



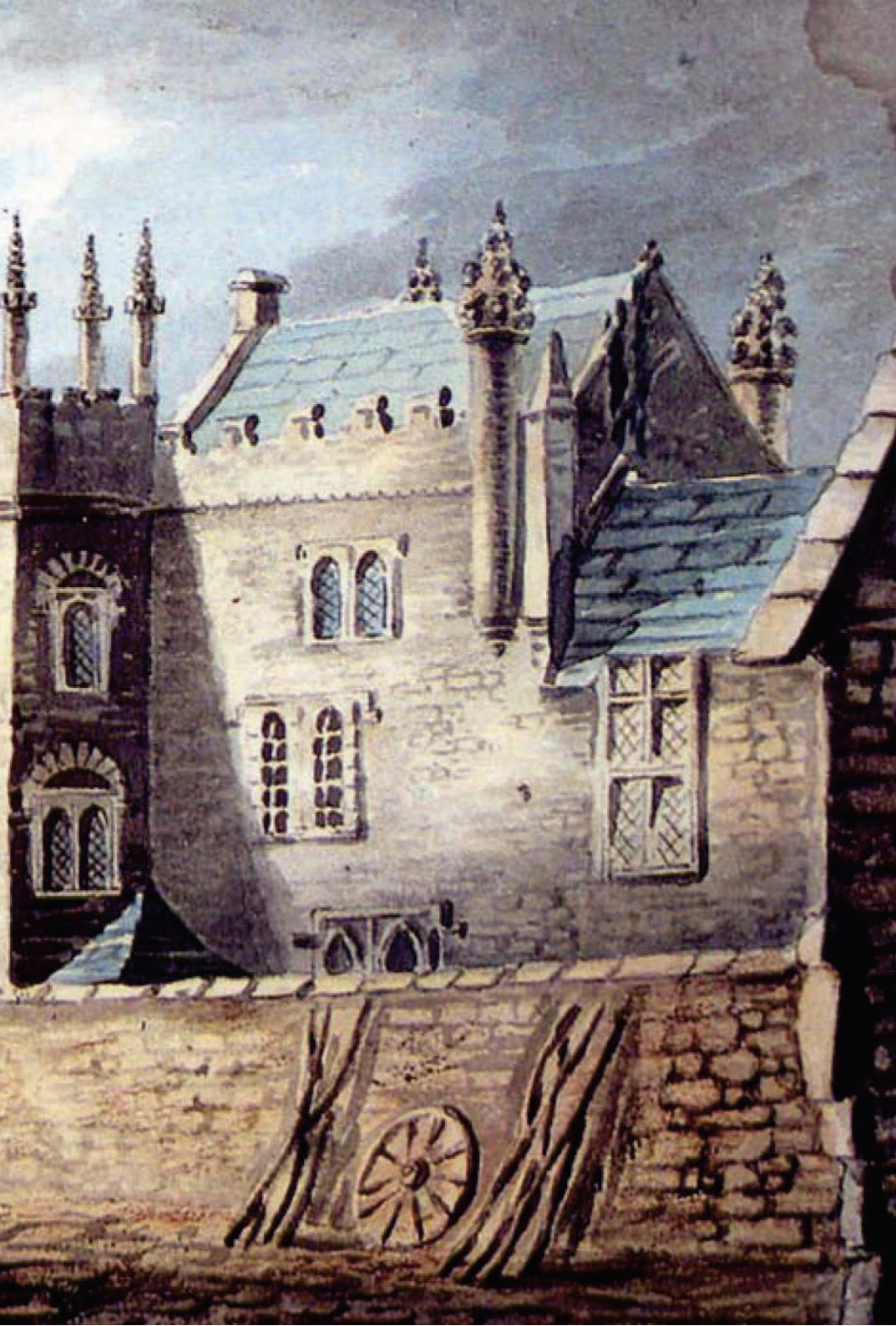
gillespie yunnie architects.

The Guildhall.

Design and Access / Heritage Statement.

January 2019.

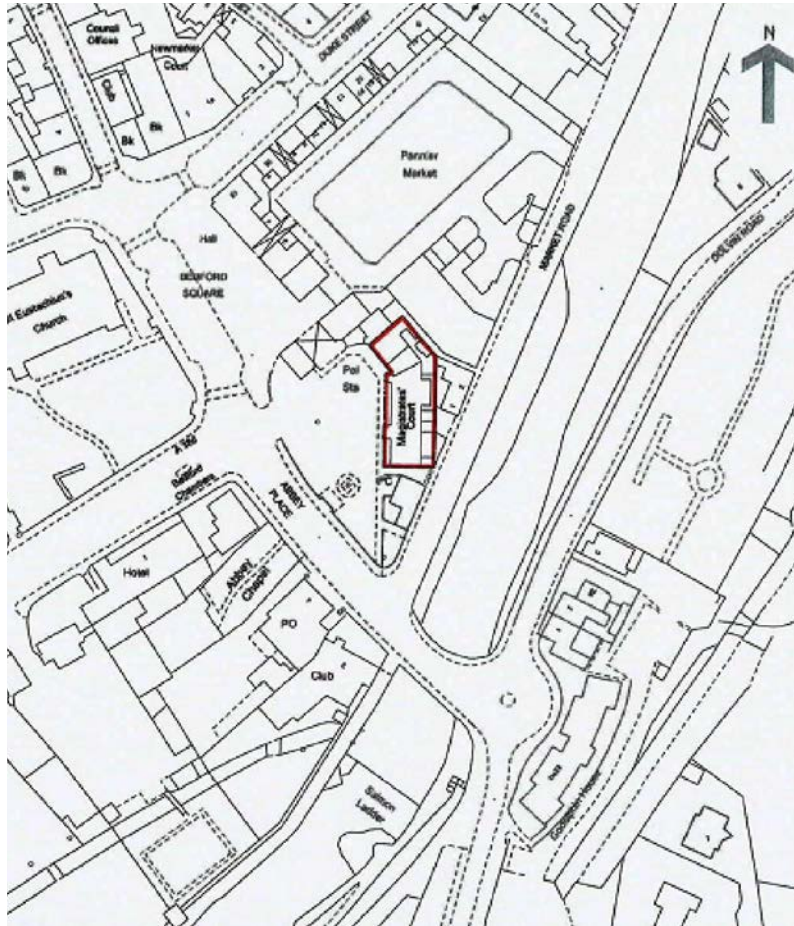
**gillespie
yunnie
architects.**



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1.0 Introduction.



The Property

Police Station, Magistrates House and The Guildhall Building Complex,
Guildhall Square, TAVISTOCK PL19 0AH

OS Grid Reference: SX4822474409 OS Grid Coordinates: 248224, 74409
Latitude/Longitude: 50.5497, -4.1437

Note

This document incorporates the *Planning Statement and includes reduced copies (not to scale) of the proposed plans.*

1.1 Executive Summary

The following combined Heritage Statement and Design and Access Statement is written in support of a revised Planning Application and Listed Building Consent (LBC) for the conversion and refurbishment of the Grade II* Listed Tavistock Guildhall and Police Station.

This application covers additions and amendments to the previously approved scheme (1828/17/LBC) and supersedes the previously approved amendment submitted in 2018, (1976/18/LBC). Planning approval sought **only** for Amendment 4 as outlined below. All other aspects remain as per Planning Approval: 1827/17/FUL.

Please refer to full Design + Access and Conservation Statement submitted with Application 1828/17/LBC for full details of the justification for the previously approved scheme.

There are seven principle changes proposed to the approved schemes requiring LBC approval:

- 1** - The new opening (approved under 1976/18/LBC) to the Shop / Visitor Information Point (VIP) is moved further into the Reception entrance area and now utilises a widened existing opening reducing the amount of historic fabric to be removed. The Shop and The VIP have now expanded into G25 to offer a practical floor area. Therefore the lowered floor is extended into the G25 and a new opening is made in the shared wall so these spaces are almost continuous.
- 2** - The Tavistock Exhibition Area (LG16) is now expanded by the removal of a partition wall to reinstate the room proportion that was indicated on the 1890 historic plans. A shorter section of wall / cupboard shared with the lobby (LG14) is also removed and allows for ramp to be widened significantly, made a compliant steepness (1:12) and removes the pinch point before the cells.
- 3** - The toilets are moved from LG06 to LG 07 to allow a connection to be made to the Lift Lobby and accessible toilets and rear entrance. This in combination with the proposed step lift between LG17 and LG19 enables a wheelchair user to complete their journey through the exhibition areas and up into the Courtroom without leaving the building.
- 4** - The ramp proposed to the rear entrance is now been replaced by a short external platform lift and steps to enable the lowered lobby level and connection to the cell area to be possible.
NOTE: PLANNING APPROVAL requested in addition to LBC.
- 5** - New opening in 'New Cells' courtyard wall to allow circulation between the rear courtyards.
- 6** - Fabric Repair Work to the parapet gutters on the Courtroom and The Police Station are now proposed to be made with a single liquid applied membrane over the existing asphalt gutters. This is due to the depth of the parapet not allowing stepped lead gutters to be installed. The parapet flashings and copings would remain in lead. The gutters on Trowtes house remain as originally proposed and will be replaced in lead as the parapets are sufficiently deep.
- 7** - Lead copings to string course to protect it from further damage and reduce staining and degradation of walling below.

1.2 Tavistock Town Council and Project Team

This application is made on behalf of Tavistock Town Council, the landowners. Previously the property was owned by Devon Historic Buildings Trust. They had owned the property since 2010 when they purchased the property from the Devon and Cornwall Police Authority. The police vacated the building at the beginning of 2012.

Tavistock Town Council Project Team:

Mr. Carl Hearn – Town Clerk
Mr. Wayne Southall – General Manager

Tavistock Town Council have been working in collaboration with Tavistock Heritage Trust (THT) to deliver this project. THT will operate the visitor attraction and a number of the amendments requested are to provide an improved visitor experience and revenue generation.

1.3 Consultation

The proposals have been discussed with Graham Lawrence Conservation Officer of West Devon Borough Council (WDBC) during a site visit on 17.12.18. The changes were agreed in principle subject to further detail that is provided within the application.

