Oversight and Governance
Chief Executive's Department
Plymouth City Council
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Published 06 August 2025

MOUNT EDGCUMBE JOINT COMMITTEE – SUPPLEMENT PACK 1

Date: Friday 8 August 2025
Time: 10.00 am
Place: Belvedere Room, Mount Edgcumbe

Committee Members–

Plymouth City Councillors-
Councillors Briars-Delve (Co-Chair), Blight, Gilmour, Allison, Morton, Wood and S.Nicholson

Cornwall Councillors-
Councillors Parsonage, Rich, Dennis, German, Candy, Gibbons and Ewert

Co-opted Members-
Mr D. L. Richards, Friends of Mount Edgcumbe Country Park, Natural England, Cornwall National Landscape and Maker with Rame Parish Council.

Please find below additional documents for item 10 - Mount Edgcumbe Fire Damage Options Appraisal.

MOUNT EDGCUMBE JOINT COMMITTEE

10. Mount Edgcumbe Fire Damage Options Appraisal:

Mount Edgcumbe Joint Committee

Date of meeting:	08 August 2025
Title of Report:	**Mount Edgcumbe Fire Damage Refurbishment - Options Appraisal**
Lead Member:	Councillor Jemima Laing (Deputy Leader, and Cabinet Member for Children's Social Care, Culture and Communications)
Lead Strategic Director:	Glenn Caplin-Grey (Strategic Director for Growth)
	Vicky Fraser (Service Director for Environment & Connectivity)
Author:	Tamsin Daniel (Protected & Historic Landscapes Manager)
Contact Email:	Tamsin.Daniel@cornwall.gov.uk
Your Reference:	N/A
Key Decision:	No
Confidentiality:	Part I - Official

Purpose of Report

This report is being brought to Mount Edgcumbe Joint Committee to seek endorsement for the recommendation that the Grade II Listed Barrow Centre is sympathetically restored following the fire in February 2025 and that the restoration also takes account of the necessary regulatory upgrades to afford compliance with current Building Regulations.

Recommendations and Reasons

1. The Mount Edgcumbe Joint Committee endorse the recommendation to proceed with the preferred refurbishment option: to sympathetically restore the fire damaged areas of the Grade II Listed Barrow Centre and that the restoration takes account of the necessary regulatory upgrades for afford compliance with current Building Regulations.

Reason: The Options Appraisal undertaken by Arcadis considered four scenarios for the reinstatement of the fire-damaged building. These included:

1. *Like for like restoration.*
2. *Restoration to bring the property up to current Building Regulations (within the scope of the insurance claim).*
3. *An enhanced option considering greater income for MECP through business and residential alterations.*
4. *An enhanced option considering net zero emissions / decarbonisation.*

The report concludes that Option 1 is not feasible on the grounds of essential compliance upgrades. The remaining options are individually feasible. However, the recommendation is to proceed with a blend of these remaining options within the scope of the insurance claim; essentially Option 2, with consideration for improving the accommodation and reducing the carbon footprint as can be achieved within the scope of the insurance claim and the 2-year period allowed by the insurance company for completing the restoration.

In consideration of Option 3: this recommendation also assumes the continuation of the existing accommodation block uses, though coupled with the reconfiguration of the accommodation to provide more efficient floor plans. It is again assumed that the cost associated with achieving this will be comparable to that which will be incurred for the recommendations outlined above. For example, with internal walls having to be replaced due to the damage, alternative layouts could be proposed that are similar in overall quantity with even an opportunity for savings if layouts are simplified. Any reconfiguration of internal spaces will need to be part of the Listed Building Consent considerations.

In consideration of Option 4: this recommendation will take into account the opportunity for energy efficiency improvements as identified within the Decarbonisation Plan for Mount Edgcumbe Country Park, within the scope of the insurance claim and Listed Building Consent. We anticipate that the necessary costs in achieving this are comparable to that which may be incurred for regulatory compliance upgrades, while also designing in flexibility for future proofing. More extensive targets that would work towards reducing carbon emissions however, when evaluated for the Barrow Centre accommodation block in isolation, would be overly ambitious and costly, and likely to delay progress with the restoration of the building given the need for Listed Building Consent and the 2-year period set by the insurance company for the restoration of the property.

Alternative options considered and rejected

1. Alternative options considered and rejected: 'like for like' restoration has been rejected as it is a requirement that the restoration of the property complies with current Building Regulations.

Relevance to the Corporate Plan and/or the Plymouth Plan

- Spending Money Wisely
- Providing Quality Public Services

Implications for the Medium Term Financial Plan and Resource Implications:

The restoration of the fire-damaged Barrow Centre will predominantly be financed through an insurance claim in the region of £1.642 million, inclusive of VAT and the £50,000 contribution from both Plymouth City Council and Cornwall Council (£100,000 insurance 'excess').

Financial Risks

There is the financial risk to both councils that the insurance claim will not meet the full costs of the fire-damaged areas of the property being restored and brought up to current Building Regulations.

This risk has been considered and mitigations set out in the report.

Legal Implications

(Provided by AC)

This report is an endorsement of the proposed way forward which will need to be approved by each of the Councils in line with their standard governance requirements for capital projects.

Carbon Footprint (Environmental) Implications:

The restoration of the fire-damaged areas of the Barrow Centre will including upgrading to current Building Regulations and where possible within the scope of the insurance claim, reducing the carbon footprint of the capital works and future operation.

Other Implications: e.g. Health and Safety, Risk Management, Child Poverty:

** When considering these proposals members have a responsibility to ensure they give due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.*

Bailey Partnership is appointed by Arcadis, on behalf of Cornwall Council via the Built Environment Professional Services 2 (BEPs2) Framework. The basis of Bailey Partnership's appointment is to provide multidisciplinary consultancy services for the fire refurbishment project at MECP Barrow Centre following the damage sustained to the accommodation block by a fire on the 4 February 2025. The Terms of Bailey Partnership appointment space RIBA Stages 1 through 7 and includes design, statutory planning processes, procurement and project management of the refurbishment works, as well as acting as Principal Designer. The role of Principal Designer is to plan, manage, monitor and coordinate safety in the pre-construction phase and throughout the project.

Appendices

**Add rows as required to box below*

Ref.	Title of Appendix	**Exemption Paragraph Number** (if applicable) *If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.*						
		1	**2**	**3**	**4**	**5**	**6**	**7**
A	Fire Damage Refurbishment – Options Appraisal (Bailey Partnership)							
B	Refurbishment Project Mandate							
C	Refurbishment Briefing Note							

Background papers:

**Add rows as required to box below*

Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

Title of any background paper(s)	**Exemption Paragraph Number** (if applicable) *If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.*						
	1	**2**	**3**	**4**	**5**	**6**	**7**

Sign off:

Fin	ITG.25.26.049	Leg	LS/0001966/2/AC/31/7/25	Mon Off	N/A	HR	N/A	Assets	N/A	Strat Proc	N/A
Originating Senior Leadership Team member: David Draffan											

Please confirm the Strategic Director(s) has agreed the report? Yes Date agreed: 31/07/2025
Cabinet Member approval: *Councillor Jemima Laing (Cabinet Member for Children's Social Care, Culture and Communications* Date approved: 31/07/2025

MOUNT EDGCUMBE FIRE DAMAGE REFURBISHMENT

Options Appraisal

1. EXECUTIVE SUMMARY

1.1. This briefing note is to seek endorsement for the recommendation that the Grade II Listed Barrow Centre at Mount Edgcumbe County Park (MECP) is sympathetically restored 'like for like' following the fire in February 2025 and that the restoration also takes account of the necessary regulatory upgrades to afford compliance with current Building Regulations and eligibility of works within the scope of the insurance claim. The Insurance Loss Adjuster has accepted the recommendation for taking Option 2 forward.

1.2. Bailey Partnership (BP) has been appointed by Arcadis, on behalf of Cornwall Council and Plymouth City Council, via the Built Environment Professional Services 2 (BEPs2) Framework. The basis of the Bailey Partnership's appointment is to provide multidisciplinary professional consultancy services for the fire refurbishment project at the MECP Barrow Centre. The terms of the BP appointment span RIBA Stages 1 through 7 and includes the assessment of the extent of the damage present at the Barrow Centre, the production of an options appraisal report, followed by the design, statutory planning processes, procurement and project delivery of the refurbishment works.

1.3. The primary objective of the project is to re-establish the commercial operations of the fire damaged parts of the Barrow Centre while giving due consideration to its surroundings, heritage and constraints.

1.4. An early-stage options appraisal has been submitted by BP which considers the brief agreed with Cornwall Council and Plymouth City Council and each of our defined options. The intention of this options appraisal is to inform project feasibility resulting in the client decision as to the selection of an option to enable the confirmed direction of travel for the refurbishment project. The options appraisal undertaken by BP considered the following four scenarios:

1. Like for like restoration
2. Like for like restoration that also brings the property up to current Building Regulations (within the scope of the insurance claim)
3. An enhanced option considering greater income generation for MECP through business and residential alterations
4. An enhanced option considering net zero emissions / decarbonisation.

1.5. The options appraisal concludes that Option 1 is not feasible on the grounds of essential compliance upgrades. The remaining options are individually feasible. However, the recommendation is to proceed with Option 2, with consideration for improving accommodation and reducing the carbon footprint as can be achieved within the scope of the insurance claim and the 2-year period allowed by the insurance company for completing the restoration.

1.6. The restoration of the fire-damaged areas of the Barrow Centre will predominantly be financed through an insurance claim in the region of £1.642 million (inclusive of VAT) and the £100,000 insurance excess which will be covered by each council.

1.7. There is the financial risk for both councils in that the insurance claim may not meet the full costs of the fire-damaged areas of the property being restored and brought up to the current

Building Regulations. To mitigate this risk, we are in ongoing negotiations with the insurance company's Loss Adjuster.

2. BACKGROUND

2.1. The Mount Edgcumbe Country Park is a Grade I Listed Country Park owned by Cornwall Council and Plymouth City Council and the Cabinets of Cornwall Council and Plymouth City Council have joint responsibility under Sections 6, 7, 8 and 9 of the Countryside Act 1968 and Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 for the strategic management and control of MECP. The councils formed the Joint Committee in 1973 "*for the purposes of the management of the Country Park*" within the budgets approved by the councils on an annual basis.

2.2. Plymouth City Council provide democratic services for the Joint Committee and are responsible for the MECP team and for the day-to-day management of MECP. The initial response to the fire was led by Plymouth City Council and a joint council officer working group was established and included the MECP Joint Committee Co-Chairs, initially holding weekly meetings. It was agreed that Plymouth City Council would lead on the urgent works to safeguard the fire-damaged areas of the Barrow Centre, including contracting the scaffolding, and Cornwall Council would lead on the capital refurbishment using the BEPs2 Framework; a project mandate was agreed between both councils which has subsequently been updated following the May Elections.

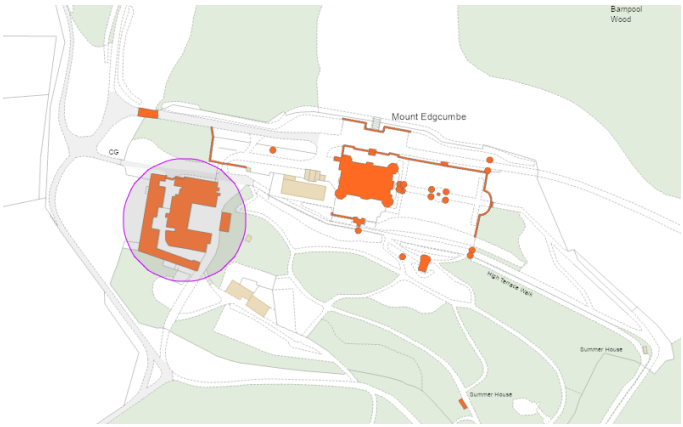
2.3. Cornwall Council and Plymouth City Council has established a Mount Edgcumbe Refurbishment Working Group to drive the refurbishment project:

NAME	**ORGANISATION**	**ROLE**
Cllr Tom Briars-Delve	Plymouth City Council	Co-Chair MECP Joint Committee
TBC	Cornwall Council	Co-Chair MECP Joint Committee
Victoria Pomery	Plymouth City Council	Client
Jozef Lewis	Plymouth City Council	Finance
Julie Steer	Plymouth City Council	Insurance
Chris Burton	Plymouth City Council	Mount Edgcumbe Manager
Tamsin Daniel	Cornwall Council	Protected & Historic Landscape Manager (SRO)
Andrew Richards	Cornwall Council	Strategic Historic Environment Senior Officer (Built Environment)
TBC	Cornwall Council	Conservation Officer
Peter Tredget	Cornwall Council	Capital Projects Portfolio Manager
Russell Hulme	Woodgate & Clark	Loss Adjuster
Phil Howlett	Woodgate & Clark	Loss Adjuster
Mac Muzimwe	BEPs2	Property Portfolio Lead
Joshua Butler	BEPs2	Project Manager

2.4. Bailey Partnership were appointed by Arcadis, on behalf of Cornwall Council via the Built Environment Professional Services 2 (BEPs2) Framework. The basis of Bailey Partnership's appointment is to provide multidisciplinary consultancy services for the fire refurbishment project at MECP Barrow Centre following the damage sustained to the accommodation block by a fire on the 4 February 2025.

2.5. The Terms of Bailey Partnership appointment space RIBA Stages 1 through 7 and includes design, statutory planning processes, procurement and project delivery of the refurbishment works., as well as acting as Principal Designer.

2.6. Images of the fire-damaged building:



2.7. The options appraisal undertaken by BP considered the following four scenarios:

1. Like for like restoration
2. Like for like restoration that also brings the property up to current Building Regulations (within the scope of the insurance claim)
3. An enhanced option considering greater income generation for MECP through business and residential alterations
4. An enhanced option considering net zero emissions / decarbonisation.

2.8. The recommendation is to proceed with Option 2, with consideration for improving accommodation and reducing the carbon footprint as can be achieved within the scope of the insurance claim and the 2-year period allowed by the insurance company for completing the restoration. This Option is supported by the Insurance Loss Adjuster.

3. ALTERNATIVE OPTIONS

3.1. Option 1: like for like restoration. This option is not feasible on the grounds of essential compliance upgrades being required to comply with current Building Regulations.

3.2. Option 3: an enhanced option considering greater income generation for MECP through business and residential alterations. The preferred option, Option 2, assumes the continuation of the existing accommodation block uses, though coupled with the reconfiguration of the accommodation to provide more efficient floor plans. It assumes that the cost associated with achieving this would be comparable to that which will be incurred for the recommendation (Option 2) as, for example, with internal walls having to be replaced due to the damage, alternative layouts could be proposed that are similar in overall quantity with even an opportunity for savings if layouts are simplified. Any reconfiguration of internal spaces will need to be part of the Listed Building Consent considerations.

3.3. Option 4: an enhanced option considering net zero emissions / decarbonisation. The preferred option, Option 2, will take into account the opportunity for energy efficiency improvements as identified within the Decarbonisation Plan for Mount Edgcumbe Country Park, within the scope of the insurance claim and Listed Building Consent. We anticipate that the necessary costs in achieving this are comparable to those which may be incurred for regulatory compliance upgrades, while also designing-in flexibility for future proofing. More extensive targets that would work towards reducing carbon emissions, however, when evaluated for the Barrow Centre accommodation block in isolation, would be overly ambitious and costly, and likely to delay progress with the restoration of the building given the need for Listed Building Consent and the 2-year period set by the insurance company for the restoration of the property.

4. FINANCIAL IMPLICATIONS AND RISK

4.1. The restoration of the fire-damaged Barrow Centre will predominantly be financed through an insurance claim in the region of £1.642 million (inclusive of VAT) and the £100,000 insurance excess contribution from the councils (£50,000 per council).

4.2. The financial risk to both councils is that the insurance claim may not meet the full costs of the restoration of the property and bringing the property up to current Building Regulations.

4.3. This risk is mitigated by being in direct communication with the Loss Adjuster appointed by the insurance company and scope of approved works being approved ahead of tender.

4.4. On 31 July 2025, the Loss Adjuster confirmed that the options appraisal had been reviewed and confirmed that the basis upon which they will be agreeing the insurance claim is Option 2, on an equivalent reinstatement basis together with mandatory improvements required to achieve compliance with Building Regulations and Listed Building Consent.

4.5. They also confirmed that there is no objection to alternative approaches taking place or other enhancements being added, providing we have in place a firm method to evaluate the insurer's liability under the policy in Option 2. The additional costs of any improvements to be included will need to be clearly determined in the pricing document produced, so that they can easily agree the respective contributions. All costs exceeding the amount established under Option 2 will be down to Cornwall Council and Plymouth City Council to fund.

4.6. They expressed concern that consideration of the Options 3 and 4 will lead to delays in progressing the main reinstatement, which may increase the overall cost of repairs. Alterations may have planning and other compliance implications that would not be the case with Option 2.

4.7. They also suggested that extra time had been spent preparing the options appraisal report to reflect on the implications of the various options which has led to the matter taking longer than if an Option 2 was desired. They advised that this may impact on the adjustment of the consequential loss claim. We believe that we can contest this as the options appraisal was running in parallel with the condition survey of the building and did not cause any delay to

programme and that the BEPs2 team are already engaged with Planning on the assumption that Option 2 is the preferred option.

4.8. The Loss Adjuster noted the updated cost plan and that actual costs will be realised through competitive tendering processes. The sum insured for this part of the Barrow Centre is £2,016,000 and that the adequacy of this amount remains under consideration pending receipt of the defined reinstatement costs.

4.9. Elemental cost plan:

Ref	Description	Estimate
0	Facilitating works	5,000.00
1	Substructures	0.00
2	Superstructure	525,201.00
3	Internal Finishes	114,773.00
4	Fittings, Furnishings and Equipment	19,170.00
5	Services	68,034.00
6	Prefabricated Buildings and Building Units	0.00
7	Work to Existing Buildings	68,946.00
8	External Works	14,460.00
	Sub-total: Building Works Estimate	815,584.00
9	Main contractor's preliminaries	110,100.00
10	Main contractor's overheads and profit	111,082.08
	Sub-total: Works Cost Estimate	1,036,766.08
11	Project/design team fees	165,882.57
12	Other development/project costs	0.00
	Sub-total: Base Cost Estimate	1,202,648.65
13	Risks	144,317.84
14	Inflation	21,877.03
	TOTAL (excluding VAT)	1,368,843.52
15	VAT assessment (20%)	273,768.70
	TOTAL (including VAT)	1,642,612.22

5. TIMESCALES

5.1 The building insurers require the works to be completed within 24 months of the fire in February 2025. Plymouth City Council has agreed a 52-week scaffolding contract to commence at the beginning of September at the end of which the building should be watertight.

5.2 Endorsement for pursuing Option 2 is being taken to the MECP Joint Committee on Friday 8 August and with their endorsement, for both councils to agree this recommendation.

5.3 Next meeting of the Mount Edgcumbe Refurbishment Working Group to be arranged for early September, at which time Bailey Partnership will present a programme.

Project Mandate

Mount Edgcumbe Fire Damage Refurbishment

Drafted by: PT
Issued to: BEPs2
Purpose: Instruction
First Issued: 30 July 2025
Updated: 30 July 2025
Format:

Assets Capital and Commercial

Project Document History			
Revision	**Revision Date**	**Originator**	**Initial**
0.1	30/07/2025	T Daniel	TD

Project Mandate – Contents List

Purpose of Document

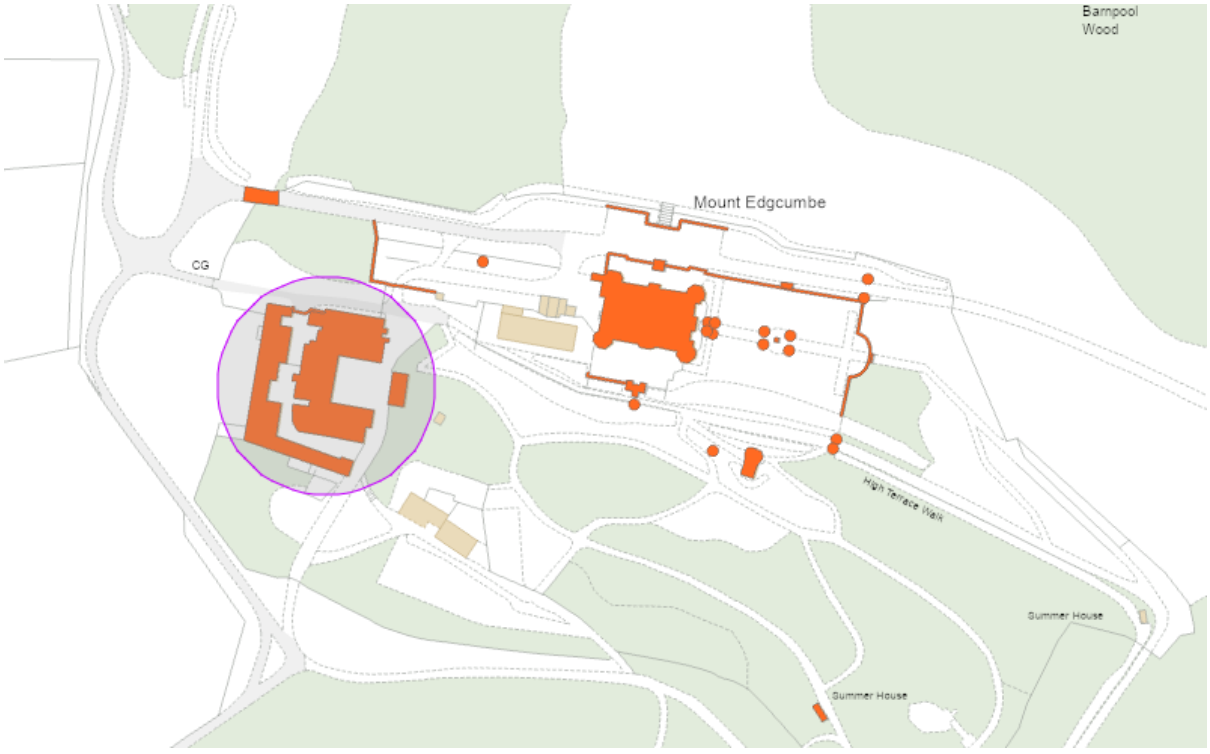
This document aims to establish the specific requirements for the following project, in order to provide a project mandate for the Cornwall Council Capital Projects Management Office (CPMO). This document will also be used to gain endorsement from the Mount Edgcumbe Refurbishment Working Group of the preferred option arising from the Options Appraisal.

Mount Edgcumbe Fire Damage Refurbishment

1. Project Background

1.1. Background

The Mount Edgcumbe Country Park is a Grade I listed Country Park located near Torpoint set within 865 acres of land. The Grade II listed House is surrounded by various estate buildings which form part of the visitor attraction. In February 2025, a fire in the converted former Grade II Listed stable block (Barrow Centre) caused significant damage to the structure of the building.



The Mount Edgcumbe Country Park is managed by a Joint Committee between Plymouth City Council and Cornwall Council. The Cabinets of Plymouth City Council and Cornwall Council have joint responsibility under Sections 6, 7, 8 and 9 of the Countryside Act 1968 and Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 for the strategic management and control of the Mount Edgcumbe House and Country Park including the power to acquire and sell land.

The Cabinet Members with Portfolio responsibility are:

- Councillor Jemima Laing (Deputy Leader of Plymouth City Council and Cabinet Member for Children's Social Care, Culture and Communications)
- Councillor Loic Rich (Portfolio holder for Environment and Climate Change, Cornwall Council)

The Joint Committee membership is represented by 14 Councillors split evenly across both stakeholders. Administration of the Committee is undertaken by Plymouth City Council.

1.2.Project Status

RIBA 1: Preparation and Brief / RIBA Stage 2: Concept Design.

1.3.CPMO Ask

The CPMO requires BEPs2 to lead the refurbishment works and provide all necessary services within the Call-off contract. BEPs2 is required to detail all services necessary and price accordingly.

Arcadis has appointed Bailey Partnership who were instructed to consider the following options:

a) Like for like restoration;
b) Restoration to bring the Property up to current Building Regulations (within the scope of the insurance claim);
c) An enhanced option considering opportunities for greater income for the Park, such as through business and / or residential and / or holiday letting, and likely costs involved;
d) An enhanced option considering net zero emissions, opportunities for energy efficiency and renewables and likely costs involved.

An Options Appraisal has been received with the recommendation that Option B is the preferred option, with the inclusion of any upgrades for commercial use and measures to reduce carbon footprint as can be delivered within the scope of the insurance claim.

2. Scope, Outputs, Outcomes and Benefits

2.1. In Scope

- Management of the project and delivery through RIBA 1-7
- Procurement for construction
- Contracts management of the contractor when procured

- Interface with the wider operational Estate.

2.2. Out of Scope

To be discussed at PEP Stage in agreement with the Client.

2.3. Key Outputs

The rebuilding of the fire damaged structure to re-establish commercial operations.

2.4. Anticipated Key Outcomes & Benefits

The rebuild will consider all aspects detailed within section 1.3.

3. Project Approvals and Governance

3.1. Internal Council Approvals

The SRO will coordinate decision-making and authorisation with both councils, monitor project delivery to ensure that it stays on track in terms of time, cost and quality and that there is effective communication and engagement with budget holders and the Mount Edgcumbe Refurbishment Working Group. They will ensure that the project delivers the intended benefits and value to MECP and both authorities.

3.2. External Partner Approvals (if applicable)

Not applicable.

The Mount Edgcumbe Refurbishment Working Group will report to the Mount Edgcumbe Country Park Joint Committee, providing regular updates and seeking formal endorsement of project developments.

The Mount Edgcumbe Country Park Joint Committee reports to the respective Cabinet Members of both councils.

3.3. Existing Governance arrangements

Plymouth City Council and Cornwall Council has established a Mount Edgcumbe Refurbishment Working Group to drive the refurbishment project.

Membership Details below:

Name	Organisation	Role

Cllr Tom Briars-Delve	Plymouth City Council	Co-Chair MECP Joint Committee
TBC	Cornwall Council	Co-Chair MECP Joint Committee
Victoria Pomery	Plymouth City Council	Client
Jozef Lewis	Plymouth City Council	Finance
Julie Steer	Plymouth City Council	Insurance
Chris Burton	Plymouth City Council	Mount Edgcumbe Manager
Tamsin Daniel	Cornwall Council	Protected & Historic Landscape Manager (SRO)
Andrew Richards	Cornwall Council	Strategic Historic Environment Senior Officer (Built Environment)
TBC	Cornwall Council	Conservation Officer
Peter Tredget	Cornwall Council	Capital Projects Portfolio Manager
Russell Hulme	Woodgate & Clark	Loss Adjuster
Mac Muzimwe	BEPs2	Property Portfolio Lead
Joshua Butler	BEPs2	Project Manager

4. Project Finances

4.1. Project Budget

To be identified once the scope has been confirmed.

4.2. Project Funding Sources

The project is to be funded from insurance and Russell Hulme from Woodgate and Clarke has been appointed as the Loss Adjuster. The insurance policy is held by Plymouth City Council.

4.3. Project Funding Criteria

The project is to be funded by Insurance. The scope of works will need to be agreed with the Loss Adjuster.

5. Delivery Constraints, Risks, Issues and Dependencies

5.1. Constraints

The property is Grade II Listed within a Grade I Registered Park & Garden.

5.2. Risks

1. Planning – building is Grade II Listed within a Grade I Registered Park & Garden which may require Listed Building Consent.
2. Ecology.
3. Contamination.

4. Funding may not cover full reinstatement, including any upgrading required by Building Regulations.

5.3. Issues

N/A

5.4. Dependencies

To be confirmed.

6. Mandate Approval

Cllr Jemima Laing	PCC	Cabinet Member	
Cllr Loic Rich	CC	Cabinet Member	
Cllr Tom Briars-Delve	PCC	Co-Chair MECP Joint Committee	
TBC	CC	Co-Chair MECP Joint Committee	
Victoria Pomery	PCC	Client	
Mark Holmes	CC	Head of Environmental Partnerships & Climate Change	
Tamsin Daniel	CC	Protected & Historic Landscape Manager (SRO)	
Peter Tredget	CC	CPMO Portfolio Manager	

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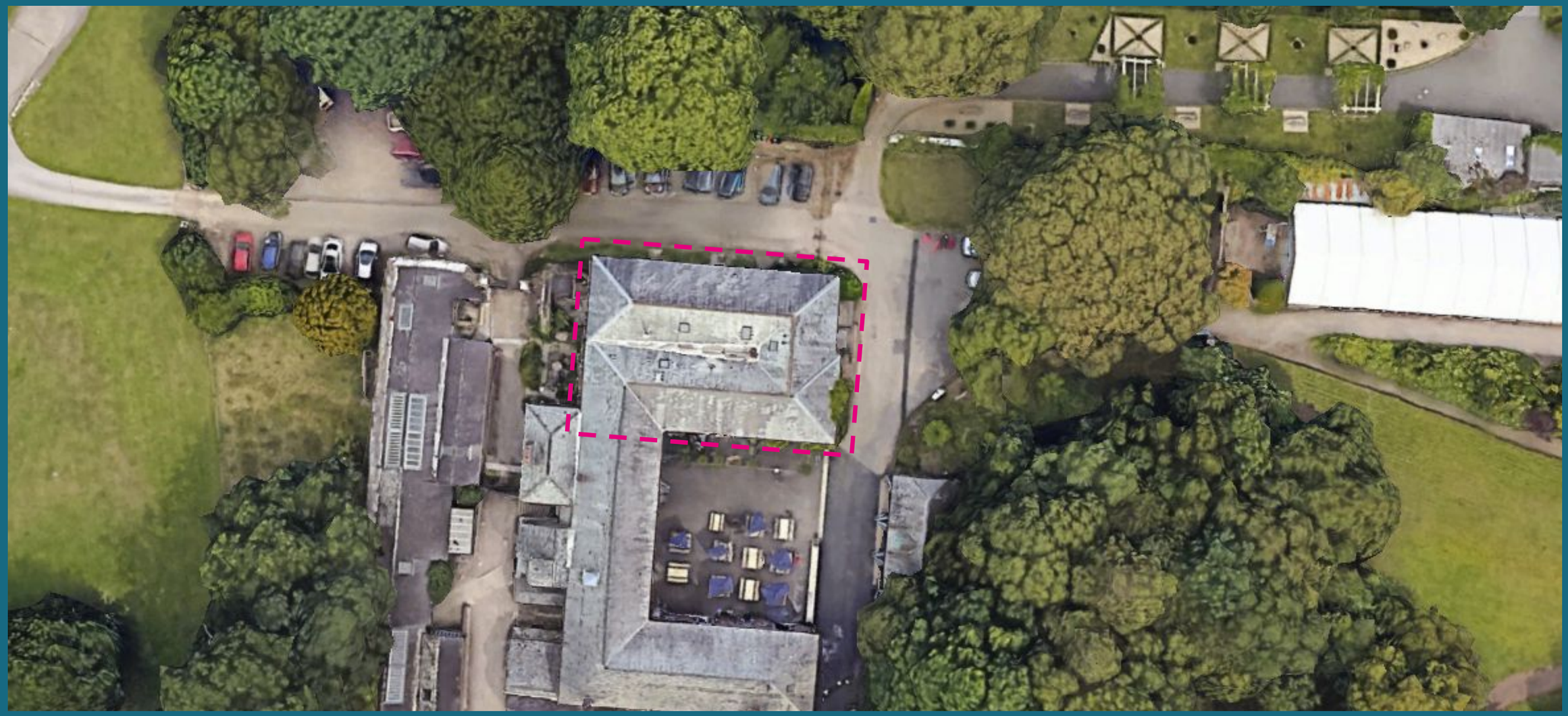


Barrow Centre, Mount Edgcumbe.

Fire Damage Refurbishment - Options Appraisal

The Barrow Centre Mount Edgcumbe Country Park, Cremyll, Torpoint PL10 1HZ

ARCADIS

working on behalf of

CORNWALL COUNCIL BEPS2 FRAMEWORK

ARCADIS Working with INNER CIRCLE CONSULTING Turner & Townsend

one and all CORNWALL COUNCIL

Document Revision History.

Revision	Date	Issue / Revision Details	Prepared by	Checked by	Approved by
P01	15/07/2025	First issue - client review	KI/SG/DP	SG/JB	JB

Document ID:	37167-BPC-XX-XX-RP-R-0002-OptionsAppraisal
Latest Revision:	P01
Status:	S4
Issue Date:	2025-07-15
Purpose of Issue:	For Review
Prepared by:	KI/SG/DP
Checked by:	SG/JB
Approved by:	JB

Contents.

OPTIONS APPRAISAL DOCUMENT

Appendices

1.0
Introduction.

1.0 Introduction.

1.1 Options Appraisal Introduction

The Mount Edgcumbe House and Country Park is a Grade I listed (listing no. 1000134) estate with namesake Grade II listed house with ancillary historic buildings including the Grade II listed Barrow Centre.

Bailey Partnership is appointed by Arcadis, on behalf of Cornwall Council via the Built Environment Professional Services 2 (BEPs2) Framework. The basis of Bailey Partnership's appointment is to provide multidisciplinary professional consultancy services for the fire refurbishment project at the Mount Edgcumbe Barrow Centre following damage sustained to the accommodation block by a fire on the afternoon of 04 February 2025.

The terms of Bailey Partnership appointment span RIBA Stages 1 through 7 and includes the assessment of the extent of damage present at the fire damaged property, the production of an options appraisal report, followed by the design, statutory planning processes, procurement and project management of the refurbishment works.

The primary objective of the project is to re-establish the commercial operations of the fire damaged parts of the Barrow Centre whilst giving due to consideration to its surroundings, heritage and constraints.

This document is an early stage options appraisal which considers Cornwall Council's brief and each of their defined options. The intention of this report is to inform project feasibility resulting in a client decision as to the selection of an option to enable the confirmed direction of travel for the refurbishment project.

Bailey Partnership is appointed for the following disciplines:

- Building Surveying
- Project Management
- Quantity Surveying
- Mechanical and Electrical Engineering
- Structural Engineering
- Town Planning
- Principal Designer

Specialist heritage advice has been sought through a third party, sub-consulting to Bailey Partnership.

1.2 Project Team & Stakeholders

The Mount Edgcumbe House and Country Park is jointly owned by Cornwall Council and Plymouth City Council.

Cabinet members with portfolio responsibility exist within each owner organisation.

A joint committee has been established and is represented by twelve Councillors split evenly between Cornwall Council and Plymouth City Council.

Further, the Joint Committee has established a Mount Edgcumbe Refurbishment Board (MERB) and Officer Steering Group to drive the fire damage refurbishment project. The steering group features members from Cornwall Council, Plymouth City Council, Woodgate & Clark, Arcadis and Bailey Partnership.

The project is funded by insurance held in cover by Plymouth City Council. Woodgate & Clark are the appointed loss adjusters.

Bailey Partnership are appointed as lead consultants by Arcadis, on behalf of Cornwall Council via the BEPs2 Framework. Josh Butler is named as Cornwall Council's Consultant Project Lead.

Bailey Partnership's primary client contacts for this project are:

- Cornwall Council's Capital Project Portfolio Manager, Peter Tredget, in capacity as Capital Project Managements Officer (CPMO).
- Cornwall Council's Protected & Historic Landscapes Manager, Tamsin Daniel, in capacity as Senior Responsible Officer (SRO).
- Cornwall Council's Capital PMO Officer, Benjamin Smith.
- Arcadis' Mac Muzvimwe as BEPs2 Consultant Programme Lead.
- Arcadis' Louise Le-Leivre as BEPs2 Consultant Programme Support.

A full project directory has been prepared and issued under separate cover.

2.0
Site Analysis.

2.0 Site Analysis.

2.1 Site Context & Background

The Barrow Centre is comprised of the historic service yard and associated buildings for the Mount Edgcumbe Estate, now utilised as a visitors centre for the modern park and gardens. The central U-shaped stable block consists of a two and three storey mixed-use building containing a cafe, shops, workers flats and 2 holiday lets. The fire damaged section of the property forming the focus of this report consists of the split level northern wing containing 2 holiday cottages, Yew Tree Cottage and Horseshoe Cottage, and 2 workers flats, numbers 3 and 6 which in total provided 8 no. bedrooms. .

2.2 Block Description & Existing Information

Bailey Partnership is in receipt of an Archaeological Building Survey undertaken by the Historic Environment Service for the Landscape and Urban Design Unit of Cornwall Council in 2007 to aid in the conversion of the service yard into the mixed-use visitors area, commercial spaces and residential properties present today. The report provides a chronological assessment of the buildings' construction and alterations dating from the late 18th to early 20th Centuries.

The report states that the external walls are primarily constructed from coursed local red sandstone bonded with lime mortar and featuring decoratively dressed local red sandstone quoins, lintels, jambs and protruding sills. During the second half of the 19th century, a major internal refurbishment included the replacement of floors, removal of a staircase and the replacement of many internal partition walls. Currently, the ground and first floors are of a suspended timber construction, whilst the lower ground floor is concrete.

