PART 3: PLANS AND BUILDING SURVEY

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StIves-ITT-00011-24

Market House Refurbishment and Associated Works

BUILDING INSPECTION REPORT

OF

THE MARKET HOUSE, ST IVES

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As inspected 2nd February 2023
CGH/8187

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BUILDING INSPECTION REPORT

OF

THE MARKET HOUSE, ST IVES

In accordance with kind instructions from Louise Dwelly, Town Clerk of St Ives Town Council, we have undertaken a building survey inspection of The Market House on Market Place, St Andrew's Street, St Ives. Our inspection was carried out in accordance with our Standard Terms and Conditions which are appended to this report, Appendix I.

The inspection was undertaken on 2nd February 2023. The weather conditions at the time of the inspection were overcast with occasion light drizzle.

A copy of the listing of the property is attached in Appendix II.

In Appendix III please find plans of the building.

DESCRIPTION

The Market House is a rubble granite semi-circular building located in the heart of St Ives. The building is the former home of the borough Council and the assizes for the town. It was built in 1832 and is located immediately to the west of St Ia Church.

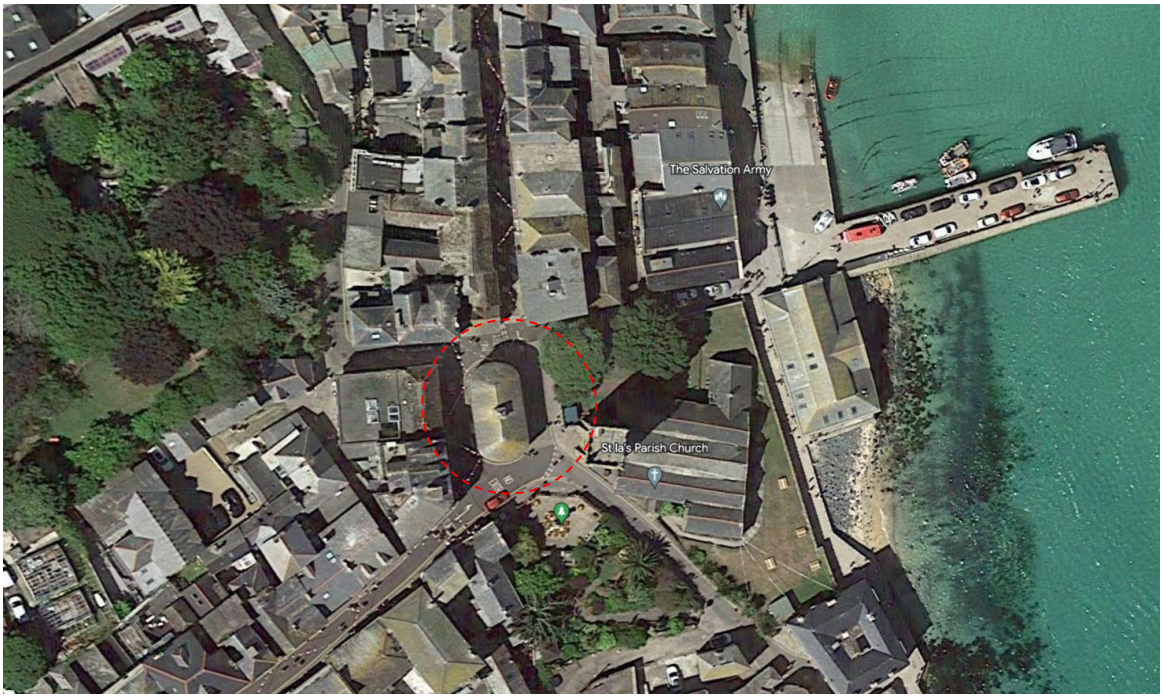
The building is currently used as a social / snooker club on the top floor and is divided into retail units on the ground floor.

The building is distinctive and in a key central location in the town. It is unfortunately isolated somewhat with tight and busy streets surrounding all sides of the building.

The cobbled section of street to the east side is separately listed and we have been told that cobbles exist beneath the ground floor layers within the shops indicating that the lower floor was potentially open to the surrounding streets.

The roof follows the curvature of the north and south ends and there is a ventilation turret centrally along the ridge. Original sliding sash windows still exist on the first floor level.

Internally the retail units have been dry lined, but some timber cladding remains particularly in the northeast gift shop. Some original features from the cells to the assize remain on the first floor including bars to the cell windows and hatches for feeding inmates etc.



1. Aerial view showing The Market House just to the west of St Ia Church

EXTERNAL CONSTRUCTION AND CONDITION

Roof Slopes

The roof of the building is continuous and flows around the semi-circular north and south ends. The roof is covered with wet laid scantle slating. This is a traditional Cornish detail and many examples of this form of slating exist in the town.

Slates are secured with both nail fixings and a bed of lime mortar. They are of random widths and the coursing diminishes as it runs up the roof. This gives an almost organic appearance to the slating.

Wet laid slating is quite difficult to achieve with the correct mix for the environment being sometimes difficult to establish. Whilst it is a robust form of covering and offers enhanced protection from wind uplift and water penetration it does bind larges sections of the roof covering together. Often failures in the slating result in a group of slates becoming loose altogether which results in the formation of much larger holes.

The roof is heavily covered in moss and vegetation. This is a common occurrence and the moss is attracted to the mortar as it forms a sound key for it to latch onto. The moss and vegetation can compromise perp joints (vertical joints between slates) and whilst there is additional weathering from the lime mortar bedding, it can lead to water penetration in these points where run off between slate layers becomes difficult.

This roof appears to have been re-slated relatively recently as evidenced by the modern membrane visible inside the roof void. This membrane will be stopping any penetrating moisture from affecting roof void and the internal spaces below.

It is recommended that the vegetation and moss is sprayed to carefully remove it from all areas. Scraping is not recommended due to the fragile nature of the mortar bedding.

There are some areas where mortar has been lost from below the slates, particularly at the eaves. There are also a number of loose and slipped slates evident.

Due to the excessive covering of moss it is difficult to fully gauge the condition of the roof covering but from what is visible it appears generally competent.

The ridge appears to be formed from black clay round top ridge tiles. Like the roof slopes these have been heavily covered with moss and also lichen. There is evidence of some open joints to the ridges that will need to be re-pointed to avoid water penetration. This is protected by the membrane but should not be relied upon. Like the roof slopes the moss should be removed.

The ends to the ridge are mortared around what appears to be a supporting bar. The mortar looks to be cement and appears sound. Further high level investigation would be beneficial.

2. View along east roof from southeast end.

3. South roof

Roof Vent Turret

The roof void and via ceiling vents the rooms below, are ventilated with a ventilation turret located centrally along the apex of the roof. This is a timber structure running from central supports to a hipped roof covering with a large ball finial. The walls of the turret are formed from timber louvres.

We have been told this was repaired within the last 10 years.

The roof is covered with scantle slates as per the main roof with mortared hips. The roof is heavily covered with moss as per the main roof slopes. There is no gutter with the slating discharging rainwater over the edge of the perimeter walls.

As detailed above the moss should be carefully cleared to avoid any potential penetration into the roof void below.

There are signs of deterioration to the louvres and corner posts with wet rot clearly visible on the sound side in particular. It appears as if this has been formed with a softwood timber. This needs regular decoration and in a coastal location such as this 3 years would be the recommended time frame for re-decoration.

Access and further assessment to the condition of the timber work is required and we would certainly recommend investigating replacing the existing timber with a more durable iroko hardwood or similar. This can be painted to the same standard but would be much more durable long term.

The base of the sides has been clad in lead which is weathering it to the roof structure below.

4. Close up of southern louvres showing wet rot to the timbers.

Eaves

The building has a painted timber fascia board with a pencil bead mould to the lower outer edge. The fascia is tight to the walls of the building an follows the curvature on the north and south ends. The fascia supports the guttering off brackets and is painted black. There are no soffit boards.

The fascia appears sound although there are some areas where the paint has failed. It will need re-decoration along with other high level areas.

Lead Work

The only leadwork present is to the base of the ventilation turret. This weathers the point where the sides abut the slating below. This runs up under the lower louvre and is turned up inside the turret.

This appears to be a relatively thin code, but does seem to be sound and working with no evidence of water ingress internally as a result.

Rainwater Goods

The gutters are cast iron deep ogee gutters and run around the whole building secured with brackets to the fascia. Curved gutter sections have been used, which will have been bespoke cast to the radius of the curves.

The building is served by only two downpipes one on the southwest corner and one on the north east. These discharge onto the street with a shoe. The downpipes are round section cast iron.

There is some evidence of rust to the rainwater goods largely due needing re-decoration with appropriate metal paint. The back of the gutters are not visible but generally these areas can be badly affected by rust which can cause the gutter sections to fail.

The gutters are heavily chocked with vegetation which will be causing water to back up and run down the front and potentially back face of the fascia boards. This will then run down the wall surface and lead to excessive wetting of the masonry. In especially heavy rain this can overflow and splash onto the street below and potentially up under the slate line.

The downpipes are likely to be blocked as a result which will exacerbate the issues.

Moss from the roof has fallen into the gutter and a combination of moss and bird detritus has resulted in vegetation growth.

The gutters need to be accessed and fully cleared of all vegetation, debris and detritus. Given the gul population in the town this will need to be done ideally twice a year to ensure the rainwater goods run free and clear.

We would recommend accessing and assessing the gutters when fully cleared to ascertain if more extensive repairs are necessary beyond generally re-decoration.

The provision of further downpipes would be beneficial and this will avoid long runs where blockages can build up.

5. View along east gutter showing vegetation showing over the gutter line.

Main Walling

The external walls are mass masonry brown rubble granite walls with cut quoins to openings. A deep section brown granite string course runs around the building at the first floor level and the base of the wall is provided with a large brown granite plinth. Cables run around the top of the string course and there is some evidence of loose mortar to the string course that will need to be pointed in to weather.

There are brick arches over ground floor windows, west side first floor windows, north window and the blocked openings on the north and south sides at first floor level. The remaining windows have granite lintels.

To the base of the walls the surrounding tarmac is relatively high and water running down the street will flow onto the base of the walls adding to dampness in this location. Ideally some form of perimeter gully would be beneficial to capture and dispose of surface water in this location.

The building has been re-pointed in cement. This is impermeable and does not allow the masonry to breathe. This leads to trapped moisture within the core of the wall which can track internally. There is evidence on the first floor of penetration as a result of a lack of evaporation within the core of the wall. The granite is relatively robust but in time the harder cement can lead to excessive erosion of the stone surface, which leads to ledges forming and therefore further routes for moisture to penetrate. With sufficient weathering and erosion the mortar will drop off.

There are some areas where pointing has been smeared over joints, which is disappointing and unsightly.

