
RIBA Stage 1

St Ives Huer's Hut

Sustainable Future Reuse
Feasibility Project

Lavigne
Lonsdale



Client:



JUNE 2026

00 RIBA Stage 2

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0.0 INTRODUCTION

0.0 INTRODUCTION

0.1 THE TEAM

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0.0 INTRODUCTION

0.2 SCOPE OF SERVICE + PURPOSE

CLIENT SIGN-OFF

This confirms our approval of the RIBA Stage 1 Report and our instruction to the design team to proceed to RIBA Stage 2 Concept Design on the basis of this report.

We understand that from this point onwards changes to the signed off proposals will be controlled and monitored in line with the agreed Change Procedure.

Signature:

Company name:

Date:

INTERNAL SIGN-OFF

Written + compiled by: Matt Williams

Role: Director

Checked by: Matt Williams

Role: Conservation Architect

Date:

RIBA Stage 1 : PREPARATION + BRIEFING

STAGE OUTCOME:

Project Brief Project Brief approved by client, confirming the project's feasibility and alignment with the client's Business Case.

CORE TASKS:

- Review and develop the project brief from Stage 0 findings
- Undertake an options appraisal presenting a minimum of three illustrated design options for client and stakeholder review
- Confirm the preferred option and develop the design brief
- Prepare a Schedule of Accommodation
- Agree Project Strategies covering planning, conservation, structure, sustainability and accessibility
- Commission and coordinate all outstanding surveys
- Prepare an indicative cost plan and programme

INFORMATION EXCHANGES (upon stage completion):

- Signed off Stage 1 Report
- Agreed Project Brief
- Options Appraisal
- Project Strategies
- Indicative Cost Plan
- Schedule of outstanding surveys and actions

0.0 INTRODUCTION

0.3 EXECUTIVE SUMMARY

THE BUILDING AND THE PROJECT

The Baulking House, known locally as the Huer's Hut, stands on the headland above Porthminster at the end of Hain Walk, looking out across St Ives Bay. It is one of only two surviving huer's huts in the UK. It is Grade II Listed. And it is in serious trouble.

The building is in poor structural condition arising from a mixture of factors including the implementation of poorly compatible C20th repairs. The front wall is propped. The timber structure throughout is significantly deteriorated. Cement pointing and modern masonry paint are trapping moisture in walls that were built to breathe. The ground behind the building was raised in the Edwardian period and has been saturating the rear fabric ever since. Very little has been invested in this building for decades, and what has been done has often made things worse.

And yet. What strikes you about the Baulking House is not its condition, which is poor, but its presence. It sits on the headland in a way that feels entirely right: modest in scale, direct in its construction, white against the sky and the sea. The views from the shelters are extraordinary. The building is clearly loved, even in its current state, and it carries a quality of quiet significance that must guide everything we do.

This RIBA Stage 1 Report sets out the work completed during the Preparation and Briefing phase of the St Ives Huer's Hut Sustainable Future Reuse Feasibility Project. It builds directly on the Stage 0 Strategic Definition Report from April 2026 and represents the formal development of the project brief, the

options appraisal and the agreed direction for Stage 2 Concept Design.

THE BRIEF

The brief confirmed through Stage 1 centres on three things: the sensitive conservation and structural repair of a nationally significant building; a change of use that is genuinely appropriate to the building's scale, character and setting; and a design response that takes this building seriously.

The 2022 business case appraisal considered and carefully discounted a range of alternatives and concluded that an artist and crafter's residence offers the most viable and appropriate reuse. Modest accommodation on the first floor, with accessible workspace and exhibition space at ground floor. Stage 1 has tested and validated that conclusion and it now forms the confirmed brief for Stage 2.

OPTIONS APPRAISAL

Stage 1 developed and tested three options, each sharing the same essential conservation repair and differing only in how far it takes the building toward optimum viable use: Option 1 stabilises and protects the Hut without bringing it into regular use, Option 2 repairs and adapts it to deliver the artist and crafter's residence with public access to the ground floor for the first time, and Option 3 adds a modest extension within the south shelter for exhibition or community use. Each option was assessed against the same criteria: conservation impact, viability and deliverability, accessibility, sustainability, cost and suitability for the NLHF capital grant application. The comparison is summarised in Section 4.5.

Opt 1



Opt 2



Opt 3



0.0 INTRODUCTION

0.3 EXECUTIVE SUMMARY

PREFERRED OPTION

Following the options appraisal and Steering Group review on the 24th of June 2026, Option 3: Extension and Refurbishment was confirmed as the preferred option. It delivers two habitable spaces most directly within the existing fabric and footprint, keeping heritage impact proportionate while opening the ground floor to the public for the first time. Option 3 also features the partial infill of the southern shelter for exhibition or interpretation use. The decisive factors were its strong fit with the established brief, the reliable year round income the residence supports, and a conservation impact that works with the building rather than against it.

HERITAGE

The Statement of Significance has been written by En Space based on currently available information. It will continue to be developed as the project progresses and new information comes forward. It confirms the building's exceptional rarity and national importance and provides the evidential framework for all design decisions. The CAU's assessment of the Baulking House as a building of high importance and rarity on a national scale, with limited potential for substitution, remains the right starting point.

PLANNING AND HERITAGE

Planning approval and listed building consent will be required for the works. The project is likely to generate public interest. The building is Grade II Listed and sits within the St Ives Conservation Area, so the conservation case set out in the Statement of Heritage Significance is central to the application.

NLHF requires consent to be in place or in progress before the capital grant application is submitted in October 2026, so the consent route and the grant timetable are being coordinated together. A pre-application session with the heritage stakeholders will be sought during Stage 2.

PROGRAMME AND COST

The NLHF capital grant application is targeted for October 2026. An indicative cost plan will be prepared from the outset of Stage 2 assessing the three options presented within this Stage 1 Report.



1.0 SITE AND CONTEXT

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1.1 SITE LOCATION

SITE LOCATION

The Baulking House stands on the headland above Porthminster Beach, accessed from Hain Walk. The site sits within the St Ives Conservation Area and is immediately surrounded by residential development, the coastal path and the shelters that overlook St Ives Bay.

The building's position, exposed to the south-west and commanding views across the bay, is central to its historic significance and presents both opportunity and constraint for the project.

ADDRESS:

The Baulking House (Huer's Hut)
Hain Walk
St Ives
Cornwall
TR26 2AF

CLIENT:

St Ives Town Council,
The Guildhall
St Ives
TR26 2DS

Site location (Image © Ordnance Survey)



Site location (Image © Google Earth)



1.0 SITE AND CONTEXT

1.2 PLANNING AND HERITAGE CONTEXT

LISTED BUILDING STATUS

The Baulking House is a Grade II Listed Building, List Entry 1143343, listed 4 June 1952. Historic England describes it as one of only two surviving examples of a huer's hut in the United Kingdom. The listing reflects the building's rarity, intactness and its association with the pilchard fishing industry which shaped St Ives and the wider region for centuries.

CONSERVATION AREA AND NEIGHBOURHOOD PLAN

The building falls outside the St Ives Conservation Area, designated by Cornwall Council. It is also identified within the St Ives Neighbourhood Plan as Asset 22 (Community and Heritage Asset) and Space 45 (Civic Space), within the Outer Historic Core. The South West Coast Path and the definitive public right of way along Hain Walk pass directly alongside the building.

PLANNING POLICY FRAMEWORK

- NPPF (2023), Chapter 16: Conserving and enhancing the historic environment.
- Cornwall Local Plan Strategic Policies 2010 to 2030.
- Historic England Advice Note 12 (HEAN12).
- Historic England guidance: Adapting Historic Buildings for Energy and Carbon Efficiency (2023).
- St Ives Area Neighbourhood Development Plan.

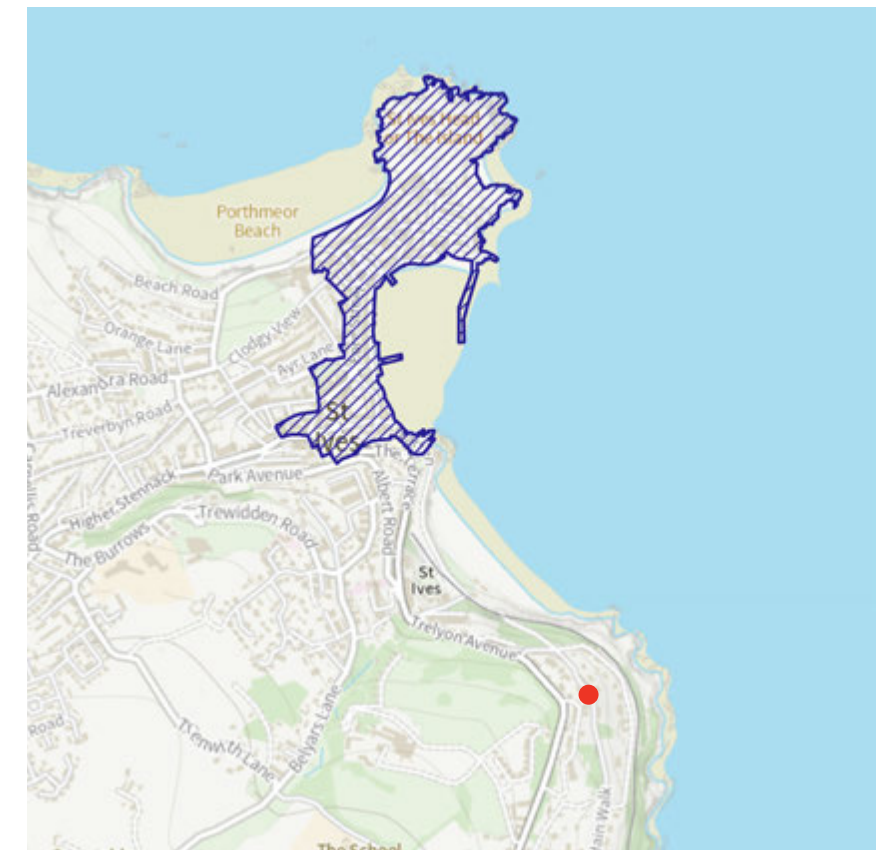
NATIONAL LOTTERY HERITAGE FUND

This project is funded through an NLHF Development Grant. The capital grant application is targeted for October 2026. All proposed works must demonstrate alignment with NLHF priorities of heritage conservation, community access and sustainability.

PLANNING HISTORY

The Baulking House has an established planning history: a refreshment kiosk consent in 1950, a store consent in 1986, and Listed Building Consent for structural repairs in 2017 (reference PA17/09057, approved). The 2015 Cornwall Archaeological Unit assessment, prepared in the context of a proposed adjacent housing development at Treloyhan Manor, remains the foundation of the heritage evidence base. It rates the building as having high sensitivity and high importance and rarity on a national scale, with limited potential for substitution. That assessment is carried forward and developed in the EN Space Statement of Heritage Significance (reference 2605, May 2026), which provides the evidential framework for the consent applications.

Conservation Areas (Image © Cornwall Council Interactive Mapping)



1.0 SITE AND CONTEXT

1.3 THE SETTING: HAIN WALK AND THE HEADLAND

THE SETTING: HAIN WALK AND THE HEADLAND

The Baulking House still occupies a position of quiet authority on the headland. Its modest scale stands firm in its location regardless of the contemporary developments which have occurred within the immediate context.

Visible from the beach, from the water and from the coast path, it has been a fixed point in the St Ives landscape for centuries.

Understanding this setting is not incidental to the project: it is central to it.

The views the building commands, the exposure it faces, and the relationship between the building, the shelters and the path are all design considerations that have shaped the options developed in Stage 1.



2.0 THE BUILDING

2.0 THE BUILDING

2.1 THE BUILDING DESCRIPTION AND HISTORY

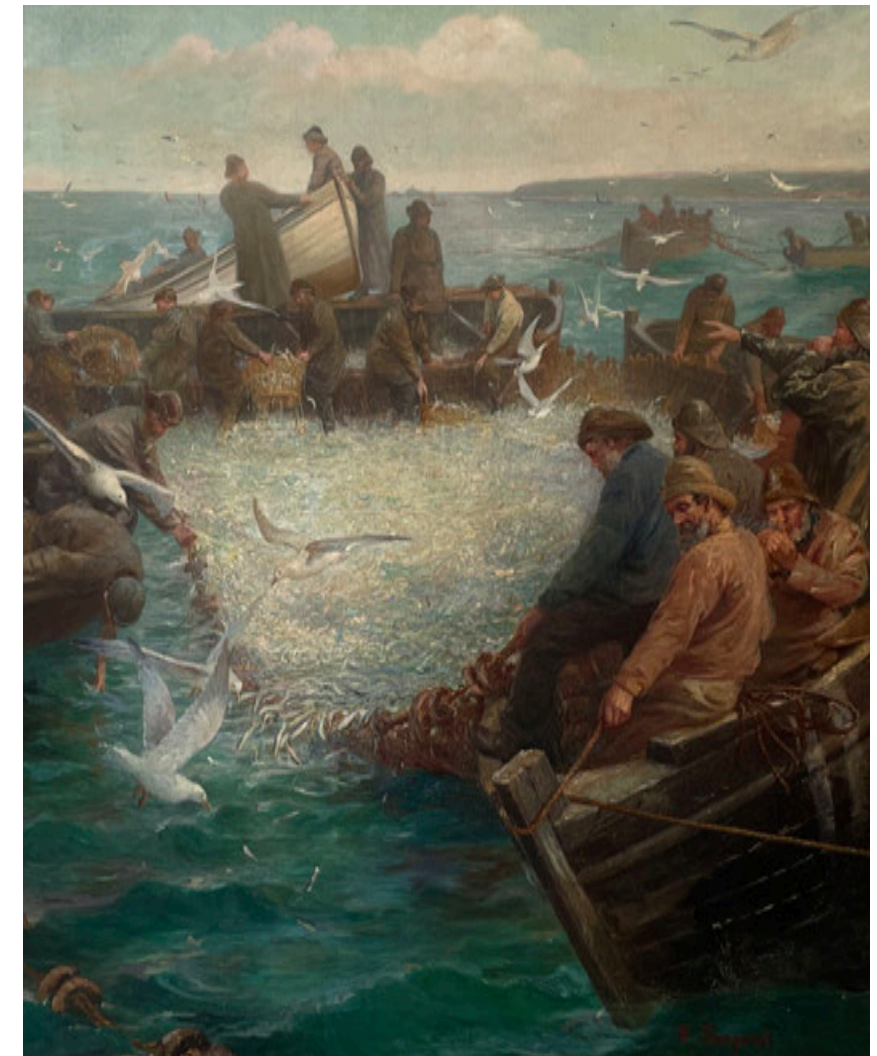
BUILDING DESCRIPTION AND HISTORY

The Baulking House is a two-storey rubble stone building of modest footprint, built into the headland above Porthminster. The precise construction date is not known. The listing description says ‘probably early C19,’ but inspection of the earth mortar construction suggests origins possibly as early as the mid-seventeenth century, supported by the building’s appearance on the 1841 Tithe Map as a ‘Fisherman’s Beacon Station.’ The building appears in the Cornish Telegraph of May 1870 with an account of a ball held in the upper room with a band below, confirming the two-storey arrangement was in place and in good enough shape to use for gatherings by then. Both floors are single open-plan rooms. The ground floor has a brick paved floor laid on a sand bed. Where the bedrock is high, the pavements are cut around it. The first floor has a timber joist structure, partially replaced, with joists cut into pockets in the external walls. There is no internal stair. The only access to the first floor is through a door in the rear elevation at upper level.

The building has no connected electricity or running water. The walls carry the evidence of a long history of use and repair: old lime render, patches of repair and blocked openings where fireplaces and chimneys have been removed. On both floors, clear evidence survives of historic south-facing openings that have since been blocked. These are assessed as high significance fabric in the Statement of Significance, and their reinstatement is one of the central questions of the Stage 1 options appraisal.

The north shelter shows on the 1880 OS map. The south shelter first appears on the 1907 to 1908 map, funded by Sir Edward Hain, the adjacent landowner and shipping magnate after whom Hain Walk is named. His development of Treloyhan Manor and the surrounding grounds in the Edwardian period also raised the ground behind the building. That historically significant change has contributed directly to the chronic moisture problems the building faces today.

When the pilchard fishery collapsed, the last enclosure at St Ives was in August 1908, and by 1923 no seiners were put in pay, the building fell into sporadic and inadequate use. It was briefly occupied by squatters in the mid-twentieth century, then blocked up. In more recent decades the first floor has been used as a domestic garden store by the neighbouring property at Tros-an-Mor, and the ground floor has served as general storage for the Town Council. Neither use has done much good for the fabric.



2.0 THE BUILDING

2.2 STATEMENT OF SIGNIFICANCE SUMMARY

STATEMENT OF SIGNIFICANCE SUMMARY

A full Statement of Heritage Significance has been prepared by EnSpace Architects (reference 2605, May 2026) in accordance with Historic England Advice Note 12 and Cornwall Council validation protocols. It is included as Appendix E. A summary of the key findings is set out below.

DESIGNATIONS AND STATUS

The Baulking House is a Grade II Listed Building (List Entry 1143343, listed 4 June 1952). The original listing describes it as ‘probably early C19... high up overlooking the bay, it was a huer’s lookout from which watch was kept for pilchard shoals and the seine boats were directed.’ It is identified in the Cornwall Historic Environment Record as MCO63411 and in the St Ives Neighbourhood Plan as a Community and Heritage Asset within the Outer Historic Core. The South West Coast Path and the definitive right of way along Hain Walk pass directly alongside.

EVIDENTIAL VALUE

The CAU assesses the Baulking House as being of high importance and rarity on a national scale, with limited potential for substitution. The earth mortar construction places its origins earlier than the listing description suggests, possibly in the mid-seventeenth century. The fabric carries the evidence of centuries of use, repair and alteration: blocked fireplaces, removed chimneys, successive floor campaigns and the layered repairs visible in the walls. Archaeological monitoring should accompany all major works.

