Science and Art Department took responsibility for Government sponsorship of technical, design and artistic education.

[3] The Act was driven by liberal political advocates seeking to address the social ramifications of expanding urban-industrial populations, and can be seen alongside other liberal reforms of the mid-19th century such as the Parliamentary Reform Act (1832), Factory Acts (1833, 1844, 1847, 1850 and Public Health Act of 1848) and Elementary Education Act (1870) (Historic England 2016).

creditors. By 1876 he had added the London *Echo* a major daily paper to his portfolio and was generating a fortune. His philanthropy began in Cornwall after he was approached by the vicar of Mithian to fund books for a men's reading room in Blackwater (GII NHLE1312854) . He responded with an offer not just to supply 500 books but to fund a building to house them, the first of 70 public buildings he would fund in Cornwall, southern England and London. It has been estimated that 90% of his fortune was spent on philanthropic gifts, including libraries, museums, art galleries, technical schools, hospitals, public gardens and drinking fountains.

3.16. The original plans of the building as built between 1894-1896 (construction was hampered by an exceptionally cold winter in 1894/5) are reproduced at **figure 4** (reproduced by kind permission of Falmouth Art Gallery). The building as first developed is also described in articles taken from *The Builder* and *The Echo* (London), both published by *Passmore Edwards.* The article in *The Echo* (2/5/1896) noted the design of the building by *WH Tresidder, Borough Architect* working with *Mr FJ Bellamy*, and its facing in *Plymouth Limestone* detailed with *Cornish Granite* the rest of the building being in *local stone.* The building contained *entrance hall, stair, newspaper room* (the current Main Library Hall)*, lending* (now housing 'Non-Fiction') *and reference* (Non-Fiction and Catalogue Room) *libraries… above which are three commodious, well lighted rooms for technical instruction* (The Art Gallery) *for which there is a great and growing want in Falmouth.* The article notes that one wing of the building *is reserved for municipal offices with council chamber and ante room* (as surviving today, but originally with offices at ground floor level, two of which now house the Children's Library). The first floor rooms between the two main wings, directly above the vestibule are shown on the original plans as a 'Science' (presumably a laboratory) and 'Science Cloak Room' . Rooms in the northeast corner of the ground floor contained a small one bedroomed flat for a caretaker.

3.17. The *Municipal Building* was first depicted by the Ordnance Survey on the 1906 25 inch to the mile mapping (**figure 3v)** which labels it as *Free Library*. At this time the southwestern end of the Market House was still in place. The Municipal Building had not yet been extended to the north-east.

3.18. The north-east wing of the building appears to have proved unsuited to its original intended purpose of a technical and art school relatively early in its life. The *Art School* was provided with new dedicated accommodation *at the town end of Arwennack Ave* from 1902 (Commercial, Shipping and General Advertiser for West Cornwall 30/08/1902).

3.19. The rest of the *Technical School* appears to have left the building in the 1920s, when managers petitioned the Education Authority for funds for a new purpose-built premises (West Briton and Cornwall Advertiser 15/04/2024). The space released was put to the use of *Falmouth Borough Council.*

3.20. The current *Computer Suite and Reference Library* extension was first depicted by the 1933 OS 25 inch to the mile mapping (**figure 3vii**). This is the earliest OS mapping show the *Post Office* in place to the southwest of the building, and the public conveniences to its northeast. The link section between it and the main library had been constructed by the 1960s.

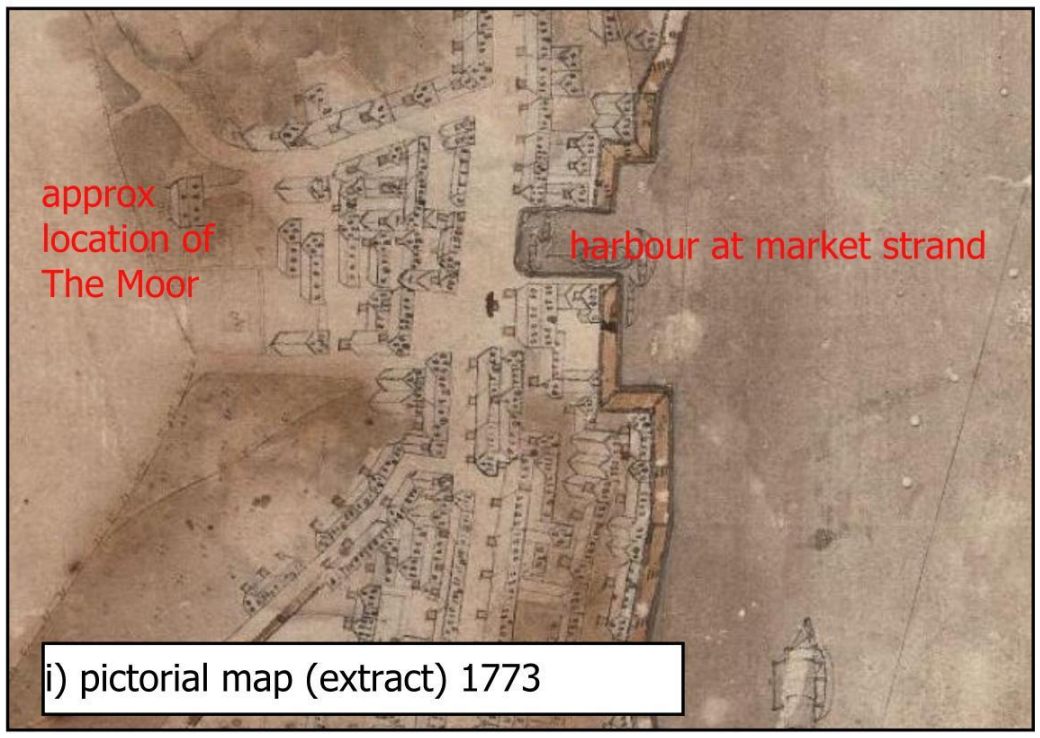
3.21. Falmouth Art Gallery in its present form opened on 12 October 1978 after government re-organisation, which resulted in the incorporation of *Falmouth Borough Council* into *Carrick District Council* and the creation of *Falmouth Town Council*. The *Library* came under the control of *Cornwall County Council* at the same point.

3.22. A grant of c.£18,000 was sought from the *South-West Area Museum Council* for the works of conversion which included partitioning, new ceilings, special lighting and a curator's room (*West Briton* 27/06/1977). The gallery opened to the public in 1978.

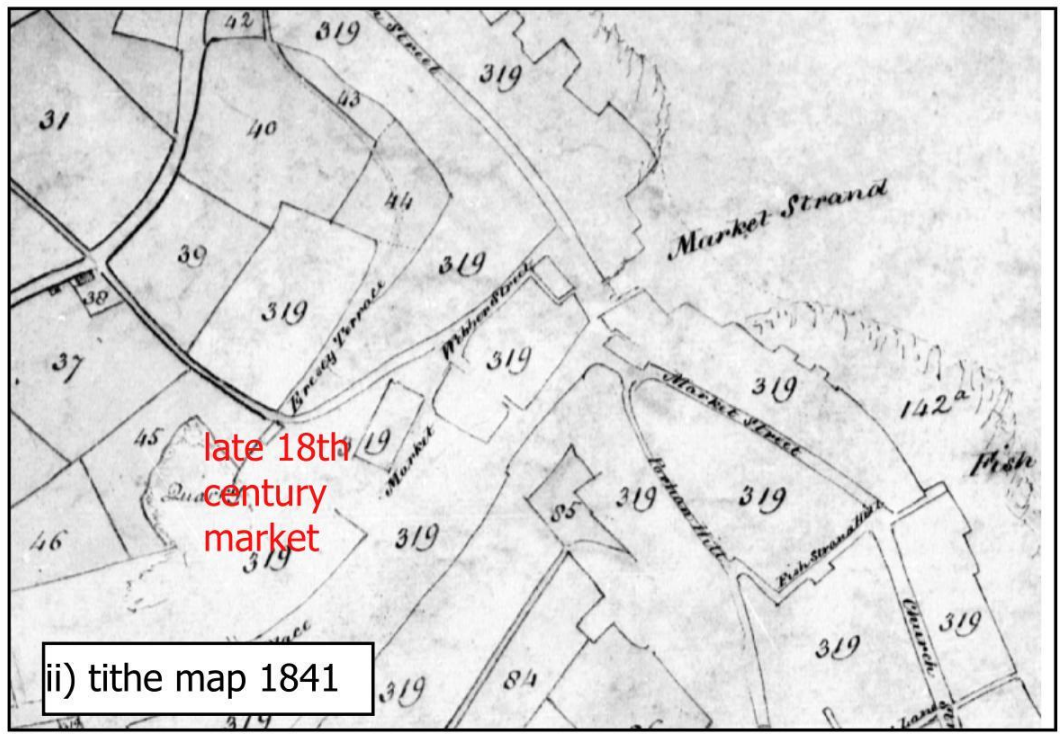
3.23. The conversion of the Town Council's existing Committee Room (probably the main room of the northeast wing, to make an additional gallery space for the permanent collection opened on 25 October 1990 (Falmouth Art Gallery 2012)

3.24. The gallery was renovated and extended (providing level access via a new tower in the northwest corner of the building, drawing on National Heritage Lottery Funding (with the *Museums and Galleries Commission*, the *Wolfson Fund*, *European Regional Development Fund (ERDF)* and the *Foundation for Sports and Arts* in 1994. The refurbishment was undertaken by the *St Ives* based architectural firm of *Poynton, Bradbury, Wynter, Cole* and was formally opened on 31 May 1996[4]. Drawings submitted with planning matters for this work show that the current fittings and layout of the *Gallery* in the historic parts of the building, including the current flooring and wall linings (behind which the drawing show the installation of '*100mm block linings to all external openings behind new wall finishes'* and the *'reinstatement of original roof lights'* to gallery spaces 1 and 2 (Drawings by *Poynton Bradley Wynter Architects* supplied by design team).

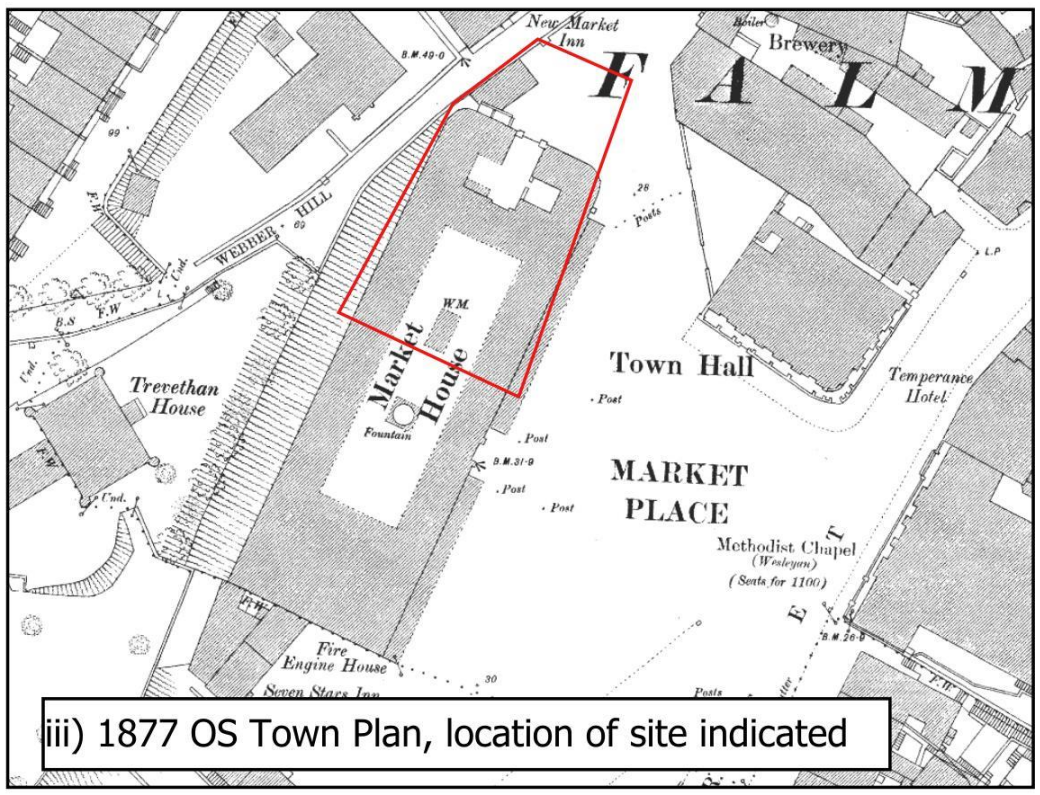
[4] https://poyntonbradbury.co.uk/projects/falmouth-art-gallery



i) pictorial map (extract) 1773

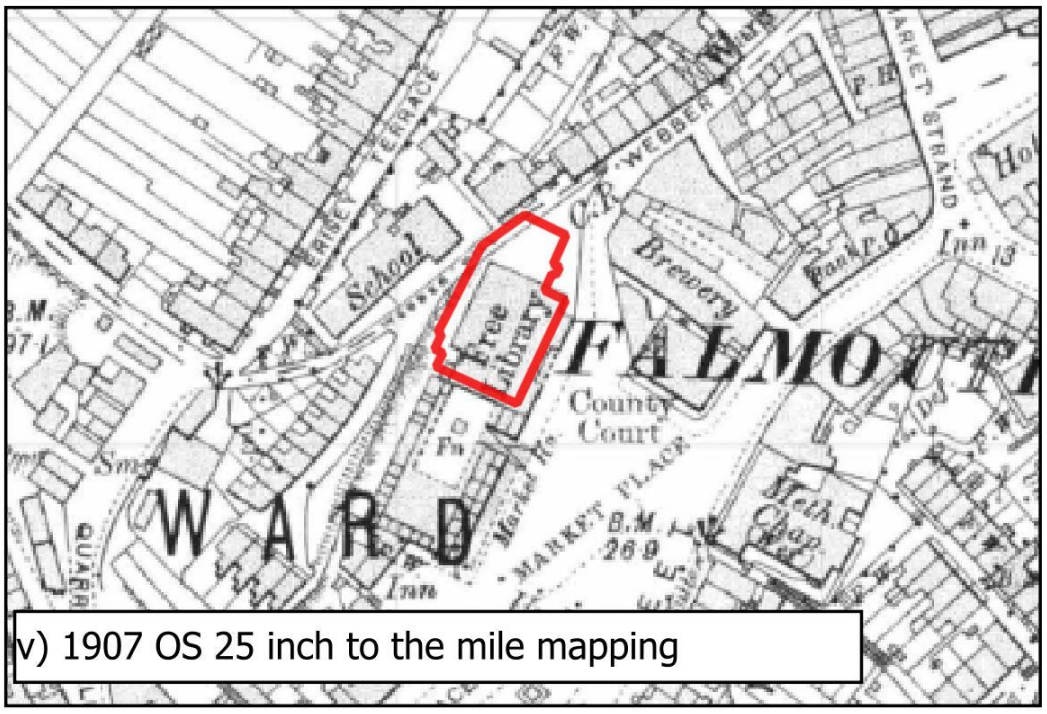


ii) tithe map 1841

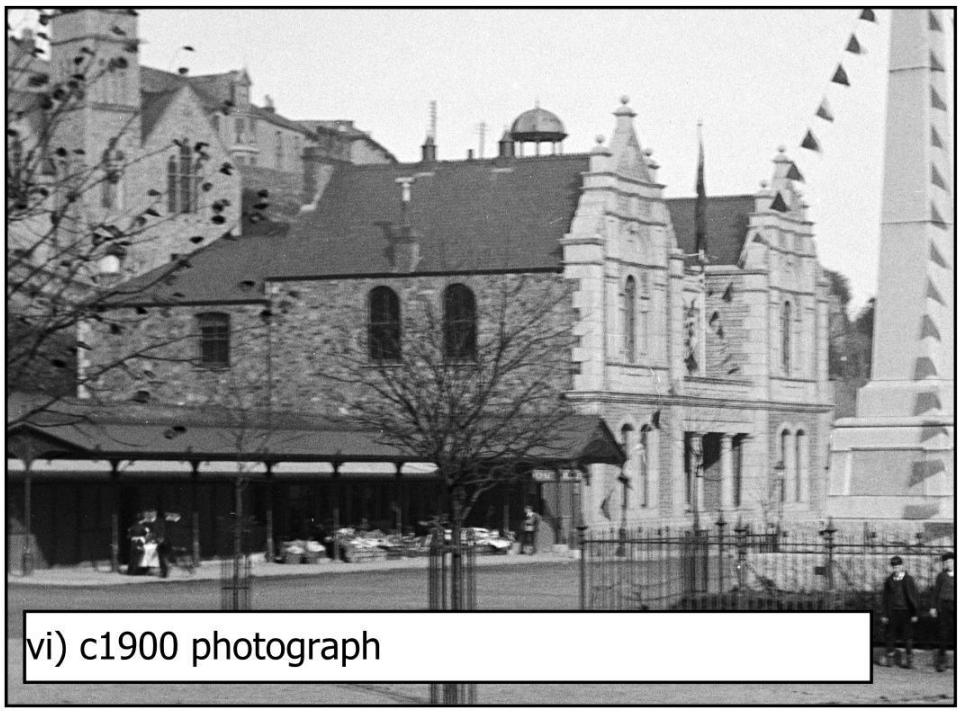


iii) 1877 OS Town Plan, location of site indicated

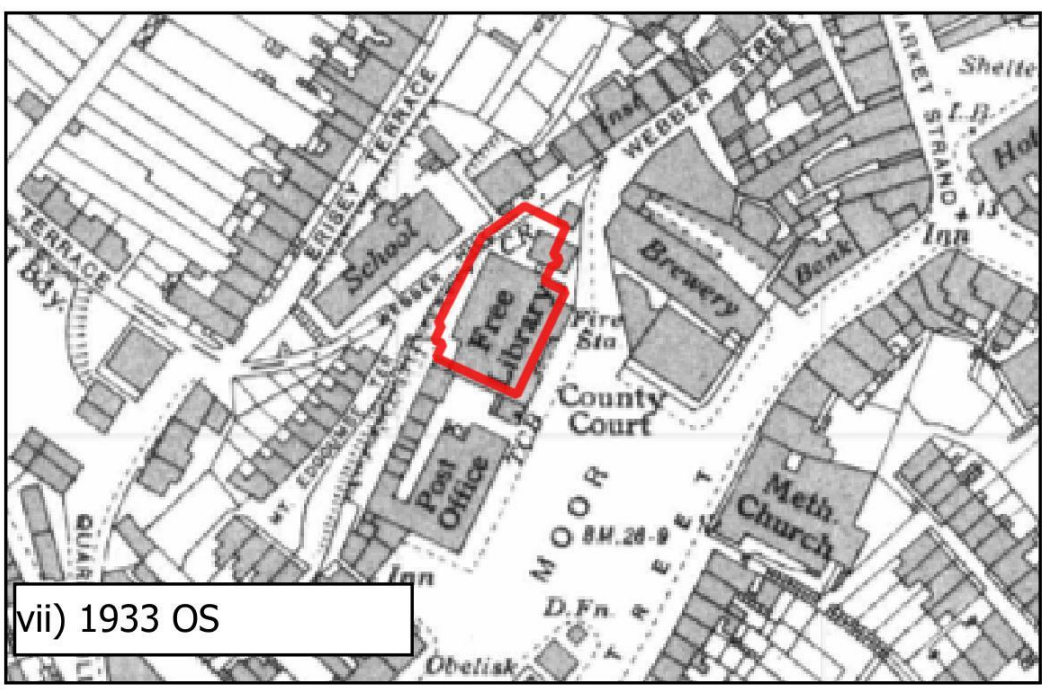
iv) photograph of the old market before the 1890s



v) 1907 OS 25 inch to the mile mapping



vi) c1900 photograph



vii) 1933 OS

3: Historic images

4 Site Observations

4.1. The *Municipal Building* and its immediate surroundings were inspected and photographed by Daniel Ratcliffe MA MCIfA on 9th May 2024, making a photographic and annotated record of external elevations and principal internal spaces to Level 2 as set out by Historic England (2016).