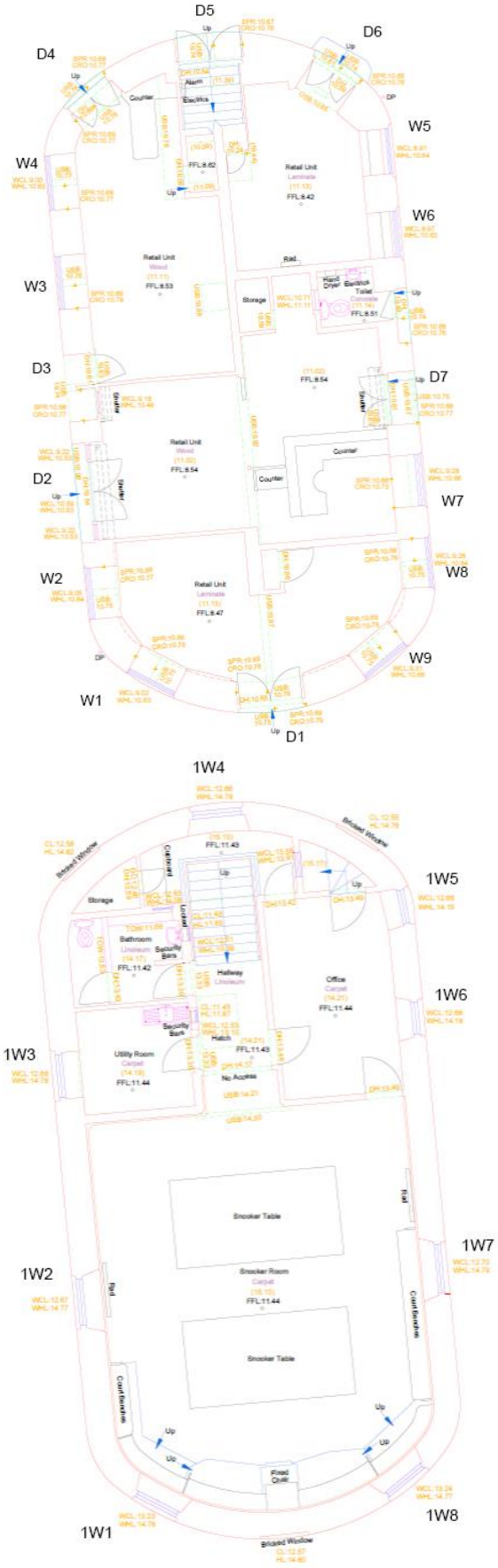
Whilst re-pointing in hydraulic lime will allow the walls to breathe there is also the risk that hacking out will damage the stone. There is no significant deterioration of the granite so it is of sufficient quality and hardness to accommodate the cement. It is hard to justify wholescale

repointing here given the costs and potential for damage to the stone, but the masonry should be regularly checked as erosion can accelerate. Any loose or missing mortar should be repointed in breathable lime based mortar.

6. View of string course.

7. Close up view of masonry.

External Joinery



Reference the labelled plans above for number references.

Windows

W1 (ground floor)

Modern large fixed single pane single glazed casement window likely inserted to replace original opening when conversion of shops occurred. Very basic quality allowing maximised light into the retail units.

Generally sound with some minor damage to the base. Redecoration required.

Window very low to the ground and there was water penetration at some point through the masonry. As it washed down the road to the southwest. The masonry here is sound following repair but joints should be monitored to ensure sealed to prevent further water penetration.

W2

As per W1 – sound. Sound. Allow for decoration.

As per W1 window very low to the ground. Masonry joints should be monitored to ensure sealed to prevent further water penetration.

W3

As per W1. Sound. Allow for decoration

W4

As per W1. Rot evident to cill and jambs to sides of frame. The paint will need fully stripping back to assess extent and repairs undertaken to the timberwork as required. This can be achieved in-situ using scarf joints to insert new sections of joinery.

8. Rot evident to cill of W4

W5, W6, W7, W8, W9

All windows as per W1 and sound. Allow for redecoration.

1W1 (first floor)

Replacement one and a half sliding sash timber frame single glazed window with sash horns and 9 panes. Sound – allow for redecoration. In need of re-puttying to glazing bars.

Ease and ensure fully operational.

1W2

Timber frame sliding sash single glazed 12 pane original window. Rot to cill evident. Window will need stripping back and timber repairs undertaken. Re-putty and redecorate. Ease and ensure fully operational.

1W3

Timber frame sliding sash single glazed 12 pane horned window – possible replacement to standard un-horned sash. Horned sashes not used until 1850. Rot to cill evident. Window will need stripping back and timber repairs undertaken. Cracked pane to lower right as looking from outside will require replacement. Re-putty and redecorate.

Ease and ensure fully operational.

9. View of 1W3.

1W4

Timber frame sliding sash single glazed 12 pane original window. Generally sound. High level access required for full inspection. Allow for redecoration and re-puttying. Allow for easing and overhauling to ensure fully operational.

1W5

Timber frame sliding sash single glazed 12 pane original window. Some rot evident to sides of box frame. Allow for stripping back to assess and provide scarf repairs. Allow for re-puttying and redecoration.

Ease and overhaul to ensure operational.

1W6

Timber frame sliding sash single glazed 12 pane original window. Some rot evident to sides of box frame. Allow for stripping back to assess and provide scarf repairs. Allow for re-puttying and redecoration.

Ease and overhaul to ensure operational.

1W7

Timber frame sliding sash single glazed 12 pane original window. Rot evident to cill and meeting rail between sashes. Allow for stripping back to assess and provide timber scarf repairs / component replacement as required. Allow for re-puttying and redecoration.

Ease and overhaul to ensure operational.

1W8

Replacement one and a half sliding sash timber frame single glazed window with sash horns and 9 panes. Sound – allow for redecoration. In need of re-puttying to glazing bars.

Ease and ensure fully operational.

Doors

D1

Timber frame single glazed ‘french’ doors into retail unit. Glazed upper and panelled lower section. Sound. Allow for re-decoration.

D2

As per D1.

D3

Single to northwest retail unit with fixed door into central unit alongside. Timber frame single glazed with solid lower panel. Dividing timber screen between with some minor rot to base that will need filling. Allow for redecoration.

D4

Timber frame single glazed ‘french’ doors into retail unit. Glazed upper and solid lower panel. Rot to base of frame on left side as viewed from outside. Base of frame on right side already cut short with render used to infill where frame base rotted. Scarf repairs required following assessment having removed all paintwork. Allow for re-decoration following repairs.

10. View of rotten frame to base of D4.

D5

Outward opening solid vertical panelled door to main stairwell. Some minor rot to base of frame that will need filling. Generally sound. Redecorate.

D6

Replacement single glazed (4 panes per leaf) ‘french’ door. Sound. Allow for redecoration.

D7

Single door with fixed side panel. Single glazed upper with solid lower. Sound. Redecorate.

D8

Timber frame single glazed ‘french’ doors into retail unit. Glazed upper and panelled lower section. Sound. Allow for re-decoration.

Boundaries, Paths and Accessways

The building has no grounds surrounding beyond a strip of granite slabs that formed the original kerb to the road. These are part of the street. On the east side the original granite cobbles remain and these are listed separately (see listing in appendix). To the south, north and west the street is tarmac abutting the granite kerb, which is unfortunately. Care needs to be taken when working on or near the listed cobbles.

11. View of granite kerb stones that surround the building.

BUILDING INTERIOR

Note rooms will be described in the same format with detail on the ceiling, walls, floor and any other items. Roof void described separately.

Note decoration of plaster surfaces (ceilings / walls) should be done using breathable mineral based paint. Impermeable emulsion traps moisture and results in the paint bulging and pushing out causing flaking and failure of the paint surface. Breathable products allow water vapour to pass through the paint. This can cause some efflorescence (salting) but this can easily be brushed off and the paint surface is not damaged.

Roof Void

The roof void is extensive and is on two basic levels. Access to the void is via a trap hatch over the landing. This is dilapidated and is loose having come off its hinges. This will need to be repaired / replaced.

The immediate area accessed is lower down and this stretches to the partition line of main hall and back towards the north end where the walling steps over the stairs. Beyond this to the north and south the level rises up. There is still extensive space available.

The roof appears to have been re-slated relatively recently as previously described. The membrane looks modern and there is evidence of timber repairs to the roof timbers.

The roof is comprised of 6 principal king post trusses with purlins and slating rafters over. Hip trusses flow around the north and south ends to create the curvature.

Centrally within the void is the square section framework that supports the vent tower. This accesses the structure to the vent tower. All sound. There is bird mesh internally to the louvres to stop access into the roof void. We were told works were done to the vent tower some 6 years ago.

The roof is dry and the timbers are in good condition. We could not see any evidence of active rot or worm.

There is insulation but it is not consistent across the roof void. It would benefit from being renewed. The lath and plaster ceiling below the insulation appears sound with good key. Full assessment can only be made when the insulation has been cleared. Normally 300mm of quilt insulation is required. Breathable / sustainable options such as sheeps wool insulation could also be considered. This generally causes less irritation when disturbed.

There is some historic bird mess and detritus on the insulation, likely pre works to the vent tower.

There is natural light from a sash window opposite 1W3. This window appears sound but could certainly do with cleaning down and redecoration.

The roof void is filled with old carpets, cushions and furniture. This should be removed and cleared out.

Improved crawl boards or indeed fully boarding the loft floor would be of benefit to improve access. This should be done on top of the insulation layers.

There is a soil and vent pipe that runs from the lavatory. This traverses horizontally across the roof void and terminates up inside the vent tower. Sound, but could be susceptible to damage so care needs to be taken when accessing areas within the roof void.

The main hall is vented through the ceiling as was originally planned.

12. View of roof timbes towards vent tower framework

13. View towards window within roof void.

Main Hall

Ceiling

Lath and plaster with central plaster rose. Main ceiling shows no signs of damage or cracking, but plaster key and laths (as described above) should be checked from above when the roof void is cleared. Rose has lost some edge details that will need to be reinstated. This can be repaired.

4 gas heaters hang from the ceiling. These are historic and would benefit from restoring and painting as a feature (not to be made operational). These have a metal plate just above to direct heat downwards. Large lights above the snooker tables are supported from timbers within the roof void. The supports in the roof void need checking when cleared out to assess condition.

The ceiling needs redecorating to remove tobacco staining.

14. View of ceiling rose

15. Gas heaters to main hall.

Walls

Timber wainscot to lower section with plaster on solid above. There is significant damage to the wainscot with many loose sections both between the timber sections and a loss of fixing to the walls. Missing section on north wall. Allow for repairing the wainscot to reinstated missing / loose elements and re-secure back to the walling having undertaken any repairs to surfaces behind.

The plaster has blown in areas. There is an extensive area over the Mayor's seat. Clearly the wall has been affected by water penetration likely as a combination of historic roof leaks, water spilling over the back of blocked gutters or penetration through the blocked window openings externally. Emulsion paint has trapped moisture further. Areas of re-plastering required and the whole room requires decoration.

16. Damaged wainscot boarding to northeast corner of main hall.

17. Damaged wainscot – note blown plaster above (just to left of mayor's seat).

Floor

Carpet on timber boards.