ARCHITECTURAL AND ARTISTIC VALUE

The building is an exemplary piece of vernacular architecture: local materials, direct construction and no unnecessary elaboration. The granite quoining, original rubble stone walls to the rear and gable ends, the cobbled floors of the north shelter and surviving fragments of lime render and pointing are all of high significance. The building’s prominent siting and its relationship with the coastal view are heritage assets in their own right. Later interventions, including the 1976 east wall

rebuild, cement pointing, modern masonry paint and concrete block infill, are of negative significance and are candidates for removal or improvement.

HISTORIC VALUE

The Baulking House embodies a lost industry and a lost way of life. The St Ives pilchard fishery sustained the town for centuries. Of what was once its economic heart, very little survives: a few capstan posts at Porthminster, some much-altered pilchard cellars and this Baulking House on the headland. The building also has direct associations with Sir Edward Hain, who shaped the headland in the Edwardian period and whose investment in the shelters in 1904 extended the building’s capacity without fundamentally altering its character.

COMMUNAL VALUE

The building was, and remains, a focal point for community memory in St Ives. The huer’s role was not a solitary one: it was embedded in a cooperative economic system, and the call of Hevva! Hevva! from the headland was a signal that set the whole town in motion. Contemporary engagement during Stage 0 and Stage 1 has demonstrated the depth of that attachment. That communal investment is both a responsibility and an asset for the project.

HIERARCHY OF SIGNIFICANCE

LEVEL	FABRIC ELEMENTS
HIGH	Original stone and rubble walls to rear and gable ends; granite quoining; cobbled floors of north shelter; historic lime pointing and render where surviving; early window and door openings including blocked apertures with in-situ historic fragments; the building’s setting and relationship to the coastal view
MEDIUM	Victorian additions: north shelters; timber bench seating (historic fabric); some historic pre-war brickwork
LOW	Edwardian south shelter; internal brick floor; remnants of former WC; recent sympathetic repairs (2019 slate covering); utility connections
NEGATIVE	Raised rear ground; east wall rebuild (1976) with windows and door repositioned; modern polyurethane masonry paint; cement pointing; concrete block infill and wall consolidation; rotting timber lintels and bressummer beam; 2019 roof structure and detailing (not of traditional construction); modern door and shutters

The Statement of Significance confirms that the potential for heritage gain through this project is significant. The very things that most urgently need fixing are also the things that most damage the building’s significance. In this case, structural repair, conservation and heritage gain are the same action.

2.0 THE BUILDING

2.3 EXISTING CONDITION OVERVIEW

SUMMARY OF FABRIC CONDITION

The stone and earth structure is likely built upon a rocky shelf that is partially cut into the ground. It is undoubtedly a vernacular building, constructed by local people using materials familiar to them and readily available within the area.

As is usual for a building of its age, there is no formal damp protection in the walls or floor. The penetrating moisture via the rear wall and saturated walls due in part to the impermeable nature for the stone and cement mean that the wall is inherently damp and prone to being wet.

The control and management of moisture will be the most critical aspect of the building's repair. This is likely to require the removal or remediation of much of the work undertaken since 1977, together with some interventions dating from around the turn of the twentieth century.

WALLS

Constructed from local stone and laid in an earth mortar with a very weak binder. The interlocking arrangement of the stones is fundamental to the wall's stability. The wall faces have been pointed in lime mortar and subsequently rendered and limewashed. Samples have been submitted for analysis the findings of which will inform consolidation and repair methods. The lime-based coverings are essential for maintaining the walls' health and stability and would historically have been renewed seasonally as part of routine building maintenance.

Behind the west (rear) wall, the rock may have been dressed back to create a shelf upon which the building was constructed. The earliest available map indicates that a path once passed behind the building, which would be consistent with historic access on foot. The rear wall appears to be the most intact and



EAST GABLE

This has been rebuilt on at least two occasions during the building's life. The presence of imperial bricks dating from approximately 1890–1915 suggests reconstruction as part of a significant renovation campaign (likely Hain 1904). It was rebuilt again around 1976 following a partial collapse. This later intervention introduced much of the brick, concrete and cement fabric currently present.



2.0 THE BUILDING

2.3 EXISTING CONDITION OVERVIEW

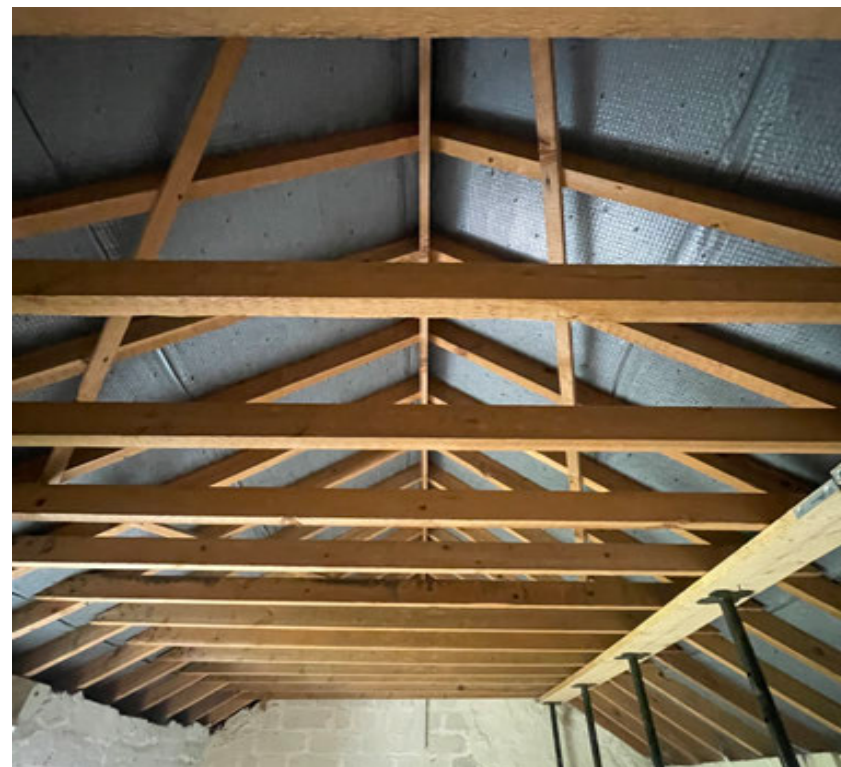
FLOOR

Constructed of Victorian brick and not original to the building, although likely installed as part of consolidation works of 1904. The floor is bedded on a sand-rich mixture with little evidence of a binder. The underlying rock appears likely to have been dressed back to create a relatively level surface.



ROOF

The roof structure has been completely renewed. The current roof comprises softwood rafters with collar ties. It is overlaid with a non-breathable membrane that has been extensively punctured by oversized slate nails. Whilst the roof presents the external appearance of appropriate traditional detailing, it lacks both suitable detailing and appropriate materials in several respects.



INTERNAL FIRST FLOOR

Constructed in softwood and supported using galvanised joist hangers. The floor is lined with tongue-and-groove boarding. Neither the detailing nor the materials are historic. A replacement floor should reflect the traditional detailing but also be of suitable materials.



2.0 THE BUILDING

2.3 EXISTING CONDITION OVERVIEW

DOORS AND WINDOWS

Where surviving, these date from 1977 or later. Metal casements may have once been present. Historic photos show a painted multipaned casement in the gable that is likely Victorian, although now lost with the opening closed-up in concrete block and cement.

DEFECTS

Inadequate ventilation has resulted in a damp and stagnant internal environment conducive to mould growth and the development of dry rot. Moisture saturation within the walls has led to advanced wet rot in many timber elements.



2.0 THE BUILDING

2.4 EXISTING ACCESS

GROUND FLOOR

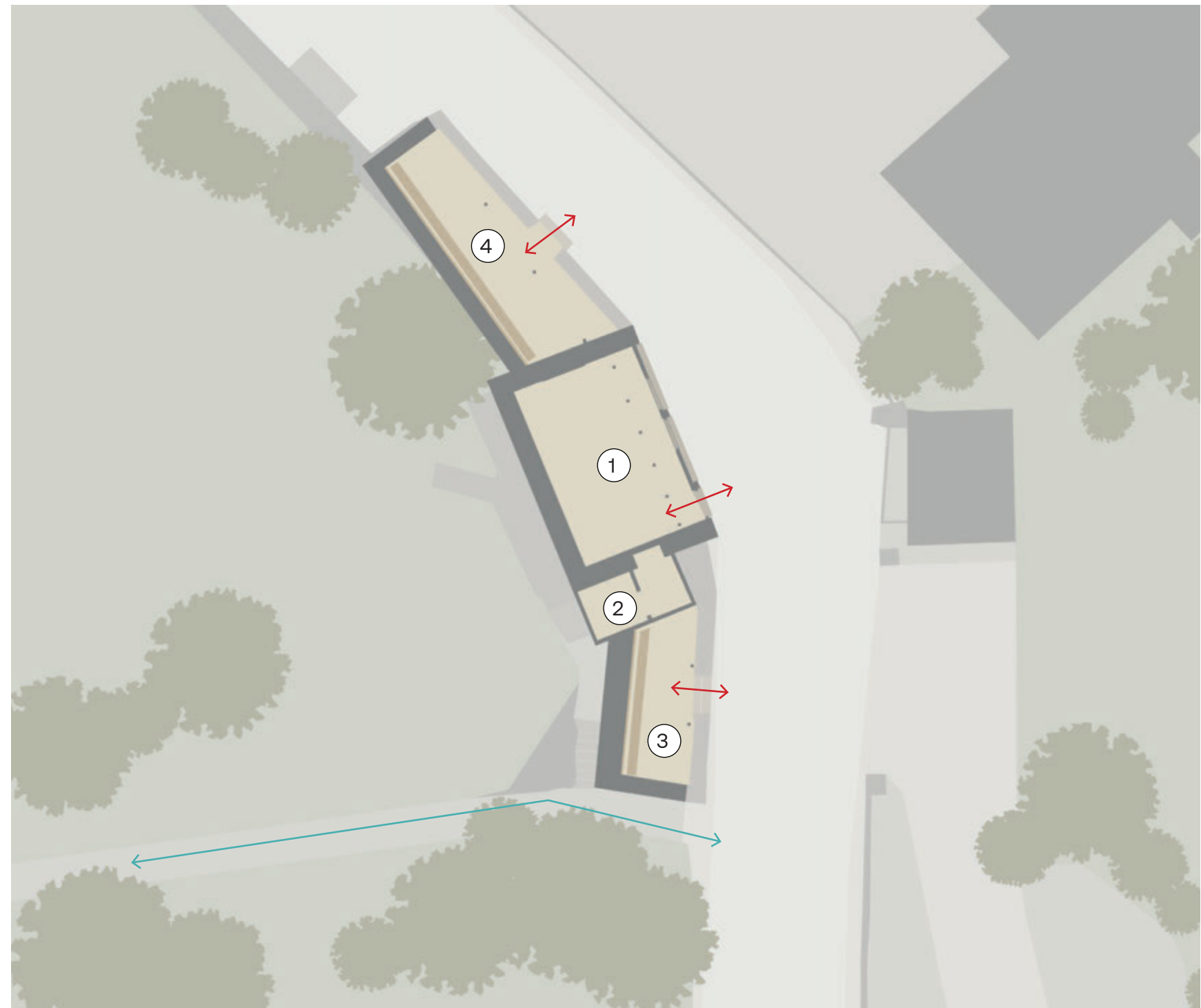
The ground floor of the building is separated into three distinct spaces, each with their own access points. The North and South shelter can be accessed directly off the adjacent lane, via granite steps - no level access is available into these two spaces. Within the north and south shelters, the floor covering consists of uneven cobbles in varying states of completeness.

The central space is accessed via the domestic scaled door directly off the road. This is a stepped access, however the floor level is lower than the side shelters.

The external out-house is currently inaccessible from either inside the building or outside.

KEY

- 1. Main space
 - 2. External out-house
 - 3. South shelter, with bench
 - 4. North shelter, with bench
- ↔ Huers Hut access routes
↔ Adjacent property access route



2.0 THE BUILDING

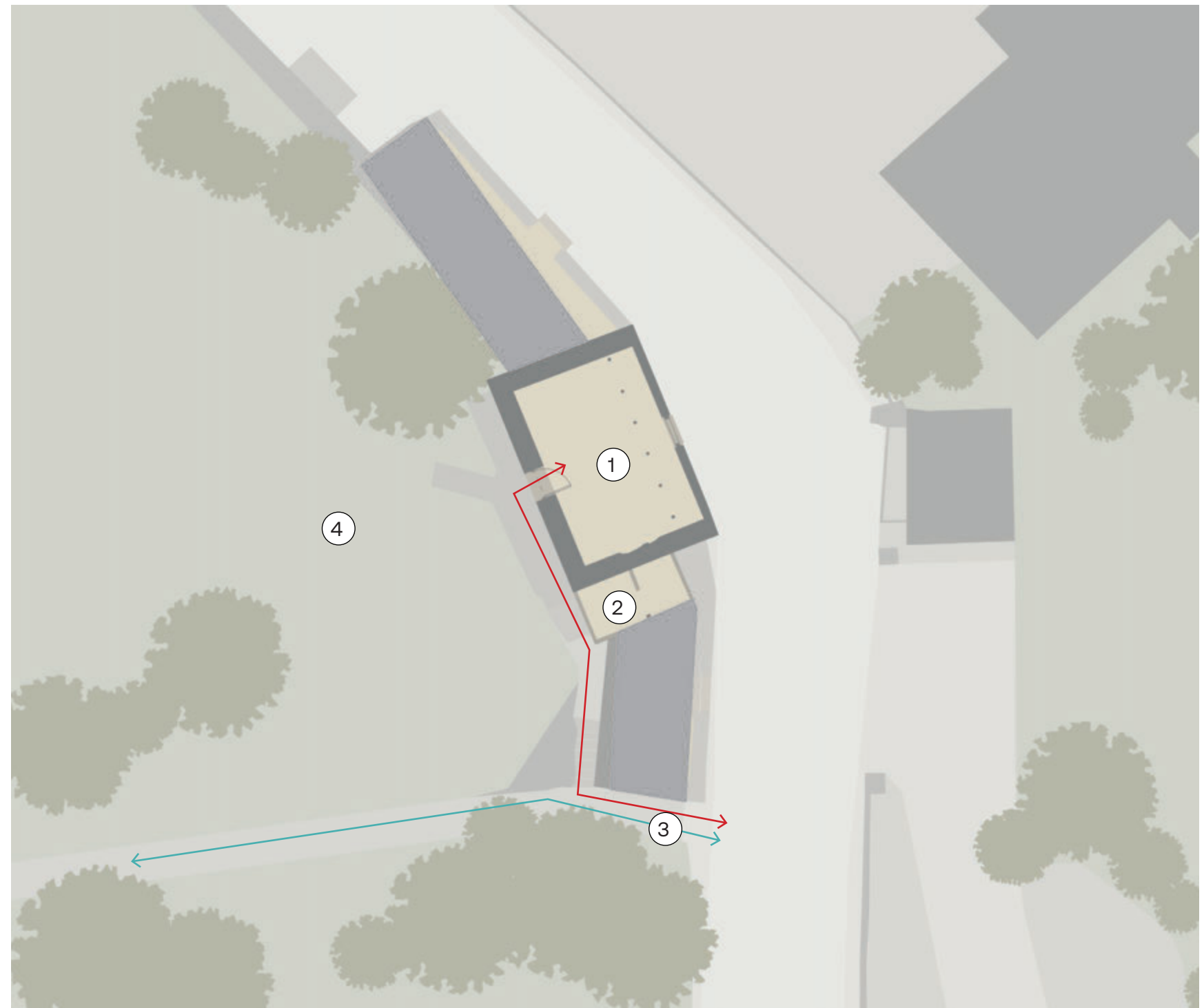
2.4 EXISTING ACCESS

FIRST FLOOR

The first floor of the building occupies only the central block of the building and is accessible via the rear pathway only.

KEY

- 1. Main space
 - 2. Void over out-house
 - 3. Shared access gate
 - 4. Residential garden
- ↔ Huers Hut access route
↔ Adjacent property access route



3.0 BRIEF DEVELOPMENT

3.0 BRIEF DEVELOPMENT

3.1 REVIEW OF STAGE 0 FINDINGS

REVIEW OF STAGE 0 FINDINGS

Stage 0 established the project context and confirmed the preferred reuse strategy carried forward from the 2022 business case: an artist and crafter’s residence on the first floor, with accessible workspace and exhibition space at ground floor. It set out the building’s history and significance, summarised its condition, and identified the surveys, engagement and design work needed to reach the NLHF capital grant stage by October 2026.

Stage 1 has taken those findings and tested them. The Statement of Significance has been prepared and now anchors the heritage thinking. The condition picture has been sharpened. The reuse strategy has been worked into three comparable options rather than assumed, so that the choice is evidenced rather than inherited. Nothing in the Stage 0 conclusions has been overturned, but the work of Stage 1 has been to give them substance.

TENURE AND OPERATING MODEL

Short artist residencies are unusual in the sector, and the most reliable comparable operators run longer lets. The brief now recognises that the operating model needs to be developed with the Town Council, with the option of leasing the building to an established residency operator explored alongside a directly managed model. stage by October 2026.

OWNERSHIP AND BOUNDARY

The extent of land in the Council’s ownership, and the boundary with Tros-an-Mor, need to be confirmed. This governs both the rear drainage solution and the amenity available to support operation, including any parking.

REINSTATEMENT OF HISTORIC OPENINGS

The blocked south facing openings are confirmed as high significance fabric. Their reinstatement is now treated as a conservation question to be tested on heritage grounds, with the importance of the view out a key consideration, rather than as a design preference.

TREATMENT OF THE SHELTERS

The role of the shelters, whether kept open with interpretation or partly enclosed for exhibition, was one of the defining design and heritage questions of the appraisal. It was resolved in favour of a partial enclosure of the south shelter to create dedicated exhibition space, subject to careful heritage justification.

INTERPRETATION

Interpretation was identified as underdeveloped at Stage 0 and is confirmed as a priority for Stage 2, drawing on the St Ives Archive and the project engagement.