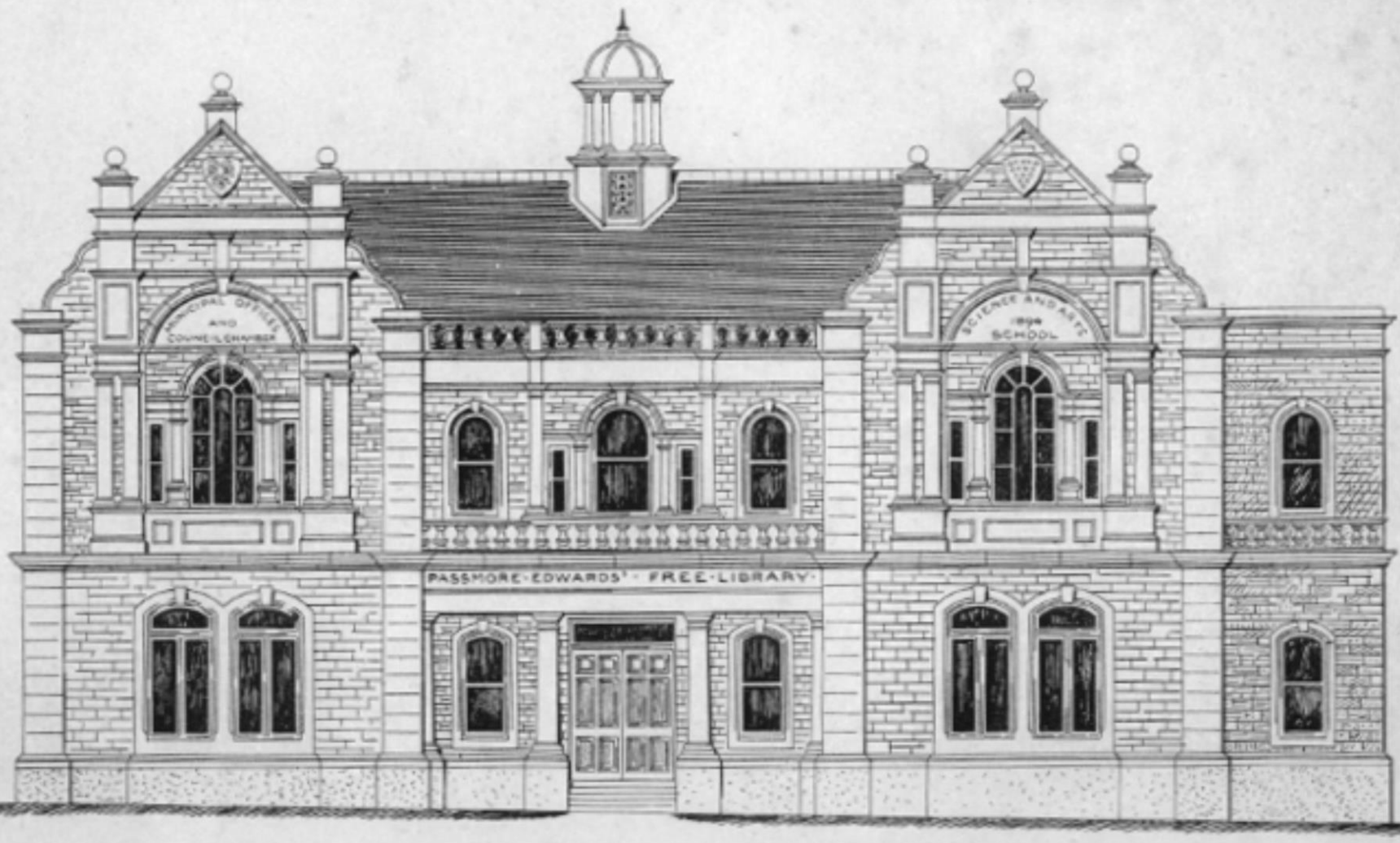
4.2. Photography was undertaken using an OM Digital Solutions (formerly *Olympus*) OM-5 mirrorless interchangeable lens camera (MILC) with a 20MP sensor using a 14-42mm and 9-18mm micro-four-thirds lenses as appropriate to subject. Use of on-camera flash was restricted to the roof space, with all other photographs making use of available light. Our full archive for this project will be curated within Statement Heritage archives and can be accessed at the request of the client.

4.3. Plans of the building as built and today are included at **Figure 4 and 5**. The planform of the building forms an extended and infilled H shape, presenting two wings (each with a principal room to each storey) to either side of a central stair hall core. Behind this core are architecturally subservient (lower in ridge height) two-storey ranges behind the wings. Behind the southwest wing that containing the *Mayors Parlour* has a hipped roof and continues the alignment of that wing. Behind the northeast wing the building is extended by a double pile range (originally containing the *Technical School, Reference Library* and *Caretaker's Flat*) which is set perpendicular to and slightly projecting from it both with hipped roofs.

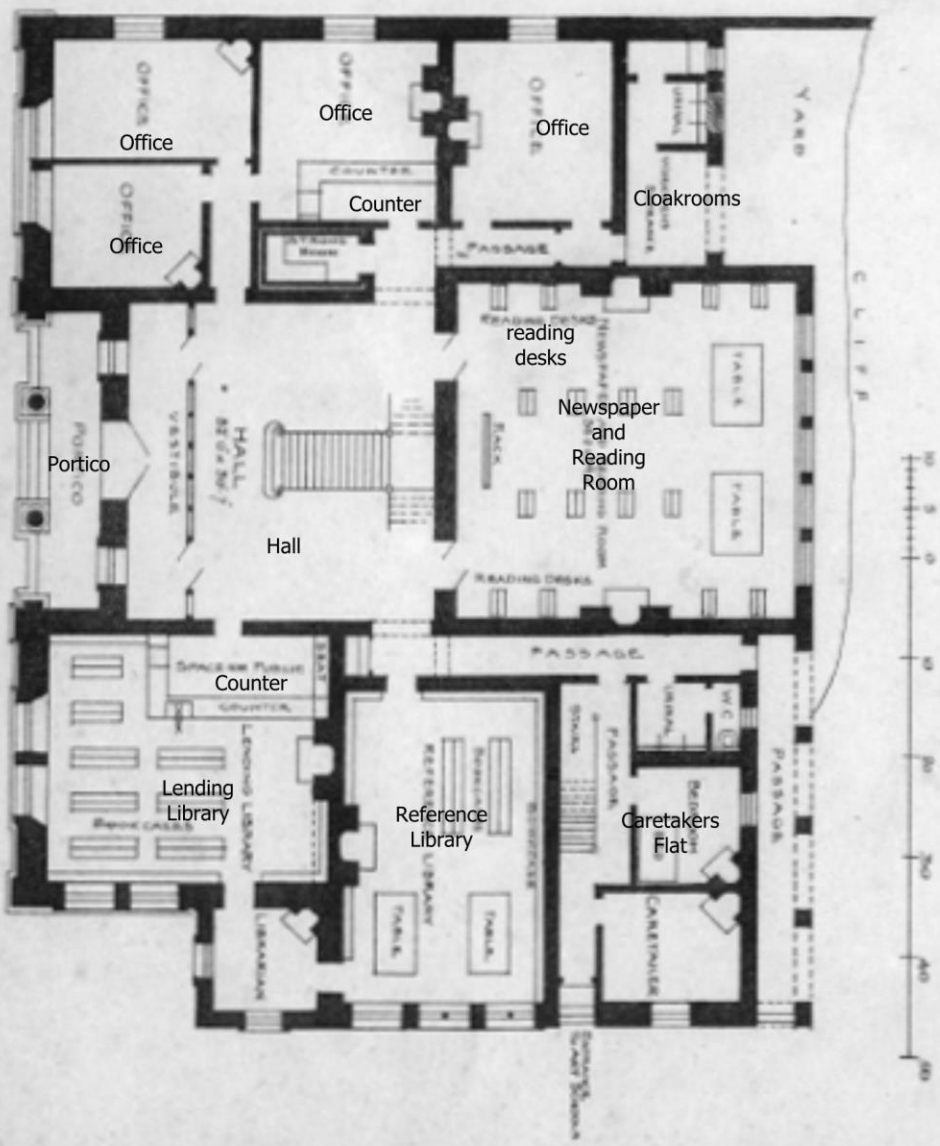
4.4. Roof coverings have been reviewed separately by slate supplier *SSQ* within project document *SSQ Riverstone Natural Slate Roofing Specification: Municipal Buildings.* The report notes that the majority of *the front roof slope is fixed with 60 x 30 Delabole slate [with the] majority of the remaining roof slopes consisting of poor quality Spanish Slate and fibre cement slate. There are also limited areas fixed with small gauge reclaimed slate.*

THE PASSMORE EDWARDS FREE LIBRARY
THE MUNICIPAL OFFICES AND SCHOOL OF ART FALMOUTH

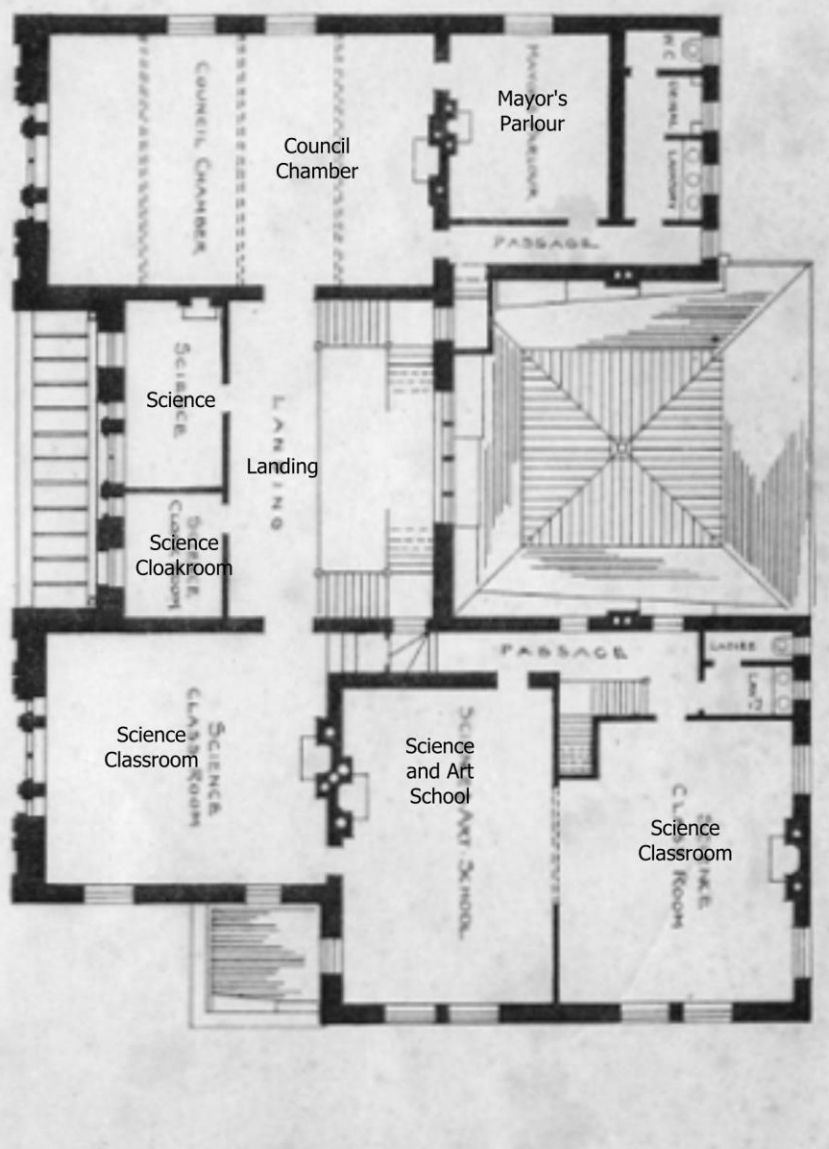
W.H. TRESIDDER ARCHT



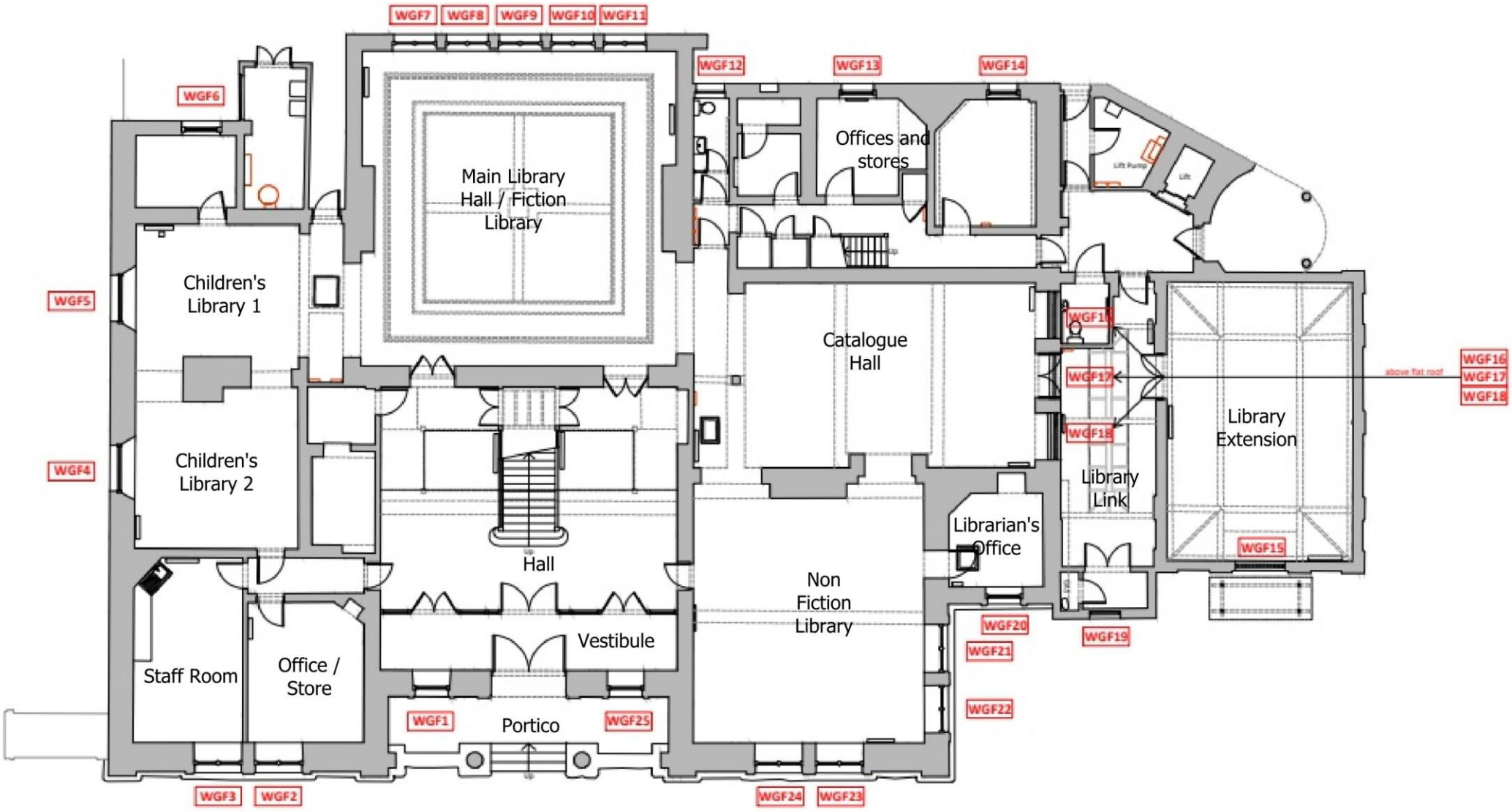
GROUND PLAN



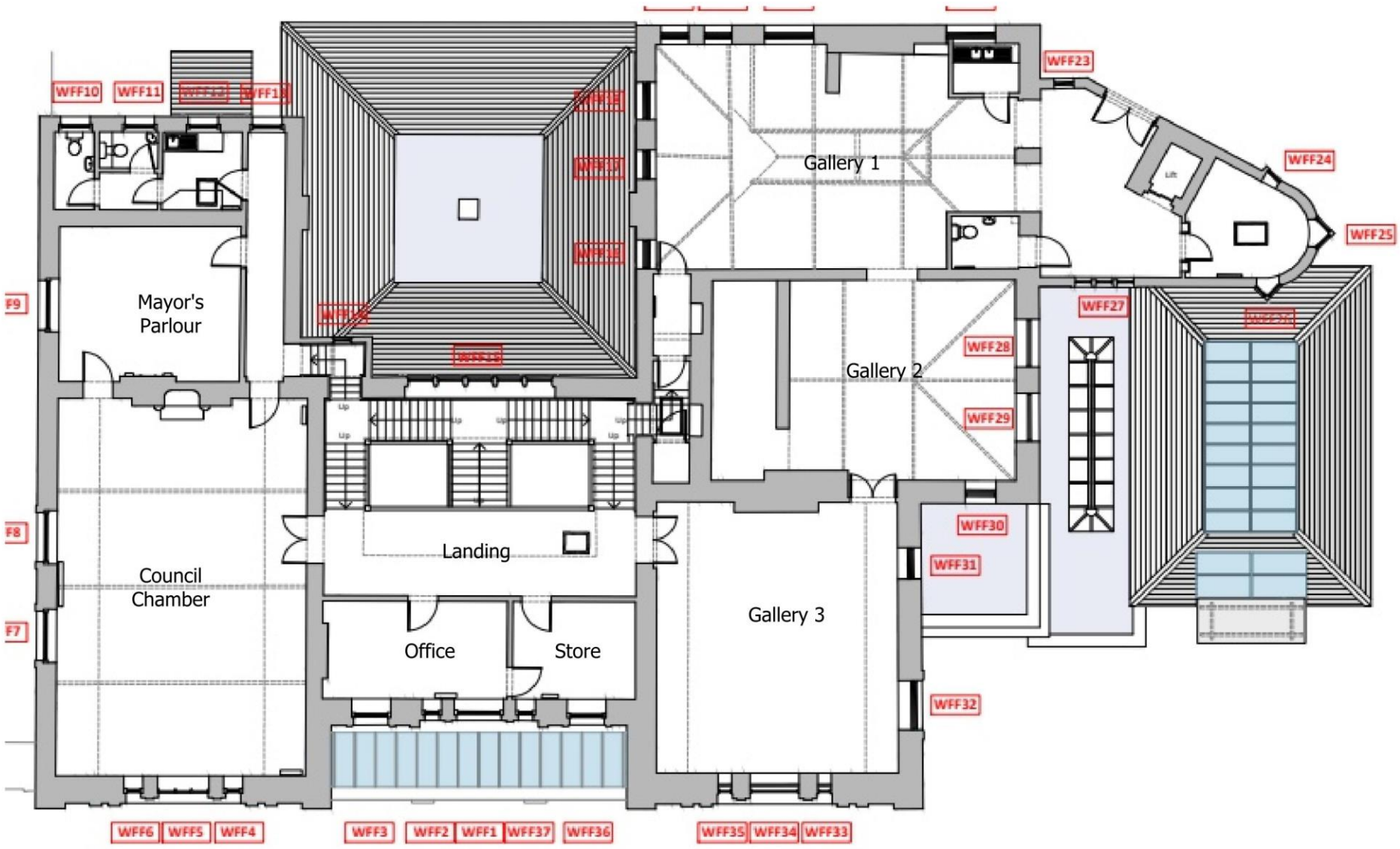
FIRST FLOOR



4: Original plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

5: Existing plan

External elevations:

4.5. The principal southeast elevation of the building addresses and forms one side of the public realm at the lower end of *The Moor*, forming a strong group with the Listed *Former Town Hall* and *Former Methodist Church.*

4.6. The elevation, of coursed Plymouth Limestone, dressed with granite, is shown at **figure 6i.** The mass-walling and architectural details are fair-faced, the granite plinth rock-faced.