Other

There is rot to the window board east of the Mayor's seat again as a result of historic water ingress. This will need to be removed and rotten sections replaced.

Room heated by two Rointe electric radiators, which is minimal for the size of the space.

The sealed double door to the stairwell is scratched and in need of sanding down and re-staining. It would be nice to see these in operation again.

Office / Meeting Room (Northeast corner)

Ceiling

Papered over we assume lath and plaster. Some evidence of historic water ingress around old gas pipe location. Fan to centre of room to roof void. Appears defunct.

Walls

North, south and west walls (internal) have a wall board to the base. This should be checked for asbestos if not already done. Above this there is a picture rail and the wall beyond has been papered. Generally sound but tired and in need of redecoration.

Wall to east (external) plaster on solid below picture rail – papered above. Plaster has blown in areas potentially due to historic water ingress. Patch repairs will be required in lime.

Consider removing the paper, which is tired and unsightly.

Floor

Carpet on timber boards. Sound.

Other

Six panel doors to cupboard and main hall. Main hall door has historic Yale door closer, which is still operational and should be retained.

18. Historic damp and damaged plaster

Cupboard (accessed from office)

Inaccessible at time of inspection. From the floor plans this has the remains of a stairwell that accessed the roof void.

Stairwell and Landing

Ceiling

Lath and plaster to lower ceiling level. Steps up towards window end. Some damage to edge of ceiling where pully fixing remains. This should be removed if no longer required. Some evidence of damp staining to north end – historic. Lath and plaster generally sound.

Walls

Traditional boarded walls to sides – lower half. This incorporates the original gaol feeding holes and iron fittings on the west side. These are all important key components of the heritage asset and should be protected and retained. Walling above boarding lath and plaster on studwork. Sound.

Plaster on solid around window to north wall. Some minor cracking around window due to movement between timber and masonry. Not of any concern but would benefit from re-plastering in lime to address loose areas.

Wall to roof void opposite window where ceiling steps is cracking with peeling of paint work. This looks historic and potentially relates to an earlier leak that pre-dated the re-roofing project. This area should be scraped back for further assessment. It is likely that replastering is required to this area.

19. Cracking to wall opposite window to landing.

Floor

Vinyl sheets over timber boards. This is very tied with undulation in areas. Consider re-flooring.

Exposed floor boards on walkway area around stairwell to north beside window. Some loose boards that would benefit from re-fixing. Historic damp staining again potentially from former roof leak.

Other

The stairs are formed from timber and lined with vinyl with rubber nosings. The stairs is generally in sound condition. They rise almost immediately from the doors onto the street. This is dangerous and causes access issues. They are also very steep and well beyond the recommended pitch for public access stairs. Unfortunately given the tight space within the landing and the historic features on either side, reformatting the stairs will be a challenge and alternative additional access such as a passenger lift may be the best way to ensure accessibility to the upper floor.

Original 6 panel double doors to main hall sealed up. Sound. In need of decoration as existing.

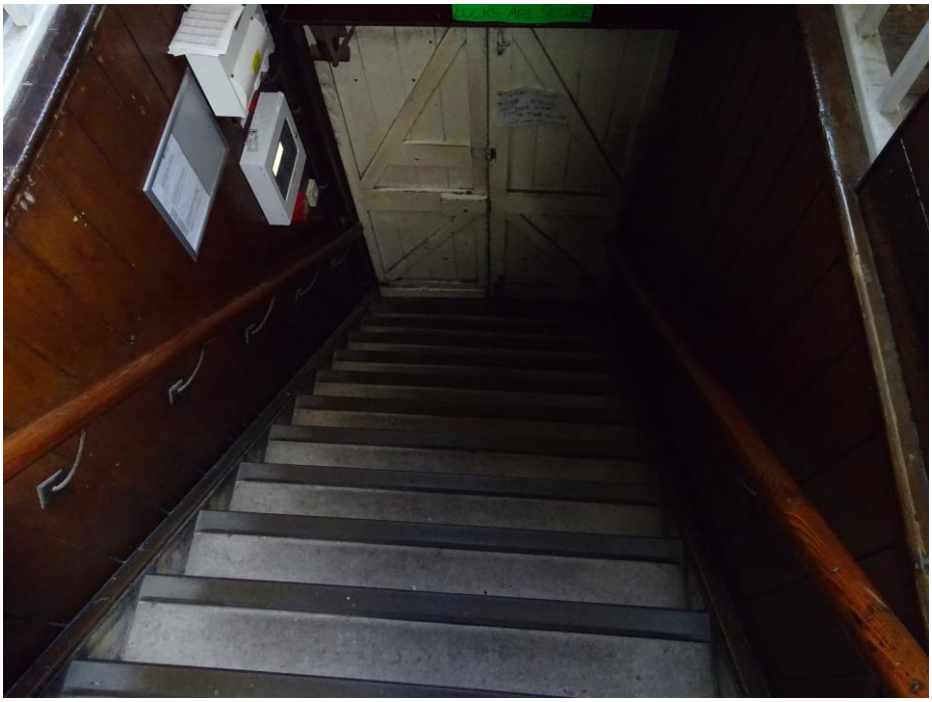
The stairwell contains the electrical control boards and fire alarm boards at the bottom of the stairs.

A basic timber handrail runs around the upper landing – sound.

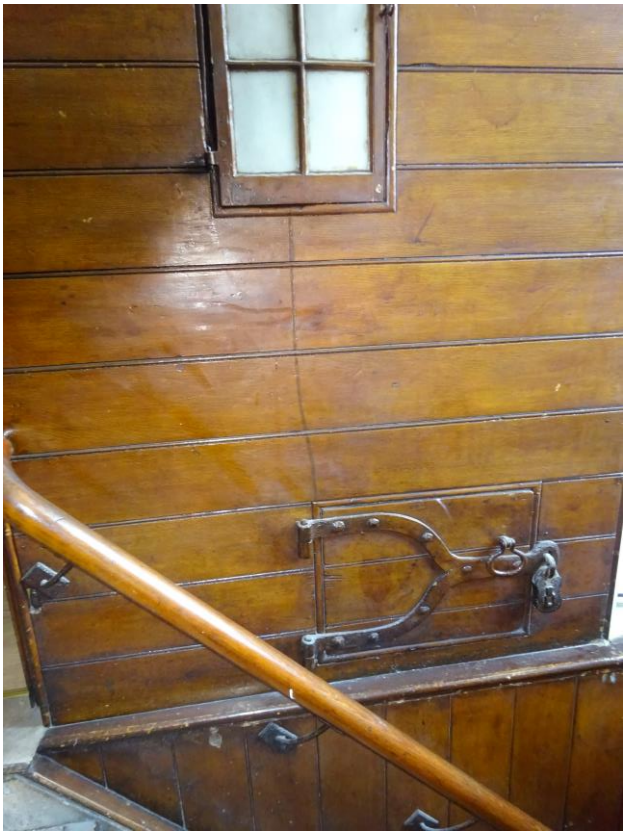
To either side of the stairwell to north side two storage cupboards are provided with evidence of previous stair access to the roof void (now removed). Both spaces are full of furniture and signs. Exposed walling visible within.

Historic Briton door closer on door to office. Still in operation. This should be retained and conserved.

20. Historic Briton door closer



21. View of stairs



22. Historic gaol fittings

Lavatory (former gaol cell)

Ceiling:

Timber boarding to lower ceiling height. Sound. Decorate. There is a pendant light fitting which is not ideal in a wet environment. A sealed fitting would be more appropriate.

Walls:

Mix traditional wide vertical boarding and plasterboard with tiling. Tiling to boxing beside the basin have come away (possibly to access the pipes historically). This will need reinstating or capping with a timber cover with improved access. There is cut to the boarding near the lavatory which looks to be from a former fitting. This will need to be repaired to ensure the covering is continuous. Tiles are tired – consider new tiling to improve appearance. Decoration required.

23. Removed tiles to boxing

Floor:

Vinyl sheets on timber boards and joists.

Other:

There is no extract ventilation to the lavatory. This could be accommodated through the ceiling and into the vent tower as per the soil and vent pipe.

The door to this room is an original four panelled door that should be retained. It will require re-staining.

The room contains the original gaol cell window. This still has the iron bars. Single glazed 6 pane casement on outer side. Glass painted over to obscure. Consider removing the paint carefully and applying a film to obscure the glass, which would allow more natural light into the space.

Basin is loose and requires refixing. Lavatory waste appears to be leaking with container positioned below joint to catch water. This will need to be assessed and repaired.

Kitchenette (former gaol cell)

Ceiling:

Timber boarding to lower ceiling height. Sound. Decorate. Upper level visible just inside window with opening into roof void.

Walls:

Plasterboard on stud to lavatory partition. Original vertical timber boarding to other walls. Sound – decorate.

Floor:

Carpet on floor boards.

Other:

Basic kitchen unit with stainless steel sink.

The room contains the original gaol cell window. This still has the iron bars. Single glazed 6 pane casement on outer side.

Original four panelled stained door.

Jo Downs The Gallery – South Unit

Ceiling

Plasterboard painted with exposed painted beams. Sound.

Walls

Dry lined walling to form displays. Vertical boarding to reveals painted. Sound.

Painted stonework over external openings. Emulsion paint has been used and this is peeling in places. Consider redecoration with breathable mineral based paint.

24. Peeling paint to masonry elements

Plasterboard on stud to inner walls.

Cupboard in south west corner was affected by damp due to run off from tarmac and high ground levels. Repairs have been undertaken. There is still some evidence on the inner wall. Wall thickness below the windows here is minimal which can lead to further ingress in this area.

Floor

Laminate on solid.

Other

Original iron fittings to door which should be maintained and preserved.

Kirsty Bridgewater – Central Unit

Ceiling

Plasterboard. Sound.

Walls

Mix of dry lined with plasterboard and surviving vertical timber boards. Some exposed stone that has been painted. Sound.

Plaster on solid to west wall – sound.

Floor

Floor boards assumed on battens over solid floor to create level access throughout. Sound.

Other

Blue Bramble Gallery – Northwest Unit

Ceiling

Plasterboard ceiling painted. Trap access to underside of lavatory. Timber boarding to underside of stairs – limited fire resistance as a result. Ceiling has track lighting system.

Walls

Plasterboard on stud to inner walls with section of vertical boarding under stairs. External walls painted stonework. Sound.

Floor

Raised timber boarding over solid.

Jo Downs The Gift Shop – Northeast Unit

Ceiling

Plasterboard – some fixing points visible that require filling. Water pipe runs along east side just below ceiling.

Walls

Vertical painted timber boarding to all walls. Sound. Some chipboard has been used to make up areas around door / window openings.

Floor

Laminate over solid. We are told this floor was exposed and original cobbles exist below.

SERVICES

Electrics

The building is connected to the mains electricity supply. It is imperative in any public building to ensure that the electrics are regularly tested and certified by a registered electrician.

The electrician should be engaged to inspect, test and certify all fixed and mobile appliances.