3.0 BRIEF DEVELOPMENT

3.2 DESIGN BRIEF OBJECTIVES

CONSERVATION AND REPAIR	NEW USE	ACCESSIBILITY	PLANNING AND HERITAGE	SUSTAINABILITY
- Undertake sensitive, proportionate conservation and structural repair, addressing all urgent and short-term condition issues identified in Section 3. - All interventions to be reversible wherever possible and to use materials and methods compatible with the historic fabric. - Retain and celebrate the building’s archaeological and architectural character, including the restoration of breathable finishes and, where the conservation case supports it, the reinstatement of historic openings.	- Ground floor: accessible workspace for a resident artist or crafter, with capacity for public exhibition and interpretation. - First floor: residential accommodation for the artist or crafter in residence. - Improved, accessible public access to the shelters and coastal path.	- Ensure the ground floor workspace and exhibition space is accessible as possible. - Improve the accessibility of the approach from Hain Walk. - Note: first floor residential accommodation presents significant access constraints given the building’s listed status and scale. The accessibility strategy agreed with the client and Cornwall Council will govern this.	- Achieve Listed Building Consent and Planning Permission where required for all proposed works. - Engage positively with Historic England, Cornwall Council and the NLHF throughout the design process.	- Achieve a meaningful improvement in energy performance through carefully considered fabric-first measures compatible with the historic construction. - Explore the potential for renewable energy generation, including solar PV or thermal, assessed against heritage significance and the coastal environment. - Increase biodiversity on and around the site where possible.

3.0 BRIEF DEVELOPMENT

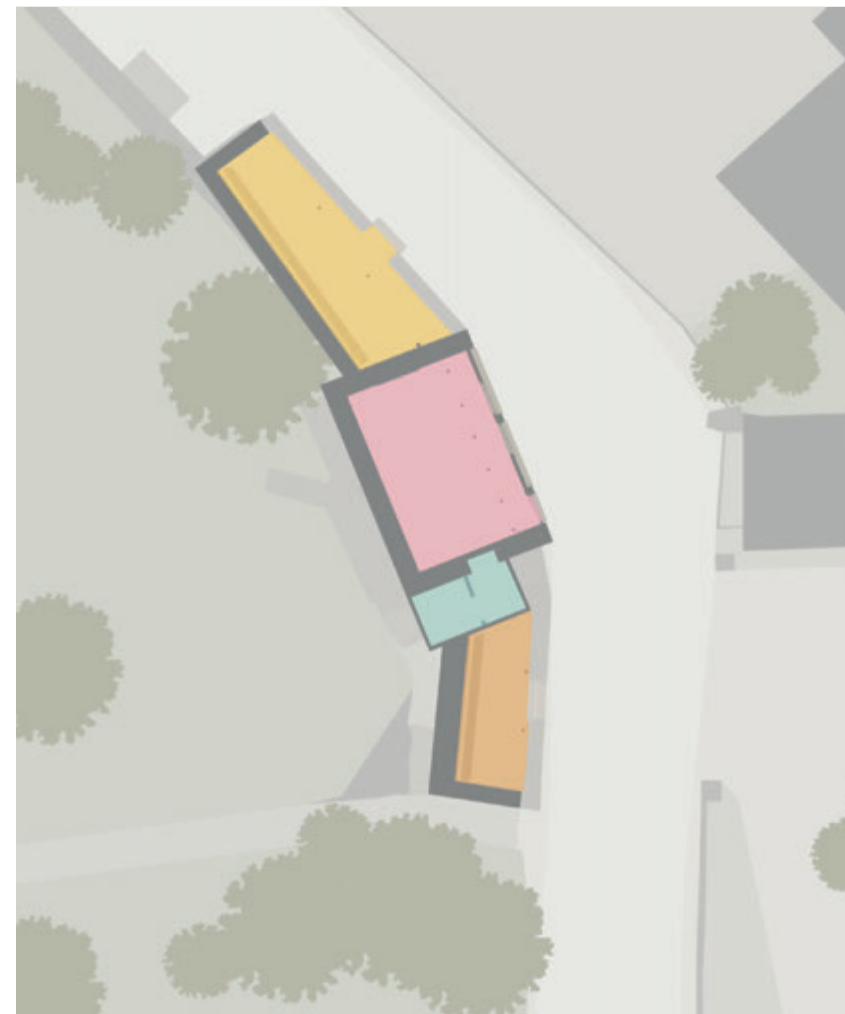
3.3 SCHEDULE OF AREAS

EXISTING AREAS

Note that the north shelter, south shelter and 'out house' are external spaces. Shelters currently feature roofs to provide cover, out house is open air.

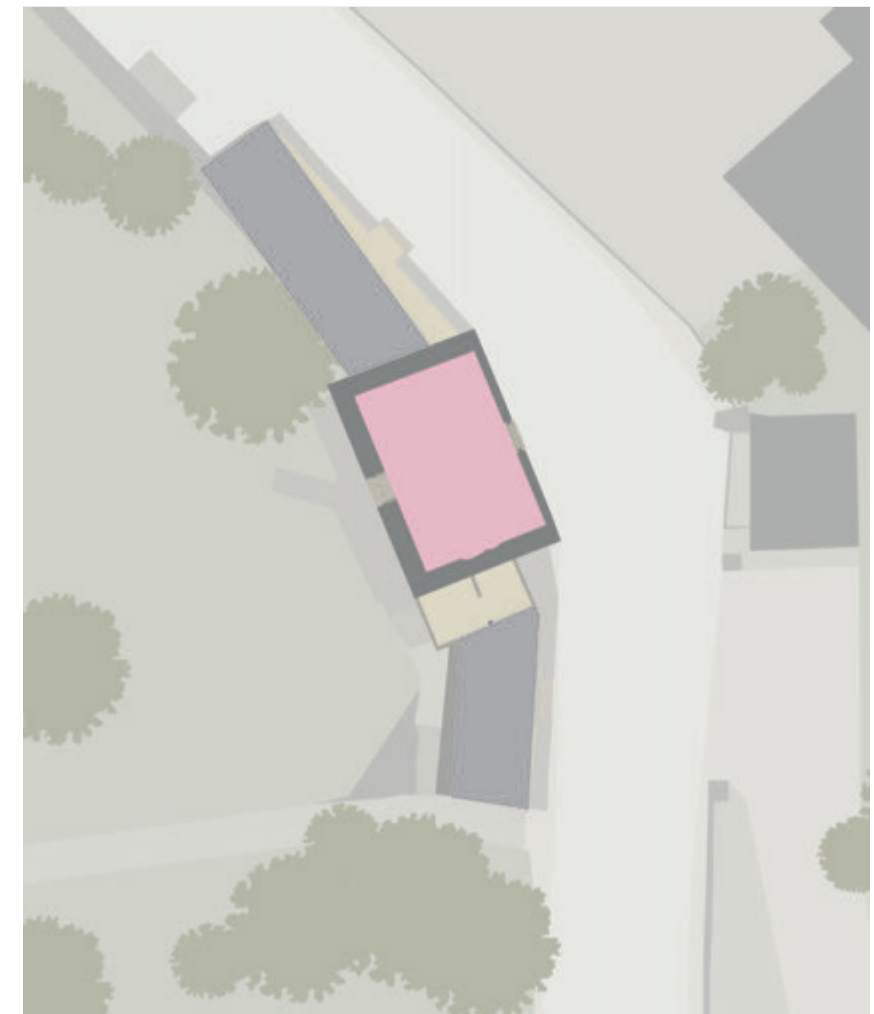
GROUND FLOOR PLAN

- Internal ground floor 21m²
- 'Out house' 5m²
- North shelter 14m²
- South shelter 9m²



FIRST FLOOR PLAN

- Internal first floor 21m²



4.0 OPTIONS APPRAISAL

4.0 OPTIONS APPRAISAL

4.1 DESIGN APPROACH

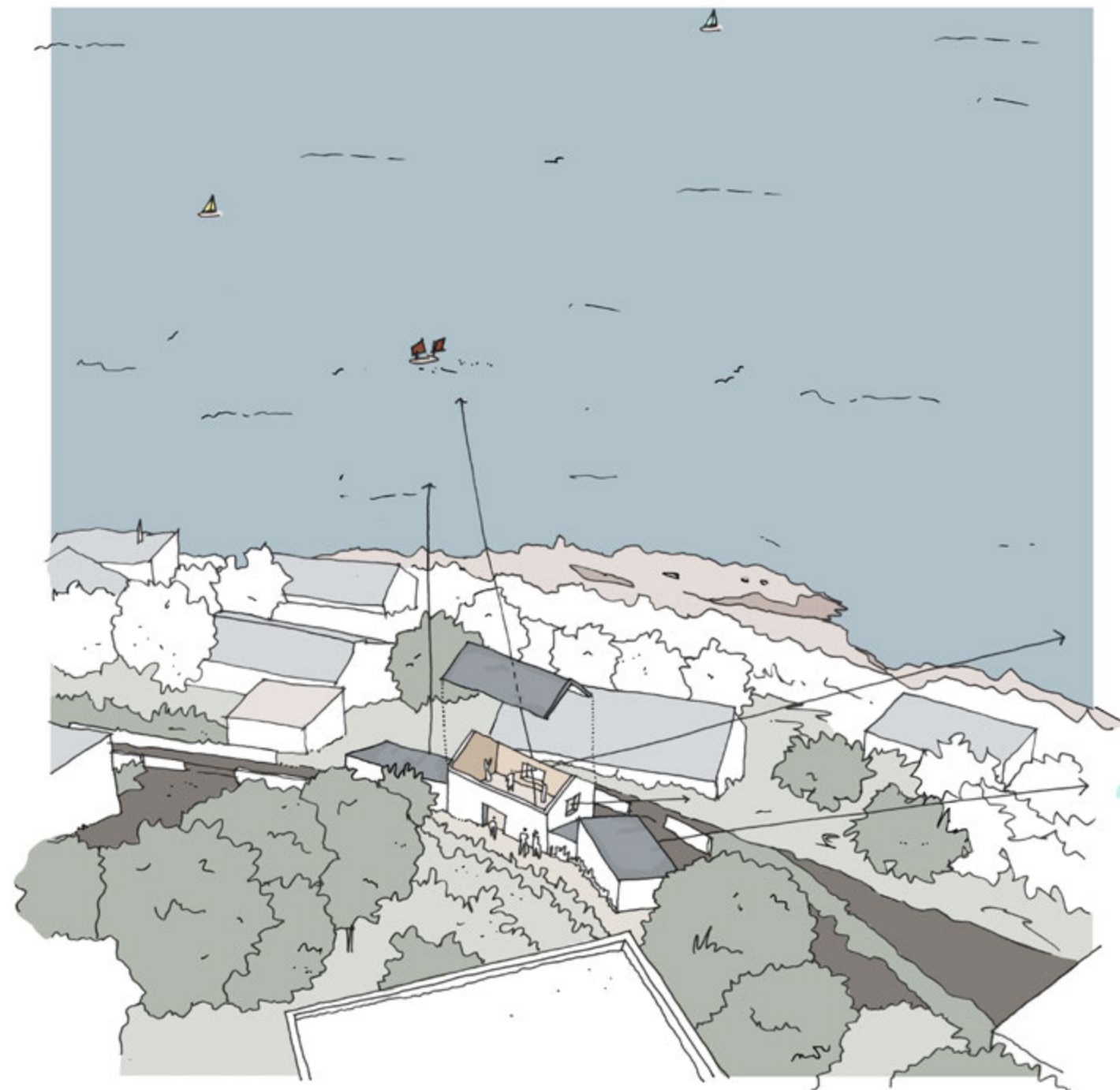
The future of the Hut depends on finding a sound basis on which flexible reuse can be managed. A balanced approach prioritises the conservation of the building and its fabric while making sensitive and compatible changes that allow it to be used sustainably. In every option that means remediating the harmful interventions of the recent past, repairing the fabric, and giving the building the basic weathering and drainage details it has lacked for decades.

We have not included a do nothing option. For a listed building in public ownership that is rarely viable, because the local authority has powers to enforce basic standards of repair to prevent a listed building deteriorating to the point of permanent loss. The condition of the Hut is such that intervention to enable conservation is needed regardless of the use chosen, and where there is a fundamental need to intervene there is also real potential for transformative change.

The three options below offer an indicative scope relative to the building's current needs. They share the same conservation repair and differ in how far they take the building toward active reuse. Each has been assessed against conservation impact, viability and deliverability, accessibility, sustainability, cost, and suitability for the NLHF capital grant application.

The baseline for all three options is the same:

- Grade II listed, vernacular earth and stone construction of around 1651, with several phases of rebuilding.
- Coastal setting, two storeys, single rooms, in very poor condition and in need of urgent remediation and repair.
- Located on a single tarmac road in a now substantially built up residential setting, with no land affording amenity and no parking.



4.0 OPTIONS APPRAISAL

4.2 OPTION 1: REPAIR AND STABILISE

SCOPE

Retain the Hut with only the essential actions needed for the safety and stabilisation of the structure, including the remediation of the most harmful interventions. This option does not bring the building into regular use.

WORK INVOLVED

- Capital works to remove cement and concrete interventions.
- Rebuilding of the east wall.
- Reinstatement of windows and doors.
- Reinstatement of chimney on north elevation of central block.
- Provision of robust rainwater drainage and good ventilation through the building.

MANAGEMENT

Routine observation and conservation aware maintenance to prevent immediate deterioration, including monitoring the roof, keeping rainwater goods clear and keeping access open.

HERITAGE IMPACT

Heritage values remain guarded and the risk of further decay is reduced. The building is made safe and its significance protected, but the opportunity to bring it back into public life is not taken.



4.0 OPTIONS APPRAISAL

4.2 OPTION 1: REPAIR AND STABILISE

GROUND FLOOR

At this level, the external appearance remains largely as per the existing, but with the proposed fabric repairs undertaken. Exhibition panels could be installed into the two covered shelters to provide open access information about the hut and its significance.

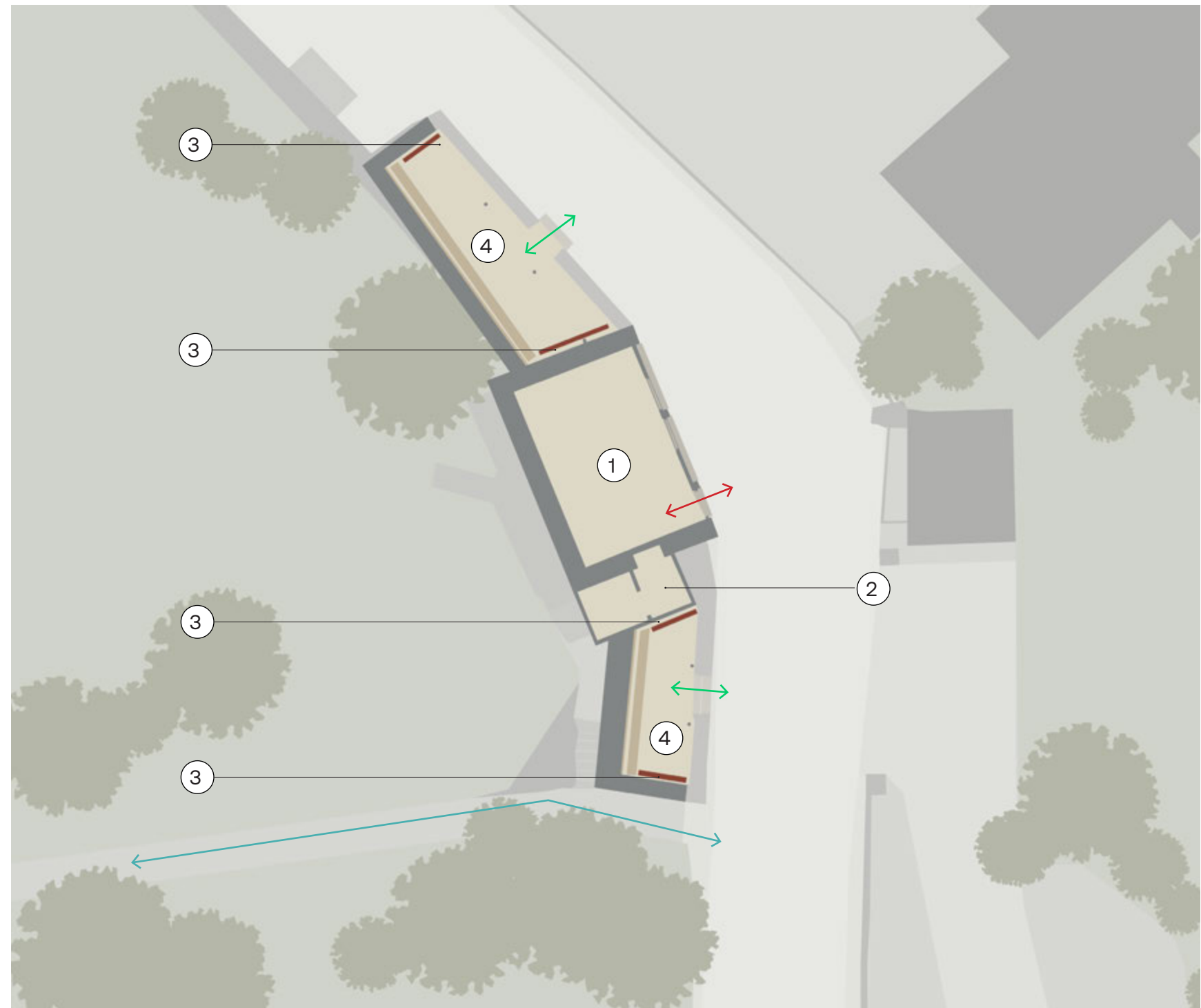
No public access will be regularly provided to 'Space 1'.

Due to spatial and historic fabric constraints, the north and south shelters would remain as stepped access only.