1.4 Consultant Team for the Revised Application

(Consultees for the revised application only)

Architect / Lead Consultant: Gillespie Yunnies Architects Limited (GYA)

- Ian Farnfield / Jackie Gillespie / Fran Wadia

Exhibition Designers: Gamble Fearon Partners (GFP)

- Barry Gamble / Colin Fearon

Access Consultant: Inclusive Environments Consultancy (IEC)

- Paulette Furnival

Building Control: Devon Building Control Partnership

- Lucy Davis



Robert Blythe-Lord

2.0 History.

2.1. Location, history, description and current ownership of the building

The Guildhall and Police Station, fronting Guildhall Square, are part of an outstanding urban group of Medieval and 19th-century Gothic buildings in the centre of Tavistock, a significant market town in West Devon. The Tavistock Guildhall complex greets you as you arrive in the centre of Tavistock either from the Plymouth to the South or from Dartmoor and Okehampton to the North. Tavistock also serves as the eastern gateway to the World Heritage Mining Site. In this respect it is not only responsible for many visitors first and lasting impression of the town but also key to local peoples pride in Tavistock and their region.

2.2 Key Dates

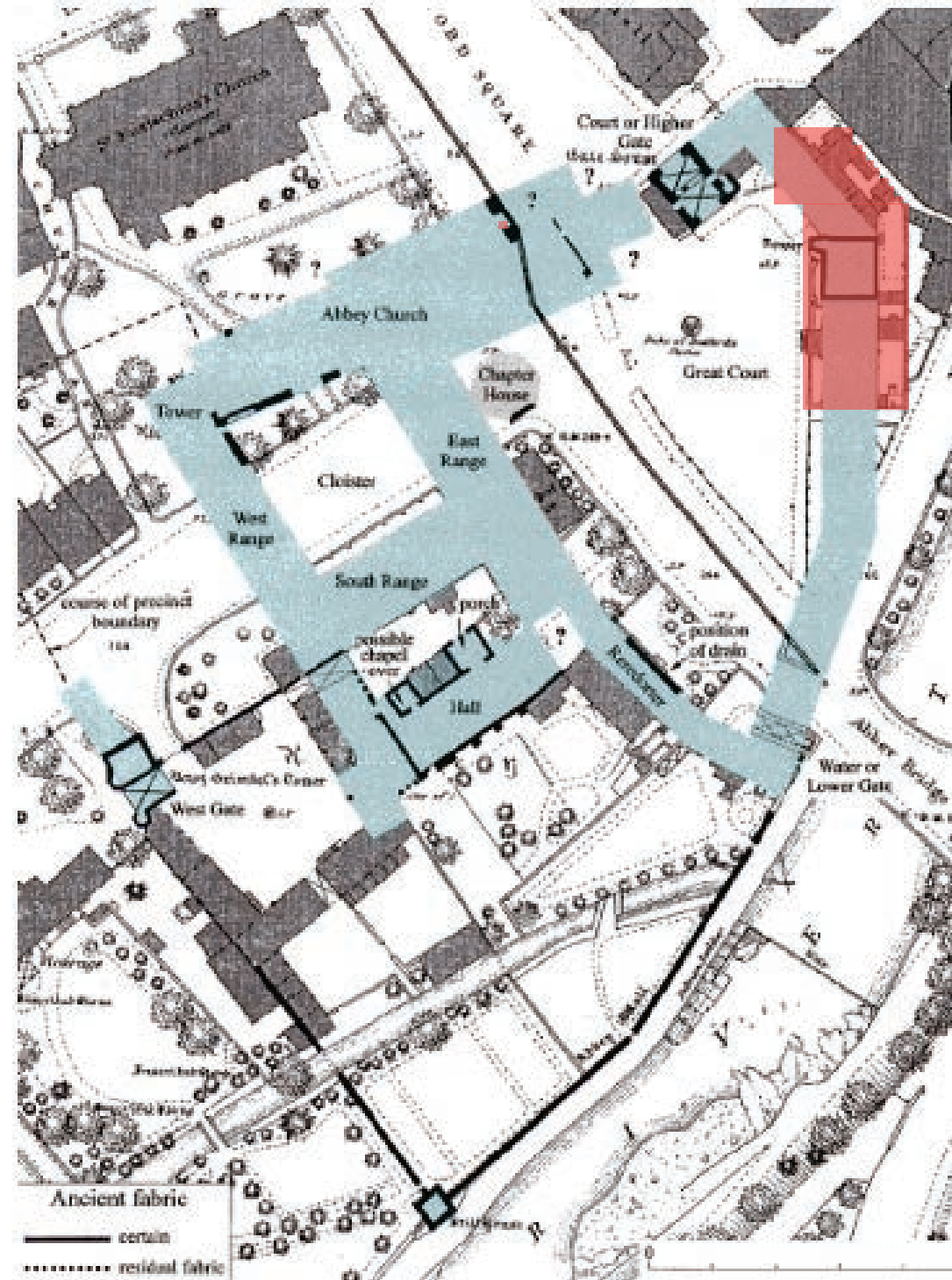
- 974 - King Ordulf establishes Tavistock Abbey
- 1536 - 1541 - Henry VIII dissolution of the monasteries. Majority of Tavistock Abbey buildings destroyed with the remainder passed to Russell Family, The Dukes of Bedford
- 1822-1840 - Foulston renovations and additions
- 1848 - Duke of Bedford completes the Quarter Session Courthouse and Police Station by renovating the existing stables, mills and malshouses
- 1890 - Old cells flooded and replacements built
- 1910-1914 - Duke of Bedford transfers Police Station and Courtroom to Devon County Police
- 2010 - DHBT acquires Guildhall and Police Station
- 2012 - DHBT obtain Planning and Listed Building Consent for a Residential Scheme
- 2014 - TTC purchase the building from DHBT
- 2015 - Successful HLF Stage 1 Bid for funding to develop the Heritage Gateway Scheme.

2.3 Medieval Formation

The layout of Tavistock Guildhall and Police Station loosely follows the layout of medieval Great Court of Tavistock Abbey. The usual Benedictine plan was reversed with the Great Court at the east end of the Abbey Court. The Guildhall and Police Station incorporate one 15th century building in the form of the 3 storey tower often referred to as 'Trowtes House'.

Founded in 974, the Benedictine Tavistock Abbey became the largest and wealthiest abbey in the southwest. The relationship of its core buildings to Guildhall Square is shown on plan in Stuart Blaylock's conjectural reconstruction (see figure). This shows the Great Court, part of which is now Guildhall Square.

The Gatehouse, Court or Higher Gate are the only other 15th Century Medieval Fabric in close proximity. The gate also includes some 12th Century remains. There are no other visible remains pre 15th century however it is considered likely that the lower basement level of the Guildhall may incorporate some Abbey phase fabric.



Conjectural reconstruction of the possible extent of the main ranges for the abbey buildings, using surviving structures, William of Worcestre's measurements (church and cloister and 18th Century plans. Site in red.



The 18th Century drawings and engravings indicate buildings along the line of the Guildhall and Police Station adjacent to the River Tavy and stream. These appear at a variety of heights, fenestration and roof finishes suggesting a number of uses: stables, guest houses, mills, haylofts, malt houses and the town pound.

All new 19th Century buildings were required to be Gothic in appearance by the Bedford Estate to closely match the neighbouring medieval fabric. The architect John Foulston of Plymouth designed a number of alterations and extensions for the Duke of Bedford. The Court Gate was repaired in 1829 and the library subscription office and cottage completed in 1831 (neighbouring the current Police Station entrance). However there is some uncertainty regarding the extent of the construction of Foulston's plans for the buildings either side of Trowtes House on the site of the current Guildhall and Police Station.

2.4 Police Years

Following pressure in the 1830s for policing and court reform, and the establishment of the Tavistock Police Force, a purpose built combined Police Station and Courtroom was proposed. Theophilus Jones (Tavistock Estate Architect) was instructed in 1843 by 7th Duke of Bedford to complete work on the Guildhall, by possibly adapting the initial designs by John Foulston (1822-1830). Construction finished on the Guildhall in 1848. The cells were located below the courtroom with the Magistrates room incorporated into Trowtes House. Police accommodation and a fire engine house were developed to the north. Following the original cells flooding in 1890 two new 'modern' cells were also completed. In 1913 the Bedford Estate sold the Guildhall, Police Station and Fire Engine House to Devon County Council. The police domestic accommodation ceased in 1969 and Courtroom was last used in 1997. However the Police continued to occupy the buildings, to varying extents, making internal alterations to suit their changing needs.

2.5 Summary of Fabric Analysis

Medieval Fabric - Trowtes House / Abbey wall remains under Courtroom

pre 1840 Fabric - Stables / Hayloft / Mills

1848 - Additions / Alterations to create combined Police Station and Guildhall inc. amended doors + windows

1890 - New cells added to the rear of Trowtes House / alterations to windows + doors in cells

20th Century - Internal Partitions and Fit-outs / Brick Buttresses to Guildhall

Please refer to the diagram on the next page for diagrams indicating a summary on the age of, and alterations to, the building fabric.



Ownership / Tenancy

DHBT own the building freehold. The whole complex was previously leased to Devon & Cornwall Police Authority (D&CPA) pending the completion of a new building elsewhere in Tavistock. Following the termination of the lease for the total complex the property has stood empty. DHBT have employed a local estate agent to regularly visit the property and ensure that there are no requirements for emergency repair work or security concerns.