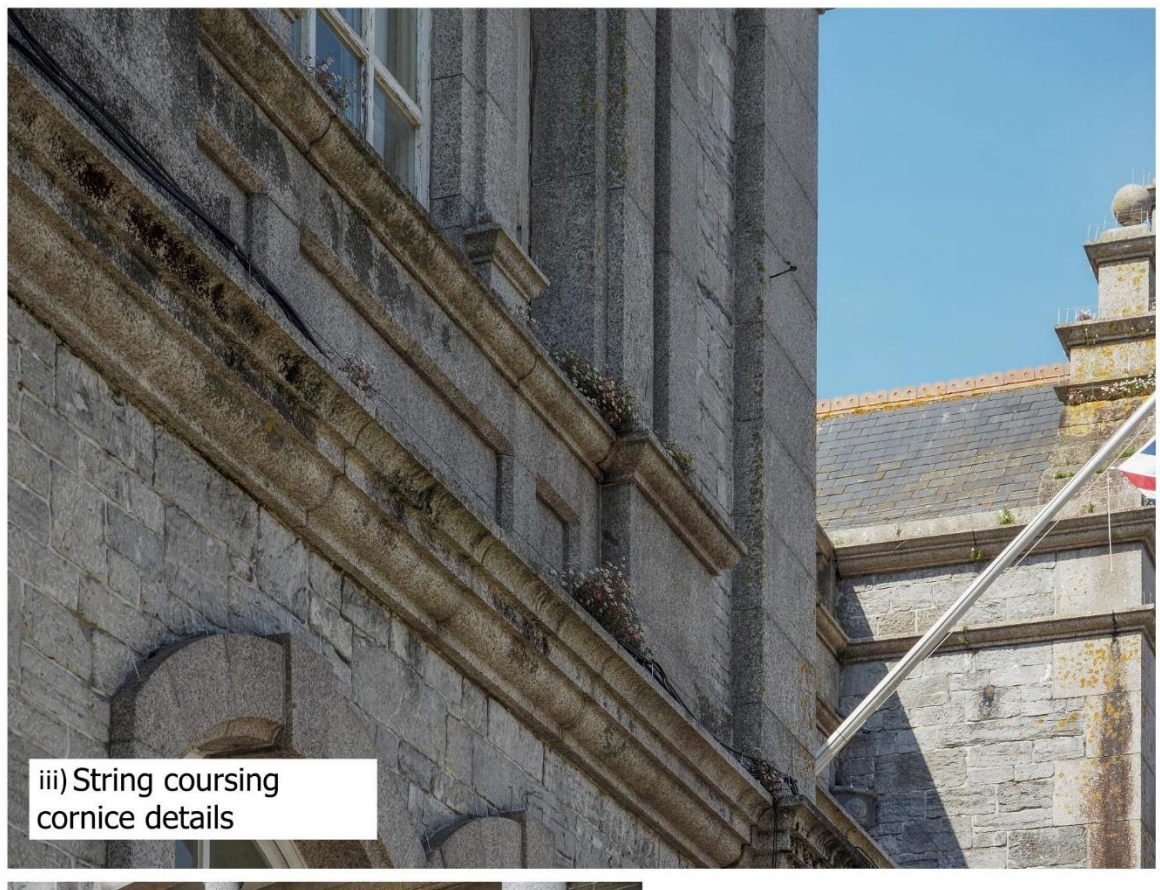
- The style can be described as *Free-Renaissance* borrowing from neo-Classical, Italianate, and Flemish traditions. The two wings have first floor Venetian windows each inscribed according to the original function of the wing - respectively 'MUNICIPAL OFFICES AND COUNCIL CHAMBER' and 'SCIENCE AND ART SCHOOL 1894'. The wings have richly ornamented gables with pilasters framing the Venetian windows, spanned and detailed with four moulded string courses, and topped by ball finials. A further larger string course delineates the ground floors, each having paired windows with segmental arched heads with keystones.
- Between the two gables is a portico *distyle-in-antis* (two columns set between side walls) with moulding details conforming to the *Tuscan order* (a Roman style, comprising simple unfluted column, base and capital under a relatively plain entablature). Forming the main entry into the building, accessed by 4 granite steps detailed with a simple cast iron rail (**figure 6iv**), the portico is labelled 'PASSMORE EDWARDS FREE LIBRARY' below a balcony with square vase balustrade in front of 3 window bays, the central being a smaller Venetian window with three strings, between semicircular keystoned openings. The parapet is detailed by a further square vase balustrade. Above is sized natural slate incorporating some reused Delabole slate[5], but probably reset during late 20th century roofing works discussed above. The ridge is of crested ceramic tiles, and the building surmounted by an octagonal lantern with copper dome above round columns. The base of the lantern is slated (possibly in later slates) with a central grille relating to the internal ventilation arrangements.
- The fenestration of the elevation at first floor and in the windows within the portico, matches the patterns shown on the original elevation drawing **figure 4** although there has been modification of the windows of the wings with a slight change in design. We understand from client that the first-floor windows above the portico were replaced in recent years using well detailed like-for-like replacements.
- There are four inscribed foundation stones within the plinth, recording their laying by Passmore Edwards and members of his immediate family on 13th April 1894. .
- The detailing of the string courses (**figure 6 ii and iii**), which have flat tops, has been identified by the scheme architect as performing poorly in shedding water from the elevation. Vegetation, mostly Sea Thrift (*Armeria maritima*) likely seeded from guano, is colonising the ledges, despite the provision of anti-roosting spikes and wires.

4.7. The southwest elevation is shown at **figure 7i**. Originally abutting the earlier *Market* (a roofline scar is visible at the lower right-hand corner of the elevation) the elevation does not share the fine stonework of the principal elevation and is instead faced in semi-coursed local killas sandstone rubble with brick dressings around the windows, which retain probably original 4 and 8 pane horned vertical sashes. The eaves steps down to the left, above the *Mayor's Parlour,* reflecting its separate roof structure and subservience to the front of the building. The roof shares the same sized natural-slate roof coverings as the principal elevations, reusing the original crested roof tiles. Two ventilation cowls relate to the internal ventilation system, shown on historic photographs and apparently of painted zinc.

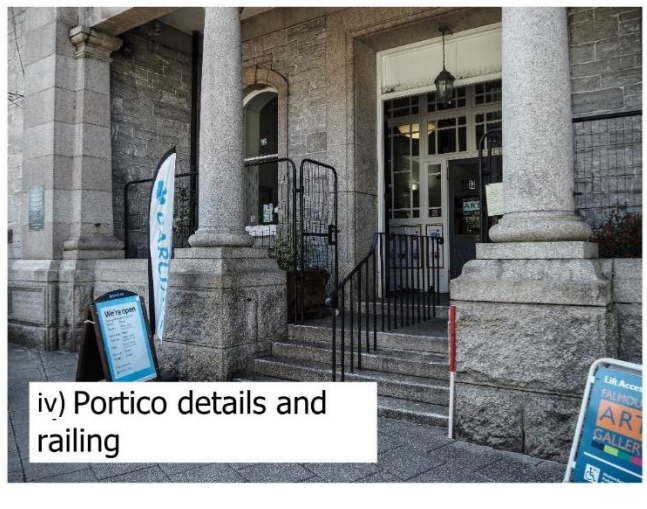
[5] See separate SSQ slating report 2024

i) Principal south-east elevation

ii) Gable coping details



iii) String coursing cornice details



iv) Portico details and railing

Figure 6 South East Elevation (main building)

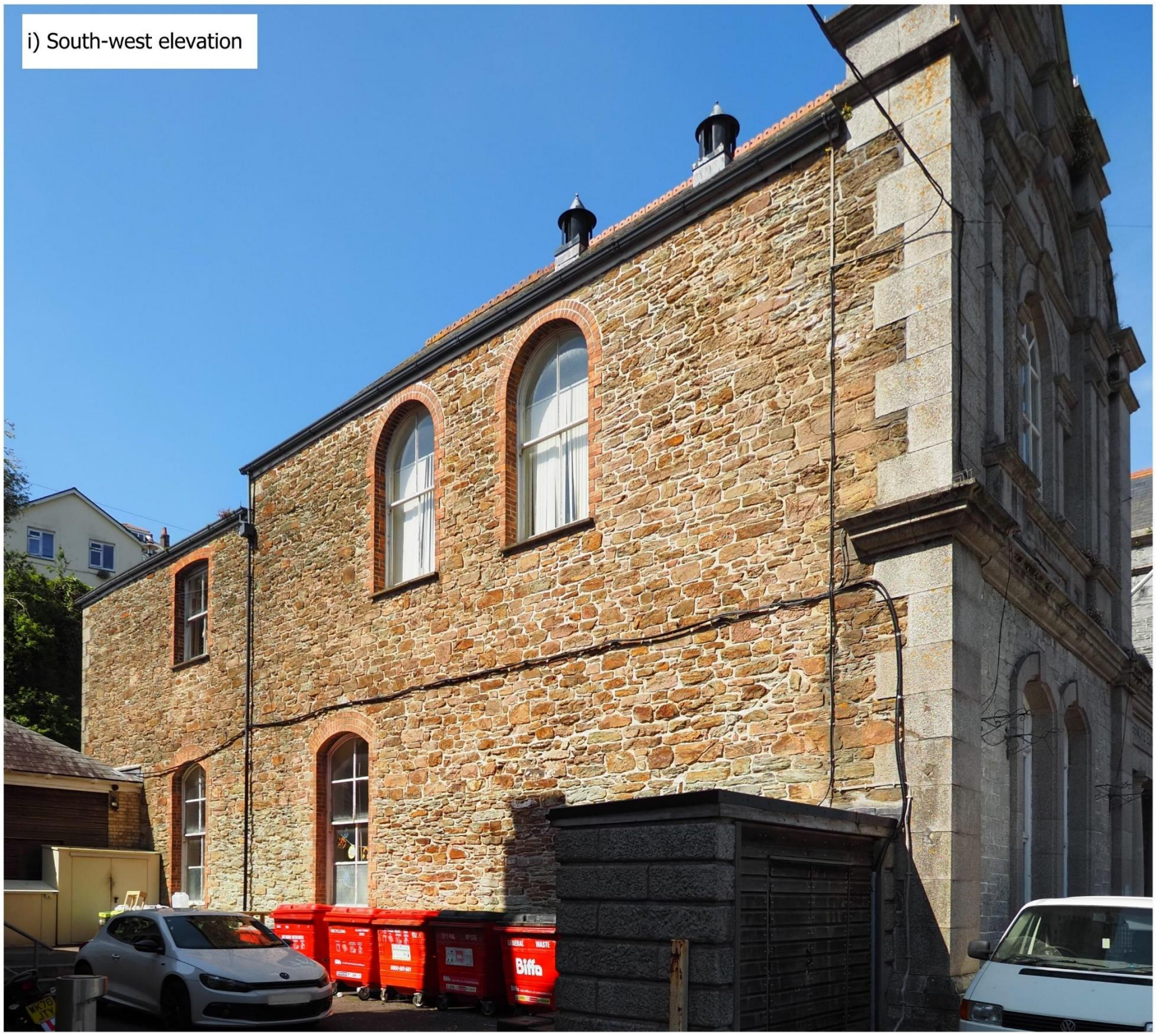


Figure 7: Southwest elevation

4.8. The northwest elevation is shown at **figure 8.** As with the southwest elevation the walling is of killas rubble with red brick used to dress openings. The building here, reusing work likely undertaken for the earlier market which occupied the site stands in an engineered terrace (probably originally a quarry) below *Webber Hill* which provides an elevated viewpoint from which the roofs of the building can be appreciated. The roof forms are mostly hipped, with simple ceramic ridge tiles. Slating matches other parts of the roof already described, except in the flat central section above the *Newspaper Reading Room* a modern intervention replacing a room indicated on historic plans to have formed a four-sided pyramid. Historic ventilation cowls (probably originally similar to those above the Council Chamber) have generally been replaced with simpler modern vents (as shown on **figure 8i**) and a number of chimney stacks have been removed, the only survivor rising from the northeast wall of the southwest wing within the rear-facing roof slope of the central range. Windows in the side ranges are mostly original 12 pane horned vertical sliding sashes. The *main stair Hall* is lit in its rear elevation by a large late-16th century style mullioned and transomed window. The ground floor of the rear ranges integrates large open arcades providing service areas. **Figure 8iii** shows a detail of the lantern. **Figure 8iv** shows a detail of the modern (now blind) roof lights in the north faces of the original *Technical School Rooms* (*Gallery 1 and 2*).

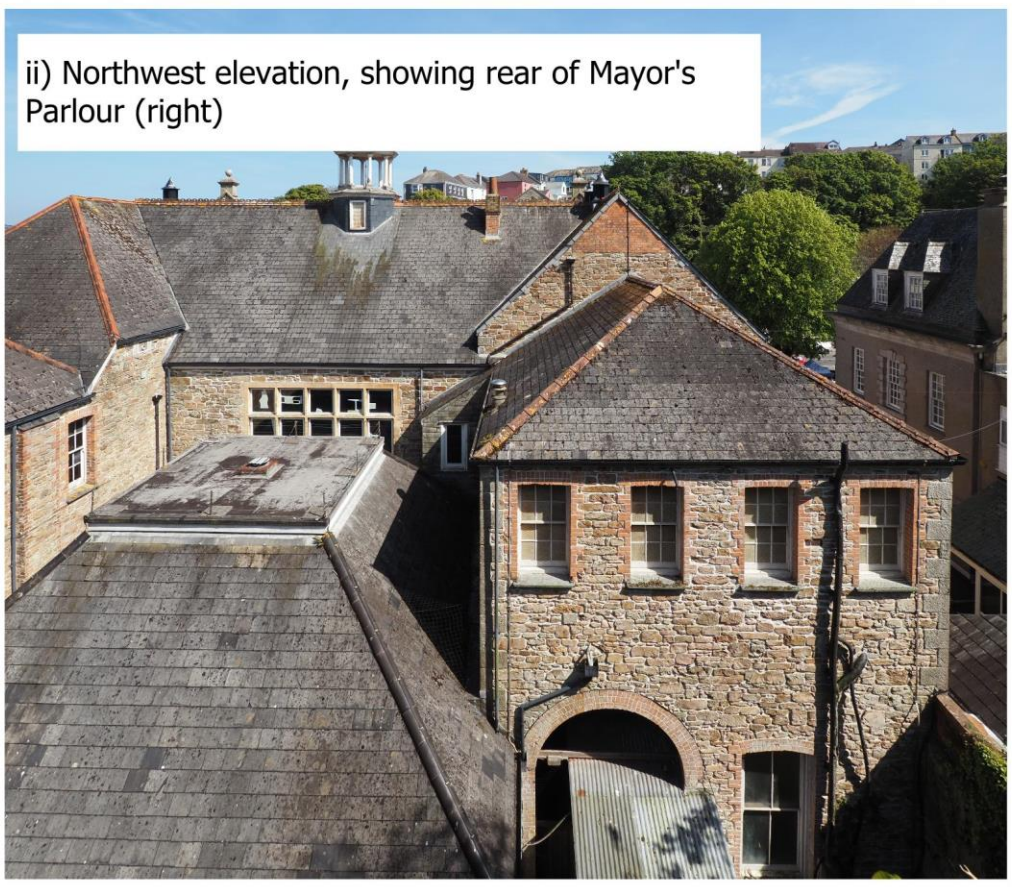
4.9. The northeast elevation is shown at **figure 9.** The elevation shares the limestone and granite facings and detailing of the principal elevation, reflecting that this elevation would be the first impression of the building when approached from *Market Strand* via *Webber Street* which leads directly to the *Prince of Wales Pier.* The elevation is partly hidden behind the tall lantern clerestory of the *Library Extension* (**figure 9iii,** iv) dating to the early 20th century, the mass walling of which is behind a *Tyrolean* style splatter render. The extension is shown on 1930s OS mapping as linked to the main building by a short narrow corridor, but in the later 20th century was connected by a wider link section. The clerestory is formed of timber small pane windows each with 6 panes.

Interior

4.10. The main entrance to the building retains its original 6 panel double doors (**figure 10i**) leading into a vestibule, separated from the *Entrance Hall* via an original timber screen (**figure 10ii**) which incorporates three sets of double doors and margin glazing. The vestibule opens into the *Hall* (**figure 10iii**) the main features of which are its granite flagged floor, the moulded cornice around its ground floor ceiling and a central bifurcated open string staircase with turned newels and balusters, and lit by a mullion and transomed window – this incorporating modern stained glass designed in 2009 by service users of *Falcare* with Heritage Lottery Funding[6]. Doors to side rooms are mostly original with panel doors in moulded cases. Further part glazed double doors lead into the former *Newspaper and Reading Room*, now the main library hall containing the fiction collection.

