

INTRODUCTION

THE REPAIRING & REIMAGINING

This public consultation event is held to outline a project to repair and 'Re-imagine' Helston's iconic Grade II* listed Guildhall. The building stands proudly as a historic focal point within the centre of the town, but is in increasing need of repair and refurbishment.

An opportunity exists to carry out such work as part of an alteration scheme which increases public use and enjoyment of the building.

A strengthened connection between community and building is seen as a critical part of a long-term sustainable future for the Guildhall.



HERITAGE ASSESSMENT

UNDERSTANDING THE HISTORY OF THE GUILDHALL

A through analysis of the history and evolution of the Guildhall has been carried out to inform alteration proposals

Although dated 1839 the present Guildhall contains parts of earlier Guildhall and Market House structures dating back to 1576. The 1839 project by Helston Borough Council was one of a series of remodelling events, with each strengthening a sense of the sites cultural importance to the town irrespective of a architectural fashion.

Impressive in scale but architecturally compromised by its budgetary restrictions and the civic consequences of the 1832 Reform Act regulations, the project produced a less nuanced but possibly more interesting building.

As with many neo-classical 19th century buildings influenced by Palladio's designs it is usual in civic structures to rise to a Piano Nobile, or first-floor, where one would find the most commodious and significant of spaces and Helston Guildhall is no different, with its double height council chamber and court room (complete with cells for prisoners awaiting trial) above the historic Corn Market. This was a fairly exclusive place for the Yeoman farmers and auctioneers, rather than the Lower General Market, designed as the busiest and most accessible part of the building on the Lower Ground Floor, with openings directly onto the street.

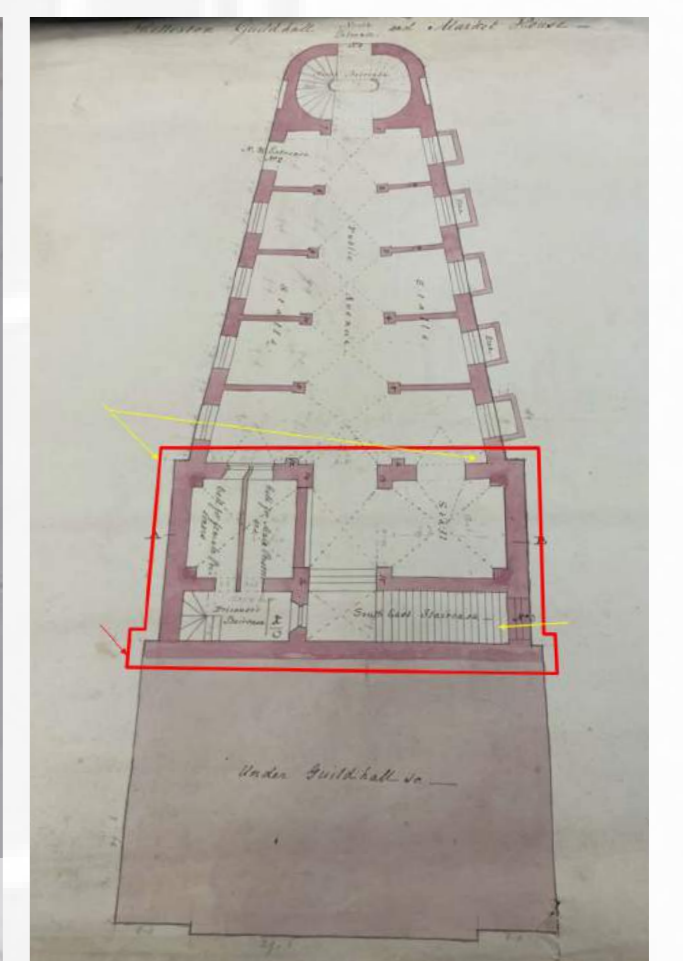
Several phases of repair in the late 19th century may indicate compromises in the construction and design leading to issues with damp ingress and in the 20th century several unsympathetic phases of conversion, and the partitioning of spaces has led to the circulation through the building and relationships between spaces being disrupted and large areas of the footprint are now out of public access.



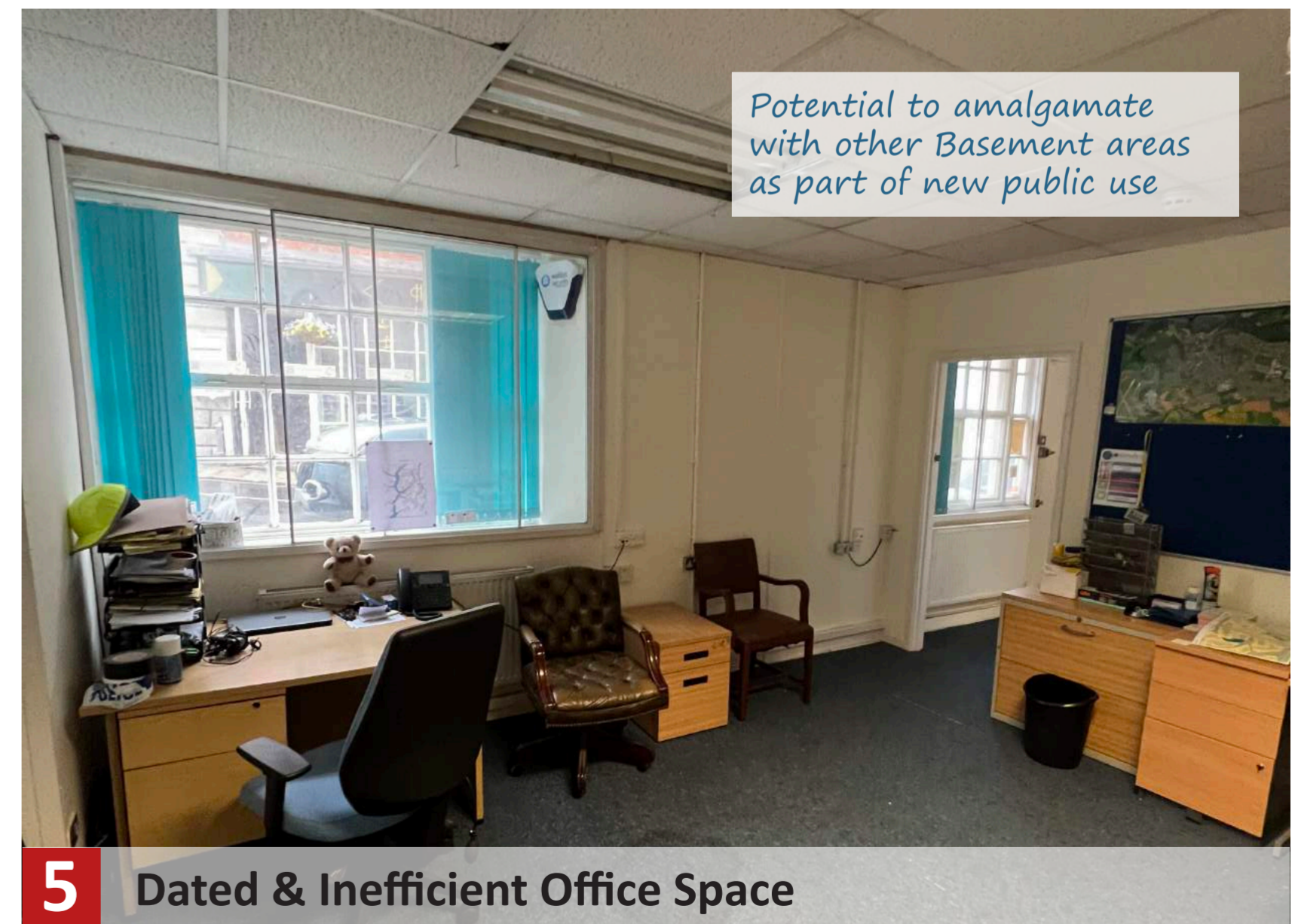
Early Helston Market House adapted to create current guildhall