3.0 Significance.



Prideaux, 1716

3.1 The 'importance' of the building

'From a national perspective the Guildhall and Police Station represent an instructive and delightful example of the persistent value of Gothic in medieval, early and late 19th century guises and includes the earliest surviving purpose-built combined police station and court room in England'.
(Extracts from Keystone Report to English Heritage October 2005)

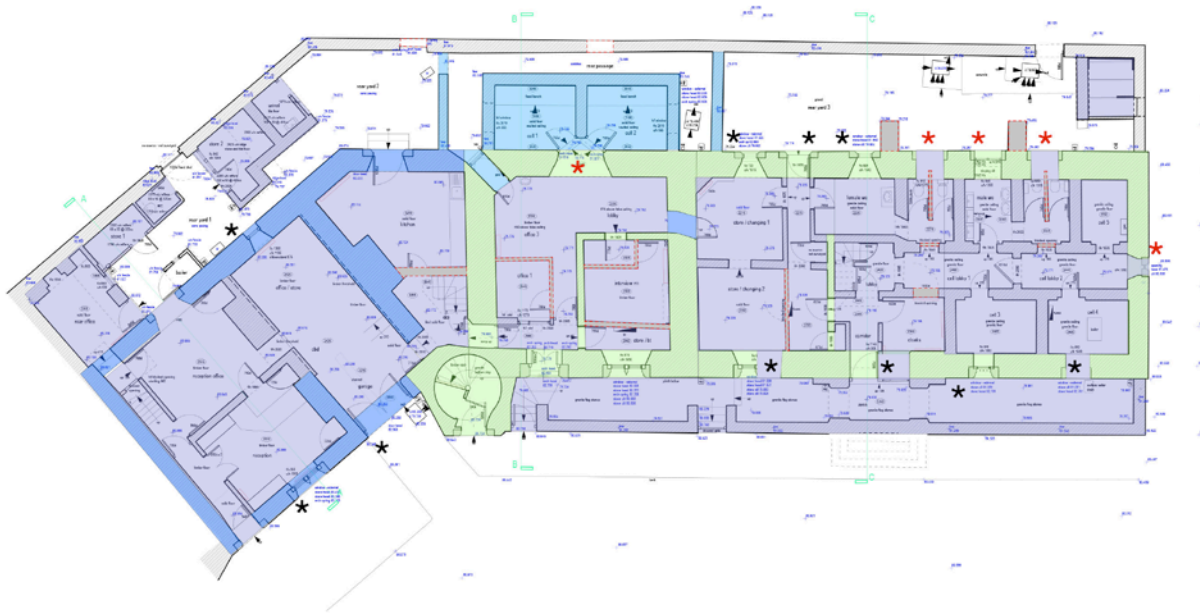
The complex has been recently upgraded to Grade II*, reflecting its historic and aesthetic interest. The ground beneath the complex is scheduled, monument number 29679, but the upstanding fabric is excluded from the scheduling. At a local level this group of buildings is crucial to the character and history of what is considered by English Heritage to be the most architecturally engaging town in Devon.

In the opinion of the Keystone report, when recommending upgrading the Guildhall/Police Station complex, it is significantly important on a number of different grounds:

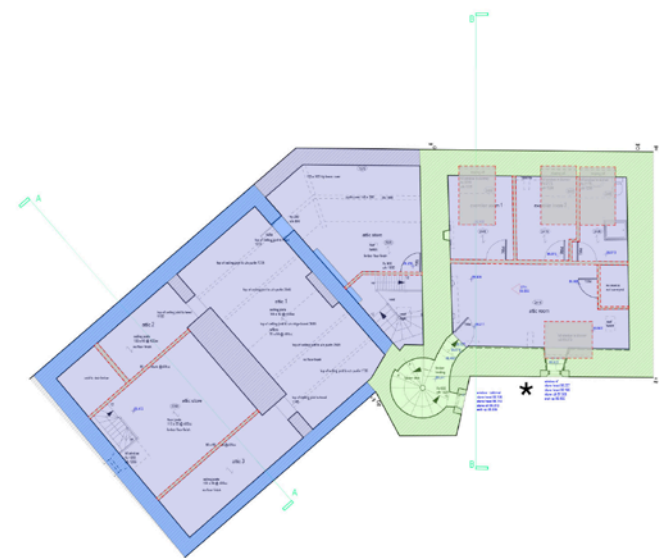
- The visual importance of the buildings to the character of Tavistock, establishing it as an historic town of great aesthetic appeal, cannot be over-estimated.
- The buildings embody the twin historic influences on the development of the town: Tavistock Abbey, in the shape of the Great Court setting and Trowte's House and the Dukes of Bedford in the remainder of the range.
- The group is almost completely unspoiled externally.
- The group demonstrates diverse uses and dates of the Gothic style.
- It includes a late 15th-century (though much altered) building, Trowte's House, which was originally part of Tavistock Abbey's Great Court and is a rare survival of a monastic outer court building.
- The group is of national interest for including one of the earliest combined police station and courtrooms in England and is an important document in the history of the professional police force and in the professionalisation of the law courts.
- The 1840s courtroom and magistrates' room fittings are largely intact.

Note: Contradictory commentary suggests the courtroom fittings are actually early 20th Century and there is clear evidence of alterations and re-planning around the dock area and at higher levels.

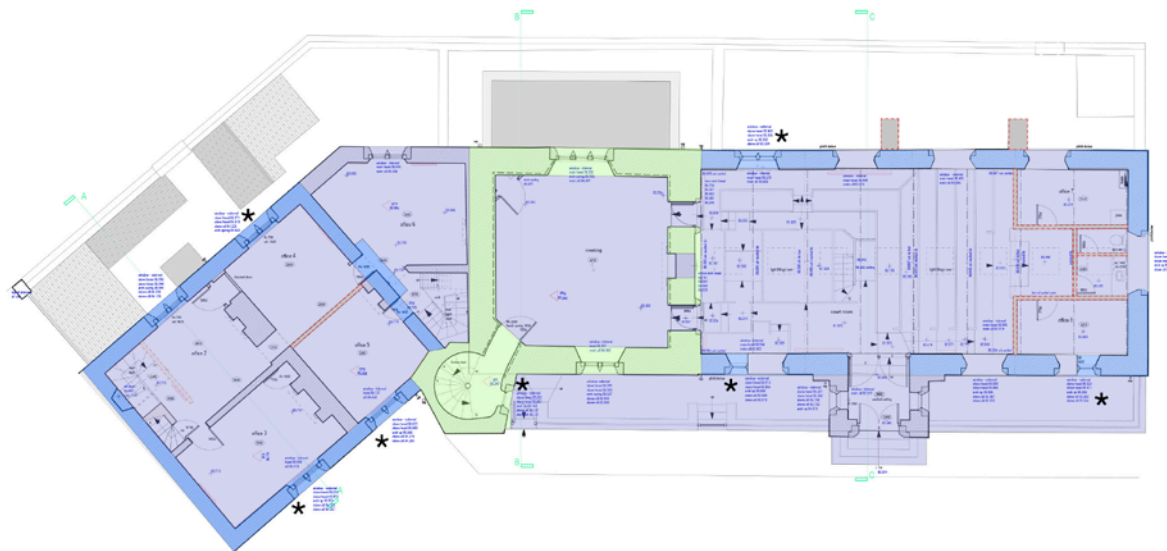
- The buildings and their rich documented history (this exists in the Bedford Archives at the Devon Record Office, in the archives of the Tavistock Museum and there may be more information at the Bedford Archives in Woburn) are part of the story of the Bedford family at Tavistock.



tavistock guildhall **ground / basement floor**



tavistock guildhall **second floor**



tavistock guildhall **first floor**

key:

- Late 15th century medieval fabric (inc. 'Trowte's House' and assumed possible remains of abbey buildings under guildhall)
- Assumed pre 1840s / non medieval fabric inc. old mill / stables / hayloft
- 1848 police station / guildhall additions / alterations with cells at basement level inc. raising ground level creating semi basement and walled along front elevation
- 1890 alterations and additions to create new cells
- 20th century additions inc. brick buttresses
- * - 1848 altered window / door opening to form police station / guildhall
- * - post 1890 altered window / door opening

PLEASE NOTE: All assumptions of fabric age based on English Heritage Keystone Report 2005 inc. historic maps and images.

4.0 **Alterations and Justification.**

notes

- 1 Police reception joinery removed for reuse or recycle
- 2 New opening in wall to create 'single' space. Downstand beam retained so that layout of two rooms is still legible.
- 3 Outbuildings carefully demolished. Drain runs to be reused to minimise new shallow dig
- 4 Timber suspended floor removed to be replaced with new ground bearing floor at the level of the adjacent proposed Heritage Gateway reception. New floor built on top of assumed ground level (based on external ground levels at rear of building).
- 5 New opening formed through historic fabric. Opening simply cut with bronze powder coated steel liner. Refer to key for fabric age and detail drawings.
- 6 Chimney breast removed to allow for lift installation. No fireplace on this side. Shallow recess required in floor.
- 7 Post 1848 wall and internal window retained to allow and incorporated in exhibition installation
- 8 20th Century police interview room sound proof finishes stripped and partially relocated as part of exhibit (including clock)

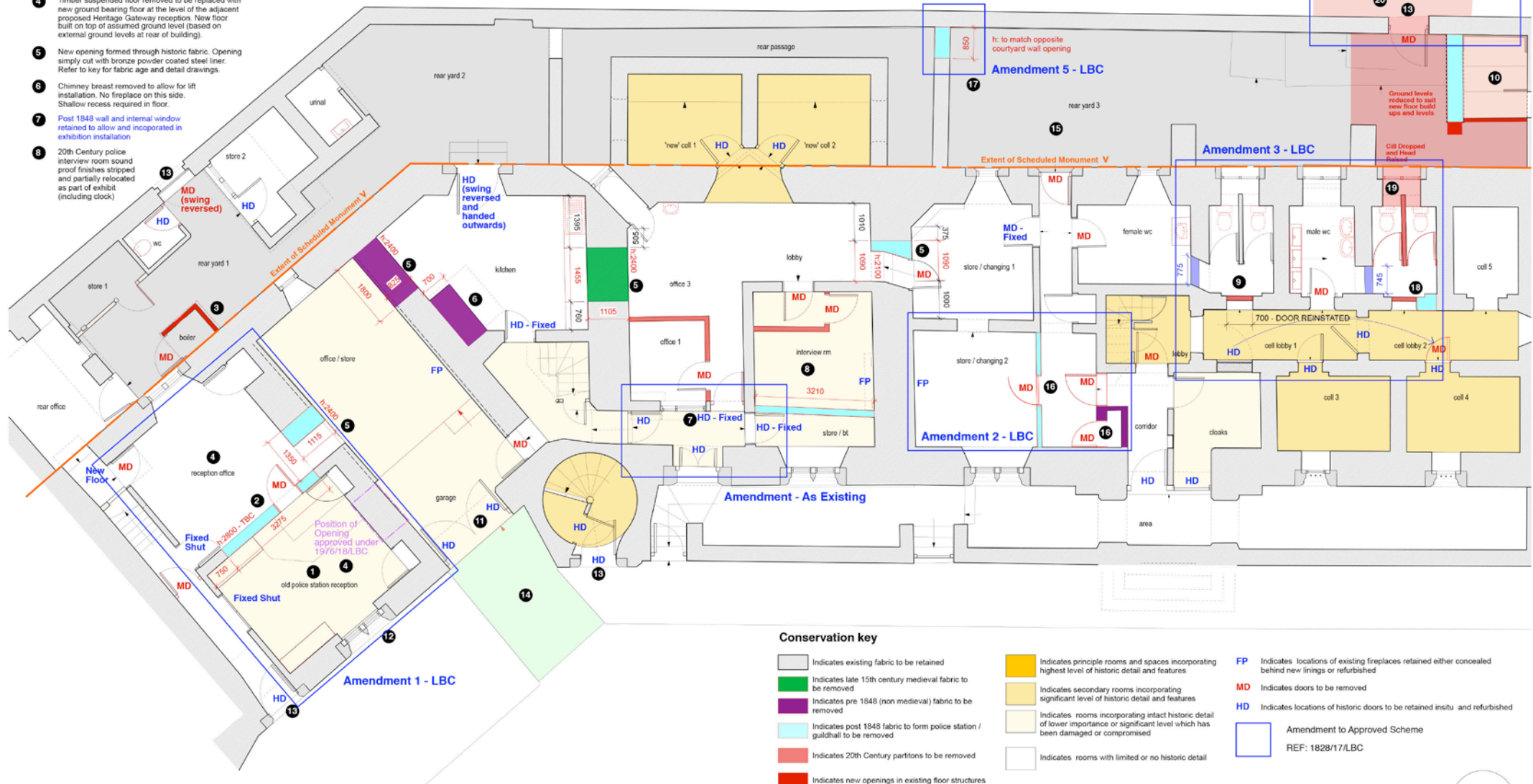
- 9 New bathroom layout formed by blocking one post 1848 opening. New opening through post 1848 fabric no longer required due to new layout.
- 10 Post 1848 public urinal. Slate finishes carefully removed and reused in new adjacent lobby position. Granite flags removed from floor to be reused as part of courtyard surfacing. Stone and brick walling demolished to allow for external lift installation.