4.11. The *Main Library Hall* originally the *Newspaper and Reading Room* is shown at **figure 11.** Within the wider plan the space lies centrally in the northeast elevation, behind the northeast wing. The room has a coffered ceiling with central floral iron ventilation grille and an original plaster cornice and is lit by 5 openings in its northwest wall fitted with original casement windows with opening top lights. The room was originally heated by open fireplaces in the southwest and northeast side walls, both now blocked. The room is fitted with modern shelving and effective and discreet suspended lighting arrays. Large modern openings have been created in both the northeast and southwest walls to create more open and accessible access into the *Catalogue Hall* and *Children's Library.* Original plans show the room was originally furnished with two large tables (for laying out newspapers) and 16 reading desks.

[6] https://www.falmouthartgallery.com/assets/documents/HLF_Stained_Glass_Project_leaflet.pdf



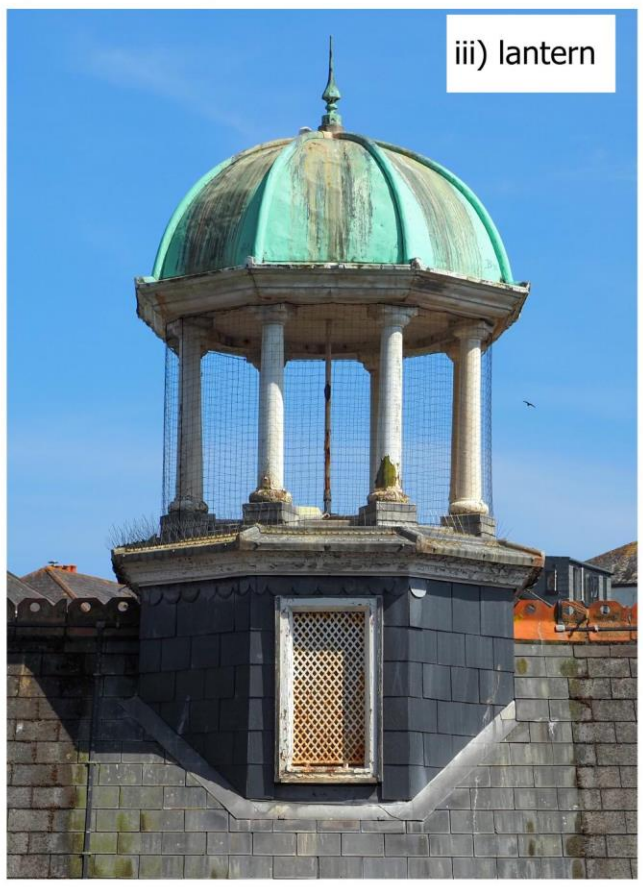
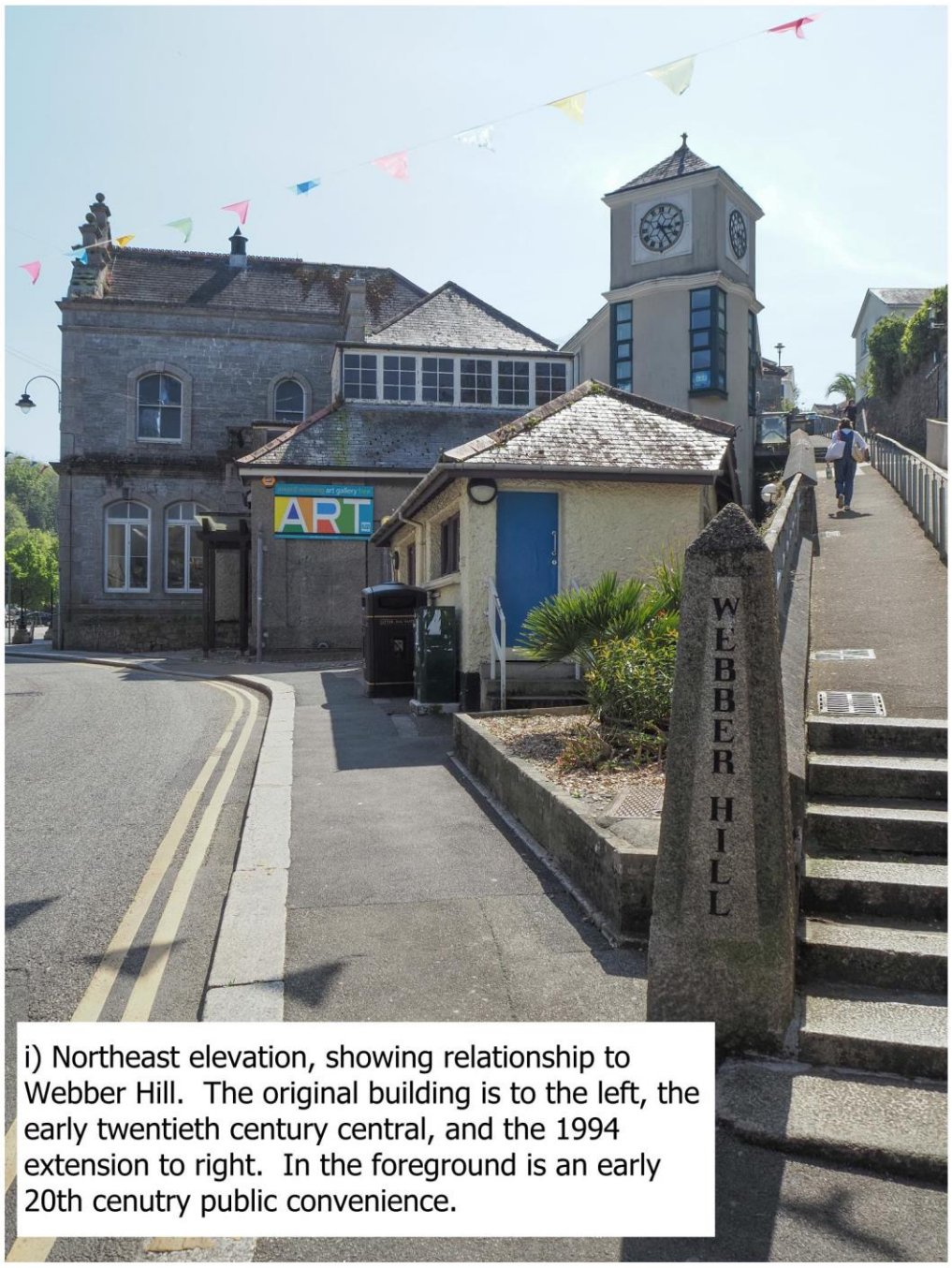


Figure 8: Northwest elevation



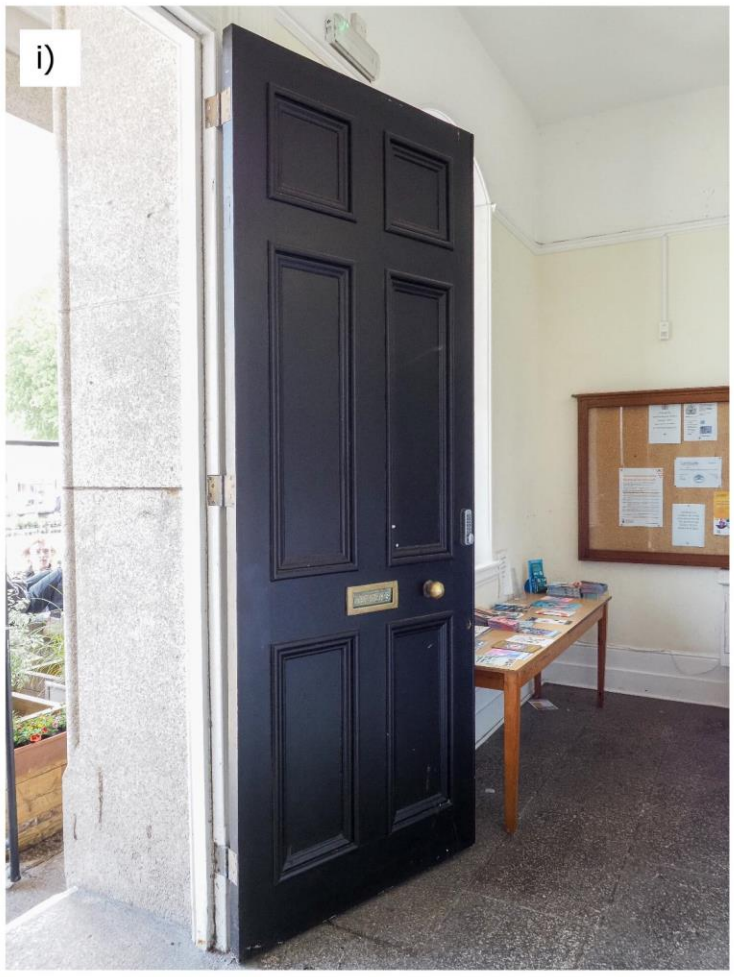
i) Northeast elevation, showing relationship to Webber Hill. The original building is to the left, the early twentieth century central, and the 1994 extension to right. In the foreground is an early 20th cenutry public convenience.

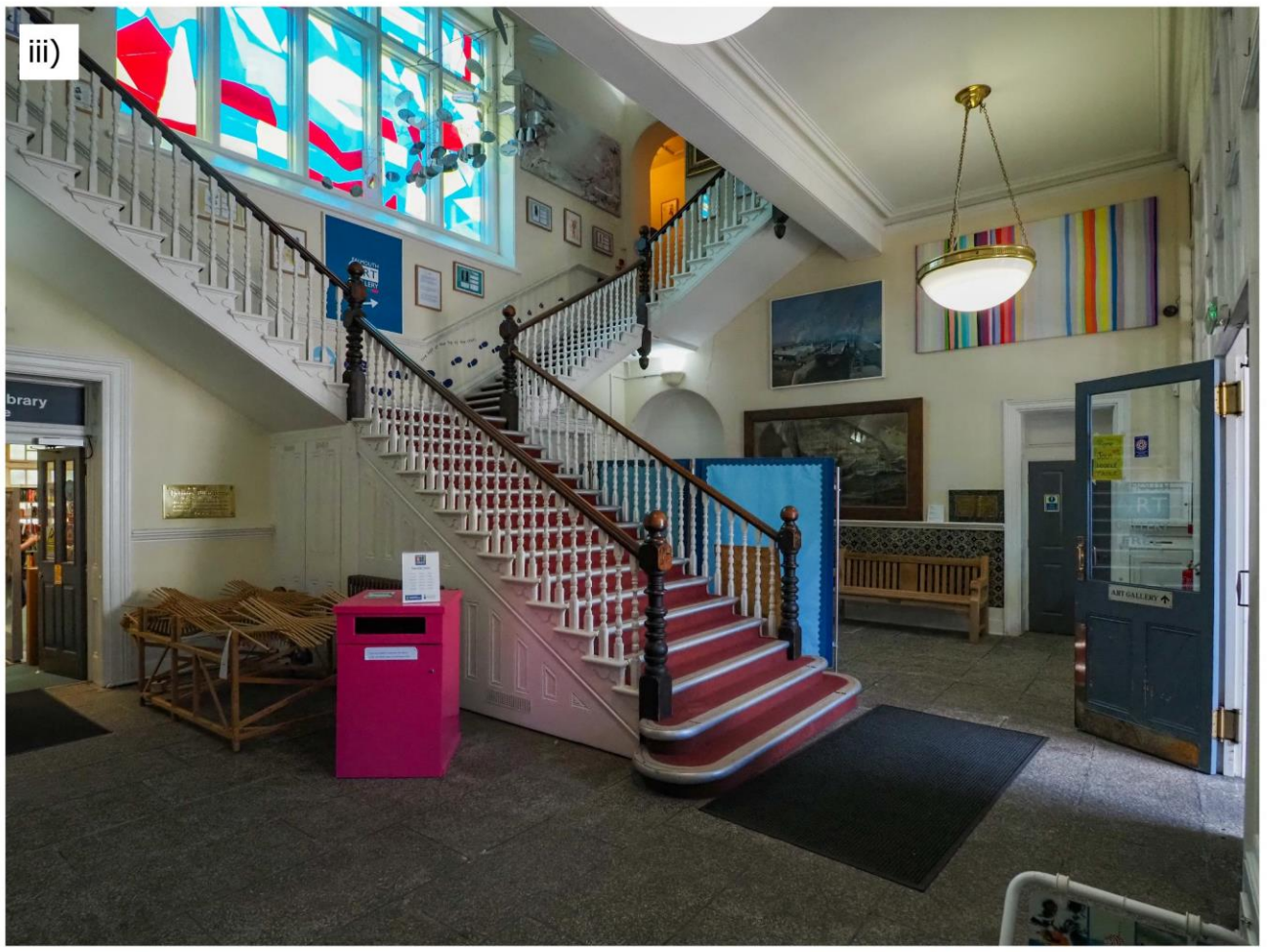
ii) detail showing the northeast elevation of the Lending Library (former 'Science Classroom' above). The single storey projecting was originally a Librarian's Office.

iii) The early 20th century library extension, now housing a computer suite and reference library

iv) The southeast elevation of the library extension, showing the stepping out of the technical school wing to rear.

Figure 9: Northeast elevation





i) One of the original double doors into the building

ii) Glazed vestibule screen

iii) Main stair, stained glass window and moulded ceiling, looking north

iv) Southwest wall, showing typical internal door

v) doors into main library hall

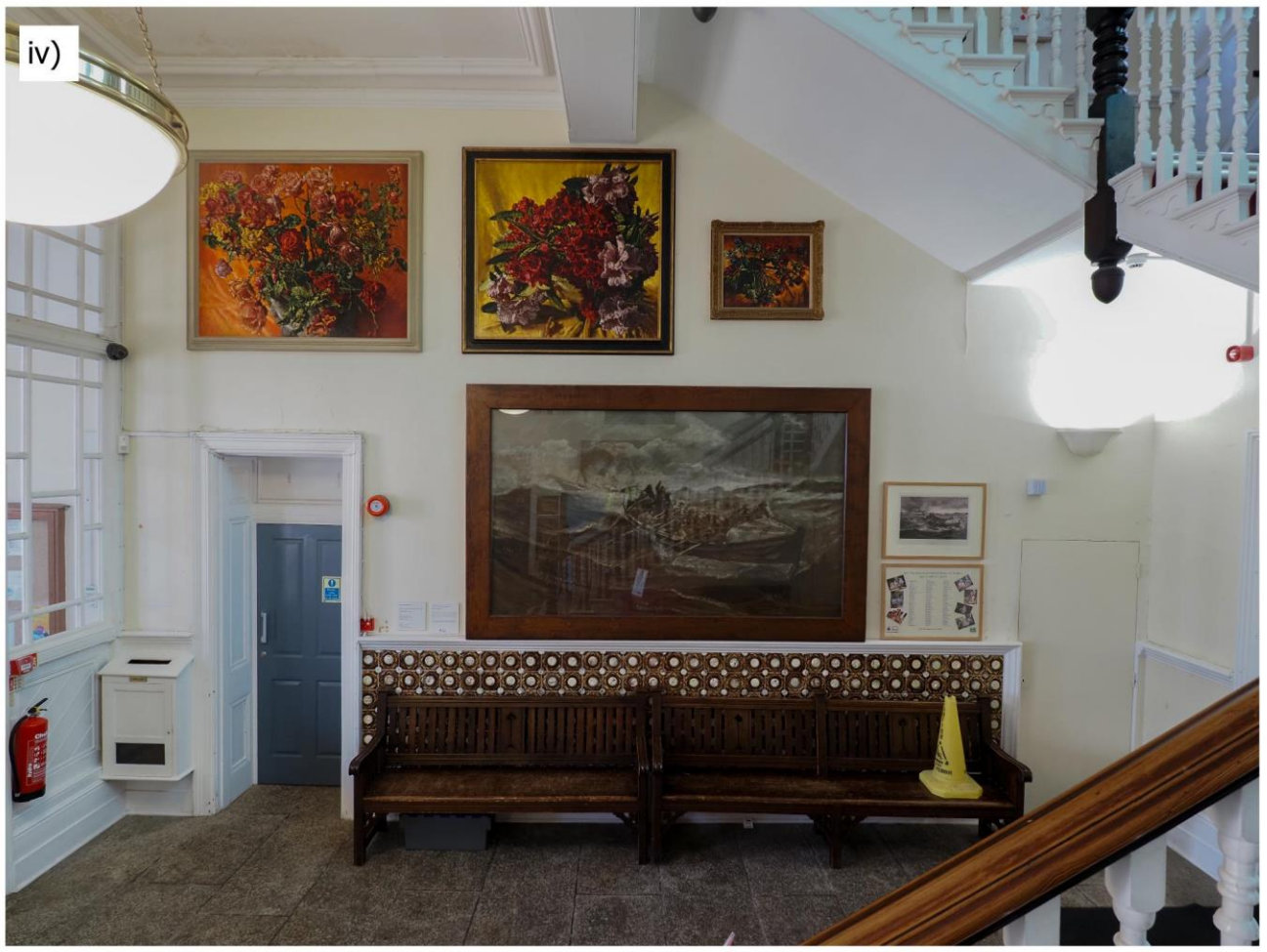


Figure 10: Entrance Hall

i) Main Library Hall, looking west

ii) Main Library looking north

iii) Detail showing the original windows.

Figure 11: Main Library Hall

4.12. The *Catalogue Hall* (**figure 12**) originally the *Reference Library* retains its original subdivided moulded ceiling, which has a simple plaster cornice detail. The room has been subject to the following late 20th century or early 21st century alterations: The southwest end of the room has been removed, opening the space out into a former corridor leading to the *Non Fiction Collection* via a modern opening.; A further modern opening into the *Non Fiction Collection* has been created through what was originally a fireplace in the southeast wall; Three originally tall windows in the northwest elevation have been comprehensively modified. The central window was converted into a doorway in the early 20th century at the time of construction of the *Library Extension,* originally accessed via a short corridor- the windows to either side were blocked in the mid-20th century when the space between catalogue hall and extension was infilled.

4.13. The *Non-Fiction Library* (**figure 13**) originally the *Public Lending Library,* occupies the ground floor space of the northeast wing of the building. Historic accounts and plans record that this room was not freely accessible to the public, instead it had an enclosed enquiry counter in its west corner, with members of the public requesting books from a printed catalogue, which were then collected from the collection. The room retains an original ceiling cornice and is lit by 4 original windows in the northeast and southeast walls. An original door provides access into the *Librarian's Office.* 2 modern openings have been created in the northwest wall to either side of the original fireplace, which is now blocked. Like the other library spaces the room is lit today by suspended lighting arrays.

4.14. The *Children's Library* (**figure 14**) is set within the ground floor of the southwest wing, originally providing municipal offices. These spaces retain original ceiling cornices and windows with segmental heads and original 8 pane horned sashes in the southwest elevation, but are otherwise significantly altered. A large opening from the rear of these rooms has opened it up, via removal of an original corridor, into the main library hall, with further modern openings either side of a central chimney stack (both fireplaces blocked) into the second *Children's Library* room. Plans show that the second room originally contained an enquiry counter, accessed via a now disused space between it and the entrance hall.