It is particularly important to ensure that all electrics are adequately earthed and bonded. This is of particular importance where electrics are near or in the vicinity of sinks, basins or water supplies.

Trailing leads should be kept to an absolute minimum and should be visually checked on a regular basis to ensure that there is no adverse wear. Appropriate fuse protection should be provided within all plugs. Older light fittings should be checked for earthing.

We would recommend that all public buildings are provided with appropriate emergency escape lighting or that appropriate guidance and stewardship is provided to ensure public safety. Disabled lavatories should ideally have alarm pull cords within them connected to both audible and visual signalling.

We would recommend the installation of hard wired smoke, and where appropriate, carbon monoxide alarms. All call and alarm systems must be regularly tested and serviced.

We cannot comment on the exact condition of the electrical installation and you would need to engage a registered contractor to undertake a full inspection. The electrical installations on the ground floor appear sound. The fittings on the first floor are largely surface fixed and look rather dated. Depending on the use of the building going forward a full rewire would be beneficial.

Gas

The building has gas lights and a supply although we believe it has been cut off. There are no other gas appliances in the property.

Water

The building is connected to the mains water supply. This was not checked for potability.

Heating

The building has electric radiators / heaters.

Drainage

All drainage installations should be checked, sluiced through and cleaned on a regular basis. We would recommend that all pipe runs for both foul and surface water systems be inspected with cameras on at least a ten yearly basis to ensure that the pipes have not got displaced due to problems of ground heave, movement, slump or root growth within them. All manhole chambers should be checked to ensure that they are competent and have adequate load bearing capacity in trafficking areas. Internal chambers should be double sealed and the existing manholes may need to be upgraded as the seals look aged.

Adequate soil vent pipes should be provided to ventilate the drainage system and reduce problems of siphonic action. All surface water, drainage systems and gullies should also be regularly checked, the gullies cleared through of organic detritus and debris.

ENVIRONMENTAL

Ventilation

As a matter of good practice, all roof voids should be adequately vented. This should be provided in the form of ventilation above any thermal insulation.

A regular problem within buildings is inadequate ventilation of sealed voids, under floor cupboards, sub floor voids and suspended timber daises.

We would strongly recommend that on a regular basis access be provided to these areas to enable checks to be undertaken of the timber structure to ensure that it has not been affected by woodworm, beetle infestation or rot.

Improved ventilation within all sealed or sub floor voids will reduce the problems of high humidity and should be encouraged.

All lavatory facilities should be suitably vented with a forced ventilation system.

The building is well ventilated on the first floor via the ventilation tower which provides air flow into the main hall. There are also openable windows on the first floor. Downstairs there is limited ventilation due to fixed windows, but quite frequent ventilation with customers coming in and out of the retail spaces.

Damp

We have highlighted within this report various areas where sections of the building are in need of attention and where this will be increasing the risk of damp within the fabric.

We list below the relevant problems highlighted within the report, and if attended to should, in the long term, help the fabric and environment within the building:

- blocked and overflowing rainwater goods.
- open jointing to coping stones.
- voidage in some of the wall pointing.
- poor pointing to the sealing of, windows and doors.
- inappropriate use of cement mortars.
- poor weathering to roofs at abutments.
- inappropriate use of vapour impermeable paints.
- accumulation of salts to the plaster.
- inadequate passive ventilation.
- intermittent heating.
- poor thermal insulation.
- slipped, missing and damaged slates plus open joints to ridges / hips.

It is important to try and maintain the fabric of the building internally and externally, utilising appropriate vapour permeable materials to reduce the increase of damp, condensation and humidity within the fabric. Use of appropriate, sympathetic and historically appropriate materials is always recommended. Unfortunately, over the years subsequent to the last 60 years, materials have been introduced which are quite appropriate for modern construction techniques, but are not suitable for older and intermittently used historic traditional structures. We would recommend where possible, action to reduce the problems of damp within the building as listed above. We would note, however, that this is not going to result in a rapid cure. Many of the problems raised within the report are associated with both inappropriate materials and workmanship, which will inevitably take a long time to be reversed. Persistence in this area, will, however, prove to be advantageous in the long term.

As noted elsewhere increased high levels of moisture and damp within the building will increase the risk of wet and dry rot infestation to any abutting timbers, whilst also increasing the risk of beetle infestation. This should be avoided if at all possible.

Woodworm and Beetle Infestation

As with any old building of this nature, there is always a risk of beetle infestation. This is most commonly seen in the form of the common furniture beetle. There are, however, further beetles which attack both soft and hardwood timbers. The most well known of these is the death watch beetle.

Any treatment of timber must be undertaken extremely carefully and should, if possible, take into consideration any earlier form of timber treatment or chemical application to ensure that these are compatible and will not produce a toxic chemical cocktail, which could adversely affect users and occupants. It is for this reason that we recommend purely judicious localised treatment of any infestation or activity noted.

We would also note that following any treatment of timber it will take the full life cycle of the beetle before it is killed. Surface timber treatment will only kill the beetle that is already within the affected timber when it exits for breeding purposes through flight holes. You will, therefore, inevitably see the new activity after treatment. This will be in the form of frass or fine sawdust. If this continues for many years after treatment, further advice should be sought.

With changes in climatic conditions, we are beginning to learn of other forms of beetle and weevil infestation of timberwork, some of which can be very aggressive. A close watch should be kept and suitable advice sought.

Within this building there were no obvious signs of infestation but any battening below laminate or timber boarded floors would provide the perfect environment for infestation to occur.

Rot Infestation

The most common forms of rot infestation within building are either wet or dry rot.

Wet rot infestation is more generally seen on external joinery, window and door frames and in some roof structures. It needs continual moisture to survive. Joinery that is affected is generally treatable, although the affected timber will need to be carefully cut out and splice repaired. This needs to be appropriately done. Wholesale replacement of historic joinery units is not recommended, both for financial and environmental reasons.

Dry rot infestation is more aggressive. This will often occur in concealed, unvented places for many months or years before becoming evident. We will have noted within the bulk of the report, areas that may or may not be at risk of rot infestation, along with recommendations as to how to reduce the risk. Dry rot is both manageable and treatable.

Wet rot was identified on a number of the external windows and doors and also in the ventilation tower louvres. There was some localised rot internally in the main hall to the window board of 1W8. No dry rot was identified.

Insulation

The thermal qualities of the building are poor. Improvements to the building should be considered subject to necessary statutory approvals. The roof void has some insulation but it is not consistent and new provision would be recommended. There are options for walling with insulated lime plasters on the market that can improve thermal performance in these areas. The provision of double glazing would not be accepted due to the listed status but secondary glazing is a viable option.

Lightning Conductor

There is no lightning conductor on the building. We do not consider one necessary in this location particularly given the church tower nearby.

Security and Safety

We are not aware of any recent problems of vandalism or security beyond those possibly minor incidents noted in the report.

We would, however, note that it is good policy to ensure that the security of the building is regularly reviewed. All items of value within the building should be suitably photographed and records kept in a separate location, away from the building. The items should also be

security marked. Valuable metallic items and any lead work on the building should be marked with the Smartwater system as recommended insurance companies. We would note that if lead is not appropriately marked, this will prejudice any possible insurance claim, should problems of theft or vandalism be experienced.

We would recommend that consideration is given to forms of security lighting, both for safe access and for property protection. Economic forms of video surveillance are also now becoming available. These, if appropriately installed with necessary statutory approvals, can prove beneficial. Discussion with your insurance company should become a regular part of your annual review. This may reduce premiums.

It is recommended that noticeboards carry the post code of the building so that those who are unfamiliar with the property location can advise the emergency services should they be required to attend.

Where there are sudden changes in level, low rails, unprotected steps or areas where the unwary or visitors could easily stumble, suitable warning notices should be provided.

Lighting

The light levels within the property are reasonable, although some of the focus lighting should be improved. Energy consumption of the lighting within the building should be reviewed regularly, as should the carbon footprint pertinent to the occupation of this building.

Asbestos

We saw evidence of potential asbestos containing materials, which should be checked. Asbestos may be found in:

- manmade roof slating or sheets.
- internal thermoplastic floor tiles or cladding.
- softboard ceiling materials.
- electrical or other insulants.
- adhesive to vinyl floor coverings.

In addition old pipe runs and electric fuseways could contain asbestos. This is not an exhaustive list.

Managers of buildings of this age and nature must ensure that any asbestos that is found is properly recorded, noted and managed or removed. An asbestos register must be in place and maintained.

If an asbestos report has not been commissioned an independent assessment should be carried out. We can offer recommendations if required.

Protected Species

We saw no obvious evidence of bat activity within the building, but would note that the property is likely to provide a suitable habitat for bats to roost, breed and winter in however it's town location may preclude this. Any re-roofing works which may disturb habitat of any protected species should be assessed and if deemed appropriate, Natural England licences will need to be obtained before any high level work is put in hand. This is a requirement of Planning.

Accessibility

The building does not have any accessible lavatory facilities. This is something that should be considered going forward.

Appropriate light levels should be provided for those who have visual impairments with appropriate focal lighting for areas of specific importance within the building. Emergency escape lighting should be provided and suitably maintained.

Large print notices should be made available.

Access is extremely difficult with steps to all doors and very steep stairs running up from tight inside the north door. An assessment of options for the provision of accessibility improvements is due to be implemented.

SUMMARY

The Market House is an important and historically significant building in the heart of St Ives having varied municipal roles including as the assizes for the town and as the seat of the Borough Council. In recent times the building has adopted a more commercial approach with retail units and snooker club. The building is and has proven to be adaptable.

Structurally the building is sound with recent works to the roof having ensured longevity into the future. The walls have been constructed from good quality granite that has been formed effectively and stood the test of time.

Whilst there are access issues, exacerbated by the streets that flow very closely around the building, there are options for improvement and overall a bright future for the building is certainly feasible.

The key issues identified in this report are all manageable and many can be restricted in the future with regular and consistent maintenance.

Lack of decoration has lead to deterioration of the joinery in areas and certainly to the louvres on the vent tower. Similarly, water penetration and damage to internal plasterwork can be attributed to overspilling gutters due to them being blocked with vegetation.

Generally, the ground floor spaces are in sound condition having been regularly upgraded and renovated due to their retail use. The first floor is tired and has had little intervention in many years yet the spaces are good and can easily be upgraded to provide for a range of different uses.

As mentioned a key issue with the building is accessibility both in terms of level access from the street, access to the first floor and the provision of suitable lavatory facilities. Inevitably some reordering of spaces is going to be needed to accommodate this and options are being explored towards achieving much needed improvements in this area.

Improved insulation to the roof and potentially an insulated render system to the inner face of the walls would be of benefit to reduce carbon footprint. Hand in hand should be improved heating to the space, an area that is currently lacking.

The building contains many key historic components from the gaol fittings to original panelled doors and the historic door openers. All contribute to the character and heritage of the building and should be retained.

Finally, I am pleased to say a package of relatively minor works can attend to the defects identified and ensure the building is fit for purpose for whatever future use is proposed.