Whilst the roof structure was destroyed in the fire, it had consisted of simple A-frame trusses with roughly squared tie beams covered with regularly sized slate tiles, thought to be a replacement for the original Delabole rag slate roof.

The majority of the windows in the property were of painted timber frame with single glazed external casements and steel ironmongery, and dating from the 19th Century, with some timber frames being 18th century.

Other information provided to Bailey Partnership upon instruction for this project includes a set of indicative elevations and floor plans prepared by HTS Consulting and limited asbestos management survey information.

2.3 Site Location

The area marked A is the section of the Barrow centre that has been damaged by the fire and subsequent water ingress due to the lack of weather proofing.

The adjoining buildings are still operating as commercial units, although some damage has been sustained to the dividing wall due to the level of water exposure. The courtyard in the centre of the Barrow centre is in use by the cafe.

Fig. 1. Area shaded in blue denoting the fire damaged Barrow Centre Accommodation Block.

2.0 Site Analysis.

2.4 Pedestrian Access

The adjacent image provides an overview of the access constraints to the site, with the main pedestrian access to the house shown in green.

Access to the holiday cottages is available from the lower ground floor to the North elevation, with stepped access to Flats 3 and 6 available from the ground floor on the East and West elevations respectively.

Pedestrian access around the site must be maintained to allow for adjacent properties to continue commercial activities. As such there will be a large volume of pedestrians around the site especially during peak times.

2.5 Vehicular Access

Vehicular access to the site is limited to a single tracked road, as shown in blue, with minimal locations present within the grounds for the turning of large works vehicles. Furthermore access to the estate's road system is has width restrictions imposed by 3nr gates accessed from the B3247 Millbrook to Cremyll road, shown in red.

The majority of the Mount Edgcumbe Estate is pedestrianised, and so all vehicular access routes will have be shared with visitors to the park, even more so at peak tourism times around bank holidays, summer holidays and half terms.

Fig. 3-5. Gated entrances to the Mount Edgcumbe Estate.

Fig. 2. Pedestrian Access to the Barrow Centre

Fig. 6. Vehicular Access to the Mount Edgcumbe Estate

2.0 Site Analysis.

2.6 Utilities Searches

As part of our due diligence, we have conducted utilities searches for gas, electricity, telecoms and water supply to the Barrow Centre.

- Gas search was inconclusive as the map did not show any information
- A search with South West water suggests that no pipes are in the vicinity of the site.
- Telecoms search shows that there are communications cables running alongside the main access road to the Barrow center, no overground lines are present so they are presumed to be underground.
- Electrical search indicates that overhead cables run to the corner of the site into a transformer, from which they are run underground to the Barrow Centre.

It does not appear that significant issues will be posed by the presence of these utilities in the nearby vicinity of the site though their capacities will need to be borne in mind and there is a likelihood of unrecorded buried services being present.

2.7 Site Constraints

An initial review of the existing site has been undertaken and identifies the following constraints that must be considered as this project is developed:

- Live commercial units within the Barrow Centre and utilising the central courtyard for outdoor seating. As per the previous section, this is an attraction within the Estate within close proximity to the main house and as such safe pedestrian access will need to be maintained at all times to the remainder of the Barrow Centre.
- Restrictive vehicular access to both the Estate from the main road, and the site from the Estate entrances. The route up to the Barrow centre is single tracked and narrow with sharp turns in places potentially limiting the size of works vehicles that can access the site. Additionally there are few locations suitable as turning places for larger works vehicles.
- The wider Mount Edgcumbe Estate is still active with high volumes of foot traffic in and around the site expected during peak holiday periods.
- As the works will be taking place within a Grade I listed park and garden and the accommodation block itself is Grade II listed, the design of all refurbishment and alterations will have to take into account the historic character of the building and place.
- The accommodation block occupies a sloping site.
- Due to the age of the site, items with archaeological significance could become apparent during the works. Consideration should be given to further investigation.
- Occupants of nearby housing will be disrupted with the activity of the site, and frequent deliveries could increase traffic around the area affecting the occupants of Cremyll.
- A passenger ferry linking Cremyll with Plymouth docks at the waterside of the Plymouth Sound. This will result in waves of additional public attendance during busier months.
- Sections of the internal walls are below ground level.

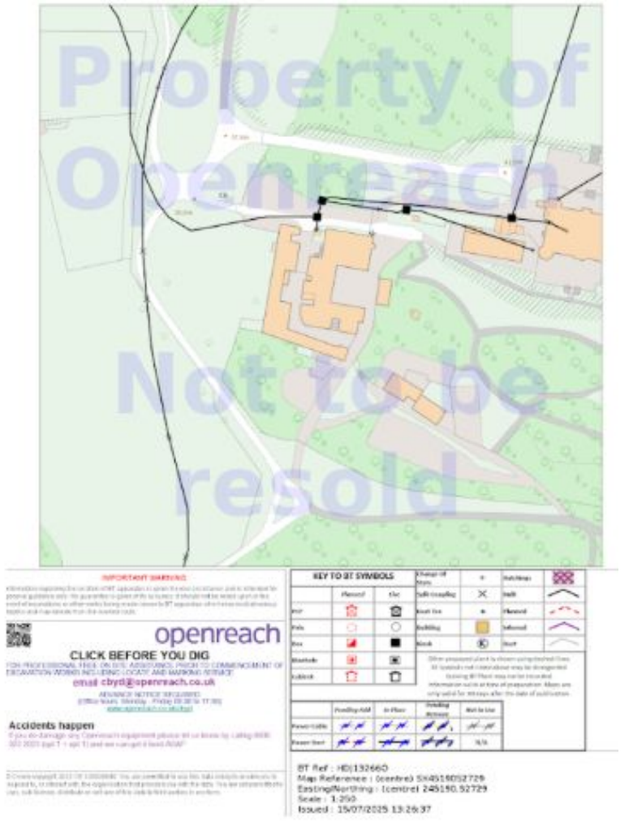


Fig. 7. Openreach Utility Map Extract

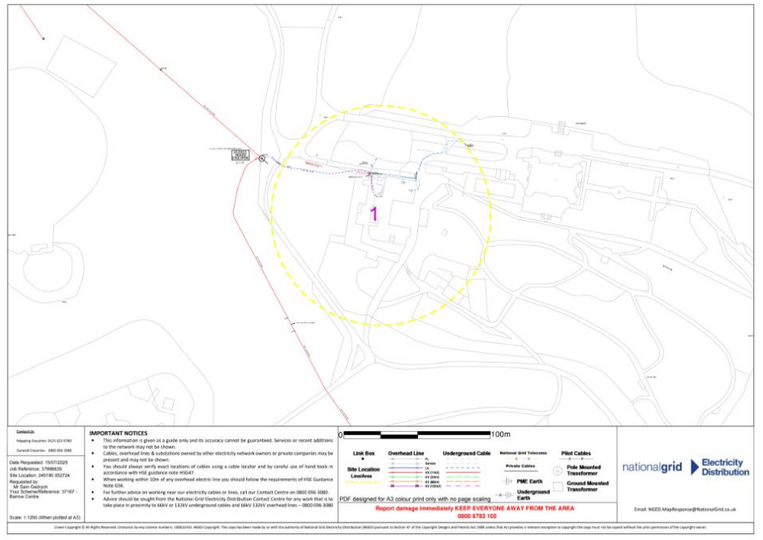


Fig. 8. National Grid Utility Map Extract

3.0
The Brief.

3.0 The Brief.

3.1 Options Overview

Bailey Partnership has been provided with the following options to consider as part of their appointment, as defined by Cornwall Council:

Option 1. ***'Like for like restoration'*** - this would see the refurbishment of the accommodation block reinstating that which was destroyed by the recent fire with no intention for regulatory upgrades.

Option 2. ***'Restoration to bring the property up to current building regulations (within the scope of the insurance claim)'*** - this would see the refurbishment of the accommodation block being reinstated to its previous layouts, with the addition of regulatory upgrades to the extent that the insurer will cover.

Option 3. ***'An enhanced option considering opportunities for greater income for the Park, such as through business and / or residential and / or holiday letting, and likely costs involved'*** - this would see the refurbishment of the accommodation block to include for reconfiguration to suit possible alternative uses, with or without regulatory upgrades.

Option 4. ***'An enhanced option considering net zero emissions, opportunities for energy efficiency and renewables and likely costs involved'*** - this would see the refurbishment of the accommodation block to include for energy efficiency improvements, whilst considering the impact on the Park as a whole.

3.2 Approach

Before Bailey Partnership commenced with this project it was imperative that we first defined the brief and captured in detail the aims of the project and its parameters. Essential to this was a Project Execution Plan which outlined clear project objectives. A project 'kick off' meeting with Bailey Partnership's project lead and Cornwall Council's delivery team in attendance was scheduled shortly after our appointment. This was undertaken via Microsoft Teams video call with minutes capturing meeting actions issued shortly after. This initial meeting was chaired by Bailey Partnership and was valuable in defining the project in detail and ensuring that measures are implemented to ensure all expectations are met and managed and objectives clearly established.

Prior to the meeting Bailey Partnership issued a project directory and draft programme to the client team. The programme was discussed during the kick-of fleeting with an update to this key project management document issued shortly after. The project programme outlining the sequence of tasks for this project with associated milestones and timeframes is included in Appendix E for reference. Progress is currently tracked against the programme and determined to be on track.

Prior to the 'kick off' meeting Bailey Partnership had arranged site surveys by their building surveyors, building services and structural engineers. Appointment of a heritage specialist subconsultant is also confirmed with access arranged. Surveys commenced on 17 June 2025. Condition reports, summarised in the later sections, were issued shortly after and have been integral to the consideration of the options put forward.

Regular client update meetings have continued to take place on a fortnightly basis throughout the project with further updates being provided via the Cornwall Council MSPO reporting system.

In the period since the issuing of the condition reports the preparation of this options appraisal report has commenced. The options appraisal seeks to evaluate the merits of each of the considered options by reviewing against key feasibility criteria, prior to making a recommendation for taking the project forward and provide a cost estimate for the recommended option.

3.0 The Brief.

3.3 Feasibility Considerations

Key criteria that are reviewed and assessed as part of this Options Appraisal are as follows:

- **Extent of damage/existing building condition -** the ability for any of the considered options to be achieved is directly impacted by the feasibility of retaining and reusing the existing structure. Within this report we summarise the recent condition survey findings and their implications for the options.

- **Heritage** - the Grade II listed status of the Barrow Centre accommodation block and its position within the wider Grade I listed Mount Edgcumbe Country Park is a key constraint, especially when considering options which seek to deviate from a conservative restoration approach. To inform this report Bailey Partnership has consulted with a specialist heritage surveyor to consider each of the options as a means of understanding and mitigating heritage constraints.

- **Energy and decarbonisation** - these are critical feasibility considerations due to the increasingly stringent regulatory landscape and the pressing need to improve the energy efficiency of buildings. There are government led mechanisms enforced by way of the Building Regulations, amongst other industry schemes, and local drivers such as policies and targets set by both Cornwall Council and Plymouth City Council for their respective building stock.

- **Logistics and operations** - the Barrow Centre sits in the middle of the publicly accessible Mount Edgcumbe Country Park which introduces a risk to the public from the planned refurbishment works and associated tasks such as site deliveries, material storage, parking waste management and the like. Protection of the public areas and park users is a key consideration for all options.

- **Statutory** - the refurbishment works will trigger the requirement for a full planning and Listed Building Consent application. Early engagement with the planning authority and local historic environment conservation officer will take place through submission of a request for pre-application advice to gain an understanding of what may be supported. In addition to planning requirements a Building Regulations application will be required.

- **Commercial and Financial** - this considers funding streams and their influence on the options considered. In addition, flexibility in commercial uses which may factor into longer term economic viability which may justify additional upfront expenditure if likely to result in improved longer term economic performance.

3.4 Success Factors

When considering refurbishment and redevelopment on any scale it is essential that a set scoring criteria be established to ensure that feasibility is proportionately assessed.

We recommend that Cornwall Council establish success factors and wider feasibility considerations for the Barrow Centre accommodation and form a scoring matrix with agreement as to weightings given to each of the scoring criteria. For example, if sustainable development is agreed to be a priority driver for redevelopment than cost, this would be given a higher weighting to reflect its perceived importance.

It is essential that the scoring matrix be agreed between Cornwall Council and their wider stakeholders, led by their overarching objectives for the project and alignment with organisational core values.

4.0

Summary of Building Condition Survey Findings.

4.0 Summary of Building Condition Survey Findings.

4.1 Introduction & Approach

A building survey was conducted by Bailey Partnership on 17 June 2025. The primary objective of this survey was to visually assess the extent of fire and consequential water damage, both internally and externally, in order to outline the necessary remediation works. It is important to note that this was a visual inspection only, utilising standard surveying tools, no destructive testing was carried out. Therefore, opinions on defects are based solely on these visual observations. A full copy of the report is included in Appendix A. This section of the report summarises key findings.

4.2 Summary of Survey Findings

Prior to the survey, emergency stabilisation works were completed, including the removal of unstable high-level masonry, the entire roof structure, and fire-damaged building materials.

As of the survey date, the building remained significantly exposed to the elements due to the absence of the roof. This prolonged exposure to the elements has resulted in standing water on all floor levels and pronounced mould growth throughout the all areas of the property.

4.3 External Fabric

Walls - The 550mm thick solid red sandstone walls, constructed with lime mortar, appear structurally stable with no defects to indicate compromised integrity from the fire. However, they are currently saturated from firefighting efforts and subsequent weather exposure. Rebuilding of wall heads, gables, and dividing walls where the roof structure was removed is necessary. Isolated instances of missing stone blocks were observed on the inner face of external walls in Yew Tree Cottage and Flat 3. Additionally, remnants of charred timber are embedded in the solid stone walls of Flat 3.

Roof - The natural slate roof coverings and timber roof structure, including principal timber trusses and purlins, have been almost entirely removed or were severely charred and subsequently cleared from the site. All previously installed Velux windows have also been removed. Complete reinstatement of the roof structure and coverings is required.

Chimneys - The main chimney stack and a smaller adjacent stack have been reduced in height. Rebuilding and lining of flues will be necessary.

Fascias, Soffits, and Gutters - All fascias, soffits, and cast iron gutters, including the central valley gutter, were either removed or lost at high levels. While downpipes remain, they exhibit flaking paint. Full reinstatement of these elements is required.

Lintels and Openings - One stone lintel in the north-east corner was found to be displaced. Buried timber lintels were inaccessible for inspection during this survey, though the condition of these elements will need to ascertained via intrusive methods prior to commencement of the main works.

Windows - Many single-glazed timber casement windows have been removed and boarded over. The majority of the remaining windows were left ajar for ventilation. While glazing and frames generally appear satisfactory, they show swelling from water damage and some smoke staining. One window was observed with a missing central mullion.

External Doors - The large timber doors providing access to individual dwellings are generally in satisfactory condition, though they exhibit rot from water damage and minor staining.

Fig. 9. Photo 1 -
Roof removed due to extensive fire damage

Fig. 10. Photo 2 -
East elevation general view

Fig. 11. Photo 3 -
Existing timber framed single glazed windows

Fig. 12. Photo 4 -
Stone lintel to North East corner displaced

4.0 Summary of Building Condition Survey Findings.

4.4 Internal Fabric

Upper Floor Structures - The majority of the timber floorboards were found to be absent, with joists temporarily boarded over to facilitate access. Visible fungal growth and rot are present on the retained floor structures, and some steel beams show signs of rusting. Further investigation of the timber elements by a timber specialist will be required to determine the extent of the remaining floor structure is suitable for retention.

Lower Ground Floor Structure - The solid concrete slabs exhibit standing water, staining, and are covered in water and debris. Fungal growth is present on the concrete floors in some areas. Terracotta floor tiles are stained, and stone flagstones are wet with loose joints. A thorough clean and application of a proprietary antifungal cleaning solution to the concrete floor slab will be required.

Internal Partitions - All wall plaster is in poor condition due to prolonged moisture exposure and shows significant black mould growth. Remaining timber studwork on the upper level is charred and emits a smoke odor. Removal of remaining wall linings and plaster will be required as a minimum to allow for drying of the structure. Further removal of all fire damaged studwork on the first floor will also be required.

Ceilings - Plasterboard and timber framework have been removed in many areas. The remaining timber ceiling bearers are wet and display fungal growths, accompanied by significant black mould growth. Timber trusses show substantial charring, with rot specifically noted on the end bearing of a truss in Bedroom 2 of Flat 6. These issues are to be investigated by a timber specialist. An exposed brick arch in one area is currently unsupported.

Internal Doors - Timber fire doors have been affected by prolonged moisture exposure, which has likely compromised their fire-stopping capabilities. It is recommended that all internal doors be removed and replaced with fully compliant fire doors in accordance with the fire strategy for the buildings.

Staircases - Timber staircases are affected by damp, with saturated timber structures and fixings. Concrete stair structures are heavily stained. A timber specialist should be consulted to determine whether the staircase can be retained.

Kitchen Fittings - Fitted kitchen units and worktops are generally in poor condition, with laminate peeling due to water exposure and base units damaged by both water and fire. It is recommended that the kitchen fittings and fixtures be fully removed and replaced.

Sanitaryware - Ceramic sanitaryware, basins, and shower trays are in poor condition, exhibiting staining and damage from fire and water exposure. All of the sanitaryware will require removal and replacement where not salvageable.

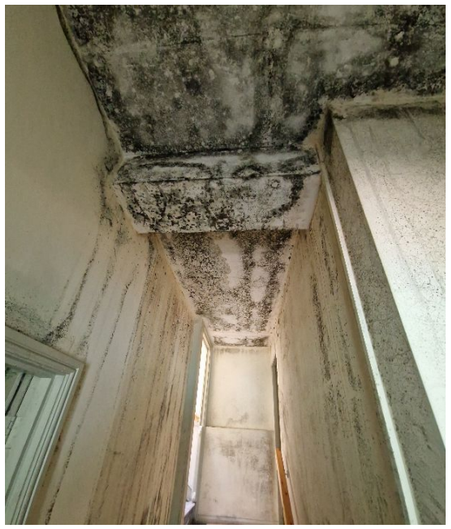


Fig. 13. Photo 5 -
Yew Tree Cottage lower ground. Black mould growth

Fig. 14. Photo 6 -
Horseshoe Cottage, Kitchen ceiling finish removed

Fig. 15. Photo 7 -
Fungal growth observed to timber suspended floor

Fig. 16. Photo 8 -
Horseshoe Cottage, black mould on lobby ceiling

5.0

Summary of Building Services Condition Survey Findings.

5.0 Summary of Building Services Survey Findings.

5.1 Introduction & Approach

A building services survey was conducted by Bailey Partnership on 17 June 2025. The primary objective of this survey was to visually assess the extent of fire and consequential water damage to the mechanical and electrical services within the building It is important to note that this was a visual inspection only, utilising standard surveying tools, and no destructive testing was carried out. Therefore, opinions on defects are based solely on these visual observations. A full copy of the report is included in Appendix B. This section of the report summarises key findings.

5.2 Summary of Survey Findings

Generally the majority of mechanical and electrical services within the building had either been removed, damaged by heat or subject to significant water damage, rendering them beyond repair.

5.3 Electrical Systems

External Electrical Systems - Coach style lantern and 'Eyelid' style lighting fixtures located on the all elevations exhibited either disconnected power supplies or were in need of replacement. Where disconnected, it is recommended that the supply be reinstated with associated switching.

Internal Electrical Systems - A complete rewire is required for all four residential units. This will include the installation of new 18th Edition compliant distribution boards equipped with Surge Protection Devices (SPD), Residual Current Breakers with Overcurrent protection (RCBOs), and Arc Fault Detection Devices (AFDDs). It was noted that the incoming supply meters and existing distribution boards were either not visible, had been removed, or were of plastic construction, indicating non-compliance with current regulations.

Lighting - Existing lighting generally does not comply with the requirements of Part L of the Building Regulations. It is recommended that they be replaced with new LED fittings along with presence detection in bathrooms/WCs and emergency lighting for staircases, escape routes, and distribution board locations in accordance with BS 5266.

Telecommunication Systems - Existing cabling was fire damaged or removed during partial strip-out, it is recommended that all existing cabling is to be removed and fully replaced.

Fire Alarms: Both the mains and battery powered detectors were observed to be inoperable, destroyed or removed. Installation of a minimum combined BS5839-1 L2 system and a BS5839-6 LD2 domestic system is recommended, with consideration for a full BS5839-1 L2 system based on building use

Fig. 17. Photo 9 -
Water damaged Upvc ceiling rose and cable

Fig. 18. Photo 10 -
External light fixed to stone wall requires renewal

Fig. 19. Photo 11 -
External light fixed above timber door requires renewal

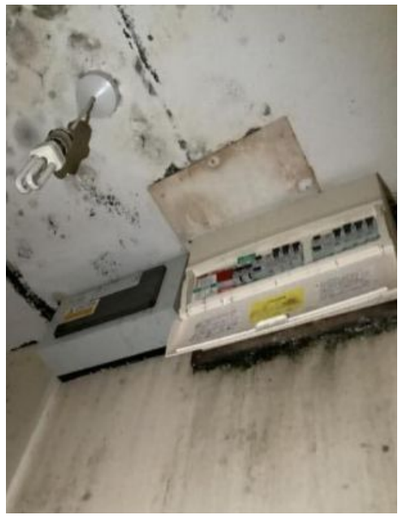


Fig. 20. Photo 12 -
Distribution board water damaged

5.0 Summary of Building Services Survey Findings.

5.4 Mechanical Systems

Domestic Water Services - The main cold water supplies, hot water generation systems (including unvented cylinders, immersion heaters, and point-of-use heaters), and all associated pipework where observed to have suffered extensive damage from fire and water ingress, or were cut away and left exposed. As such, all components of the domestic water system, from the main incoming cold water isolation valve to the final distribution points require complete replacement. This includes new unvented cylinders, controls, pipework, fixtures, and fittings. Electrically heated showers also sustained significant water ingress and are recommended to be replaced.

Above Ground Drainage - While generally constructed from PVC pipework, the integrity of the above-ground drainage system could not be confirmed due to the potential impact of heat from the fire. Consequently, all above ground drainage between the final point of connection and the low-level connection to mains drainage requires replacement. It is noted that Flat 6's ground floor WC drainage was via a 'Saniflo' unit.

Heating - The electric heating systems were subject to significant water damage. Wood-burning stoves (some with back boilers) were present in all units. Recommendations for heating include replacing all electric heating with Low Surface Temperature (LST) electric panel heaters and towel rails. For the wood-burning boilers, compliance with current legislation must be confirmed, followed by cleaning, testing, and reinstatement with new flues and fire collars. Existing heating pipework and radiators (to be LST models) also require replacement.

Ventilation - Generally, natural ventilation was observed throughout the property. Assumed mechanical extract fans (such as kitchen hoods and bathroom fans) were either removed or subjected to significant water ingress. New ventilation systems are required to comply with Building Regulations Part F, including rewiring where applicable.

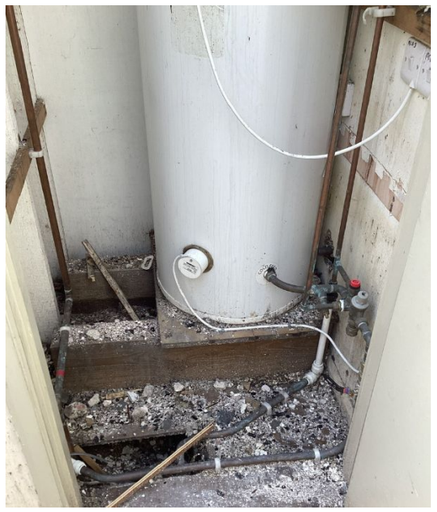


Fig. 21. Photo 13 -
Yew Tree Cottage, Immersion heater likely water damaged

Fig. 22. Photo 14 -
Yew Tree Cottage, electric heater water damaged

Fig. 23. Photo 15 -
Horseshoe Cottage, Wood burner heavily corroded

Fig. 24. Photo 16 -
Yew Tree Cottage, electric heater damaged

6.0

Summary of Structural Engineering Inspection.

6.0 Summary of Structural Engineering Inspection Findings.

6.1 Structural Engineering Report Preamble

A structural engineering survey was conducted by Bailey Partnership on 26 June 2025. The primary objective of this survey was to visually assess the remaining structure following the fire and subsequent water damage. A full copy of the inspection is included in Appendix C. This section of the report summarises key findings.

6.2 Overall Structural Stability

The overarching conclusion of this report is that the building's structure appears stable. No visible defects suggest that the structural integrity of the load-bearing stone masonry and timber floors has been compromised by the fire.

6.3 Elemental Findings

Walls - The 550mm thick solid stone walls in Flat 6, Yew Cottage, Horseshoe Cottage, and Flat 3 generally showed no discernible defects. However, some missing stone blocks were noted on the inner face of external walls in Yew Cottage and Flat 3, requiring replacement. Additionally, remnants of charred timber were found embedded within the solid stone walls of Flat 3, necessitating their removal. Minor cracking was observed to the plaster finishes in Flat 6

Roof - The timber roof structures were entirely destroyed by the fire and have since been removed. A new cut roof design and detailing will be required to replace the original structure across all units.

Floor Joists - No discernible defects were observed in the timber floor joists of Flat 6, Yew Cottage, or Horseshoe Cottage. It was noted that these floors had been propped, understood to be supporting the additional load from the collapsed roof and ceiling structure.

Lintels - All existing lintels throughout the building will require further inspection to ensure they have not been compromised by the fire.

Damp - Significant dampness was observed in the walls and ceilings of Yew Cottage and Horseshoe Cottage. This dampness is considered a notable concern and works to facilitate the drying of the building fabric should be considered promptly.

6.4 Recommendations

Urgent Weather Protection - Given the significant dampness observed, it is strongly recommended that a suitable "top hat type" scaffold be urgently erected to protect the building from further exposure to the elements.

Specialist Inspection - A damp and timber specialist should be appointed to inspect all timber elements intended for retention, including floor joists, ceiling joists, and primary timber floor beams.

Reconstruction - The existing cut roof must be replaced. Additionally, missing stone masonry gables and structures above eaves level require reconstruction.

Opening Up Works - Opening up works are required to facilitate a thorough inspection of the timber lintels.

Masonry Repairs - All embedded remnants of charred timber need to be removed and replaced with new stone blocks, re-set in lime mortar. Similarly, any missing stone blocks must be replaced and re-set in lime mortar.

Plaster Inspection - Finishes should be removed locally to thoroughly inspect the noted crack in Flat 6.

Fig. 25. Photo 17 -
Boarded windows to the courtyard elevation of the
Barrow Centre Accommodation Block.

7.0

Heritage Considerations.

7.0 Heritage Considerations.

7.1 General Heritage Constraints & Mitigation Approach

Earlier within this report we have given recognition to the heritage designations affording the Barrow Centre accommodation block and the wider Mount Edgcumbe Country Park.

The Grade II listed status of the Barrow Centre situated within the Grade I Listed Park and Garden is a key project constraint given the protections afforded to these heritage assets.

The fire damage refurbishment works will be extensive and will trigger a requirement for Listed Building Consent. The Listed Building Consent process is distinct from a regular planning application and demands a deep understanding of the building's special architectural or historic interest. Robust justification of proposed remedial works is required to demonstrate how the listed asset is preserved or restored and often negotiation with conservation officers or Historic England may ensue.

For heritage restoration projects there is typically a strong presumption in favour of using traditional, historically appropriate materials (e.g., lime mortars, specific timber types, natural slates, reclaimed materials) and sympathetic restoration methods, which can be more difficult to source, are more expensive than modern alternatives and require the input of specialist craftspeople with relevant expertise.

Combined with the need for specialist intervention the complexities of a heritage restoration project are manifold and can result in significant time and cost outlay can extend project timelines significantly compared to a non-listed building, if not considered at the outset.

Mitigation employed for the fire damage refurbishment project is the early appointment of a heritage specialist who has independently reviewed the options being considered by Cornwall Council. The heritage specialist is appointed to prepare an early stage Heritage Impact Assessment (HIA) report outlining their professional opinion as to the level of required remediation and restoration works which will accompany a request for pre-application planning advice. It is hoped that this considered approach to early planning engagement will result in valuable pre-application advice which can be taken on board at the next project stage for a smoother, informed, Listed Building Consent and full planning application process.

7.2 Heritage Impact Assessment Overview

Appointed by Bailey Partnership, Scott & Company is the heritage specialist for this project.

Scott & Company is an independent practice of Chartered Building Surveyors and Historic Building Professionals concentrating on Building Surveying and Building Conservation.

Scott & Company has prepared a draft HIA report, a copy of which can be found in Appendix D.

The Heritage Impact Assessment comprehensively describes the building's condition, both externally and internally, highlighting damage to the external and internal elements of the accommodation. Crucially, the document proposes reinstatement works, outlining essential and optional changes to restore the historic property while also suggesting modern improvements for efficiency.

A summary of the proposals contained within the HIA is provided overleaf.

7.0 Heritage Considerations.

7.3 HIA Summary of Recommendations Externals

Element	Proposed Change /Justification
Roof Supporting Structure	• **Retained Elements**: The 7 no bottom chords and remaining wall plate should be assessed for integrity, allowed to dry out, cleaned, and treated. These salvaged historic timbers are crucial for defining the original structure and the new roof. • **New Structure**: A new roof structure for the north wing should match the original form and design, tying into the retained elements of the central wing. Ideally, this new structure would be formed from a hardwood like oak or a solid softwood such as Douglas Fir to ensure longevity and consistency with the original construction era. • **Leadwork Support**: Any timbers supporting leadwork should use a yellow pine board to provide a solid deck and prevent reactions with the lead. The stepped valley is to be formed in line with Lead Sheet Association (LSA) guidelines.
Roof Covering	• A natural slate roof covering, ideally Cornish in origin (Delabole), should be provided for longevity and to match the vernacular of adjacent buildings. • The ridges should be finished with black glazed clay ridge tiles, sourced to match existing retained coverings. • The hips of the roof should be finished with a stepped Code 5 lead covering with a rolled wood core, replicating the former roof finish. • Any necessary bat slates should be formed in lead, as deemed necessary by the project ecologist.
Roof Void Internally	• A consistent insulation cover should be installed with 450mm of Rockwool in three 150mm layers set at 90 degrees to one another. • Vaulted sections will have rigid insulation board to prevent cold spots.
Chimneys	• The two retained chimneys, which were lowered during making-safe works, need to be cleaned, and damaged mortar replaced with a lime-based mortar. • The stacks should be reinstated to their previous heights using the former bricks stored onsite. Chimneys are highlighted as important architectural features reflecting the building's history. • Flues servicing wood burners need only be reinstated if it is deemed desirable to have them.
Leadwork	• The central valley between the parallel roof structures needs to be reinstated using Code 6 lead in a stepped format with wood core rolls, ensuring appropriate upstands for weather detailing. • The roof hips should be finished with Code 4 lead. All leadwork must adhere to LSA guidelines
Gutters	• Painted cast iron gutters should be sourced to service the roof, matching the style of retained elements on adjacent Barrow Centre buildings. • These should be appropriately sized for water volume and painted with two coats of metal paint (over a red oxide or rust inhibitor base) to match the retained ironmongery. The inner faces should be coated with bitumen paint.
Main Walling	• Conservation of the existing mass masonry structure is imperative as it forms a significant part of the building's historic fabric. • Damaged stonework and mortar on upper courses should be carefully taken down and reconstructed with lime mortar to provide a level wall head. • Crucially, any existing dense cement mortar pointing is proposed to be carefully hacked out by hand. The joints will be cleaned and then re-pointed with a lime-based mortar using traditional methods. This change is vital because traditional mass masonry walls rely on vapour-permeable lime mortars to allow damp to evaporate, maintaining a natural balance. Cement mortar, being rigid and vapour-impermeable, traps moisture within the wall core, leading to damp internally and increasing the risk of rot. Lime mortar will allow the masonry to "breathe" and consolidate the walling. • Any exposed timber lintels should be assessed and either replaced with hardwood, or dried out and treated as appropriate
Windows	• Fire-damaged windows in Flat 3 will be replaced with matching painted timber units • The report proposes a broader replacement of all windows with new timber units featuring slimline double glazing. • While retaining the original shape and design, the glazing bars will be amended for a more traditional shape, to revert the building to a traditional appearance while providing improved thermal performance. • Slimline units are chosen for their minimal visual impact, making them difficult to distinguish from single glazing without thorough inspection. Secondary glazing was deemed inappropriate due to insufficient reveal space
External Doors	• All existing painted timber doors should be retained. • They should be allowed to dry out before decoration and any adjustments are made to address swelling.

7.0 Heritage Considerations.

7.4 HIA Summary of Recommendations Internals

Element	Proposed Change /Justification
Internal Ceilings	• All remaining damaged ceiling boards and timber framework will be removed due to integrity loss, damp, and mould. • A new timber supporting structure (tanalised timber) with plasterboard and skimmed finish will be provided • Voids in the ceiling will be packed with acoustic and thermal insulation (e.g., Rockwall) to improve efficiency and sound retention

Internal Walls	• All solid masonry wall surfaces will be stripped back to the masonry, removing plasterboard and gypsum skim finishes. Plasterboard will also be removed from timber studwork, which can then be dried and treated or replaced.
	• Solid masonry walls will be rendered with a lime-based breathable plaster and decorated with a breathable paint product, or pointed. This allows the walls to "breathe" and dissipate damp.
	• Two options are presented for thermal upgrade:
	  ○ Cornerstone insulating render system: A lime-based insulating render applied directly to the masonry, retaining the walls' contours and vapour permeability while enhancing thermal properties.
	  ○ Drylining: Forming a free-standing timber studwork with insulation and a minimum 15mm air gap between it and the external wall, finished with plasterboard and skim. This is a reversible upgrade that substantially improves thermal and acoustic properties

First Floor Supporting Structure	• The existing ply flooring will be lifted, and the retained floorboards will be assessed, dried, and treated for re-use. • The large timber beams and intersecting joists of the supporting structure must be properly dried out, cleaned, and treated for rot. A structural assessment is required to confirm integrity, particularly where timbers sit in wall pockets without damp-proof courses. • All retained existing structure should be recorded and preserved. Where additional support is needed, it should be provided with minimal intervention, such as stone corbels or side plants, without interfering with existing joists and beams
Ground Floor Structure	• The existing concrete ground floor, considered a modern addition that contributes to rising damp, will be carefully removed if determined to be unsuitable for retention. • A vapour-permeable limecrete floor with integrated underfloor heating will be installed. This new floor will allow ground water to vent through the slab, preventing it from being forced up through the walls. • If the floor is unable to be retained the floor will be insulated with glapor glass gravel for higher thermal performance. • Historic stone flags and quarry tiles on the lower ground floor will be retained, cleaned, and reinstated
Central Heating	• The current heating system (old electric radiators causing cold spots and damp) will be replaced. • The proposal is to install LPG boilers externally, with hot water tanks for each apartment. • This system offers a much more efficient way to heat the property, lowering carbon emissions and running costs. It provides a consistent, low-level background heat, which is considered more suitable for historic properties than traditional radiators
Services	• The existing electrical and water systems, which are defunct due to fire and water damage, will be removed and replaced. • A mains interlinked fire detection system should be installed across all areas. • A sprinkler system should also be considered, given the height of the building

8.0

Energy Efficiency & Decarbonisation.

8.0 Energy Efficiency & Decarbonisation.

8.1 Site Wide Energy Efficiency and Decarbonisation

Option 4 of this appraisal requires contemplation for ***'An enhanced option considering net zero emissions, opportunities for energy efficiency and renewables and likely costs involved'*** - this would see the refurbishment of the accommodation block to include for extra energy efficiency improvements to bring carbon emissions closer to net zero.

Shortly after our appointment, Bailey Partnership attended a meeting alongside Cornwall Council's Tamsin Daniel (Protected & Historic Landscapes Manager, and project SRO) and Peter Tredget (Capital Project Portfolio Manager, and CPMO) and Plymouth City Council's Jo Byrne (Net Zero Delivery Officer) during which it was announced that a Heating Decarbonisation Plan (HDP) for the Mount Edgcumbe Park was being prepared by Hoare Lea.

Acting upon instructions received from Plymouth City Council the HDP has been produced for the Mount Edgcumbe House and the Barrow Centre with the intention of providing a roadmap to decarbonisation for the Country Park as a whole. Bailey Partnership were provided with a copy of Hoare Lea's HDP report revision P02 dated 17 March 2025.

Review of the HDP identified that considerable effort has been made to meter and measure the existing properties in order to establish a baseline for comparing the proposed carbon reduction measures.