4.15. At the southeastern end of the southwest wing are two former municipal offices, now in use as a staff room and office used by Library staff (**figure 15**). These spaces and the adjacent corridor that connects them retain their original volumes, ceiling cornices, windows and doors, but both have had their original fireplace surrounds removed and their hearths blocked.

4.16. Circulation to first floor spaces (apart from that provided by the modern extension to the northwest corner of the plan), is provided via the *First Floor Landing* (**figure 16**). This is a fine formal space retaining a coved ceiling with central floral ventilation grille and cornice and well as the stairs and window described above. All the doors from this space have been replaced with modern fire doors.

4.17. The main space of the south-west wing is the *Council Chamber* (**figure 17**). This space has a canopied ceiling taking advantage of the raised collar design of the roof above. The panels of the roof are detailed with plaster mouldings forming rectangular panels, with two square ventilation openings (with plain grilles) between the two central trusses. The underside of the trusses are exposed and ornamented by false hammerbeams, each sitting on decorative stone corbels. The room is lit by two large semi-circular windows in the southwest elevation, and by the tripartite Venetian window in the southeast principal elevation. The room was originally heated by a very large fireplace, surviving *in situ* at the room's northwest end (**figure 17iii**) being of 17th century details with nulled, acanthus and floral carving. The room contains probably original table benches and chairs. The southeast wall of this room has some evidence of blown plasterwork and salts resulting from water ingress on this elevation (probably related to the poor shedding characteristics of original detailing, compounded by vegetation, prevailing winds and the use of gypsum plasters.

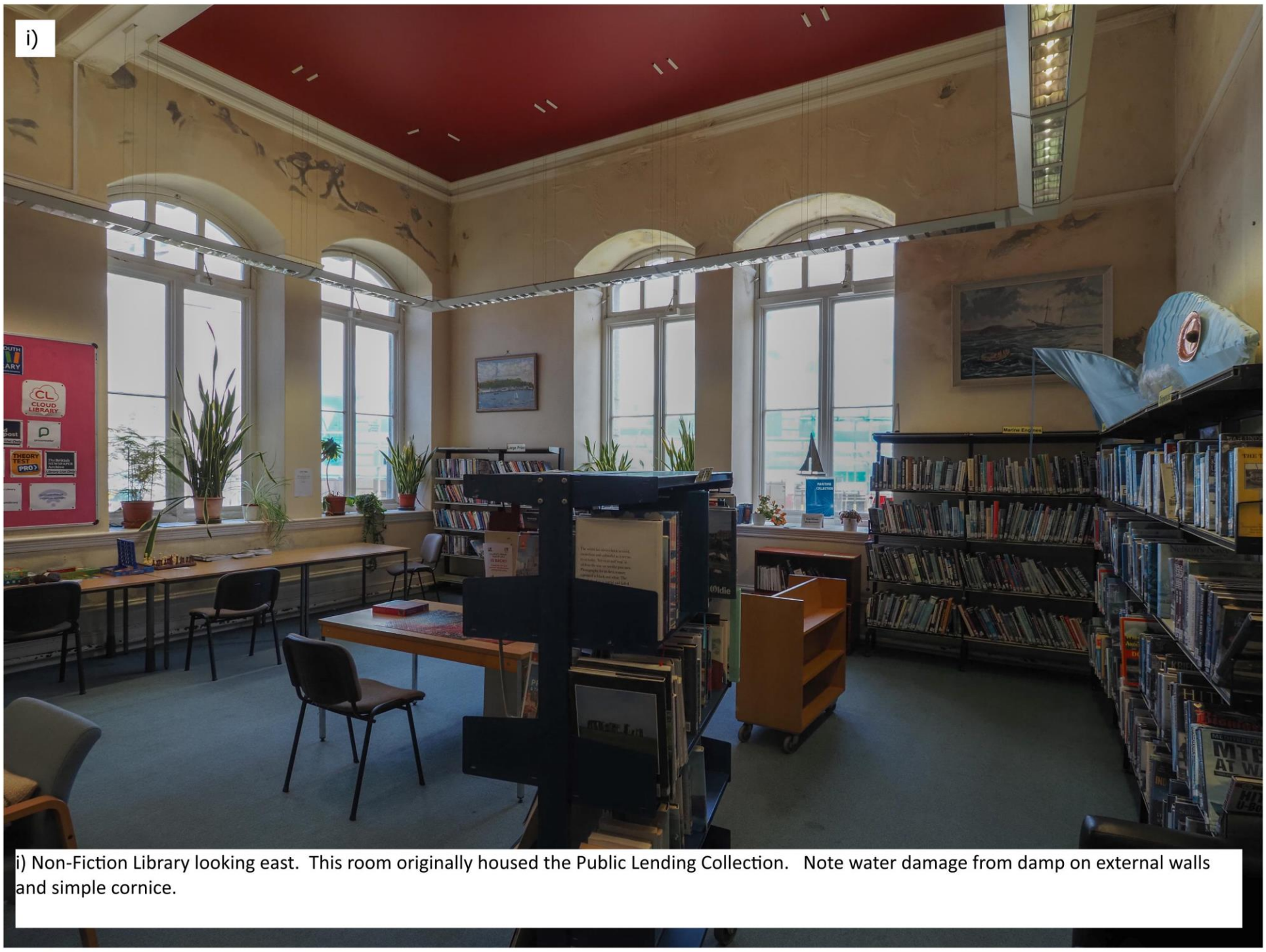
i) Looking east. Note that the door to the non-fiction collection (originally the Lending Library) is a modern opening created within a chimney breast. The southwestern wall of this space has been removed, opening it up into what was originally a corridor. Note original subdivided cornice details of ceiling.

ii) Looking northeast across the catalogue hall to what were originally three tall windows, altered in the early 20th cenutry, first to create access into the Library Extension, and again in the mid 20th cenutry when the space between was infilled.

iii) looking southwest along the catalogue hall towards the opened out corridor.

Figure 12 Catalogue Hall, orginally the Reference Library.

i)



i) Non-Fiction Library looking east. This room originally housed the Public Lending Collection. Note water damage from damp on external walls and simple cornice.

ii) Linking space, created in the mid 20th cenutry between the Catalogue hall (to left) and Library Extension (right)

iii) Library Extension looking southeast today containing a reference collection and computer suite.

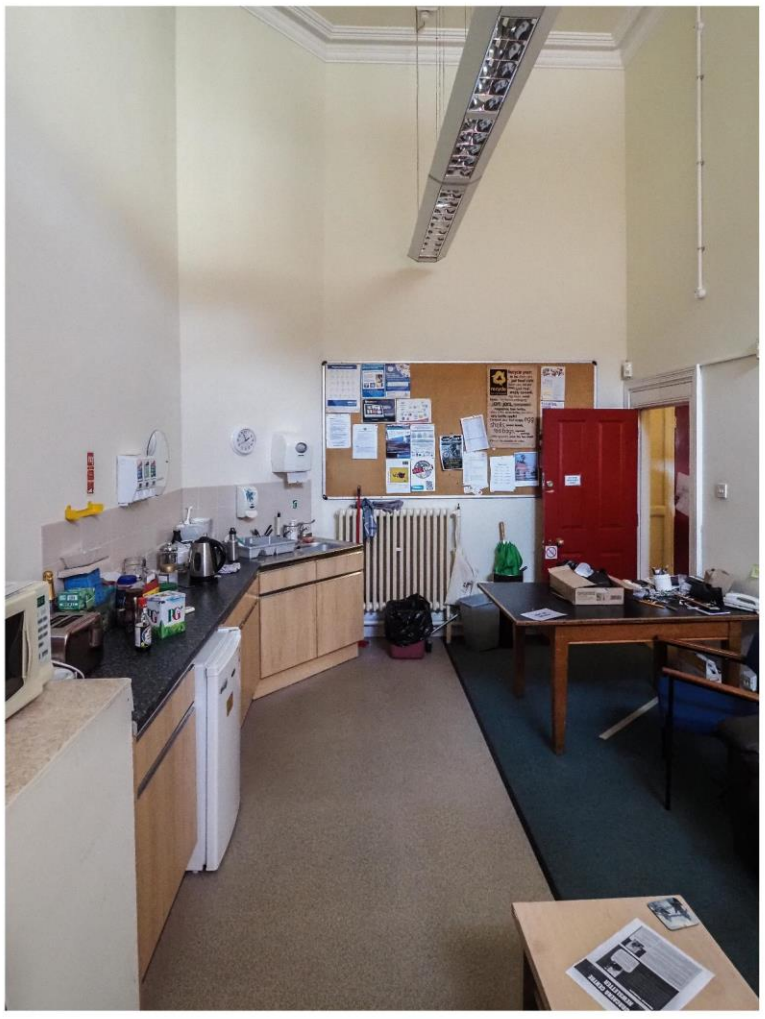
Figure 13: Non Fiction Library, Library Extension and Linking Space

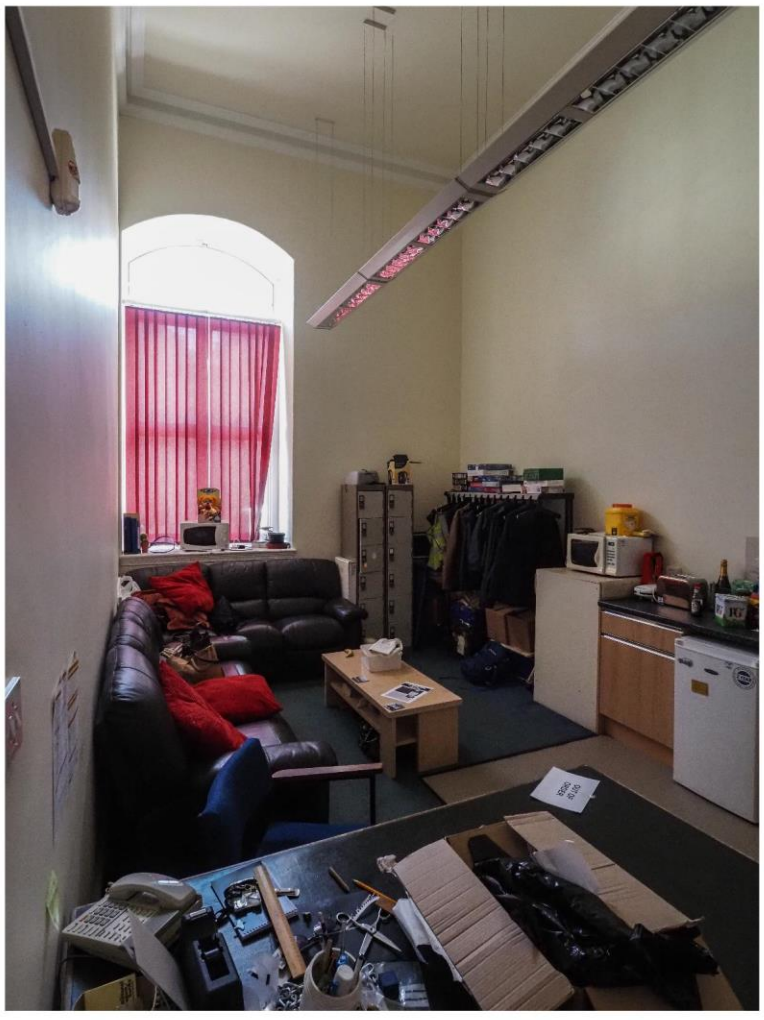
i) Childrens library 1, looking west. Originally a municipal office. Simple cornice, 8 pane original vertical sash. The door to right is a modern opening. originally heated by an open fireplace (now blocked) to left

ii) Modern opening in the northeast wall of Children's :Library 1, resulting from the opening out of what was originally a corridor between this space and the Main Library Hall.

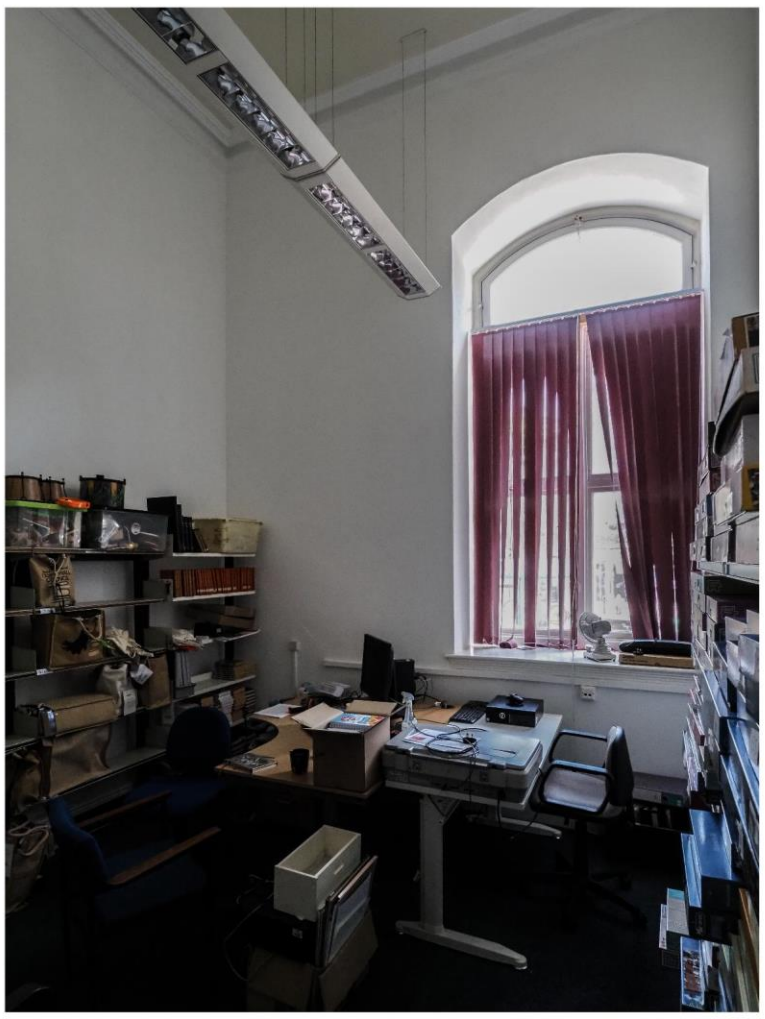
iii) Children's Library 2, also originally a municipal office, note modern openings in far wall. Original plans show an enquiry counter against the inner wall of this space to right. Originally heated by a fireplace (now blocked) in the chimney breast in far wall