1. Space 1
2. WC to remain as an external, inaccessible space
3. Exhibition panels
4. Renewed floor covering to shelter.

KEY

- ↔ Huers Hut access route (private)
- ↔ Adjacent property access route.
- ↔ Huers Hut access route (visitor)



4.0 OPTIONS APPRAISAL

4.2 OPTION 1: REPAIR AND STABILISE

FIRST FLOOR

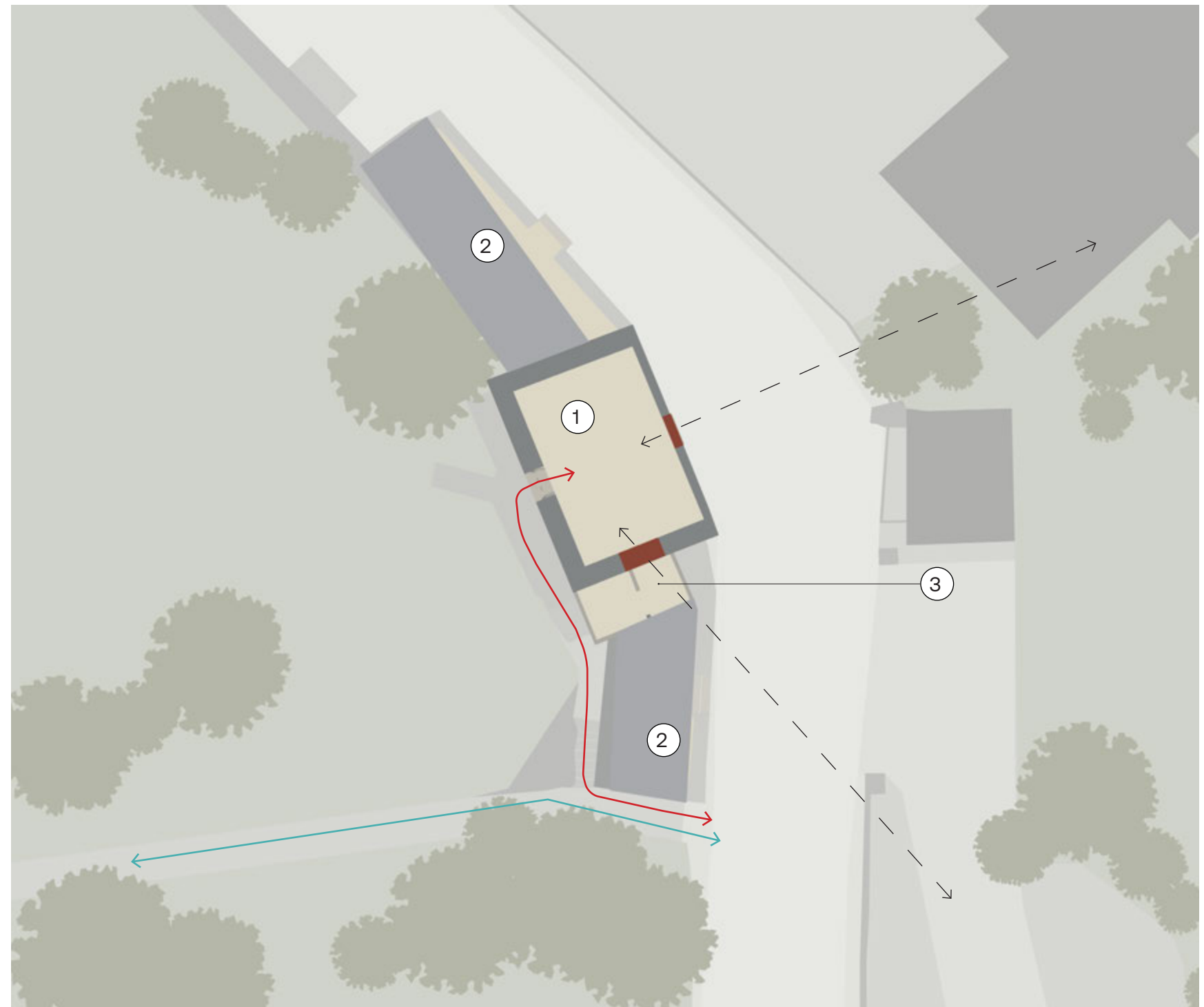
At this level, the external appearance remains largely as per the existing, but with the proposed fabric repairs undertaken. The elevations will feature the two re-opened windows.

Access to Space 2 space will remain with stepped access only, and not be open to the public.

1. Space 2.
2. Renewed roof covering to shelter.
3. Outbuilding below.

KEY

- ↔ Huers Hut access route (private)
- ↔ Adjacent property access route.
- ← → Sea views.



4.0 OPTIONS APPRAISAL

4.3 OPTION 2: REPAIR, ADAPT AND OPEN

SCOPE

Undertake the structural repair and stabilisation in Option 1, then repair and restore the Hut so it respects its heritage character while becoming usable and habitable. This option most directly delivers the artist and crafter's residence set out in the business case..

WORK INVOLVED

- Remove unsympathetic additions and remediate.
- Restore original features including chimney, eaves, windows and doors.
- Add discreet modern interventions to improve resilience: drainage, ventilation and ground-moisture management.
- Provide essential comfort: heating, hot water, power, WC and wash facilities, insulated plaster, roof and windows, and basic cooking.
- Support low-carbon operation through solar PV, battery storage and a stove.
- Install interpretive signage.

MANAGEMENT

Cyclical and seasonal maintenance, with weekly attendance for operational needs including waste management and consumables.

HERITAGE IMPACT

This option improves longevity, conserves heritage values and enables active reuse with light public access. It takes the change of use furthest within the existing fabric and footprint, keeping heritage impact proportionate.



4.0 OPTIONS APPRAISAL

4.3 OPTION 2: REPAIR, ADAPT AND OPEN

GROUND FLOOR

At this level, the external appearance remains largely as per the existing for the central block. Adjustments to the external fenestration will feature on the primary elevation in order to improve access to views and natural light. A small internal 'hall way' adjacent to the existing front door could allow for a modest ramp internally to provide step free access. However, due to space constraints, the WC will be challenging to make as a fully compliant Part M WC.

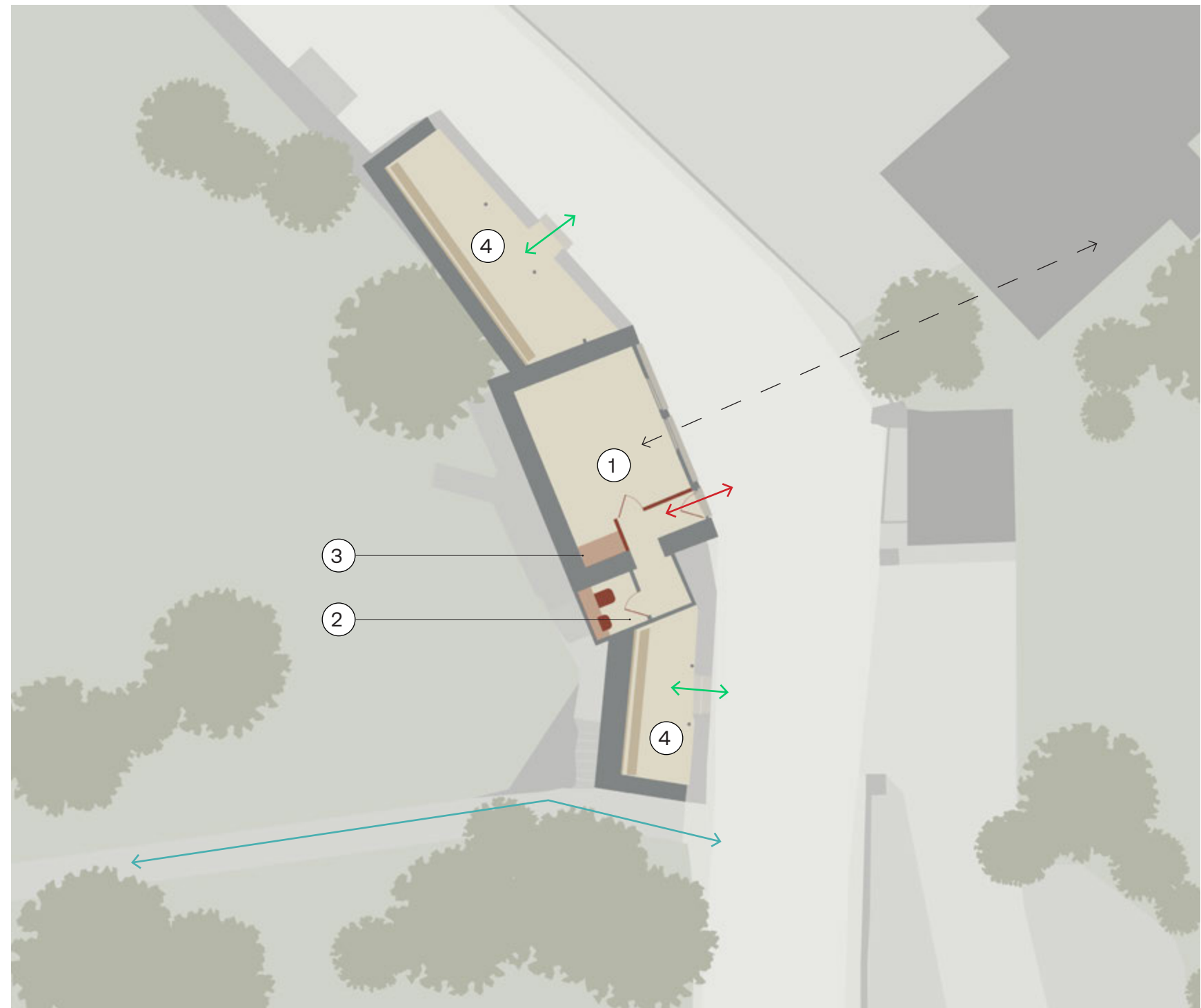
The WC provision on this level will serve both studio spaces. As such the secure line for the Studio 1 space will be via the new internal partition enclosing the hallway.

Due to spatial and historic fabric constraints, the north and south shelters would remain as stepped access only.

1. Studio 1.
2. WC to serve studio 2.
3. Work bench with sink.
4. Renewed floor covering to shelter.

KEY

- ↔ Huers Hut access route (tenant)
- ↔ Adjacent property access route.
- ← → Sea views.
- ↔ Huers Hut access route (visitor)



4.0 OPTIONS APPRAISAL

4.3 OPTION 2: REPAIR, ADAPT AND OPEN

FIRST FLOOR

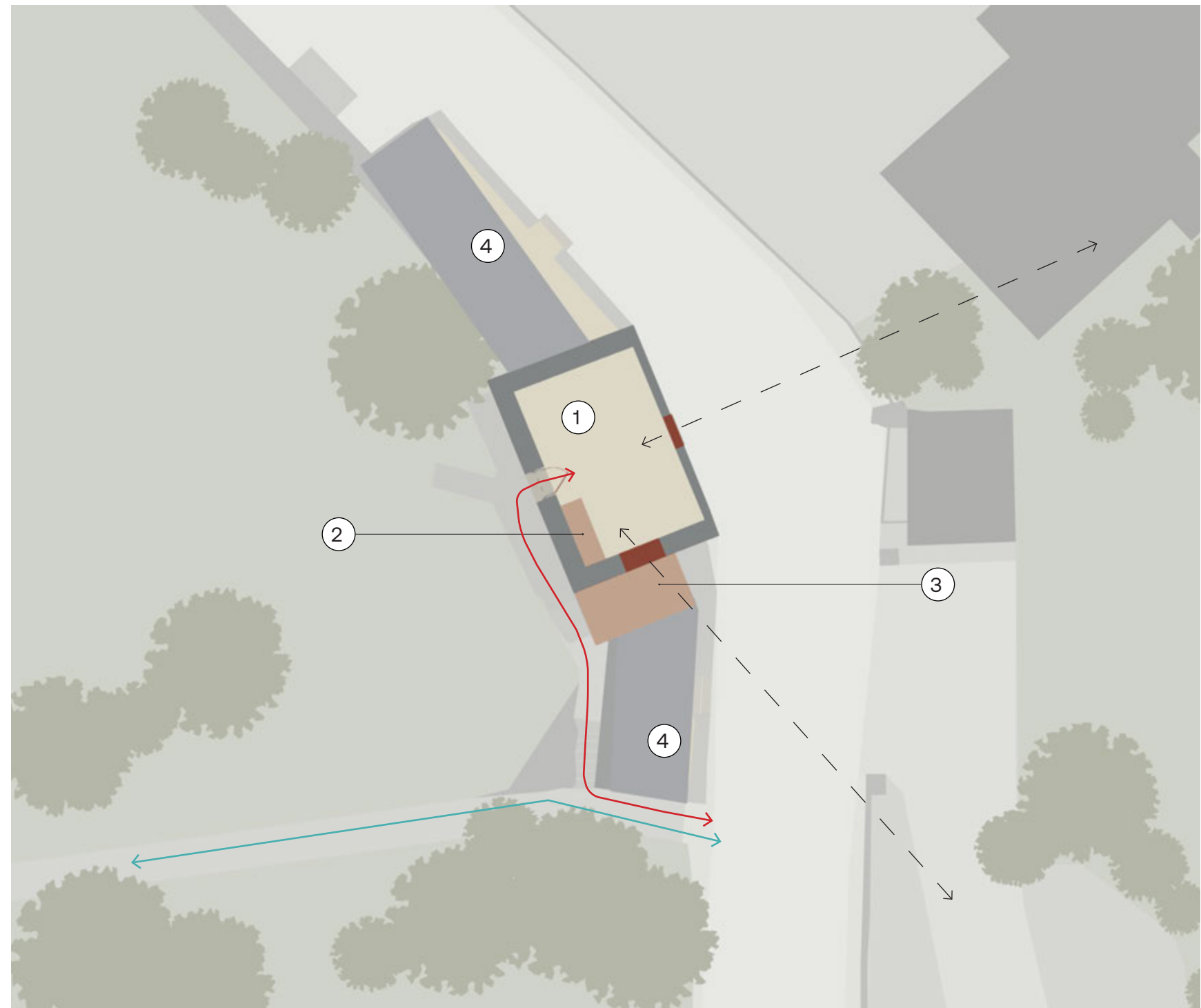
At this level, the external appearance remains as per the existing, but with a new roof added above the ground floor area of the out-house. This extension user(s) of the Studio 2 space will need to be able to use the ground floor WC facilities.

Access to the Studio 2 space will remain with stepped access only.

1. Studio 2.
2. Work bench with sink.
3. Renewed roof covering to shelter.
4. New roof to outbuilding below.

KEY

- ↔ Huers Hut access route (tenant)
- ↔ Adjacent property access route.
- ← → Sea views.



4.0 OPTIONS APPRAISAL

4.4 OPTION 3: EXTENSION AND RENOVATION

SCOPE

Carry out all the work of Options 1 and 2, and in addition expand the Hut with a new extension within the south shelter, alongside a comprehensive restoration of the original structure. The extension could provide amenities, exhibition or community space.

WORK INVOLVED

- All refurbishment actions as in Option 2.
- A new extension within the south shelter of 1904, designed with the historic fabric using sympathetic design and materials.
- Upgrading of utilities and site infrastructure if required.
- Landscaping or site reconfiguration to support the new use, which may include the procurement of land for parking.

MANAGEMENT

Cyclical and seasonal maintenance visits, with weekly attendance as part of the operational requirements, as Option 2.

HERITAGE IMPACT

This option offers a significant functional improvement and greater usability and flexibility, but it requires careful design to avoid negative impact on the heritage significance, particularly given the value of the shelters and the sensitivity of the setting. It is also the most demanding option in terms of cost, land and deliverability.



4.0 OPTIONS APPRAISAL

4.4 OPTION 3: EXTENSION AND RENOVATION

GROUND FLOOR

At this level, the external appearance remains largely as per the existing for the central block. Adjustments to the external fenestration will feature on the primary elevation in order to improve access to views and natural light. A small internal 'hall way' adjacent to the existing front door could allow for a modest ramp internally to provide step free access. However, due to space constraints, the WC will be challenging to make as a fully compliant Part M WC.

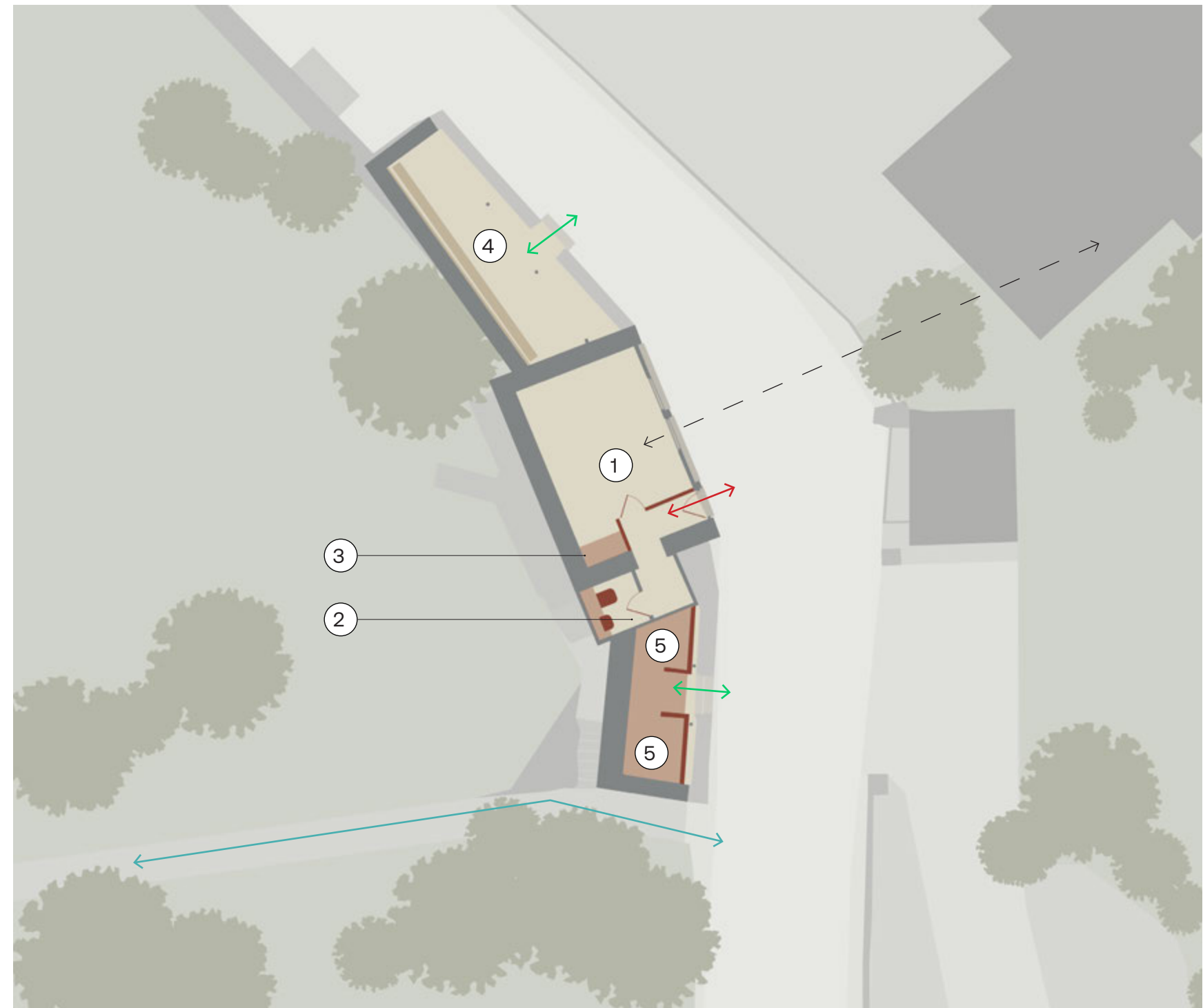
The southern shelter would be partially enclosed beneath the existing roof to create a modest exhibition space to provide information about the historical story of the building.