1788 Map of Helston



The Guildhall on Floraday Early 1900s



THE BRIEF

REPAIRING AND ENHANCING

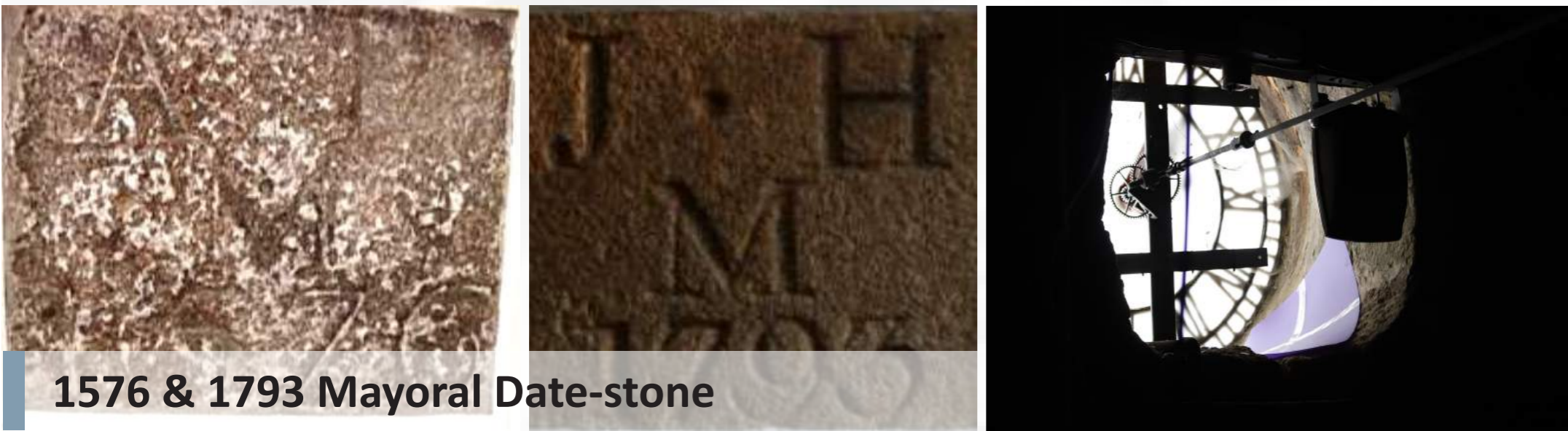
The current building is tired and in need of renovation. It's interior is dated and there are numerous instances of damp and decay far more than can be seen within its public spaces. The opening up works, involved in the Reimagining provide the opportunity to not cover the surface of the disrepair, but find and fix the route cause.

An extensive renovation project provides the opportunity to find and fix the route cause of such problems, to prevent the need to keep covering up their symptoms.

ADDRESS THE ROUTE CAUSES OF PROBLEMS OF DAMPNES AND DEFECTS

RETAIN (AND ENHANCE) HISTORICAL FEATURES

REVERSE UNSYMPATHETIC ADDITIONS



1576 & 1793 Mayoral Date-stone



Symptoms of Damp Ingress Within The Guildhall
The root cause relates to poor roof detailing

ACCESSIBILITY

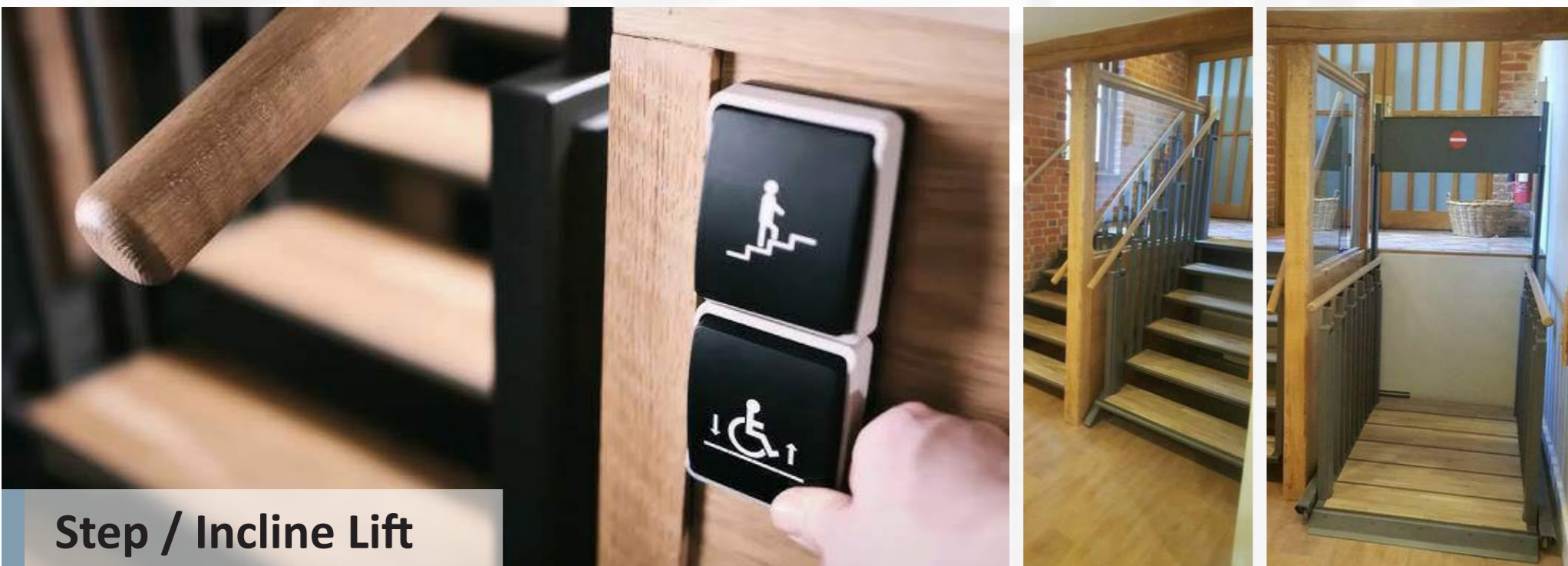
Accessibility is currently limited within the Guildhall and improving this has been a key driver in the concept design for the Reimagining project:

LEVEL ACCESS INTO BUILDING

LIFT TO FIRST FLOOR SUITABLE FOR WHEELCHAIRS AND BUGGIES

FULLY ACCESSIBLE BASEMENT LEVEL

ACCESSIBLE WC FACILITIES



Step / Incline Lift

COMMUNITY AND ECONOMIC BENEFIT

The building already serves an important flexible space for various uses within the town. The proposal aims to improve upon this, opening up areas of the building not currently accessible to the public and improving existing facilities:

IMPROVED KITCHEN FACILITIES

MORE OPPORTUNITIES FOR WEDDINGS / FORMAL AND INFORMAL EVENTS

LIGHTER, BRIGHTER AND MORE WELCOMING ENVIRONMENT

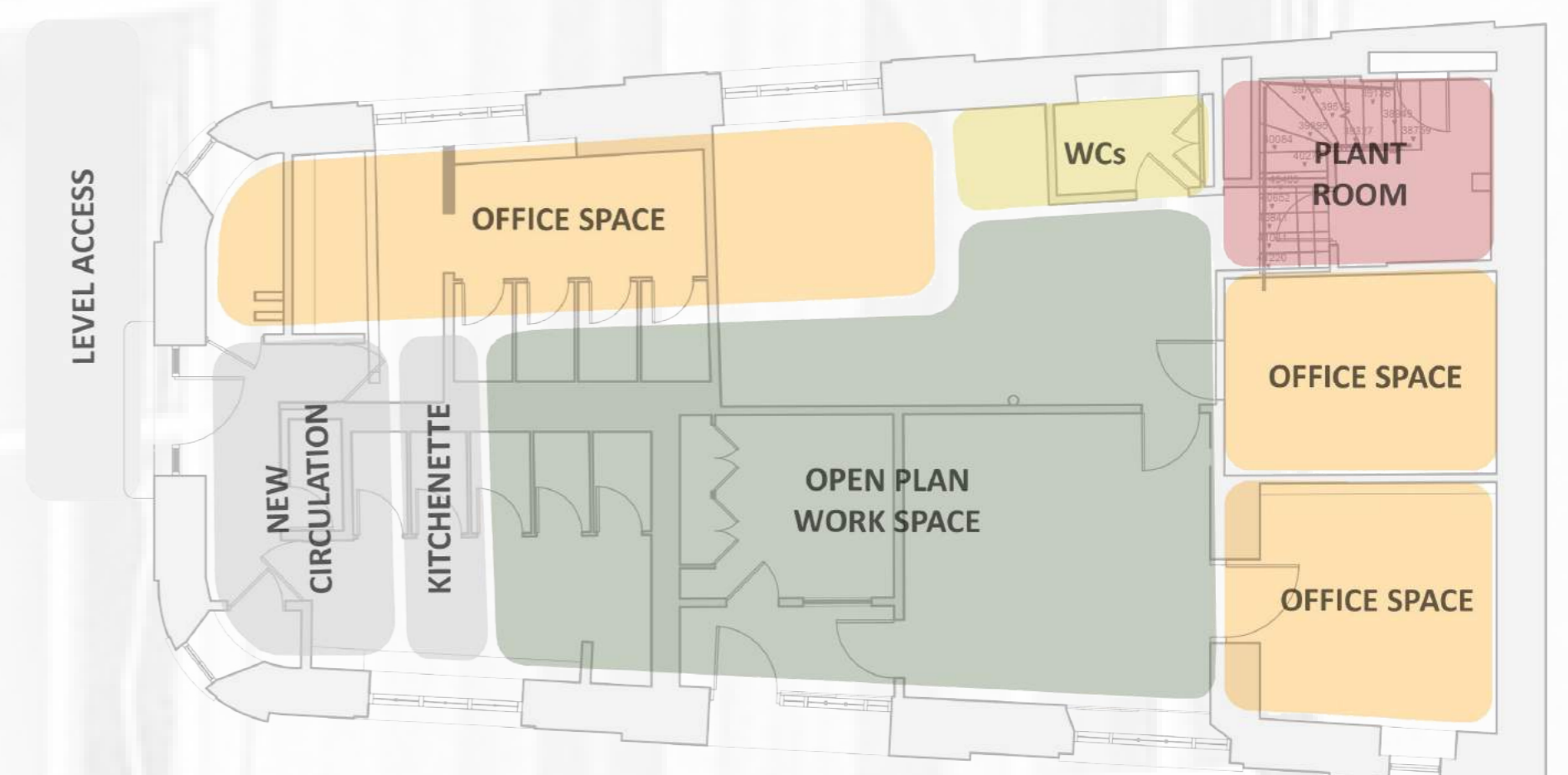
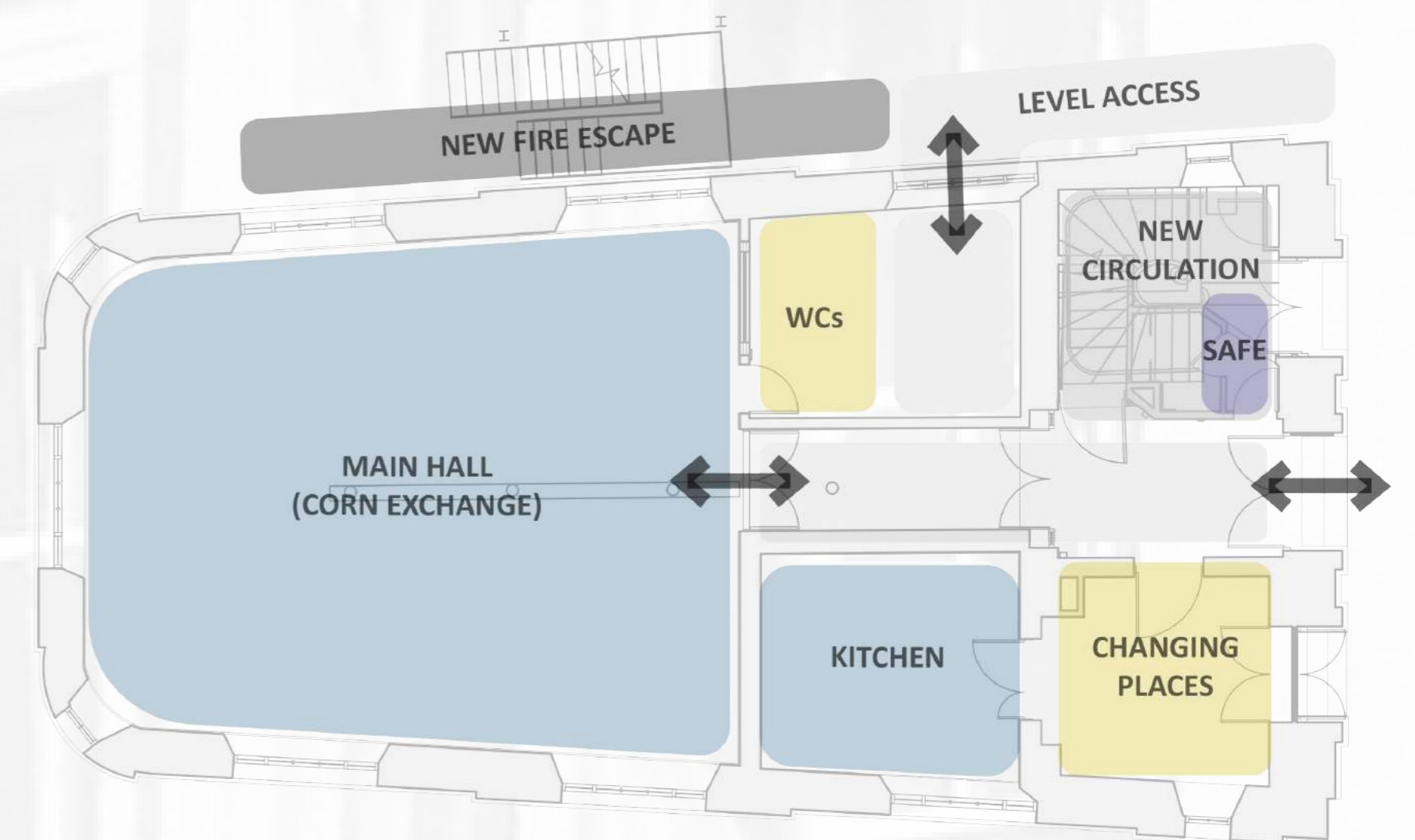
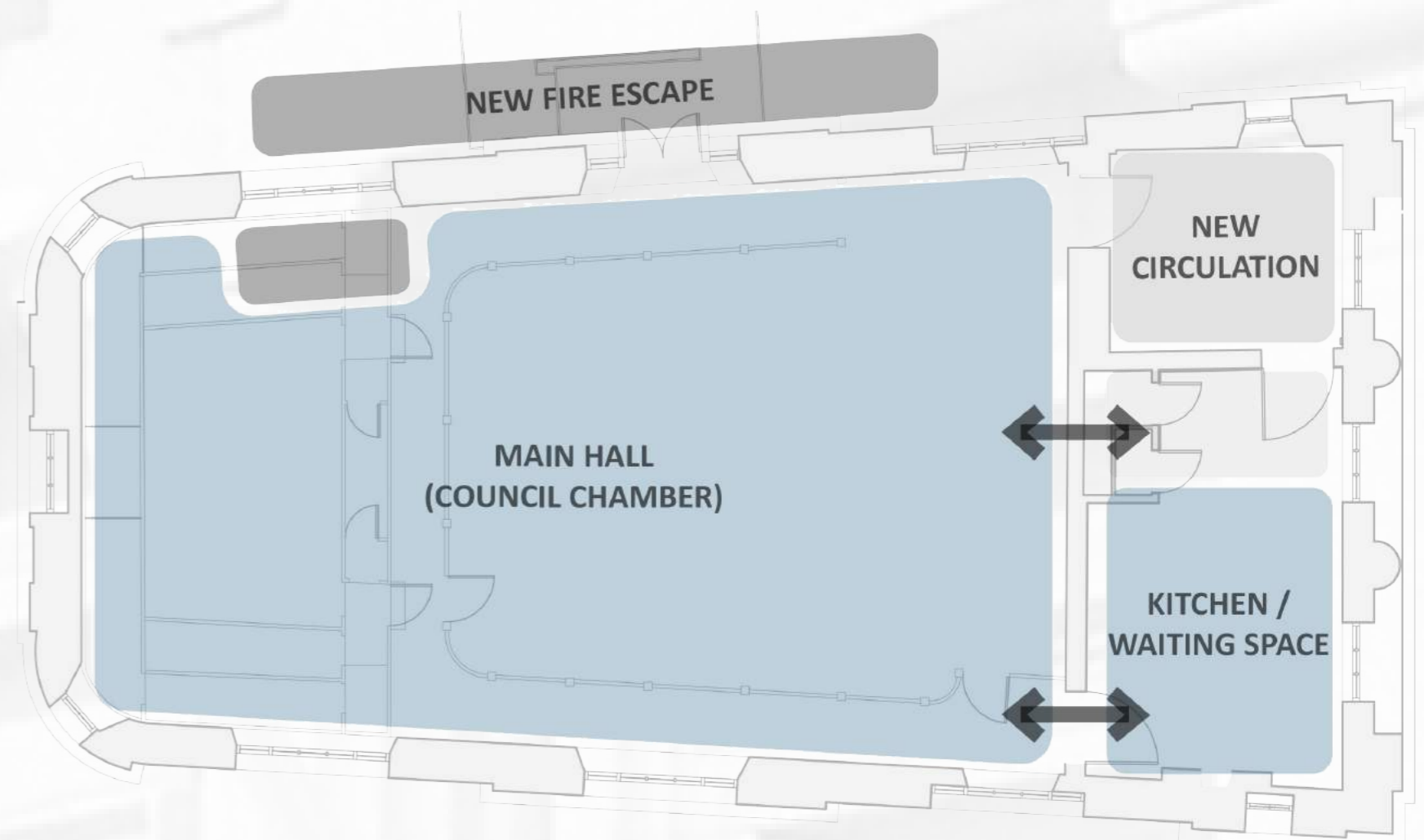
SUPPORTING LOCAL BUSINESS BY PROVIDING FLEXIBLE OFFICE SPACE