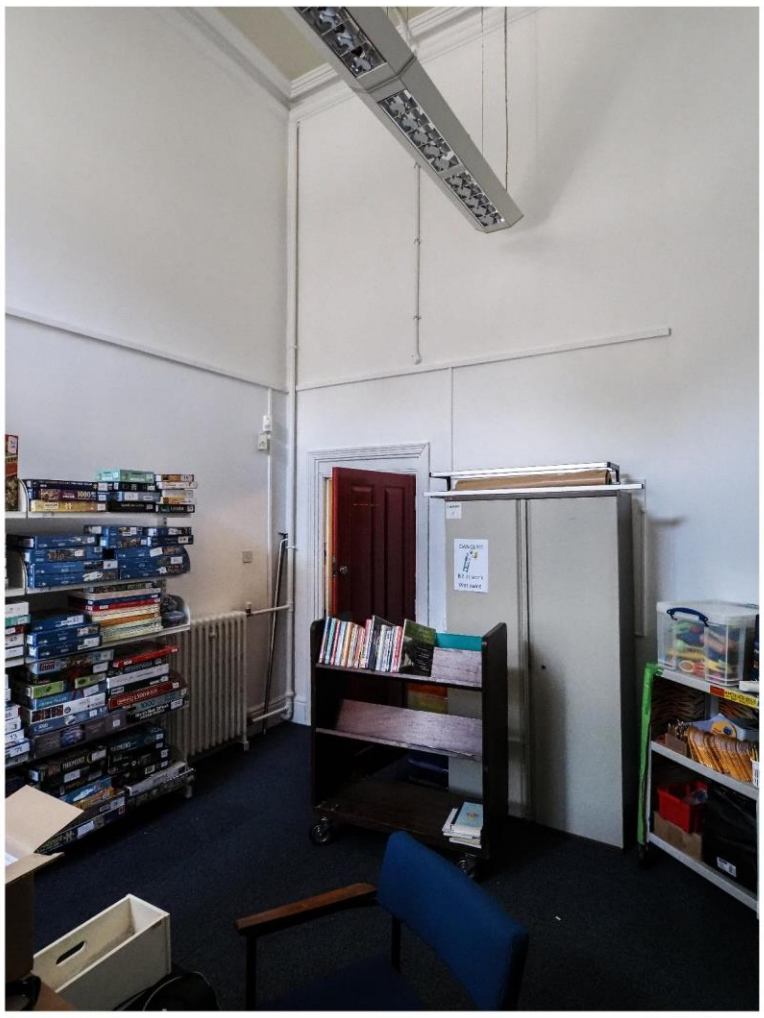
Figure 14:
Children's Library



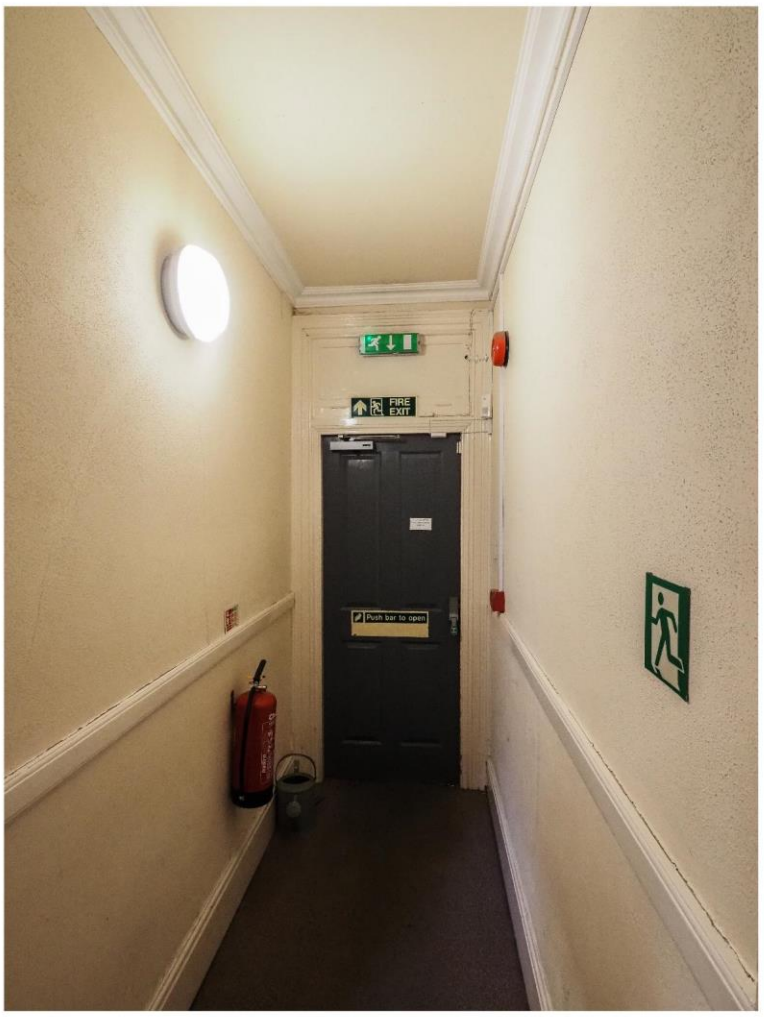


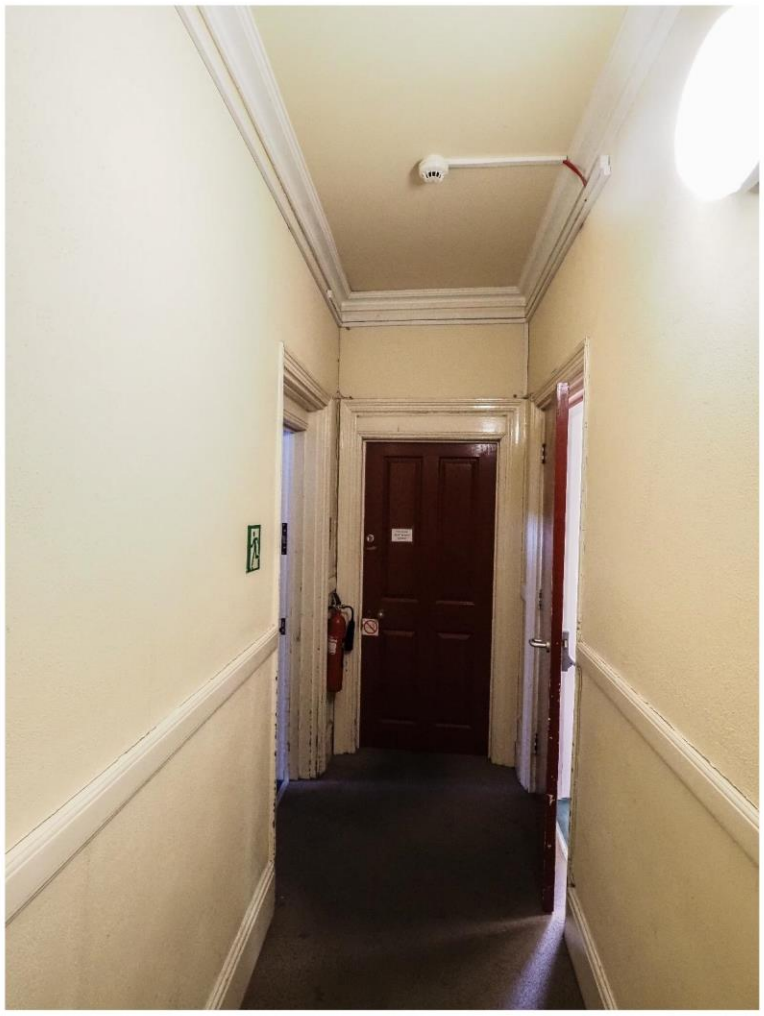
i) [left] GF Office 1, looking northwest
[right] GF Office 1, looking southeast





ii) [left] GF Office 2 looking east
[right] GF Office 2 looking west



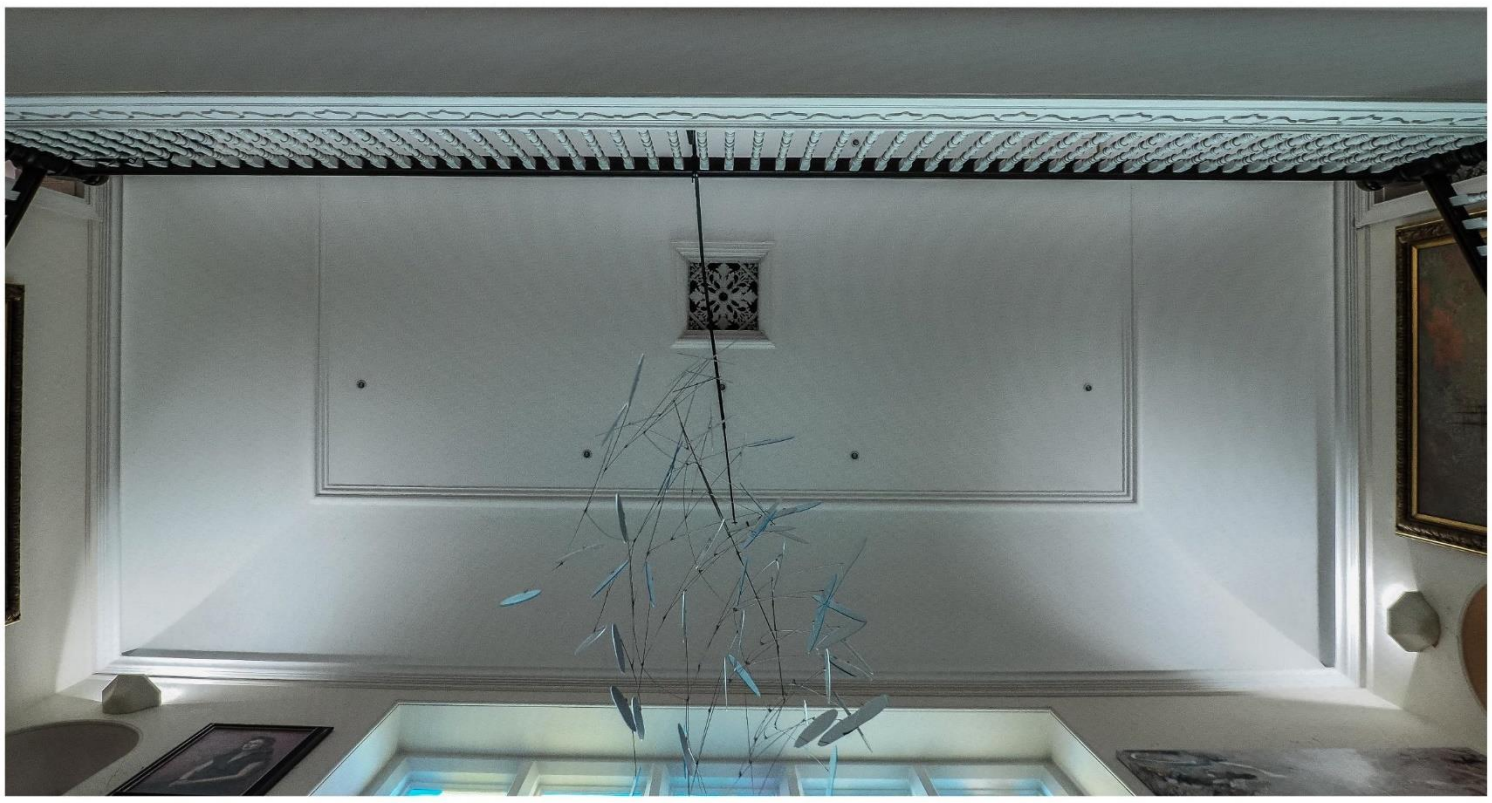


iii) Corridor leading to GF Offices 1 and 2 looking northeast [left] and southwest [left]

Figure 15: Ground floor offices in southwest range

i) First floor landing, looking northeast, showing coved ceiling and original details throughout

ii) First floor landing looking southwest

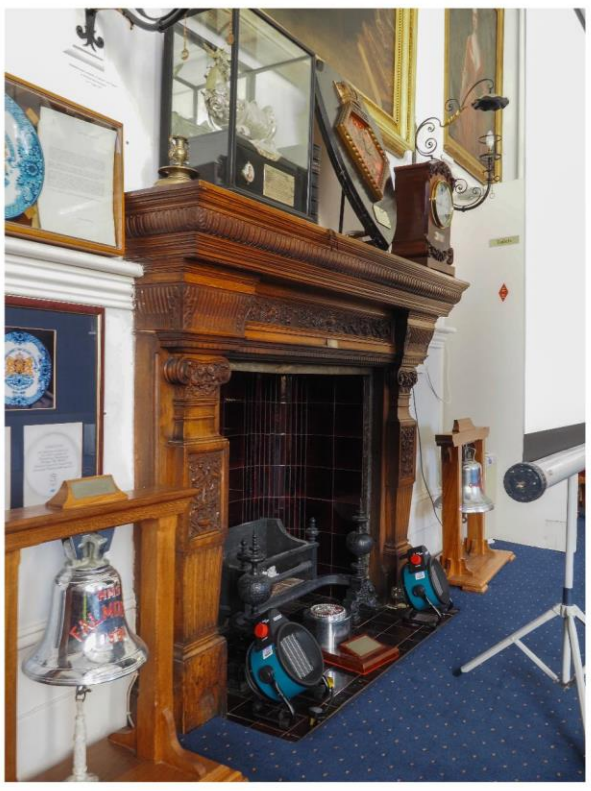


iii) Ceiling, and ventilation grille

Figure 16: First floor landing

i) Council Chamber looking southwest

ii) Council Chamber looking northwest



iii) [left] detail, ceiling. Note simpler, probably replaced ventilation grilles

iv) [right] fire surround

Figure 17: Council Chamber

4.18. The *Mayor's Parlour* (**figure 18**) is accessed via an original six panel door. It retains original cornice, and a marble fire surround. It is lit by a single 4 pane horned sash in its southwest wall. Walls have been panelled in the 20th century in light timber. The room contains a carved cabinet containing the Town's civic regalia and plate.

4.19. The *Art Gallery* (**figure 19**)*,* occupies rooms originally designed for the *Science, Arts and Technical School* within the northeastern wing of the building and used during the mid-20th century as municipal offices. There are three rooms, within the historic part of the building, with a modern extension to the northwest (added in the 1990s) which today provides level access from Webber Hill. When approached from the main landing *Gallery 1* (**figure 19i, ii**) is the first space encountered. The room is open to a raised collar roof, given additional restraint laterally by steel bar tension members providing triangulation between wall plates and the centres of the collars, and vertically by further tension rods acting as king posts. The space has a larger volume than originally, a staircase and landing having been removed at its southwestern end in the later 20th century. Two windows to the northeastern wall of what original plans show was a *Science Classroom* have been removed, creating a large opening to the 1990s extension. The original plans show a larger opening in the southeast wall of the space (now the door to *Gallery 2*), probably originally containing a bifold timber screen. Today the space is artificially lit and presented with the neutral 'white box' aesthetic that has proved the dominant gallery paradigm since the early 20th century. This is produced by boarding across three walls creating white hanging space which obscures the original windows in the original southwest and northwest external walls, and simple, modern natural wood flooring throughout. North-light skylights in the northwestern roof slope are blocked by modern white ceiling boarding. Original plans show the space as heated by a fireplace centrally in the northwest wall, now blocked and behind a modern information and sales counter.

4.20. *Gallery 2* (**figure 19iii**), originally labelled as a *Science and Art School* has been given a similar treatment to *Gallery 1* with modern white hanging boards across the original fireplace within the southeastern wall of the space and the original two windows in the northeast wall. The space has a similar exposed roof structure and again there are blocked skylights in the northwest roofslope.

4.21. *Gallery 3* (**figure 19iii**), originally labelled a *Science Classroom* but later used as a *Falmouth Borough Council* committee room. The room retains its original ceiling, coved to the southwest and northeast sides of the room. The ceiling has a central floral ventilation grille, matching the details of that above the landing. There is a blocked fireplace in the northwest elevation and , as with the other gallery rooms, walls have been lined in modern gallery boarding, covering original windows in the northeast and southeast elevations. There are modern fire doors within original openings to *Gallery 2* and to the *Landing.*

4.22. An *Office and Store* (**figure 20**) to the southeast of the *Landing* are shown on the original plans of the building as a *Science* room and *Science Cloakroom.* These rooms are lit by original windows opening onto the balcony above the portico. They retain original cornices, and room volumes, but both have had their original doors replaced by modern fire doors presumably part of a scheme to ensure the fire safety of the escape route via the main stairs. As with the Council Chamber there is further extensive evidence of water ingress on the external southeast wall of this space.

4.23. **Figure 21** shows the roof spaces above the central range and into those above the Council Chamber and Gallery 3. These spaces have king post trusses, those above the side wings having raised collars to accommodate the coved ceilings of those spaces. The original lath and plaster ceilings of these spaces are exposed, and currently without insulation. The roof incorporates sarking boards throughout, these showing extensive evidence of water penetration. Modern probably electrically powered ventilation plant is evident above the grilles of the Council Chamber (**figure 21vi**), but the original ventilation grilles of the lantern (**figure 21 v**), above that in the ceiling of the Landing have been blocked. **Figure 22** presents some images of the passive

ventilation systems installed at *Truro Methodist Church* (dating to the renovation of that building by *Sylvanus Trevail* in 1885 and at the *Old Fire Station,* Redruth (c1907). The system installed at *Redruth* is likely similar to that which has been removed at *Falmouth*, where pipework was connected directly to grilles set into ceilings. Both systems draw on both convection, the 'passive stack' effect and the *venturi* principle, with pipework which narrows in section from the main riser grilles, accelerating the air (and so lowering its pressure) before venting via copper vents set on the ridge of the building. The system at *Truro Methodist Church* (recently made functional again after becoming redundant in the mid-20th century [7] is more sophisticated. Here central risers with wide intakes gather the rising air from the building, which in use would have included that created by a large population and gas lighting, the low pressure pipework above drawing in further air from vents incorporated into floral mouldings around the cornice, air being replaced from low ventilation grilles around the plinth of the building via openings set in the internal window sills and disguised as further mouldings.

[7] http://www.hevac-heritage.org/items_of_interest/ventilation/truro_methodist_chapel/truro_methodist_chapel.htm

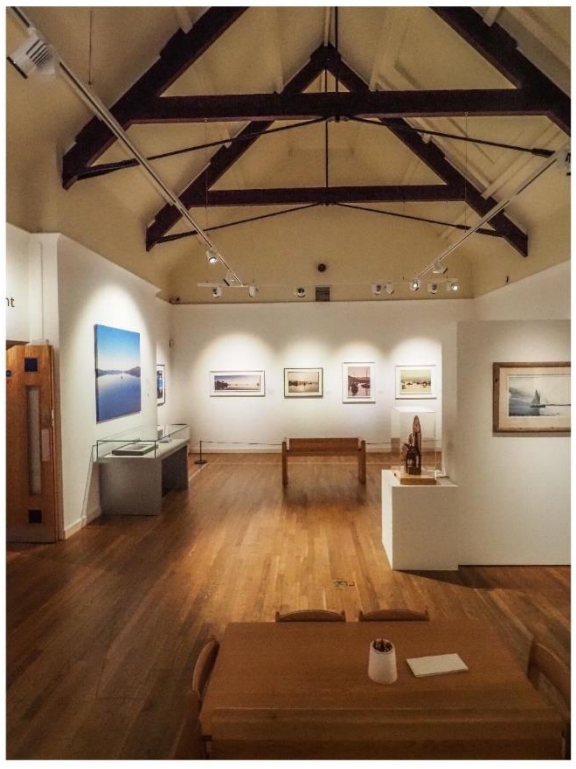
i) Mayor's Parlour, looking north

ii) Mayor's Parlour looking east

Figure 18: Mayor's Parlour

i) Gallery 1 (originally a Science Classroom), looking east

ii) Gallery 1, looking north, showing blocked rooflights.

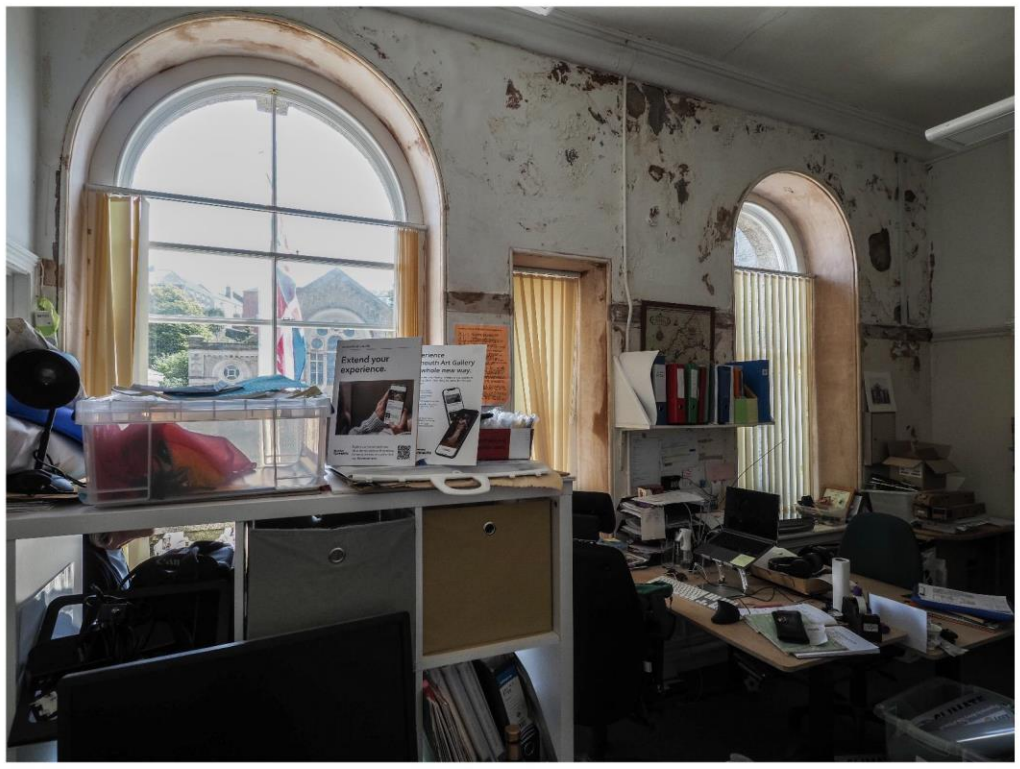


iii) Gallery 2, (originally a Science and Art Schoolroom) looking southeast

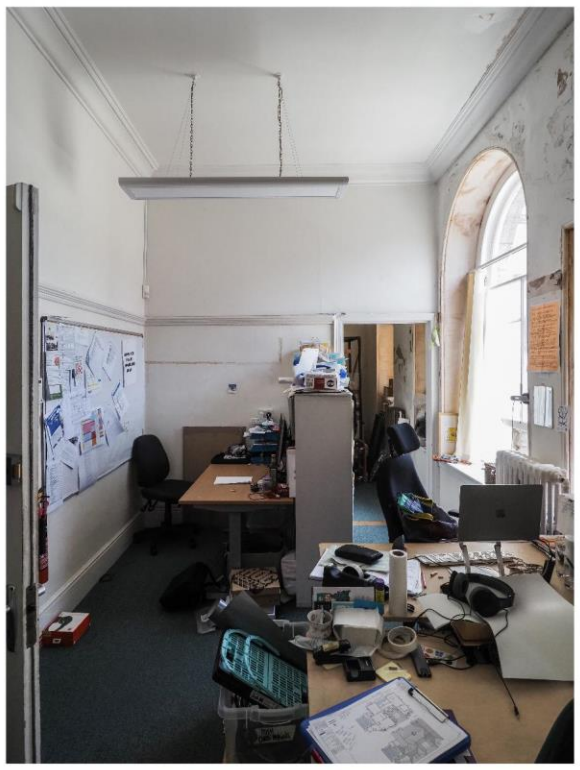
iv) Gallery 3, (originally a Sciene Classroom - later a Falmouth Borough Council Commitee Room, looking south. The room has windows to the northeast (left) and southeast (central) walls.

v) Gallery 3 looking west. Note blocked chimney breast.