The following extract, copied verbatim from the HDP report executive summary reads -

'The following activities were undertaken to inform how the building is currently used and to provide a baseline for comparing the proposed carbon reduction measures:

- *Review of existing building usage and thermal envelope performance, informed by desktop reviews and site surveys.*
- *Review of existing MEP services/systems, informed by desktop reviews, site surveys and liaison with the building operators.*
- *Review of existing gas and electricity meter data and carbon footprint assessment.*
- *Review of temperature and humidity sensors where these are available.*
- *Benchmarking existing carbon footprint against recognised industry standards/targets.*
- *Identification of any recommended future additional metering and submetering opportunities.*
- *Outline assessment for potential building envelope decarbonisation intervention measures.*

Upon initial review it was found that the current heating system is being underutilised to the point where the in-use data is not representative of the energy required to heat the space for occupant comfort or for fabric protection. In consideration of this, thermal modelling was undertaken to better represent the energy required should the heating system be utilised to effectively heat the spaces. This thermal modelling then formed the baseline that the proposed decarbonisation measures are assessed against.

The HDP takes a 'whole building' approach to the decarbonisation of heating, considering all factors that contribute to the building's energy consumption in order to identify the most cost-effective and impactful way to achieve carbon reductions. Potential decarbonisation measures that were considered within this assessment include:

- *Enhanced metering – Improvements to the building envelope.*
- *Replacement of existing gas fired boilers with low carbon heating technologies.*
- *Installation of solar photovoltaics and the potential for battery storage and exporting electricity to the grid.*
- *Installation of wind turbines on Mount Edgcumbe Main house's roof*
- *Replacement of hot water cylinders with instantaneous water heaters.*

This HDP provides a selection of decarbonisation interventions that will enable the implementation of low carbon heating solutions in the most cost-effective way possible. The primary recommendation of this report is that to achieve decarbonisation of the current fossil fuels that the existing oil-fired boilers should be replaced with an air source heat pump bivalent system. This intervention alone will facilitate a reduction of 39 tonnes of carbon emissions per year. In addition to the installation of an air source heat pump arrangement, it is recommended that other key interventions are also adopted, resulting in a total carbon reduction of 56 tonnes of CO2 each year:

- *Enhanced metering provision*
- *Instantaneous water heaters*
- *Provision of Solar photovoltaic panels'*

Whereas Option 4 of this appraisal prompts consideration of net zero measures for the Barrow Centre accommodation block in isolation, the HDP report expands on this by holistically reviewing heating decarbonisation measures for the entire Mount Edgcumbe Country Park; this is with the aim of reducing carbon emissions and striving toward achieving net zero across all buildings.

8.0 Energy Efficiency & Decarbonisation.

8.2 Localised Energy Efficiency and Decarbonisation

Upon receipt of the Hoare Lea HDP report, with the consent of Plymouth City Council, a video meeting was held with report author Jacob Worthington (Hoare Lea), Peter Tredget (Cornwall Council), Jo Byrne (Plymouth City Council), and representatives from Bailey Partnership's project team. The purpose of the meeting was to discuss the findings and recommendations of the HDP report with specific concern for the fire damaged Barrow Centre accommodation block.

Review of the HDP report identifies specific recommendations for the accommodation block and acknowledges that the fire damage refurbishment requirement presents an opportunity to upgrade existing services to modern standards that enable better integration with future solutions.

Hoare Lea recommend within their HDP that the following recommendations be considered as part of the refurbishment project:

- *Improved electric metering*
- *Provision of heating from the proposed low carbon heating plant, facilitated by an extension to the existing heating network.*
- *Consideration of photovoltaic panels to the roof.*

During the video meeting it was confirmed by Hoare Lea that no baseline carbon emissions have been calculated for the accommodation block resulting in no target parameters to work within. This resulted in an open discussion amongst meeting participants which focussed on defining key principles for the fire damage refurbishment project; these being the implementation of measures that may contribute to the longer term implementation of the site wide HDP, but simultaneously will stand on their own and benefit the accommodation block to facilitate the resumption of commercial activities in the short term. This could be achieved through the design and installation of systems which lend themselves to future-proofing and compatibility with the identified holistic decarbonisation measures, but that which are not reliant upon these measures.

During the meeting the capacity of the existing electrical substation was discussed. The limitations in capacity is capture in the HDP report. We are advised that an application for upgrading the substation is in hand.

9.0

Logistic & Operational Considerations.

9.0 Logistic & Operational Considerations.

9.1 Site Access & Public Interface

9.1.1 Public Safety & Segregation:

- **Perimeter Security:** Robust, visually appropriate fencing and hoarding are essential to clearly define the construction aras and prevent unauthorised public access. This must be regularly inspected and maintained. Currently, the accommodation block is hoarded off using Heras fencing installed by the contractor appointed to make the building safe.
- **Signage:** Clear, prominent, and appropriate safety and informational signage, detailing hazards, site rules, and alternative routes for public access will be essential to managing public safety.
- **Pedestrian & Vehicle Management:** Developing and strictly enforcing safe access routes for pedestrians and vehicles around the site, potentially requiring temporary diversions, controlled crossings, and contractor traffic management plans.
- **Dust & Debris Control:** Implementing measures to control dust (e.g., water spraying, screens) and prevent debris from spreading into public areas. This is crucial for air quality and public perception.
- **Noise Management:** Strict adherence to local authority noise regulations, particularly during public park opening hours or sensitive times. This may require quieter equipment or restricted working hours.
- **Risk Assessment and Method Statements (RAMS):** Tailored toward the exacting requirements of the project, RAMS are a means of identifying and mitigating risks associated with the works. A register of method statements and associated risk assessments should be kept on site and reviewed. Method statements shall be task specific, identify tasks, responsible personnel, control measures and monitoring arrangements and agreed ahead of works commencement.

9.1.2 Access Routes & Traffic Management:

- **Delivering Materials & Equipment:** Identifying and securing appropriate routes for heavy vehicles (cranes, lorries) to deliver and remove materials without causing excessive disruption or damage to public infrastructure (e.g., pathways, soft landscaping in a park). This may require temporary road closures or specific delivery windows.
- **Parking & Laydown Areas:** Designating secure, screened, and sufficiently sized areas for vehicle parking, material storage, welfare facilities, and skips, away from public view and thoroughfares as much as possible. Currently there is a contractor storage and compound are to the north of the accommodation block - it is assumed that this use may continue.
- **Minimising Congestion:** Phasing deliveries and collections to avoid peak public usage times for the area.

9.2 Working Environment & Site Management

9.2.1 Restricted Working Hours:

- Due to public access, noise, and potential disruption, working hours may need to be restricted. This directly impacts project duration and cost.
- Special permission may be required for out-of-hours or noisy works.

9.2.2 Security & Asset Protection:

- **Vandalism & Theft:** Enhanced security measures (CCTV, security personnel, robust locks) are necessary to protect materials, equipment, and the listed building itself from vandalism or theft, especially outside working hours. This may be provided by way of site specific CCTV systems and scaffold alarms.
- **Heritage Fabric Protection:** Implementing protection measures for the historic fabric of the Grade II listed building, both internally and externally, from accidental damage by weather and by public or site activities. This includes temporary coverings, scaffolding protection, and exclusion zones. It is known that there are plans in place for the erection of an enclosed scaffolding to protect from the elements.

9.2.3 Waste Management:

- **Segregation & Disposal:** Efficient and secure segregation and removal of construction waste, including potentially hazardous materials (e.g., asbestos, lead paint from the historic fabric), away from public view and access points.
- **Environmental Protection:** Preventing run-off into public areas or water bodies, controlling dust, and managing spills.

9.2.4 Utilities & Services:

- **Temporary Connections:** Establishing temporary power, water, and drainage connections without disrupting existing public utilities, neighbouring commercial businesses, or other such amenity services in the area.
- **Service Protection:** Identifying and protecting existing underground and overhead services that may serve the public area and the wider Mount Edgcumbe site.

9.0 Logistic & Operational Considerations.

9.3 Stakeholder & Public Relations

9.3 Community Engagement & Communication:

- **Information Sharing:** Proactive and targeted communication with local residents, businesses, park visitors, and other stakeholders about the project's scope, duration, potential disruptions, and benefits. This may include public information boards, websites, newsletters, or stakeholder meetings.
- **Complaint Management:** Establishing a clear and responsive mechanism for managing public enquiries, concerns, and complaints.
- **Positive Messaging:** Highlighting the benefits of the restoration (e.g., preserving heritage, creating jobs, future public access/amenity) to garner support.
- **Community/Client Liaison Role:** Ensuring that the contractor team features a single point of contact during the works is an effective way of ensuring consistent and regular communication. This may be achieved through the appointment of a client/tenant liaison officer.

9.3.2 Coordination with Landowners/Authorities:

- **Park Management/Clients:** Close coordination with the Mount Edgcumbe Managers of the to integrate the project with their ongoing operations, events, and visitor management plans.
- **Emergency Services:** Liaising with local emergency services (fire, police, ambulance) regarding site access, potential hazards, and emergency procedures.

9.4 Mitigation Principles

Logistic and operational constraints highlighted in this section apply equally across each of the Options being considered for the fire damage refurbishment project. However, their effects are impacted by project complexity and duration.

Mitigation of these constraints will start by establishing clear communication channels and agreeing key mitigation with the client team and stakeholders. Agreements should be captured within Pre-construction Information, prepared by the Principal Designer (under the Construction (Design and Management) Regulations 2015) and follow through to the design and tender documentation for communication to the tendering contractors.

Work sequencing will have an affect and is to be discussed in order to agree the most logistically effective means of actioning the refurbishment works. This should give consideration to phasing of works packages, where necessary - for example, the completion of an enabling package of works ahead of the main works package.

Prior to the project commencing on site a Construction Phase Health and Safety Plan, as per the requirements of the Construction (Design and Management) Regulations 2015 will be prepared by the Principal Contractor . The purpose of the Construction Phase Health and Safety Plan is to outline how health and safety will be managed throughout the construction phase for all parties involved, including the public. It achieves this by detailing the practical arrangements and procedures to be implemented, and taking into consideration the key logistical and operational constraints previously listed.

10.0

Statutory Considerations.

10.0 Statutory Authorities.

10.1 Planning Considerations

The options evaluated as part of this report consist of:

Option 1. *'Like for like restoration'*

Option 2. *'Restoration to bring the property up to current building regulations (within the scope of the insurance claim)'*

Option 3. *'An enhanced option considering opportunities for greater income for the Park, such as through business and / or residential and / or holiday letting, and likely costs involved'*

Option 4. *'An enhanced option considering net zero emissions, opportunities for energy efficiency and renewables and likely costs involved'*

Given that all options will likely involve the almost complete stripping of the building down to the remaining masonry walls before rebuilding, it is considered that a full planning application will be required for all options..

10.2 Planning Risks

As discussed within Chapter 7.0 of this report, the primary risks associated with achieving planning approval for the works to the Barrow Centre will be material choices and the limiting the alteration of the appearance of the property. Given this enhanced requirement for consideration of the historic character and traditional construction techniques used at the site imposed by the listing, it is recommended that pre-application advice be sought with Cornwall Council's planning authority as a mitigation measure to lessen the risk of delays or increased costs due to unfavourable planning conditions. Cornwall Council offer a range of pre-application advice services, though given the scale of project it is recommended that the full pre-application service including a desktop study, site visit and a consultation with conservation officer should be sought.

Here it is considered that the like for like refurbishment proposed as Option 1 would present the least planning risk, given the minimal, if any, change to the historic character of the building.

Options 2 and 3 are likely to involve alterations to the character of the buildings, including the installation of slimline double glazing and Part L compliant doors. Whilst these alterations may be seen to introduce planning risks, early consultation with the conservation officer is likely to result in a positive planning outcome. The appointment of heritage specialists will help in defining the remedial scope with consideration to the preservation and restoration of the listed building.

The proposed introduction of sustainable technologies to enhance the thermal performance of the building beyond the requirements of Part L as given by Option 4 may present an elevated planning risk due to the considerable alteration to and risk for deterioration of the historic fabric of the building. Here it is further considered that the installation of photovoltaic panels amongst other renewable technologies is likely to result in push back from the conservation officer.

10.3 Fees

Fees for any planning application would depend on the extent of the development being planned. Given the scope of the design is not yet fully agreed, we recommend that planning fees are calculated in due course. It is to be noted that no fees are required for listed building consent in Cornwall.

Planning validation requirements for both Listed Building Consent and a Full Planning application include but are not limited to:

Listed Building Consent	Full Planning Application
• Application Form • Location Plan • Block Plan • Existing and Proposed Elevations • Floor Plans • Roof Plan • Joinery Details • Design and Access Statement • Heritage Statement or Heritage Impact Assessment • Ecology Report Trigger Table • Ecology Report (depending on results of ecology survey) • Structural Survey • Photographic Schedule (optional)	• Application form • Fee • Location Plan • Existing and Proposed Block Plan including Finished Floor Levels • Existing and Proposed Elevations • Existing and Proposed Floor Plans • Existing and Proposed Roof Plan • Existing and Proposed Sections • Design and Access Statement • CIL form • Planning Statement • Heritage Statement or Heritage Impact Assessment • Flood Risk Assessment • Wildlife and Geology Trigger Table • Sustainability Statement

10.0 Statutory Authorities.

10.2 Building Regulations Approval

The refurbishment of a listed building presents a plethora of challenges regarding compliance with the Building Regulations. Generally, the key principle of works to listed buildings is to balance the need for modern safety standards against the need to preserve the historic characteristics of the building. Given this principle, this section encompasses a high-level discussion of key building control considerations for each of the options proposed. There is a common misunderstanding within the industry that listed buildings are exempt from Building Regulation compliance, though this is not accurate. To quote Historic England, *'Listed buildings or buildings in conservation areas are not exempt from complying with Building Regulations. However, the special needs of historic buildings are recognised in some of the Building Regulations' approved documents'*

Option 1 - 'Like for like restoration'

The works associated with this option would seek to restore the property to the level of compliance with the Building Regulations that was present before the fire. The evolution of Building Regulations since the conversion of the accommodation block means that works previously compliant are not superseded by more stringent regulation. Whilst it is not generally required to bring existing buildings into compliance with the requirements of the current Building Regulations, certain types of work do establish the need for compliance with parts of the Regulations for either the building as a whole or parts of it. The implementation of improvements to fire safety measures (Part B) and to the structural stability of the property (Part A), for example, will be required to the extent that they do not harm the historic character.

A primary area for consideration with this option will be the interaction of the proposed works and the requirements of Part L (conservation of fuel and power), as listed buildings are not exempt from these requirements. Again, compliance is generally required to the extent that it would not unacceptably alter the appearance or character of the building, nor risk damage to the historic fabric. Given that the works will inevitably include renovation of all the thermal elements, and the installation of new controlled services and fittings considerable attention must be placed on these elements of work to ensure Building Control Approval is achieved.

In short, the requirement for either compliance or improvements towards full compliance where technically feasible for the renovation works to the Barrow Centre means that it option 1 is unviable as a 'like for like' refurbishment will not achieve the necessary minimum level of compliance required.

Option 2 - 'Restoration to bring the property up to current building regulations (within the scope of the insurance claim)'

The works envisaged for this option to bring the building into compliance with the current Building Regulations would need to be balanced against the need to preserve the historic character of the building. This option is viewed as the most favourable in terms of gaining Building Control Approval, though additional financial consideration for the involvement of the local authority conservation officer and heritage consultant to aid in the development of a design which would not negatively impact the historic fabric of the building must be included.

Option 3 - 'An enhanced option considering opportunities for greater income for the Park, such as through business and / or residential and / or holiday letting, and likely costs involved'

Progression of the scope for this option may involve a material change of use for one or more of the existing properties within the Barrow Centre, in order to provide for alternative commercial uses on the site. Where a material of change is being undertaken, the works must comply with the parts of Schedule 1 of the Building Regulations as stipulated in Regulation 6. In this scenario the regulatory requirements to achieve compliance are likely to be comparable to Option 2 though with a potential change of use application triggering a host of additional requirements.

Option 4 - 'An enhanced option considering net zero emissions, opportunities for energy efficiency and renewables and likely costs involved'

This option would seek to improve upon the requirements of Part L by introducing sustainable technologies and works to greatly improve the thermal performance of the building's structure. This approach would be tempered against the inherent constraints of working with a listed building of traditional construction, and therefore certain aspects will remain likely to require discretion on the behalf of Building Control. Yet the addition of the more efficient heating and lighting systems alongside the introduction of increased insulation and draught proofing measures can be viewed as low risk items regarding building control approval.

The addition of sustainable technologies such as photovoltaic arrays or heat pumps to the Barrow Centre introduces further requirements for compliance, particularly surrounding Parts A (Structure), L (Conservation of Fuel and Power) and P (Electrical Safety) and wider industry schemes. For the installation of on-site energy generation care should be taken to ensure that the systems are of an appropriate size for the site, existing infrastructure and energy demand.

Given the total renovation of the building it is considered likely that a compliant design which incorporates improvements to sustainability above those required by Part L could be produced and executed on site, however, these works are also unlikely to be sympathetic to the historic nature of the building and thus gain planning approval or listed building consent.

11.0

Commercial & Financial Considerations.

11.0 Commercial & Financial Considerations.

11.1 Funding Streams & Budget

The principle funding stream for this project is via an insurance policy held in cover by Plymouth City Council. Woodgate & Clark are the loss adjusters appointed to this project by the insurance company.

It is accepted that insurance funding may not cover the full reinstatement works, with funds then needing to be found from elsewhere, especially for items which may be deemed as betterment and not covered by the insurance policy.

Should there be a shortfall, it is understood that Cornwall Council and Plymouth City Council would need to secure additional funds via other means.

Preparation of a scope of works document that clearly identifies the required reinstatement works, but that also identifies client requested betterment, is to be agreed with the loss adjuster prior to tendering the project. This, once tendered, will provide a menu of options with costs for agreement - however, it should not be overlooked that the scope of works will be heavily influenced by the outcome of the Listed Building Consent which introduces a risk of conflict between insurance policy cover and necessary deliverables.

At the current time there is no agreed budget, however the Project Execution Plan recorded an anticipated budget in the region of £650,000 exc VAT. The Project Execution Plan records that the budget can vary by formal written approval from Cornwall Council in accordance with Council approval processes, as required. It is not known whether there is an upper limit to the insurance policy cover or the availability of alternative funding.

This options appraisal is accompanied by an Elemental Cost Plan for the works currently understood to be required. This will assist in defining the project budget.

11.2 Alternative Commercial Use Considerations

Option 3 contemplates ***'An enhanced option considering opportunities for greater income for the Park, such as through business and / or residential and / or holiday letting, and likely costs involved'*** - this would see the refurbishment of the accommodation block to include for reconfiguration to suit possible alternative uses, with or without regulatory upgrades.

It is considered that a reconfiguration of existing layouts to create improved holiday letting potential could be achieved with relatively little, or no, cost impact. The split between open market residential units, staff accommodation and holiday accommodation is to be agreed. From discussion with the Mount Edgcumbe manager we understand that there is a preference for an improved split of staff versus holiday accommodation. .

With the main purpose of the project being to resume existing commercial operations no other commercial uses have been considered for the accommodation block and the approach to refurbishment has been undertaken on the basis of reinstating residential units. Deviation from this is expected to complicate the funding stream and planning process.

Should there be a strong desire to change the use class of the accommodation block to suit alternative commercial uses (such as retail) Cornwall Council is recommended to prepare a strategic business case and carry out a financial analysis to determine financial viability over time (e.g. via Net Present Value (NPV) exercise) This ought to factor in comparable rents and running costs informed by the letting of the other Barrow Centre retail premises for comparison against running costs and letting ability of the properties pre-fire damage.

11.0 Commercial & Financial Considerations.

11.3 Procurement Strategy

11.3.1 Options Considered

There are various considerations to be aware of prior to selecting the most appropriate procurement strategy. The selected route should follow a strategy which fits the long term objectives of the client's business plan, risk profile and desired timescales.

Considerations which are relevant to the selection of a procurement strategy consist of the below which have been reviewed for the scheme:

- Speed
- Cost
- Quality
- Project constraints
- Risk
- Asset ownership
- Financing

There are two clear procurement routes which we recommend are reviewed and analysed for this project based on the above criteria; Traditional procurement and Design & Build. We have not considered 'alternative' routes such as Partnering, Management Contracting, Construction Management, but have appraised the Traditional and Design and Build routes.

In the Traditional route, the Employer sets a brief and employs the design team directly to develop the design. The Employer then employs a Principal Contractor to price and carry out the works in accordance with the designs and instructions issued by the Employer.

In a Design and Build route, the Employer sets out requirements for the facility (the Employer's Requirements 'ERs') and appoints a Principal Contractor to control and manage all aspects of the design and construction of the facility.

The key advantages and disadvantages for Traditional and Design & Build are listed in the adjacent table:

	Advantages	Disadvantages
Traditional	• Employer led design for this highly prominent and public facing building • Reduced risk for contractors leading to potentially more competitive tenders • Comparable tenders on a common basis to more readily demonstrate best value • Continuity of design liability	• Employer holds risk of design matters eroding cost certainty • Employer holds risk of tender assumptions eroding cost certainty • Sequential design and tender programme • Contractor unable to influence the design prior to tender
Design & Build	• Contractor is the single point of responsibility for design matters - except to the extent design is included in the ERs • Cost certainty and programme certainty (or at least programme indemnity) • Opportunity to overlap design and tender activities to reduce the pre-contract programme • Contractor able to enhance value in the design proposals	• Loss of control over design matters post tender • Tenders including contractors' assessment of risk; risk averse contractors may charge a premium, whilst others may appear low due to excessive optimism • Smaller contractors with limited design capability may be dissuaded from tendering altogether by the risk profile • Difficulty in assessing bids due to different qualities of the designs • Longer tender period to allow for the design work

11.0 Commercial & Financial Considerations.

11.3.2 Design Liability

It will be important to be explicit at tender stage, what risks are to be held by each party and where design liability resides.

Under the Traditional procurement route, with no contractors design portion, a consultant will carry out the designs up to RIBA stage 4 before onboarding a contractor. This serves to provide greater clarity for the contractors at tender stage meaning a more comparable and competitive tender returns.

The consultant and the chosen contractor will, collaboratively, be able to engage with the supply chain prior to the construction phase resulting in a client led design with more certainty around costs whilst increasing value.

Where Design and Build, or Contractors Design Portions (CDP), has been used, the process of design development where liability is split between the client appointed designers and contractor and subcontractors can become protracted.

In summary, for a project of this nature, a traditional procurement route, with minimal contractor design portion, is optimal to ensure continuity of design liability, efficient completion of design information, and to open up the tender to a wider pool of competent contractors.

11.3.3 Consultants Role

Pre-contact, the two procurement routes are similar with the design team, project manager and quantity surveyor preparing tender documents and managing the tender process.

Post-contract however, the relationship changes depending on the chosen route. For example with the Traditional route:

- The Design Team will continue to act as Principal Designer (PD) and will be responsible for the design throughout the process which will hold greater value from a client led design as the construction progresses.
- The Project Manager/Quantity Surveyor will act as Contract Administrator (CA) to act impartially to certify instructions for the contractor and control change in the design.

However, for the Design and Build route the roles will change:

- The Design Team will become the Technical Advisor (TA) to critique the contractors proposals and provide commentary when there is a variation or a change by the contractor. Liability and control of the design would shift to the contractor.
- The Project Manager/Quantity Surveyor will become the Employer's Agent (EA) acting on behalf of the Employer. The EA manages change and payments and monitors the contractor's performance to protect the Employer's interests.

For this project, a Traditional relationship would be more beneficial for Cornwall Council and Mount Edgcumbe as this route retains design control for the Employer and avoids passing risk to a contractor who is ill placed to manage it.

11.3.4 Form of Contract

We recommend the use of standard forms of contract for reasons of familiarity, supporting case law, and the readily available aligned suites of warranties, insurances, sub-contract forms, etc. Bespoke contracts can often lead to delays in agreeing terms.

The use of a bespoke form is sometimes justified by particular commercial matters relating to the use and/or disposal of the property(ies), and/or by matters relating to the interests of (and interactions with) other parties, and/or by matters relating to damages arrangements and termination arrangements. However, in many cases these matters can, with legal advice, be addressed by amendments to a standard form.

Taking into account the project's size and complexity, we recommend the JCT Intermediate Building Contract (with Contractors Design) 2024 Edition (ICD24) form of contract.

11.3.5 Single or Two Stage Tendering

Single or Two stage selection - Single stage tenders seek a firm price at the outset, whilst two-stage tenders seek to select a contractor earlier to work with to develop a price in the second stage.

The first stage of a two-stage process can include the same deliverables from the contractor as a single-stage tender which will form the basis of the work at the second stage. Whilst cost certainty comes toward the end of the second stage, a high degree of confidence can be gained and expectations agreed at the outset.

A two stage procedure would allow for some negotiation with the contractor before concluding the contract sum and starting the construction process. Whereas a single stage tender provides greater certainty of cost at an earlier stage.

One key issue with single stage tenders can be incomplete or inaccurate information leading to estimators assumptions and risk allowances in the tender sum. To mitigate this, we propose to complete the designs up to Stage 4.

Two-stage tenders can sometimes provide the opportunity for value engineering at the second stage, however for a project such as this, the opportunities are limited and the legislative requirements will take precedence.

In summary, a single stage procedure with Employer's Requirements taken up to Stage 4 design, allows the Employer to provide maximum clarity for the contractors and gain the advantage of cost and programme certainty.

11.0 Commercial & Financial Considerations.

11.3.6 Tendering Procedure

As of the 27 February 2025 the Procurement Act 2023 came into force.

The government (Cabinet Office) has said the changes in Procurement regulation are intended to :

- Simplify procurement
- Reduce bureaucracy
- Create a fairer system
- Save money
- Boost productivity
- Spread opportunity
- Improve public services
- Empower communities
- Take account of social value
- support transition to net-zero

The European principles of equal treatment and non-discrimination were the building blocks underpinning the previous legislation: failure to comply with these principles has been at the core of most procurement challenges. In contrast, the new Act is built on delivering value for money and maximising public benefit.

The Act covers all procurement activities by a “contracting authority” being a public authority or public undertaking or private utility (with exceptions which do not apply to this project).

To ensure compliance with the Procurement Act 2023 the project will be hosted via the Find a Tender Service, digital public tendering platform, or similar compliant tendering framework. A single stage tendering procedure with no restriction on who can submit tenders (an “open procedure”) is recommended and to be implemented and initiated by Cornwall Council’s procurement team to guarantee compliance.

12.0
Options Review.

12.1 Option 1.

Option 1. *'Like for like restoration'*

Option 1 would see the refurbishment of the accommodation block reinstating that which was destroyed by the recent fire with no intention for regulatory upgrades to mirror previous layouts and finishes.

Considering this option against the previously discussed feasibility criteria, our appraisal of this option is as follows.

Feasibility Criteria	Appraisal Notes
Extent of damage/existing building condition	• The extent of damage caused by the fire results in a requirement for considerable repair and restoration for the building fabric and building services systems. • Given the extent of damage the remedial works will trigger a requirement for regulatory compliance for certain building systems and elements - on this basis alone, a true 'like for like restoration' is not considered feasible without intentionally reinstating non-compliant elements. • Examples of necessary compliance upgrades include LED lighting and electrical distribution boards. Wider recommendations for improvements have also been made.
Heritage	• From a heritage perspective this option may be considered as one of the most conservative. • It would be reasonable to assume that a 'like for like' approach would result in the provision of accommodation that is acceptable from a heritage perspective, though this is only true if the condition of pre-fire condition was sympathetic to the original construction. • The Heritage Impact Assessment prepared by Scott & Company proposes restoration and reinstatement measures which exceed those that were extant in the pre-fire damage building - this further discounts the feasibility of a 'like for like' restoration.
Energy Efficiency and Decarbonisation	• This option would provide minimal improvement from an energy efficiency and decarbonisation standpoint. • In light of the recommendations within the Heating Decarbonisation Plan prepared by Hoare Lea there lies an opportunity for relatively simple measures that will contribute to the long term decarbonisation of the estate and Cornwall Council policy targets that bear consideration - this option does not provide any alignment with the HDP report proposals which presents a missed opportunity.
Logistics and Operations	• From a logistics and operations standpoint this option is relatively neutral when compared to the other options. • The constraints applicable to this criterion will apply equally across all options
Statutory	• From a planning application perspective this option is considered low risk. From a Listed Building Consent point of view, this option carries risk if restoration such as that which has been justified by Scott and Company is not followed through which may result in a prolonged Listed Building Consent decision should the opinions of the Conservation Officer differ from those put forward. • From a building regulations compliance perspective this option is deemed infeasible due to the requirement for upgrades that afford regulatory compliance.
Commercial and Financial	• When considering, in isolation, the swiftest route to resumption of commercial activities this option may appear optimal. However, this would only be the case if the pre-contract planning stages ran smoothly. • From a funding perspective this option will likely be viewed most favourably by the Loss Adjusters, although it is crucial that they accept the requirement for regulatory compliance as essential and not betterment. • From a procurement and tendering perspective, this option is equal in comparison to the other options. • This option does not consider alternative uses or reconfiguration of the existing building which may otherwise result in improved commercial returns, although there is no loss compared with the use of the property before the fire damage.

12.2 Option 2.

Option 2. *'Restoration to bring the property up to current building regulations (within the scope of the insurance claim)'*

Option 2 would see the refurbishment of the accommodation block being reinstated to its previous layouts, with the addition of regulatory upgrades to the extent that the insurer will cover.

Considering this option against the previously discussed feasibility criteria, our appraisal of this option is as follows.

Feasibility Criteria	Appraisal Notes
Extent of damage/existing building condition	• The extent of damage caused by the fire results in a requirement for considerable repair and restoration for the building fabric and building services systems. • Given the extent of damage the remedial works will trigger a requirement for regulatory compliance for certain building systems and elements - this approach aligns with this option and so is considered feasible. • Examples of necessary compliance upgrades include LED lighting and electrical distribution boards. An improvement to thermal performance, whilst acknowledging the leniency afforded by listed buildings, will also be required.
Heritage	• From a heritage perspective this option may be considered as one of the most conservative, providing that the building regulations upgrades are adequately justified. • The Heritage Impact Assessment prepared by Scott & Company proposes restoration and reinstatement measures which exceed those that were extant in the pre-fire damage building which are considered essential to preserve the heritage asset, likely to be well received by the Conservation Officer. • There will be a need to balance HIA upgrades with building regulation required upgrades and the costs associated with these.
Energy Efficiency and Decarbonisation	• This option would provide a marked improvement from an energy efficiency and decarbonisation standpoint even by targeting the relatively lenient requirements of Building Regulations Approved Document L. • In light of the recommendations within the Heating Decarbonisation Plan prepared by Hoare Lea there lies an opportunity for relatively simple measures that will contribute to the long term decarbonisation of the estate and Cornwall Council policy targets that bear consideration. • Through implementation of simple measures this option could align with the longer term Mount Edgcumbe decarbonisation ambitions.
Logistics and Operations	• From a logistics and operations standpoint this option is relatively neutral when compared to the other options. • The constraints applicable to this criterion will apply equally across all options.
Statutory	• From a planning application perspective this option is considered low risk, save for the need to balance heritage asset preservation and building regulation improvements. • From a Listed Building Consent point of view, this option carries risk if restoration such as that which has been justified by Scott and Company is not followed through which may result in a prolonged Listed Building Consent decision should the opinions of the Conservation Officer differ from those included in the Listed Building Consent application.. • From a building regulations compliance perspective this option is viable due to the intention of achieving building regulatory compliance, however some leniency may be required on the part of the Building Control Approver to take into consideration the listed nature of the property. • Building control would be satisfied as long as compliance is achieved however heritage might stipulate certain requirements in order to preserve with the building's historical significance which might delay the programme and increase costs.
Commercial and Financial	• When considering the swiftest route to resumption of commercial activities this option may be considered optimal. • From a funding perspective this option will likely be viewed favourably by the Loss Adjusters, on the assumption that they accept the requirement for regulatory compliance as essential and not betterment. • From a procurement and tendering perspective, this option is equal in comparison to the other options. • This option does not consider alternative uses or reconfiguration of the existing building which may otherwise result in improved commercial returns, although there is no loss compared with the use of the property before the fire damage.

12.3 Option 3.

Option 3. ***'An enhanced option considering opportunities for greater income for the Park, such as through business and / or residential and / or holiday letting, and likely costs involved'***

The third option for the refurbishment of the fire damaged section of the Barrow centre would allow for alterations to the building in order to increase the revenue generated by the building. This might include the altering of internal layout in order to maximise it potential revenue generated. Considering this option against the previously discussed feasibility criteria, our appraisal of this option is as follows.

Feasibility Criteria	Appraisal Notes
Extent of damage/existing building condition	• The extent of damage caused by the fire results in a requirement for considerable repair and restoration for the building fabric and building services systems. • Given the extent of damage the remedial works will trigger a requirement for regulatory compliance for certain building systems and elements - this approach aligns with this option providing that regulatory compliance upgrades are considered alongside diversification of the property, so in principle is considered feasible. • Examples of necessary compliance upgrades for a continued residential use include LED lighting and electrical distribution boards. An improvement to thermal performance, whilst acknowledging the leniency afforded by listed buildings, will also be required. Regulatory requirements will increase for alternative commercial uses.
Heritage	• From a heritage perspective this option may be considered as one of the most conservative, providing that the building regulations upgrades are adequately justified and that a residential use (even if for holiday letting with some reconfiguration) continues. If a decision is made to change use to another commercial use, such as retail, there is considered to be adequate precedent set elsewhere within the park to support this. • The Heritage Impact Assessment prepared by Scott & Company proposes restoration and reinstatement measures which exceed those that were extant in the pre-fire damage building which are considered essential to preserve the heritage asset, likely to be well received by the Conservation Officer. • There will be a need to balance HIA upgrades with building regulation required upgrades and the costs associated with these.
Energy Efficiency and Decarbonisation	• This option would provide a marked improvement from an energy efficiency and decarbonisation standpoint even by targeting the minimum requirements of Building Regulations Approved Document L, providing that regulatory compliance upgrades are considered as part of this option. • In light of the recommendations within the Heating Decarbonisation Plan prepared by Hoare Lea there lies an opportunity for relatively simple measures that will contribute to the long term decarbonisation of the estate and Cornwall Council policy targets that bear consideration. If the use changes from residential then it is recommended that the HDP report takes this into consideration and the measures required to achieve the HDP proposals be reassessed. • Through implementation of simple measures this option could align with the longer term Mount Edgcumbe decarbonisation ambitions.
Logistics and Operations	• From a logistics and operations standpoint this option is relatively neutral when compared to the other options. • The constraints applicable to this criterion will apply equally across all options, though it may be expected that public perception for a commercial change of use may attract scrutiny.
Statutory	• From a planning application perspective this option is considered low risk if the existing uses are maintained even with reconfiguration or redistribution of space between holiday lettings and staff accommodation. This risk will likely increase to medium if the decision is made to increase the number of holiday units and/or a change of use. • From a Listed Building Consent point of view, this option carries risk if restoration such as that which has been justified by Scott and Company is not followed through which may result in a prolonged Listed Building Consent decision should the opinions of the Conservation Officer differ from those included in the Listed Building Consent application. • From a building regulations compliance perspective this option is viable if it is the intention of achieving building regulatory compliance, however some leniency may be required on the part of the Building Control Approver to take into consideration the listed nature of the property. Leniency is expected to be less with a change of use.
Commercial and Financial	• When considering the route to resumption of commercial activities this option may be considered one of the slowest, depending upon the decision for change of use versus continuation of existing uses. • From a funding perspective this option will likely be viewed less favourably by the Loss Adjusters if a change of use is proposed given that the reinstatement is not comparable and hard to justify cost wise. If the existing use is continued, even with reconfiguration, cost differences are likely minimal, on the assumption that the Loss Adjusters accept the requirement for regulatory compliance as essential and not betterment. • From a procurement and tendering perspective, this option is equal in comparison to the other options. • This option presents the opportunity for reconfiguration of the existing building which may result in more efficient floor plans an improved commercial returns.

12.4 Option 4.

Option 4. *'An enhanced option considering net zero emissions, opportunities for energy efficiency and renewables and likely costs involved'* -

Option 4 would see the refurbishment of the accommodation block to include for energy efficiency improvements, whilst considering the impact on the Park as a whole.