HIRE & RENTAL INCOME GENERATES FUNDS FOR FUTURE MAINTENANCE

SUSTAINABILITY - LOW CARBON HEATING, LIGHTING & VENTILATION

- SOLAR PANELS

- IMPROVED THERMAL EFFICIENCY

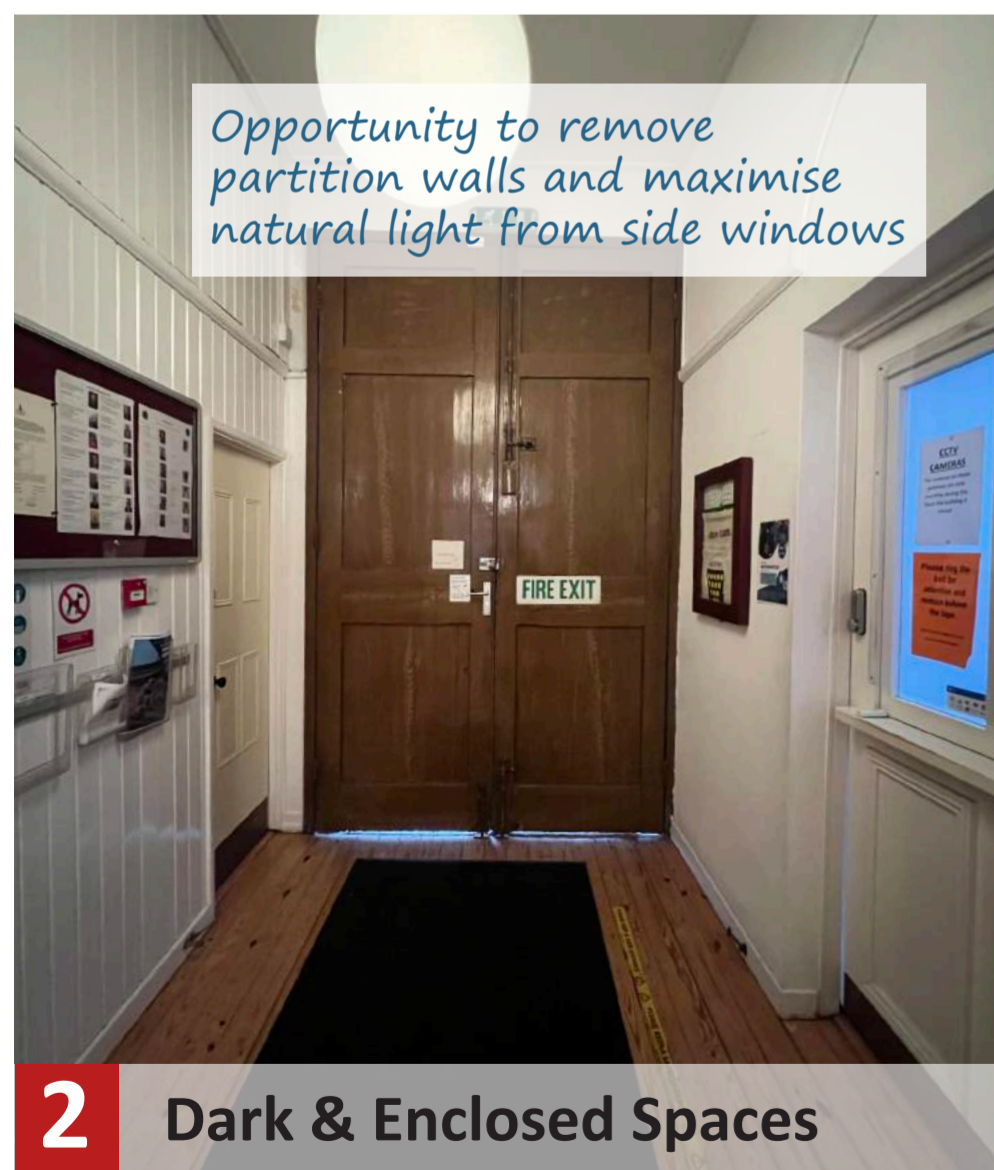
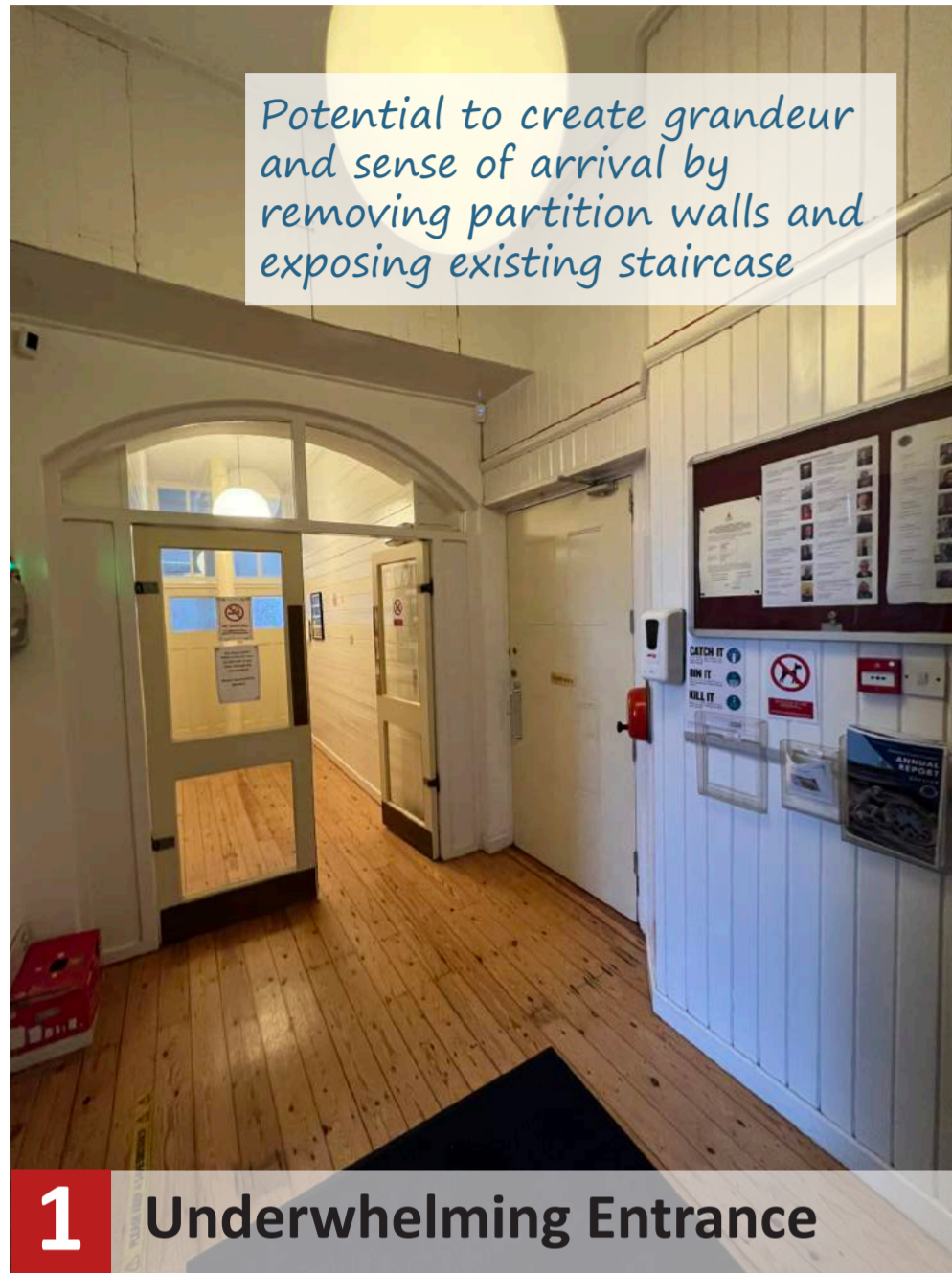


Potential uses of existing spaces Zoning Diagram

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The Guildhall, Helston, TR13 8SE

Date: November 2023



BASEMENT - THE WORKBOX FLEXIBLE WORKSPACE WITHIN HELSTON

The Workbox provides a flexible shared workspace for self-employed individuals or teams.

Why the basement? - The Guildhalls basement extends beyond the areas currently accessible to the public. The majority of the space is currently already used as storage and office space, but unfortunately, due to the blocked up light-wells, a dated interior and poor access (directly onto Church street) it does not provide a pleasant working environment.

The inclusion of the Workbox as in the Reimagining scheme will financially support the Guildhall as a whole, helping to fund the upkeep of the building. The internal remodelling, including the provision of accessible facilities will create flexibility for any number of future uses securing the basements long-term economic support of the building above.

The Public Toilets

The current public toilets are outdated and provide no access for disabled users. There is provision within the town for new improved public facilities located nearby, which will be updated and accessible for all.