The following table itemises the defects identified and provides an order of priority.

SUMMARY OF MAJOR WORKS

Immediate

Clear moss from roof slopes.
Clear gutters of vegetation to ensure flowing freely
Attend to loose / damage slates
Secure loose basin to lavatory
Assess and repair leak to lavatory

Within 2 Years

Undertake repairs to louvres on vent tower
Undertake repairs to external rotten windows and doors
Repoint mortar to slates where missing
Point ridge tiles
Remove debris from loft – assess ceiling condition from above
Attend to rotten window board main hall
Attend to tiling in lavatory

Within 5 Years

Localised repointing as required
Improve insulation to roof void
Repair rose within main hall
Plaster repairs internally
Repair wainscot
Repair trap hatch

Routine

Reinstate slipped slates and loose tingles
Test all services
Clean gutters and downpipes
Ensure adequate ventilation
Redecorate
Remove debris from gullies and plant growth
Clear paths
Check security

SPECIAL NOTE

This report does not purport to be a full structural survey but is a report executed following our limited inspection in accordance with our terms and conditions of engagement. We cannot confirm that any area that was not available for inspection within the context of the terms and conditions of engagement is free from defect, rot or deleterious materials.

THIRD PARTIES

This report is confidential and for the sole use of our Client's and their Legal Advisors. No responsibility may be taken for any third party acting upon or relying upon this report. No part of the report may be published without prior consent.

CHRISTOPHER HUNTER BSc (Hons) MSc CHE MRICS
CHARTERED BUILDING SURVEYOR

CGH/8187
1st March 2023

APPENDIX 1

Terms and Conditions

1. The Surveyor will advise the Client as to his opinion of the state of repair and condition of The Building specified by the Client. No specific comment will be made upon the environment, the locality, grounds or Planning.

2. The Surveyor will not advise whether or not the price agreed for the property reflects the current open market value taking into account its repair and condition and market condition generally. A separate independent valuation should be arranged with a specialist valuation surveyor if this is required. The Surveyor will not include this in his fee. Separate terms and conditions should be arranged direct.

3. If a reinstatement valuation for the purpose of insurance is required this can be arranges at an additional fee. This can be discussed with the surveyor.

4. Save as hereinafter provided, the Surveyor will carry out such work as is reasonable in his professional judgement, bearing in mind the limitations of the inspection. This inspection is not a full structural survey, which is now interpreted by the courts as an inspection of every part of the building accessible or otherwise resulting in destructive surveying techniques.

5. The Surveyor will inspect as much of the internal and external surface area as is practicable, but he will be under no obligation to raise fixed floorboards or to inspect those areas of the property that are covered, unexposed or not readily accessible. Inspection will therefore exclude both the roof space, if there is no, or no reasonably accessible roof hatch, and the outer surfaces of the roof if they cannot be readily seen. Similarly, inaccessible flat roofs over 3m above ground level will not be inspected.

6. The Surveyor will not be responsible for arranging the testing of domestic or mains services, unless specifically instructed to do so. Specialist tests can be arranged at an additional fee. Recommendation for testing of Electric & Heating Services may be included in the report and should be completed before a commitment is made to Purchase.

7. Except where the contrary is stated, parts of the structure and of the woodwork which are covered, unexposed or inaccessible, will not be inspected and will be assumed to be sound and in good repair. Where concern is raised over condition we will advise further inspection with builders in attendance. We will not expose foundations.

8. The report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

9. The report is provided for the sole use of the named Client and is confidential to the Client and his Legal Advisors. The Surveyor accepts responsibility to the Client alone for the stated purpose that the report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any person other than the Client himself. Any such person relies upon the report at his own risk. Further, neither the whole or any part of the report, or reference thereto may be included in any published Document, Circular or Statement nor published in any way without the Surveyor's written approval as to the form and/or context in which it is to appear.

10. Unless otherwise expressly stated, in making the report the following assumptions will be made. The Surveyors will be under no duty to verify these assumptions:

    a. That no high alumina cement concrete or calcium chloride additive mundic, or other deleterious material was used in the construction of the property. Further tests may be needed in laboratories at additional costs.

    b. That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good Title can be shown.

    c. That the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by Statutory Notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful. A separate legal adviser will be engaged by you to advise on these and other legal matters.

    d. That the inspection of those parts which have not been inspected would neither reveal material defects nor cause the Surveyor to alter his advice materially.

11. The Surveyor will be unable to categorically confirm the absence of known invasive plant species such as Japanese Knotweed within the property.

12. The Client will pay the Surveyor the agreed survey fee upon receipt of the report and any expressly agreed disbursements plus VAT where applicable. Disbursements include travel costs and can include a printed copy for a further charge of £25, if required. Otherwise a digital copy of the report will be provided. Any further inspections, Attendance upon builders, Follow up reports and Advice following scientific laboratory analysis will be charged over and above the agreed report fee detailed below, on a time or fixed fee to be agreed separately if necessary.

TERMS AND CONDITIONS OF ENGAGEMENT

1. Fees as agreed between : Date : 25th January 2023

2. Client : St Ives Town Council, C/O Louise Dwelly, Town Clerk, The Guildhall, Street-An-Pol, St Ives, TR26 2DS

3. Surveyor : Christopher Hunter, Scott & Company, No. 3 Lemon Villas, Truro TR1 2NX

4. Building : Market House, St Ives

5. Project : Building Inspection Report, option appraisal and heritage statement

Ref : CGH/8187

6. Services as agreed in the quotation email dated 4th January 2023

7. Fee Type:

In line with engagement email / letter fees to be based on either an agreed lump sum cost (outlined in section 9 below), based on time charge at current rate or based on a percentage of the project cost if applicable – see section 8.

Current professional charge out rates per hour:

Principal £140 per hour or quarter hour proportion

8. Fee Structure for a Building Works Project unless otherwise agreed:

Net expenditure below £50,000* - Time Charge
Net expenditure above £50,000* - 10% of Project Cost (unless otherwise agreed)

9. Fee structure for Professional Advice not forming Part of a Building Works Project:

Professional Report/Quinquennial Report	**£2,300**
Lump sum fee for heritage statement	**£850**
Lump sum for option appraisal	**£850 per option**

Other work outside of the scope of the agreed lump sum including:
Time Charge for ad hoc advice on Phone
Time Charge for ad hoc advice on Site
Time charge for ad hoc advice Office Meeting

10. Disbursements*:

Travelling	£0.55p per mile
Printing:	Suppliers' trade account rate x 1.5
Post, Fax & e-mail	@ cost
Subsistence and accommodation only where away from Truro for	

more than 10 hours @ cost x 1.25

VAT is charged at the current rate

Accounts are due for settlement within seven days of presentation of the invoice. Credit is not offered. Interest is charged daily on overdue accounts at the rate of 4% above Lloyds Bank base lending rate. Failure to pay an account will entitle us to terminate our agreement.

11. Insurance: Scott & Company under RICS bye laws must maintain Professional Indemnity Insurance to practice along with public liability insurance etc.

A copy of our insurance documents are available on request.

The client must satisfy as to adequacy of insurances for any other specialist consultant and contractor engaged on the project. The surveyor does not purport to be an expert in insurance.

12. Further Charges: The Client shall be responsible for settlement direct of all other professionals and subcontractor costs and fees as separately agreed. The client shall pay all local authority charges.

13. Review: Costs and charge out rates are reviewed annually in April.

14. Building Contract and Legal Advice: The surveyor will recommend an industry standard form of contract. The client shall be fully at liberty to seek independent legal advice, at his own cost, in connection with the contract prior to signing if he deems it necessary. The engagement of a surveyor should not obviate the need for independent legal advice. If, under a JCT Building Contract there is a dispute, this shall be resolved by arbitration unless otherwise agreed.

15. Neighbours: Scott & Company cannot be responsible for neighbours or their actions

As client and property owner it is your responsibility to ensure that all relevant notifications and consents are obtained from neighbours. It may be necessary to obtain party fence or party wall consents and orders. We would strongly recommend that separate party wall surveyors and legal advice be obtained. This service is not offered by Scott & Company. Any additional costs incurred as a result of neighbourly disputes, delays or misunderstandings or advice provided in connection with neighbourly matters will be charged for separately on a time basis.

16. Less Able Clients: The professional service that we offer clients concentrates upon dealing with your buildings. Meetings are generally held on site. Should you have special access or visual needs, please let us know so that suitable arrangements can be made. We are always happy to meet at your property, where you may be more comfortable. In addition, we are only too pleased to produce correspondence or reports in large print format or otherwise adapted to suit your needs.

17. Finance & Tax: It may be deemed necessary to obtain separate financial and tax advice in connection with cash flows and funding. This must be obtained by the client at their cost if necessary from their accountant or financial adviser.

By signing this Agreement the client confirms that he has sufficient funds to pay for services up to tender return. By signing the Building Contract he confirms he has funds to pay the full contract value. By signing this Agreement the client confirms that all funds are from legitimate sources and that the Inland Revenue is, or will be, aware of the funds one way or another.

18. Aborted Work: Where, for any reason, the work is aborted the client shall pay the surveyor for all time expended by all personnel at the rate of £140 per hour for any time subsequent to the last due apportioned fee account, whether raised or note, in accordance with the apportionment detailed herein, where the original fee agreement was based on a percentage charge.

Where the project has got to the tender stage, the fee shall be at 75% of the full fee set against the tender return or estimated tender return if aborted, before costings have been returned.

19. Speculative Work: Only under special circumstances and with prior written agreement will

Scott & Company undertake speculative work. Instructing Scott & Company will ultimately incur a fee for work executed.

20. Suspension of Project: Where the client, for any reason, suspends the project the surveyor may charge for loss of profit at 20% of the estimated remaining fee. The surveyor may also charge for additional time incurred in suspending and subsequently reviving a project.

21. Exclusions**:** Services that will not be provided include:

Party Wall Notices
Structural Engineering
CDM Coordinating
Formal Quantity Surveyor Services – Provision of BOQ
Services engineering design beyond performance requirements
Chemical or mundic analyses
Geotechnical or mining surveys
Fund raising
Engagement of consultants or contractors directly
Full time contract supervision

This list is not exhaustive.

22. Copyright: All drawings, designs and specifications, schedules and professional reports are the sole copyright of Scott & Company and must only be copied with prior written consent for whatever purpose.

23. Termination of Instructions: You may terminate your instructions to us in writing at any time. Termination of a project from either side will follow the RICS Guidance for Conditions of Engagement.

24. Client Care and Complaints Handling: We aim to provide a professional and efficient service to our clients. The stop and start nature of many conservation projects make it difficult to programme. We do everything that we can to accommodate this within the context of the service that we offer. We believe that there should be a formal complaint handling procedure. We comply with the RICS standards for complaint handling. Should there be a formal complaint raised by a client, this should be addressed to the Company Administrator at the above address in writing, who will thereafter confirm the procedure and timescale to be adopted.