Feasibility Criteria	Appraisal Notes
Extent of damage/existing building condition	• The extent of damage caused by the fire results in a requirement for considerable repair and restoration for the building fabric and building services systems. • Given the extent of damage the remedial works will trigger a requirement for regulatory compliance for certain building systems and elements - this approach aligns with this option providing that regulatory compliance upgrades are considered alongside diversification of the property, so in principle is considered feasible. • Examples of necessary compliance upgrades for a continued residential use include LED lighting and electrical distribution boards. An improvement to thermal performance, whilst acknowledging the leniency afforded by listed buildings, will also be required. • The existing building fabric has limitations and will require substantive amendment and upgrade to achieve net zero.
Heritage	• From a heritage perspective this option may be considered as one of the most contentious on the basis that there will be a requirement for significant historic fabric upgrades alongside the installation of renewable technologies and energy efficiency systems which may have a detrimental impact on the Grade II listed asset. • The Heritage Impact Assessment prepared by Scott & Company proposes restoration and reinstatement measures which exceed those that were extant in the pre-fire damage building which are considered essential to preserve the heritage asset, likely to be well received by the Conservation Officer. However, the measures outlined are insufficient to achieve net zero for the accommodation block. • There will be a need to balance HIA upgrades with building regulation required upgrades, net zero improvements and the costs associated with these.
Energy Efficiency and Decarbonisation	• This option would provide a marked improvement from an energy efficiency and decarbonisation standpoint even by exceeding the requirements of Building Regulations Approved Document L. It would require a fabric first approach to improving the existing thermal envelope coupled with enhanced building services systems and renewable technologies. • In light of the recommendations within the Heating Decarbonisation Plan prepared by Hoare Lea there lies an opportunity for relatively simple measures that will contribute to the long term decarbonisation of the estate and Cornwall Council policy targets that bear consideration. • Targeting net zero would exceed the requirements of the HDP in respect of the accommodation block.
Logistics and Operations	• From a logistics and operations standpoint this option is relatively complex when compared to the other options. This option would require the use of additional space around the property for the placement of renewable technologies and ancillary • The constraints applicable to this criterion will apply equally across all options.
Statutory	• From a planning application perspective this option is considered medium risk given the need to balance heritage asset preservation and net zero improvements. • From a Listed Building Consent point of view, this option carries risk if restoration such as that which has been justified by Scott and Company is not followed through. The measures required to achieve net zero will not align with the proposals within the HIA. • From a building regulations compliance perspective this option is viable due to the intention of achieving and exceeding building regulatory compliance in the drive to net zero. Some leniency may be required on the part of the Building Control Approver to take into consideration the listed nature of the property, though any degree of leniency is likely to have a negative impact on achieving net zero.
Commercial and Financial	• When considering the route to resumption of commercial activities this option may be considered one of the slowest given the need for an extended design duration and expected planning negotiations. • From a funding perspective this option will likely be viewed less favourably by the Loss Adjusters. The cost difference between undertaking a compliant restoration and achieving net zero is a larger delta with the additional works likely to be considered as betterment. Alternative funding will need to be secured to deliver this option. • From a procurement and tendering perspective, this option is equal in comparison to the other options. • This option presents the opportunity for reconfiguration of the existing building which may result in more efficient floor plans an improved commercial returns.

13.0
Recommendations.

13.0 Recommendations.

13.1 Recommendations

In contemplation of the options put forward we conclude that Option 1 is not feasible on the grounds of essential compliance upgrades. The remaining options are individually feasible, however, our recommendation is to proceed with a blend of these remaining options.

Our recommendation is to progress with a sympathetic restoration that will honour and preserve the Grade II asset that accounts for the necessary regulatory upgrades to afford compliance with the current Building Regulations.

In consideration of the opportunity for energy efficiency improvements these would serve as an admirable target that would work towards reducing carbon emissions, however when evaluated for the Barrow Centre accommodation block in isolation would be ambitious, costly, met with Conservation Officer resistance and unlikely to be funded through the insurance policy.

In light of the Hoare Lea Heating Decarbonisation Plan which has been prepared for the whole of the Mount Edgcumbe Country Park, we recommend adoption of the limited proposals within HDP report to benefit the longer term decarbonisation of the Country Park as a whole and not focussed solely on the Barrow Centre. It is felt that the necessary costs in achieving this are comparable to that which may be incurred for regulatory compliance upgrades, whilst also designing in flexibility for future proofing.

Our recommendations in respect of building services are as follows:

- The proposal for heating the building is for a centralised boiler with buffer vessel and associated plant to be installed complete with LPG tanks to supply a mix of radiators, towel rails and underfloor heating systems. Each accommodation unit would have local zone valves and thermostatic control. Overall control of the wider system will be linked to an outside air temperature sensor. This system is intended to be future proof to enable the replacement of the boiler with air source or ground source heat pumps at a later date (located on the same slab as the LPG tank) with the same buffer vessel and associated plant.
- Water heating is proposed to be via an unvented cylinder in each accommodation unit with time clock and temperature control. This would be heated by immersion elements.
- Existing lighting was generally incandescent or fluorescent which does not meet current regulations. Replacement LED lighting (including decorative fittings if required) are to be installed to ensure compliance with Part L.
- The existing distribution boards do not meet the requirements of BS7671 Amendment 3 and although acceptable at the time of installation, they no longer meet current regulation requirements. These are to be replaced with modern boards complete with RCD and AFDD protection. Metering is to be installed.
- Currently, ventilation other than cooker hoods and one kitchen fan was not observed. The intention would be to install ventilation in accordance with Part F to include bathrooms and kitchens. MVHR units will be considered to benefit from heat recovery as well as provide ventilation to all areas to further improve energy efficiency, though this is not essential.
- In accordance with Part B, local fire detection would be installed in accordance with the recommendations of BS5839-6 (Domestic Dwelling) linked to the remainder of the building which currently has a BS5839-1 system installed. The proposed system modification would be designated as an L2/LD2 combined system.
- Further recommended would be the installation of emergency lighting on staircases, final exits and plant rooms. This is based on the assumption of wayfinding for persons not familiar with the building. Emergency lighting to meet the minimum standards of BS 5266.
- Whilst solar photovoltaic panels are a consideration of the HDP report, this would feed into the main LV Switchboard supplying the wider Barrow Centre. It would not be of benefit to supply the accommodation units as usage is not guaranteed. However the main Barrow Centre will share the benefit. As part of this project, we recommend ensuring adequate roof structure to accommodate the installation of a photovoltaic installation in the future.

To address fabric repair requirements we recommend following the Scott & Company proposals which reinstatement works, outlining essential and optional changes to restore the historic property while also suggesting modern improvements for efficiency. These are proposed to be implemented on a cost effective basis and supported by Bailey Partnership's condition survey reports, and be further informed by surveys recommended throughout this report.

Finally, we recommend continuation of the existing accommodation block uses, though coupled with the reconfiguration of the accommodation to provide more efficient floor plans. It is again felt that the cost associated with achieving this will be comparable to that which will be incurred for the recommendations outlined above. For example, with internal walls having to be replaced due to the damage alternative layouts could be proposed that are are similar in overall quantity with even an opportunity for savings if layouts are simplified.

We have prepared an Elemental Cost Plan which aligns with these recommendations which is available in Appendix E and summarised in the next section.

14.0

Elemental Cost Plan.

14.0 Elemental Cost Plan.

14.1 Elemental Cost Plan Preamble

14.1.1 Estimating Principles

Bailey Partnership follows the principles set out in the RICS Professional Statement for Cost Prediction. We have prepared initial cost predictions as an 'Order of Cost Estimate' (OCE) per the NRM Volume 1 following the Elemental 'Cost Plan' method for works to existing buildings.

The design proposals have not been developed; only a notional intent has been illustrated. As a result, a notable level of uncertainty remains, and risk allowances have been incorporated in our estimates.

14.1.2 Source of Data and Analysis

During the preparation of this estimate, we have relied on benchmarking derived from historical project cost data whenever available. We have also obtained rates from reputable sources such as Spons and the Building Cost Information Service (BCIS). To convert this data into rates, we have employed a parametric analysis of the works.

The rates within the estimate have been adjusted for time to the current base date using The RICS BCIS All-in TPI indices and for location by applying the RICS BCIS Location Factors.

The UK is currently experiencing higher rates of inflation. The RICS BCIS indices for construction cannot accurately predict the impact of future national or international political events, crises or local market forces particular to this project.

14.1.3 Tax

By reference to HMRC VAT Notices 700 and 708, we assume that 'standard rate' VAT will apply to the works generally as a whole as well as professional fees that are paid direct and 'Client Direct' items.

No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.

We have not considered VAT Reverse Charging or CIS deductions as we assume the employer will be the end user and the selected contractor will be registered to be paid gross.

14.1.4 Exclusions

The above cost predictions are limited to the scope of the construction project. Therefore they do not include the following:

- Land acquisition costs or property matters
- Finance costs
- Other fees (e.g. for party walls, right to light, oversailing license, etc.)
- Other charges (e.g. for adoptions/maintenance of highways, drainage or utilities etc. not forming part of the works above)
- Other Planning contributions (e.g. CIL, s106, s278 etc.)
- Other insurances
- Archeological field work
- Other specialist works
- Client decanting / relocation costs
- Other 'group 2 and 3' fixtures fittings furnishings and equipment not provided as part of the works
- Other end user costs
- Marketing / publicity costs
- Other client direct costs

14.0 Elemental Cost Plan.

14.1.5 Limitations

We have not surveyed the site or existing buildings to verify the dimensions stated on the record drawings.

14.1.6 Procurement

We have assumed a Traditional form of procurement. We have made allowance for main contractor's preliminaries for the works based upon an expected contract duration and time related costs.

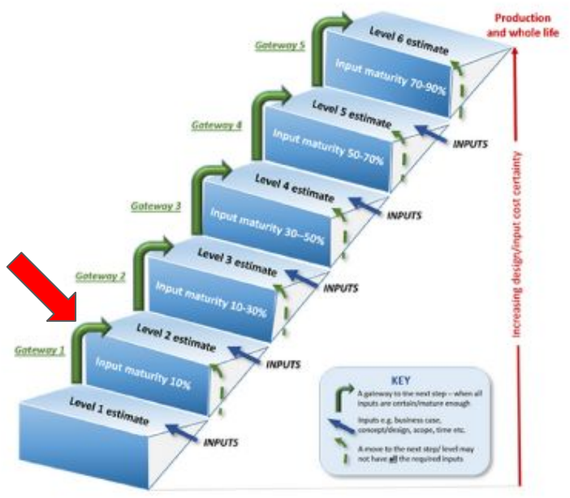
Currently, the main contractor's overheads and profits vary considerably in the market, with some recent tenders reaching as high as 22%. However, considering the project's size, the expected contractor's capacity, and the assumed traditional procurement route, we have applied a lower rate of 8% for overheads and profits.

14.1.7 Fees

At this stage, we have not included professional fees and the estimates do not encompass other project costs in general.

14.1.8 Uncertainty

Estimating and cost planning is an iterative process where uncertainty reduces as the level of information completeness and maturity of design increases. More precise costs will be reflected in the Formal Cost Plans that will accompany the future design stages



14.1.9 Risk

As noted above, there is an inherent risk of uncertainty at this early design stage. This is managed in our estimate in a number of ways:

- First, we follow a reasoned and structured approach, following the guidance, to minimise bias in our estimating and provide consistent output.
- Secondly, we apply a 'three-point' estimate to each line of the estimate leading to an 'expected rate' weighted on the medium point of a normal distribution.
- Thirdly, we show Risk Allowances for 1) design development risks, 2) construction risks, and 3) employer risk. These serve as contingencies to be managed through the life of the project.

14.0 Elemental Cost Plan.

14.2 Elemental Cost Plan Summary

An Elemental Cost Plan has been prepared in consideration to the recommendations outlined in the preceding pages of this report.

The estimate is summarised by NRM reference as per the adjacent table.

The full estimate is contained in Appendix E which includes a breakdown of cost by flat (£/functional unit).

The estimated total exceeds the pre-start anticipated budget which is documented in the Project Execution Plan as £650,000 exc VAT. We recommend Cornwall seek assurance from the Loss Adjuster that cover to the value of the estimate is held whilst also seeking confirmation as to the availability of alternative funding streams.

Ref	Description	Estimate
0	Facilitating works	5,000.00
1	Substructures	0.00
2	Superstructure	525,201.00
3	Internal Finishes	114,773.00
4	Fittings, Furnishings and Equipment	19,170.00
5	Services	68,034.00
6	Prefabricated Buildings and Building Units	0.00
7	Work to Existing Buildings	68,946.00
8	External Works	14,460.00
	Sub-total: Building Works Estimate	815,584.00
9	Main contractor's preliminaries	110,100.00
10	Main contractor's overheads and profit	111,082.08
	Sub-total: Works Cost Estimate	1,036,766.08
11	Project/design team fees	165,882.57
12	Other development/project costs	0.00
	Sub-total: Base Cost Estimate	1,202,648.65
13	Risks	144,317.84
14	Inflation	21,877.03
	TOTAL (excluding VAT)	1,368,843.52
15	VAT assessment (20%)	273,768.70
	TOTAL (including VAT)	1,642,612.22

15.0

Further Investigations & Enquiries.

15.0 Further Investigations & Next Steps.

12.1 Further Investigations & Enquiries

The following further investigations and surveys are recommended in order to fully understand the remaining risks and unknowns for the options under consideration.

This section pulls forward all other recommendations made earlier within this report.

The following further investigations are already underway with quotations having been procured and instructions being finalised:

- Instruct an asbestos refurbishment survey
- Instruct a specialist damp and timber survey
- Commission a full measured survey and limited topographic survey for the works area
- Instruct an ecological survey

As per this options appraisal report, the following is also recommended:

- Instruct intrusive investigation of concealed timber lintels to ascertain condition - there is the potential for the damp and timber specialist to add this to their scope.
- Undertake core sampling and concrete testing of ground floor slab to ascertain suitability for retention.
- Consider the preparation of an enabling package of works ahead of the main works package that seeks to remove damp
- See tax advice to ascertain potential VAT relief, capital allowances opportunities and grant availability.

12.2 Next Steps & Client Action

Please review this report along with its conclusions and recommendations and provide Bailey partnership with your approval and instructions to proceed to the next stage. This will allow Bailey Partnership to continue in accordance with the current project programme.

Additionally, please confirm agreement as to the project budget and seek assurance from the Loss Adjuster that cover to the value of the estimate is held. Simultaneously, seek confirmation as to the availability of alternative funding streams ahead of negotiations with the Loss Adjuster as to the funded scope of refurbishment works.

The next milestone for the project, following the issue of this report, is the submission of a request for planning pre-application advice which is scheduled to be submitted on 23 July 2025. We consider that this could continue to happen whilst the content of this report and recommendations are being considered with relatively low risk. Nevertheless, we look forward to receiving approval to confirm this course of action.

Appendices.

A.

Appendix A -Building Survey Report.

working on behalf of

BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ

Building Survey Following Fire Damage

Job Number:	37167
Latest Revision:	P01
Status:	S3
Issue Date:	26/06/2025
Reference:	37167-BPG-XX-XX-RP-B-0001

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Document Revision History

Revision	Date	Issue / Revision Details	Prepared By	Checked By	Approved By
P01	01/07/2025	First Issue	JMB/KI	JMB	JWB
P02	02/07/2025	Updated Cover Page	-	-	JWB
-	-	-	-	-	-
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Document Validation (Latest Issue)

Revision	Date		Prepared By	Checked By	Approved By
P01	01/07/2025	Name	JMB/KI	JMB	JWB
		Signature			

Contents

Appendices

1.0 Introduction & Scope

1.1 An instruction was received from Cornwall Council & Arcadis LLP for Bailey Partnership (Group) Ltd to undertake a building survey of the accommodation block at the Barrow Centre, Mt Edgcumbe, Cremyll, PL10 1HZ following damage caused by fire at the property.

1.2 Our instruction is limited to a visual inspection of areas internally and externally, which are reported as suffering from fire damage, as advised by Cornwall Council & Arcadis LLP, with the purpose of reporting on the extent of damage and outlining the scope of remediation work required. No other part of the building or adjoining structures will be inspected other than that associated with consequential water damage for the purpose of this structural and building fabric damage appraisal outside the section of the building affected by the fire.

1.3 Our inspection at the Barrow Centre, Mt Edgcumbe, Cremyll, PL10 1HZ took place on 17th June 2025 during dry and bright weather.

1.4 The inspection of the building fabric was carried out by James Barron BSc (Hons) MRICS and Kieran Ivimy BSc (Hons) on behalf of Bailey Partnership with access to the property facilitated by Cornwall Council.

1.5 For the purpose of this report, we have assumed the elevation facing east towards the manor house with the stepped front entrance is the front elevation. All references to orientation are made on this basis.

1.6 This report is to be read in conjunction with the accompanying building services report and structural engineers site inspection report issued via separate cover.

2.0 Survey Limitations

2.1 This is not a full building survey.

2.2 Our survey has been targeted toward identifying and reporting on structural and building fabric defects in the major building elements in the fire damaged areas at the property only. Our surveys will be based on visual inspection, taken from vantage points at ground or floor level, from a 3.5m ladder or permanent safe access where provided. External grounds and boundaries are excluded.

2.3 Opinions as to defects are based on a combination of visual inspection and measurement with standard surveying tools such as spirit levels, moisture meters etc. No destructive testing was carried out.

2.4 At the time of our inspection, the property was not occupied, other than in adjacent buildings occupied part time by estates staff and other operational businesses.

2.5 This report will consider the building structure and fabric only in relation to the section of the building that has been affected by the fire, including the adjoining commercial areas affected by consequential water damage.

2.6 Information provided to the surveyor from the estate staff on site:

A. We understand that the fire took hold in early February 2025.

B. We understand that the fire started in a residential part of the building at the top floor in the south west corner.

C. We understand that emergency works have already been carried out by Plymouth City Councils response contractor JNE construction to remove unstable masonry at high level, remove the roof completely and strip out fire damaged fabric from the building.

D. We understand that plans are being made to over-roof the building with scaffold, but at the time of our survey the building remains very exposed to weathering with no scaffold in place and the roof entirely missing.

E. We understand that the building was formerly in use as staff accommodation and residential holiday lets

2.7 Property specific limitations are listed as follows:

A. Services within the building have been disconnected so inspection in dimly lit areas is undertaken by torch light.

B. Care needs to be taken when walking across the upper floors which have been covered in ply sheets, but are now wet and labelled as fragile

C. There are materials at the building with the possibility of containing asbestos fibres including vinyl sheets and adhesives. We have not carried out any specialist asbestos surveying or testing as part of this instruction

D. In the south west corner the property abuts an occupied building which is also fire damaged and will require reinstatement. This is a first floor office and greyhound floor letting unit trading as an upcycling centre.

E. There is standing water on floors and significant mould growths at the building

2.8 All inspections undertaken by Bailey Partnership are subject to our full survey limitation clauses, a copy of which has been appended to this report in Appendix B.

3.0 Property Details

3.1 Property, site and location information:

Property address	Flats at Barrow Centre, Mt Edgcumbe, Cremyll, PL10 1HZ.
Property type	3 storey solid stone building previously used as staff accommodation and holiday letting units.
Accommodation	The building is arranged as four residential units over split levels, Yew Tree Cottage, Horseshoe Cottage, flat 6 and flat 3.
Access	All of the accommodation formerly at the Barrow Centre has stepped entrances and split floor accommodation.
Conservation area	The Mount Edgcumbe estate is a listed property, Historic England reference number 1000134. The Barrow Centre flats themselves are Grade II listed under Historic England reference number 1161140.
Location/other comments	Damaged building is adjoined to buildings that are still commercially operating, including a cafe open to the public.

3.2 Construction information:

General construction	The building is of solid stone wall construction. The roof structure and coverings are almost entirely removed with only a small gable section remaining propped over the adjoining building and a small number of fire charred roof beams. The timber windows remain largely intact. Upper floors are suspended timber and the lower floor area is a concrete slab.
Approximate age	Mount Edgcumbe was originally built in the mid 16th century but has been extensively altered and remodelled over the centuries, including post war internal reconstruction from the late 1940's. The Barrow Centre will have been constructed most likely in the 18th Century as outbuildings to the main house.
Roof	The roof structure was timber with a central hidden valley between two pitched roof structures. The roof was covered in natural slate. The roof is almost entirely removed. Some salvaged slate is stored on site but most will have been disposed of.
Rainwater goods	Gutters would have been cast iron and have been lost.

Walls	External walls comprise of red sandstone blocks and lime mortar solid walls
Floors	The upper floors are suspended timber which consist of large timer beams supporting more slender joists and boards above. The lower floor is a solid concrete slab.
Windows	Single glazed timber framed casement windows.
Doors	Timber doors into individual dwelling areas.

3.3 Services: The building services are considered in detail in a separate report

4.0 Overview Of Findings

4.1 Prior to our inspection we were advised that the building had suffered significant fire damage in February 2025.

4.2 This report will consider only those areas within the curtilage of the building affected by the fire.

4.3 This is an overview of the survey findings and must be read in conjunction with the full room by room condition report spreadsheet contained in Appendix A and accompanying photographs contained in Appendix B.

BUILDING ELEMENT	CONDITION	WORK REQUIRED
EXTERNAL		
Roof Coverings	The natural slate roof coverings are entirely removed. There is a small quantity of salvaged slate stored on site. All fixing battens and membranes are removed and disposed of.	The roof covering requires complete reinstatement to comply with the listed building status and building regulations. This will include consideration of thermal performance and insulation upgrade.
Roof Structure	The roof structure consisted of principal timber trusses with large horizontal chords and diagonal rafters and braces. There would have been horizontal timber purlins with hip rafters and diagonal common rafters. The roof was arranged as two parallel pitched roof structures with a valley gutter between. All of the roof structure, except for some badly charred principal truss chords, are removed and cleared from site	The roof structure requires complete reinstatement.
Chimneys	The main chimney stack has been reduced in height and is covered with tarpaulin. There is a second chimney stack reduced in height alongside the east staircase. On the west side there are splays where former fireplaces have been blocked and the chimney removed.	The chimney stacks require rebuilding up to roof level and above. All flues will need to be lined and insulated to receive a building regulations and HETAS compliant installation.
Fascias / Soffits / Bargeboards	The wall head has some remaining timber wall plates with a crenalated	Full reinstatement of all fascias and soffits to replicate those that have

	pattern. There are no remaining fascias or soffits at high level. Historic photos in the Archaeological Building Survey report March 2007 show blue painted fascias and soffits being present.	been lost.
Gutters And Downpipes	The gutters would have been cast iron and are entirely removed. Downpipes remain.	Replacement of all gutters and full refurbishment of all downpipes and fixings into existing rainwater drainage installations.
Valley gutters	The valley gutter in the centre of the roof area would most likely have been covered in stepped leadwork and all has been removed.	Full reinstatement of the valley gutter boards and lead covering.
External Walls	External walls are formed in solid stonework with skins of local red sandstone in coursed or random stone with lime mortar jointing. The walls remain stable and have not been seriously damaged by the fire, but are wet due to the firefighting and the subsequent exposure to the elements.	Careful retention of the external walls during the project. The wall heads will need to be rebuilt where removed with the roof structure. The lowered gable and dividing walls will need to be rebuilt in stonework or other fire compartment structure.
Lintels and openings	The window and door openings have face stone lintels in red sandstone with large keystones. Behind the stone lintels there will be timber lintels buried in the thickness of the walls. There is one stone lintel in the north east corner which has displaced. The buried timber lintels are not accessible to inspect.	Repair the displaced lintel. Expose, treat and retain all buried lintels or replace if they are significantly rotten or charred.
Windows	Windows are single glazed timber casement windows with hinges, stays and clasps. A number of windows are removed and boarded over, but the majority remain and are ajar for ventilation.	Replace all missing windows with matching units. Thoroughly refurbish all remaining windows into good working order including shaving to fit where swollen from water damage and exposure.
Doors	Large timber doors accessing the individual dwellings. The doors are not badly damaged by the fire but have some rot attack from water damage.	The doors will require refurbishment

INTERNAL		
Upper Floor Structures	Upper floors are suspended timber with large timber beams, floor joists and timber floor boards. Much of the floor boarding is missing with the joists being temporarily overboarded for access. There is visible fungal growth and rot affecting some parts of the retained floor structures.	Remove all rotten floor timbers. reinstate with matching timber. Thoroughly dry, treat and retain all salvageable timbers as part of building reinstatement.
Lower Ground Floor Structure	The lower ground floor is a solid concrete slab. This has some fitted vinyl coverings remaining. There is standing water on the lower ground floors where the building is exposed to the elements.	Thoroughly clean and treat the concrete as part of building reinstatement.
Internal Partitions	Internal partitions are both solid masonry dividing walls separating the individual units and timber stud lightweight partitions. The partitions are faced in plasterboard and much of the boarding is missing. A number of stud partitions have been removed or reduced to below wall plate level. The remaining timber studwork at upper level is charred and smells of smoke. The partitions and internal walls have wall plaster which is badly wettened from exposure to the elements and has visible fungal growth possibly from timber lath behind the plaster coat.	Remove all remaining wall plaster at the property back to sound masonry. Remove and dispose of all remaining timber studwork at upper level where charred. Strip linings from all timber studwork at ground and lower ground floor level to allow thorough examination of timbers and drying, particularly timber sole plates in contact with standing water on lower floors. Fully reinstate.
Ceilings	Ceilings are plasterboard and have been removed in many places. The timber ceiling bearers beneath the floor joists remain and are wet and have fungal growths. The ceilings have significant black mould growth from the damp.	Remove all remaining ceiling boards and timber framework and fully reinstate when floor structure is treated and dry. Consider upgrading with insulation packed into the floor void for thermal improvement and sound attenuation.
Internal Doors	Internal doors are timber fire doors with intumescent strips and smoke brush seals fitted.	All of the internal doors and frames will need to be replaced and compliant fire doors and frames depending on the fire strategy for the building and to

		meet building regulations.
Staircases	The staircases at ground and first floor level are timber. These are affected by damp. Staircases at lower ground floor level are solid concrete or stone.	The timber staircases will need to be allowed to thoroughly dry or will need to be stripped and replaced.
Kitchen Fittings	Fitted kitchen units and worktops in each unit of accommodation.	The kitchens will need to be stripped and replaced.
Sanitaryware	Ceramic WC pans and cisterns, basins, taps and pipework with plastic shower trays and screens	All of the sanitaryware will need to be stripped and either reused or replaced where not salvageable.
SERVICES	See separate report	See separate report

5.0 Recommendations & Further Investigations

5.1 The content of this report should be incorporated into the strategy for full building reinstatement and considered as part of the options appraisal for the refurbishment of the fire damaged accommodation.

5.2 Opportunities for building improvements, either for thermal efficiency, carbon efficiency, occupational improvement or layout improvement should be strongly considered and balanced against the listed status of the building.

5.3 Owing to the extent of damage and the ongoing exposure of the remaining structure to the elements, we recommend a package of enabling works be drawn up and actioned ahead of any planned refurbishment scheme to halt further deterioration.

APPENDIX A

ROOM BY ROOM CONDITION REPORT

Lyster court, 2 Cragie Drive
The Millfields, Plymouth
Devon PL1 3JB
01752 229259

FOR

(1) Cornwall Council

Room By Room Condition Report

Relating to the building fabric

Barrow Centre, Mt Edgcumbe, Cremyll, PL10 1HZ

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Signed:

Josh Butler BSc (Hons) MRICS
For and on Behalf of Bailey Partnership

bailey partnership

FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
Lower ground floor					
Yew Tree Cottage					
Kitchen	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	1
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	2
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Terracotta floor tiles are present within this room.	Floor tiles are generally in a satisfactory condition. Tiles are stained with dirt and debris.	Thoroughly clean and treat the tiles as part of building reinstatement.	3
	External Doors	Painted timber external stable door with steel ironmongery.	Stable door is generally in a satisfactory condition.	Timber door and frame to be left in-situ and allowed to dry fully before refurbishing.	3
	Internal doors	Solid timber fire door used to access the communal corridor.	Door is generally in a satisfactory condition, although doesn't close fully when shut.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Lounge	Ceiling	Internal ceiling finish has been removed, A steel beam is present spanning the width of the room.	Timber joists appear damp due to their prolonged exposure to moisture, and the steel beam is exhibiting signs of rusting.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated. Steel beam should be cleaned and painted with red oxide paint before fire proofing.	4,6
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture. A significant amount of black mold is present on the walls.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	5
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture. A significant amount of black mold is present on the walls.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris.	Thoroughly clean and treat the concrete as part of building reinstatement.	
	Internal doors	Internal timber doors with stainless steel ironmongery have been retrofitted with smoke strips and intumescent seals.	Timber internal doors are generally in a poor condition having mold growth and staining to the surface of the doors.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Bathroom	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture.	Existing floor joists are to be dried or replaced if required, plasterboard is it be reinstated to the underside of the floor joists. Plasterboard is to be skimmed and decorated.	7
	Internal walls, skirtings, joinery	Internal walls are lined with ceramic tiles preventing the condition of the supporting wall to be assessed.	Timber battens behind tiled finish are likely to be beyond repair.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Tiled finish is present to the external walls in this room.	Timber battens behind tiled finish are likely to be beyond repair.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and installed new cement board to the face and tile as existing.	
	Floor		Floor tiles are heavily stained due to the level of water damage sustained.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Solid timber in internal doors with smoke seals and intumescent strips.	Entrance door is generally in a satisfactory condition, however due to the condition of the surrounding walls it has likely beyond repair. Internal double doors to inside bathroom have mold growth on the internal face.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Entrance lobby	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition, significant amounts of black mold growth present to the ceiling finish.	Remove existing ceiling finishes, existing ceiling joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	8
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture. A significant amount of black mold is present on the walls.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	9
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture. A significant amount of black mold is present on the walls.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Terracotta tiled floor covering is present to the entrance lobby, a recessed section in the middle was likely securing a door mat.	Terracotta tiles are generally in a satisfactory condition. Minor staining and some water ponting in the recessed hole.	Thoroughly clean and treat the tiles as part of building reinstatement.	10
	External doors	Solid timber external door steel and brass ironmongery.	Timber door is generally in a satisfactory condition, minor staining due water is present.	Timber door and frame to be left in-situ and allowed to dry fully before refurbishing.	
Stairwell	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition, significant amounts of black mold growth is present to the ceiling finish.	Remove existing ceiling finishes, existing ceiling joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	11
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture. A significant amount of black mold is present on the walls.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	12
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris.	Thoroughly clean and treat the concrete as part of building reinstatement.	
	Internal doors	Glazed internal timber door is present to the opening with the entrance lobby.	Glazed timber door is generally in a satisfactory condition, a minor amount of mold growth is present.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Horseshoe Cottage					
Lobby&Cloaks	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition, significant amounts of black mold growth is present to the ceiling finish.	Remove existing ceiling finishes, existing ceiling joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	28
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture. A significant amount of black mold is present on the walls.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Stone flagstones are present as the floor covering for this room.	Stone flat stone and wet, joints between the flagstones are loose.	Rake out existing mortar joints, clean the surface of the flagstones and the joints before applying new joining mix between the flagstones.	29
	External Doors	Solid timber external door steel and brass ironmongery.	Timber door is generally in a satisfactory condition, minor staining due water is present.	Timber door and frame to be left in-situ and allowed to dry fully before refurbishing.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
WC	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition, significant amounts of black mold growth is present to the ceiling finish.	Remove existing ceiling finishes, existing ceiling joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	30
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris.	Thoroughly clean and treat the concrete as part of building reinstatement.	30
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Stairwell	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition due to the elements prolonged exposure to moisture	Remove existing ceiling finishes, existing floor joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the floor joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Removal all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Stone flagstones are present as the floor covering for this room.	Stone flagstone and wet, joints between the flagstones are loose.	Rake out existing mortar joints, clean the surface of the flagstones and joints before applying new joining mix.	31
	Stair structure	Concrete stair structure with painted steel handrail.	Stair covering is in a poor condition being heavily stained due to water exposure.	Thoroughly clean and treat the steps as part of building reinstatement.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Ground Floor					
Yew Tree Cottage					
Kitchen/ diner	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	13
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	14
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
	Kitchen units	Timber kitchen base units and timber laminate worktops are present around a dwarf wall.	Kitchen fittings are generally in a poor condition, laminate is peeling due to water exposure, and the base units are damaged likewise due to water.	Replace all the kitchen base units, doors and worktops.	
Bedroom 1	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	15
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Hot water cylinder cupboard	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	16
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Exposed floorboards are present inside of the cupboard.	The floor boards are generally in a poor condition, large amounts of debris are present, they appear heavily stained.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room.	17
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Hallway	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	18
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	stair structure	Timber stair structure, hand rails and timber panel infill.	Timber structure is saturated and associated fixings are saturated due to the water exposure.	Remove timber staircase structure completely and replace with new.	
Horseshoe cottage					
Kitchen	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	32
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Vinyl sheet floor covering.	Floor covering is in a poor condition due to the prolonged exposure to water.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
	Kitchen units	Timber kitchen base units and timber laminate worktops are present.	Kitchen fittings are generally in a poor condition, base units are damaged due to their prolonged exposure to moisture and the worktops are covered in debris and are stained in various locations.	Replace all the kitchen base units, doors and worktops.	
Lounge/ diner	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture. Fungal growth is present on the floor joists.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	33
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris. Fungal growth is present on the solid floor.	Thoroughly clean and treat the concrete as part of building reinstatement.	34,35
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Bathroom	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	36
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Vinyl sheet floor covering present in this room.	Floor covering is in a poor condition due to the prolonged exposure to moisture.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Sanitary units	Ceramic wash hand basin and toilet basin as well as a Upvc shower pan.	Sanitary units are in a poor condition being stained and damaged due to the fire and exposure to water.	Remove and replace all sanitary units.	37
Store	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	38
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Removal all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and installed new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Tiled floor covering is present.	Floor tiles are in a poor condition, they are heavily stained due to the water in the building.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	39
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Bedroom 1	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture. Fungal growth present on the floor joists.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	40,41
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris. Fungal growth is present on the solid floor.	Thoroughly clean and treat the concrete as part of building reinstatement.	42
	External Doors	Timber framed external doors with single glazing are present in this room.	Timber doors are generally in a satisfactory condition, decorative wear to the painted finish is present as well as minor damage to due to the water in the building.	Timber door and frame to be left in-situ and allowed to dry fully before refurbishing.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Bedroom 2	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	43
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Vinyl floor tiles present in this room.	Vinyl floor tiles are heavily stained and generally in a bad condition.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	44
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Airing cupboard	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition, significant amounts of black mold growth is present to the ceiling finish.	Remove existing ceiling finishes, existing ceiling joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	45
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
	Floor	Vinyl sheet flooring present.	Floor covering is in a poor condition due to the prolonged exposure to water.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Hot water cylinder cupboard	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition due to the elements prolonged exposure to moisture	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	46
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Tiled floor covering is present.	Floor tiles are in a poor condition, they are heavily stained due to the water in the building.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Lobby	Ceiling	Internal ceiling finish has been removed. Brick arch is exposed.	Timber joists appear damp due to their prolonged exposure to moisture. Brick arch is currently unsupported.	Existing floor joists are to be dried or replaced if required, plasterboard is it be reinstated to the underside of the floor joists. Plasterboard is to be skimmed and decorated. Make provisions to temporarily support the brick arch while undertaking repairs to the ceiling joist. Once works have completed remove the temporary supports and make good the surrounding finishes.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris.	Thoroughly clean and treat the concrete as part of building reinstatement.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Flat No. 6					
Lounge	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture. Fungal growth is present on the floor joists.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	19,20
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	21
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris.	Thoroughly clean and treat the concrete as part of building reinstatement.	
	External Doors	Timber framed external doors with single glazing are present in this room.	Timber doors are generally in a satisfactory condition, decorative wear to the painted finish is present as well as minor damage to due to the water in the building.	Timber door and frame to be left in-situ and allowed to dry fully before refurbishing.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Hallway	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition, black mold growth is present to the ceiling finish.	Remove existing ceiling finishes, existing ceiling joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	22
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Tiled floor covering is present to the hallway.	Floor tiles are in a poor condition, they are heavily stained due to the water in the building.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	23
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Allow timber partition to dry fully before sanding down and redecorating.	23
Kitchen/ dining room	Ceiling	Internal ceiling finish has been removed.	Timber joists appear damp due to their prolonged exposure to moisture.	Existing ceiling joists are to be dried or replaced if required, plasterboard is to be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	24
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	25
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris.	Thoroughly clean and treat the concrete as part of building reinstatement.	