- 11 Historic fire station doors pinned back and new frameless glass doors installed with level threshold and slot drainage channel + flood board channels.
- 12 Altered window refurbished and original format reinstated
- 13 Flood board channels installed in door reveals to Historic England Detail to allow for fitting of temporary flood boards.

- 14 20th century surface finish removed and replaced by flagstone / paving
- 15 Free draining paving installed over existing gravelled finish to allow level access and event use
- 16 Post 1848 wall removed to reinstate earlier room proportion and layout. Short section of Pre 1848 wall and cupboard also removed

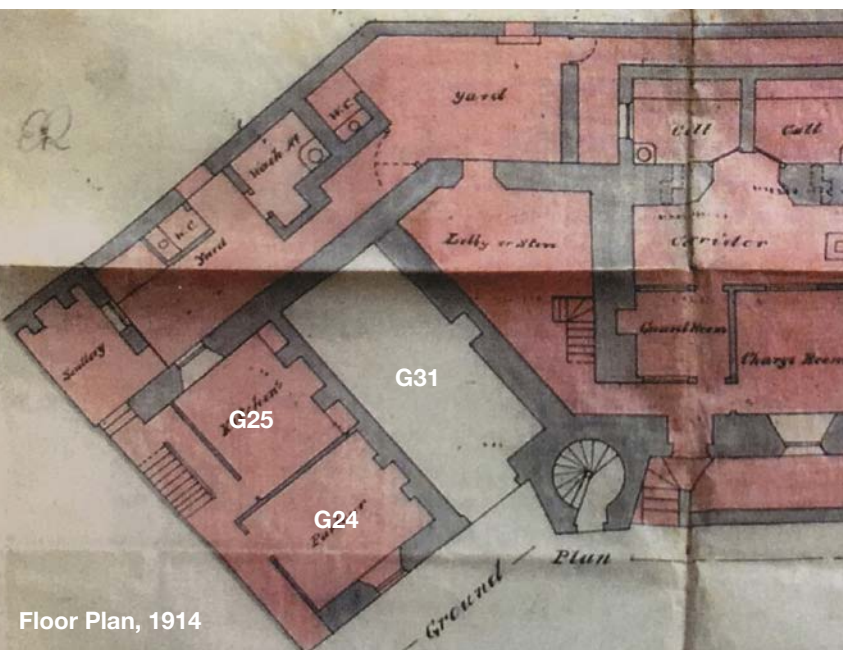
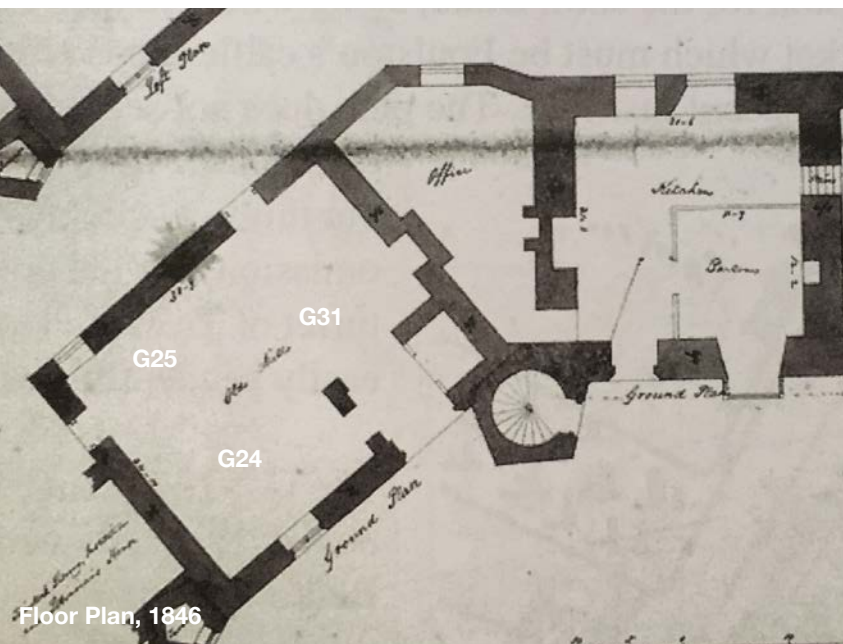
- 17 Post 1890s courtyard wall removed. Short section of Pre 1848 wall and cupboard also removed
- 18 Modern brickwork removed from cell door and opening widened with new granite lintel over. Existing granite reveals reused and granite step reused elsewhere. Floor level dropped in adjacent room to match cell corridor.
- 19 Previously altered window. Cill dropped to floor level and lintel raised to create new door sized opening.

- 20 Pavement area reduced in height to allow for installation of new short platform lift and steps. Low level wall reduced in size by the minimum required for the installation. Refer to drawings of proposed lift and steps. Courtyard wall extended in height over door opening to match height of wall at corner and to the width of proposed new roof.



tavistock guildhall TTC: ground / lower ground floor conservation plan

Conservation Lower Ground + Ground Floor Plan



4.1 Introduction

This section identifies the proposed new alterations and the associated justification. These changes have been discussed with Graham Lawrence, Conservation Officer at West Devon Borough Council.

Please note that for ease of reference the building sections have been identified in zones as follows in both this document and the general arrangement plans.

A: 'The Police Station' / **B:** 'Trowtes House' / **C:** 'The Courtroom and Cells'

Please refer to the conservation plans included at the beginning of this section which illustrate the proposed alterations required to the historic fabric. The amendments that have not been previously approved under 1828/17/LBC are identified with a blue box on the proposal plans for clarity.

4.2 Internal Alterations

The newly proposed alterations are as follows:

- 1. Shop / VIP New Door Opening - Zone **A** (Grd)

The new opening (approved under 1828/17/LBC) to the Shop / Visitor Information Point (VIP) is now proposed in new location on the same wall and to be made by widening an existing opening. This allows for a more comfortable circulation in the entrance space and reduces the amount of historic fabric to be removed. It is clear from studying the historic plans that a wall did not exist in this new location in 1846 and therefore the opening is being made in later fabric. In the previously proposed location a wall is present however it seems likely from surveying the continuous rubble stonework that the entire wall was rebuilt after 1848 during the reconfiguration to create the combined Courthouse and Police station.

The principle motivation to move the opening was driven by the need for the Shop and VIP to occupy a larger space to function properly. The floor area is now doubled by also occupying G25. The lowered floor is therefore extended and a new opening is made in the shared (non-medieval post 1848) wall so that these spaces can be almost continuous.

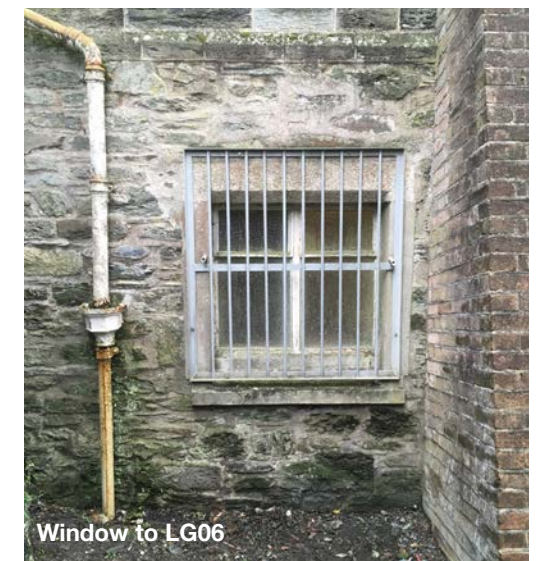
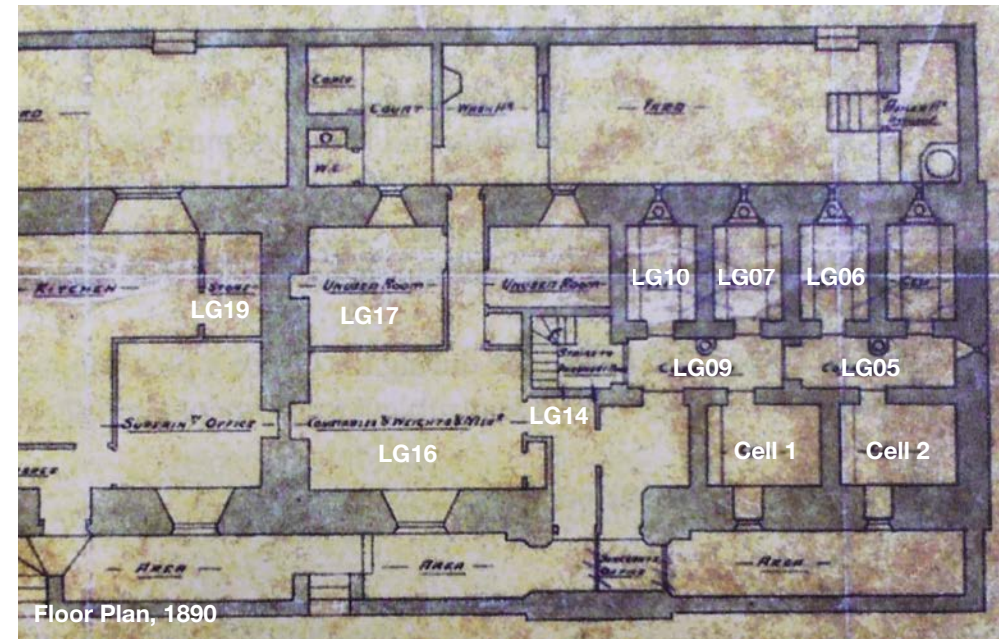
These alterations are required to provide a level and accessible entrance to the proposed Shop from the proposed Gateway Reception without interrupting the circulation of the Heritage Gateway Centre. The increase in size of the shop is required to improve the potential for revenue generation to support the operation of the Guildhall Heritage attraction. We believe the small loss of historic (non-medieval) fabric can be justified by the public benefit of the improved visitor experience and the increased ability to support the long term future of the Heritage Gateway Centre financially.

