



gillespie yunnie architects.

Tavistock Guildhall Heritage Gateway.

Design and Access / Heritage Statement.

May 2017.

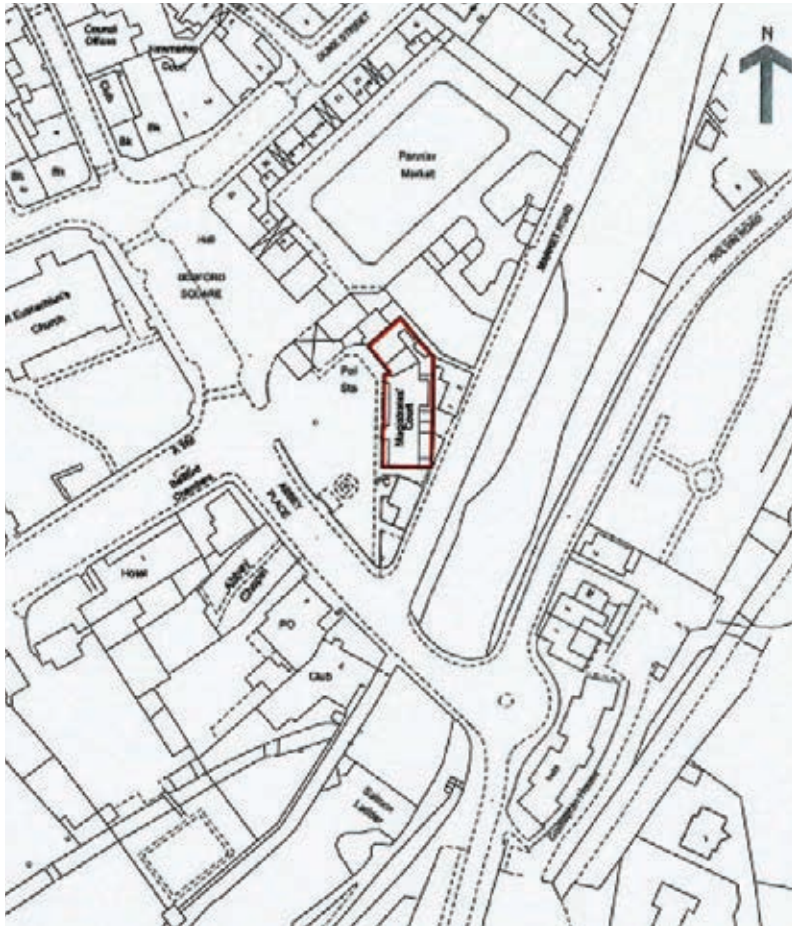
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1.0 Introduction.



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 Proposal Summary

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

The Gateway Centre project will restore an iconic, 'At Risk', Grade II* Guildhall in the centre of Tavistock, and ensure its viable long-term use.

A civic 'hub' is proposed which integrates public and partner services, delivered through a 'one-stop-shop', with a range of complementary community uses and a World Heritage Site (WHS) Gateway Centre - an agreed priority of the WHS Partnership. Further, the Police & Magistrates' Museum will provide public access to the courtroom and cells, and interpretation of its historic function.

Tavistock Guildhall has been unused since 1997. Its new future builds on existing Heritage Lottery Fund Townscape Heritage Initiative investment in the surrounding area. This sustainable approach will deliver a significant and long lasting contribution to heritage-led regeneration and learning in Tavistock.

The successful granting of permission for these proposals will allow the Heritage Lottery Funds, which this scheme relies upon, to be released and this work to commence in the near future.

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
Mr. Harry Smith - Councillor
Mr. Philip Sanders - Councillor

Tavistock Town Council have been working in collaboration with Tavistock Heritage Partnership (THP) to deliver this project:

Alex Mettler
Sue Spackman
Andrew Thompson

1.3 Consultation

The proposals have been discussed with Graham Lawrence of West Devon Borough Council (WDBC) in order to devise a scheme that was acceptable both in planning / conservation terms and to the client team. Discussions have also been held on site with Simon Hickman of Historic England (HE) and his feedback has informed the proposals. Numerous public consultation events have been arranged by Andrew Thompson with a broad spectrum of age and interest groups. The themes identified during the original public consultation undertaken in Spring 2011 have been reinforced by these recent consultations and confirmed the strong desire for a Heritage Gateway Centre in this location and specifically this building. These consultations are informing the exhibition design and proposed educational activities.