Due to spatial and historic fabric constraints, the north and south shelters would remain as stepped access only.

1. Studio 1.
2. WC to serve studio 2.
3. Work bench with sink.
4. Renewed floor covering to shelter.
5. New enclosed public exhibition space.

KEY

- ↔ Huers Hut access route (tenant)
- ↔ Adjacent property access route.
- ← → Sea views.
- ↔ Huers Hut access route (visitor)



4.0 OPTIONS APPRAISAL

4.4 OPTION 3: EXTENSION AND RENOVATION

FIRST FLOOR

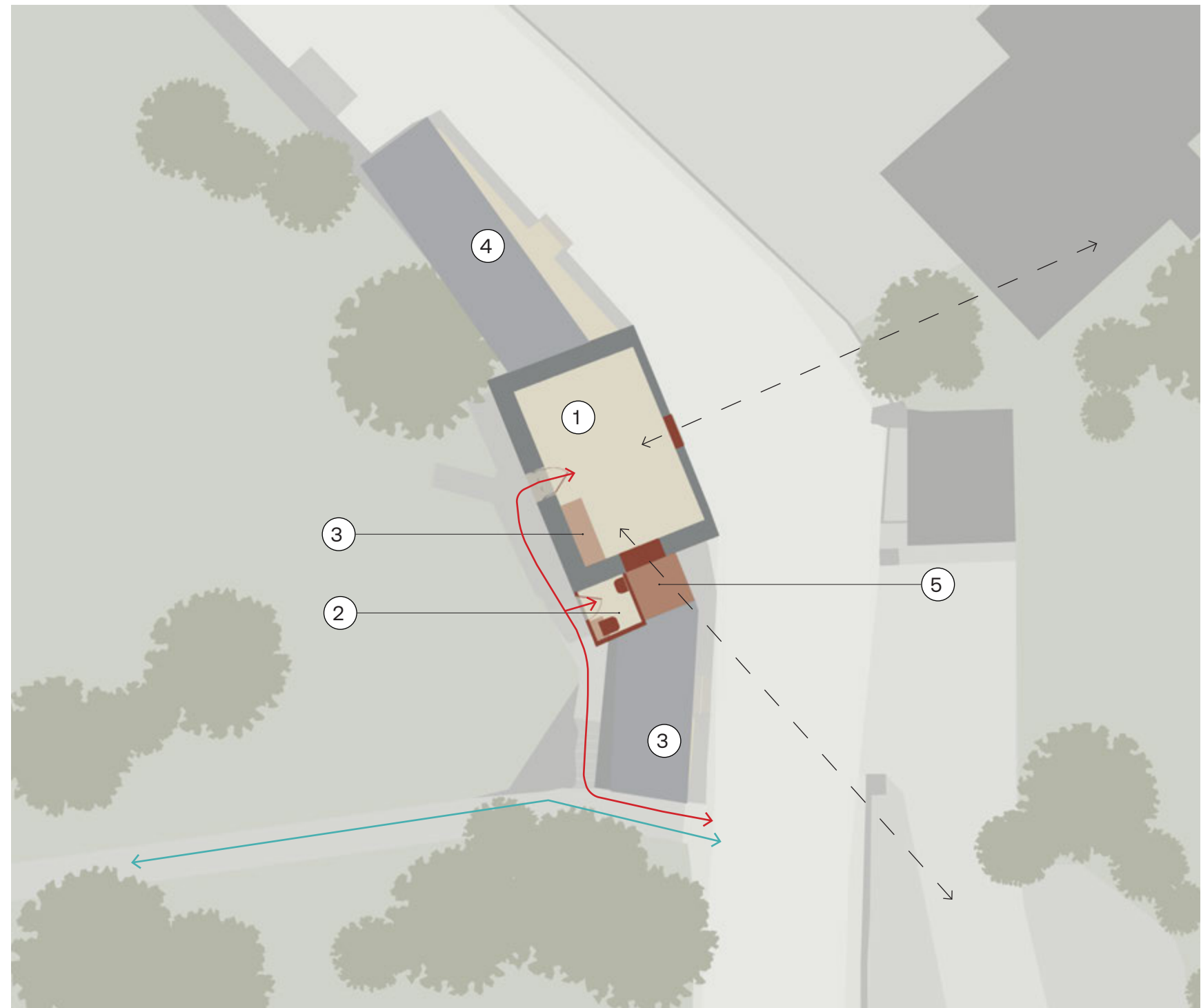
At this level, the external appearance remains largely as per the existing, but with the modest addition of a first floor extension above the ground floor area of the out-house. This extension will accommodate a private washroom for the user(s) of the Studio 2 space.

Access to the Studio 2 space will remain with stepped access only.

1. Studio 2.
2. WC to serve studio 2.
3. Work bench with sink.
4. Renewed roof covering to shelter.
5. New roof to outbuilding below.

KEY

- ↔ Huers Hut access route (tenant)
- ↔ Adjacent property access route.
- ← → Sea views.



4.0 OPTIONS APPRAISAL

4.5 OPTIONS COMPARISION

The table below compares the three options against the brief criteria. It is a high level summary to support discussion, not a substitute for the cost plan and the detailed assessments.

CRITERION		OPTION 1 : MINIMAL CHANGE	OPTION 2 : REFURBISHMENT	OPTION 3 : EXTENSION
Conservation impact		Low. Stabilises and protects.	Proportionate. Works within fabric.	Higher. Needs careful design.
Brings building into use		No regular use.	Yes, full reuse.	Yes, with added capacity.
Public access		Limited.	Ground floor opened up.	Ground floor plus extension.
Deliverability		Most straightforward.	Achievable.	Most complex; land dependent.
Income generation		None.	Reliable, year round.	Potentially higher; higher cost.
Indicative cost		Lowest.	Moderate.	Highest.
NLHF fit		Limited public benefit.	Strong fit.	Strong if heritage impact managed.

5.0 PREFERRED OPTION

5.0 PREFERRED OPTION

5.1 OVERVIEW

The preferred option is Option 3: Extension and Renovation, confirmed following the options appraisal and Steering Group review.

It repairs and stabilises the building, removes the harmful modern interventions and adapts the interior to provide accessible workspace and studio accommodation on both floors, as Option 2, and in addition partly encloses the south shelter beneath its existing roof to create a modest public exhibition space telling the story of the building, with a small first floor extension over the out-house providing a private washroom for the upper studio.

It was selected as the option that delivers the greatest public benefit and added capacity, giving the building a dedicated space to share its history with the many people who pass on the coast path.

The trade-off, accepted by the Steering Group, is that this is the most ambitious and highest cost option and the one with the greatest potential heritage impact, so the design of the extension and the treatment of the 1904 shelter will need careful justification on heritage grounds and close engagement with the Conservation Officer.

What follows are two potential variants of Option 3, which may be explored in more detail within Stage 2 as potential ‘fall-back’ options.



5.0 PREFERRED OPTION

5.1 OVERVIEW

OPTION 3A

This version would feature the partial enclosure of the south shelter, and the upgrade and enclosing of the ground floor area of the out-house. The roof would be a continuous plane across the existing south shelter and the out-house.



OPTION 3B

This version would feature the upgrade and enclosing of the ground floor area of the out-house, and the modestly scaled 'pop up' at first floor to create the WC / washing facilities for the first floor space. The exhibition / information in the south wing would be modest in terms of the intervention.



5.0 PREFERRED OPTION

5.2 STRUCTURAL APPROACH

The structural strategy follows the 2022 visual structural appraisal by Richard Gowan Consulting and will be confirmed by the detailed structural survey commissioned in Stage 1, which includes opening up works to the front wall and foundation, investigation of the rear wall and assessment of all embedded timbers. The appraisal's central conclusion is encouraging: with repair of the walls and replacement of the embedded timber elements, the building is sound enough to take the proposed use. The fabric has genuine resilience.

FRONT WALL

The front elevation is propped and failing on several related fronts, and it is the most urgent structural issue. The detailed survey will define the repair scope and the foundation works. The possibility that the elevation needs to be taken down and rebuilt should be raised early with the Conservation Officer, and any such proposal would reinstate the original window and door positions lost in the 1976 rebuild and recover the view out that mattered to the huer.

REAR WALL AND DRAINAGE

The rear wall carries a high proportion of cob, and the ground raised behind it in the Edwardian period loads moisture directly against fabric that deteriorates when saturated. The strategy is to relieve that load, either by returning the ground toward its original level, subject to confirming the boundary with Tros-an-Mor, or by installing a perforated land drain in a gravel trench behind the building, supported by new rainwater goods throughout.

FIRST FLOOR STRUCTURE

The first floor joists are modern, in poor condition and partially replaced, and should be renewed. New timbers will be specified for resistance to moisture and rot and detailed to suit the nature of the walls, while the historic brick paviour floor at ground level is retained and relaid where lifted.

INTERNAL STAIR

The building has no internal stair, and the only access to the first floor is currently through the rear door at upper level. Providing an internal stair to connect the two floors would be a key structural intervention, and is not being considered at this stage as part of the design approach.

NEW STRUCTURE.

The preferred option adds two new elements, the partial enclosure of the south shelter beneath its existing roof and a modest first floor extension over the out-house. Both will be designed to sit lightly with the historic fabric, using sympathetic structure and materials and avoiding loads or fixings that would harm the significant stone and shelter fabric. Their structural design strategy will be confirmed in Stage 2.

RELATIONSHIP TO THE NEW USE.

Structural repair and heritage gain are the same action here. The works the building most urgently needs, removing cement, repairing the walls, replacing failed timbers and resolving the damp, are also the works that recover its significance, and they form the foundation on which the new use sits.

5.0 PREFERRED OPTION

5.3 CONSERVATION STRATEGY

Our conservation approach begins with understanding. Before we put pen to paper we spend time with the building, and the lived experience of the Hut - its simplicity, its vernacular form, and its construction and purpose - is the cornerstone of our decision making. We follow the Historic England principles of authenticity and integrity, which place the understanding of significance at the centre of everything. The Statement of Significance will inform proposals for change. As an iterative document, it will evolve as more information emerges to suit the level of detail required for the project. Our designs are informed by a Heritage Strategy to support positive, conservation-focussed reuse.

The heritage thinking is set out more fully in the EnSpace Statement of Significance and Heritage Note. The Note identifies clear opportunities for heritage gain, including the reinstatement of a chimney for ventilation and domestic character, the reinstatement of a bright limewashed finish that would return the building's presence on the hillside and help stabilise the building, and a considered approach to the windows that reflects the importance of the view out while respecting the building's historic phasing.

AVOID

Where something matters, conserve and protect it. The simplicity of the open shelters, the relationship to the headland, and the original stone fabric all give the building its significance, and harm to them is to be avoided unless the required change can be delivered by adopting an alternative, less impactful method.

MINIMISE

Where change is necessary, work first in the areas of least significance. The modern masonry paint, the cement pointing, the concrete block infills, the rebuilt brickwork front elevation are the parts of the building where intervention can be most readily justified, as they represent a departure from the building's original character.

MITIGATE

Where something significant does have to change, look for heritage gains that offset the impact. Restoring lime render, repointing in appropriate mortar, reinstating the cobbled floors where they have been disturbed, removing the vegetation that is damaging the masonry: each of these strengthens the case for other, more significant interventions.

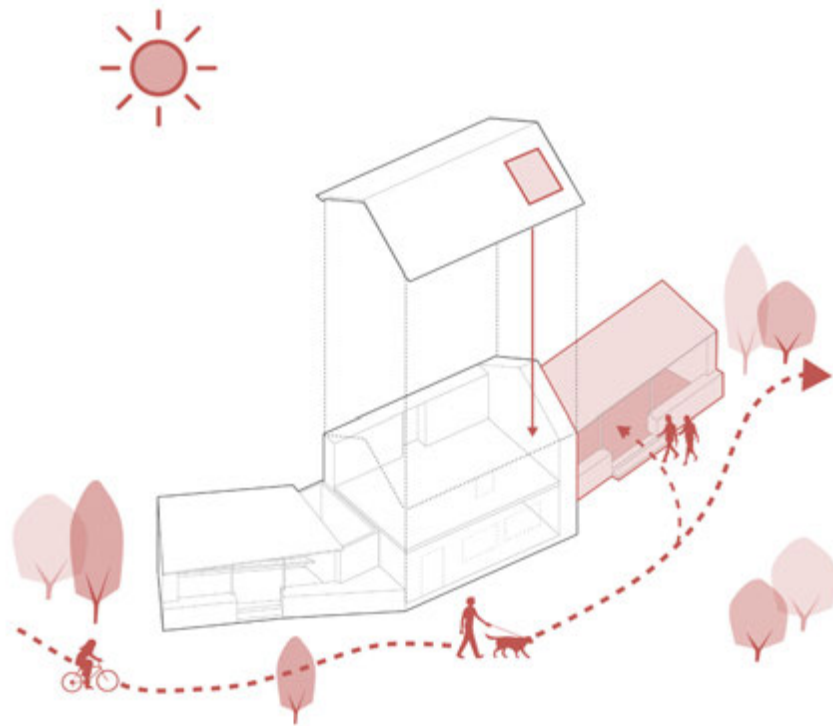
5.0 PREFERRED OPTION

5.4 SUSTAINABILITY

HEALTH + HAPPINESS

Located on a popular pedestrian walking route, the sheltered wings of the Huer's Hut provide a well loved spot to rest and shelter from the elements, encouraging people to stop and look out at the view and engage in conversation.

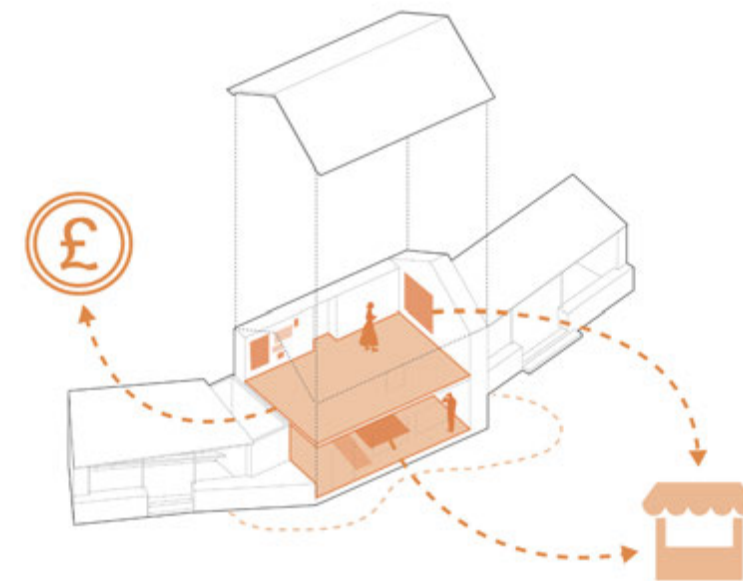
The proposed design will also bring more natural light in from high level to illuminate the first floor studio via new roof lights, a change repeatedly linked to increased comfort and happiness levels.



EQUITY + LOCAL ECONOMY

By creating a venue where creatives can produce work in the studios, the optimum viable use case for this project naturally aligns itself with efforts to strengthen the local creative economy of St Ives through the potential sale of art pieces created during the studio stays.

The Huer's Hut itself should also see an increase in both equity and general profit, as the renovations will help to secure a more stable future for the building, whilst the proposed interventions invite a potential new income stream, albeit modest, to be generated by the renting of the two artist's studio spaces on the two floors of the main building.



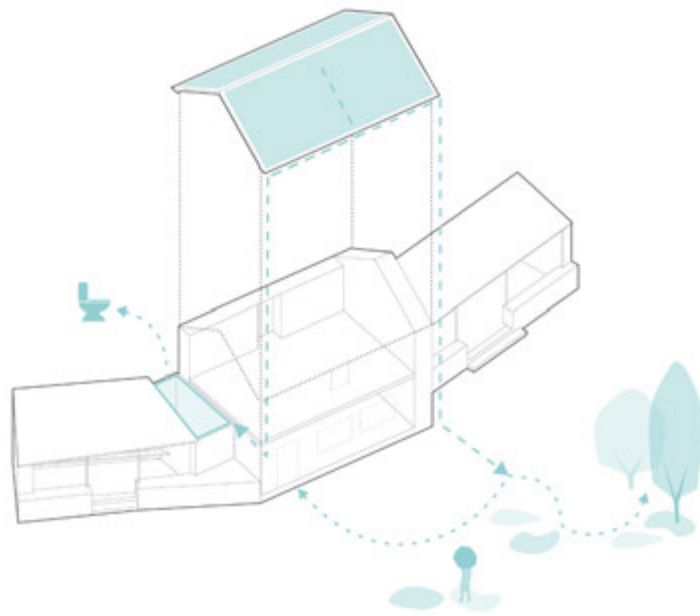
5.0 PREFERRED OPTION

5.4 SUSTAINABILITY

SUSTAINABLE WATER

The option of having the sloped roof collect rainwater runoff will be explored, which would be collected by a drainage system and stored to be used as greywater for the bathrooms that attach to the artist studios on each floor of the Huer's Hut.