Figure 19: Falmouth Art Gallery



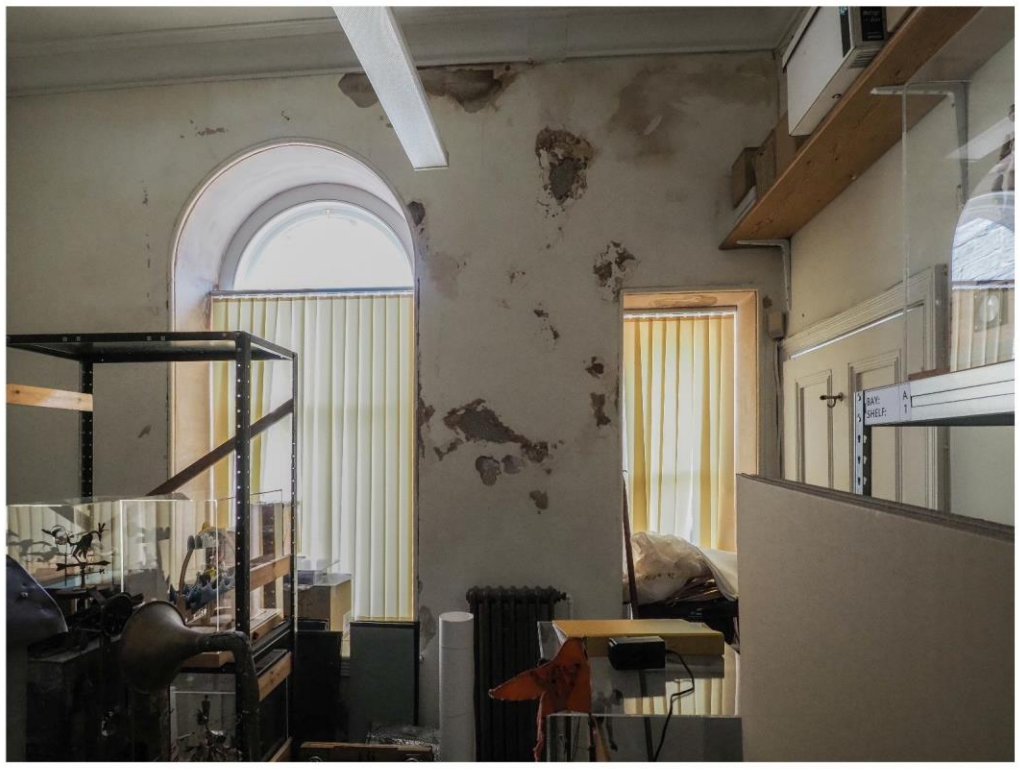
i) Office to the southeast of the landing. Looking southeast. Note water damage from ingress into the masonry of the principal elevation



ii) Office, looking southwest showing cornice details

iii) Office, looking northeast, note modern fire door

iv) Store room, looking west



v) Southwest wall of store, showing similar water damage

Figure 20: Office and store off the landing.

i) Roofspace above stairs, looking southwest towards the coved ceiling of the Council chamber, note staining from water ingress on roof collars and purlins.

ii) Looking northesast towards the coved ceiling of Gallery 3

iii) Showing the ventilation grille in the landing ceiling

iv) Looking upwards to the base of the lantern. The ventilation grilles to the northwest and southeast sides of the structure are blocked and there is much evidence of (probably historic) water ingress

v) Showing one of the blocked ventilators within the lantern in more detail

vi) Looking towards the modern (presumably mechanically aided) ventilation equipment above the Council Chamber

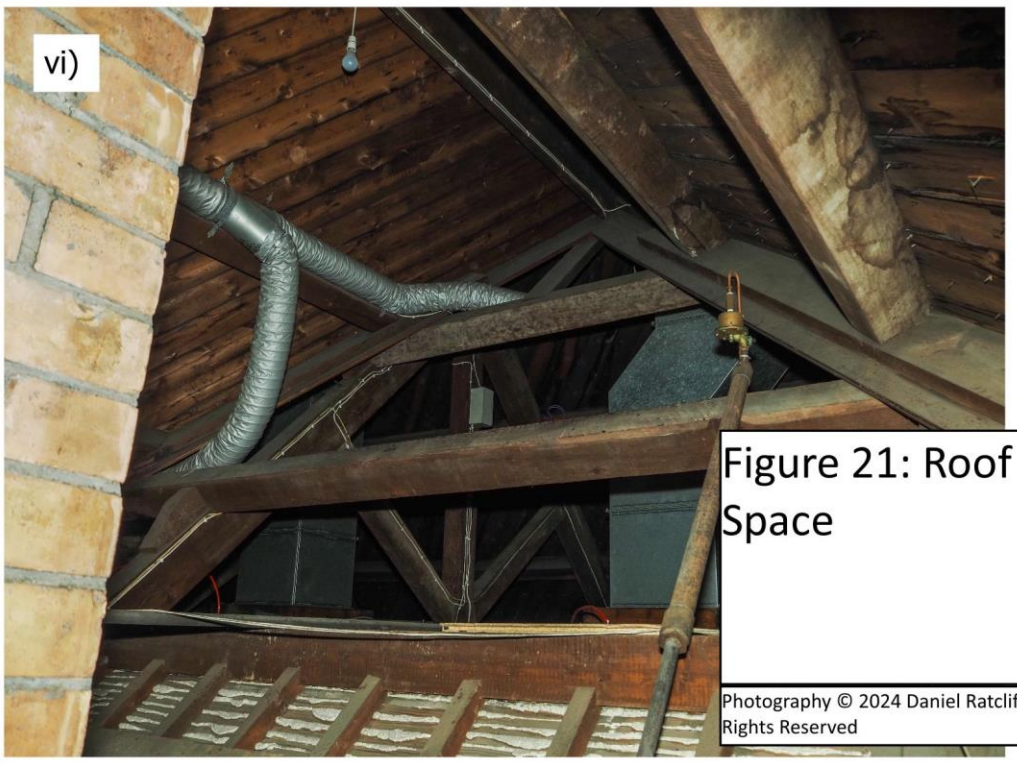
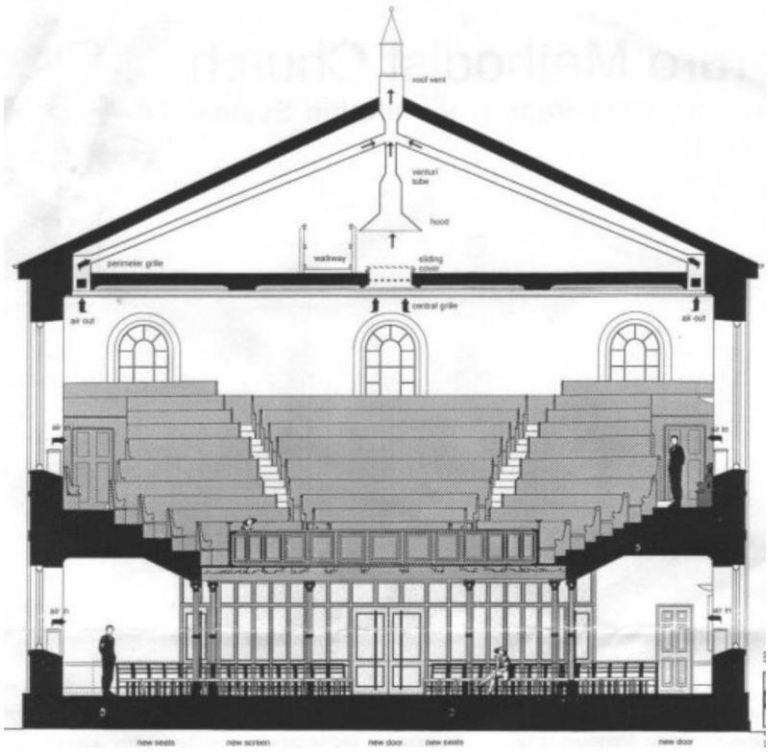


Figure 21: Roof Space

i)



ii)

i), ii) and iii). The passive ventilation system installed at Truro Methodist Church is a complex arrangement (i) which maximises use of the Venturi principle. The dramatic narrowing of the central risers, which draw heat generated by the congregation and gas lighting by convection, increases the airflow in the narrow pipe above, reducing its pressure and inducing strong airflow through the perimiter vents, concealed within floral mouldings in the cornice. The air is discharged through turrets along the ridge, here probably the patented 'Ewarts' design. The air is replaced by inlets set in the ground floor windows. Installed c1885.

iii) and iv) A simpler system survives at the Old Fire Station in Redruth. Two vents above the main garage within a now removed ceiling directed air to a copper turret. A larger turret was used to ventilate the tower (provided in order to dry hoses)

iii)

iv)

Figure 22: Victorian / Edwardian passive ventialtion systems

5 Statement of Significance

5.1 *The Municipal Building* is Listed at GII meaning that it is considered by the Secretary of State to be '*…of special interest, warranting every effort to preserve [it]'* (DDCMS 2018)

5.2 Its special historic interest lies in its *illustrative value* of the rapidly expanding role of civic (local) government in the late 19th century and its relationship and *associative value* with Victorian philanthropy such as demonstrated by the substantial contributions to the funding of the building by *Octavius Allen Ferris* (1805-1889) and *John Passmore Edwards* (1823-1911). Their patronage of a building that would provide both a *Technical School* and *Free Public Library* reflects the contemporary concern of liberals and radicals that education and literacy would empower individuals and enable self-improvement.

5.3 The building has additional associative links to the origins of *Falmouth University* as the first home of the art classes that became *Falmouth Art School,* held within the *Technical School* which originally occupied the northeast wing of the building. The reuse of this part of the building as an art gallery reflects and celebrates this original role.

5.4 Despite internal changes of layout and internal fixtures the continued, uninterrupted and extended use of those parts of the building designed as a public library helps to reveal the significance of the building.

5.5 The continuing public roles of the *Municipal Building* brings large numbers of users into the internal spaces of the building having the potential to allow its heritage values to be appreciated by all.

5.6 The special architectural interest of the building lies, externally, primarily in its southeast and northeast elevations, which are dressed in finely worked *Plymouth Limestone* with *Granite* detailing, and in the eclectic *Free-Renaissance* style used, which is characteristic of so many institutional buildings of the later 19th and early 20th centuries. These elevations are complimented by the simpler locally distinctive and authentic killas stone-work of the northwest and southwest elevations, which whilst of lesser architectural pretension, are illustrative of the hierarchy and function of the original spaces within. The external architectural interest forms part of an important group of late 19th and early 20th century buildings forming the enclosure of the northeast end of *The Moor*, at the heart of the character and appearance of the *Falmouth Conservation Area.* The integrity of the external elevations of the building is very strong, with nearly all original fenestration details in-tact, the most significant changes being the loss of most original chimney stacks above eaves level, around half the original roof ventilation turrets, the alteration of the roof of the *Main Library Hall* and the sympathetic replacement of most, if not all of the original slating of the building's roof in the 1970s. Historic photographs show that the original slating of the roof was regularly sized, and finished with crested ridge tiles – both as today,

5.7 Internally the best-preserved parts of the original building are:

- The *main entrance hall and landing,* in particular the ground floor paving, stairs, ceilings (including cornice and grille details), tiling to ground floor walls, vestibule screen, memorial plaques, and ground floor internal doors; and
- The *council chamber,* and *Mayor's Parlour* in particular its plaster ceilings, exposed false hammerbeam roof details, fire-surrounds (particularly that of the *Council Chamber*), and internal doors to the northwest wall. The significance of the room is enhanced by its civic furnishings, and furniture – although where not fixed to the building these items are not protected by the Listing of the building.
- The details of the plaster ceilings of the *Main Library Hall* and of *Gallery 3*.
- The exposed timber roof structures of *Gallery 1 and 2*.
- The original roof structures of the ceiled parts of the building and the structural (but not cladding) elements and *design values* of the lantern.
- Surviving cornice details in the other rooms wherever surviving

- 4 and 6 panel timber internal doors, where surviving
- Original un-altered room volumes, where surviving

5.8 *Elements and attributes of the building of no special architectural interest*

- The early 20th century *Library Extension* and the connecting space between it and the original *Library*
- All modern mechanical ventilation, electrical, lighting, network cabling and plumbing fixtures (including the heating system[8], which is of early to mid-20th century – the building originally being heated by solid-fuel fires throughout)
- Flat panel modern fire doors where present
- Modern subdivisions and openings where present, including modern structural interventions such as inserted RSJs.
- The modern linings of gallery walls and ceilings (including modern floor surfaces and coverings, but not the structural or older surfaces beneath)
- The modern wall linings within the *Mayors Parlour*

[8] The current heating system utilises cast iron column radiators, probably of early 20th century date. Whilst not of 'special interest' these are of the type widely adopted for institutional and public buildings during this period and remain both fit for purpose and aesthetically appropriate. It is understood that the design team will extend their style in extending and adapting this system, which will keep alterations in keeping with existing, whilst conserving the embodied carbon of their manufacture.

6 Policy Requirements

6.1 The **Planning (Listed Buildings and Conservation Areas) Act 1990** places duties on Local Planning Authorities that:

- *In considering whether to grant planning permission affecting a listed building or its setting, have special regard to the desirability of preserving the building or its setting* (s66)
- *In the exercise, with respect to any buildings or other land in a conservation area… special attention shall be paid to the desirability of preserving or enhancing the character or appearance of … [Conservation Areas].* (s72)

6.2 The courts have found that these sections of the act amount to a presumption against harm to the significance of listed buildings, their settings and the character and appearance of Conservation Areas to which *'considerable importance and weight'* must be given[9]

6.3 Both national and local planning policy makes clear that conservation of the historic environment is an important objective of the land use planning system. The system is *plan-led*. Decisions taken by the Local Planning Authority are expected to be taken in accordance with the *Cornwall Local Plan,* (unless other material considerations clearly and convincingly justify otherwise), and the *National Planning Policy Framework.* Both the NPPF and Cornwall Local Plan will be considered in their entirety by decision makers, however we have identified important principles within them relating to this case within this section.

6.4 P196 of the *National Policy Framework* (NPPF) sets out the Government's aspirations instructing that *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. The strategy should take into account:*

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
c) the desirability of new development making a positive contribution to local character and distinctiveness; and
d) opportunities to draw on the contribution made by the historic environment to the character of a place.

6.5 The NPPF defines a 'heritage asset' as *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.*

6.6 The NPPF states that *heritage assets range from site and buildings of local historic value to those of the highest significance [including designated sites]. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

[9] Barnwell vs East Northamptonshire DC 2014

6.7 Conservation Areas are treated as 'designated heritage assets' by the NPPF, and as such *'great weight'* is accorded to their conservation (NPPF P199) regardless of whether that harm is assessed as being *'substantial, total loss or less than substantial harm*'. P199 makes clear that '*the more important the asset, the greater the weight should be'*.

6.8 NPPF 212 states *Local planning authorities should look for opportunities for new development within Conservation Areas …, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

6.9 NPPF P213 states *Not all elements of a Conservation Area … will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area … should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area … as a whole.*

6.10 The *Cornwall Local Plan* (Policy 24) endorses the aims and approach of the NPPF but introduces additional positive weight to applications which *sustain the cultural distinctiveness and significance of Cornwall's historic, rural and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.* This emphasis on the specific cultural distinctiveness of Cornwall is noted to include *the industrial mining heritage*.

6.11 Policy 24 requires that assessments *identify the significance of all assets that would be affected by the proposals and the nature and degree of any effects, and demonstrating how, in order of preference, any harm will; be avoided, minimised or mitigated.*

6.12 Policy 24 goes on to state that *Any harm … must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm and the significance of the asset; and whether the works proposed are the minimum required to secure the long-term use of the asset.*

7 Impact Assessment

7.1 This section of the report is based on a description of intended works provided by *RTP Surveyors* and on the following drawings and documentation:

RTP Drawings:

P240045 – 200 Location and Site Plans
P240045 – 201A Proposed Ground and Mezzanine Plans
P240045 – 202A Proposed First Floor and Roof Plans
P240045 – 203A Proposed Elevations
P240045 – 204 Proposed Sections A-A and B-B (Roof over Mayor's Parlour)
P240045 – 205 Proposed Sections C-C (Roof over Main Stairwell and Council Chamber)
P240045 – 206 Typical Parapet Capping Details
P240045 – 207 Proposed Lead Gutter Details
P240045 – 208 Existing Ground and Mezzanine Plans
P240045 – 209 Existing First Floor and Roof Plans
P240045 – 210 Existing Elevations
P240045 – 211 Existing Sections
P240045 – 212 Proposed Joinery Section A
P240045 – 213 Proposed Joinery Section B
P240045 – 214 Proposed Joinery Details (Lantern Light)
P240045 – 215 Proposed Joinery Details (Skylight)
P240045 – 216 Proposed Joinery Details (Door seals in lobby)

Supplementary drawings and design information:

• Window Schedule Ref 240045 Storm Windows Secondary glazing proposal and Sections, accompanied by 'Proposed Secondary Glazing Schedule', examples of window furniture and Storm Windows product brochure 2024
• Quotation 5016/24 Charlestown Joinery (replacement windows for clerestory lantern of Library Extension) and Sections
• SSQ Riverstone Natural Specification (slating report)
• Cornish Lime Company Advisory Report
• Product data sheet Trass MSDS (mineral pozzolan additive for lime mortar)
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P240045
• Product data sheet D2 biocide
• Therma fleece wool insulation product sheets and condensation analysis
• Helifix details for render repairs (RM Developments)
• Planet A Options Appraisal; decarbonisation of heat: Passmore Edwards (recommendations for Air Source Heat Pump system)
• Unitherm ASHP design information.

Outline and principal of works:

7.2 The aim of the works is to i) renovate the building, and to ii) reduce its carbon footprint in use.

7.3 The objective of the works is to conserve its special interest, and ensure the long-term sustainability of this important community resource. The building remains in publicly accessible uses, including the ongoing original use of the central part of the building as a public library. This complements and helps to illustrate its special interest. Maintaining this use provides a justification and rationale for making limited, proportionate and well considered changes to the building, whilst providing an ongoing incentive for its maintenance and so conservation.