- 2. Reinstating 1848 LG16 Room proportion - Zone C (Lwr. Grd)

The Tavistock Exhibition Area (LG16) is now expanded by the removal of a 20th Century partition wall to reinstate the room proportion that was indicated on the 1890 historic plan. A shorter section of wall / cupboard shared with the lobby (LG14) is also removed and allows for ramp to be widened significantly and made to a compliant steepness (1:12). This also removes the pinch point before the cells improving accessibility and fire escape. This also emphasises the enclosure of the cell area which is intrinsic to the atmosphere of this zone. We believe there is an overall heritage gain in reinstating the proportions of this room which outweighs the loss of a small amount of 19th Century fabric.

- 3. Internal Connection to Accessible Lift, Toilet and Rear Entrance – Zone C (Lwr. Grd)

During the design development of this area of the project it became apparent that there was an opportunity to complete the internal connection for a wheelchair user through the exhibition space and up into the Courtroom at first floor and also to the riverside entrance. In order to achieve this the toilets are moved from LG06 to LG07 to allow a connection to be made to the Lift Lobby which contains the accessible toilet with baby change facilities and has its floor level dropped to suit. This connection is made by dropping the cill and raising the head on a previously altered window in the external wall. Internally the blocked up cell door to LG06 is reopened and widened. The granite reveals are retained but with a new granite lintel over. The granite step up is removed to be reused elsewhere and a gently sloping floor is installed in LG06. This new link combined with the proposed internal step lift between LG17 and LG19 enables a wheelchair user to complete their journey through the exhibition areas. The opening between LG10 and LG07 is no longer required. This change has the secondary benefit of offering an alternative route of escape in the event of fire in what was previously a 'dead end' condition and was welcomed by Building Control. The public benefit of these alterations are clear in terms of allowing access for all to appreciate and understand the historic asset and the exhibition.





Riverside entrance viewed from south



Riverside entrance viewed from north



Internal courtyard

4.3 Principle External Alterations

• 4. Short External Platform Lift replaces Ramp at Rear Entrance – Zone C

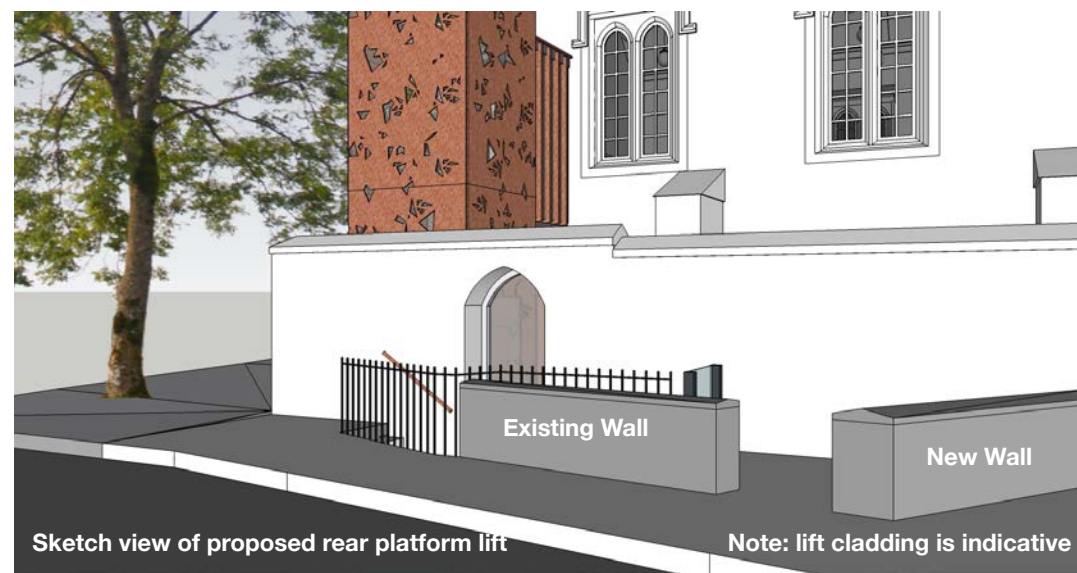
In order to achieve the levels to allow for the internal alterations (discussed in 9.2.3) the proposed ramp to the riverside entrance is now proposed to be replaced by a short external platform lift and steps. Various layout options to extend the originally proposed ramp to suit a lowered lobby area were discussed with the conservation officer. It was clear that due to the space constraints of the road and pavement width that none of these options seemed particularly satisfactory and that the preference was for a short platform lift.

The proposed materials are simply detailed with stone paving for the steps and lower level, balustrades formed with simple railings to be painted to match the railings on Guildhall Square, handrails and lift enclosure finished in a bronze colour to match the lift cladding and internal metal linings indicating points of access. The existing low stone wall is retained but cut back to allow for the lift installation and access. A new low stone wall to match is proposed to separate this space from the neighbouring cottages parking area. The higher section of the parapet of the courtyard wall will also need to be extended to the north to allow for the installation of the flat roof around the lift extension inside the courtyard.

In combination with the internal changes this fundamentally improves the access to the exhibition areas and public spaces. **LBC AND PLANNING APPROVAL Requested.**

• 5. New Opening in New Cell Courtyard Wall – Zone B/C

An new door sized opening is proposed in the southern 'New cells' courtyard wall to allow for circulation between each courtyard and match the opening in the northern wall. These walls were built in the 1890s at the same time as the 'New cells' so is relatively recent fabric. A refurbished granite lintel is proposed.



Sketch view of proposed rear platform lift

Note: lift cladding is indicative

- **6. Parapet Gutter Linings – Zone A + C**

The existing roofs have now been surveyed by 'cherry picker' and the existing gutters depths inspected. Currently the gutters are covered with an asphalt finish which is cracking in places and requires repair / replacement with an alternative material. It was previously proposed that these parapet gutters were reinstated with stepped lead gutters. Following the inspection it has become clear that these are only practical on the roofs of the Medieval Trowtes House where we have sufficient parapet height to install lead gutter linings with the required steps. These areas will remain as originally approved.

Due to the shallow depth of the parapet gutters on the Courtroom and The Police Station these are now proposed to be covered with a single liquid applied membrane over the existing asphalt. The visible parapet flashings would remain in lead as previously detailed. These gutter linings will not be visible from any public viewpoint and offer a robust solution to awkward junctions and details. They replace another modern material and could be seen as a 'like for like' repair with improved technology that is not subject to the same weaknesses to movement and thermal expansion.

Please refer to detail drawings: A500, A501 and A502 and GA216 Fabric Repair Roof Plan for locations of these gutters.

- **7. Lead copings to string course - All Zones**

During the external fabric inspections it was clear that the areas of stonework with the greatest level of discolouration and degradation were below the string course and above windows. To assist in rectifying this we are proposing to discreetly cap the top of the string course with lead work to form a drip. The string course is Hurdwick stone on Trowtes House and granite on the Courtroom and Police Station Elevations but the approach will be the same and will increase the longevity of the stonework in the long term. Refer to drawing A500 Detail B.