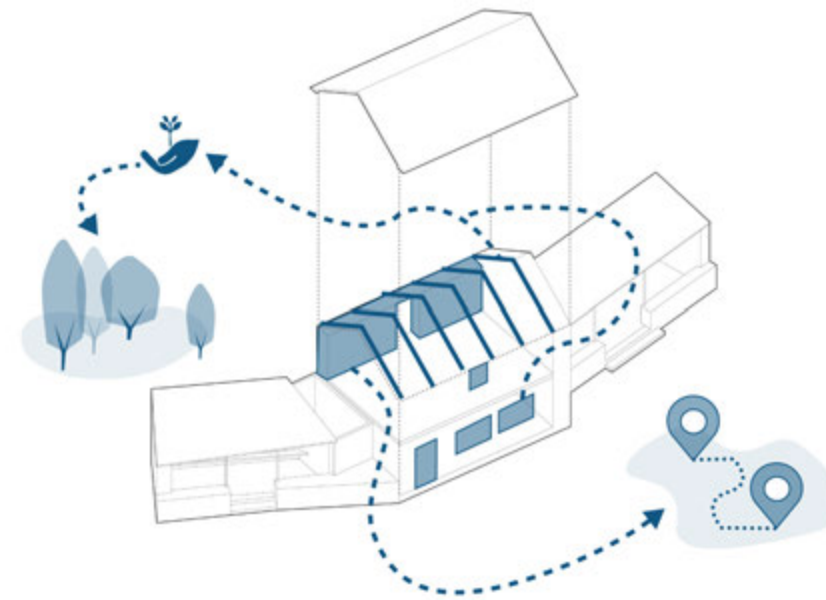
Excess rainwater that is collected when the system is full is diverted to the rainwater gully where it flows as usual into the area's underground surface water drainage system.



MATERIALS + PRODUCTS

Sustainably sourced timber will be used extensively within the proposed renovations to the Huer's Hut, mainly for repairing and replacing sections of the timber structure.

The proposal plans to use as much locally sourced material as possible, including locally sourced earth mortar for the elevations, to reduce the carbon costs of material sourcing and transportation and help root the building even more strongly in its Cornish setting.



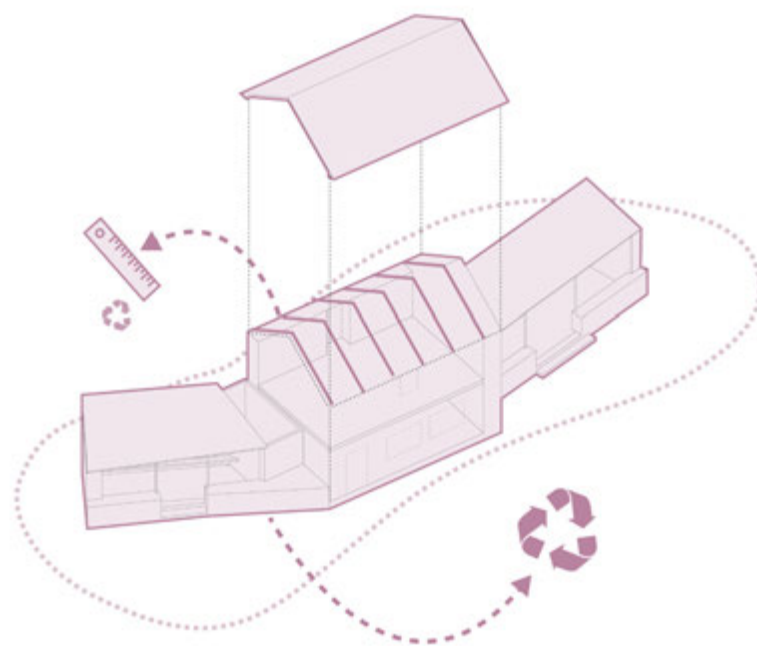
5.0 PREFERRED OPTION

5.4 SUSTAINABILITY

ZERO WASTE

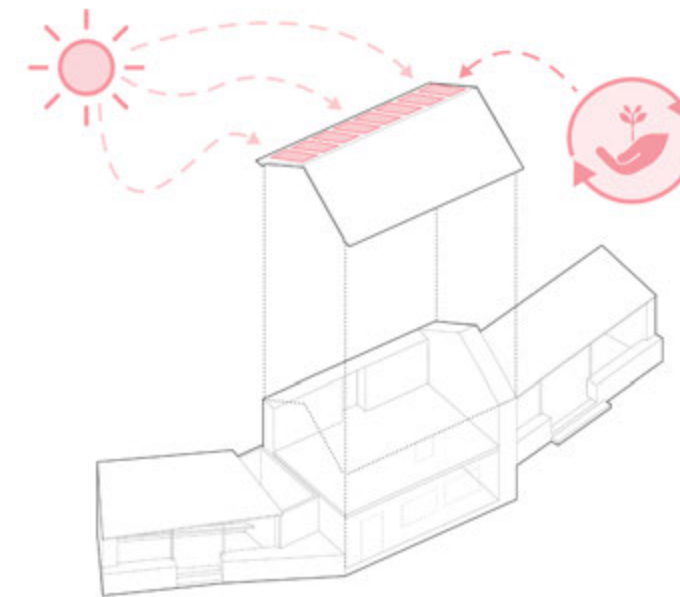
In terms of building construction, if at all possible standard-sized panels and lengths will be used reduce waste as far as possible. Any residual waste from the construction process will be carefully managed so as to ensure recycling occurs when required.

Waste is further reduced by the whole building being repaired and positively reused, in place of the construction of a new building elsewhere.



ZERO CARBON ENERGY

An array of south-facing solar PVs could be introduced onto the rear roof flank of the Huer's Hut, assisting with the running costs for the buildings and helping to reduce some of the operational carbon that would be generated through the use of the studios. The ambition is that the hut would be 'self sufficient' as far as feasible.



5.0 PREFERRED OPTION

5.5 ACCESSIBILITY

The ambition is to open the ground floor to the public for the first time and to make the workspace and exhibition space accessible. This is genuinely challenging in a small, exposed building set tight to a sloping path with high internal bedrock and low head heights, and the accessibility strategy will need to be honest about what can and cannot be achieved while still maximising inclusive access.

In practice this means prioritising step free access into the ground floor workspace and exhibition space, most likely through a modest internal level change off the existing front door, while being honest that a fully Part M compliant WC is difficult within the space available and that the north and south shelters remain stepped given the historic fabric and levels.

First floor access is constrained by the listed status and the building's scale, and the agreed position is that the ground floor public offer is made as accessible as the fabric allows, even where the first floor accommodation cannot meet the same standard.

The approach from Hain Walk will also be improved. The full accessibility strategy will be agreed with the client and Cornwall Council and set out at Stage 2.



5.0 PREFERRED OPTION

5.6 EXTERNAL WORKS AND SETTING

External works will focus on resolving the causes of decay and recovering the building's presence: new rainwater goods, the rear drainage solution, the lime finish, the repair of the shelter columns and the careful treatment of the cobbled floors.

Improved access to the shelters and good interpretation will allow the many people who pass on the coast path to understand and enjoy the building.

In addition to the works to the building itself, the opportunity to reinstate the time balls in front of the building should be explored in Stage 2 of the project.



6.0 PROJECT STRATEGIES

6.0 PROJECT STRATEGIES

6.1 PLANNING

All works to the Baulking House require Listed Building Consent, given the Grade II listing, and planning permission will be required for the change of use and for any external alterations. The building sits within the St Ives Conservation Area and the Outer Historic Core, and is identified in the St Ives Neighbourhood Plan as a Community and Heritage Asset (Asset 22) and Civic Space (Space 45), so the conservation case carries particular weight.

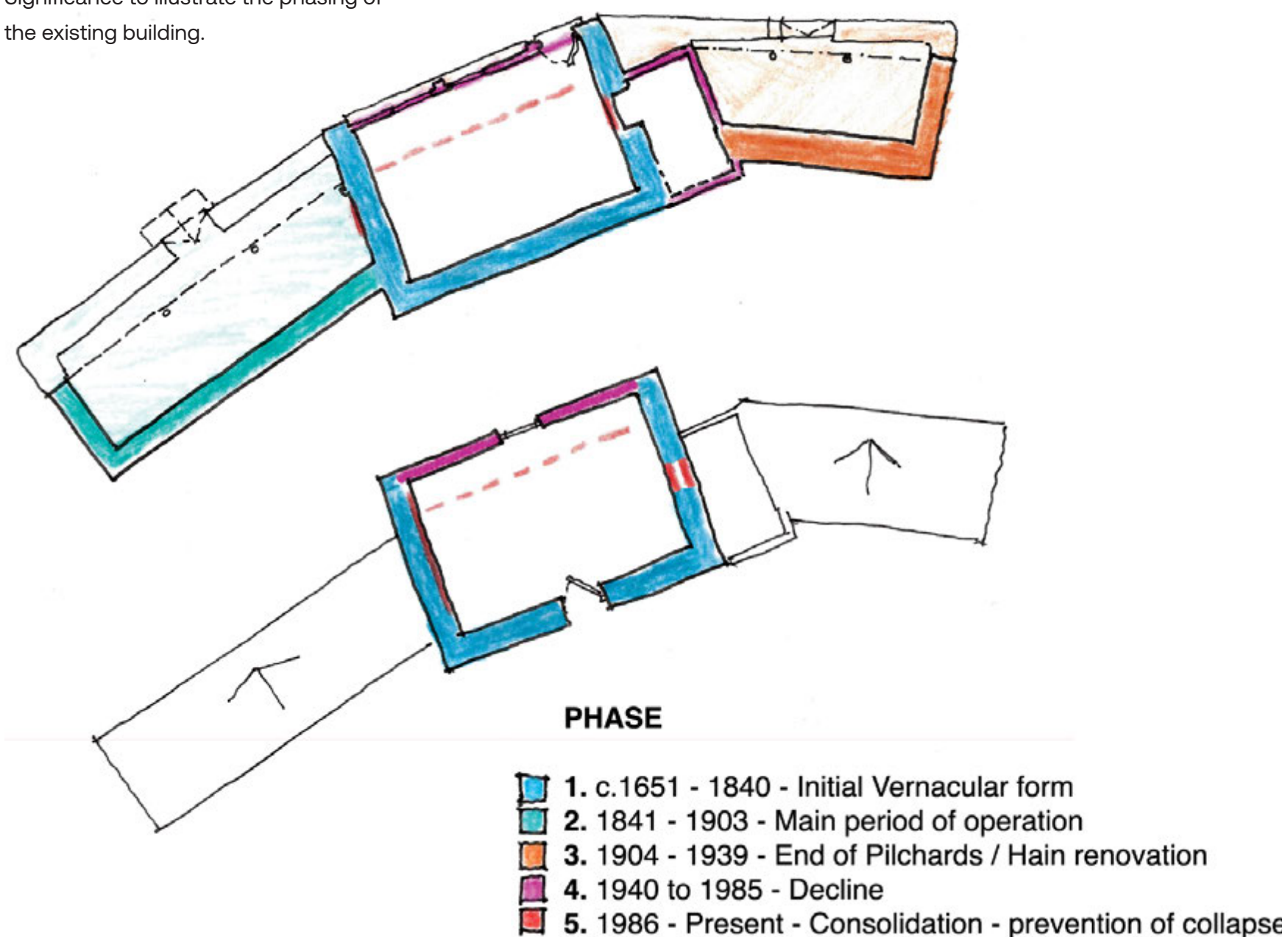
The applications will be supported by the EnSpace Architects Statement of Heritage Significance and, as the design develops, a Heritage Impact Assessment, a Design and Access Statement, a Planning Statement and a Statement of Community Involvement, in line with Cornwall Council validation requirements

Pre-application engagement with Cornwall Council planning and conservation officers and with Historic England is being progressed as a priority within RIBA Stage 2.

The case for any rebuilding of the front elevation will be prepared carefully and tested with the Conservation Officer at pre-application.

LHF requires consent to be in place or in progress before the capital grant application is submitted, so the consent route is being coordinated with the October 2026 grant timetable.

Extract from the Statement of Significance to illustrate the phasing of the existing building.



6.0 PROJECT STRATEGIES

6.2 INTERPRETATION

The building currently sits almost invisibly in its landscape. It carries a small plaque, but the main structure is closed, there is no interpretation worth speaking of, and most coast path walkers probably do not fully understand what they are looking at. That is one of the most straightforward and rewarding things this project can change.

The interpretation strategy will draw on the rich archive material held by the St Ives Archive and on the engagement carried out through the project, and it will be developed in parallel with the design in Stage 2. There is real potential to connect the building's story with the wider cultural fabric of the town, working with institutions such as the Leach Pottery and Tate St Ives, and to use the shelters and the ground floor exhibition space to tell the story of the huer and the pilchard fishery to the many people who pass each year.

As a clear proposal for Stage 2, interpretation would work on three levels: external interpretation set into the two open shelters, so the story reaches coast path walkers without their needing to enter the building; a ground floor exhibition telling the story of the huer and the pilchard fishery, using the St Ives Archive's historic photographs and maps; and the living presence of a working artist studio that connects the building's creative present to its industrial past. Partnerships with the St Ives Archive, the Leach Pottery and Tate St Ives would be developed to enrich the content and its reach. The detailed fit out, the content and any partnership agreements would be confirmed in Stage 2 ahead of the capital application.



6.0 PROJECT STRATEGIES

6.3 SUSTAINABILITY

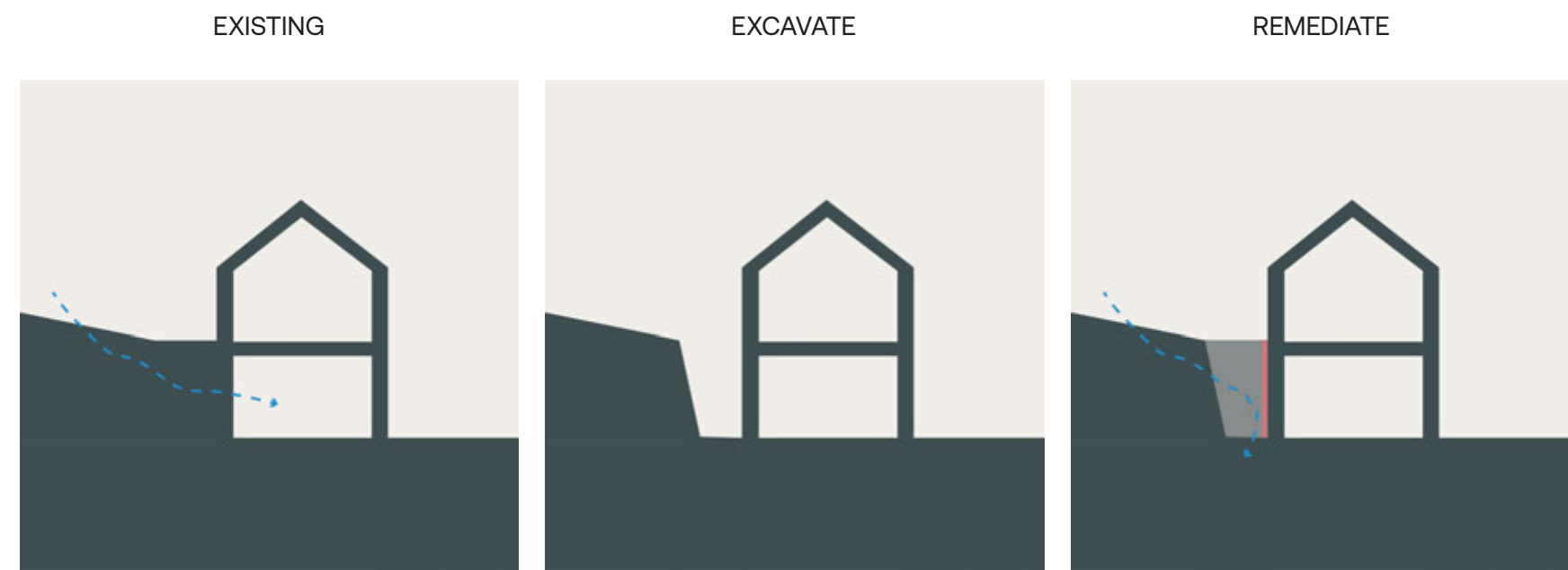
The most sustainable thing about the Baulking House is that it already exists. Reusing an existing building is a more sustainable act than almost anything else in the built environment, and that is the starting point for the project's environmental ambitions.

Beyond that, the strategy is straightforward: get the fabric right first, before reaching for systems and technologies. A building that breathes properly, sheds water efficiently and is occupied appropriately will perform better and last longer than one with sophisticated mechanical systems layered over a compromised structure. In a coastal environment exposed to salt, wind and moisture, durability and simplicity are the most valuable environmental qualities a building can have. The fabric first measures are:

- Remove the modern masonry paint and restore lime render or limewash across all elevations, dramatically improving the breathability of the walls and reducing the moisture ingress that is causing so much damage.
- Full repointing in lime mortar throughout, eliminating the moisture traps created by the existing cement pointing.
- Excavate and install a land drain at the rear of the two storey building to address the damp from the raised garden. See diagrams on this page for key principles.
- New rainwater goods to all buildings, removing one of the primary causes of the front wall foundation failure.

- Careful consideration of insulation, with due regard to the traditional construction, the low head heights and the ground floor built over bedrock.

Once the fabric is sound, low carbon measures such as solar PV, battery storage and a stove will be assessed against the building's significance, its coastal setting and the budget, and incorporated or discounted with clear justification. Energy targets and key performance indicators should be set early so that they can act as design parameters rather than afterthoughts.