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Store	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition, black mold growth is present to the ceiling finish.	Remove existing ceiling finishes, existing ceiling joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	26
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture. Black mold is present on the internal walls in this room.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Solid concrete floor is generally in a satisfactory condition.	Floor is stained and covered in water and debris.	Thoroughly clean and treat the concrete as part of building reinstatement.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
WC	Ceiling	Internal ceiling has a painted plaster finish.	Ceiling finish is in a bad condition, black mold growth is present to the ceiling finish.	Remove existing ceiling finishes, existing ceiling joists are to be dried of replaced if required, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	27
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture. Black mold is present on the internal walls in this room.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	27
	Floor	Tiled floor covering is present to the WC.	floor tiles are in a poor condition, they are heavily stained due to the water in the building.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Upcycle shop	Internal walls, skirtings, joinery	Dividing wall is lined in vertical timber tongue and groove boards. .	Cladding appears generally in a satisfactory condition, however the timber cladding has swollen after the fire to the saturation of the dividing wall.	Allow for the removal of the timber cladding and all internal finishes back to the stone wall on the partition wall between the 2 properties. Allow for the wall to fully dry before installing new timber structure to support timber cladding, timber cladding is to be painted to match existing.	
First floor					
Flat No. 3					
Kitchen	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	48
	Kitchen units	Timber kitchen base units and timber laminate worktops are present.	Kitchen fittings are generally in a poor condition, laminate is peeling due to water exposure, and the base units are damaged due to the fire and prolonged exposure to moisture.	Replace all the kitchen base units, doors and worktops.	47
Store room	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Lounge	Ceiling	Ceiling finishes have been removed as well as the majority of the timber ceiling structure. .	Remaining timber trusses are heavily charred.	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated. Remain timber beam is to be salvaged if possible.	49
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Hallway	Ceiling	Ceiling finishes have been removed as well as the majority of the timber ceiling structure. .	Remaining timber trusses are heavily charred.	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Bedroom 1	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	50
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Window and frame are heavily smoke stained and damaged due to the fire.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Bedroom 2	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	51
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Window and frame are heavily smoke stained and damaged due to the fire.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
Bathroom	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Sanitary units	Ceramic toilet basin and fiberglass bathtub and shower basin.	Sanitary units are generally dated, however they are also damaged beyond repair due to the fire.	Replace the sanitary units.	52
Cupboard	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
	Floor	Exposed floorboards are present inside of the cupboard.	The floor boards are generally in a poor condition, large amounts of debris are present, they appear heavily stained.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Flat No. 6					
Bedroom 1	Ceiling	Ceiling finishes have been removed as well as the majority of the timber ceiling structure. .	Significant charring to principle timber truss chord across the entire length.	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	53
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Timber framed window has been removed.	N/A	Install new timber framed single glazed window that matches the existing.	
Bedroom 2	Ceiling	Ceiling finishes have been removed as well as the majority of the timber ceiling structure. .	Significant charring to principle timber truss chord across the entire length. Section of timber roof structure is present with it overhanging the bedroom 2.	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated. Remain timber beam is to be salvaged if possible.	54
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Timber framed window has been removed.	N/A	Install new timber framed single glazed window that matches the existing.	55
Bedroom 3	Ceiling	Ceiling finishes have been removed as well as the majority of the timber ceiling structure. .	Significant charring to principle timber truss chord across the entire length. The timber truss is also exhibiting signs of rot on the end bearing.	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated. Remain timber beam is to be salvaged if possible.	56
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	57
Bathroom	Ceiling	Ceiling finishes have been removed as well as the majority of the timber ceiling structure. .	Charring to principle timber truss chord.	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated. Remain timber beam is to be salvaged if possible.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	58
	External walls	Painted plaster wall finish is present to all the external walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. Reinstate new timber battens off of the external wall and install new plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
	Windows	Painted timber framed single glazed external casement windows with steel ironmongery.	Glazing and frames are generally in a satisfactory condition.	Timber windows and frames are to be left in-situ and allowed to dry fully before refurbishing.	
	Sanitary units	Ceramic wash hand basin and toilet basin as well as a Upvc bathtub and shower pan.	Sanitary units are in a poor condition being stained and damaged due to the fire and exposure to water.	Remove and replace all sanitary units.	58

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
Hallway	Ceiling	Ceiling finishes have been removed as well as the majority of the timber ceiling structure. .	Significant charring to principle timber truss chord across the entire length.	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated. Remain timber beam is to be salvaged if possible.	
	Internal walls, skirtings, joinery	Painted plaster wall finish is present to all the internal walls in the room.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Cupboard	Ceiling	Ceiling finishes and any ceiling structure has been removed.	N/A	New timber ceiling joists are to be installed, plasterboard is it be reinstated to the underside of the ceiling joists. Plasterboard is to be skimmed and decorated.	
	Internal walls, skirtings, joinery	Ceiling finishes and any ceiling structure has been removed.	Wall finishes are beyond repair due to their prolonged exposure to moisture and damage sustained in the fire.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of partition wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated.	
	Floor	Existing timber floor boards have been over boarded with 9mm plywood due to the damage sustained in the fire.	Condition of floor boards is unknown.	Remove existing floor coverings to expose floor joists. Reinstate new floor boards across the room and cover with agreed floor finish.	
	Internal doors	Timber internal door and frame.	Timber door is likely damaged due to its prolonged exposure to moisture and as such its fire stopping capabilities are potentially compromised.	Remove and replace door and frame with fire resistant doors compliant with the buildings fire strategy.	
Office (Above upcycle shop)	Internal walls, skirtings, joinery	Dividing wall and other internal wall have a painted plaster finish.	Painted plaster finish is still damp to the touch on the dividing wall due to the saturation of the wall. Painted finish on other internal walls is peeling due to exposure of water during the fire fighting. Electrical sockets are present on the dividing wall are likely damp behind.	Remove all internal wall finishes back to the existing structure. Allow for inspection and drying of dividing wall. If applicable reinstate new materials for partition wall and apply plasterboard to the face. Plasterboard is to be skimmed and decorated. Plasterboard finish to other internal walls is to be remove and reinstated to match existing.	
External elevations					
North elevation					
	External Wall	External wall comprises of solid stone with lime mortar joints.	External wall appears generally in a satisfactory condition, no damaged that would've been sustained due to the fire is present. External wall was reduced in height in areas due to fire damage.	Rebuild external wall back up to original height across the entire elevation.	
	Windows	Windows are are timber framed single glazed, reconstructed stone window cills are in a satisfactory condition and so are the keystones at the head of the window and stone window surrounds.	Window surrounds would benefit from being cleaned down as some staining could be attributed to the smoke from the fire. Due to the high moisture content inside of the building it would be beneficial to remove the windows temporarily to refurbish them and allow them to dry while the works are undertaken.	Clean the surface of the stone work and refurbish windows in-situ.	59
	External doors	TImber framed solid timber doors are present to the lower ground levels of the building.	They are generally in a satisfactory condition, however due to the high moisture content in the building it could be beneficial to remove them temporarily to dry while the works under undertaken.	Leave timber doors in-situ and allow for dry fully before refurbishing.	
	Drainage	Steel SVP is present long the full height of the external wall.	Painted finish to SVP is flaking and would benefit from redecoration during the installation of roof drainage. Roof guttering was removed after the fire due to the damage sustained to the roof.	Clean down and redecorate existing SVP. Guttering and downpipes are to be reinstated matching existing guttering, reconnected allowing for adequate roof drainage.	60
East elevation					
	External Wall	External wall comprises of solid stone with lime mortar joints.	External wall appears generally in a satisfactory condition, no damaged that would've been sustained due to the fire is present. Keystones at the head of the right hand side 1st floor window appear to be displaced. External wall was reduced in height in areas due to fire damage.	Realign ketones before the window is installed. Rebuild external wall back up to original height across the entire elevation.	62
	Windows	Windows are are timber framed single glazed, reconstructed stone window cills are in a satisfactory condition and so are the keystones at the head of the window and stone window surrounds.	Window surrounds would benefit from being cleaned down as some staining could be attributed to the smoke from the fire. Due to the high moisture content inside of the building it would be beneficial to remove the windows temporarily to refurbish them and allow them to dry while the works are undertaken. 1no. window has been damaged during the fire and boarded over.	Clean the surface of the stone work and refurbish windows in-situ. Replace missing window with new timber framed single glazed matching existing.	61
	External doors	Timber framed solid timber doors are present to the ground level of the building.	Timber door is generally in a satisfactory condition, however due to the high moisture content in the building it could be beneficial to remove the door temporarily to dry while the works under undertaken.	Leave timber doors in-situ and allow for dry fully before refurbishing.	
	Drainage	Steel SVP is present long the full height of the external wall.	Painted finish to SVP is flaking and would benefit from redecoration during the installation of roof drainage. Roof guttering was removed after the fire due to the damage sustained to the roof.	Clean down and redecorate existing SVP. Guttering and downpipes are to be reinstated matching existing guttering, reconnected allowing for adequate roof drainage.	63
South elevation					
	External Wall	External wall comprises of solid stone with lime mortar joints.	External wall appears generally in a satisfactory condition, no damaged that would've been sustained due to the fire is present. External wall was reduced in height in areas due to fire damage.	Rebuild external wall back up to original height across the entire elevation.	
	Windows	Windows are are timber framed single glazed, reconstructed stone window cills are in a satisfactory condition and so are the keystones at the head of the window and stone window surrounds.	Window surrounds would benefit from being cleaned down as some staining could be attributed to the smoke from the fire. Due to the high moisture content inside of the building it would be beneficial to remove the windows temporarily to refurbish them and allow them to dry while the works are undertaken. 2no. windows have been damaged during the fire and boarded over.	Clean the surface of the stone work and refurbish windows in-situ. Replace missing window with new timber framed single glazed matching existing.	64

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FLATS AT BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ - ROOM BY ROOM CONDITION REPORT

ROOM	ELEMENT	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTOGRAPH
	External doors	Timber framed solid timber doors are present to the ground level of the building.	Timber door is generally in a satisfactory condition, however due to the high moisture content in the building it could be beneficial to remove the door temporarily to dry while the works under undertaken.	Leave timber doors in-situ and allow for dry fully before refurbishing.	
	Drainage	Steel SVP is present long the full height of the external wall.	Painted finish to SVP is flaking and would benefit from redecoration during the reinstatement of the roof drainage. Roof guttering was removed after the fire due to the damage sustained to the roof.	Clean down and redecorate existing downpipe. Guttering and downpipes are to be reinstated matching existing guttering, reconnected allowing for adequate roof drainage.	65
West elevation					
	External Wall	External wall comprises of solid stone with lime mortar joints.	External wall appears generally in a satisfactory condition, no damaged that would've been sustained due to the fire is present. External wall was reduced in height in areas due to fire damage.	Rebuild external wall back up to original height across the entire elevation.	
	Windows	Windows are are timber framed single glazed, reconstructed stone window cills are in a satisfactory condition and so are the keystones at the head of the window and stone window surrounds.	Window surrounds would benefit from being cleaned down as some staining could be attributed to the smoke from the fire. Due to the high moisture content inside of the building it would be beneficial to remove the windows temporarily to refurbish them and allow them to dry while the works are undertaken. 1no. window has been removed due to damage sustained in the fire. 1no. window has a missing center mullion.	Clean the surface of the stone work and refurbish windows in-situ. Replace missing window with new timber framed single glazed matching existing and replace missing timber mullion.	66,67,68
	External doors	Timber framed solid timber doors are present to the ground level of the building.	Timber door is generally in a satisfactory condition, however due to the high moisture content in the building it could be beneficial to remove the door temporarily to dry while the works under undertaken.	Leave timber doors in-situ and allow for dry fully before refurbishing.	
	Drainage	Upvc guttering present to remaining eaves and steel SVP and downpipe present in the center of the elevation.	Roof guttering was removed after the fire due to the damage sustained to the roof.	Guttering and downpipes are to be reinstated matching existing guttering, reconnected allowing for adequate roof drainage.	69,70
Roof					
	Roof structure	Roof structure has been removed.	Original sole plates are still present however the entirety of the timber structure was destroyed in the fire and subsequently removed.	Install new Cut roof timbers to the building matching the original roof prior to the fire. Inspect existing sole plate allowing it to fully dry for securing roof structure into it. Roof structure is to be tied back in to the remaining section of roof over flat 6.	
	Roof covering	Roof covering has been removed.	Roof covering has been removed.	Install new natural slate roof covering to match the existing roof covering prior to being destroyed by the fire.	
	Windows	Velux windows have been removed.	Velux windows have been removed.	Velux windows that appeared to be present on the North, East and South elevation roof sections should be reinstated.	
	Chimney	Brick Chimney present in flat 3.	Chimney has been reduced in height after the fire.	Rebuild chimney stack to suit prior arrangement.	
	Eaves	Eaves details have been removed.	Eaves details have been removed.	Reinstate new soffits and facia boards matching existing.	
	Drainage	Valley gutter between the 2 roofs has been removed	Valley gutter between the 2 roofs has been removed	Reinstate new valley gutter between the 2 halves of the burnt down roof. Valley gutter is to drain into the downpipe on the west elevation that has been terminated below the roof line.	

APPENDIX B

PHOTOGRAPHS

Photograph 1 - Kitchen ceiling (LGF Yew tree cottage)

Photograph 2 - Kitchen walls saturated (LGF Yew tree cottage)

Photograph 3 - Tiled floor covering (LGF Yew tree cottage)

Photograph 4 - Lounge ceiling finish removed (LGF Yew tree cottage)

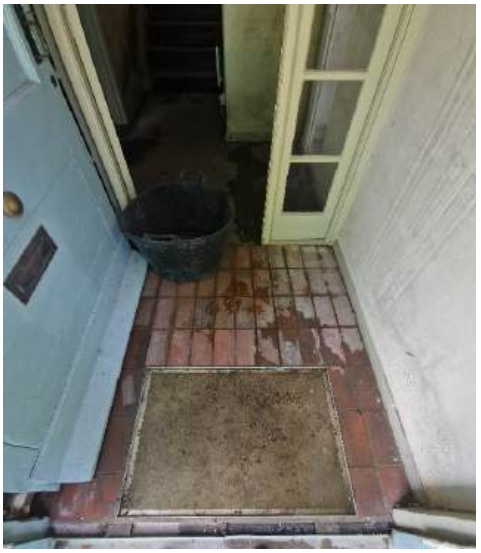
Photograph 5 - Significant mould growth on walls (LGF Yew tree cottage)

Photograph 6 - RSJ rusting (LGF Yew tree cottage)

Photograph 7 - Bathroom ceiling (LGF Yew tree cottage)

Photograph 8 - Entrance lobby ceiling (LGF Yew tree cottage)

Photograph 9 - mould growth on wall (LGF Yew tree cottage)



Photograph 10 - Terracotta tiles (LGF Yew tree cottage)

Photograph 11 - Hallway ceiling finish covered in mould (LGF Yew tree cottage)

Photograph 12 - Hallway wall finish covered in mould (LGF Yew tree cottage)

Photograph 13 - No ceiling in kitchen (GF Yew tree cottage)

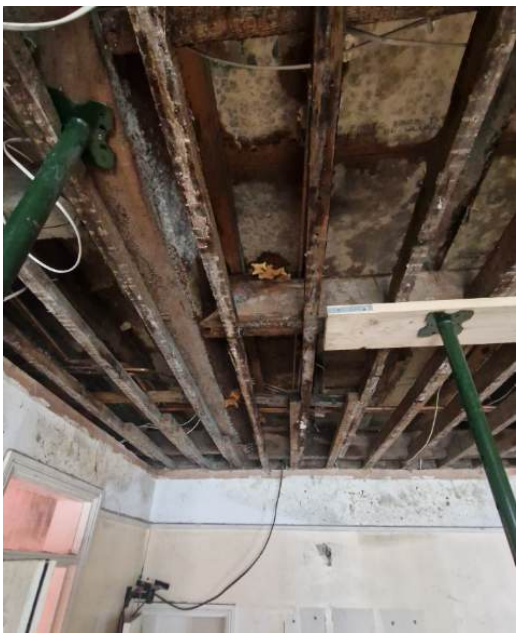
Photograph 14 - 9mm plywood overlay in kitchen (GF Yew tree cottage)

Photograph 15 - No ceiling finish in bedroom 1 (GF Yew tree cottage)

Photograph 16 - No ceiling finish in immersion cupboard (GF Yew tree cottage)

Photograph 17 - Floor condition in immersion cupboard (GF Yew tree cottage)

Photograph 18 - No ceiling in hallway (GF Yew tree cottage)



Photograph 19 - Ceiling finish removed in lounge (GF Flat 6)

Photograph 20 -Fungal growth on lounge timber beams (GF Flat 6)

Photograph 21 - fungal growth on lounge skirting board (GF Flat 6)

Photograph 22 - Staining to hallway walls (GF Flat 6)

Photograph 23 - tiled floor finish in hallway (GF Flat 6)

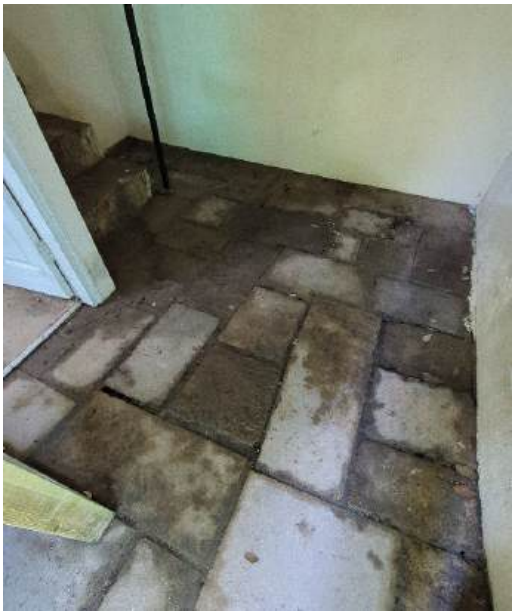
Photograph 24 - Kitchen ceiling finish removed (GF Flat 6)

Photograph 25 - Kitchen floor flooded (GF Flat 6)

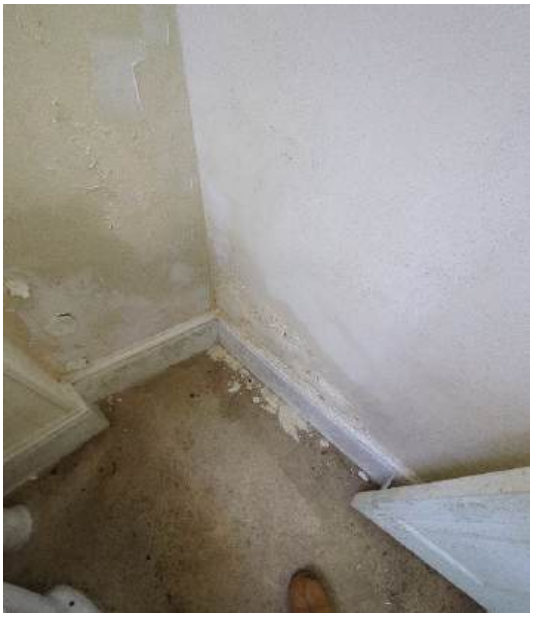
Photograph 26 - kitchen cupboard ceiling mouldy (GF Flat 6)

Photograph 27 - bathroom wall finishes mouldy (GF Flat 6)

Photograph 28 - Lobby ceiling mouldy (LGF Horseshoe cottage)



Photograph 29 - Stone flag stones (LGF Horseshoe cottage



Photograph 30 - bathroom walls damp (LGF Horseshoe cottage

Photograph 31 - Concrete staircase heavily stained (LGF Horseshoe cottage

Photograph 32 - kitchen ceiling finish removed (GF Horseshoe cottage

Photograph 33 - fungal growth in lounge ceiling (GF Horseshoe cottage

Photograph 34 - lounge concrete floor covered in debris (GF Horseshoe cottage

Photograph 35 - Fungal growth on lounge concrete floor(GF Horseshoe cottage

Photograph 36 - bathroom ceiling finish removed (GF Horseshoe cottage

Photograph 37 - Sanitary units heavily stained (GF Horseshoe cottage

Photograph 38 - Store ceiling finish removed (GF Horseshoe cottage

Photograph 39 - Tiled floor covering in store (GF Horseshoe cottage

Photograph 40 - Bedroom 1 ceiling finish removed (GF Horseshoe cottage

Photograph 41 - Fungal growth in Bedroom 1 ceiling (GF Horseshoe cottage

Photograph 42 - Fungal growth around skirting in bedroom 1 (GF Horseshoe cottage

Photograph 43 - Bedroom 2 ceiling finished removed (GF Horseshoe cottage

Photograph 44 - Bedroom 2 wall finish stained (GF Horseshoe cottage

Photograph 45 - Airing cupboard ceiling finish moldy (GF Horseshoe cottage

Photograph 46 - Immersion cupboard ceiling finish stained

Photograph 47 - kitchen units damaged ((1F Horseshoe cottage

Photograph 48 - Lounge windows damaged (1F Horseshoe cottage

Photograph 49 - Timber roof truss heavily charred (1F Horseshoe cottage)

Photograph 50 - Bedroom 1 wall finishes stained (1F Horseshoe cottage)

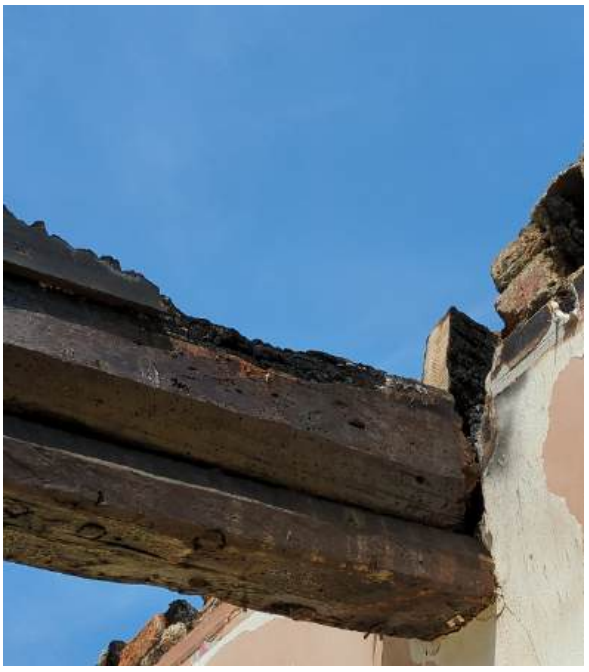
Photograph 51 - Bedroom 2 wall finishes stained (1F Horseshoe cottage)

Photograph 52 - Sanitary units are smoke stained (1F Horseshoe cottage)

Photograph 53 - Significant charring to the timber truss in bedroom 1(1F flat 6)

Photograph 54 - Significant charring to the timber truss in bedroom 2 (1F flat 6)

Photograph 55 - Bedroom 2 windows damaged (1F flat 6)



Photograph 56 - significant charring to timber truss in bedroom 3 (1F flat 6)

Photograph 57 - Bathroom timber framed window (1F flat 6)

Photograph 58 - Sanitary units stained (1F flat 6)

Photograph 59 - Staining to key stones (North elevation)

Photograph 60 - Decorative wear to SVP (North elevation)

Photograph 61 - Boarded over window (East elevation)

Photograph 62 - Key stone misalignment (East elevation)

Photograph 63 - Decorative wear on downpipe (East elevation)

Photograph 64 - Boarded over window (South elevation)

Photograph 65 - Disconnected downpipes (South elevation)

Photograph 66 - Smoke stained key stones (West elevation)

Photograph 67 - Missing timber mullion (West elevation)

Photograph 68 - blown out window (West elevation)

Photograph 69 - Disconnected downpipes (West elevation)

Photograph 70 - Disconnected guttering (West elevation)

APPENDIX C

SURVEY LIMITATION CLAUSES

Project Name:	Barrow Centre Mount Edgcumbe	**Project Number:**	37167
Client Name:	Cornwall Council % Arcadis LLP	**Project Personnel:**	JB. JMB. KI. DP

Survey Limitation Clauses

1. General

This document sets out the extent and limitations of our intentions and should be read and understood by the party for whom the report is being prepared.

It is our intention to inspect all parts of the property that are reasonably accessible and to prepare a report describing the construction of the property, any defects found and remedial action considered necessary.

We will not be inspecting framing, woodwork or other parts of the structure that are covered, unexposed or inaccessible and will therefore be unable to report that any such part of the property is free from defect.

Where further specialist testing or investigation is agreed as necessary, clients are generally happy for us to obtain quotations from consultants with whom we are familiar and appoint them on the client's behalf, liaising between the client and the consultant on the findings of their inspection. However, this does not mean that we are acting as the client's agent in respect of liability for payment of fees to the consultant or any other matters related to the consultant's performance. The consultant will always confirm their fee and the limitations of their inspection directly with the client and will be directly employed by the client.

1.1. Excluded Materials

Our inspection will be restricted to a visual inspection only. We shall not undertake testing to determine if the materials scheduled below are present. They are usually excluded from building specifications on the grounds of structural defects, health, safety or environmental hazards or inadequate durability.

We will not therefore be able to report that the building is free from risk in this respect. We will make recommendations within the main body of the report if we feel it likely any such tests are required. We will also arrange for any tests if agreed.

a) High Alumina cement concrete used in structural elements.

b) Woodwool slabs in permanent formwork to concrete or in structural elements.

c) Calcium chloride in admixtures for use in reinforced concrete.

d) Calcium silicate bricks, occasionally used in lieu of concrete or clay bricks often below dpc level.

e) Mundic blocks or Mundic concrete, manufactured from quarry shale and common in the SW

f) Natural aggregates for use in reinforced concrete which do not comply with British Standards BS882 and aggregates for use in concrete which do not comply with the provision of British Standard BS 8110.

g) All forms of asbestos or materials containing asbestos.

h) Silicate fibres, including asbestiform minerals and ceramic fibres with a diameter of three microns or less unless those fibres are so stabilised and sealed that airborne migration of such fibres are prevented.

i) Lead or materials containing lead which may lead to:

- Direct cutaneous absorption.
- Lead in drinking water in excess of the limits specified in the Water Supply (Water Quality) Regulations 1989.
- Lead in air concentrates in excess of the Health and Safety Executive limits published in Guidance Note EH40 under the Control of Substances Hazardous to Health Regulations 1988.

j) Urea formaldehyde foam used as a thermal insulation material where free formaldehyde may be generated in concentrations in excess of the limits published by the Health and Safety Executive in Guidance Note EH40 under the Control of Substances Hazardous to Health Regulations 1988.

k) PUR, PIR or EPS foam thermal insulation to composite cladding panels that is not stamped as approved by LPBC to comply with Loss Prevention Standard (LPS)1181, found to be a potential fire hazard by some insurance companies.

l) Nickel sulphide inclusions in toughened glass and solar reflective glass.

m) Polychlorinated Biphenyls used in electrical equipment hydraulic fluids, paints or any other applications.

n) Fibrous vermiculate or materials containing fibrous vermiculate in which the fibres are not bound to prevent the migration of the fibres.

o) Plastic materials used to contain and deliver drinking water, which have not been approved for that purpose by the Water Research Council and the British Standard Institution.

p) Toxic Moulds ie the few species of moulds capable to produce mycotoxins known to initiate a toxic response in humans and/or pets.

2. Roof

If there is no access for a close inspection of a roof covering we will report on those parts of the roof that can be seen from ground level using a 3 metre ladder or an accessible location.

Roof spaces will be inspected if there is direct or reasonable safe access using a 3 metre ladder and it is safe to enter the roof space.

Where ladders over 3 metre length or mechanical access equipment are required we will advise if justified and arrange such access after agreement with the Client of the additional costs involved.

3. Floors

~~It is our intention to lift a selected sample of floorboards where possible to do so without damage, in order to inspect the general condition of the timber joists, but we shall not be raising fixed floor coverings or moving heavy or fitted fixtures unless you specifically require us to do so and you have obtained the permission of the vendor that these may be disturbed.~~

Where raised access floors, fitted floor coverings etc prevent inspection of floor structures we cannot confirm that such elements are free from defects, but we would make recommendations within the main report if we felt further investigations were justified.

4. Elevations

Inspection of the elevations facades will be from the ground ~~with binoculars~~ only. ~~These will be carried out off cherry-pickers, scissor platforms or scaffold access, only by prior agreement with the client.~~

5. Services

~~It is our intention to report on the likely age and general condition of the mechanical and electrical services installations within the property from a visual inspection by a Building Surveyor only, unless instructions are agreed with you for services engineers and/or specialist contractors to be appointed to~~

~~undertake more detailed surveys and/or testing. We would recommend such further specialist testing if found to be necessary during our visual inspection.~~

5.1. Site Contamination and Flooding

We will not carry out or commission formal enquiries or tests relating to potential soil or ground contamination of and /or flood risk to the site or neighbouring land. ~~You should ensure that your solicitors have as much information as possible about the land and its previous uses. If these enquiries or our inspections reveal potential contamination then we will make recommendations for appropriate action, which may include site testing, a desktop study or obtaining a warranty from the vendor.~~

6. Drains

~~We will carry out a visual inspection of manholes, gullies etc., where safe, reasonable access is possible without the use of specialist lifting equipment. If problems are indicated or should you require a drain survey or tests to be undertaken, we will make the arrangements for this to be carried out subject to agreement.~~

7. Boundaries

~~It is our intention to report on the description and general condition of the boundaries. Your legal adviser should be in a position to advise you of the ownership and legally confirmed location of such boundaries.~~

8. Decorations

We shall make a general comment on the condition of the internal and external decorations ~~and recommendations as to the desired frequency of decoration~~ together with a note of any significant defects or suspect areas.

9. Measurements of Rooms / Site Survey

It is not our intention to measure rooms, unless specifically requested. However, should a detailed survey drawing be required of the site, property or part thereof, this can be prepared subject to separate agreement.

10. Leasehold and Multi-Occupancy Properties

~~Where the property is to be inspected is a leasehold and/or multi-occupancy property, we need to view the relevant clauses of the lease or other document setting out the prospective purchaser's responsibility towards the cost of repair and upkeep of the building as a whole, the extent of the work this covers, and an indication of any works programmed for the future and the method of funding those works, if we are to comment on these matters in the report.~~

The inspection will be limited to the parts of the property as instructed and those reasonably accessible parts of the building as a whole for which the prospective purchaser will have a responsibility in common with others, together with all visible external areas.

~~We shall make a general visual inspection of lifts, security equipment, communal heating and hot water systems and other services and, as a result, advise if specialist tests and reports are required for specific items.~~

11. Safety

If the Client is aware of any potential dangers that the surveyor may encounter at the property, including vacant premises, unguarded holes, unsafe or inoperative electrical systems, flooding, vermin infestation, structural instability, known asbestos or other contamination risks etc., they have a duty to advise us prior to inspection.

We will not be able to confirm whether any glass present has been properly heat soaked in order to prevent the spontaneous shattering phenomenon associated with some toughened and solar reflective glass. Where the installation of toughened glass is appropriate we will not be able to confirm the exact specification for the glass used and can only confirm the presence of a BS Kitemark as indicative of suitable safety glass.

We will not consider the effect of low frequency electromagnetic fields on the premises or its occupants.

12. Valuations

We do not include advice on the value of the building either for sale or letting nor can we therefore advise on any diminution of the value due to any defects found. ~~We can include general guidance only on the likely level of the costs of any repair works necessary.~~

Fire insurance valuations can be given if we are separately instructed to do so prior to undertaking the survey.

13. Costs

~~Where costs are given in the report for works identified, these will be approximate budget costs only, based on our experience of the likely cost of such works when undertaken by a suitable main contractor. The costs will not be based on quotations obtained from contractors nor detailed measurement and calculation that would be required if more accurate costs were needed. Such more detailed cost estimating would be subject to further client instructions if required.~~

14. Photographs

We would normally include suitably referenced photographs of the property and key defects noted in an appendix to the report to explain or clarify the text.

15. Legal Advice

We always assume that the Client is receiving separate legal advice and that any comments we make regarding leases, boundaries etc., will be clarified with the Client's legal advisers.

16. Privacy of Contract

The report will be confidential to you and for your sole benefit as the person for whom the report is being prepared. Whilst it may be shown to other professional advisers acting for you in connection with the property, the contents may not be disclosed to nor made use of by any third party without our express prior consent in writing, without which no responsibility to any such third party can be accepted.

B.

Appendix B - Building Services Survey Report.

working on behalf of

BARROW CENTRE, MT EDGCUMBE, CREMYLL CORNWALL, PL10 1HZ

Building Services (M&E) Survey Following Fire Damage

Job Number:	37167
Latest Revision:	P01
Status:	S3
Issue Date:	30/06/2025
Reference:	37167-BPG-XX-XX-RP-ME-0001

Bailey Partnership
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Document Revision History

Revision	Date	Issue / Revision Details	Prepared By	Checked By	Approved By
P01	30/06/2025	Preliminary Issue	DP	BC / BV	BV
-	-	-	-	-	-
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Document Validation (Latest Issue)

Revision	Date		Prepared By	Checked By	Approved By
P01	30/06/2025	Name	D Parker	Bob Corne	B Venner
		Signature			

Contents

Appendices

1.0 Introduction & Scope

1.1 An instruction was received from Cornwall Council & Arcadis LLP for Bailey Partnership (Group) Ltd to undertake Building survey at the Barrow Centre, Mt Edgcumbe, Cremyll, PL10 1HZ following damage caused by fire at the property.

1.2 Our instruction is limited to a visual inspection of areas internally and externally, which are reported as suffering from fire damage, as advised by Cornwall Council & Arcadis LLP, with the purpose of reporting on the extent of damage and outlining the scope of remediation work required. No other part of the building or adjoining structures will be inspected for the purpose of this M&E damage appraisal outside the section of the building affected by the fire other than that associated with consequential water damage.

1.3 Our inspection at the Barrow Centre, Mt Edgcumbe, Cremyll, PL10 1HZ took place on 17th June 2025 during dry and bright weather.

1.4 The inspection of the mechanical and electrical services (M&E) building services was carried out by David Parker (MIET, MCIBSE) on behalf of Bailey Partnership with access to the property facilitated by Cornwall Council & Arcadis LLP.

1.5 For the purpose of this report, we have assumed the elevation facing east towards the manor house with the stepped front entrance is the front elevation. All references to orientation are made on this basis.

2.0 Survey Limitations

2.1 This is not a full building survey.

2.2 Our survey has been targeted toward identifying and reporting on mechanical and electrical services (M&E) defects in the major building elements in the fire damaged areas at the property only. Our surveys will be based on visual inspection, taken from vantage points at ground or floor level, from a 3.5m ladder or permanent safe access where provided. External grounds and boundaries are excluded.

2.3 Opinions as to defects are based on a visual inspection only. No intrusive inspection and testing was carried out.

2.4 At the time of our inspection, the property was not occupied, other than in adjacent buildings occupied part time by estates staff and other operational businesses.

2.5 This report will consider the mechanical and electrical services (M&E) only in relation to the section of the building that has been affected by the fire, including the adjoining commercial areas affected by consequential water damage.

2.6 Information provided to the surveyor from the estate staff on site:

A. We understand that the fire took hold in early February 2025.

B. We understand that the fire started in a residential part of the building at top floor in the south west corner.

C. We understand that emergency works have already been carried out by Plymouth City Councils response contractor JNE construction to remove unstable masonry at high level, remove the roof completely and strip out fire damaged fabric from the building.

D. We understand that plans are being made to over-roof the building with scaffold, but at the time of our survey the building remains very exposed to weathering with no scaffold in place and the roof entirely missing.

E. We understand that the building was formerly in use as staff accommodation and residential holiday lets

F. We note that many of the electrical and mechanical services have been stripped out, electrical supplies isolated back to the incoming meter cut outs and that a site temporary board has been installed in Horseshoe Cottage to facilitate remedial works.

2.7 Property specific limitations are listed as follows:

A. Services within the building have been disconnected so inspection in dimly lit areas may be undertaken by torch light.

B. Care needs to be taken when walking across the upper floors which have been covered in ply sheets, but are now wet and labelled as fragile

C. There are materials at the building with the possibility of containing asbestos fibres including vinyl sheets and adhesives. We have not carried out any specialist asbestos surveying or testing as part of this instruction

D. In the south west corner the property abuts an occupied building which is also suffered consequential water damage as a result of the fire and will require reinstatement. This is a first floor office and ground floor letting unit trading as an upcycling centre.

E. There is standing water on floors and significant mould growths at the building.

2.8 All inspections undertaken by Bailey Partnership are subject to our full survey limitation clauses, a copy of which has been appended to the Building Fabric report in Appendix B.

3.0 Property Details

3.1 Property, site and location information:

Property address	Barrow Centre, Mt Edgcumbe, Cremyll, PL10 1HZ.
Property type	3 storey solid stone building previously used as staff accommodation and holiday letting units.
Accommodation	The building is arranged as four residential units over split levels, Yew Tree Cottage, Horseshoe Cottage, flat 6 and flat 3.
Access (Level - Ramped - Stepped)	All of the accommodation formerly at the Barrow Centre has stepped entrances and split floor accommodation.
Conservation area	The Mount Edgcumbe estate is a listed property, Historic England reference number 1000134.
Location/other comments	The damaged building is adjoined to buildings that are still commercially operating, including a cafe open to the public.

3.2 Services:

Mains services	Electricity, mains water, estate wide drainage services
Electricity	There is an LV switchboard located in the LGF store adjacent the West courtyard. - This has had new temporary supplies installed to supply the adjacent commercial units through the first floor of Flat 6 The individual flats each have an incoming supply from the local transformer with energy meter, REC cut out and local distribution boards with peak & off peak metering.
Domestic Water Services	Cold water services distributed in copper or PVC pipework. Hot water generation via, wood burning stove back boilers, immersion cylinders or point of use heaters distributed in copper pipework.
Above Ground Drainage	Generally solvent or push fit PVC pipework.
Heating	A mix of Electric heating with some wood burning stoves

	supplying heat via conventional radiators in areas as detailed below.
Ventilation	Generally natural ventilation, with some kitchen & bathroom extract fans.