25. Agreement: Your continuing instructions subsequent to the despatch and date of this letter will amount to your acceptance of these terms of business, personally, or where relevant, in your capacity as our contact with a client body. Where instructions are received on behalf of an organisation we will assume that instructions shall be received via other nominated officers in that organisation and/or their successors for the duration of the project(s) unless otherwise stated in writing.

26. Strategic Stages for the raising of Fee Accounts for full Contract Administration Services (note points 1-6 constitute the development phase of any project with 7 being the delivery phase).

1. Due no less frequently than quarterly as interims
2. Measured survey of existing completed as a one off

Thereafter accounts will be raised against the agreed percentage rates as follows:

		Proportion of Fee	Cumulative Total
3.	**Completion of at least one sketch proposal**	**15%**	**15%**
4.	**Substantial completion of design: discuss contract procedure**	**20%**	**35%**
5.	**Complete working drawings: submit PP, Brgs, LBC**	**20%**	**55%**
6.	**Preparation of specification schedules and/or drawings to obtain contractor's costs**	**20%**	**75%**
7.	**Contract administration on site – to contract completion**	**25%**	**100%**

Up to 75% of the full percentage fee will be raised against the tender return (negotiated or competitive) this will cover the development phase.

The delivery phase will be charged on one of two scenarios – should the final account be higher than the tender then the delivery phase fee will be the full percentage against the FA less previous accounts, including development. Should the final account be less than the tender figure then 25% of the full percentage fee will be raised against the agreed Final

Account will be raised – this will raise the overall percentage figure across delivery and development and allows a consideration of the work that was involved for the larger scope at tender stage.

The tender return and agreed Final Account figure will NOT be the same.

Tenders will be issued with a 10% contingency for unforeseen expenditure. This is included to allow for budgeting for problems or changes which may arise once the contract is on site and opening up has commenced. The tender may also include prime cost (PC) or provisional sums (PS) to reflect expenditure on items which are known to be needed, but which at tender stage have not been chosen, or may not be able to be detailed. The contractor does not have a right to expend either the Contingency or the PC/PS items without direction. If these sums of money are not used they will be omitted from the Final Account and thus reflected in the final apportionment of professional fees. Expenditure of these sums would not constitute a "Material" variation to the contract.

Signed ……..…. Date……..……

APPENDIX II

LISTINGS

MARKET HOUSE

Grade: II

List Entry Number: 1143323

Date first listed: 22-Dec-1972

List Entry Name: MARKET HOUSE

2. Early C19. Granite rubble. Free standing. Rectangular building with round ends. Slate hipped roof. Central cupola with ball finial. Band at first floor level. Two storeys. Entrances and windows have red brick segmental arches with keystones. Datestone "1832".

Listing NGR: SW5179540532

THE STREET SURFACE

Grade: II

List Entry Number: 1327777

Date first listed: 22-Dec-1972

List Entry Name: THE STREET SURFACE, MARKET PLACE

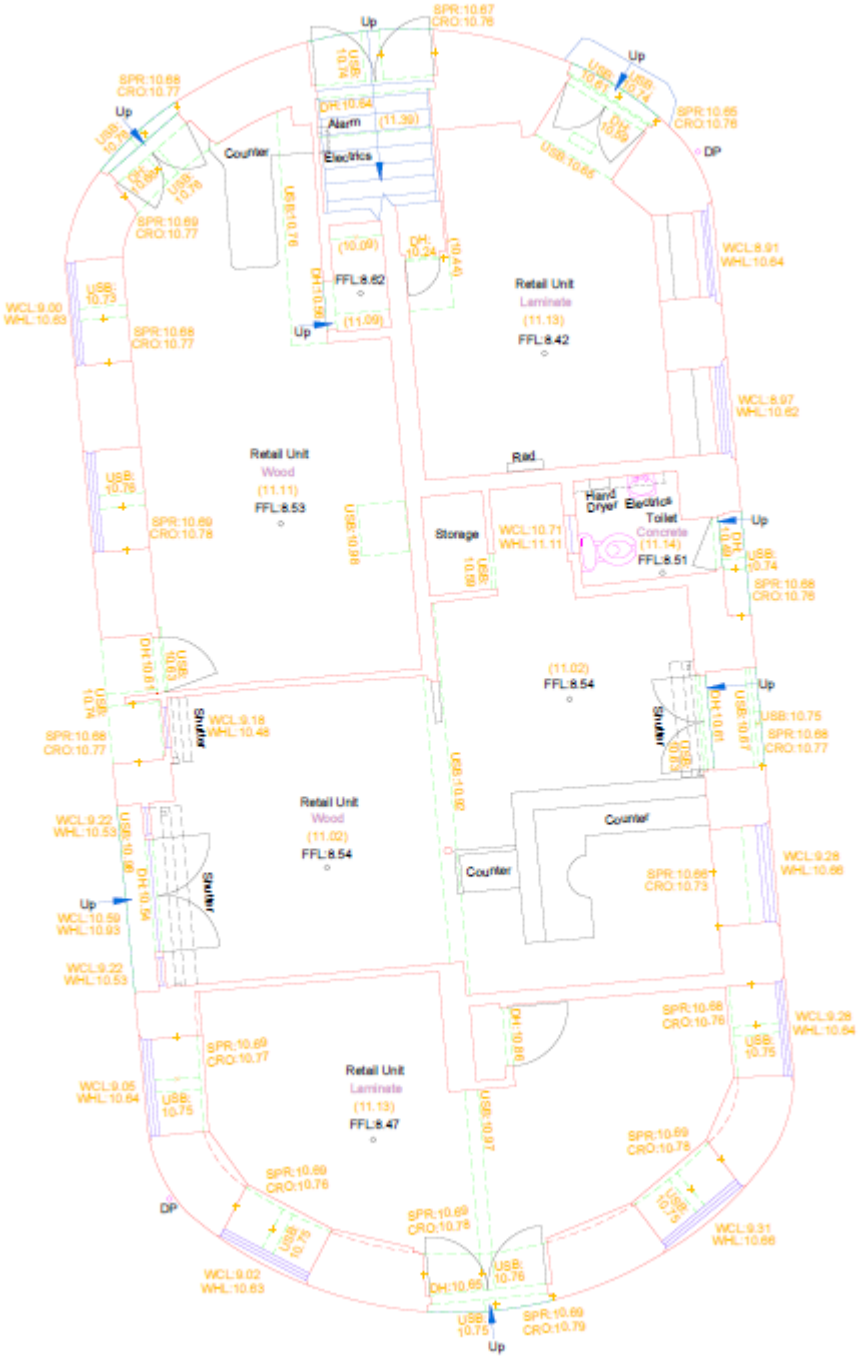
2. The street surface of granite blocks is graded II

Listing NGR: SW5179740536

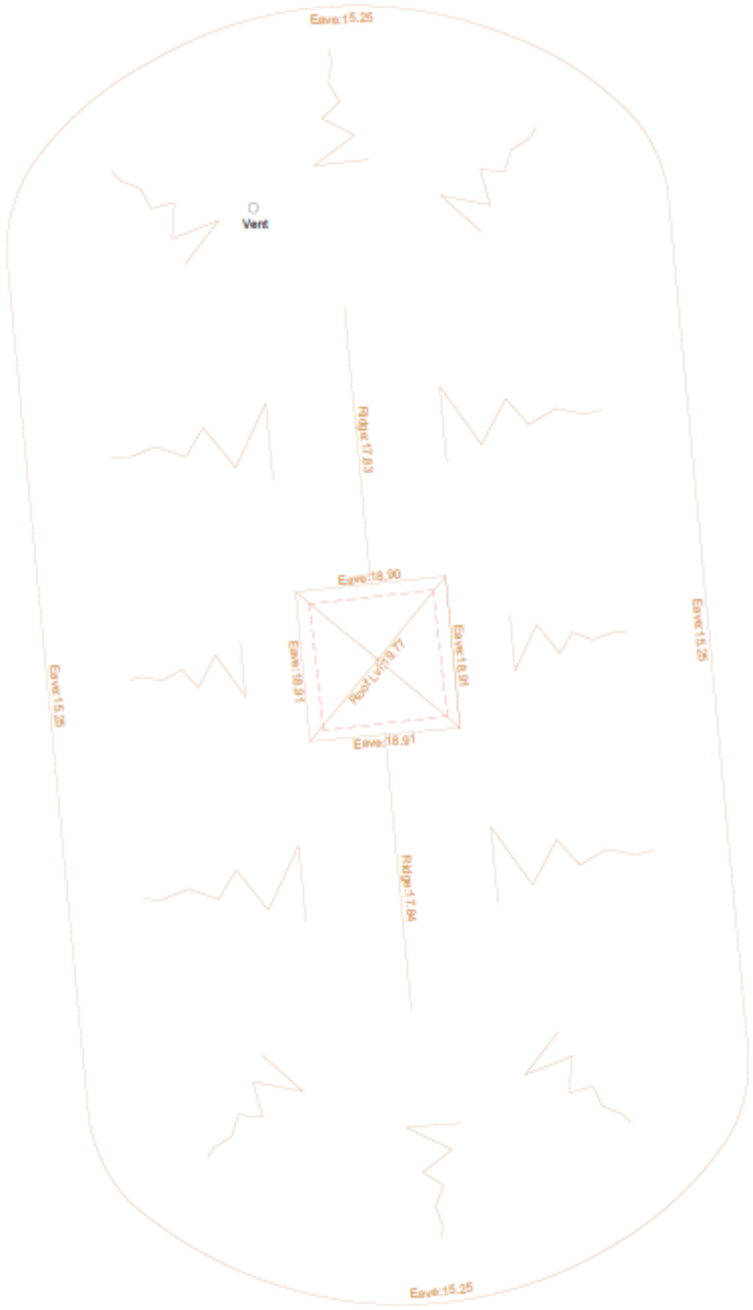
APPENDIX III

PLANS

First Floor Plan



Ground Floor Plan


Eave:15.25
Vent
Ridge:17.83
Eave:18.90
Eave:16.91
Roof Cut:19.77
Eave:18.91
Eave:18.91
Eave:15.25
Eave:15.25
Ridge:17.84
Eave:15.25

Roof Plan

N

WCL:12.66
WHL:14.78

CL:12.55
HL:14.78

Bricked Window

CL:12.58
HL:14.82

Bricked Window

(15.13)
FFL:11.43

Cupboard

WCL:13.59
WHL:13.91

(15.17)

Up

DC:12.48
DH:13.59

Storage

WCL:12.63
WHL:14.08

Up

DH:13.42

DH:13.49

WCL:12.66
WHL:14.15

Locked

CL:11.48
HL:11.85

TOW:11.68

Bathroom
Linoleum
(14.17)
FFL:11.42

Security Bars

WCL:12.51
WHL:13.09

TOW:13.53

DH:13.43

DH:13.30

USB: 13.33

Hallway
Linoleum

Office
Carpet
(14.21)
FFL:11.44

WCL:12.68
WHL:14.18

CL:11.45
HL:11.87

Security Bars

WCL:12.53
WHL:13.10

Hatch

(14.21)
FFL:11.43

DH:13.30

USB: 13.32

DH:13.46

DH:14.17

No Access

Utility Room
Carpet
(14.19)
FFL:11.44

WCL:12.68
WHL:14.78

USB:14.21

DH:13.49

USB:14.30

Snooker Table

Rad

Snooker Room
Carpet
(15.13)
FFL:11.44

WCL:12.70
WHL:14.79

WCL:12.67
WHL:14.77

Rad

Court Benches

Snooker Table

Court Benches

Up

Up

Up

Up

Fixed Chair

WCL:13.24
WHL:14.77

WCL:13.23
WHL:14.78

Bricked Window

CL:12.57
HL:14.80

Legend

	Building Line
	Fixture Line
	Over head Line
	Step Line
	Wall Line
	Window Line
	Beam Line
	Purlin Line
	Wooden Cladding Line
	Roof Line
FFL:99.99	Finished Floor Level
(9.99)	Ceiling Level
USB9.99	Underside of Beam Level
DH9.99	Door Head Level
SPR9.99	Springer Level
CRO9.99	Crown Level
WCL9.99	Window Cill Level
WHL9.99	Window Head Level
	Door
Rad	Radiator

Notes

Levels and coordinate system are based on Target Geo Ltd Topographical Survey 22-0394-001.

