Existing Property Information

SW8033SE GREENBANK 843-1/5/97 (North East side) Royal Cornwall Yacht Club

GV II

Probable sea captain's house, now a club. 1810-1830 with later extension. Killas rubble with almost flat brick arches; scantle slate hipped roofs: 2 parallel roofs with taller return roof on the left; tall brick stack left of rear roof. Double-depth plan, extended on the left, in front with single-storey service range at far right and returned parallel to front. 2 storeys; 4-window range, the left-hand bay a slightly later addition, possibly stables originally. Original 16-pane hornless sashes plus small 2-light casement right of doorway (under 3rd from right window) with original 6-panel door within distyle Doric porch with fluted columns; another doorway under left-hand window with C20 pair of glazed doors. INTERIOR: original features include moulded door architraves with corner blocks and open-well staircase with stick balusters.

Initiation of proposed works

During routine maintenance and painting in the summer of 2020, the club sought the advice of the Historic Buildings Officer (HBO), due to the fact that the windows in the Common Room and the Oak Room were found to be beyond repair. The HBO agreed that this was the case and noted the variations in design. Hopkins Joinery (Penryn) were consulted with the initial view of replacing only those windows that were in a poor state. It was agreed to replace the windows in the Common Room and Oak Room with heritage double glazed units keeping to the existing design and layout of the Common Room.

Considered decision

Much discussion, deliberation and debate following the urgent need to carry out essential maintenance on the Clubhouse has focussed the minds and consciences of the members towards the increasing awareness of the Clubs activities both within the environs of the Clubhouse and beyond. The following statement has been issued by the RCYC

ROYAL CORNWALL YACHT CLUB POLICY STATEMENT.

The Royal Cornwall Yacht Club is committed to minimising the impact of its activities on the environment.

The key points of its strategy to achieve this are:

         Meet or exceed all the environmental legislation that relates to the Club

         Maximise energy economy and minimise heat loss from its Grade II Listed clubhouse

         Minimise waste by evaluating operations and ensuring they are as efficient as possible.

         Actively promote recycling both internally and amongst its Members, employees and suppliers.

         Minimise toxic emissions through the selection and use of its fleet and the source of its power requirement.

Proposed Changes are:-

With extensive knowledge of traditional window design and construction, Peter Hopkins advised the Club to replace these windows with one consistent design and, due to recent knowledge of the causes of the environment emergency now affecting the climate, to use heritage approved sealed unit double glazing which will prevent excessive loss of heat and provide subsequent savings in heating and air-conditioning expense. The great advantage in the heritage sealed units is the narrow sightline that allows traditional joinery methods and dimensions to be used so that the appearance of the windows matches that of the original thus retaining the overall form of the building.

Impact

The clubhouse has an eclectic history of works as the needs of the club and its members has evolved over the years. On occasions some alterations have been undertaken on an individual need/functional basis without consideration for the overall appearance of the clubhouse. By reviewing the history of both the club and the building prior to club ownership, the members have decided to reduce the diversity of the designs that currently adorn the clubhouse and introduce a consistent theme that will enhance both the appearance and usability of the various areas.

Environmental considerations

Designed with conservation in mind and approved by Conservation Officers on highly sensitive historic restoration projects, the replacement double glazed windows will improve thermal efficiency and reduce noise pollution. The overall visual appearance will be in keeping with the original design of the property and restore the character of the property whilst making a positive improvement to the comfort of the occupiers and reduce energy consumption with the associated savings to the local and wider environment.

Summary

The current membership of the RCYC recognise the opportunity that has arisen to both restore the integrity of the appearance of the Clubhouse and, at the same time, reduce the impact of carbon emissions now known to have an adverse effect on the climate. The change in climatic conditions has an immediate effect on members activities and has helped to provide clear direction on the need to have a policy that shows commitment to the future of the club and an example of responsible leadership for Falmouth, Cornwall and beyond.