4.0 Overview Of Findings

4.1 Prior to our inspection we were advised that the building had suffered significant fire damage in February 2025.

4.2 This report will consider only those areas within the curtilage of the building affected by the fire and including the adjoining commercial areas affected by consequential water damage.

4.3 This is an overview of the survey findings and must be read in conjunction with the full spreadsheet report and accompanying photographs.

BUILDING ELEMENT	DESCRIPTION / CONDITION	WORK REQUIRED
EXTERNAL		
South Elevation		
Electrical systems	Coach style lantern (Flat 6) - supply disconnected	Reinstate supply with associated switching
East Elevation		
Electrical systems	Coach style lantern above entrance door & steps (Flat 3) - supply disconnected	Replace with similar modified to include emergency lighting in accordance with BS5266 Replace supply with associated switching
North Elevation		
Electrical systems	Coach style lanterns (Yew Tree & Horseshoe Cottage entrances) - supply disconnected	Reinstate supply with associated switching
Telecommunication systems	Incoming connection point for building Services internally to building have been disconnected / damaged	New wiring connections as detailed below.
West Elevation		
Electrical systems	Wall mounted 'Eyelid' style lighting (Yew Tree Cottage) up flight of stairs - supply disconnected	Replace with similar modified to include emergency lighting in accordance with BS5266

		Replace supply with associated switching
Electrical systems	Wall mounted Bulkhead style lighting (Flat 6) up flight of stairs - supply disconnected	Replace with similar modified to include emergency lighting in accordance with BS5266 Replace supply with associated switching
Yew Tree Cottage		
Electrical systems	The incoming electrical supply meters, & distribution boards were not visible & are either concealed or removed. However it is assumed that the installation would be similar to that of the other properties & would be non compliant with the 18th edition wiring regulations. Sections of the wiring have been subject to heat damage or have been cut away, leaving the system beyond safe repair.	This flat requires a complete rewire including new 18th edition compliant distribution boards complete with Surge, RCBO's & AFDD protection.
Lighting	Lighting was a mix of ceiling & wall light fittings, These appear to have been either incandescent or LED plug in lamps & generally not meeting the requirements of building regulations Part L.	Replace all internal light fittings with new LED with minimum efficiency of >85lm/W. Install presence detection in bathrooms & WC's. Provide emergency lighting to staircases, escape routes & to distribution board locations in accordance with BS5266 (This is based on the fact that the property is occupied by persons not familiar with the layout)
Telecommunication systems	Existing cabling is fire damaged or removed during the partial strip out.	Replace all cabling to designated point of connection. Assume BT telephone point & data points - final locations to be confirmed

		Assume TV aerial point to Lounge, kitchen & Bed 1. (It is assumed that a centralised TV distribution system will be installed to supply all flats from a single aerial).
Fire Alarm System	Mains powered detector in lounge, kitchen & corridor - subject to significant water ingress & inoperable. Battery detector in understairs cupboard - Inoperable.	Install a minimum of a combined system compliant with BS5839-1 L2 system & a BS5839-6 LD2 domestic system. Consideration should be given to the building use of having a full BS5839-1 L2 system.
Domestic Water Services	The main cold water supply & isolation enters the property within the LGF bathroom. Hot water is provided by RM Stelfo 300L unvented water cylinder with immersion heaters. Much of the pipework has been stripped out or cut off at the upper level	Due to the various sections being cut out & exposed, the possibility of heat damage to joints etc,& the fact that the cylinder & controls have been left open to the elements it will be necessary to replace all elements of the system from the main incoming cold water isolation valve to final points of distribution to include new unvented cylinder, controls, pipework, fixtures & fittings.
Above Ground Drainage	Generally AGD is connected in PVC pipework with either push fit or welded connections. Integrity of the system has not been confirmed due to the possible impact of heat on the PVC pipework	Replace all AGD between final point of connection & low level connection to mains drainage
Heating	All electric & subject to significant water damage. Wood fired burner in 1st floor kitchen - no visible back boiler.	Replace all heating with LST electric panel heaters / towel rail.
Ventilation	No mechanical ventilation observed as present. It is assumed any kitchen ventilation was removed as part of	Provide ventilation as required after restoration in compliance with building regulations Part F.

	the upper floor removal.	
Horse Shoe Cottage		
Electrical systems	Incoming supply, meter & isolators located in lobby - (currently connected to site temporary supplies) other outgoing supplies disconnected. The supply is marked as peak & off peak The distribution boards (peak / off peak are located in the airing cupboard & are of a plastic construction not compliant with current BS7671 wiring regulations. The electrical wiring has either been damaged by heat or cut out with nothing remaining as serviceable or salvageable..	This flat requires a complete rewire including new 18th edition compliant distribution boards complete with Surge, RCBO's & AFDD protection.
Lighting	Lighting was a mix of ceiling & wall light fittings, These appear to have been either incandescent or LED plug in lamps & generally not meeting the requirements of building regulations Part L.	Replace all internal light fittings with new LED with minimum efficiency of >85lm/W. Install presence detection in bathrooms & WC's. Provide emergency lighting to staircases, escape routes & to distribution board locations in accordance with BS5266 (This is based on the fact that the property is occupied by persons not familiar with the layout)
Telecommunication systems	Existing cabling is fire damaged or removed during the partial strip out.	Replace all cabling to designated point of connection. Assume BT telephone point & data points - final locations to be confirmed Assume TV aerial point to Lounge, kitchen & Bed 1.

		(It is assumed that a centralised TV distribution system will be installed to supply all flats from a single aerial).
Fire Alarm System	Possible mains powered detector on bedroom corridor only although this has been destroyed. No visible signs of carbon monoxide detection (required where wood burning stoves are installed)	Install a minimum of a combined system compliant with BS5839-1 L2 system & a BS5839-6 LD2 domestic system. Consideration should be given to the building use of having a full BS5839-1 L2 system.
Domestic Water Services	Domestic cold water enters into the LGF WC (assumed), & is distributed in copper pipework, sections of which have been cut off during the removal of the upper floors & left exposed to the elements. The bathroom shower is an electrically heated Mira Sport unit which has been subject to significant ongoing water ingress. Hot water is provided by a dipped lagged copper unvented cylinder (1500 x 450) with twin immersion (economy 7) & Y plan connection to the wood fired boiler. This would have been fed from a header tank which no longer exists. The cylinder, controls & immersions are exposed to the elements. The kitchen hot water is provided by a Redring unvented point of use water heater. Hot water is distributed in copper pipework, sections of which have been cut off during the removal of the upper floors & left exposed to	Due to the various sections being cut out & exposed, the possibility of heat damage to joints etc,& the fact that the cylinder & controls have been left open to the elements it will be necessary to replace all elements of the system from the main incoming cold water isolation valve to final points of distribution to include new unvented cylinder, controls, pipework, fixtures & fittings.

	the elements. Much of the pipework is soldered & due to the fire integrity of the joints cannot be assumed as suitable for reuse.	
Above Ground Drainage	Generally AGD is connected in PVC pipework with either push fit or welded connections. Integrity of the system has not been confirmed due to the possible impact of heat on the PVC pipework	Replace all AGD between final point of connection & low level connection to mains drainage
Heating	A wood burning stove with back boiler (located in lounge). This provides heating via Y Plan system in copper pipework to conventional radiators. Note: The flue passes through flat 3 in order to discharge externally. Due to fire compartmentation all penetrations would reqAll electric heating to be replaced with LST panel heaters. Additional heating is provided by supplemental electric radiant panels & a fan heater in the LGF WC & GF Bathroom.	All electric heating to be replaced with LST panel heaters. Wood fired boiler to be confirmed to comply with current relevant legislation in respect of pollution emissions. Assuming it is suitable, it is to be cleaned, tested & reinstated with new flue fitted with fire collars. New connections to be made to provide a Y Plan heating & hot water system. Existing pipework to be replaced. Radiator to be replaced with LST models to comply with current regulations.
Ventilation	General natural ventilation. Assumed mechanical extract to kitchen (cooker hood) which appears to have been removed. Assumed mechanical extract to GF Bathroom (removed)	Provide ventilation as required after restoration in compliance with building regulations Part F. Replace & rewire Replace & rewire complete with trickle run & PIR boost facility in compliance with building

		regulations Part F.
Flat 3		
Electrical systems		This flat requires a complete rewire including new 18th edition compliant distribution boards complete with Surge, RCBO's & AFDD protection.
Lighting	Lighting was a mix of ceiling & wall light fittings, These appear to have been either incandescent or LED plug in lamps & generally not meeting the requirements of building regulations Part L.	Replace all internal light fittings with new LED with minimum efficiency of >85lm/W. Install presence detection in bathrooms & WC's. Provide emergency lighting to staircases, escape routes & to distribution board locations in accordance with BS5266 (This is based on the fact that the property is occupied by persons not familiar with the layout)
Telecommunication systems	Existing cabling is fire damaged or removed during the partial strip out.	Replace all cabling to designated point of connection. Assume BT telephone point & data points - final locations to be confirmed Assume TV aerial point to Lounge, kitchen & Bed 1. (It is assumed that a centralised TV distribution system will be installed to supply all flats from a single aerial).
Fire Alarm System	No visible signs of fire detection / alarm system. No visible signs of carbon monoxide detection (required where wood burning stoves are installed)	Install a minimum of a combined system compliant with BS5839-1 L2 system & a BS5839-6 LD2 domestic system. Consideration should be given to the building use of having a full

		BS5839-1 L2 system.
Domestic Water Services	Domestic cold water enters into the entrance lobby, & is distributed in copper pipework, sections of which have been cut off during the removal of the upper floors & left exposed to the elements. The bathroom shower is an electrically heated Triton T80 unit which has been subject to significant ongoing water ingress. Hot water is provided by a lagged copper unvented cylinder (1500 x 450) with twin immersion (economy 7) & Y plan connection to the wood fired boiler. This would have been fed from a header tank which no longer exists. The cylinder, controls & immersions are exposed to the elements. Hot water is distributed in copper pipework, sections of which have been cut off during the removal of the upper floors & left exposed to the elements. Much of the pipework is soldered & due to the fire integrity of the joints cannot be assumed as suitable for reuse.	Due to the various sections being cut out & exposed, the possibility of heat damage to joints etc,& the fact that the cylinder & controls have been left open to the elements it will be necessary to replace all elements of the system from the main incoming cold water isolation valve to final points of distribution to include new unvented cylinder, controls, pipework, fixtures & fittings.
Above Ground Drainage	Generally AGD is connected in PVC pipework with either push fit or welded connections. Integrity of the system has not been confirmed due to the possible impact of heat on the PVC pipework	Replace all AGD between final point of connection & low level connection to mains drainage
Heating	Wood burning stove with back boiler (located in lounge).	All electric heating to be replaced with LST panel heaters.

	This provides heating via Y Plan system in copper pipework to conventional radiators. Sections of the system have been cut off during the removal of the upper floors. Supplemental heating is provided by electric heater that have been subject to significant water damage.	Wood fired boiler to be confirmed to comply with current relevant legislation in respect of pollution emissions. Assuming it is suitable, it is to be cleaned, tested & reinstated with new flue fitted with fire collars. New connections to be made to provide a Y Plan heating & hot water system. Existing pipework to be replaced. Radiator to be replaced with LST models to comply with current regulations.
Ventilation	No mechanical ventilation observed as present. It is assumed any kitchen ventilation was removed as part of the upper floor removal.	Provide ventilation as required after restoration in compliance with building regulations Part F.
Flat 6		
Electrical systems	Incoming supply, meter & isolators located in lobby - outgoing supplies disconnected. The supply is marked as peak & off peak (although the location of the off peak board was not observed). The main distribution board is located in the WC - Plastic construction not compliant with current BS7671 wiring regulations. All electrical wiring has either been damaged by fire or cut out with nothing remaining as serviceable or salvageable..	This flat requires a complete rewire including new 18th edition compliant distribution boards complete with Surge, RCBO's & AFDD protection.
Lighting	Lighting was a mix of ceiling & wall light fittings, These appear to have been either incandescent or LED plug in lamps & generally not meeting the requirements of	Replace all internal light fittings with new LED with minimum efficiency of >85lm/W. Install presence detection in

	building regulations Part L.	bathrooms & WC's. Provide emergency lighting to staircases, escape routes & to distribution board locations in accordance with BS5266 (This is based on the fact that the property is occupied by persons not familiar with the layout)
Telecommunication systems	Existing cabling is fire damaged or removed during the partial strip out.	Replace all cabling to designated point of connection. Assume BT telephone point & data points - final locations to be confirmed Assume TV aerial point to Lounge, kitchen & Bed 1. (It is assumed that a centralised TV distribution system will be installed to supply all flats from a single aerial).
Fire Alarm System	No visible signs of fire detection / alarm system other than battery smoke with no battery in hallway. No visible signs of carbon monoxide detection (required where wood burning stoves are installed)	Install a minimum of a combined system compliant with BS5839-1 L2 system & a BS5839-6 LD2 domestic system. Consideration should be given to the building use of having a full BS5839-1 L2 system.
Domestic Water Services	Domestic cold water enters into the entrance lobby, & is distributed in copper pipework, sections of which have been cut off during the removal of the upper floors & left exposed to the elements. The bathroom shower is an electrically heated Mira Sport unit which has been subject to significant ongoing water ingress. Hot water is provided by a dipped	Due to the various sections being cut out & exposed, the possibility of heat damage to joints etc,& the fact that the cylinder & controls have been left open to the elements it will be necessary to replace all elements of the system from the main incoming cold water isolation valve to final points of distribution to include new unvented cylinder, controls, pipework, fixtures & fittings.

	lagged copper unvented cylinder (1500 x 450) with twin immersion (economy 7) & Y plan connection to the wood fired boiler. This would have been fed from a header tank which no longer exists. The cylinder, controls & immersions are exposed to the elements. Hot water is distributed in copper pipework, sections of which have been cut off during the removal of the upper floors & left exposed to the elements. Much of the pipework is soldered & due to the fire integrity of the joints cannot be assumed as suitable for reuse.	
Above Ground Drainage	The ground floor WC drainage is via a 'Saniflo' unit Generally AGD is connected in PVC pipework with either push fit or welded connections. Integrity of the system has not been confirmed due to the possible impact of heat on the PVC pipework	Replace all AGD between final point of connection & low level connection to mains drainage
Heating	Wood burning stove with back boiler (located in lounge). This provides heating via Y Plan system in copper pipework to conventional radiators. Sections of the system have been cut off during the removal of the upper floors.	Wood fired boiler to be confirmed to comply with current relevant legislation in respect of pollution emissions. Assuming it is suitable, it is to be cleaned, tested & reinstated with new flue fitted with fire collars. New connections to be made to provide a Y Plan heating & hot water system. Existing pipework to be replaced.

		Radiator to be replaced with LST models to comply with current regulations.
Ventilation	Mechanical extract to kitchen. Subject to significant water ingress a time of fire & subsequently Assumed mechanical extract to GF WC (removed) Due to removal of upper floors, no ventilation has been observed in these areas.	Replace & rewire Replace & rewire complete with trickle run & PIR boost facility in compliance with building regulations Part F. Provide ventilation as required after restoration in compliance with building regulations Part F.
West Elevation Store - Mains Room		
Electrical systems	Main electric meter (from local substation) supplying Schneider (Merlin Gerin) LV switchboard with 250A main incomer supplying the local commercial & ancillary buildings. New supplies installed to commercial units & offices through the 1st floor of flat 6. Fire stopping is non existent with expanding foam to prevent water ingress only. No visible signs of water ingress	Replace expanding foam with intumescent sealant
1st Floor Office		
Electrical systems	3 No wall sockets subject to significant water spray 1 No ceiling socket subject to significant water ingress from above	Test circuit for insulation value. Replace sockets. Assume isolated! Test circuit for insulation value.

	(currently released from back box with exposed cables & cable terminals) 1 No data point on ceiling subject to significant water ingress from above (currently released from back box with exposed cables & cable terminals) 1 No lighting pendant (fitting removed) subject to significant water ingress from above.	Replace socket. Replace data module & retest continuity Test circuit for insulation value. Replace fitting.
Fire Alarm System	Smoke detector subject to significant water ingress from above - removed from base & cables through jointed in connectors	Test cable for insulation & continuity. Replace smoke head & recommission fire alarm system
Ground Floor Commercial Unit		
Electrical systems	Signs of significant water ingress behind wooden panelling. This possibly effects 2 No sockets within panelling which may be subject to water ingress & subsequent corrosion. This could in time lead to a short circuit & fire risk.	Inspect for water damage & corrosion of back boxes / cable terminals. If present check cable insulation readings & replace sockets & back boxes.
Fire Alarm System	No visible signs of water ingress.	None required.

5.0 Recommendations & Further Investigations

5.1 The content of this M&E survey report should be incorporated into the strategy for full building reinstatement.

5.2 Opportunities for building improvements, either for thermal efficiency, carbon efficiency, occupational improvement or layout improvement should be strongly considered and balanced against the listed status of the building.

APPENDIX A

PHOTOGRAPHS

Photograph 1 - Yew Tree Cottage (Hall) Lighting & Smoke

Photograph 2 - Yew Tree Cottage (Hall) Electric Heater

Photograph 3 - Yew Tree Cottage (Lounge) Lighting

Photograph 4 - Yew Tree Cottage (Bathroom) Power & TV (Surface)

Photograph 5 - Yew Tree Cottage (Lounge) Smoke Det

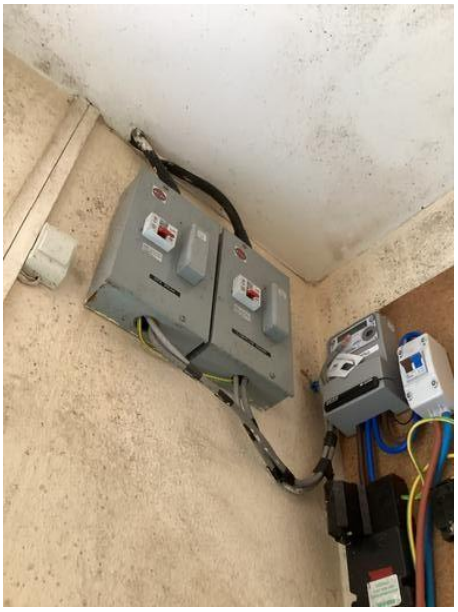
Photograph 6 - Yew Tree Cottage (Bathroom) Unidentified Power

Photograph 7 - Yew Tree Cottage
Immersion

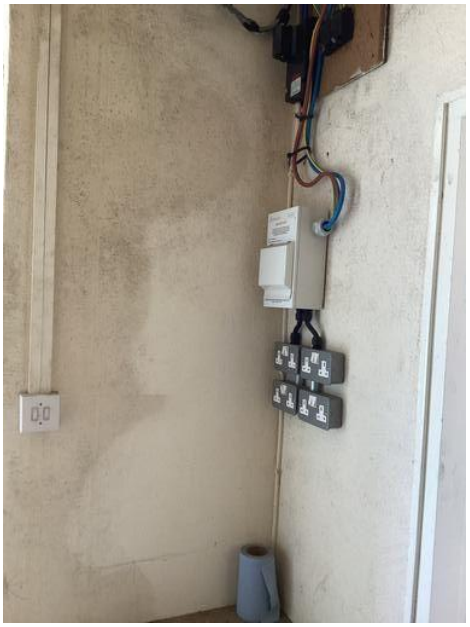
Photograph 8 - Yew Tree Cottage
Wood Burner

Photograph 9 - Yew Tree Cottage (Kitchen)
Power

Photograph 10 - Yew Tree Cottage (Bed 1)
Electric Heater



Photograph 11 - Horseshoe Cottage (Lobby)
Incoming Meter & Isolators



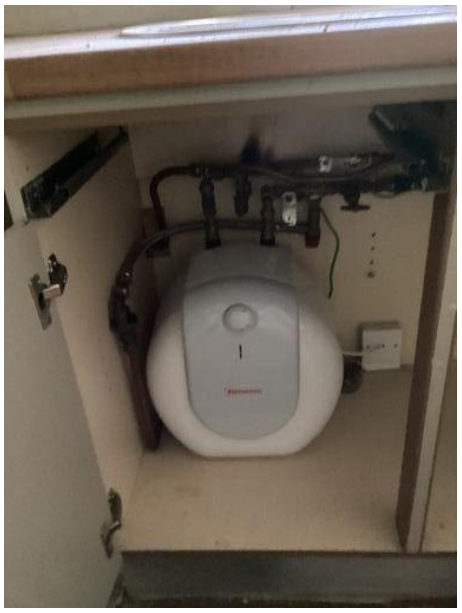
Photograph 12 - Horseshoe Cottage (Lobby)
Site Temps

Photograph 13 - Horseshoe Cottage (Hall)
Lighting & Smoke Detector

Photograph 14 - Horseshoe Cottage (WC)
Electric Heater

Photograph 15 - Horseshoe Cottage(WC) Lighting

Photograph 16 - Horseshoe Cottage (Kitchen) General



Photograph 17 - Horseshoe Cottage (Kitchen) Water Heater

Photograph 18 - Horseshoe Cottage (Lounge) Electric Heater

Photograph 19 - Horseshoe Cottage (Lounge) Power Surface

Photograph 20 - Horseshoe Cottage (Lounge) Wood Burner With Back Boiler

Photograph 21 - Horseshoe Cottage Wood Burner With Back Boiler

Photograph 22 - Horseshoe Cottage (Lounge) General Wiring

Photograph 23 - Horseshoe Cottage (Airing) Lighting & Dist Boards

Photograph 24 - Horseshoe Cottage (Airing) Lighting & Dist Boards

Photograph 25 - Horseshoe Cottage Immersion Supplies

Photograph 26 - Horseshoe Cottage Immersion Cylinder

Photograph 27 - Horseshoe Cottage (Bath)
Electric Shower

Photograph 28 - Horseshoe Cottage (Bath)
General Wiring

Photograph 29 - Horseshoe Cottage (Bath)
Electric Heater

Photograph 30 - Horseshoe Cottage (Bath)
General Wiring

Photograph 31 - Horseshoe Cottage (Hall)
Ventilation Duct (Assumed)

Photograph 32 - Horseshoe Cottage (Store)
General Wiring & Drainage

Photograph 33 - Horseshoe Cottage (Store)
General Wiring & Drainage

Photograph 34 - Horseshoe Cottage (Bed 1)
General Wiring

Photograph 35 - Horseshoe Cottage (Bed 1) Electric Heater

Photograph 36 - Horseshoe Cottage (Bed 1) Power & TV

Photograph 37 - Horseshoe Cottage (Bed 2) Electric Heater

Photograph 38 - Horseshoe Cottage (Bed 2) Power

Photograph 39 - Horseshoe Cottage (Bed 2)
General Wiring & Smoke Detector

Photograph 40 - Flat 6 (Lobby)
Eclectic Incomer, Meter & Isolators

Photograph 41 - Flat 6 (Lobby)
Water Main

Photograph 42 - Flat 6 (Lobby)
Lighting

Photograph 43 - Flat 6 (Hall)
Battery Smoke Detector

Photograph 44 - Flat 6 (Hall)
Lighting

Photograph 45 - Flat 6 (Kitchen)
Lighting & General Wiring

Photograph 46 - Flat 6 (Kitchen)
Extract Fan

Photograph 47 - Flat 6 (Kitchen)
General Wiring

Photograph 48 - Flat 6 (Kitchen Store)
Lighting & Ventilation

Photograph 49 - Flat 6 (WC)
Saniflo

Photograph 50 - Flat 6 (WC)
Lighting & Ventilation

Photograph 51 - Flat 6 (WC)
Distribution Board

Photograph 52 - Flat 6 (Understairs)
Lighting

Photograph 53 - Flat 6 (Lounge)
Wall Light

Photograph 54 - Flat 6 (Lounge)
Wood Burner With Back Boiler

Photograph 55 - Flat 6 (Lounge)
General Wiring

Photograph 56 - Flat 6 (Lounge)
General Wiring

Photograph 57 - Flat 6 (Landing)
General

Photograph 58 - Flat 6 (Immersion)
Pipes To Above Cut Off

Photograph 59 - Flat 6 (Immersion) Cylinder

Photograph 60 - Flat 6 (Immersion) Control

Photograph 61 - Flat 6 (Immersion) Pump & Wiring

Photograph 62 - Flat 6 (Bath) Electric Shower

Photograph 63 - Flat 6 (Bath)
Missing Mirror Light

Photograph 64 - Flat 6 (Bath)
General & Light Switch

Photograph 65 - Flat 6 (Bed 1)
General Wiring

Photograph 66 - Flat 6 (Bed 2)
General Wiring

Photograph 67 - Flat 6 (Bed 2)
Temporary Supplies To Commercial Units

Photograph 68 - Flat 6 (Bed 3)
Wood Burning Flue

Photograph 69 - Flat 6 (Bed 3)
Power & TV

Photograph 70 - Flat 3 (Landing)
Power

Photograph 71 - Flat 3 (Store)
General Wiring

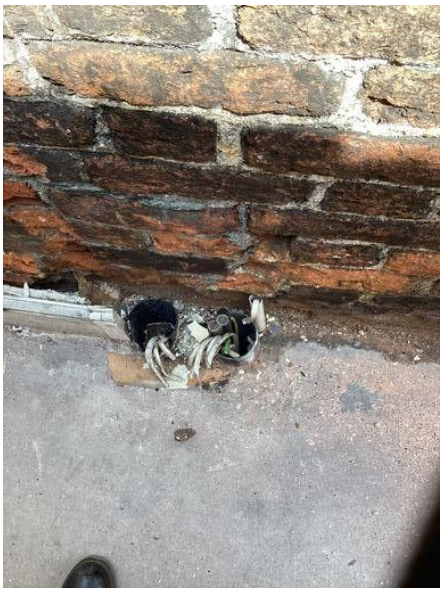
Photograph 72 - Flat 3 (Corridor)
General

Photograph 73 - Flat 3 (Corridor)
Power

Photograph 74 - Flat 3 (Corridor)
Power

Photograph 75 - Flat 3 (Bath)
Electric Shower

Photograph 76 - Flat 3 (Bath)
Electric Heater



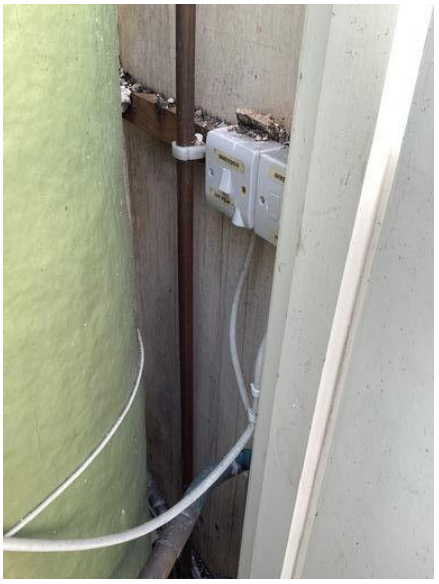
Photograph 77 - Flat 3 (L Shape Store)
General Wiring Cut Off

Photograph 78 - Flat 3 (Kitchen)
Power

Photograph 79 - Flat 3 (Lounge)
Secondary Electrical Fire

Photograph 80 - Flat 3 (Lounge)
Burnt Out Socket

Photograph 81 - Flat 3 (Immersion)
Cylinder & Shower Isolator



Photograph 82 - Flat 3 (Immersion)
Power Supplies

Photograph 83 - Electrical Mains Incomer & Panel Board To Commercial Units

Photograph 84 - First Floor Office Power, Data, Lighting & Smoke Detector

Photograph 85 - First Floor Office Small Power

C.

Appendix C - Structural Engineering Inspection Report.

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SITE VISIT REPORT No.

37167-BPG-XX-XX-RP-S-0001

Project:	Mt Edgcumbe Fire Reinstatement	Project No:	37167
Date of visit:	26/06/2025	Arrival time:	1030
Inspection by:	BB	Weather:	Sunny and dry
Contractor:	N/A	Met with:	David Marshall

Issue / Date:	P01 / June 2025
Author / Checked / Approved:	BB / RB / MH

Introduction:

Bailey Partnership (Group) Ltd have been appointed by Cornwall Council to undertake a preliminary visual structural inspection of the fire damaged Barrow Centre at Mount Edgcumbe. This is as detailed in the scope of services (RIBA Stage 1 - Preparation & Brief) in our fee proposal letter Ref 37JB-BPG-XX-XX-CO-B-001-MtEdgcumbe.

The inspection was of the structural elements only and purely visual. No intrusive investigation or sampling of materials was undertaken and the report excludes comment on such matters as timber decay, damp proofing, finishes, etc. except where they have structural implications. Short of the structure being dismantled in its entirety, any findings or appraisal can only ever be based on the areas inspected in the belief that these areas are representative.

A site inspection was undertaken on 26th June 2025 by Bernie Bonfiglio (MEng CEng MICE FIStructE) of Bailey Partnership (Group) Limited. The weather at the time of the inspection was sunny and dry. The external inspection was carried out from ground level. Internally the inspection was undertaken on foot from floor level.

The Barrow Centre comprises a solid stone wall (approximately 550mm thick) building with timber floors and a timber cut roof. The timber roof structures had been entirely decimated by the fire and had been removed.

There are four individual properties within the building:

- Horse Shoe Cottage
- Yew Cottage
- Flat 3

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- Flat 6

Figure 1.0 below shows the location of the Barrow Centre within the site. Refer also to photographs 1 to 4.

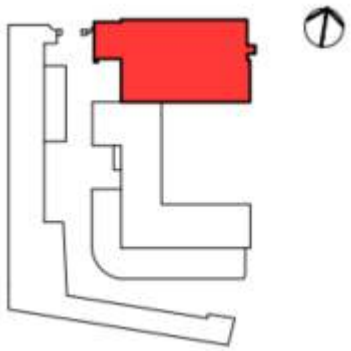

Figure 1.0 - Barrow Centre

Photograph 1 - North Elevation

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Photograph 2 - East Elevation

Photograph 3 - Part South Elevation

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Photograph 4 - West Elevation

Inspection Findings: Action

Flat 6

- There were no discernible defects to the 550mm thick solid stone walls. The wall thickness was measured at first floor level at a window opening. Refer to photograph 5.
- There were no discernible defects to the timber floor joists. We note that the floor had been propped and our understanding is that the propping was intended to support the additional load associated with the collapsed roof and ceiling structure over.
- A new cut roof will need to be designed and detailed to replace the original structure.
- The existing lintels will need to be inspected to ensure that they have not been affected by the fire.
- Some minor cracking was noted to the plaster finishes. Refer to photograph 6.

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Photograph 5 - 550mm thick external stone walls.

Photograph 6 - Crack to plaster finishes at first floor.

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Yew Cottage

- There were no discernible defects to the solid stone walls.
- Some stone blocks on the inner face of the external walls were missing and these will need to be replaced and re-set in lime mortar. Refer to photograph 7.
- There were no discernible defects to the timber floor joists. We note that the floor had been propped and our understanding is that the propping was intended to support the additional load associated with the collapsed roof and ceiling structure over.
- A new cut roof will need to be designed and detailed to replace the original structure.
- The existing lintels will need to be inspected to ensure that they have not been affected by the fire.
- There was significant damp to the walls and ceiling. Refer to photograph 8.

Photograph 7 - Missing stone blocks.

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Photograph 8 - Damp to walls and ceiling.

Horse Shoe Cottage

- There were no discernible defects to the solid stone walls.
- There were no discernible defects to the timber floor joists. We note that the floor had been propped and our understanding is that the propping was intended to support the additional load associated with the collapsed roof and ceiling structure over. Flat 3 is believed to be above Horse Shoe Cottage.
- A new cut roof will need to be designed and detailed to replace the original structure.
- The existing lintels will need to be inspected to ensure that they have not been affected by the fire.
- There was significant damp to the walls and ceiling. Refer to photograph 9.

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Photograph 9 - Damp to walls and ceiling

Flat 3

- There were no discernible defects to the solid stone walls.
- A new cut roof will need to be designed and detailed to replace the original structure.
- The existing lintels will need to be inspected to ensure that they have not been affected by the fire.
- Some stone blocks on the inner face of the external walls were missing and these will need to be replaced and re-set in lime mortar. Refer to photograph 10.
- There were remnants of charred timber embedded within the solid stone walls. These will need to be removed. Refer to photograph 11.

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Photograph 10 - Missing stone blocks.

Photograph 11 - Charred timber embedded in stone wall..

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Conclusion

- The structure appeared stable and there were no defects visible to suggest that the structural integrity of the load bearing stone masonry and timber floors had been compromised by the fire.
- The significant damp is a concern and the building should be covered in a top hat type scaffold to prevent exposure to the elements urgently.

Recommendations

- Erect a suitable scaffold to protect the building from exposure to the elements.
- Appoint a damp and timber specialist to inspect those timber elements which are to be retained. Our understanding is that the intention is to retain the floor joists, ceiling joists and primary timber floor beams.
- Replace the existing cut roof and reconstruct missing stone masonry gables and structure above eaves level.
- Undertake opening up works to inspect the timber lintels.
- Remove embedded remnants of charred timber. Replace with new stone blocks re-set in lime mortar.
- Replace missing stone block. New blocks are to be re-set in lime mortar.
- Remove finishes locally to inspect the crack in Flat 6.

Distribution:

Peter Tredget - Cornwall Council

Josh Butler - Bailey Partnership (Group) Ltd

D.

Appendix D - Draft Heritage Impact Assessment.

HERITAGE IMPACT ASSESSMENT

MOUNT EDGECUMBE HOUSE SERVICE BLOCK

HERITAGE IMPACT ASSESSMENT

Scott & Company
3 Lemon Villas
Truro TR1 2NX

JCD/8352
19th June 2025

Tel: 01872 263939
joe@scottandco-buildingconservation.co.uk

1.0 Introduction

1.1 The Barrow Centre and Barrow Park Flats, Mount Edgcumbe Country Park, Cremyll, Cornwall, PL10 1HZ (formally known as the Stabling) is a former service block and a Grade II Listed Structure based in the gardens of Mount Edgecumbe House to the east of the main Mount Edgecumbe House.

1.2 The location to the building can be shown in figure 1. The site lies within the parish of Maker-with-Rame in Cornwall, England. It's situated on the Rame Peninsula and overlooks Plymouth Sound.

1.3 The north wing of the property unfortunately was subject to a fire on the 4th of February 2025. The fire caused extensive damage to the roof and first floor areas with the lower floors subject to widespread water damage from putting the fire out and the subsequent exposure to the elements.

1.4 This report was commissioned by the client to better understand the heritage values and current state of the north wing and the internal flats.

1.5 At the time of the inspection, the fire damaged site had been cleared by a specialist conservation contractor. Any material which was deemed salvageable was kept to one side and stored in dumpy sacks in the north hardstanding area. This included stone, brickwork and some slate flag stones.

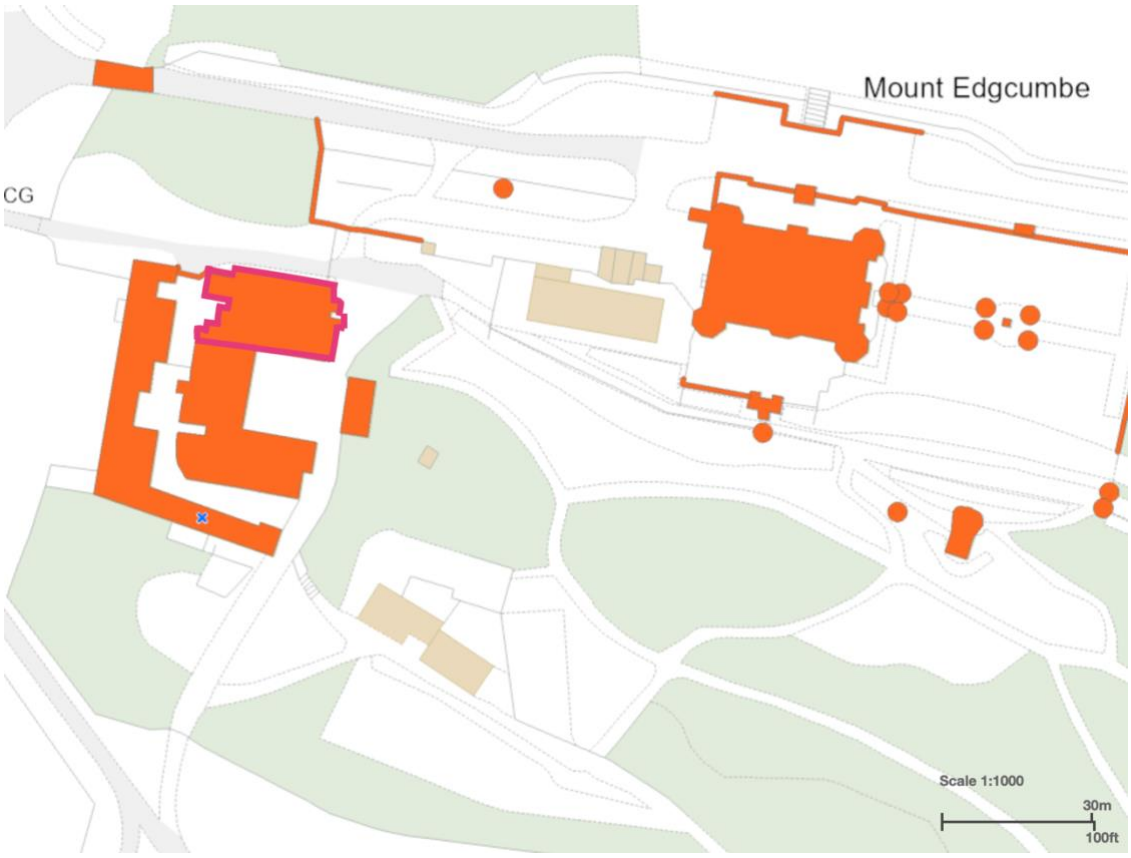

Figure 1 The Barrow Centre and adjacent Mount Edgecumbe House. The properties can be seen as Grade II listed. (Map sourced from Cornwall Council interactive mapping service).

