Application Pack and Studio Information
Short Term Studios

The Borlase Smart John Wells Trust is a charity offering studio space for artists working in Cornwall. It owns and manages three historic artists' studios: **Grade II* Porthmeor Studios** in St Ives, and **Trewarveneth Studios** and **Grade II* Anchor Studio** in Newlyn, providing **25 studios for artists** and 2 studios for the St Ives School of Painting. The Trust has two studios at Porthmeor (5 and 9) and Anchor Studio in Newlyn, which are available for short term tenancies.

Porthmeor Studios Information:

- There are 15 studios at Porthmeor, with Studios 5 and 9 for short term and residency use.
- Both studios have a sink with hot and cold drinking water, and a kettle.
- There is Wi-Fi included. There are chairs, tables and a small sofa in both studios. No other equipment or furniture is provided.
- Studio 5 has a long burner, but artists must provide their own logs.
- Studio 9 has electric heater/s available.
- Access to each individual studio is 24 hours (each has own private entrance door)
- Both studios have step free access available via lift.
- There are two self-contained all gender toilets on site.
- There are no kitchen facilities, workshop facilities, or materials provided.
- There is no parking on site.

Anchor Studio Information:

- This is the only studio with accommodation which is below the studio.
- The accommodation incudes a kitchen, bathroom with shower, and bedroom with small double bed.
- The studio and accommodation have central heating, and you are re-charged for usage based on meter readings. There is also a log burner in the studio.
- There is Wi-Fi included. The studio has tables and chairs, but no other equipment is provided.
- There is parking for one car. Anchor sits on a steeply sloping site with no step free access to any part of the building. Please contact us directly for more details.

General Information:

- For Porthmeor Studios, artists are responsible for finding their own accommodation for the duration of the tenancy.
- Due to the nature of the studios and buildings, they are not suitable for work which is consistently noisy or producing strong fumes.
- Smoking and vaping is prohibited in the studios.
- The Trust office is based at Porthmeor Studios, St Ives.
- The Trust may request occasional access to the studios for visiting groups by prior agreement with the artist.
- Animals / Pets are not permitted in any of the studios or any part of Anchor.
- Business Rates: This is done on arrival at the studios. All tenants are responsible for their own Business Rates and there is currently a 100% small business rate relief which all tenants are eligible for provided they are not already claiming relief on another property and they register with Cornwall Council.

Studio Availability and Costs

- The rental term is one calendar month minimum.
- If multiple consecutive months are available, please make clear how long you are applying for.
- If the month is not included below it is not available to rent.
- You will be required to pay rent by standing order monthly in advance.
- The rents included below do not include utilities. Studios are individually metered for electricity and water, and also gas at Anchor, and you will be invoiced at the end of your tenancy for your usage.

Porthmeor Studio 5, St Ives

https://www.bsjwtrust.co.uk/studios/studio5/

Availability:

- April 2027
- June, July, August 2027

Size: 84 square metres

Current monthly rent: £738 including VAT

Porthmeor Studio 9, St Ives

https://www.bsjwtrust.co.uk/studios/studio9/

Availability:

- April 2027
- August 2027

Size: 38 square metres

Current monthly rent: £347 including VAT

Anchor Studio, Newlyn – this studio includes accommodation

https://www.bsjwtrust.co.uk/studios/anchor-studio/

Availability: April 2027 – September 2027

Current monthly rent: £1,405 including VAT (for both studio and accommodation, excluding bills)

Selection Policy

A Selection Panel is convened by the Trust and selection is based on the following criteria:

- The quality of work
- Evidence of the artist's serious approach to their work
- Proven commitment to the development of their practice
- A commitment to live and work in Cornwall during the tenancy

Artists occupy space as tenants of the Trust. The lease is excluded from the security of tenure provisions of the Landlord and Tenants Act 1954, and so the tenant will not have a right to a new lease or compensation at the end of the term.

How to Apply

Please provide the following information in a **Word document or PDF**, with **images attached separately as JPEGs**.

1. **Your Contact Details**

2. **Studio preference and length of tenancy**
   Please note tenancies are by calendar month only, with a one month minimum.
   You can apply for multiple studios.

3. **Current CV**

4. **Six JPEG images, maximum 1MB per image**
   - Images must be submitted as six separate JPEG files, or as a folder, attached to your email.
   - Please do not embed images within the body of the email.
   - Please title each image file with the name, title, medium and date, with a maximum filename length of 200 characters.

5. **Short statement** (maximum 400 words)
   Statement to include: information about your work, evidence of your commitment to the arts scene in Cornwall, and demonstrating a genuine need for a professional work space.

6. Please include anything you would like us to know regarding access requirements.

7. Two referees (only their name and job title / organisation is needed). Please note referees will not be contacted without your agreement, and no written reference is required.

8. How did you hear about the studios (this is for our information only)

The panel will use this information to determine the quality, seriousness, and ambition of your work. Please note the panel are unable to give any feedback on applications.

The Trust will consider applications from artists wanting to share a studio. If you work separately but want to share a studio - please submit two separately completed applications in one email.

To ask questions before submitting your application or to discuss access requirements, please contact us: admin@bsjwtrust.co.uk / 01736 339 339

Send your application by email to: admin@bsjwtrust.co.uk

Application deadline: 10am Monday 16 November 2026

Applications will not be accepted after the deadline.