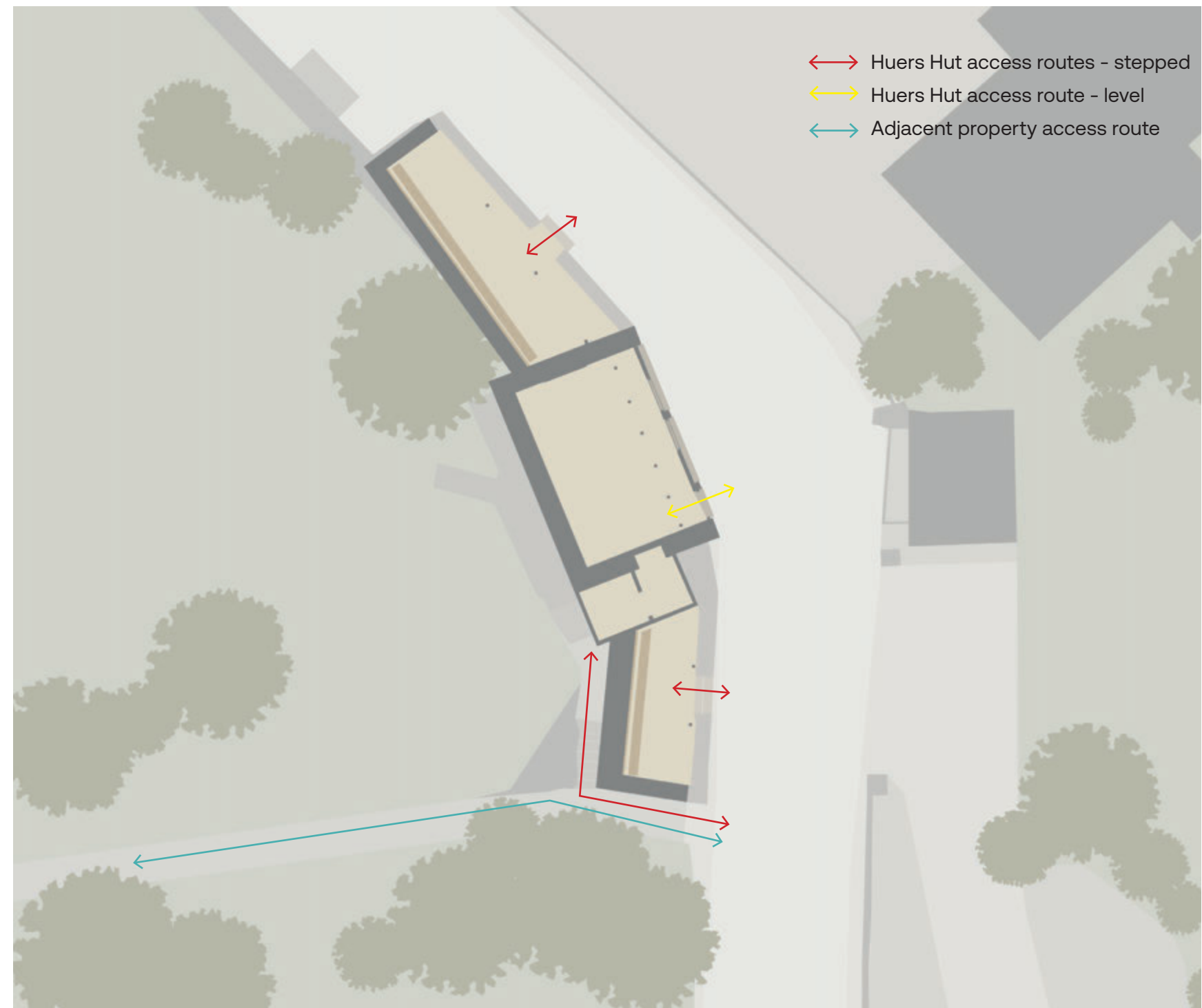
6.0 PROJECT STRATEGIES

6.4 ACCESSIBILITY

The ambition is to open the ground floor to the public for the first time and to make the workspace and exhibition space accessible. This is genuinely challenging in a small, exposed building set tight to a sloping path with high internal bedrock and low head heights, and the accessibility strategy will need to be honest about what can and cannot be achieved while still maximising inclusive access.

The level of compliance achievable is shaped by the listed status and the physical constraints of a small, exposed building set tight to a sloping path, with high internal bedrock and low head heights. The agreed principle is that the ground floor public offer, the workspace and exhibition space, is made as fully accessible as the fabric allows, even where the first floor residential accommodation cannot meet the same standard.

Step free entry to the ground floor will be pursued through a modest internal level change off the front door. A fully Part M compliant WC is challenging within the space available, and the achievable provision will be agreed with the client and Cornwall Council. The shelters remain stepped, reflecting the historic levels and fabric, with interpretation positioned so the building's story is accessible to everyone passing on the coast path. The approach from Hain Walk will be improved as part of the external works. Access will be discussed with Cornwall Council and, where relevant, Historic England, and an access audit will inform the Stage 2 strategy.



6.0 PROJECT STRATEGIES

6.5 MATERIALS PHILOSOPHY

All materials and methods of construction must be compatible with the breathable, hygroscopic nature of the existing fabric.

The following principles apply across the project.

- Lime mortars and renders compatible with the rubble stone and cob construction throughout, with no cement mortars or cement-based products.
- Modern masonry paint to be removed and replaced with lime render or limewash appropriate to the building's traditional finish and its role as a visible landmark.
- Repair in kind wherever possible: existing materials retained and conserved before replacement is considered.
- New elements, including the stair, windows and services, to be clearly legible as contemporary while respecting the scale, palette and character of the building.
- Specification of all materials to reflect the coastal exposure: salt resistance, durability and low maintenance are priorities.
- Sourcing of materials from local and regional suppliers where possible, supporting the sustainability narrative.



7.0 PROGRAMME

7.0 PROGRAMME

7.1 INDICATIVE PROGRAMME

Programme

The programme is driven by the requirement to submit the NLHF capital grant application in October 2026. Key milestones are set out below and have been agreed with St Ives Town Council.

Completed

RIBA Stage 0

Strategic Definition
APRIL

- Project initiation meeting with the Client Project Manager.
- Review of existing information and constraints.
- Initial site visit and familiarisation.
- Confirmation of project objectives and success criteria.
- Agreement of programme and communication approach.

Where we are now

RIBA Stage 1

Preparation + Brief
MAY - JUNE

- Historical research and review of significance.
- Coordination of surveys, as required.
- Development of conservation principles.
- Testing of reuse and access options.
- Early stakeholder and community engagement.

Next stage

RIBA Stage 2

Concept Design
JULY - SEPTEMBER

- Refinement of preferred option.
- Preparation of concept design drawings.
- Integration of conservation, access, and interpretation.
- Review of engagement feedback.
- Input to NLHF development-stage material.
- Initial Project Programme: Establish the strategic brief and outline the proposed timeline and procurement method.

8.0 RISKS AND CONSTRAINTS

8.0 RISKS AND CONSTRAINTS

8.1 RISK REGISTER

TITLE

Risk	Likelihood	Impact	Mitigation and notes
Front wall condition worse than anticipated	M	H	Stage 1 structural survey to define scope before Stage 2. Contingency allowance in cost plan.
Ground ownership and boundary at rear wall	M	M	Confirm land registry position and boundary with Town Council. Resolve before design develops drainage strategy.
Planning and LBC consent	L	H	Early pre-application engagement with Cornwall Council and Historic England. Conservation argument well evidenced in Statement of Significance.
NLHF application timeline	L	H	Programme agreed and aligned with October 2026 target. Consent strategy coordinated with grant timetable.
Cost overrun	M	H	Cost consultant appointed. QS review at each stage. Contingency established in cost plan.
Heritage objection from Historic England	L	M	Historic England engaged from Stage 0. Conservation approach evidenced and proportionate. SoS provides the evidential foundation.
First floor accessibility constraint	M	M	Accessibility strategy agreed with client. Constraint noted in brief and in planning submission strategy.
Ecological surveys: seasonal window	M	M	Commission bat and nesting bird surveys immediately. Specific seasonal windows apply and delay could affect programme.

8.0 RISKS AND CONSTRAINTS

8.1 RISK REGISTER

TITLE			
Risk	Likelihood	Impact	Mitigation and notes
Heritage impact of south shelter enclosure and extension (preferred option)	M	H	The 1904 south shelter and the building’s setting are significant. Design the enclosure and the first floor extension to be subordinate and reversible, justify them in the Statement of Significance, and test them with the Conservation Officer and Historic England at pre-application.
Land for parking or site reconfiguration (preferred option)	M	M	Option 3 may require additional land. Confirm availability, ownership and cost with the Town Council early, as it affects deliverability and the cost plan
Operating model and tenure undefined	M	M	Develop an operating brief with the Town Council. Consult established residency operators such as the Borlase Smart John Wells Trust. Test a directly managed model against a lease to an established operator before the Stage 2 design is fixed.
Interpretation strategy underdeveloped	M	M	Flagged at Stage 1 as a priority. Develop with the St Ives Archive and cultural partners in Stage 2, ahead of the capital application.
No utility connections (power or water)	M	M	Commission the M and E and utilities and drainage surveys to confirm available connections and the servicing route for the new use.

9.0 SURVEY DRAWINGS

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true U.S. Coordinates which have a scale factor applied.

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All around features that were visible at the time of the motor have been verified, however these motor have been obscured. Slope, rise, and flow direction and no liability, nor responsibility can be accepted, unless full disclosure has been made.

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<u>ELEVATIONS</u>		<u>ANNOTATIONS</u>	
<u>HATCHES</u>			
	Brickwork	Levels	0.00
	Render	Rain Water Pipe	SWP
	Roof Tiles	Soil Vent Pipe	SVP
	Stonework		
	Hung Tiles		

Note: Hatches are indicative only and do not reflect the true sizes of the bricks or tiles.

Grid & Datum

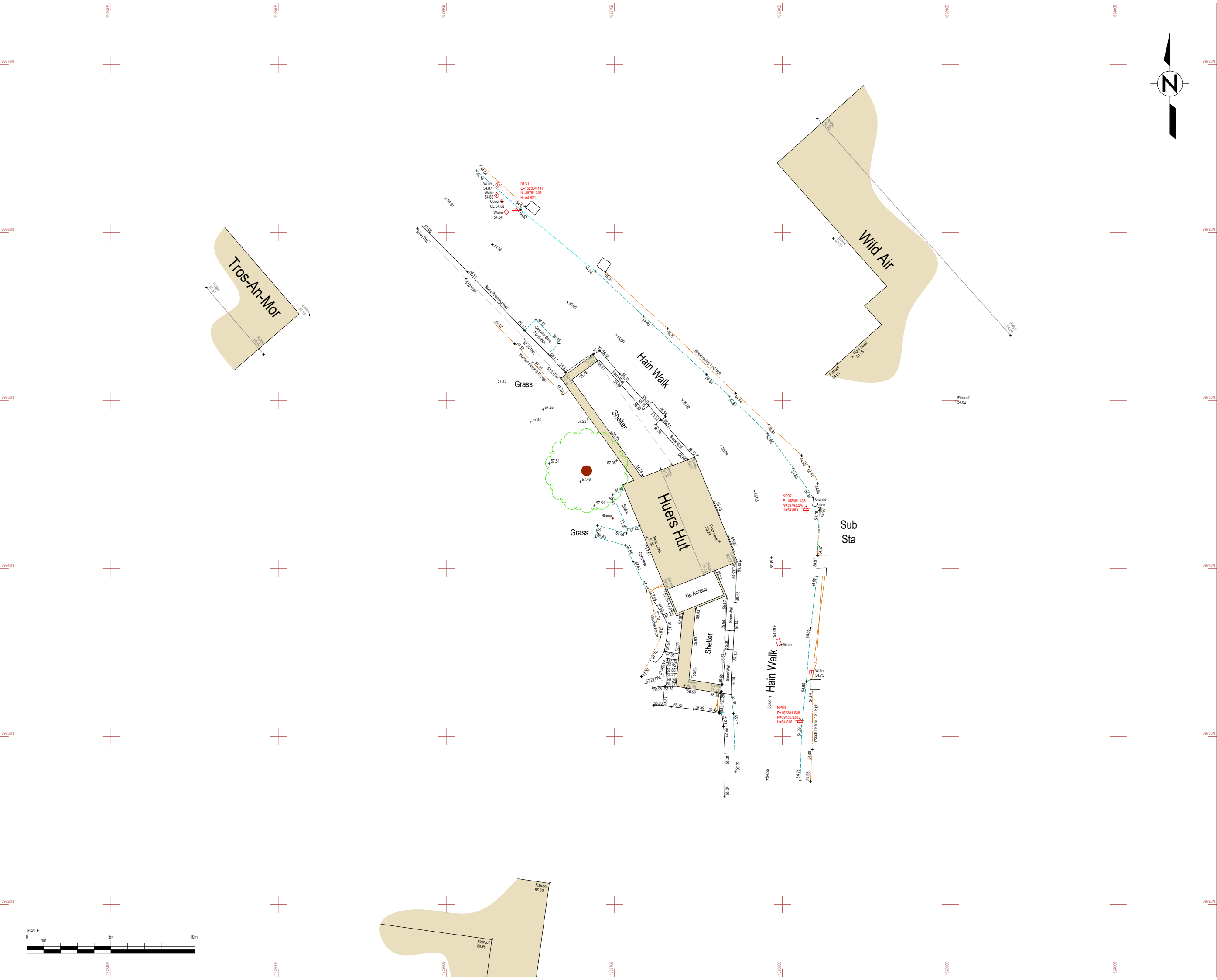
Survey Grid: Local Grid ☐ Nat. Grid (1983) ☒ Existing Grid ☐

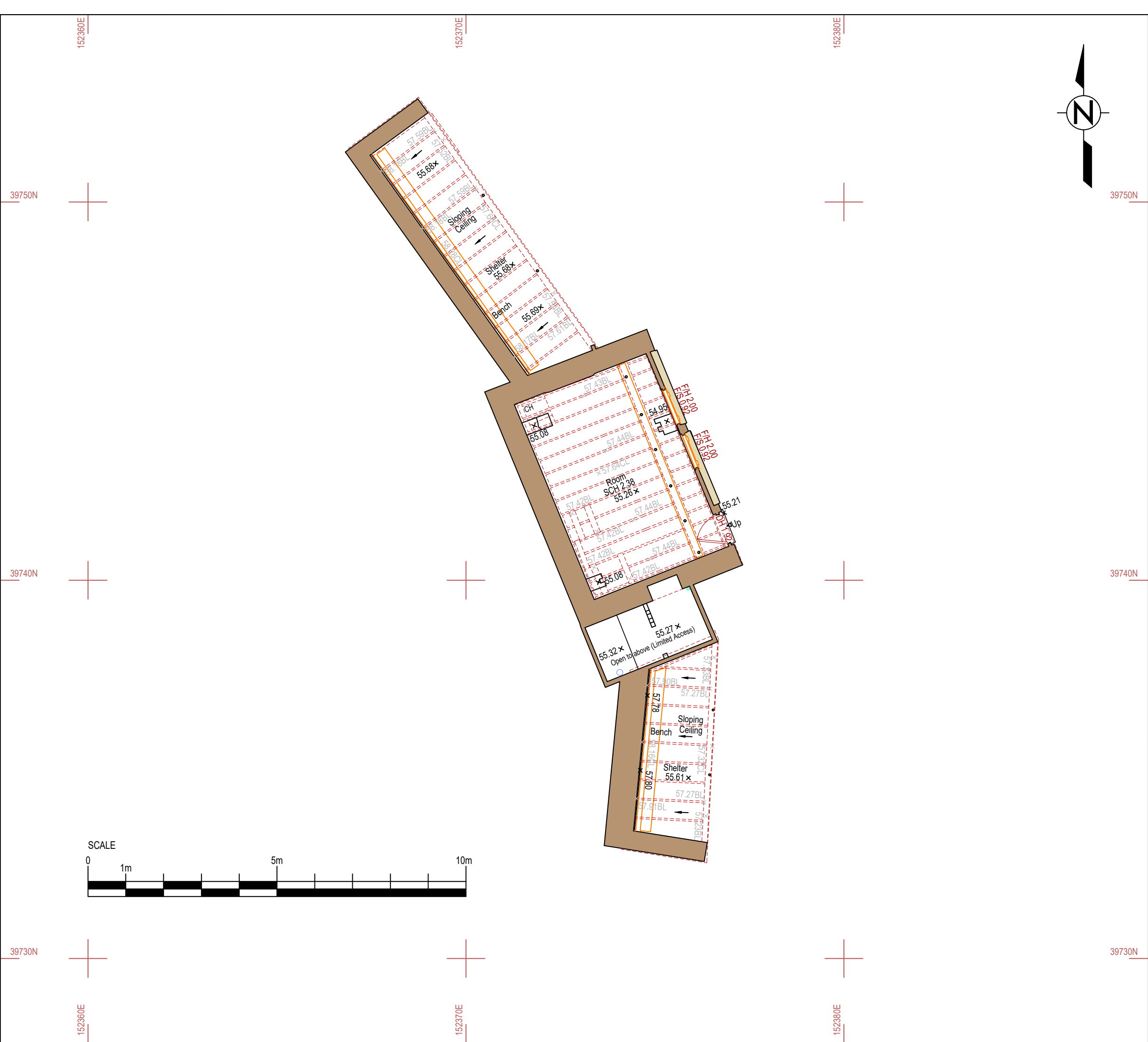
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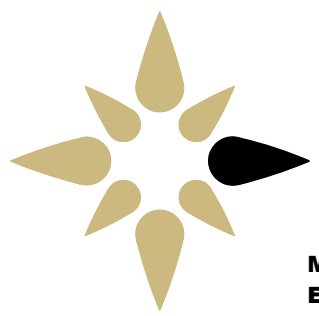
Rev	Notes	Drawn	Date