2.0 Significance

2.1 The Barrow Centre and much of the adjacent properties which are part of the curtilage of Mount Edgecumbe House are Grade II Listed. The listing text for this can be seen below. A Grade II listed building is a UK building or structure that is deemed to be of special architectural or historic interest and is nationally important. It is one of three grades of listing.

2.2 The building is also located within a designated Area of Outstanding Natural Beauty. An Area of Outstanding Natural Beauty (AONB) is a landscape protected for its scenic beauty and natural qualities. AONBs are designated under the Countryside and Rights of Way Act 2000 to conserve and enhance the natural beauty of the area. Whilst the impact of the designation will not be discussed directly in this report, it should be factored in by relevant parties when working up any future proposals for the building.

2.3 List Entry

Grade: II
List Entry Number: 1161140
Date first listed: 23-Jan-1969
Date of most recent amendment: 26-Jan-1987

BARROW PARK FLATS, 1-5, SX 45 SE MAKER-WITH-RAME MOUNT EDGCUMBE COUNTRY PARK, 7/188 Nos. 1-5 Barrow Park Flats
(Formerly listed as Stabling) 23.1.68 GV II

Stable block of Edgcumbe House, now 5 flats. Probably late C18, with some C20 alterations. Sandstone rubble with sandstone dressings and quoins. Hipped slate roofs. U-plan range of stabling and carriage houses, with small single storey coach house about 5 metres to east. 2 storeys, with basement to outer side. Central range has carriage doors to left, replaced to right by C20 multi-pane casements, with central elliptical arch doorway with single light to each side. 7 windows at first floor, all 2-light casements except on a single light to left and right of centre, one to left blocked. Wing to left has at inner side 2 stable doors with plank doors and overlights, and two cross mullion/transom windows with small panes; at first floor, loading door, two 2-light casements and a painted wooden board with the Edgcumbe coat of arms. Front end of wing has ground and first floor window as at inner side. Wing to right has door with overlight, and 3 similar casements, all with splayed stone heads, at first floor two 3-light and two 2-light casements. Front end as to left. Attached to right, a 2-storey block, formerly grooms' accommodation, which has central flat-roofed porch with panelled double doors, 4-light window to right; at first floor a 2-light casement and a blind window. Right side has 2 storeys and basement, 7 windows at 2nd floor, all varied casements with splayed heads and keystones. Panelled door in second bay from right. Left side has workshops attached, including smithy; block to right has gabled roof, with gabled dormer, 2 window openings and door with brick segmental heads. To left, steps up to loading door under eaves of main range, and further single storey workshop along whole length of left side, with 2 doors and a wide window with vertical lights. Rear has irregularly spaced casement windows, and single storey addition to centre. Hipped roof over end left, with 2 windows, all C20 casements, with rear lateral stack, 2 doors. Interior Not inspected.

Listing NGR: SX4519352731

2.4 Further Detail

See accompanying Archaeological Building Survey by Jo Sturgess and Eric Berry. This was report written in 2007 and based on the south and central blocks but the historical interpretation and analysis still applies as much of the external façade building work was done during the same time periods.

Scott and Co were provided copies of plans drawn up by HTS which detail the building immediately after the fire but before any of the making safe works were carried out. Copies of these plans can be provided on request by The Bailey Partnership.

3.0 Description

3.1 External

Roof

The pictures in the Archaeological Building Survey as well as imagery from Google maps, show the building had a hipped roof with a central valley running east to west between the north and south ridges (see figure 2). This structure is likely unchanged from the 1987 Listing Text. It is fair to assume that the situation was the same in 2025 before the fire broke out. This assumption is based on the records at Cornwall Council which show that no applications for Listed Building Consent were submitted for changes to this portion of the building.

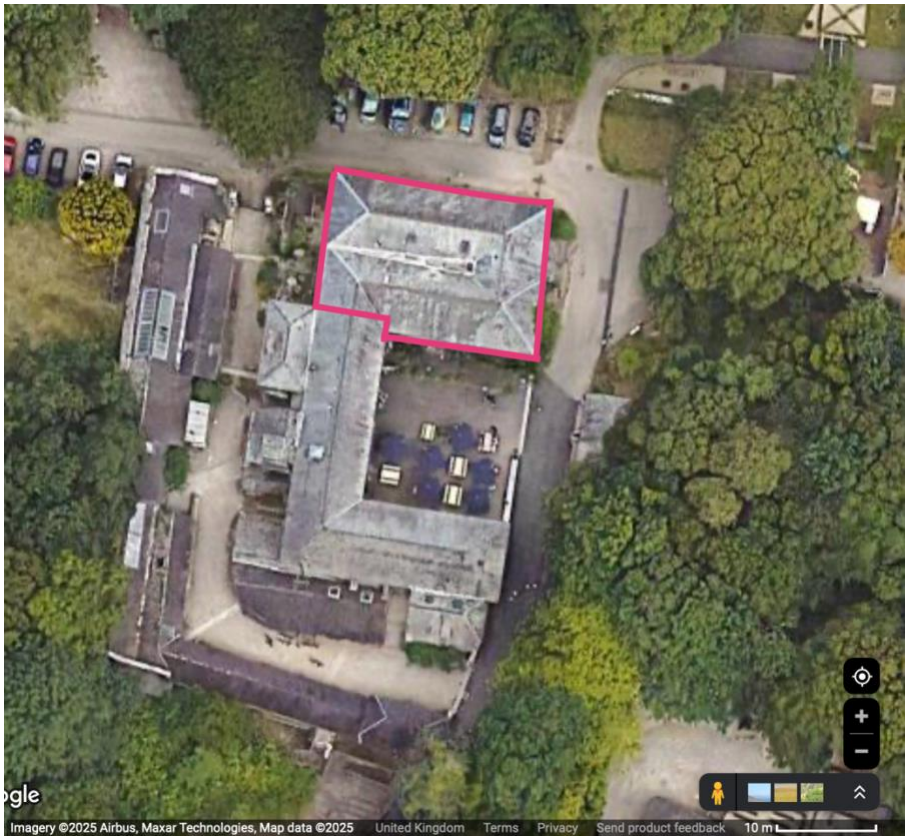

Figure 2 Google maps aerial image of the Barrow Centre before the 2025 Fire

All of the roof covering to the north wing is completely lost to the fire as can be seen in figure 3 and the photographs in the appendices. We believe it would of had a dry laid natural slate roof covering as per the other areas to the Barrow Centre. We believe that the slate is Cornish in origin and likely to be Delabole.

The ridges were likely matching to the retained roof coverings and would've been a black glazed tile.

Figure 3 Scott and Co drone photo taken in June 2025 of roof are following on from the fire.

The roof supporting roof structure again is almost completely burnt out by the fire. We can see that this was a cut timber arrayed in a series of roof trusses. It is likely that there were intersecting purlins between these with a central ridge beam at the head of the roof.

There are sections of wall plate still in situ at the top of the wall head. Subject to further assessment, it maybe that these can be utilised as part of the reinstatement works particularly on the south elevation where the fire damage is less severe.

There are several truss chords left in place with the roof area also. Some of these do have extensive damage. Again, subject to further assessment, there is potential for future re-use as part of the reinstatement.

On the southwest corner where the north wing abuts the central wing, more of the roof structure remains intact here. Further inspections will be required but the damaged and structurally impaired timbers should be cut back before the retained roof is utilised as a template for the replacement roof structure.

Very little by way of any fascia's or soffits remain to the north wing of the building following the fire. We can see looking at the adjacent buildings within the Barrow Centre as well as historic photographs that a painted timber soffit and fascia was in place prior to the fire. This appears to have been a crenulated design. This will need replicating.

Chimneys

We can see from the remains onsite, the google maps images and the information provided in the HTS plans that there was a substantial brick formed central stack located in the northern wing of the block. We believe that this had been taken down below the roof level before the time of the fire. This is currently wrapped in a tarpaulin.

Further elements of the brick work was taken down as part of the making safe works. These bricks are stored in the north west corner of the site. We do not believe that the chimney was lowered by these works substantially from where it was before

There is a further stack adjacent to the east staircase. This has also been dropped in height again as part of the making safe works.

Internally we can see the remains of former fireplaces within the apartment accommodation. We do not believe that these necessarily correlated with chimneys on the roof, looking at satellite imagery although this cannot be confirmed without a detailed roof plan of the area before the fire.

There are a number of wood burners located within the flats. The Listed Building Consent application for the installation of these was submitted in 2005 under application number E2/08/01332/LBC. The title summary for the application was *Installation of four chimneys with flues to terminate out of the roof on the central valley.*

We can see from the application documentation that the flues were black metal powder coated units which would have had a proprietary lead flashing kit. These elements will be fairly standard and available to resource again for any reinstatement.

Leadwork

Looking at the pre-fire photos of the building, we can see that the hips to the building were dressed lead, this would have been done with central wood rolled core with the leadwork stepped up to the ridges. This is an important detail which will need replicating.

There was a large central valley between the north and south ridge lines which ran east to west. This had a stepped lead covering broken down into bays which discharged water on the west elevation. Again, this will require reinstatement.

Rainwater Goods

The gutters to the property either fell away as a result of the fire or were removed as part of the making good works. It is likely that these were formed from painted cast iron units. Similar gutter types can be seen on the adjacent buildings. Comparable replacement cast iron gutters will need to be sources as part of the reinstatement.

Superstructure

The building is a mass masonry structure constructed of locally extracted sandstone rubble with sandstone stone dressings and sandstone quoin details. The damage from the fire to the external walling appears to be limited to the upper courses of stonework only.

The wall thickness ranges from 550mm to 600mm reflecting the rubble and coursed nature of the material.

The fenestration openings have sandstone quoins. Some of the sills are formed from granite. Although this is not consistent across the building where some sills are painted and formed from unknown masonry substrata.

The majority of openings have sandstone lintels, some with keystones in place on the external face of the walling. Within the core of the wall, there will be further timber lintels supporting the structure. The timber lintels may have become fire damaged to the upper openings and will require inspection.

Much of the external walling looks to be sound and aside from making good and levelling the wall heads and upper courses, we would consider this to be a sound base to work from for the reinstatement.

Some of the stonework from the wall heads was taken down as part of the making safe works. This has been retained and kept onsite for reinstatement.

We would note, outside of the immediate brief of repairing the fire damage, much of the walling has what we suspect to be a dense cement mortar. It is likely that this will have a detrimental impact on the softer sandstone and over time will impact the integrity of the walling. This is discussed later in the report.

Fenestration

The joinery to the property is all formed from painted timber. Where glazed, the windows are single glazed and mostly clear although some elements are convex glazed with a privacy glass.

The glass appears to be Pilkington float glass to the windows which is assumed due to the uniform and very flat appearance of the glazing.

The windows form are casement, many with hinged openings to the sashes although there are some fixed sections.

We would note that there is an array of different glazing bar styles across the building, demonstrating a phased approach to the development of the windows over time.

Three of the windows which were damaged in the fire were partially removed and boarded up as part of the making safe works. These were on the south and east elevations of the upper floor to Flat 3. The locations of these have been denoted on the HTS plans discussed above.

The entrance doors to each of the flats are formed from painted timber. These were all found to be serviceable at the time of the inspection.

To flat 3 there is a timber entrance porch. This is painted with a lead finished roof. Again this was found to be serviceable for re-use moving forward.

3.2 Interior

Internally the north wing was broken down into 4 flats. These are listed as follows:

- Yew Tree Cottage
- Horseshoe Cottage
- No 3
- No 6

General Comments

Internally all the apartments have suffered from water and fire damage. A careful blend of conservation and restoration will be required as part of any reinstatement project. This will also necessitate some refurbishment works which might incorporate some improvements to the efficiency of the building.

We were provided with an asbestos register dated from 2019 at the time of our inspection. This was a visual management survey rather than a full R&D inspection. At the time of the inspection there were multiple areas where asbestos was suspected to be present. It is fair to say that given the age of the internal construction, further asbestos will likely be found as part of a R&D survey which will be a HSE requirement. This may necessitate further removals of the retained fabric of the building.

Ceilings

Any remains of the ceilings to the upper floors have been removed completely as part of the making good works. We believe that these were formed from a plasterboard, set onto timber battens to the underside of the roof structure.

The lower floors still have the much of the ceiling boards in place which look to be formed from a skimmed and decorated plasterboard. The retained ceilings are suffering badly from water damage and exposure with a loss of structural integrity and excessive mould growth. These will need to be taken down with the supporting structure cleaned back and given opportunity to dry out before a new finished surface is reinstated here.

Internal Walls

The internal walls are a mix of masonry, some of which being rubble stonework, some brick work as well as lightweight timber portions.

The inner face of the external walls has a mix of finishes with some areas plastered straight onto the masonry and others we believe to be battened and boarded.

A significant portion of the plasterboard is damaged across the finishes, mainly from water damage as the much of the fire damaged elements have already been removed. Where the plasterboard is sat on supporting timber work, it will be trapping damp which will have a detrimental impact on the timbers below.

Rendered finishes, we believe are gypsum and cement based. These are also water damaged and will be exacerbating issues with trapping damp in the core of the walling both from current exposure as well as from the water used to extinguish the fire.

First Floor Structure

The first floor supporting structure is formed from large timber beams with intersecting joists which in turn support floorboards.

At the time of our inspection, much of the flooring was over boarded with a plyboard which was put in place due to the lack of stability with the retained boarding structure.

We cannot comment on whether any historic floor boards or otherwise are underneath the plyboard currently. If there is found to be timber floor boards in place then these should be gradually dried out before being treated and used as part of any reinstatement.

The timber supporting structure can be seen to be very damp in some areas with current mould growth and potential for future rot to set in. This needs to be fully dried out before being treated. A structural assessment should be carried out the timber joist sand beams to confirm integrity and suitability for any reinstatement works.

Across the building, much of the structure is propped with acro props. This will need further assessment by a structural engineer before any elements are used.

Ground and Lower Floor Structure

This was found to be solid mass masonry, and we believe to be concrete. This has held a large volume of damp to the ground floor where water has flooded down from the upper areas. This will be causing issues over time to the lower mass masonry walls.

There was a mix of finishes to the floor including some historical materials such as tiles and stone flagstones. There are other areas which have what we believe to be a modern vinyl, and some areas left as exposed masonry.

It is essential that any historic floor coverings, which particularly apply to the lower ground floor areas are retained and used as part of any reinstatement proposal.

Internal Staircases

The staircases to the first and ground floors are formed from timber. Although suffering badly from water damage, these spaces are largely intact. There is a large amount of water damage and mould to these timber structures.

Some of the timber staircases appear to be older in form whereas others are a more modern softwood.

The timber staircases are all in a condition where they can be cleaned back, allowed to dry out, and treated for rot before being bought forward for reinstatement.

The lower ground floor staircases are formed from solid masonry. Some areas we believe are concrete. These should be allowed to dry out and kept in the existing form.

Other Features

There are a series of former fireplaces to the building as well as other masonry openings and apertures, some of which were overclad as part of the various iterations of the building.

These should logged and recorded for future reference and retained as part of any reinstatement project.

4.0 Proposed Works

The following table outlines an indicative schedule to be proposed for the Listed Building Consent for the reinstatement of the building. There are proposals included here which would be considered essential as well as other elements which alternatives which would be considered optional.

Element	Construction and Materials	
	Existing Condition	**Proposed Change / Justification**
Roof Supporting Structure	Very little remains of this following on from the fire damage.	The retained 7no bottom chords should be checked for integrity before being allowed to dry out, be cleaned back and treated. This will allow the timbers to be used where possible as part of the reinstatement. In any event, the timbers should be retained as part of the fabric of the building. The remaining wallplate should also be checked for integrity with any areas not suitable for reinstatement removed. This will allow the timbers to be used where possible as part of the reinstatement. The wall plate and chord timbers are part of the salvageable historic fabric of the building and should be recorded and retained for future posterity. They will also act as a datum defining the original structure as well as the new reinstated roof. Once a level wall head is provided, a new wall plate should be fitted to facilitate the roof structure. A new roof structure should be provided to the north wing. This should tie with the retained elements on the central wing. The new roof should match in form and design as much as possible as the previous structure. The retained bottom chords should be integrated where possible. These trusses may have to be cut and formed onsite in order to enable this.

		The replacement structure should ideally be formed in a hardwood such as oak but if this cannot be sourced then a solid softwood such as Douglas Fir should be used. This will ensure the longevity of the roof and tie in with materials used in the era the original structure was constructed. Where any timbers are supporting leadwork, a yellow pine board should be used. This will ensure a solid deck and limit any reaction with the leadwork. The stepped valley should be formed in line with LSA (The Lead Sheet Association) guidelines.
Roof Covering	Very little remains of this following on from the fire damage.	A natural slate roof covering should be provided which ideally should be Cornish in origin. This will provide longevity and protection for the structure below and also tie in with the vernacular of the other buildings. We do not know what ecology reports have been carried out to the building yet, but any membranes used as an underfelt should be in line with recommendations. Any necessary bat slates or otherwise should be formed in lead and located as per the roof plan provided by the ecologist. The leadwork will have much better durability then a plastic equivalent which over time suffers from UV damage. Visually a lead opening will be less obtuse. The ridges should be finished with a black glazed clay ridge tile sourced to match the existing and retained coverings. The hips to the roof should be finished with a stepped code 5 lead covering with a rolled core. This will match the former roof finish.

Roof Void Internally	Very little remains of this following on from the fire damage.	The proposal here is to provide a consistent insulation cover within the space with 450mm of rolled wool installed in 3no 150mm layers set at 90 degrees to one another. Any vaulted sections will have a ridged insulation board slid down the gaps to prevent issues with cold spotting here. This will improve the thermal efficiency of the apartments, lowering its carbon footprint and running costs. It will also make a more habitable space for the residents.
Chimneys	Two chimneys remain in-situ, both lowered down as part of the making good works. There were a number of metal powder coated flues which terminated above the roofline, venting wood burners below.	The retained chimneys need to be cleaned back where there is still fire damage to the masonry. Damaged mortar needs raking out before being replaced with a lime based mortar. The stacks need to be reinstated to the previous heights using the former bricks which are stored onsite. Chimneys are an important architectural feature that reflect the building's history, construction techniques, and even social status of its occupants. Preserving chimneys is crucial for maintaining the integrity and character of historic structures The woodburning stoves are a later addition and are not essential to reinstate from a conservation standpoint. Should it be decided that stoves are to be reinstated flue liners need to be replaced with appropriate lead flashing kits provided. These need to be installed inline with HETAS guidelines. This will ensure the thermal comfort of the occupants.
Leadwork	Very little remains of this following on from the fire damage.	The central valley between the parallel roof structures needs to be reinstated. This needs to be done in a Code 6 lead in a stepped format broken down into bays with wood core rolls

		Appropriate upstands need to be provided as a weather detail against the roof slating and any other abutments. The valley outlet should be on the west elevation and dressed in such a way to direct water into the hopper and downpipe and discharge water away from the valley. Roof valleys need to be finished a Code 4 lead, following the same format as the former roof covering. All works need to be done as per the LSA guidelines.
Gutters	Very little remains of the gutters following on from the fire damage. We believe these were painted cast iron. Some cast iron downpipe elements retained.	Cast iron gutters should be sourced to service the roof and direct water into the downpipes. These should be of an appropriate size to service the volume of water from the roof but also of the same style to the retained elements of the Barrow Centre. This will ensure there are no issues with water ingress to the masonry from the roof areas. Gutters should be painted and fixed to the fascia boards. The finish of the gutters should be painted which will be 2no coats of metal paint to match the retained ironmongery to the other areas of the Barrow Centre. There will be a base coat of red oxide or a similar rust inhibitor product. The inner faces of the gutters should be coated with a bitumen based paint. Any retained downpipes, hoppers and ironmongery to the north wing should have the same finishing treatment.
Main Walling	Mix of rubble stonework. Top courses fire damaged. Mainly cement pointed, although in some areas we believe the mortar to be a lime mix.	The existing walling forms a significant part of the retained historic fabric and character of the building. It is imperative that this is conserved. Any damaged stonework and mortar to the upper courses of the building should be

	Cement mortar cracking in some areas which trapping damp internally within the masonry.	carefully taken down before being re-constructed using a lime mortar to provide a level wall head. It is proposed that the cement pointing be carefully hacked out by hand from the walling. The joints will be cleaned back to a depth of 40mm and brushed through. The masonry to all areas will then be re-pointed and a lime based mortar. This will be tended and laid up utilising traditional methods. Mass masonry walls were designed on the principal that damp would be driven into the core of the walling and over time evaporate out during more clement months of the year. This created a natural balance within the core structure. The thicker the wall the more resistance there is to driving rain and moisture transmission. Originally buildings of this ilk would have been constructed using soft, vapour permeable lime mortars. These were either made from slaked lime gleaned from lime kilns where either limestone was burnt or shells were burnt to form the lime base. This was mixed with local stones and often ash from the burning which acted as a pozzolan. A soft vapour permeable lime mortar would have been used for bedding of the stonework and any pointing and also plastering and rendering of interior and external surfaces. Lime mortar is a natural material which permits evaporation through vapour permeability. It is also modestly flexible and self-healing. The free lime in the mix will travel over time and seal cracks or fissures within the bedding or pointing faces. It will allow moisture into the core of the wall but more importantly will let it out during the more clement months of the year. This being the case a building made of natural stone and lime mortars and

		plasters can accommodate seasonal and structural movement and manage transmission and evaporation of water. In the late 19th century Portland cement become more popular and was used as an easy mix for builders requiring less tending and care. Portland cement is rigid, vapour impermeable and prone to cracking and is brittle. Moisture gets driven in behind any cement pointing or render and cannot naturally evaporate out thus a build up of moisture within the core adding to damp on the interior and increasing the risk of wet and dry rot infestation to any imbedded timbers. In the circumstance of the Barrow Centre, the lime mortar will consolidate the walling and allow the masonry to breath, rather then trapping walling internally within the structure. This is important given the level of water ingress the walls have been subject to both through exposure and also water when the fire was extinguished. Any timber lintels exposed should be assessed for integrity and where necessary either replaced with a hardwood, or allowed to dry out and be treated depending on which action is most appropriate.
Windows	Painted timber frame and single glazed elements. Mix of style and design of glazing bar. Three windows requiring replacement due to fire damage. Multiple units requiring repair	Replacement windows should be provided to the units in Flat 3 which were removed. These should be formed from painted timber and match the same style and form as before. Internally to areas where window seats were present, these should be retained. The current glazing has a very poor thermal performance especially when compared with modern units. This can lead to an increased carbon footprint when trying to heat the building as well as issues with cold bridging and condensation to the units. The existing windows are a mix of style, age and material. We feel that the replacement windows will consolidate the buildings

		fenestration whilst still in keeping with a vernacular befitting a heritage property. It is proposed that the window units be replaced with new timber units. The shape and design of the windows will remain the same although the glazing bars will be amended for a more traditional shape of bar These will be slimline and more in keeping with the aesthetic of the property. It is proposed that the windows be double glazed with individual slimline panes. Slimline units are selected as these are marginally wider than single glazing mean that visually they have an extremely low impact to the building and are often difficult to distinguish from their original counterpart's without a thorough inspection. The units would be a heritage slimline unit meaning they would be in keeping with the traditional fenestration. The use of a more traditional glazing bar even with the slimline double glazing, will revert the building back to a traditional appearance. Secondary glazing was considered for this proposal however was considered inappropriate for the current units. This is as the reveal space would not be able to facilitate secondary glazing and the doors opening without intruding into the internal space.
External Doors	Painted timber units. Paint peeling in some areas and doors sticking due to swelling from high moisture.	All doors should be retained. The existing surfaces should be bought forward for decoration. Where there are issues with swelling and the doors sticking, the timber should be allowed to dry and assessed before any adjustments are made to the sashes or frames.
Internal Ceilings.	Little remains of this following on from the fire and water damage. .	Remove all remaining ceiling boards and timber framework as it has lost integrity and is suffering from mould and damp. A new timber supporting structure should be provided and formed from tanalised timber. The surfaces should then be completed in a plasterboard and skimmed finish.

		Any voids between the plasterboard and the supporting structure should be packed with acoustic and thermal insulation such as a Rockwool to improve both efficiency and sound retention in the apartments.
Internal Walls	Solid mass masonry and timber studwork. All finished in a gypsum based plaster skim. Plasterboard on studwork and battened onto some solid sections also.	All solid masonry wall surfaces are to be stripped back to the masonry, removing the plasterboard and gypsum skim finish. The plasterboard will be removed from the timber studwork and the timbers can be dried out and treated as necessary or replaced. The solid mass masonry walls will be rendered using a lime based breathable plaster and decorated with a breathable paint product. The existing covering is holding damp to the walls which will become a particular issue with the volume water held within the structure following the water used to extinguish the fire and the subsequent exposure. The breathable lime system will let the water evaporate out over time. The plasterboard has lost any structural integrity and cannot be used moving forward. The new render system will allow the walls to breath and any damp drawn up from the core will be dissipated within the room. The thermal efficiency to the external envelope of the walls will be upgraded through the use of a Cornerstone insulating render system. This is a lime based insulating render gives the walls full exposure to the internal areas for vapour permeability and retains the contours and organic aesthetic of the walling without compromising on the thermal properties of the structure. The finish to this is a superfine putty lime finishing plaster which will be decorated with a breathable paint product.

		Or The thermal efficiency to the external envelope will be improved through drylining the walling. This will be done through forming a timber studwork which will be free standing from the external wall structure. The void between the studs will be stuffed with an insulation board and the internal surface will be finished with a plasterboard and skim. There will be a minimum 15mm airgap between the stone walling and the stud wall and insulation to prevent any damp transmission. Vents will be placed across the wall areas at the base and head of the studs to ensure airflow behind the studwork. This is a reversable upgrade which will substantially upgrade the thermal and acoustic properties of the building.
First Floor Supporting Structure.	The first floor supporting structure is formed from large timber beams with intersecting joists which in turn support floorboards. At the time of our inspection, much of the flooring was over boarded with a plyboard which was put in place due to the lack of stability with the retained boarding structure.	The ply will be lifted and a fully assessment will be carried out on the retained floorboards. Timbers will be allowed to dry before being treated and bought forward for reinstatement. The supporting structure will be allowed to properly dry out before being cleaned back, treated for rot and bought forward for use in the reinstatement. This is of particular importance where the timbers sit in pockets on the walls which is an area known to be damp with no damp proof course to prevent transmission to the wood. An assessment will be carried out on the retained timbers to ascertain the suitability for the use of the structure in its current form. All timbers should be retained. All of the retained existing structure should be recorded and retained for future posterity. The timbers will also act as a

		datum defining the original structure as against any new flooring construction. Where further support to the existing timbers are found to be necessary, this should be done with minimal intervention. Either a stone corbel could be formed and slotted under the timber where it sits in the wall or side plants and splints maybe used. Any necessary further supporting structures will need to be put in place without cutting or interfering with the existing and retained joists and beams. This will need to be a independent structure which can be removed in the future if necessary.
Ground Floor Structure	Majority, solid mass concrete, suspected no membrane	We would recommend further investigative works to the concrete flooring on the ground floor. Subject to the findings, the proposal here is to carefully breakout and remove the existing concrete floor. A limecrete floor will be installed. This will have an integral underfloor heating system. Sensitive areas such as staircases and fire places will be left intact with the flooring underneath remaining in place. Although these works are disruptive, the current floor is a modern addition and could contribute to issue of rising damp to the solid walls of the property. As the concrete floor is already in place, it is unlikely that historic material will be disturbed during the excavation works. The new floor will be vapour permeable, allowing ground water to vent through the floor slab, rather then be forced up through the walls of the property. The floor will be insulated with a glapor glass gravel in line with installers recommendations. This will allow for a higher thermal performance to the building.

		The underfloor heating will supply a consistent background heat to the building which will minimise the risk of cold spots and condensation damp occurring. It is generally recognised that the lower level, gentle consistent heat from underfloor is better for historic properties rather then the hot spots of traditional radiators. To the lower ground floor, the stone flags and quarry tiles should be retained without significant intervention. The elements here should be carefully cleaned back and bought forward for reinstatement.
Central heating	The building currently has no proper central heating. There are a number of older style electric radiators around the building within the apartments. As a result there are cold spots around the property which has caused damp issues.	The proposal for heating the building is for a centralised boiler with buffer vessel and associated plant to be installed complete with LPG tank to supply a mix of radiators, towel rails and underfloor heating systems. Each accommodation unit would have local zone valves and thermostatic control. Overall control of the wider system will be linked to an outside air temperature sensor. The intention with this is that in the future, when the park progress their decarbonisation plans, the LPG boilers can be easily changed for AS or GSHPs. Water heating would be via an unvented cylinder in each accommodation unit with time clock and temperature control. This would be heated by immersion elements. Once installed, the heating provides a consistent low level background heat more suitable for historic properties.
Services	Electric and water systems provided to each apartment. All fire and water damaged, disconnected and now defunct.	The existing electrical and water systems to the building should be removed. A new scheme should be bought forward which can be integrated within the other reinstatement works outlined above.

		A mains interlinked fire detection system should be allowed for across all areas and given the height of the building a sprinkler system should be considered.

5.0 Appendices

5.1 Appendices 1 – Photos.

Figure 4 South elevation

Figure 5 East elevation

Figure 6 North elevation

Figure 7 East elevation

Figure 8 Aerial shot of north east corner

Figure 9 Aerial shot of south east corner

Figure 10 Abutment to central wing where further spread of the fire was prevented.

Figure 11 Abutment to central wing where further spread of the fire was prevented.

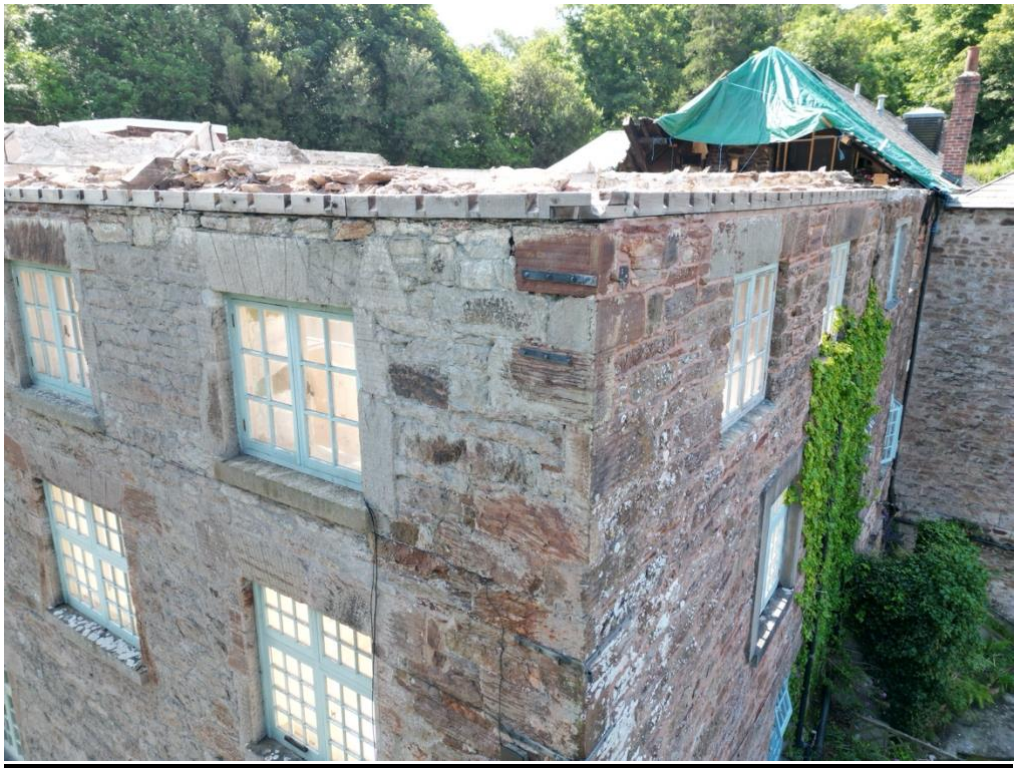

Figure 12 North west corner. The crenulated soffit design can be seen here which should be replicated moving forward.

Figure 13 Main chimney stack

Figure 14 Stored material for reinstatement

Figure 15 Damaged and undulating wall head. Also damaged and boarded windows.

Figure 16 Fire damaged wallhead.

Figure 17 Retained chord tie beam.

Figure 18 Retained chord tie beam.

Figure 19 Ceiling areas removed from much of the lower floors.

Figure 20 Fungal growth to supporting timbers

Figure 21 Mould and damp to supporting timbers

Figure 22 Supporting props to first floor structure.

Figure 23 An example of the different glazing bar styles within the property.

Figure 24 Retained tile floor to Yew Tree Cottage

Figure 25 Retained stone flag floor to Horseshoe Cottage.

Figure 26 Example of heating system to the apartments.

Figure 27 Example of hot water system to the apartments.

Figure 28 Poor cement based mortar to walling.

E.