SELF-CONTAINED FACILITY, CONTRIBUTING TO UPKEEP OF WHOLE BUILDING

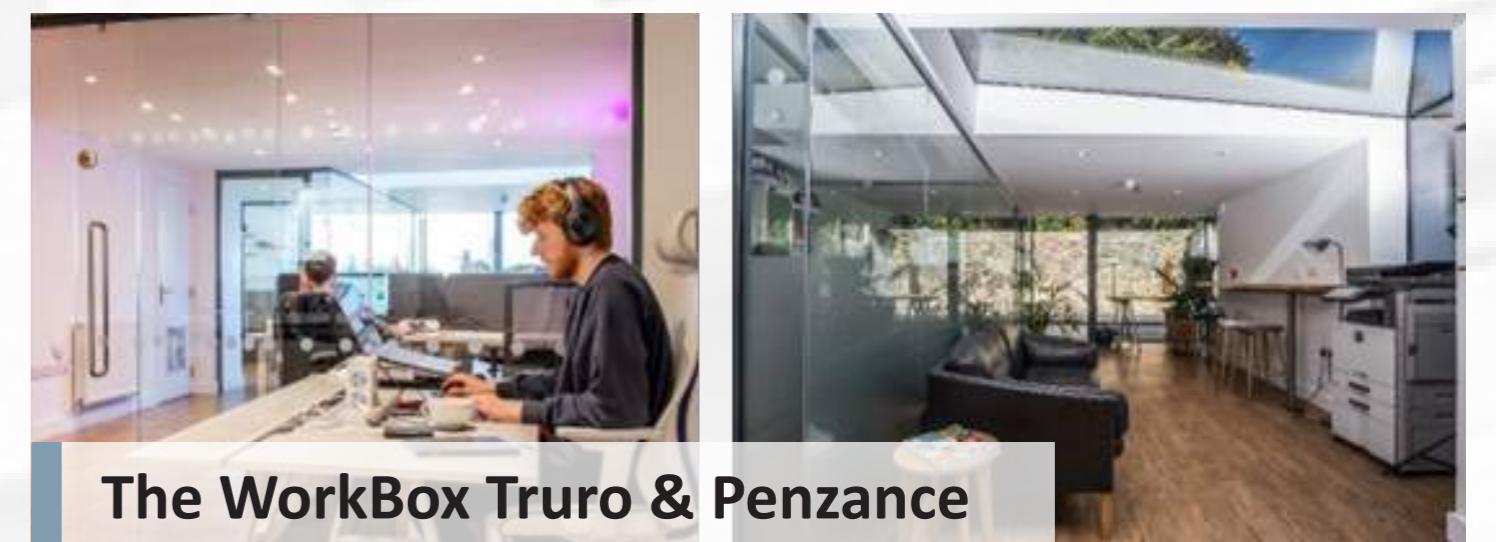
LEVEL /DISABLED ACCESS THROUGHOUT

FLEXIBLE OPEN PLAN WORK SPACES SUPPORTING LOCAL BUSINESS

24 HR ACCESS FOR USERS



The WorkBox Potential - Helston



The WorkBox Truro & Penzance

GROUND FLOOR AND FIRST FLOOR FLEXIBLE EVENT VENUE

The Reimagining Scheme aims to significantly enhance the Guildhall's ground floor (including the Corn Exchange) and first floor areas, and public access to them. The proposals include the creation of level-access into the building off the street, the provision of a passenger lift suitable for all users.

Public access is to be expanded into more areas of the building, providing more opportunities for private hire and community events, supported by improved kitchen facilities and storage solutions to keep spaces tidy and ready for flexible use. Enhanced WC facilities are provided as part of an opened-up entrance hall creating a sense of arrival proportionate to the building grand external architecture.

The historic first floor council chamber - the architectural focus of The Guildhall - is to be enhanced as a formal events venue - particularly well-suited to weddings, whilst retaining all its important character

ENHANCED MULTI-FUNCTION SPACES, INCLUDING PROVISION FOR WEDDINGS & FORMAL EVENTS

IMPROVED ACCESS INCLUDING LEVEL ACCESS FROM STREET LEVEL & NEW LIFT TO FIRST FLOOR

RETAINED PERIOD FEATURES

IMPROVED WC FACILITIES

CREATING GRANDEUR ON ARRIVAL

IMPROVE APPEARANCE OF EXTERNAL FIRE ESCAPE

NEW COMMERCIAL STYLE KITCHEN FACILITIES

STORAGE SOLUTIONS TO SUPPORT FLEXIBLE USE



Existing Fire Escape

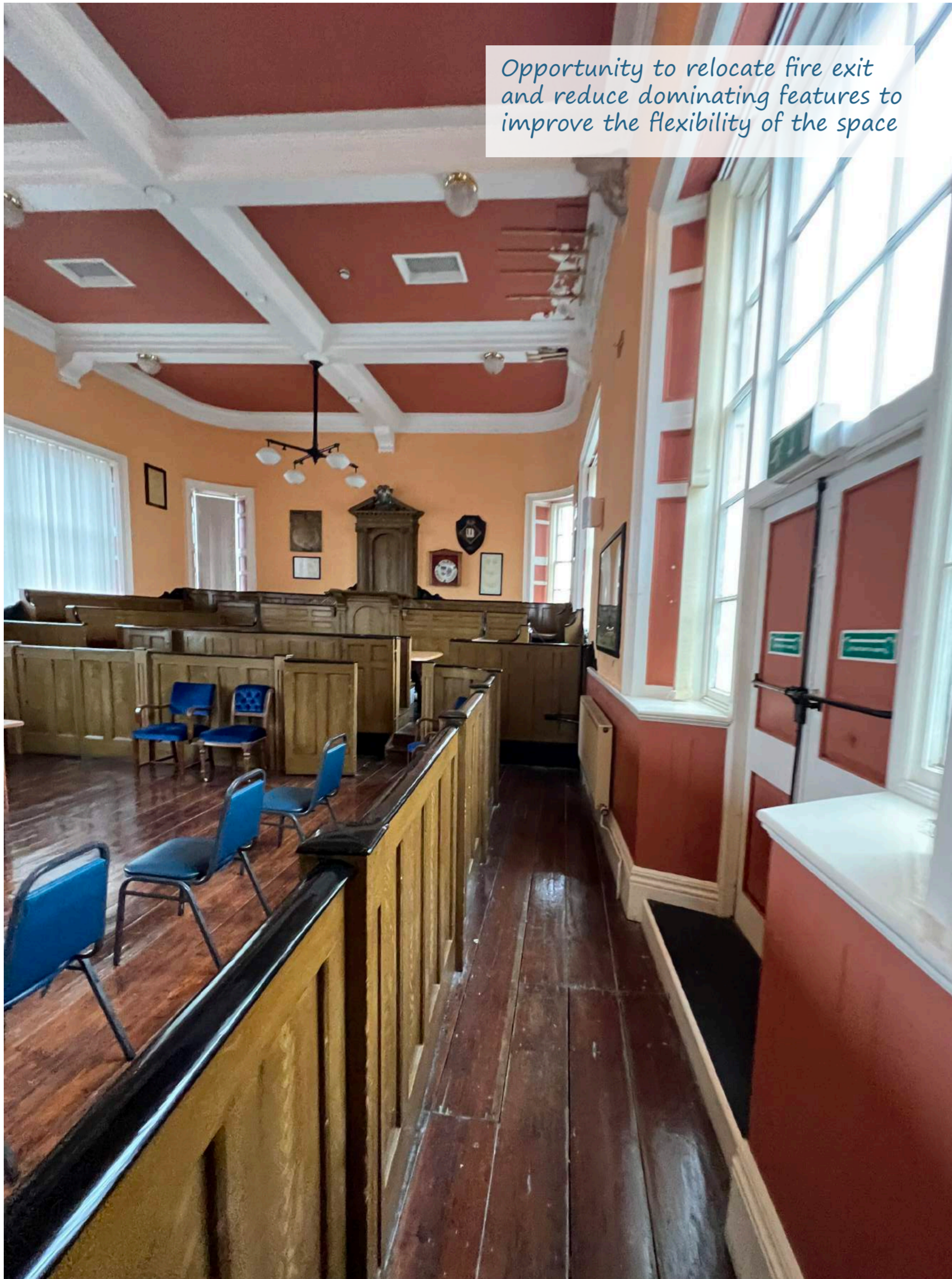


Proposed Fire Escape

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Opportunity to relocate fire exit and reduce dominating features to improve the flexibility of the space