It is important to note that the same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

Every effort has been made to identify all visible above ground features, however it should be borne in mind that there may be items obscured at the time of survey.

Visible features in the vicinity of the boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.

1:50

1m 0 1m 2m 3m 4m 5m

Target Geo Ltd
Land Surveys | Measured Building Surveys | Laser Scanning Services | Drone Surveys | Setting Out
Tel: 0333 023 0756
Email: office@targetgeo.co.uk
Web: www.targetgeo.co.uk
Unit 2-3 | Penstraze Business Centre | Truro | Cornwall | TR4 8PN | UK

Client: St Ives Town Council

Project Title: Market House, Market Place, St Ives, TR26 1RZ

Drawing Detail: First Floor Plan

Rev.	Date	Description
A	16/12/22	Original

Drawn by: HB Date: 08/12/2022
Checked by: JG Date: 16/12/2022
Drawing Scale: 1:50 @ A2
Drawing No: 22-0394-003
Revision: A

N

Up
SPR:10.67
CRO:10.76
USB: 10.74
DH:10.64
Alarm
(11.39)
Electrics
Counter
USB:10.76
SPR:10.68
CRO:10.77
Up
USB: 10.76
DH: 10.66
USB: 10.76
SPR:10.69
CRO:10.77
(10.09)
DH: 10.24
(10.44)
FFL:8.62
DH:10.56
Up
(11.09)
Retail Unit
Laminate
(11.13)
FFL:8.42
Up
USB: 10.61
USB: 10.74
DH: 10.59
SPR:10.65
CRO:10.76
DP
USB:10.65
WCL:8.91
WHL:10.64
WCL:9.00
WHL:10.63
USB: 10.73
SPR:10.68
CRO:10.77
WCL:8.97
WHL:10.62
Rad
Retail Unit
Wood
(11.11)
FFL:8.53
USB: 10.76
SPR:10.69
CRO:10.78
USB:10.98
Storage
USB: 10.59
WCL:10.71
WHL:11.11
Hand Dryer
Electrics
Toilet
Concrete
(11.14)
FFL:8.51
Up
DH: 10.49
USB: 10.74
SPR:10.68
CRO:10.76
DH:10.61
USB: 10.63
USB: 10.74
SPR:10.68
CRO:10.77
Shutter
WCL:9.18
WHL:10.48
(11.02)
FFL:8.54
Shutter
Up
DH:10.61
USB:10.67
USB:10.75
SPR:10.68
CRO:10.77
USB:10.92
WCL:9.22
WHL:10.53
USB:10.98
DH:10.54
Shutter
Retail Unit
Wood
(11.02)
FFL:8.54
Counter
Counter
SPR:10.66
CRO:10.73
WCL:9.28
WHL:10.66
Up
WCL:10.59
WHL:10.93
WCL:9.22
WHL:10.53
DH:10.86
SPR:10.68
CRO:10.76
WCL:9.28
WHL:10.64
USB: 10.75
SPR:10.69
CRO:10.77
WCL:9.05
WHL:10.64
USB: 10.75
Retail Unit
Laminate
(11.13)
FFL:8.47
USB:10.97
SPR:10.69
CRO:10.78
USB: 10.15
WCL:9.31
WHL:10.66
DP
SPR:10.69
CRO:10.76
USB: 10.75
SPR:10.69
CRO:10.78
WCL:9.02
WHL:10.63
DH:10.65
USB: 10.76
USB: 10.75
SPR:10.69
CRO:10.79
Up

Legend

	Building Line
	Fixture Line
	Over head Line
	Step Line
	Wall Line
	Window Line
	Beam Line
	Purlin Line
	Wooden Cladding Line
	Roof Line
FFL:99.99	Finished Floor Level
(9.99)	Ceiling Level
USB9.99	Underside of Beam Level
DH9.99	Door Head Level
SPR9.99	Springer Level
CRO9.99	Crown Level
WCL9.99	Window Cill Level
WHL9.99	Window Head Level
Rad	Door
	Radiator

Notes

Levels and coordinate system are based on Target Geo Ltd Topographical Survey 22-0394-001.

It is important to note that the same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

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1:50

1m 0 1m 2m 3m 4m 5m

Target Geo Ltd
Land Surveys | Measured Building Surveys | Laser Scanning Services | Drone Surveys | Setting Out
Target Geo Limited
Tel: 0333 023 0756
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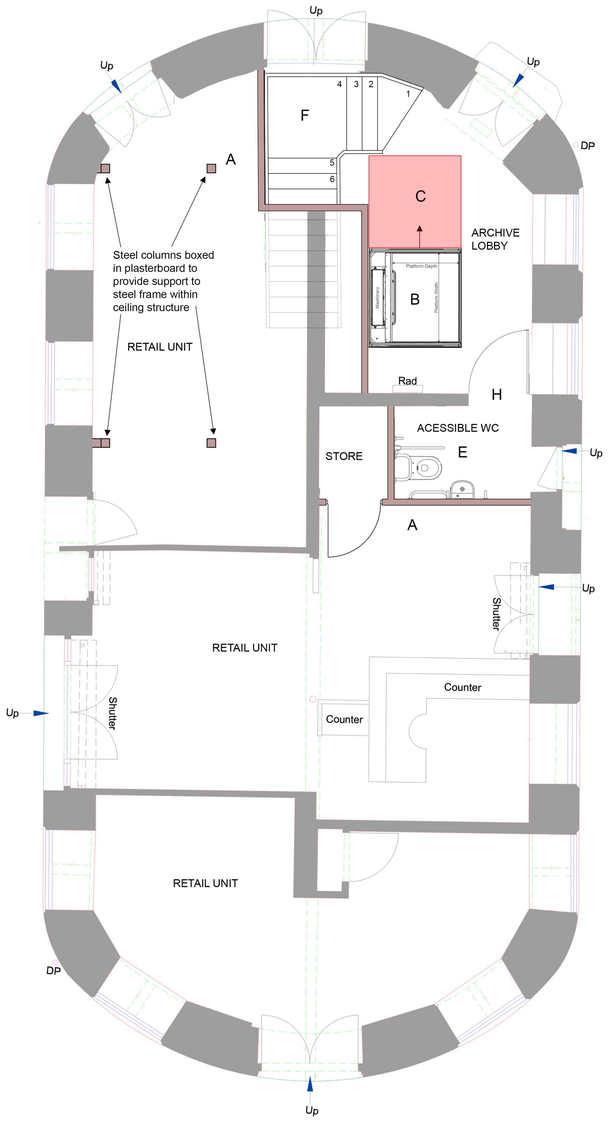
Unit 2-3 | Penstraze Business Centre | Truro | Cornwall | TR4 8PN | UK

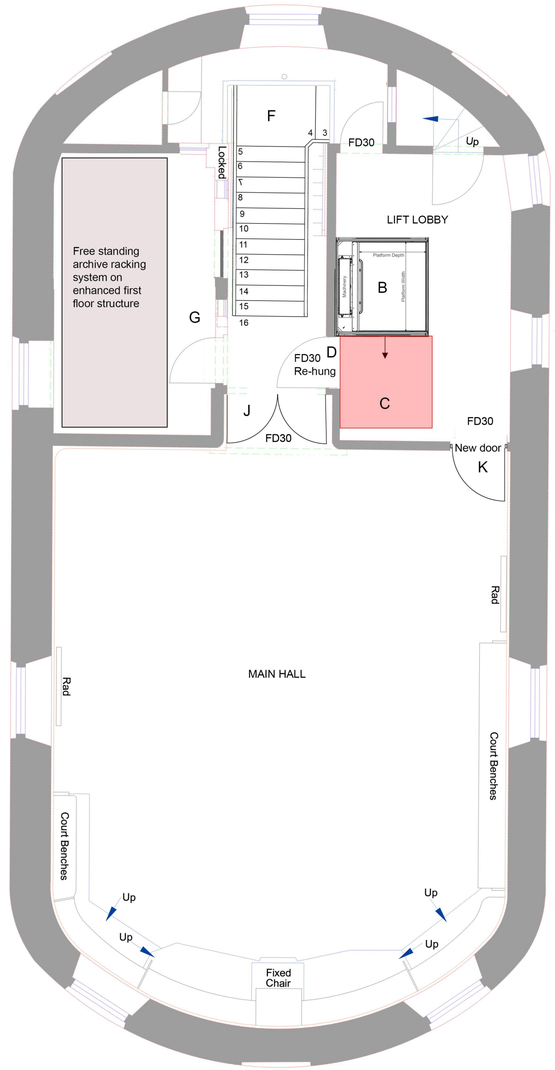
Client	St Ives Town Council
Project Title	Market House Market Place St Ives TR26 1RZ
Drawing Detail	Ground Floor Plan

Rev.	Date	Description
A	16/12/22	Original

Drawn by	HB	Date	08/12/2022
Checked by	JG	Date	16/12/2022
Drawing Scale	1:50 @ A2		
Drawing No	22-0394-002	Revision	A



Ground Floor Plan as Proposed (1:50)



First Floor Plan as Proposed (1:50)

Scale metres

0 1 2 3 4 5 6 7 8 9 10

N

Contractors must check all dimensions on site.