Photo of string course showing degradation and staining of stonework

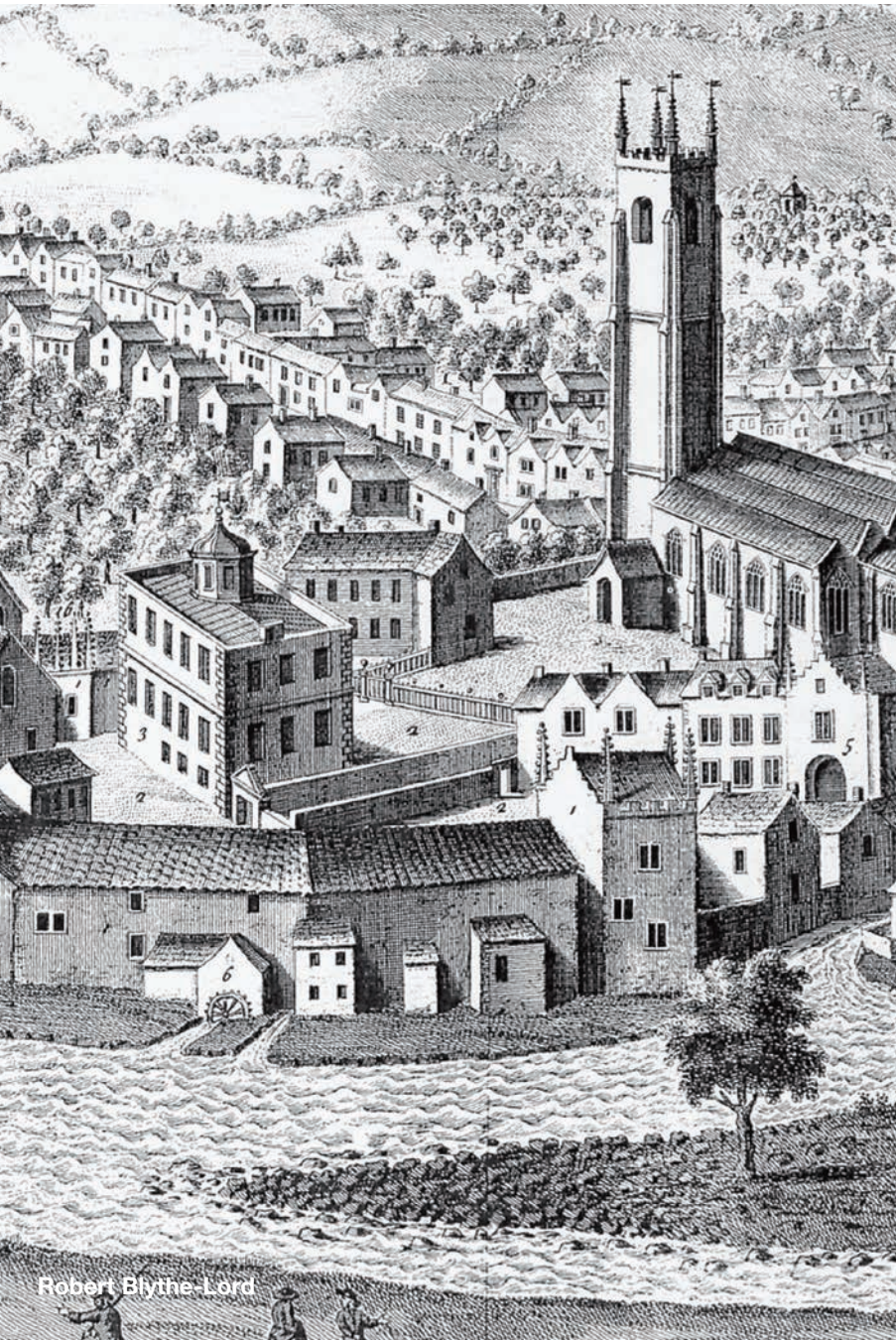


Trowtes House (B) Parapet gutters as existing showing sufficient depth to allow lead gutters to be reinstated



Courtroom (C) Parapet gutters as existing showing insufficient depth to allow for lead gutters to be installed

5.0 Design + Access.



5.1 Use

The latest proposals do not alter the proposed uses from the approved scheme which are as follows:

- Areas **A+B** (Police Station + Trowtes House Second Floor) to both A2 + B1. These use classes allow for both non public facing office and public facing services to be offered.
- **C** - (Courthouse) D1 + D2 use to allow for musical or theatre performances. An extension of D1 also covers part of the lower ground of the 'Old Police Station' (**A**), the lower ground and first floors of Trowtes House (**B**) and the lower ground of the Guildhall itself (**C**).

5.2 Amount

The site area is 609m² including the courtyards and external lift area and the building footprint is 410m²

Total Proposed Building GIA: 681m² / Previous GIA: 666m².

The extensions equate to 15m² GIA.

- 15m² - Lift Extension (**C**)

Total areas of A2 and B1 combined = 266m²

Total Area of D1 = 415m² (includes areas below which we request can be used for D1 and D2)

Total Area of D2 = 184m² (Courtroom / Magistrates Room / Entrance Lobby and Lift Extension)

5.3 Layout

The proposal layout utilises existing structures, entrances and fenestration to maintain the principal historic elevations and access sequences. An additional access is provided via the new platform lift enclosure located in the rear Courtroom courtyard and short external platform lift by the riverside entrance. There are small changes to the internal circulation which are detailed in the proposal sections. The rear courtyard areas offer quieter semi-private space, outdoor 'messy' learning areas and new accommodation for the lift access. The outbuildings are now proposed to be reused as part of the Heritage Trust accommodation and the previously proposed rear 'lean-to' extension is not currently proposed to be built unless additional funds allow so has been removed from the proposal plans.

5.4 Scale

The scale of the building remains as per the approved scheme and as it has for centuries at 2 to 3 storeys forming the edge of Guildhall Square and linking to the Librarian's house and Subscription Library house (which now houses a small museum focusing on Tavistock's heritage) and the Medieval Court Gate. The only significant additions remain the lift extension.

5.5 Appearance

The proposals require minimal external and internal alterations. Modern finishes are stripped back to reveal original finishes where appropriate. This light touch enables the building complex's features and previous uses to remain clearly apparent. Where larger interventions are required these are expressed appropriately as clearly modern but using materials (typically bronze/copper coloured) which tone with the existing stonework.

Please refer to Section 9.0 for further detail.

5.6 Access

Access remains as per the approved scheme with the exception of the short new external platform lift. The main vehicular and pedestrian access is direct from Guildhall Square. There is excellent access to all local bus services, long term car parks and a good local cycle network. Low cost short term (1hr) spaces are situated in Guildhall Square, well suited for dropping off goods and emergency services access. There is an alternative staff access / escape from the rear alleyway.

Waste and Recycling will be collected as part of TTC existing town centre strategy. Short term storage is available within the kitchen units, the new cell yard and external store.

There is provision of two visitor accessible WCs on the 1st floor of the 'Old Police Station' **(A)** opposite the internal lift and on the lower ground floor within the new lift extension **(C)**. There are additional bathrooms for visitors on the lower ground of the Guildhall opposite the cells and staff have access to two further unisex wcs.

There are four new lifts providing access to key areas of the building. Where possible new floor levels / ramps have been created to maximise the area of the building accessible to all which is greatly enhanced on these revised proposals following consultation with our access consultant Paulette Furnival of IEC.

Fire escape is provided by a number of protected staircases and / or the existing 1st floor windows. The proposals have been reviewed by Lucy Davis of Devon Building Control to consider all elements of compliance and she considers that all reasonable adjustments have been made.

5.7 Energy

The capital works include for the insulation of the roof spaces and refurbishment of the windows and doors to reduce draughts. In combination with a new efficient boiler and other services this will greatly reduce the environmental impact of operating the building. The specification of the project will be developed to include low energy lighting, low water use fittings, natural and local materials and finishes from sustainable sources where they are fit for purpose. A site waste management plan will be instigated during construction and an ecological impact assessment has been undertaken.



LDA Design photomontage of possible option to redevelop Guildhall Square as part of THI scheme



6.0 Conclusion.

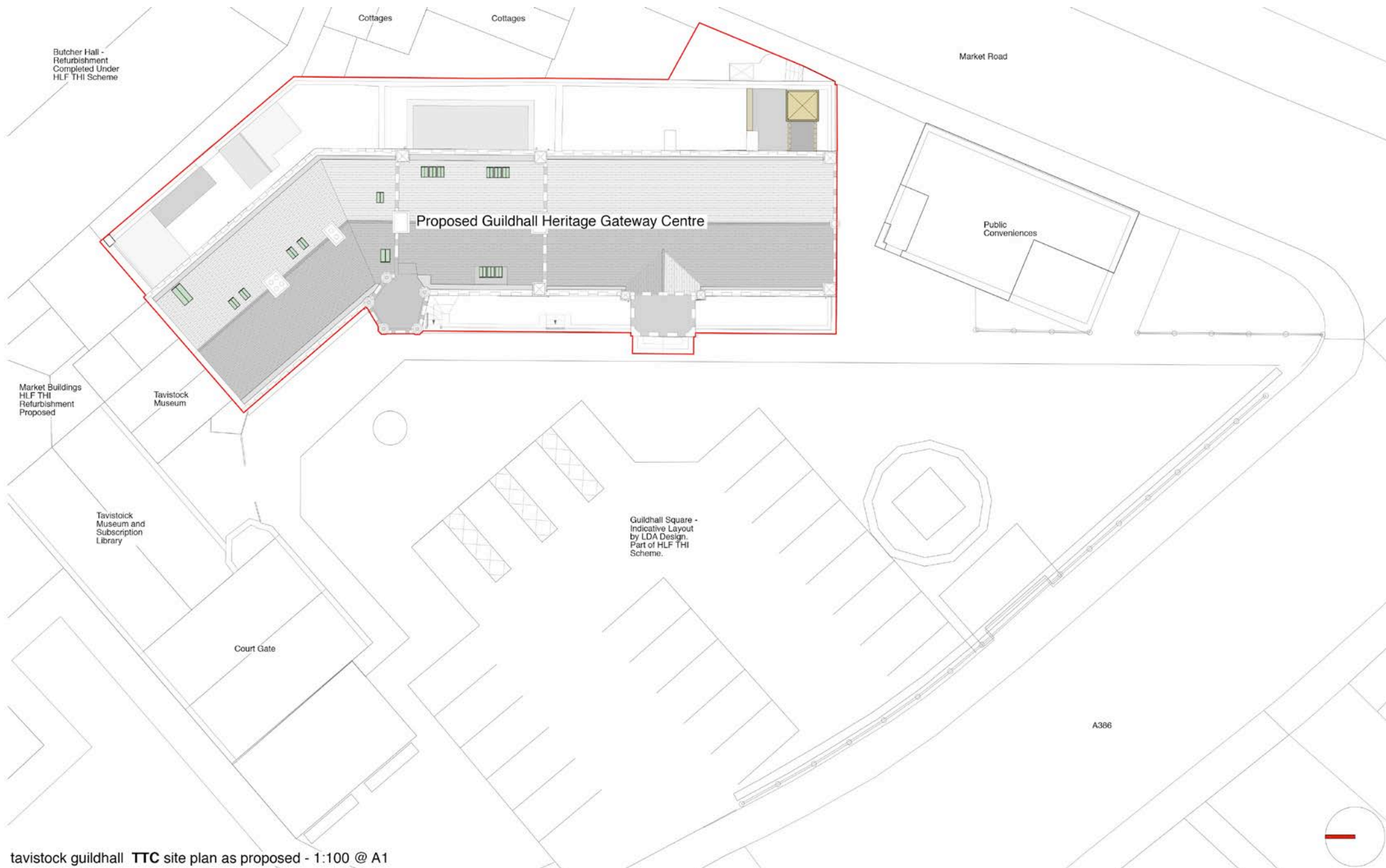
6.1 Conclusion and recommendations

The proposed amendments greatly enhance the visitor experience and accessibility of the scheme whilst improving fire escape, visitor experience and external fabric longevity. The public benefits are unarguable and we believe clearly outweigh the small loss of historic fabric. These revisions to the proposals have the support of the conservation officer and are justified within this report.

The granting of this permission will ensure there are no legislative obstacles to prevent the use of the Heritage Lottery funding to allow for the creation of the 'Heritage Gateway'. We believe that these proposals are suitably low key and appropriate. Overall we propose that the balance of the alterations provides a heritage gain and that the key aspects of significance identified in the Keystone report are still enhanced by these sensitive updated proposals.