1 Overview of Guildhall Space

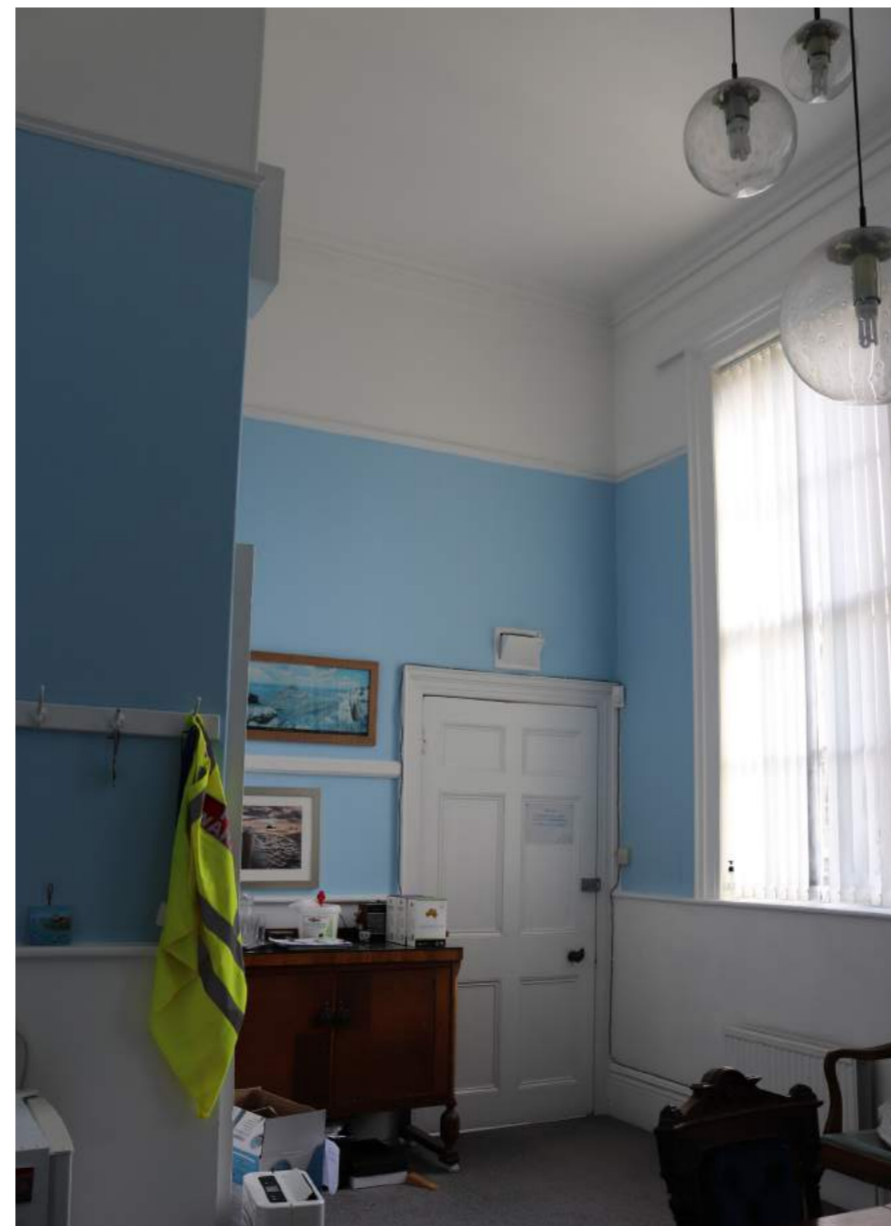


2 Council Chambers



Opportunities to create better access for future maintenance

5 Existing Access To Roof



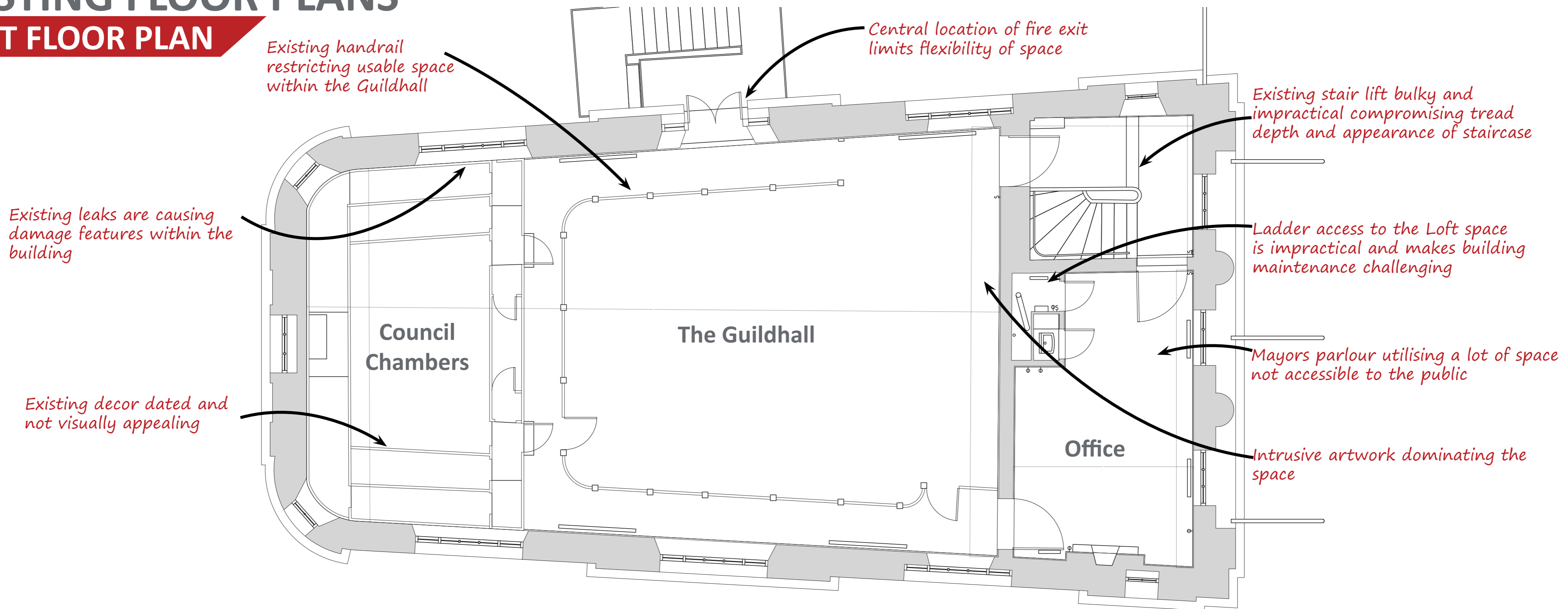
3/4 Town Clerk Office



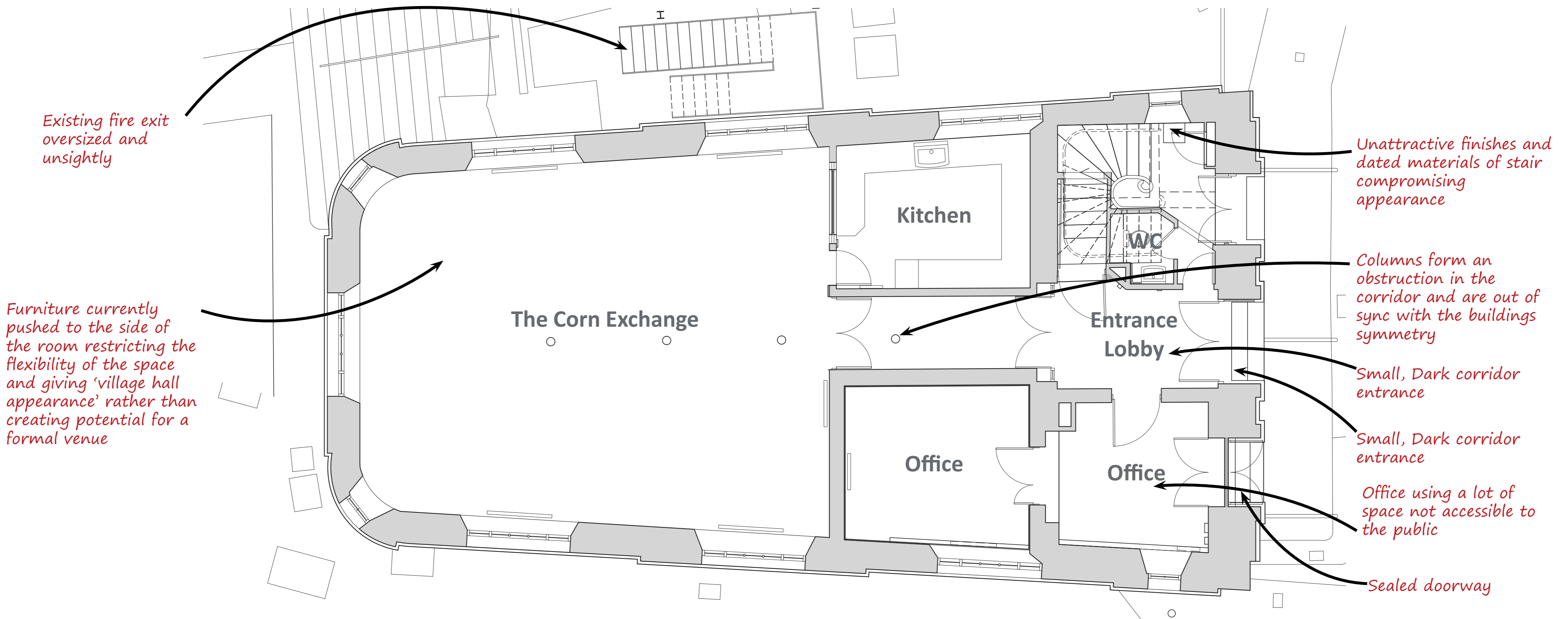
Potential to utilise space for new accessible lift and create a waiting/ registrar area to support event function.