	Date	Revision
A	04/09/24	Archive racking to first floor

SCOTT & CO
Chartered Surveyors and Historic Building Consultants,
3, Lemon Villas,
Truro,
Cornwall,
TR1 2NX.
Tel: 01872 263939
Email: enquiries@scottandco-buildingconservation.co.uk

Client
St Ives Town Council

Project
Market House, St Ives

Drawing Title
Proposed Plans

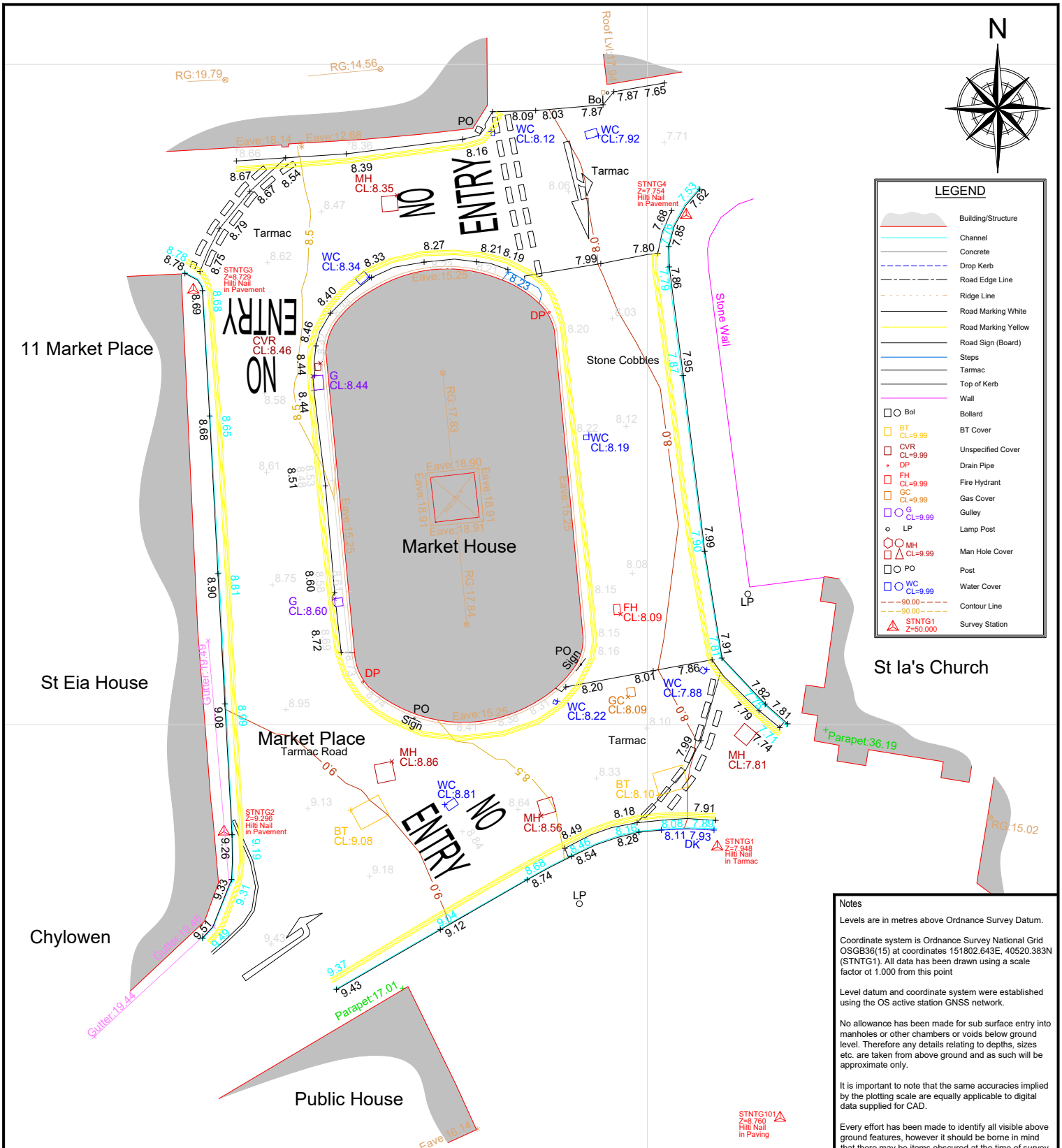
Scale 1:50

Drg. No. S: 1005-02A

File No. 8187

Designed by CGH **Drawn by** CGH

Date 01/02/24



SURVEY STATIONS			
Name	Easting	Northing	Height
STNTG1	151802.643	40520.382	7.948
STNTG2	151783.968	40520.954	9.296
STNTG3	151782.806	40541.463	8.729
STNTG4	151801.470	40544.292	7.754
STNTG101	151805.022	40510.122	8.760

1:200

4m 0 4m 8m 12m 16m 20m

Notes

Levels are in metres above Ordnance Survey Datum.

Coordinate system is Ordnance Survey National Grid OSGB36(15) at coordinates 151802.643E, 40520.383N (STNTG1). All data has been drawn using a scale factor ot 1.000 from this point

Level datum and coordinate system were established using the OS active station GNSS network.

No allowance has been made for sub surface entry into manholes or other chambers or voids below ground level. Therefore any details relating to depths, sizes etc. are taken from above ground and as such will be approximate only.

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Drawn by	JH	Date	08/12/2022
Checked by	JG	Date	16/12/2022
Drawing Scale	1:200 @A4		
Drawing No.	22-0394-001	Revision	A

Rev.	Date	Description
A	16/12/22	Original

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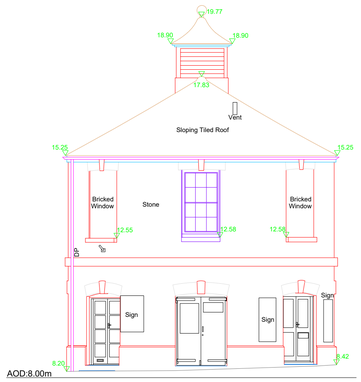
Unit 2-3 | Penstraze Business Centre | Truro | Cornwall | TR4 8PN | UK

Client: St Ives Town Council

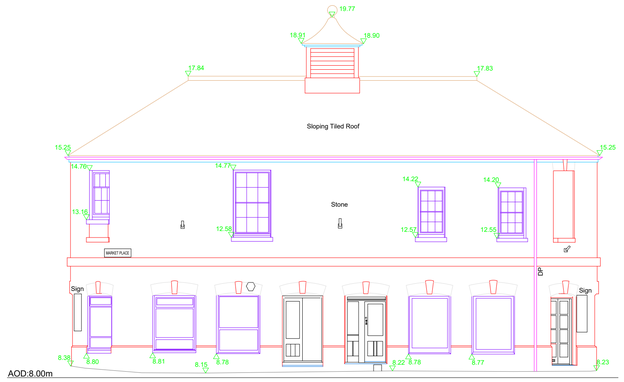
Project Title: Market House, Market Place, St Ives, TR26 1RZ

Drawing Detail: Topographical Survey

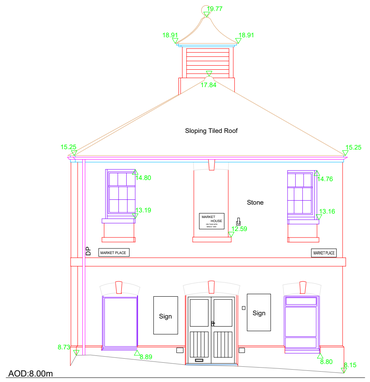
North Elevation



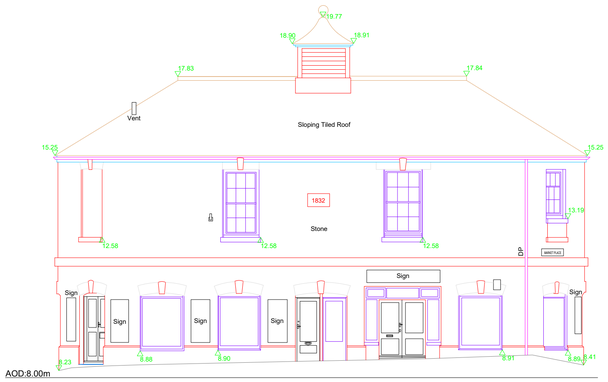
East Elevation



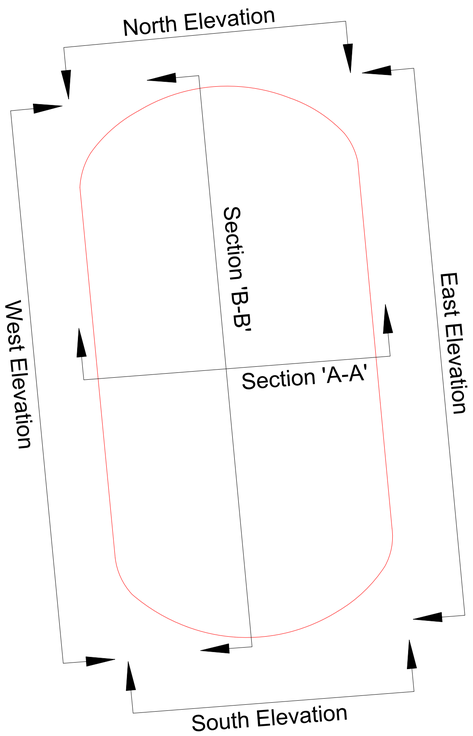
South Elevation



West Elevation

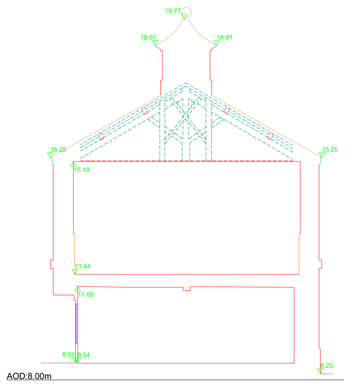


Key Plan
Not to Scale

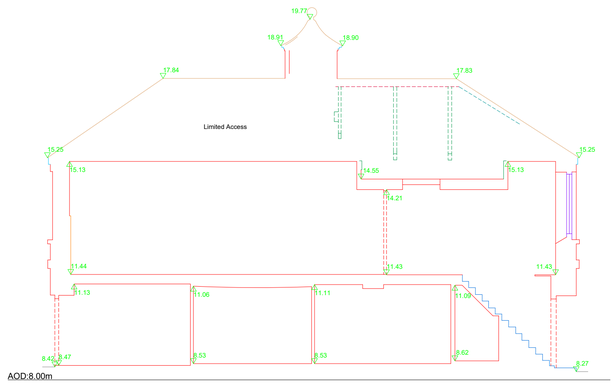


N

Section 'A-A'



Section 'B-B'



Legend

- Building Line
- Fixture Line
- Feature Line
- Wall Line
- Roof Line
- Fascia Line
- Door Line
- Window Line
- Step Line
- Ground Line
- 9.99 Level

1:100

2m 0 2m 4m 6m 8m 10m

Notes

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Land Surveys | Measured Building Surveys | Laser Scanning Services | Drone Surveys | Setting Out

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Client: St Ives Town Council

Project Title: Market House, Market Place, St Ives, TR26 1RZ

Drawing Detail: Elevations & Sections

Rev.	Date	Description
A	16/12/22	Original

Drawn by: HB — Date: 08/12/2022
Checked by: JG — Date: 16/12/2022
Drawing Scale: 1:100 @ A1
Drawing No.: 22-0394-005
Revision: A