7.0 Floor Plans and Sections.

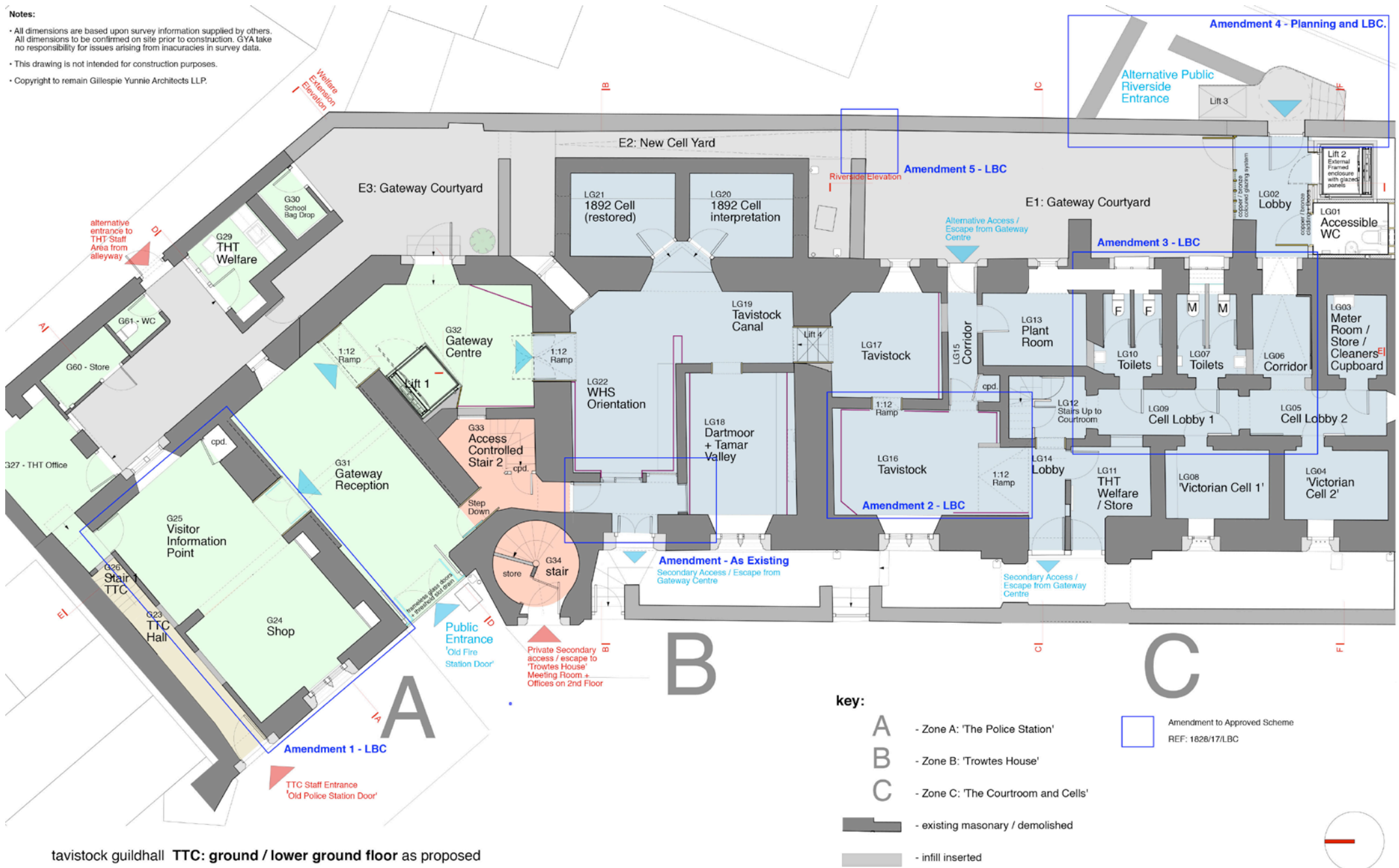


tavistock guildhall TTC site plan as proposed - 1:100 @ A1

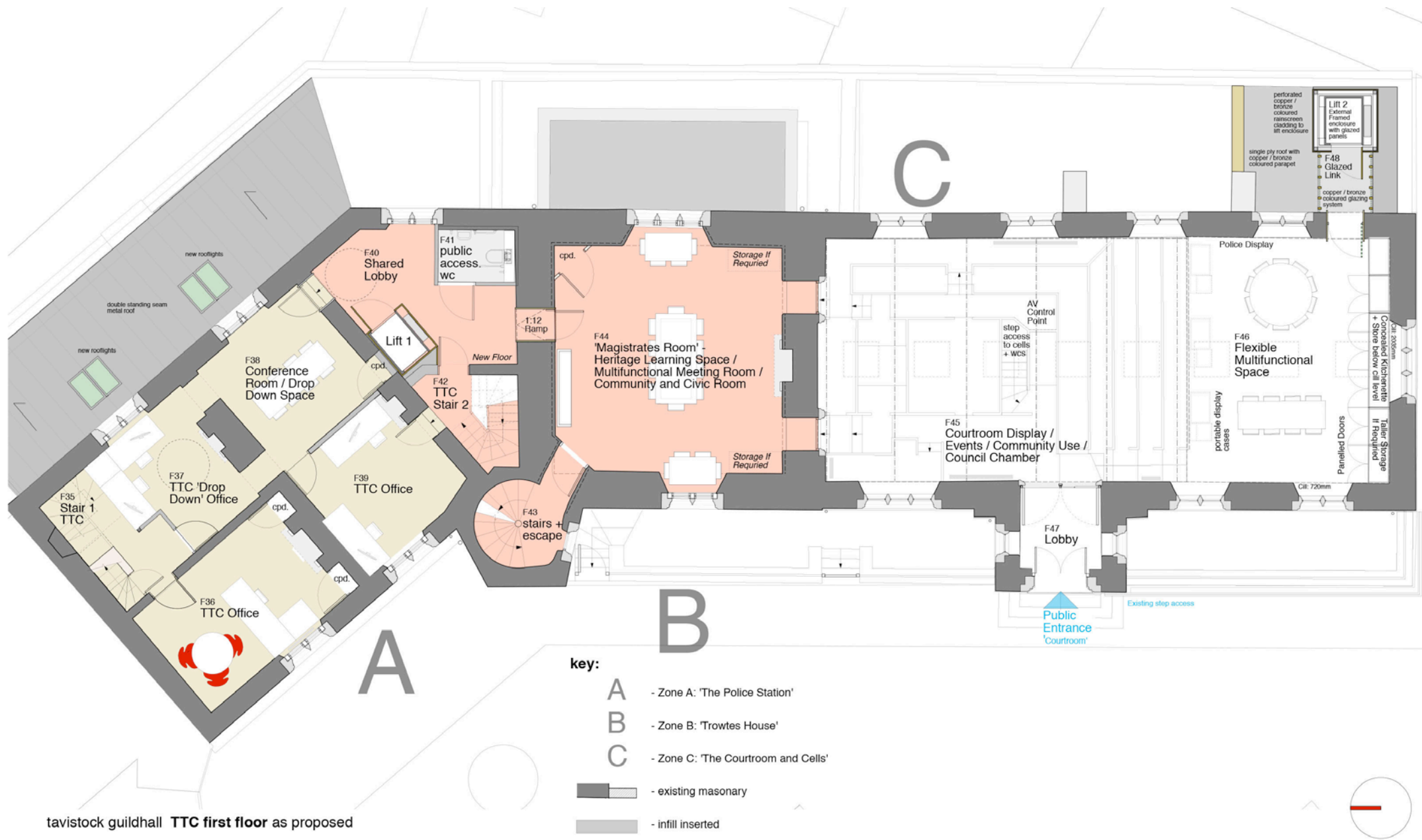
Proposed Block Plan

Notes:

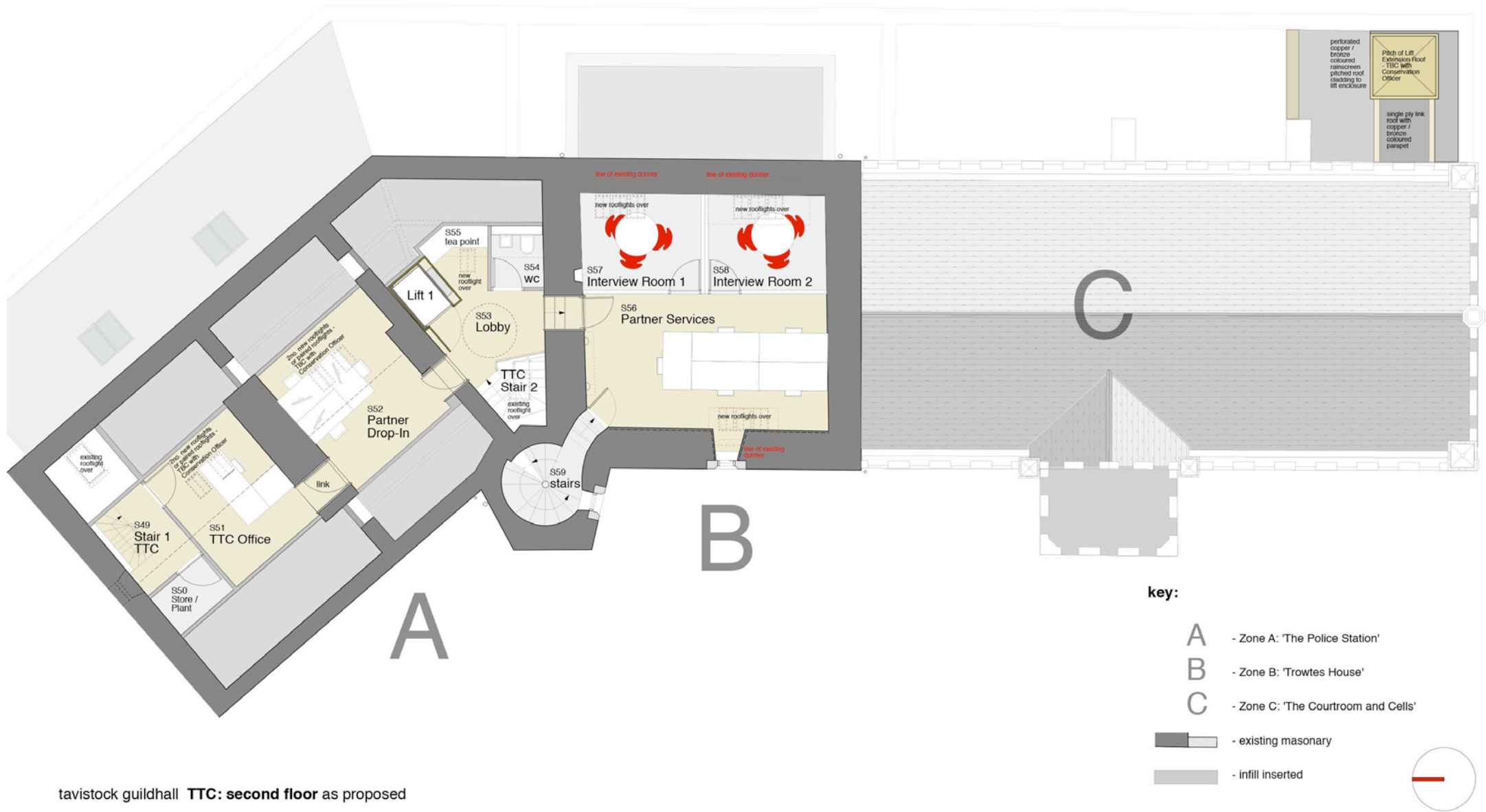
- All dimensions are based upon survey information supplied by others. All dimensions to be confirmed on site prior to construction. GYA take no responsibility for issues arising from inaccuracies in survey data.
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Proposed Ground / Lower Ground Plan