7.4 Works of renovation will include:

the replacement and upgrading of roof coverings,
the replacement of lantern windows to the *Library Extension*
the reinstatement of passive ventilation within the roof space
review and repair of the lantern cupola
replacement and upgrading of rainwater goods
installation of fire curtains within the roof-space
works to replace and improve rendering to the rear faces of parapet walls
masonry repairs and repointing
improving the detail of ledges above string course details to address penetrating damp
internal plaster repairs

7.5 Energy improvement retrofitting will include

Installation of secondary glazing to the windows of the main building and the replacement of glazing in the Library Extension with slimline panes
Installation of natural wool insulation to roof spaces
Replacement of gas boilers with a cascade of Air Source Heat Pumps, alongside retention and expansion of the existing traditional cast-iron radiator distribution infrastructure
The use of insulating lime plaster against the southwest (most weather exposed elevation)

7.6 Key heritage policy implications in regards the principle of works are

- The Cornwall Local Plan (Policy 24) indicates that development will be permitted where it will *sustain the cultural distinctiveness and significance of Cornwall's historic…urban… environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated heritage assets and their settings.* P203a of the NPPF states that that LPAs should *take account of a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.* ***The Municipal Building*** is a Grade II Listed building making a strong positive contribution to the *Falmouth Conservation Area.* It will be sustained and enhanced by the proposals at hand, by virtue of reduced running costs, lower environmental impact, the improvement of its envelope (addressing penetrative damp in the principal elevation) and internal environment, ensuring that its current uses, which enable wide public accessibility to the significance of the building may be supported in the medium to long term.
- The approach of both Chapter 16 of the NPPF (P200) and P24 of the CLP can be described as *informed conservation,* with both documents instructing that applicants

proposals should be informed by appropriately detailed evidence based assessments of significance. The NPPF instructs that all harm should be *clearly and convincingly justified* (NPPFP206) (ie it must be only that necessary to deliver the public benefits of the application). In the words the CLP the information contained within assessments should be used to identify, *the significance of all heritage assets [affected] … the nature and degree of any effects, and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.* The following table, based on the proposed schedule of works and the evidence contained within this report identifies the specific impacts of the proposed works justification or rationale for each and any recommendations for mitigation or further enhancement.

- Historic England have (July 2024) produced revised guidance on *Adapting Historic Buildings for Energy and Carbon Efficiency*. The new guidance acknowledges the imperative of addressing climate change, *"one of the greatest challenges of our time"* and the public benefit of actions to meet UK government commitments to *Net Zero* by 2050. It specifically notes the 'particular relevance' of paragraph 164 of the NPPF which instructs planning decision makers to give "*significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.*" and on how this balance should take place. The document makes clear that such adaptation is well justified where their guidance is followed and sets out a proactive framework advocating *"a whole building approach. This means understanding the building, its significance, and how it performs."*. Specific guidance is provided in the document of common energy saving adaptations. The table below includes specific consideration of the conformity of the current proposals, which have been developed very much in the spirit of a 'whole building approach' closely informed by an understanding of the significance of the building.

Scope of works item	Justification	Works	Phases and significance affected	How	Mitigation	Compliance with Historic England Guidance HEAN 18
Roof works (main building)	Enhancement via replacement of poor quality Spanish roof coverings, improving sustainability, weatherproofing and thermal performance	Stripping and replacement of existing coverings as set out within SSQ report.	Roof coverings are currently laid to their original (ie regular, sized) patterns and detailing, but with the exception of some reused Delabole slate on the northeast elevation the slating is a mix of poor-quality Spanish slate and fibre cement tiles. Some Eclipse slate vents for eave and high level ventilation, as well as spigot vents placed through new openings in sarking boards are to be introduced, whilst roofing felt will be upgraded to use *Apex Air Permeable Felt* or similar.	Replacement of the roof with the *Riverstone* (phyllite) slate from Argentina to the same historically appropriate pattern and with the reuse of existing ceramic ridges and matching hip and eaves details will deliver an aesthetic improvement and a roof covering with an expected 100yr lifespan. The proposed interventions to original sarking boards and ventilation arrangements are considered sensible enhancements to the building's traditional ventilation performance. The works are assessed as delivering **enhancement of the architectural values of the building and of the character and appearance of the Conservation Area.** Existing sarking boards are to be reviewed and retained or replaced like for like where necessary.	The design team have requested that the SSQ specification be amended to reflect that where reusable Delabole slate survives it should be set aside, trimmed as necessary and reset on the most visually sensitive northeast roof slopes.	**The guidance is silent on the replacement of roof coverings.** The UK distributors of Argeninian phyllite advance the following advantages of this product: Low Embodied Carbon: Natural slate has significantly lower embodied carbon compared to other roofing materials like concrete or clay tiles. It contains between 0.005 and 0.054kg of CO_2 per kilogram, much less than concrete (0.19kg) or clay (0.43kg). Durability and Longevity: Slate roofs have a long lifespan, often exceeding 100 years. This reduces the need for frequent replacements, minimizing resource consumption and waste generation over time. Recyclability: Slate is 100% recyclable and can be repurposed for other uses after its life as a roofing material. This further reduces its environmental impact by minimizing waste and promoting a circular economy. Carbon Offsetting and Energy Efficiency: SSQ invests in carbon offsetting projects to compensate for the emissions generated during the quarrying and transportation of their slate. They also take steps to improve energy efficiency in their operations, further reducing their carbon footprint. BRE Global Verification: SSQ's Riverstone slate has received a statement of verification from BRE Global Limited, confirming that its Environmental Product Declaration meets the requirements of EN 15804:2012+A1:2013 and the BRE Global Scheme Document SD207. This accreditation covers the entire life cycle of Riverstone slates, from extraction to installation.
		Review and enhancement of lead lined valley and parapet gutters	Original or late 20th century fabric. Replacement of the roof coverings will cause disturbance. Allowance for replacement to meet requirements for new roof details and compliance with current LSA guidance.	This work item is unlikely to affect historic or architectural significance, but **will enhance the weather performance of the building and so enhance its long term conservation**	None	"Changes to rainwater goods to accommodate increased rainfall are likely to be acceptable in most cases. However, care should be taken to consider management strategies or designs that minimise impact on historically significant rainwater goods, with changes limited to those necessary to maintain function. Appropriate materials (for example, normally cast iron or lead for traditional buildings) should be used for new works." (para 106: page 34)

Scope of works item	Justification	Works	Phases and significance affected	How	Mitigation	Compliance with Historic England Guidance HEAN 18
		Removal of rooflights above Gallery 1 and gallery 2	These rooflights were reinstated, presumably following earlier removal, during the 1990s renovation of the gallery, but either at the time of implementation of those works or since, have been boarded over rendering them redundant	It is proposed that the new roof coverings extend across these openings. **The impact of these works is considered to deliver no harm to the architectural values of the building as the openings are redundant and the fabric involved modern.**	None	This intervention will maximise the benefit of insulating between the principal rafters of the current roof structure as advocated at paragraph 86 'Insulation within the roof plane' p22.
Roof works (Library extension)	Repair and maintenance and retrofitting of more energy efficient glazing	Replacement of a poorly detailed UPVC skylight above the 'link section' and of poorly maintained and failing lantern clerestory above the extension	The fabric here is all of early ('extension') and mid-late (link) date and assessed of no 'special interest'	Details are supplied within the 'Charlestown Joinery' quotation and specification for these works which will be carried out in bespoke timber joinery to the existing patterns (lantern and skylight of extension) rebated to accommodate slimline double glazing units. **No impact to architectural special interest, conservation of the current contribution of the building to the setting of the listed building and of the character and appearance of the conservation area.**	None	Paragraph 82: p21 "Replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable"
Reinstatement of ducting to reinstate traditional performance of passive ventilation vents in historic ceilings ridge turrets and the cupola tower (designed to provide passive stack ventilation). Main roofs.	Reinstatement of historic passive ventilation system and vent turrets	Details to be confirmed, but anticipated to involve ducting of existing ceiling grilles to roof turrets (to be reinstated or replaced in copper to historic designs as required)	The system, removed in the 20th century, dates to the construction of the building.	These works, which will be informed by but modified from historic precedents will provide some fire protection from the existing ceiling grilles which are currently open to the roof space as well as improving natural ventilation throughout the building whilst minimising the energy requirements of a mechanical extraction system. **The works are assessed as enhancing the sustainability and environment of the building, and delivering better conservation of the building fabric through delivering more effective ventilation of the building and roof space.**	It is recommended that specialists in passive stack ventilation are employed to model and design the reinstated system. Conflicts with fire compartmentalisation, and temperature differentials in the summer (when it is increasingly possible that on some days outside temperatures may exceed internal ones) that some additional mechanical extraction may be required.	The guidance notes that ventilation of historic buildings is particularly important where new insulation is being introduced and that in some cases supplementary mechanical ventilation may be acceptable. "Improved insulation has the potential to cause humidity issues even when permeable materials have been used and passive ventilation measures installed. Installing mechanical ventilation and heat recovery systems can sometimes be the best way of managing this. The impact of these systems on the significance of a building can normally be minimised by careful siting of equipment and ductwork. Mechanical ventilation and heat recovery are unlikely to be appropriate in high quality historic interiors" Para 93 p27

Scope of works item	Justification	Works	Phases and significance affected	How	Mitigation	Compliance with Historic England Guidance HEAN 18
Repair and review of lantern cupola	Conservation and renovation	Details to be confirmed – high level safe access is required in order to assess and design repairs in detail.		**It is anticipated that the renovation of this feature will constitute enhancement of its architectural contribution**	Current cheek slating of the base of this feature is not original, partly missing and poorly executed. The timber elements require review and painting. The integral vents within the feature have been over boarded (see above)	Restoration and conservation of the feature is considered good conservation of the 'embodied carbon' of its fabric. The feature represents an integral, currently redundant, feature of the original passive ventilation of the building when considered as part of a 'whole building approach'
Fire curtains and wool fleece insulation (Cosy Wool Thermafleece) to be installed in roof voids.	Fire protection and thermal improvement	As detailed on plans		**This work will not impact architectural or historic special interest. Insulation of Gallery area exposed roofs can be achieved within sloping areas within infill panels without harmful visual impact**	Refer to Thermafleece condensation risk analysis.	Fire partitioning insulation is considered separately justified in the protection of the asset, but also links to the whole building approach to restoring original ventilation arrangements. Paragraph 85 (p22) states 'Loft insulation will generally be acceptable.' Advocating the use of *removable insulating material between and over ceiling joists* (as advocated), and the use of permeable materials and ventilation.
Works to parapet walls	The proposed works are intended to address extensive vegetation growth and water ingress.	Refixing of loose and damaged capping stones, removing sand, making good lead flashing to roof junctions, encasing existing capstones in code 7 lead.	The works will result in a small visual change in the detail of the principal elevation in order to address water ingress	The design value of the copings is considered to lie in their cross sectional shape rather than their intrinsic materials. **Neutral or negligible minor harm to integrity of original design considered well justified**	None – the new code 7 lead works are considered reversible.	Relevant as part of whole building approach to damp remediation
		replacing render on rear faces of parapets	This work will replace existing failed and presumably cementitious render	The work is advanced in order to address failed modern work and proposes replacement in more breathable materials with better detailing (see recommendation) **Neutral or negligible enhancement**	'Cornish Lime' have provided the following guidance on this detail "*given the demands placed upon a render in such a location I would advocate a bell cast drip bead above any flashings at the roof/wall intersection, along with a render stop bead to the underside of the coping stones. This is done to provide an appropriate gap to allow for a proprietary sealant to mitigate the coefficient of expansion at that point and ameliorate the weather phenomenon of vortex and eddying in such locations. As for the render itself I would propose either a prescribed NHL2 or 3.5 render, depending on the time of year the works are carried out.*"	Relevant as part of whole building approach to damp remediation

Scope of works item	Justification	Works	Phases and significance affected	How	Mitigation	Compliance with Historic England Guidance HEAN 18
Masonry Repairs and repointing	Areas of failed modern cementitious pointing, rooted vegetation and fissures contributing to the evident water ingress on southeast elevation (particularly exposed to prevailing weather), but also via eddying and lack of natural drying on the northeast and northwest elevations exacerbated by 20th century repointing in a recessed cementitious mortar	Replacement of cement pointing to entirety of northwest and northeast walls Treatment of southeast elevation with D2 Biocide, followed by careful vegetation removal, removing cement mortars and repoint in a lime based mix to be agreed	Modern mortars within original walling addressing consequent penetrative damp affecting historic interiors of special interest	These works are intended to renovate and restore the traditional performance of the masonry components of the building, **enhancing the conservation of interiors and the health of the building environment as a whole using more appropriate materials**	As detailed in Cornish Lime recommendations. Note particularly to be taken of lime mix and drying out recommendations.	Relevant as part of whole building approach to damp remediation
Installation of mortar fillets on string course ledges of principal elevations	The horizontal surfaces of these details encourages the pooling of rainwater, the roosting of birds and the establishment of vegetation (see above).	Proposed modification of the details by the introduction of lime mortar fillets with Trass pozzolan will ensure water is shed from the building	The work will not be visible from the ground due the angle of the site. The original design is considered flawed.	Rectification of the original design flaw will help avoid the recurrence of penetrating damp on these elevations and so **enhance the conservation of the building.**	Recommendations within Cornish Lime Report are supported. Bird deterrent measures under review by design team and clients and will be expanded on in the Design and Access Statement.	Relevant as part of whole building approach to damp remediation
Installation of mortar fillets on string course ledges of principal elevations	The horizontal surfaces of these details encourages the pooling of rainwater, the roosting of birds and the establishment of vegetation (see above).	Proposed modification of the details by the introduction of lime mortar fillets with Trass pozzolan will ensure water is shed from the building	The work will not be visible from the ground due the angle of the site. The original design is considered flawed.	Rectification of the original design flaw will help avoid the recurrence of penetrating damp on these elevations and so **enhance the conservation of the building.**	Recommendations within Cornish Lime Report are supported. Bird deterrent measures under review by design team and clients and will be expanded on in the Design and Access Statement.	Relevant as part of whole building approach to damp remediation

Scope of works item	Justification	Works	Phases and significance affected	How	Mitigation	Compliance with Historic England Guidance HEAN 18
Secondary glazing	Thermal improvement	Fitting of discreet bespoke secondary glazing as detailed within 'Proposed Secondary Glazing Schedule (spreadsheet) by Storm Windows.	The works will retain all current timber windows, incorporating means of either opening (normally the lower sash) both original and secondary windows) or (slimline unit design) removing the entire unit via magnetic fixings for cleaning etc. All existing timber windows will be restored and repaired (like for like) and retained. System is entirely reversible, with the exception of the replacement of some existing finger catches with units designed to allow clearance for the secondary glazing. In all cases frames of the new system are aligned to existing frames	The reversibility of the window system ensures that no long term harm will be caused by the system, although there is some danger of interstitial condensation if not properly used. **The very slight visual harm is considered minimal and appropriately justified by the expected thermal improvement of the system.**	Clear guidance on how the window system should be used and maintained must be integrated into the building management documentation on handover	Para 80: *Installation of secondary glazing to the windows will generally be acceptable.*
Replacement of internal plaster	Repair of water damage and improvement of thermal and breathability performance	As shown on proposed plans, and described within Cornish Lime Company Advice Report. Insulating plaster to be installed within Library 3 (non-fiction) against southeast wall, and against southwest walls of Council chamber, and office / store southeast of landing. Renovating lime plaster to be used to repair northeast walls of Library 2 (catalogue and Librarians office) and parts of ceiling of Gallery 3	The works are remedial to existing water damage to existing design values evident within Statement Heritage and Cornish Lime Company photography. As detailed within Cornish Lime Report the use of insulating plaster in the Council Chamber and offices above the portico will require careful detailing to mimise impacts to surrounding plaster moulding details.	These works are considered to **enhance the design values of the building**	It is recommended that design and detailing is expanded on within submitted method statements, which can be agreed by condition as necessary.	Para 88 *"Internal wall insulation will be acceptable in some cases. The special interest of most listed buildings owes much to the character of their interiors. This includes their finishes, such as historic plaster, joinery, cornices, chimneypieces and other fittings. The introduction of internal wall insulation will generally disrupt these, to harmful effect. Internal wall insulation may be acceptable in buildings whose historic interiors have been lost or largely compromised and in some buildings whose interiors may not be sensitive to such changes. If it is appropriate to line previously unplastered internal walls as part of a conversion, then the opportunity to introduce insulation will exist. In the case of buildings of traditional construction, internal wall insulation may also lead to maladaptation, particularly through lack of ventilation, cold bridging and condensation on the wall. It is strongly recommended that permeable materials are used to avoid damage to the building"*

Scope of works item	Justification	Works	Phases and significance affected	How	Mitigation	Compliance with Historic England Guidance HEAN 18
Installation of Air Source Heat pump	Decarbonisation of the heating of the building by replacement of most fossil fuel heating requirements. Maintenance of significantly higher average internal temperature (refer to Planet A report)	Installation of a cascade of ASHPs to the southwest of the building. Existing radiators to be retained and the system expanded using matching hardware.	Visual harm to the southwest elevation, which is not primary to the building, and as designed was concealed by market buildings. Some audible noise in the immediate environment of the building	The specification of ASHP technology alongside retrofitted insulation measures has ben developed as a part of a 'whole building approach' as advocated by Historic England's 'Energy Efficiency and Historic Buildings (2018). The minor visual harms to the southwest elevation are considered negligible, taking into account the reduced architectural contribution of this secondary, originally concealed elevation. **Negligible less than substantial harm, offset by the higher and more consistent average temperature designed which will help address internal damp issues** **Ten case studies published by Historic England as *Heat Pumps in Historic Buildings* (2023) showed that noise levels were not reported as an issue in any of these cases.**	Full details supplied separately within Unitherm Heating Design	**Para 94: *Changing boilers, heating and hot water systems to low carbon alternatives, such as heat pumps, will generally be acceptable.*** *Having an effective low carbon heating system is one of the best ways of enhancing an historic building's energy efficiency. In the majority of cases, replacement of existing systems will not cause harm to special interest. There may be very rare exceptions where the existing heating system, or components of it, has architectural or historic significance (for example, original cast- iron radiators) and remains functional. The impact of heat pumps can generally be minimised through careful siting, design and screening. Routing pipework may damage historic fabric, with additional archaeological considerations in some sites. < < Contents 28 The opportunity should be taken to remove unsightly plant equipment made redundant by the heat pump, for instance oil tanks. This can sometimes offset any harmful impact of installing a pump. Listed building consent is generally not required for replacement of boilers with more efficient versions. Listed building consent is normally required for the installation of heat pumps which are fixed to a building"*

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