EXISTING FLOOR PLANS

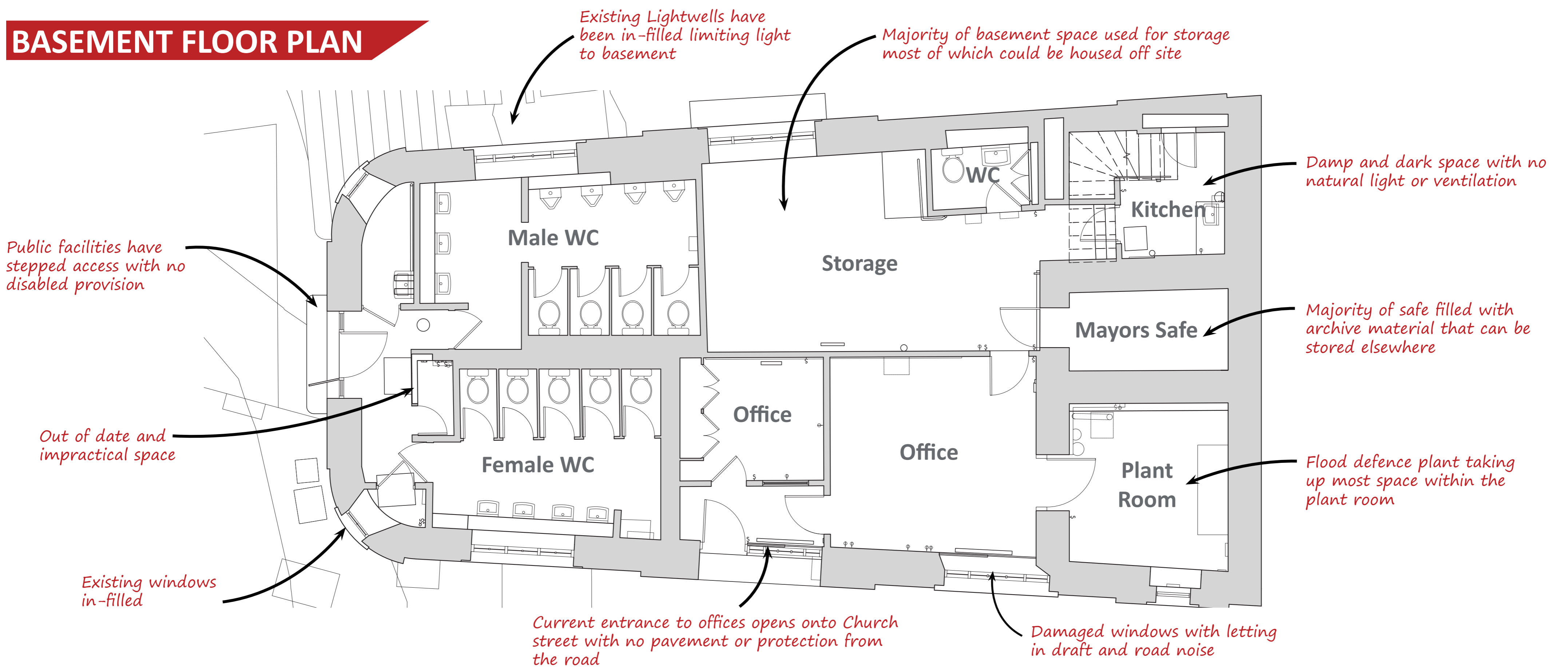
FIRST FLOOR PLAN



GROUND FLOOR PLAN

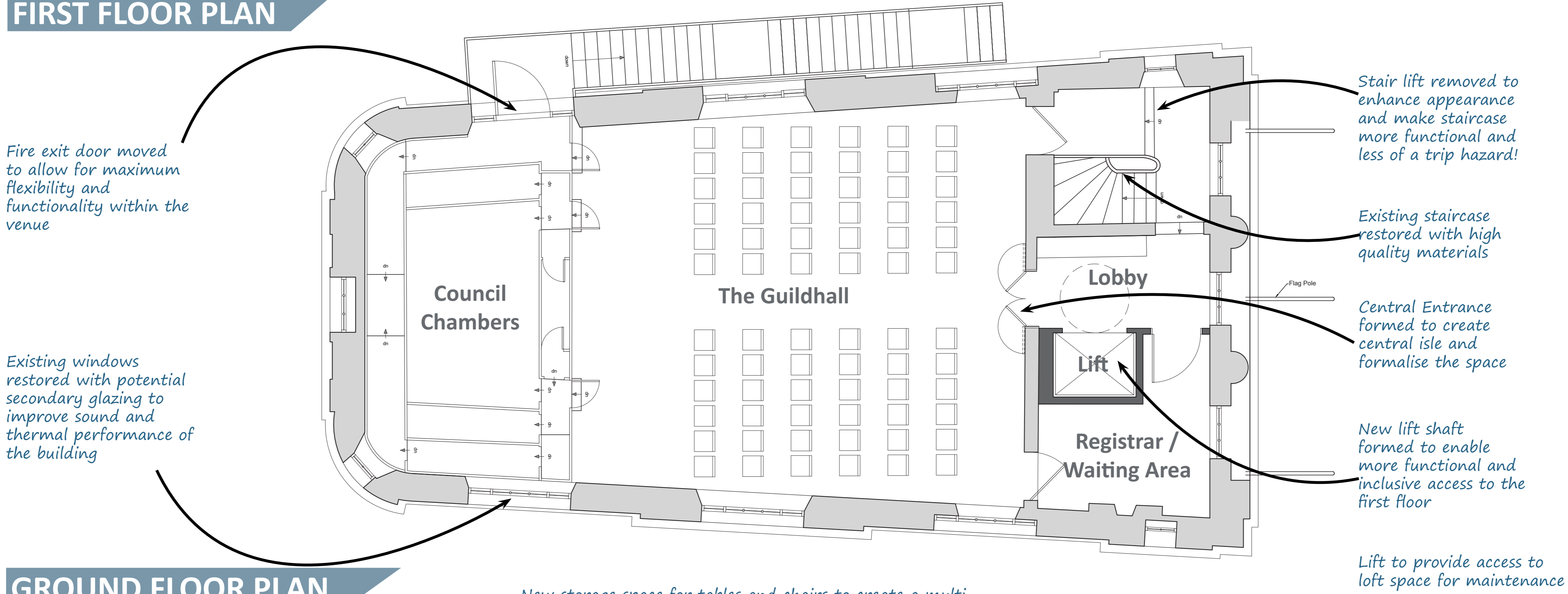


BASEMENT FLOOR PLAN

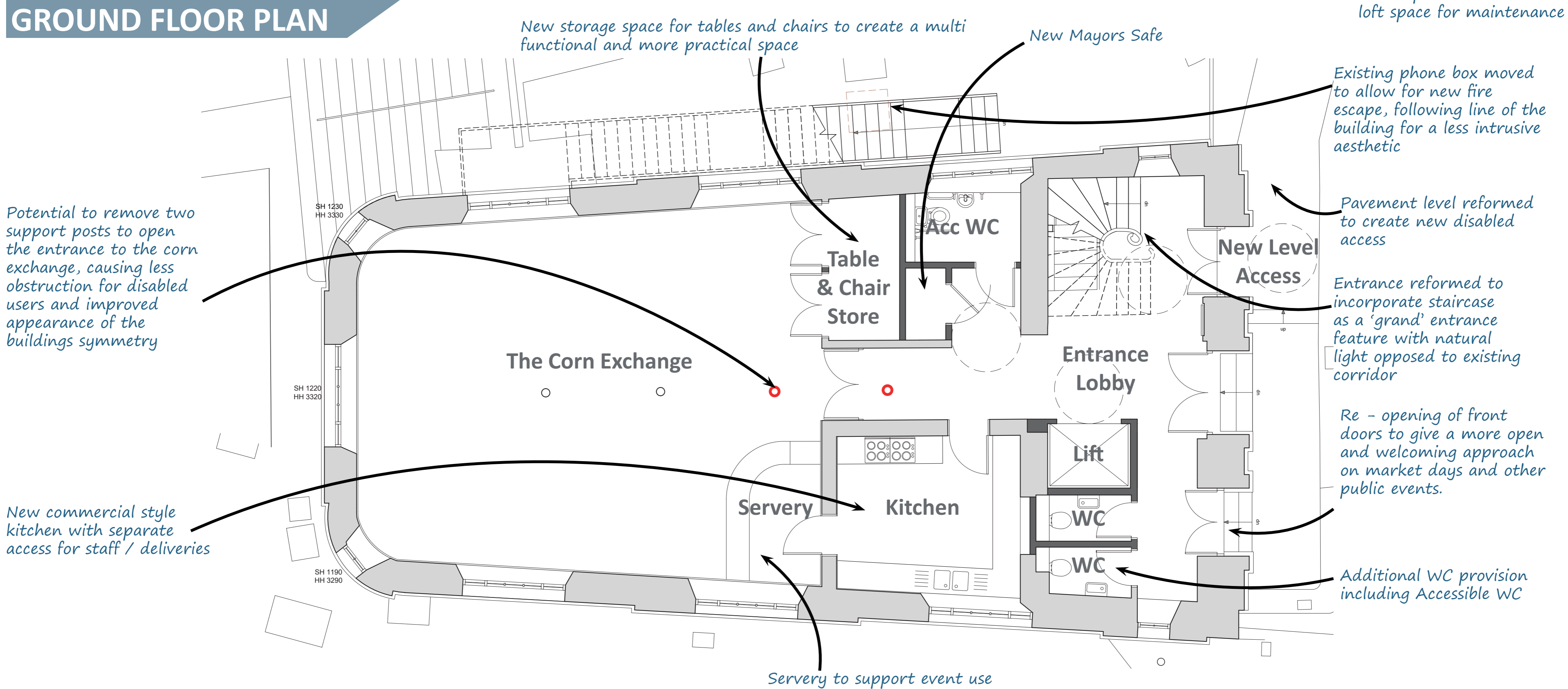


PROPOSED FLOOR PLANS

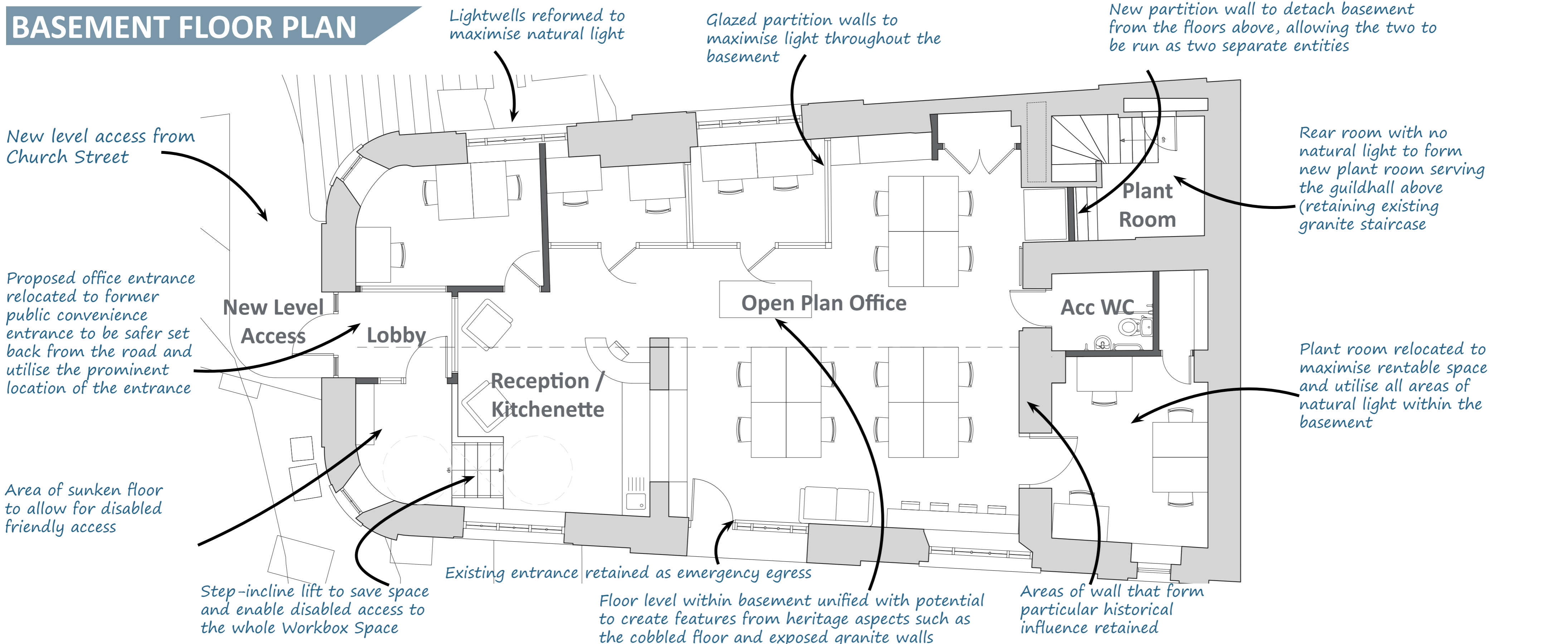
FIRST FLOOR PLAN