Project No:	Dwg No:	Rev:
250417	01	-







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 Walls

 Sills

 Worksurfaces

 Plinths

 Roof Tiles

BUILDING SURVEY ANNOTATIONS

Floor To Sill Dimension	F/S 0.87
Floor To Head Dimension	F/H 2.20
Door Head Dimension	DH 1.98
Beam Soffit Height	BH 2.05
Room Area	Area: 9.04
Structural Ceiling Height	SCH 2.70
False Ceiling Height	FCH 2.30
Level	x 50.00
Ceiling Level	x 52.70CL
Beam Soffit Level	x 52.70BL
Window Sill Level	x 51.00 WSL
Window Head Level	x 52.00 WHL
Door Head Level	x 52.00 DHL
Inspection Cover	IC
Rain Water Pipe	RWP
Soil Vent Pipe	SVP
Hot Water Tank	HWT

Rev	Notes	Drawn	Date

Notes: Grid Origin and Level Datum Related to OSGB36 (15)

Title: Ground Floor Plan

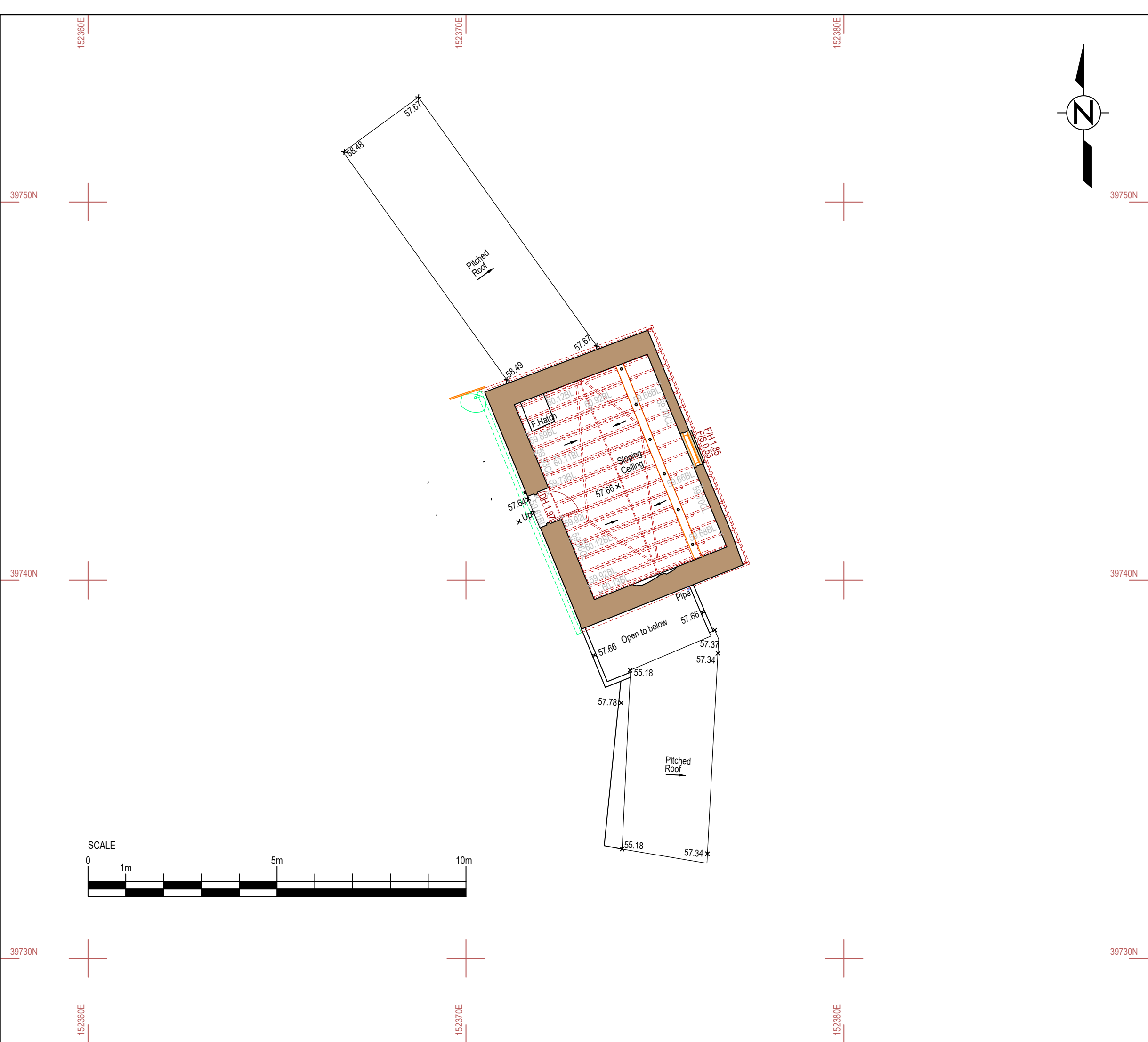
Client: St Ives Town Council

Project: The Huers Hut, Hain Walk, St Ives

Date	01/07/2025	Post Code	TR26 2AF
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Surveyed:	AJS	Scale: 1:100/A3 Sheet
Drawn:	GB	
Checked:	NJS	

Job No:	250417	Dwg No:	Rev:
		60 02	-



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HATCHES	BUILDING SURVEY ANNOTATIONS
Walls	Floor To Sill Dimension F/S 0.87
Sills	Floor To Head Dimension F/H 2.20
Worksurfaces	Door Head Dimension DH 1.98
Plinths	Beam Soffit Height BH 2.05
Roof Tiles	Room Area Area: 9.04
	Structural Ceiling Height SCH 2.70
	False Ceiling Height FCH 2.30
	Level x 50.00
	Ceiling Level x 52.70CL
	Beam Soffit Level x 52.70BL
	Window Sill Level x 51.00 WSL
	Window Head Level x 52.00 WHL
	Door Head Level x 52.00 DHL
	Inspection Cover IC
	Rain Water Pipe RWP
	Soil Vent Pipe SVP
	Hot Water Tank HWT

Rev	Notes	Drawn	Date

Notes: Grid Origin and Level Datum Related to OSGB36 (15)

Title:

First Floor Plan

Client:

St Ives Town Council

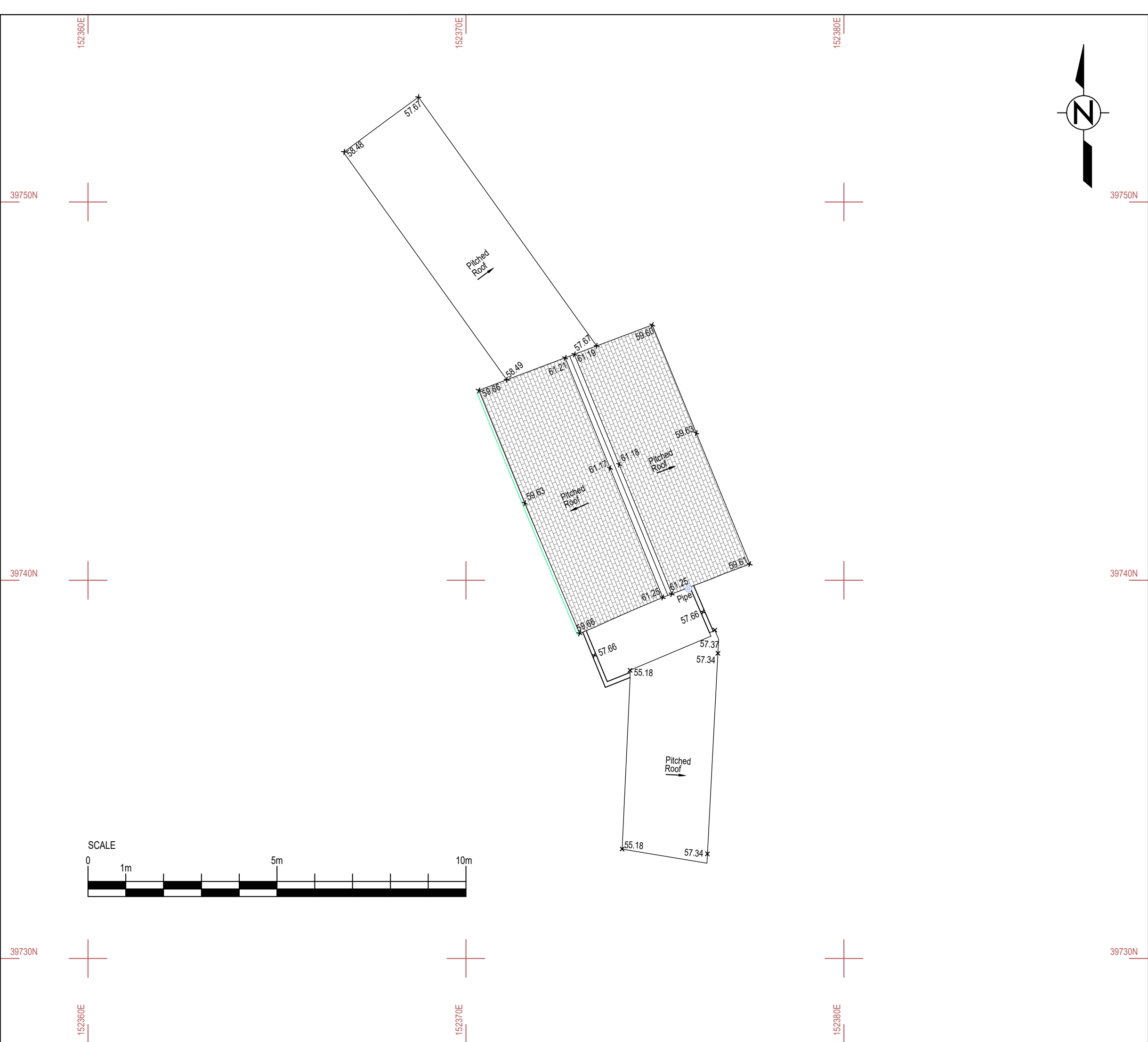
Project:

The Huers Hut, Hain Walk, St Ives

Date	01/07/2025	Post Code	TR26 2AF
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Surveyed:	AJS	Scale: 1:100/A3 Sheet
Drawn:	GB	
Checked:	NJS	

Job No:	250417	Dwg No:	Rev:
		61 03	-



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HATCHES		BUILDING SURVEY ANNOTATIONS	
	Walls	Floor To Sill Dimension	F/S 0.87
	Sills	Floor To Head Dimension	F/H 2.20
	Worksurfaces	Door Head Dimension	DH 1.98
	Plinths	Beam Soffit Height	BH 2.05
	Roof Tiles	Room Area	Area: 9.04
		Structural Ceiling Height	SCH 2.70
		False Ceiling Height	FCH 2.30
		Level	x 50.00
		Ceiling Level	x 52.70CL
		Beam Soffit Level	x 52.70BL
		Window Sill Level	x 51.00 WSL
		Window Head Level	x 52.00 WHL
		Door Head Level	x 52.00 DHL
		Inspection Cover	IC
		Rain Water Pipe	RWP
		Soil Vent Pipe	SVP
		Hot Water Tank	HWT

Rev	Notes	Drawn	Date
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Notes: Grid Origin and Level Datum Related to OSGB36 (15)

Title:
Roof Floor Plan

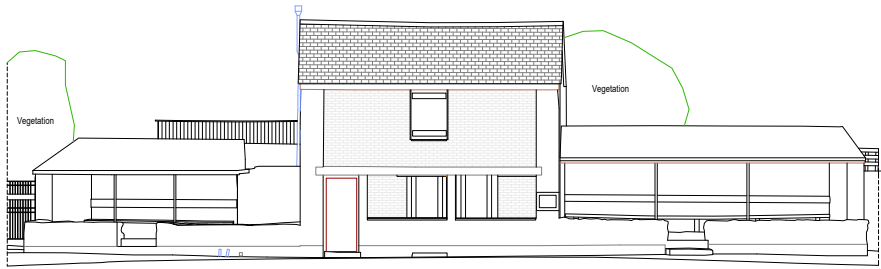
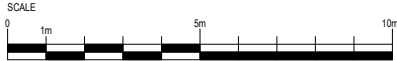
Client:
St Ives Town Council

Project:
The Huers Hut, Hain Walk, St Ives

Date	01/07/2025	Post Code	TR26 2AF
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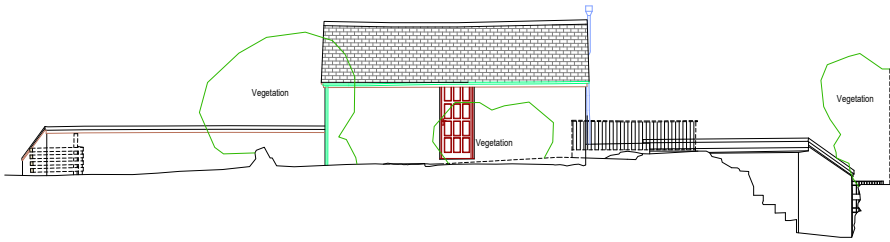
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Drawn:	GB	
Checked:	NJS	

Job No: 250417	Dwg No:	Rev:
	62 04	-



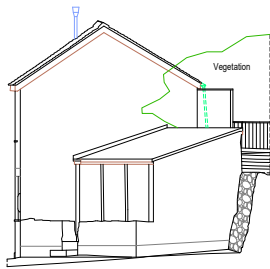
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North East Elevation



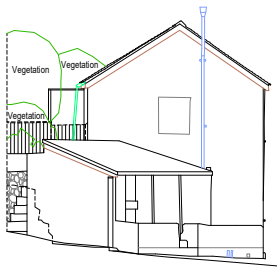
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South West Elevation



Datum 50.00m A.O.D.

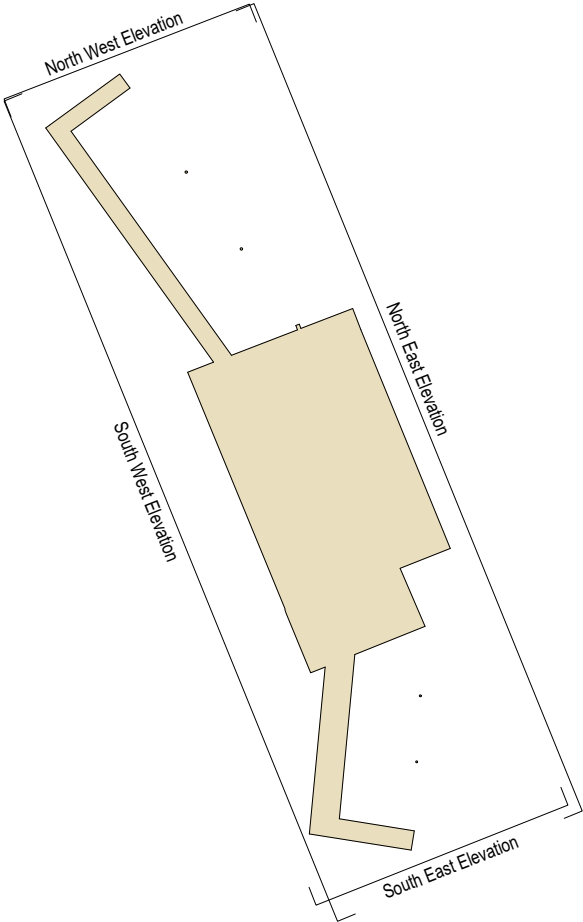
North West Elevation



Datum 50.00m A.O.D.

South East Elevation

Elevations-Locations (Not to Scale)



This survey has been conducted in the Ordnance Survey (OS) National Grid (OSGB36) (15) (i.e. OSGB36) and the O.S. Active Network (OS Net). A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGB15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

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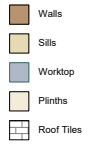
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All ground features shown on the map of the survey have been located, however there may have been items obscured. Pipe sizes and flow direction have been visually assessed from the surface and should be considered as approximate only.

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BUILDING SURVEY HATCHES



BUILDING SURVEY ANNOTATIONS

Floor To Sill Dimension	F/S 0.87
Floor To Head Dimension	F/H 2.20
Door Head Dimension	DH 1.98
Beam Soffit Height	BH 2.05
Room Area	Area: 9.04
Structural Ceiling Height	SCH 2.70
False Ceiling Height	FCH 2.30
Level	x 50.00
Ceiling Level	x 52.70CL
Beam Soffit Level	x 52.70BL
Window Sill Level	x 51.00 WSL
Window Head Level	x 52.00 WHL
Door Head Level	x 52.00 DHL
Inspection Cover	IC
Rain Water Pipe	RWP
Soil Vent Pipe	SVP
Hot Water Tank	HWT

ELEVATIONS HATCHES



ELEVATIONS ANNOTATIONS

Levels	0.00
Rain Water Pipe	RWP
Soil Vent Pipe	SVP

Note: Hatches are indicative only and do not reflect the true sizes of the bricks or tiles.

TOPOGRAPHICAL SURVEY LEGEND

Banks	
Centreline	
Change Of Surface	
Fence	
Kerb	
Overhead Wires	
Vegetation	
BT British Telecom	Spot Height x 50.00
CATV Cable Tv	Gate
COV Underside Cover	Embankment
ELE Electricity	Building (Part Representation)
EP Electricity Pole	Tree
ER Earth Rod	
FH Fire Hydrant	
FP Flag Pole	
GAS Gas Cover	
GY Gully	
IC Inspection Cover	
LP Lamp Post	
MET Meter	
MH Manhole	
Mkr Marker	
RE Rodding Eye	
RWP Rain Water Pipe	
SC Stop Cock	
SV Stop Valve	
SVP Soil Vent Pipe	
TK Top Of Kerb	
TL Traffic Light	
TWL Top Of Wall	
TP Telegraph Pole	
UTL Unable To Lift (Cover)	
WAT Water Cover	

Grid & Datum

Survey Grid: Local Grid ☐ Nat. Grid ☒ Existing Grid ☐
Survey Datum: Local Datum ☐ Nat. Grid ☒ O.S.B.M. ☐



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Title:		Elevations	
Client:		St Ives Town Council	
Project:		The Huers Hut, Hain Walk, St Ives	
Date:	01/07/2025	Post Code:	TR26 2AF
Surveyed:	AJS	Scale:	1:100/A1 Sheet
Drawn:	GB		
Checked:	NJS		
Project No:		Dwg No:	Rev:
250417			

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Lavigne
Lonsdale



Job No: 485

File Name: Huers Hut| RIBA Stage 1 Report

Issue Date :