Proposed First Floor Plan - No Amendments



Proposed Second Floor Plan - No Amendments

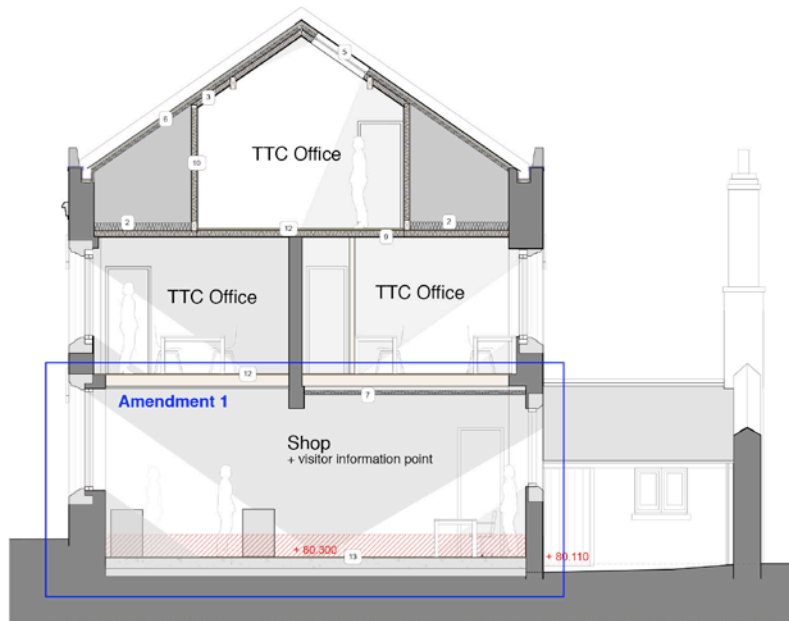
key:

-  - existing masonry
-  - infill inserted

Notes

1. 100mm acoustic insulation between joists
2. 100mm batt insulation over joists
3. 100mm rigid insulation below rafters
4. 2 x 150mm batt insulation between and over joists
5. 2no. new rooflights
6. 70mm insulation between rafters
7. Acoustic and fire-rated suspended plasterboard ceiling
8. Carpet finish over acoustic layer on new floor deck
9. Existing ceiling reskimmed and painted
10. Full fill insulation to existing stud walls
11. New floorboards on existing joists
12. New floordeck on existing joists
13. New limecrete floor
14. Raised floor

FOR ROOF DETAIL PLEASE REFER TO GA216 - Fabric Repair Roof Plan



tavistock guildhall TTC: section a-a - police station as proposed

Note: Suspended timber floor in 'Shop' removed and replaced with ground bearing floor to create level threshold with Gateway entrance area. New floor built on top of assumed ground level.



tavistock guildhall TTC: section b-b - 'trowtes house' as proposed



Proposed Sections 1

Notes

1. 2no. 150mm batt insulation over joists
2. 100mm rigid insulation below rafters
3. 2no. new rooflights
4. 70mm insulation between rafters
5. Acoustic and fire-rated suspended plasterboard ceiling
6. Existing ceiling reskimmed and painted
7. 100mm rigid insulation installed behind existing stud walls
8. Lead Flat Roof
9. New floordeck on existing joists with 100mm acoustic insulation hung in chicken wire
10. New opening in existing external stone wall
11. Original fire station timber doors refurbished and held open with new frameless glass lobby doors
12. Parapet repairs

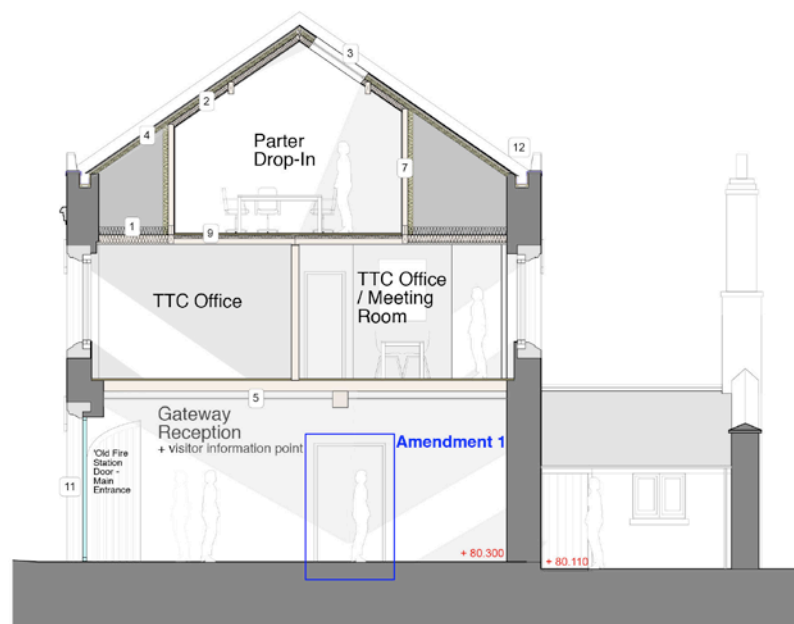
FOR ROOF DETAIL PLEASE REFER TO GA216 - Fabric Repair Roof Plan

key:

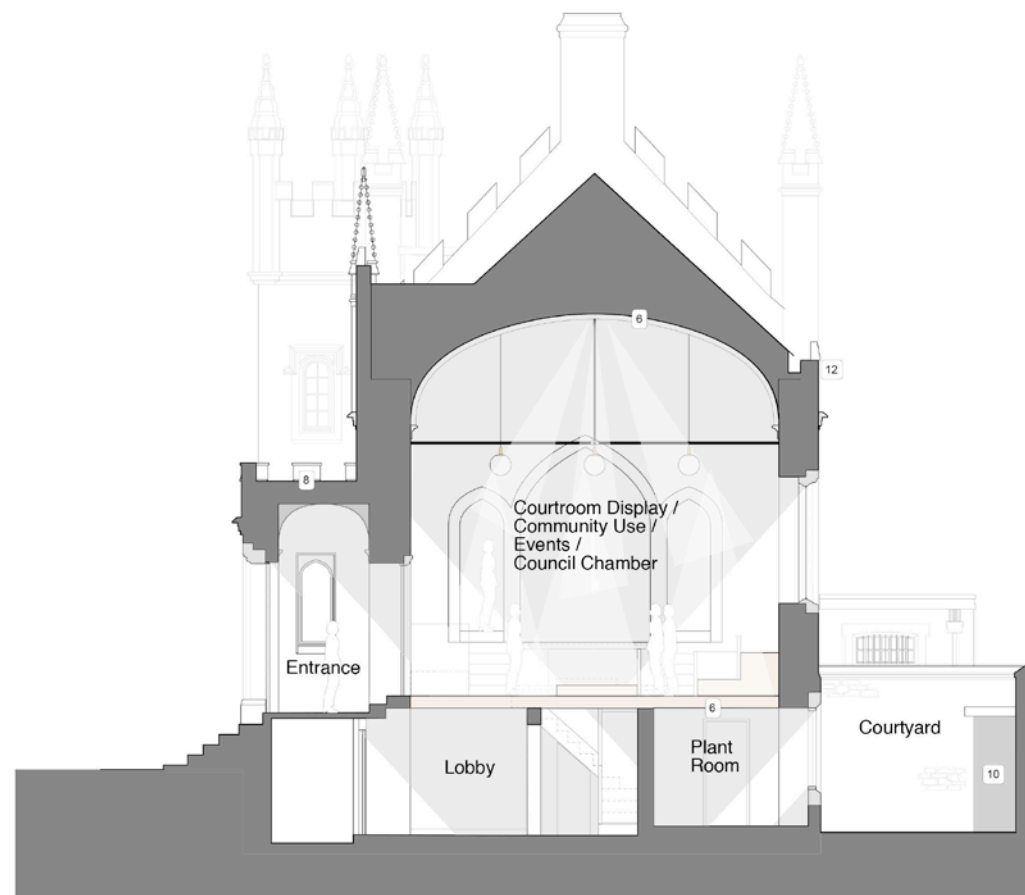
-  - existing masonry
-  - infill inserted

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tavistock guildhall **TTC: section d-d** - police station as proposed



tavistock guildhall **TTC: section c-c** - courthouse as proposed

Proposed Sections 2

key:

-  - existing masonry
-  - infill inserted

Notes

1. 2no. new rooflights
2. Existing rooflight
3. New rooflights replace existing dormer
4. New floor construction to SE specification
5. Existing floor cleaned and regrouted
6. New opening with metal liner
7. New metal liner to existing opening
8. New lift enclosure
9. Public accessible WC
10. 30 min fire rated protected stair enclosure
11. New suspended plasterboard ceiling
12. Existing floorboards lifted to allow for acoustic insulation and installation of new floor finish
13. New limecrete floor
14. New floordeck on existing joists
15. New steplift to to opening
16. Raised floor

FOR ROOF DETAIL PLEASE REFER TO GA216 - Fabric Repair Roof Plan



Proposed Sections 3

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