GROUND FLOOR PLAN

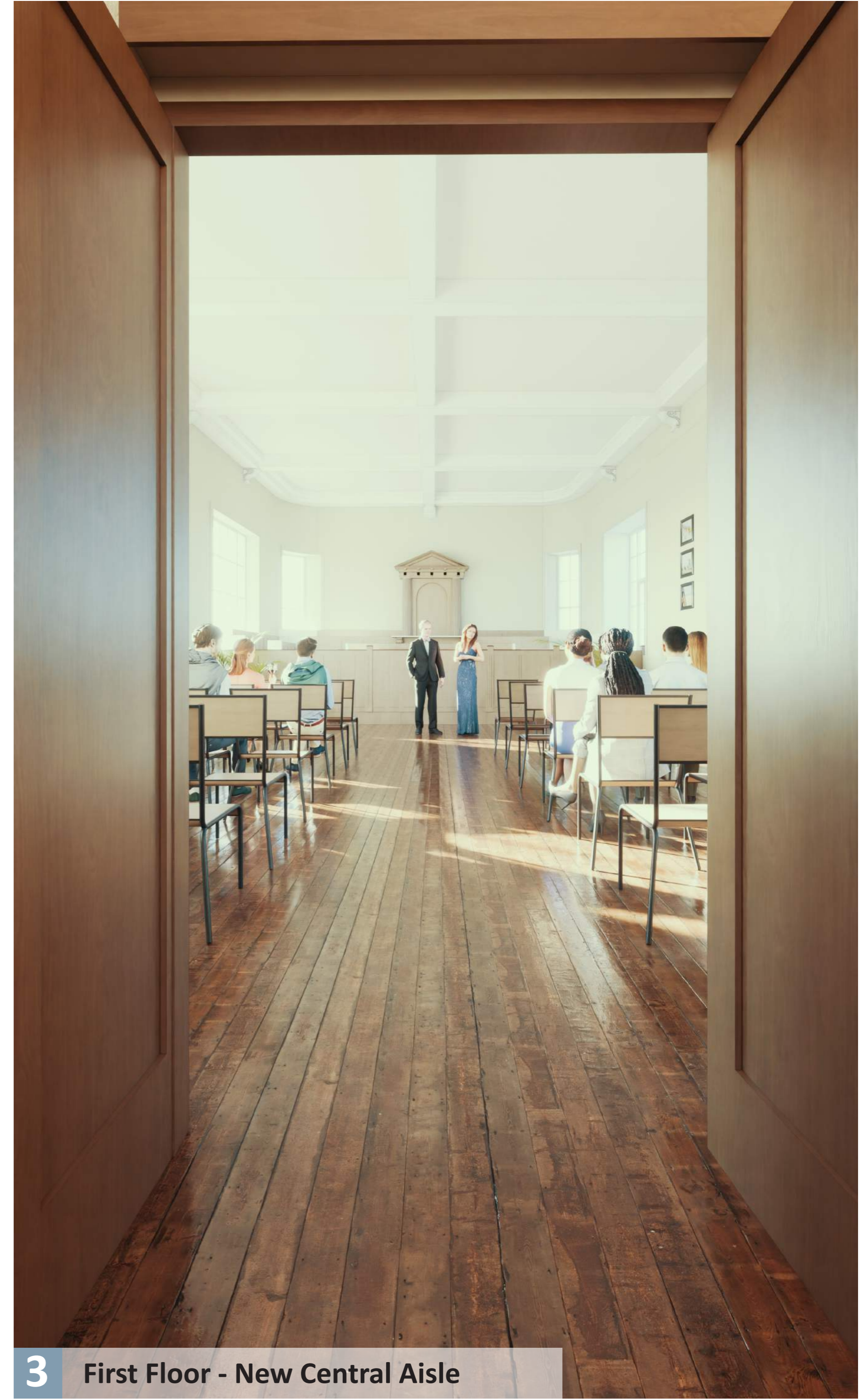


BASEMENT FLOOR PLAN





1 Proposed Ground Floor Entrance



3 First Floor - New Central Aisle



2 First Floor - The Guildhall Venue



4 Basement - The Workbox

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