Appendix E - Elemental Cost Plan.

bailey partnership

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The Millfields, Plymouth
Devon PL1 3JB
01752 229259

IN CONFIDENCE

FOR

(1) Cornwall Council c/o Arcadis

ELEMENTAL COST PLAN

RELATING TO: Fire Reinstatement

AT: The Barrow Centre Mount Edgcumbe Country Park, Cremyll, Torpoint PL10 1HZ

Job №:	37167
Document ID:	37167-BPG-xx-xx-CP-Q-0301
Latest Revision:	C01
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Purpose of Issue:	for information
Prepared by:	CT
Checked by:	GSB
Approved by:	GSB

Document Revision History

Revision	*Date*	*Issue / Revision Details*	*Prepared By*	*Checked By*	*Approved By*
C01	2025-07-15	for information	CT	GSB	GSB

Signed:

GUY SHEER BOLT BSc(Hons) DipSurvPract MRICS

For and on Behalf of Bailey Partnership

bailey partnership

BILL 301 - Barrow Centre Mount Edgcumbe - Option 01 (Elemental OCE)

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum	£/m² GIFA	% of Works Cost	£/Functional Unit
a		**Attributes / project information**							
a.1		**Portfolio/Title/Client:**							
a.1.1		Cornwall Council c/o Arcadis							
a.2		**Property Address:**							
a.2.1		The Barrow Centre Mount Edgcumbe Country Park, Cremyll, Torpoint PL10 1HZ							
a.2.2		BCIS Location Factor:	101						
a.3		**Scope/Accommodation/Construction/Works:**							
a.3.1		The existing Mt Edgcumbe barrow centre is up to 3 stories in height. Lower ground levels are accessible from the north elevation with ground level access from the south. There is a fire damaged section of the Barrow centre, previously utilised for staff accommodation and holiday lets. The greater barrow center is attached to the left hand side of the south elevation. Works include the like for like restoration of the building to meet Building Regulations.							
a.3.2		BCIS Function Code:	856						
a.3.3		Primary number of stories:	3	nr					
a.3.4		*Functional Units: Flats*	4	nr					
a.4		**Access and site limitations:**							
a.4.1		Access to the site is restricted with vehicular access via a single track road; working space is also restricted; pedestrian access around the site must be maintained; working space is unrestricted; adjoining buildings are commercial and are anticipated to remain occupied throughout the period of works.							
a.5		**Pricing:**							
a.5.1		Method: This bill has been prepared in accordance with RICS NRM Volume 1 except where explicitly stated otherwise. This estimate recommends a sum that the you should allow in your calculations; more accurate costs will be reflected in the Formal Cost Plans that will follow with the future design and procurement stages.							
a.5.2		Cost Data: This estimate is based on cost data gathered from projects of a similar nature over the past five years adjusted for time and location, together with published benchmarks. This data is highly dependable, however the design is at a very early stage; please see the notes regarding residual risk;							
a.5.3		Key Assumptions and Exclusions: Generally, please note the specific assumptions made in the descriptions of the items throughout the estimate. • It is assumed that tenders will be anticipated by 1Q 2026, as per the current programme. • It has been assumed that subsequent surveys will not alter the scope of works; an inclusion of risk allowances has been included at section 13.							
a.5.4		Change: This is the first estimate for these works and therefore there is no change to report							
a.5.5		Uncertainty: Surveys have been conducted to inform this cost estimate and items of work have been included based on the recommendations of the report, equivalent to a design proposals at RIBA Stage 2 (Concept). Therefore there remains a significant amount of uncertainty - risk allowances are included in section 13 accordingly.							
a.5.6		Tax: By reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.							
a.6		**Drawings/documents used:**							
a.6.1		Barrow centre drawing 08 INDICATIVE WEST ELEVATION 20250520							
a.6.2		Barrow centre drawing 07 INDICATIVE NORTH ELEVATION 20250520							
a.6.3		Barrow centre drawing 06 INDICATIVE EAST ELEVATION 20250520							
a.6.4		Barrow centre drawing 05 INDICATIVE SOUTH ELEVATION 20250520							
a.6.5		Barrow centre drawing 04 REMAINING ROOF LAYOUT 20250520							
a.6.6		Barrow centre drawing 03 FIRST FLOOR 20250520							
a.6.7		Barrow centre drawing 02 GROUND FLOOR 20250520							
a.6.8		Barrow centre drawing 01 LOWER GROUND FLOOR 20250520							
a.7		**Dates:**							
a.7.1		Base Date:	3Q2025						
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	403	Index					
a.7.3		Design / lead-in period	8	weeks					
a.7.4		Construction period	40	weeks					
a.8		**Areas:**							
a.8.1		GIFA (IPMS2)	644	m²					

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BILL 301 - Barrow Centre Mount Edgcumbe - Option 01 (Elemental OCE)

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum	£/m² GIFA	% of Works Cost	£/Functional Unit
a.8.2		Common Areas	0	m²					
0		**Facilitating works**				**£5,000.00**	**£7.76**	**0.48%**	**£1,250.00**
0.1		Toxic/hazardous/contaminated material treatment; allowance for surveys only	1	Item	£5,000.00	£5,000.00	£7.76	0.48%	£1,250.00
1		**Substructures**				**£0.00**	**£0.00**	**0.00%**	**£0.00**
1.1		Substructures; Treatment to existing lower ground floor wall taken elsewhere in Section 7	0	Excl.			~~£0.00~~	~~0.00%~~	£0.00
2		**Superstructure**				**£525,201.00**	**£815.53**	**50.66%**	**£131,300.25**
2.1		Frame; n/a no work planned in the scope	0	N/A	£0.00	£0.00	£0.00	0.00%	£0.00
2.2		Upper Floors; reinstatement of timber floors; fitting of joists and boards	439	m²	£115.00	£50,485.00	£78.39	4.87%	£12,621.25
2.3		Roof							
2.3.1		Pitched Roof; complete reinstatement of pitched roof; timber structure, natural slate coverings fascias and soffits; including all membranes, insulation, rafters, braces, forming valleys and the like	575	m²	£625.00	£359,375.00	£558.04	34.66%	£89,843.75
2.3.2		Roof Drainage; installation of cast iron gutters and valley gutters; to be lined with bitumen paint; including fixings into existing drainage systems, gutter boards and lead coverings.	74	m	£66.00	£4,884.00	£7.58	0.47%	£1,221.00
2.4		Stairs and Ramps; excluded [to be determined by damp and timber survey]	0	N/A	£0.00	£0.00	£0.00	0.00%	£0.00
2.5		External Walls							
2.5.1		Eternal Walls; allowance to line all perimeter walls; including insulation	*780*	m²	£26.00	£20,280.00	*£31.49*	*1.96%*	£5,070.00
2.5.2		*Extra Over; reconstruction of existing chimney to roof level and above; [Remedial work to existing stone wall taken elsewhere in Section 7]*	*16*	m²	£400.00	£6,400.00	*£9.94*	*0.62%*	£1,600.00
2.6		Windows and External Doors; replacement of all missing single glazed timber casement windows: including the replacement of red sandstone lintels	*40*	nr	£956.00	£38,240.00	*£59.38*	*3.69%*	£9,560.00
2.7		Internal Walls and Partitions; reinstatement of acoustic timber stud partitions generally; including insulation, lining and plasterboard	61	m²	£217.00	£13,237.00	£20.55	1.28%	£3,309.25
2.8		Internal Doors; replacement of all doors to compliant fire doors throughout.	38	nr	£850.00	£32,300.00	£50.16	3.12%	£8,075.00
3		**Internal Finishes**				**£114,773.00**	**£178.22**	**11.07%**	**£28,693.25**
3.1		Wall Finishes; paint and plaster generally	889	m²	£20.00	£17,780.00	£27.61	1.71%	£4,445.00
3.2		Floor Finishes							
3.2.1		Type 1: screed, leveling compound, and carpet to general areas throughout (except wet areas as 3.2.2 below) [Note: cf. VAT Assessment]	548	m²	£75.00	£41,100.00	£63.82	3.96%	£10,275.00
3.2.2		Type 2: screed, leveling compound, and hygienic sheet floor coverings to wet areas throughout.	97	m²	£65.00	£6,305.00	£9.79	0.61%	£1,576.25
3.3		Ceiling Finishes; new suspended MF plasterboard ceilings; fire rated and moisture resistant as appropriate; plaster skim and paint	644	m²	£77.00	£49,588.00	£77.00	4.78%	£12,397.00
4		**Fittings, Furnishings and Equipment**				**£19,170.00**	**£29.77**	**1.85%**	**£4,792.50**
4.1		Fittings, Furnishings and Equipment; kitchen fittings; installation of new kitchen; including all units and worktops; [Note: cf. VAT Assessment for white goods]	5	nr	£3,834.00	£19,170.00	£29.77	1.85%	£4,792.50
5		**Services**				**£68,034.00**	**£105.64**	**6.56%**	**£17,008.50**
5.1		Sanitary Installations; installation of new WCs; including taps, ceramic pans and cisterns	5	nr	£2,550.00	£12,750.00	£19.80	1.23%	£3,187.50
5.2		Services Equipment; n/a no work planned in the scope	0	N/A	£0.00	£0.00	£0.00	0.00%	£0.00

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BILL 301 - Barrow Centre Mount Edgcumbe - Option 01 (Elemental OCE)

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum	£/m² GIFA	% of Works Cost	£/Functional Unit
5.3		Disposal Installations; foul drainage above ground; general waste pipes and fittings, discharge stakes and ventilating stacks, traps, access points, rodding points, collars and the like - per apartment	20	nr	£150.00	£3,000.00	£4.66	0.29%	£750.00
5.4		Water Installations; allowance per flat to remove and replace hot water cylinders; including all pipe work, pumps and accessories necessary;	4	nr	£2,384.00	£9,536.00	£14.81	0.92%	£2,384.00
5.5		Heat Source; installation LPG fired boiler plant; including buffer vessel and associated plant	4	nr	£3,234.00	£12,936.00	£20.09	1.25%	£3,234.00
5.6		Space Heating and Air Conditioning; installation of radiators and towel heaters; including new pipes and ancillaries	25	nr	£388.00	£9,700.00	£15.06	0.94%	£2,425.00
5.7		Ventilation; replacement of all overhead extractor fan units; (one per kitchen and bathroom)	12	nr	£440.00	£5,280.00	£8.20	0.51%	£1,320.00
5.8		Electrical Installations; replacement of existing lights for new LED energy efficient lighting; say 3 per room;	72	nr	£45.00	£3,240.00	£5.03	0.31%	£810.00
5.9		Fuel Installations; installation of piped supply of LPG/oil; connections from tank to installed boiler	644	m²	£6.00	£3,864.00	£6.00	0.37%	£966.00
5.10		Lift and Conveyor Installations; n/a no work planned in the scope	0	N/A	£0.00	£0.00	£0.00	0.00%	£0.00
5.11		Fire and Lightning Protection; n/a no work planned in the scope	0	N/A			£0.00	0.00%	£0.00
5.12		Communication, Security and Control Systems; security systems; L2/LD2 combined system.	644	m²	£7.00	£4,508.00	£7.00	0.43%	£1,127.00
5.13		Specialist Installations; n/a no work planned in the scope	0	N/A			£0.00	0.00%	£0.00
5.14		Builder's Work In Connection With Services; general allowance for containment/conduits/ducting (noting that any fairface masonry will require surface mounted containment and exposed structural soffits will require cable trays), forming hole/chases and the like with firestopping to penetrations, and testing & commissioning systems upon completion [Note NRM Volume 1 shows BWIC can be measured as a cost per nr, m, m², or %, according to the surveyor's judgement and the rate for one method may be influenced by consideration of the others when interpreting benchmarking data for this element]	644	m²	£5.00	£3,220.00	£5.00	0.31%	£805.00
6		**Prefabricated Buildings and Building Units**				**£0.00**	**£0.00**	**0.00%**	**£0.00**
6.1		Prefabricated Buildings and Building Units; n/a traditional construction only	0	N/A			£0.00	0.00%	£0.00
7		**Work to Existing Buildings**				**£68,946.00**	**£107.06**	**6.65%**	**£17,236.50**
7.1		Minor Demolition Works and Alteration Works							
7.1.1		Spot Items							
7.1.1.1		Spot Item: *excluded* none anticipated	0	N/A	£0.00	£0.00	£0.00	0.00%	£0.00
7.1.2		Minor Demolition works							
7.1.2.1		Stip out existing sanitaryware	5	nr	£20.00	£100.00	£0.16	0.01%	£25.00
7.1.2.2		Strip out existing kitchens	5	nr	£20.00	£100.00	£0.16	0.01%	£25.00
7.1.2.3		*Carefully take down existing timber staircase; excluded [to be determined by damp and timber survey]*	0	N/A	£0.00	£0.00	£0.00	0.00%	£0.00
7.1.3		Removal							
7.1.3.1		Removal of existing heating infrastructure; wood burning stove and electric radiators	644	m²	£13.00	£8,372.00	£13.00	0.81%	£2,093.00
7.1.3.2		Removal of existing existing electrical transformers and electrical infrastructure to include communal distribution boards	644	m²	£13.00	£8,372.00	£13.00	0.81%	£2,093.00
7.1.3.3		Removal of existing rotten floor timber; allowance for 60% of GIFA	387	m²	£24.00	£9,288.00	£14.42	0.90%	£2,322.00
7.1.3.4		Removal of existing plaster to masonry internal walls	198	m²	£4.00	£792.00	£1.23	0.08%	£198.00
7.1.3.5		Removal of existing timber stud partitions	61	m²	£49.00	£2,989.00	£4.64	0.29%	£747.25
7.1.3.6		Removal of existing ceiling boards	644	m²	£7.00	£4,508.00	£7.00	0.43%	£1,127.00
7.1.3.7		Removal of existing roof fixing battens and membranes	575	m²	£7.00	£4,025.00	£6.25	0.39%	£1,006.25

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BILL 301 - Barrow Centre Mount Edgcumbe - Option 01 (Elemental OCE)

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum	£/m² GIFA	% of Works Cost	£/Functional Unit
7.1.3.8		Removal of existing rotten lintels	40	nr	£30.00	£1,200.00	£1.86	0.12%	£300.00
7.1.3.9		Removal of existing internal doors and frames	38	nr	£25.00	£950.00	£1.48	0.09%	£237.50
7.2		Repairs to Existing Services; n/a upgrades and replacements taken elsewhere in section 5	0	N/A	£0.00	£0.00	£0.00	0.00%	£0.00
7.3		Damp-proof Courses/Fungus and Beetle Eradication; allowance for treatments	1	item			£0.00	0.00%	£0.00
7.4		Facade Retention; n/a no work planned in the scope	0	N/A			£0.00	0.00%	£0.00
7.5		Cleaning Existing Surfaces; n/a no work planned in the scope	0	N/A			£0.00	0.00%	£0.00
7.6		Renovation Works							
7.6.1		Masonry Repairs; refurbishment of existing stone wall; up to roof and lowered gable	32	m²	£364.00	£11,648.00	£18.09	1.12%	£2,912.00
7.6.2		Concrete Repairs; undertake remedial concrete treatment works to lower ground floor	100	m²	£62.00	£6,200.00	£9.63	0.60%	£1,550.00
7.6.3		Metal Repairs; refurbishment of all cast iron downpipes and fittings into existing rainwater drainage installations; assume 6nr	5	nr	£58.00	£290.00	£0.45	0.03%	£72.50
7.6.4		Timber repairs;							
7.6.4.1		Windows and doors; refurbish existing timber windows and external doors to working order; shaving to fit where swollen; including all lintels and associated works	58	nr	£32.00	£1,856.00	£2.88	0.18%	£464.00
7.6.4.1		Timber floor; refurbish existing timber floor boards/ structure where rotten; allowance for 40% of GIFA	258	m²	£32.00	£8,256.00	£12.82	0.80%	£2,064.00
8		**External Works**				**£14,460.00**	£22.45	1.39%	£3,615.00
8.1		Site Preparation Works; n/a as the only site preparatory works required may form part of the contractors' preliminaries	0	N/A			£0.00	0.00%	£0.00
8.2		Roads, Paths, Pavings and Surfacings; n/a no work planned in the scope	0	N/A			£0.00	0.00%	£0.00
8.3		Soft Landscaping, Planting and Irrigation Systems; n/a no work planned in the scope	0	N/A			£0.00	0.00%	£0.00
8.4		Fencing, Railings and Walls; n/a no work planned in the scope	0	N/A			£0.00	0.00%	£0.00
8.5		External Fixtures; n/a no work planned in the scope	0	N/A			£0.00	0.00%	£0.00
8.6		External Drainage; allowance for connection to existing drainage; gullies, gutters and waste Note: assuming connection into existing mains sewers on site with no need for attenuation	1	item	£2,500.00	£2,500.00	£3.88	0.24%	£625.00
		External Services;							
8.7.1		LPG/oil tank; including base and trenching to supply the building; assume 10m	10	m	£96.00	£960.00	£1.49	0.09%	£240.00
8.7.2		Metering; allowance for replacement meters throughout	1	item	£1,000.00	£1,000.00	£1.55	0.10%	£250.00
8.7.3		Water mains supply; **Provisional Sum** assuming existing supply is sound and sufficient; allow for connection to existing; including trenching circa 50m	1	PS	£2,000.00	£2,000.00	£3.11	0.19%	£500.00
8.7.4		Electricity mains supply; **Provisional Sum** assuming existing supply is sound and sufficient; allow for connection to existing; including trenching circa 50m	1	PS	£2,000.00	£2,000.00	£3.11	0.19%	£500.00
8.7.5		Telecommunications and other communication system connections; **Provisional Sum** assuming existing supply is sound and sufficient; allow for connection to existing; including trenching circa 50m	1	PS	£1,000.00	£1,000.00	£1.55	0.10%	£250.00
8.8		Minor Building Works and Ancillary Building; installation of enclosure building to house LPG tank.	1	item	£5,000.00	£5,000.00	£7.76	0.48%	£1,250.00
		SUB-TOTAL: Building Works Estimate				**£815,584.00**	**£1,266.43**	**78.67%**	**£203,896.00**

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BILL 301 - Barrow Centre Mount Edgcumbe - Option 01 (Elemental OCE)

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum	£/m² GIFA	% of Works Cost	£/Functional Unit
9		**Main contractor's preliminaries; The cost of main contractor's preliminaries as a percentage of the total cost of the building works.**	£815,584.00		13.50%	£110,100.00	£170.96	10.62%	£27,525.00
9.1	1.B.1	Employer's site accommodation		n/a					
9.2	1.B.2	Employer's site records		n/a					
9.3	1.B.3	Employer's completion and post-completion requirements		n/a					
9.4	1.B.4	Contractor's Management and staff	1	F	£0.00	£0.00	£0.00	0.00%	£0.00
			40	TR	£1,500.00	£60,000.00	£93.17	5.79%	£15,000.00
9.5	1.B.5	Contractor's Site establishment	1	F	£1,000.00	£1,000.00	£1.55	0.10%	£250.00
			40	TR	£500.00	£20,000.00	£31.06	1.93%	£5,000.00
9.6	1.B.6	Contractor's Temporary services	1	F	£1,000.00	£1,000.00	£1.55	0.10%	£250.00
			40	TR	£100.00	£4,000.00	£6.21	0.39%	£1,000.00
9.7	1.B.7	Contractor's Security	1	F	£100.00	£100.00	£0.16	0.01%	£25.00
			40	TR	£100.00	£4,000.00	£6.21	0.39%	£1,000.00
9.8	1.B.8	Contractor's Safety and environmental protection	1	F	£0.00	£0.00	£0.00	0.00%	£0.00
			40	TR	£100.00	£4,000.00	£6.21	0.39%	£1,000.00
9.9	1.B.9	Contractor's Control and protection	1	F	£0.00	£0.00	£0.00	0.00%	£0.00
			40	TR	£100.00	£4,000.00	£6.21	0.39%	£1,000.00
9.10	1.B.10	Contractor's Mechanical plant and equipment	1	F	£0.00	£0.00	£0.00	0.00%	£0.00
			40	TR	£100.00	£4,000.00	£6.21	0.39%	£1,000.00
9.11	1.B.11	Contractor's Temporary works	1	F	£0.00	£0.00	£0.00	0.00%	£0.00
			40	TR	£100.00	£4,000.00	£6.21	0.39%	£1,000.00
9.12	1.B.12	Contractor's site records	1	F	£0.00	£0.00	£0.00	0.00%	£0.00
			40	TR	£100.00	£4,000.00	£6.21	0.39%	£1,000.00
10		**Main contractor's overheads and profit; as a percentage of the total cost of the building work and preliminaries**	£925,684.00		12.00%	£111,082.08	£172.49	10.71%	£27,770.52
10.1		Main contractor's overheads; as a percentage of the total cost of the building work and preliminaries	£925,684.00		4.00%	£37,027.36	£57.50	3.57%	£9,256.84
10.2		Main contractor's profit; as a percentage of the total cost of the building work and preliminaries	£925,684.00		8.00%	£74,054.72	£114.99	7.14%	£18,513.68
		SUB-TOTAL: Works Cost Estimate				**£1,036,766.08**	**£1,609.89**	**100.00%**	**£259,191.52**
11		**Project/design team fees**				**£165,882.57**	£257.58	16.00%	£41,470.64
11.1		Consultant's fees; allowance for design team to complete the design form RIBA Stage 2-5; including Architect (incl CDM Principal Designer & Contract Administrator roles), Structural/Civil Engineer, Building Services Engineer, Quantity Surveyor.	£1,036,766.08		14.00%	£145,147.25	£225.38	14.00%	£36,286.81
11.2		Other fees; allowance for Building Control, Ecologist and Archeological field work etc.	£1,036,766.08		2.00%	£20,735.32	£32.20	2.00%	£5,183.83
12		**Other development/project costs**				**£0.00**	£0.00	0.00%	£0.00
12.1		Other development/project costs: *Excluded* generally:							
12.1.1		land acquisition costs		Excl					
12.1.2		financce costs		Excl					
12.1.3		other fees (e.g. for party walls, right to light, oversailing licences, etc.)		Excl					
12.1.4		other charges (e.g. for adoptions/maintenance of highways, drainage or utilities etc. not forming part of the works above)		Excl					
12.1.5		other planning contributions (e.g. CIL, s106, s278 etc.)		Excl					
12.1.6		other insurances		Excl					
12.1.7		Archeological field work		Excl					
12.1.8		other specialist works		Excl					
12.1.9		client decanting / relocation costs		Excl					
12.1.10		other 'group 2 and 3' fixtures fittings furnishings and equipment not provided as part of the works		Excl					
12.1.11		other end user costs		Excl					
12.1.12		marketing costs		Excl					
12.1.13		other client direct costs		Excl					
		SUB-TOTAL: Base Cost Estimate				**£1,202,648.65**	**£1,867.47**	**116.00%**	**£300,662.16**

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BILL 301 - Barrow Centre Mount Edgcumbe - Option 01 (Elemental OCE)

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum	£/m² GIFA	% of Works Cost	£/Functional Unit
13		**Risks**				**£144,317.84**	£224.10	13.92%	£36,079.46
13.1		Design development risks; allowance for pre-construction design matters not foreseen in the above and/or delays in the design process.	£1,202,648.65		5.00%	£60,132.43	£93.37	5.80%	£15,033.11
13.1.1		**RISK** Heritage; the heritage status of the estate requires stringent conservation measures to be designed.							
13.1.3		**RISK** Electrical supply limitations; the existing substation is known to be nearing capacity and therefore variations to design might occur should the supply not be suitable/ efficient.							
13.2		Construction risks; allowance for matters arising on site, and/or delays in the construction process, and/or health and safety events	£1,202,648.65		4.00%	£48,105.95	£74.70	4.64%	£12,026.49
13.2.1		**RISK** Timber joists; following further investigations it is possible that the extent of damage to the remaining timber joists and beams declares them as unsalvageable and an entire strip out and replacement will be necessary.							
13.3		Employer risk; allowance for variations as work proceeds, and/or changes in funding requirements, and/or change in statutory requirements, and/or environmental events and the like	£1,202,648.65		3.00%	£36,079.46	£56.02	3.48%	£9,019.87
13.3.1		**RISK** Changes in scope; several surveys are still anticipated to commence and therefore subsequent findings may alter the current scope of works.							
14		**Inflation**				**£21,877.03**	£33.97	2.11%	£5,469.26
14.1		Tender inflation; procurement and tendering strategy is anticipated to be traditional with returns currently forecasted for the end of Q1 2026. Tenders are anticipated to be advertised through the Cornwall Council portal. Note: This forecast cannot accurately predict the impact of future national or international political events, crises or local market forces particular to this project.	£1,491,284.33		1.47%	£21,877.03			
14.2		Construction inflation; *Excluded* assume fixed-price tender with no fluctuation clauses							
		TOTAL (excluding VAT)				**£1,368,843.52**	**£2,125.53**	**132.03%**	**£342,210.88**
15		**VAT assessment**				**£273,768.70**	£425.11	26.41%	£68,442.18
15.1		Amount subject to standard rate (20%)	£1,368,843.52		20%	£273,768.70	£425.11	26.41%	£68,442.18
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00	£0.00	0.00%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00	£0.00	0.00%	£0.00
		TOTAL (including VAT)				**£1,642,612.22**	**£2,550.64**	**158.44%**	**£410,653.06**

F.

Appendix F - Project Programme.

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CORNWALL COUNCIL BEPS2 FRAMEWORK

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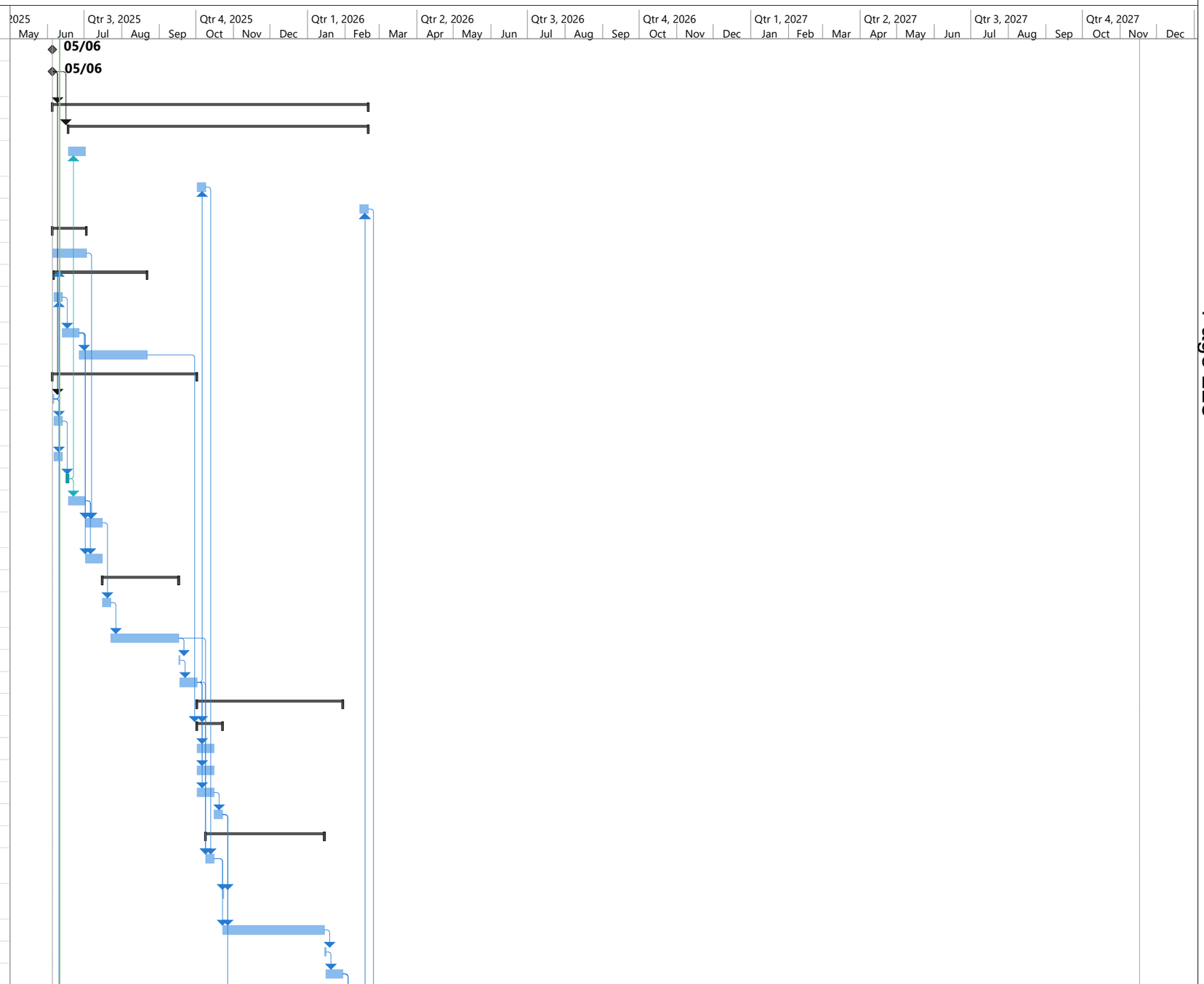
ID	Task Name	Duration	Start	Finish
1	**Appointments**	**0 days**	**Thu 05/06/25**	**Thu 05/06/25**
2	Bailey Partnership Appointment - BS, PM, CA, AD, QS, BSE, TP, PD, CSE	0 days	Thu 05/06/25	Thu 05/06/25
3	**Specialist Subconsultants**	**186 days**	**Thu 05/06/25**	**Thu 19/02/26**
4	**Heritage specialist**	**177 days**	**Wed 18/06/25**	**Thu 19/02/26**
5	RIBA 1 inspection and draft heritage impact assessment	2 wks	Wed 18/06/25	Tue 01/07/25
6	RIBA 3 HIA report update	1 wk	Thu 02/10/25	Wed 08/10/25
7	RIBA 4 design review	1 wk	Fri 13/02/26	Thu 19/02/26
8	**Decarbonisation specialist**	**20 days**	**Thu 05/06/25**	**Wed 02/07/25**
9	RIBA 2 net zero report	4 wks	Thu 05/06/25	Wed 02/07/25
10	**Obtain quotations / instruct third parties**	**55 days**	**Fri 06/06/25**	**Thu 21/08/25**
11	Third party surveys, e.g. measured surveys, asbestos, ecologist,	1 wk	Fri 06/06/25	Thu 12/06/25
12	Client approval to appoint third parties	2 wks	Fri 13/06/25	Thu 26/06/25
13	Receipt of third party outputs	8 wks	Fri 27/06/25	Thu 21/08/25
14	**RIBA Stage 1/2**	**85 days**	**Thu 05/06/25**	**Wed 01/10/25**
15	Project kick off meeting	1 day	Thu 05/06/25	Thu 05/06/25
16	Desktop review & Inspection Risk Assessments	1 wk	Fri 06/06/25	Thu 12/06/25
17	Project management documentation	5 days	Fri 06/06/25	Thu 12/06/25
18	Site surveys	1 day	Tue 17/06/25	Tue 17/06/25
19	Condition reports - BS, CSE, BSE	2 wks	Wed 18/06/25	Tue 01/07/25
20	Options appraisal report with cost estimates	2 wks	Wed 02/07/25	Tue 15/07/25
21	Procurement strategy	2 wks	Wed 02/07/25	Tue 15/07/25
22	**Planning pre-app**	**45 days**	**Wed 16/07/25**	**Tue 16/09/25**
23	Pre-application advice request preparation and submission	1 wk	Wed 16/07/25	Tue 22/07/25
24	Planning determination period	8 wks	Wed 23/07/25	Tue 16/09/25
25	End of stage report	1 day	Wed 17/09/25	Wed 17/09/25
26	Client approval to proceed to Stage 3	2 wks	Thu 18/09/25	Wed 01/10/25
27	**RIBA Stage 3**	**86 days**	**Thu 02/10/25**	**Thu 29/01/26**
28	**Preparation of Stage 3 package**	**15 days**	**Thu 02/10/25**	**Wed 22/10/25**
29	Architectural	2 wks	Thu 02/10/25	Wed 15/10/25
30	Structural	2 wks	Thu 02/10/25	Wed 15/10/25
31	Building services	2 wks	Thu 02/10/25	Wed 15/10/25
32	Coordination	1 wk	Thu 16/10/25	Wed 22/10/25
33	**Planning & LBC**	**70 days**	**Thu 09/10/25**	**Wed 14/01/26**
34	Planning application and Listed Building Consent preparation	1 wk	Thu 09/10/25	Wed 15/10/25
35	Planning application and Listed Building Consent submission	1 day	Thu 23/10/25	Thu 23/10/25
36	Planning determination period	12 wks	Thu 23/10/25	Wed 14/01/26
37	End of stage report	1 day	Thu 15/01/26	Thu 15/01/26
38	Client approval to proceed to Stage 4	2 wks	Fri 16/01/26	Thu 29/01/26



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CORNWALL COUNCIL BEPS2 FRAMEWORK

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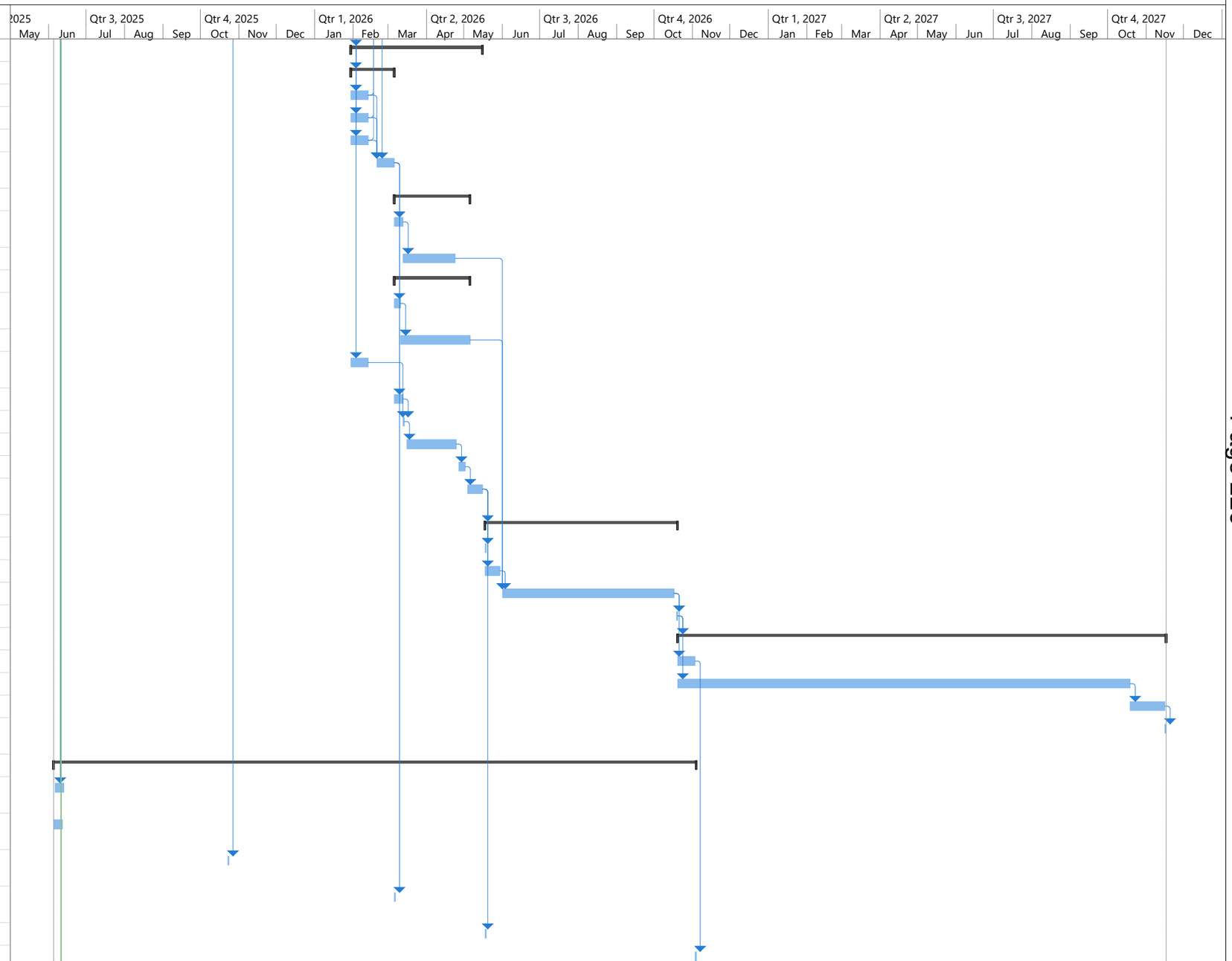
ID	Task Name	Duration	Start	Finish
39	**RIBA Stage 4**	**76 days**	**Fri 30/01/26**	**Fri 15/05/26**
40	**Preparation of Stage 4 package**	**25 days**	**Fri 30/01/26**	**Thu 05/03/26**
41	Architectural	2 wks	Fri 30/01/26	Thu 12/02/26
42	Structural	2 wks	Fri 30/01/26	Thu 12/02/26
43	Building services	2 wks	Fri 30/01/26	Thu 12/02/26
44	Coordination and incorporate heritage feedback	2 wks	Fri 20/02/26	Thu 05/03/26
45	**Building Regulations**	**43 days**	**Fri 06/03/26**	**Tue 05/05/26**
46	Prepare and submit Building Regulations application	1 wk	Fri 06/03/26	Thu 12/03/26
47	Plan review period	6 wks	Fri 13/03/26	Thu 23/04/26
48	**Planning condition discharge**	**43 days**	**Fri 06/03/26**	**Tue 05/05/26**
49	Precommencement Condition discharge application	3 days	Fri 06/03/26	Tue 10/03/26
50	Planning determination peiod	8 wks	Wed 11/03/26	Tue 05/05/26
51	Preliminaries and draft contract preparation	2 wks	Fri 30/01/26	Thu 12/02/26
52	Client tender package approval	1 wk	Fri 06/03/26	Thu 12/03/26
53	Invite tenders	1 day	Fri 13/03/26	Fri 13/03/26
54	Tender period	6 wks	Mon 16/03/26	Fri 24/04/26
55	Tender analysis and report	1 wk	Mon 27/04/26	Fri 01/05/26
56	Client approval to prepare contract and proceed to Stage	2 wks	Mon 04/05/26	Fri 15/05/26
57	**RIBA Stage 5 - Construction**	**111 days**	**Mon 18/05/26**	**Mon 19/10/26**
58	Execute contracts	1 day	Mon 18/05/26	Mon 18/05/26
59	Contractor mobilisation	2 wks	Mon 18/05/26	Fri 29/05/26
60	Contract period	20 wks	Mon 01/06/26	Fri 16/10/26
61	Practical Completion	1 day	Mon 19/10/26	Mon 19/10/26
62	**RIBA Stage 6 - Handover**	**281 days**	**Tue 20/10/26**	**Tue 16/11/27**
63	Submission of handover documentation	2 wks	Tue 20/10/26	Mon 02/11/26
64	Contractual Rectification Period	52 wks	Tue 20/10/26	Mon 18/10/27
65	Inspection and rectification of defects	4 wks	Tue 19/10/27	Mon 15/11/27
66	Issue certificate of Making Good Defects and Final Certificate	1 day	Tue 16/11/27	Tue 16/11/27
67	**Principal Designer CDM 2015 duties**	**369 days**	**Thu 05/06/25**	**Tue 03/11/26**
68	CDM duties letters and written appointment	1 wk	Fri 06/06/25	Thu 12/06/25
69	Compile pre-construction information (RIBA 2)	1 wk	Thu 05/06/25	Wed 11/06/25
70	Update pre-construction information (RIBA 3)	1 day	Thu 23/10/25	Thu 23/10/25
71	Update pre-construction information (RIBA 4)	1 day	Fri 06/03/26	Fri 06/03/26
72	Submit F10 notification to Building Control	1 day	Mon 18/05/26	Mon 18/05/26
73	Issue Health and Safety File	1 day	Tue 03/11/26	Tue 03/11/26



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