1.4 Consultant Team

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

- Ian Farnfield / Jackie Gillespie

Exhibition Designers: Gamble Fearon Partners (GFP)

- Barry Gamble / Colin Fearon

Structural Engineer: Hydrock (HYD)

- James Coates / Jonathan Derwent

Mechanical and Electrical Engineer: Method Consulting LLP (MET)

- Nick Sendall / Dan Stretton / Alex Mason

Project Manager / Quantity Surveyor: Trevor Humphreys Associates (THA)

- Trevor Humphreys

Access Consultant: Inclusive Environments Consultancy (IEC)

- Paulette Furnival

Flood Consultant: Hydrock

David Lloyd / Jon Cracknell



Robert Blythe-Lord

2.0 Proposal Summary.



2.1 Delivery Outline

Tavistock Town Council (TTC), in partnership with West Devon Borough Council (WDBC) and Tavistock Heritage Partnership (THP), propose to develop a scheme to renovate and bring back into use an iconic Grade II* historic building at risk in the heart of Tavistock. The Gateway Centre will integrate a range of public services and local community uses with a Mining World Heritage Site (WHS) interpretation facility. In addition it will provide a coordinated, diverse, experiential programme of heritage driven events and educational resources.

2.2 Uses and Activities

Public services will be delivered through a Tavistock Town Council managed public service 'one stop shop'. This will give friendly access to town council and partner services including information, health, social services and housing in a central location. Additional space will be provided within the building for town council offices, peripatetic working areas and meeting spaces. The Courtroom and Magistrates Retiring Room would also see use on occasion as the Council Chamber and Mayoral Parlour respectively. The Council's administrative services are presently spread across four sites within the Town. Relocation to the Guildhall complex would enable these services to be brought together and critically enable links to be made with other public, voluntary and not for profit organisations. These would allow for the coordinated delivery of core community services from a single, central and accessible location.

Community activities will be focused around the courtroom. These events may include local theatre performances, films, weddings, concerts, debates, meetings, conferences and workshops. The local community are being consulted further on the extent of this provision during the current HLF development phase.

The WHS interpretation centre will act as the Devon gateway to the mining heritage area. It will educate local people and visitors, through interactive displays and events, about Tavistock's role in the WHS set within the context of the South West mining landscape as a whole. The layers of human stories behind the heritage will be introduced and a greater diversity of people will be encouraged to engage with heritage.

In addition the building will form an informal information hub directing visitors and local people to other local attractions including Dartmoor National Park, The Tamar Valley AONB and nearby historical attractions. One of the ambitions of the project is to work holistically to raise the profile of, and encourage partnerships between, existing facilities.

One of the ambitions of the project is to work holistically to raise the profile of, and encourage partnerships between, existing facilities. The Gateway centre will also form the starting point for guided interpretation of the historic town.

2.3 Capital Work

The conversion of the complex will enable an extensive restoration programme to be undertaken. This will include works to the roof, including repairing the parapet gutters, which are urgently required. The internal conversion work will be light touch aiming to maximise the enjoyment of the buildings intrinsic character whilst minimising interruption to the historic fabric. A proportion of the work will be to improve the buildings accessibility included the installation of lifts and adjustments to floor levels.

- **Renovation work includes:**

Repairs to chimneys, roof parapets and gutters, leadwork, roofing slates, flat roofs, rainwater goods, masonry repairs, new rooflights, windows and door repairs, demolition of modern fabric and metal railing refurbishment.

- **New construction work includes:**

Lightweight partitions, ceilings, insulating roofs, glazed screens, office fit out, new stairs, lifts (including extension, new single storey welfare extension, new level floor in Courtroom, glazed 'fire station' entrance, interpretation centre fit out, new electrical, plumbing and ventilation works.

Please refer to Outline Repair Specification for further details.



3.0 History.

3.1. 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.

3.2 Key Dates

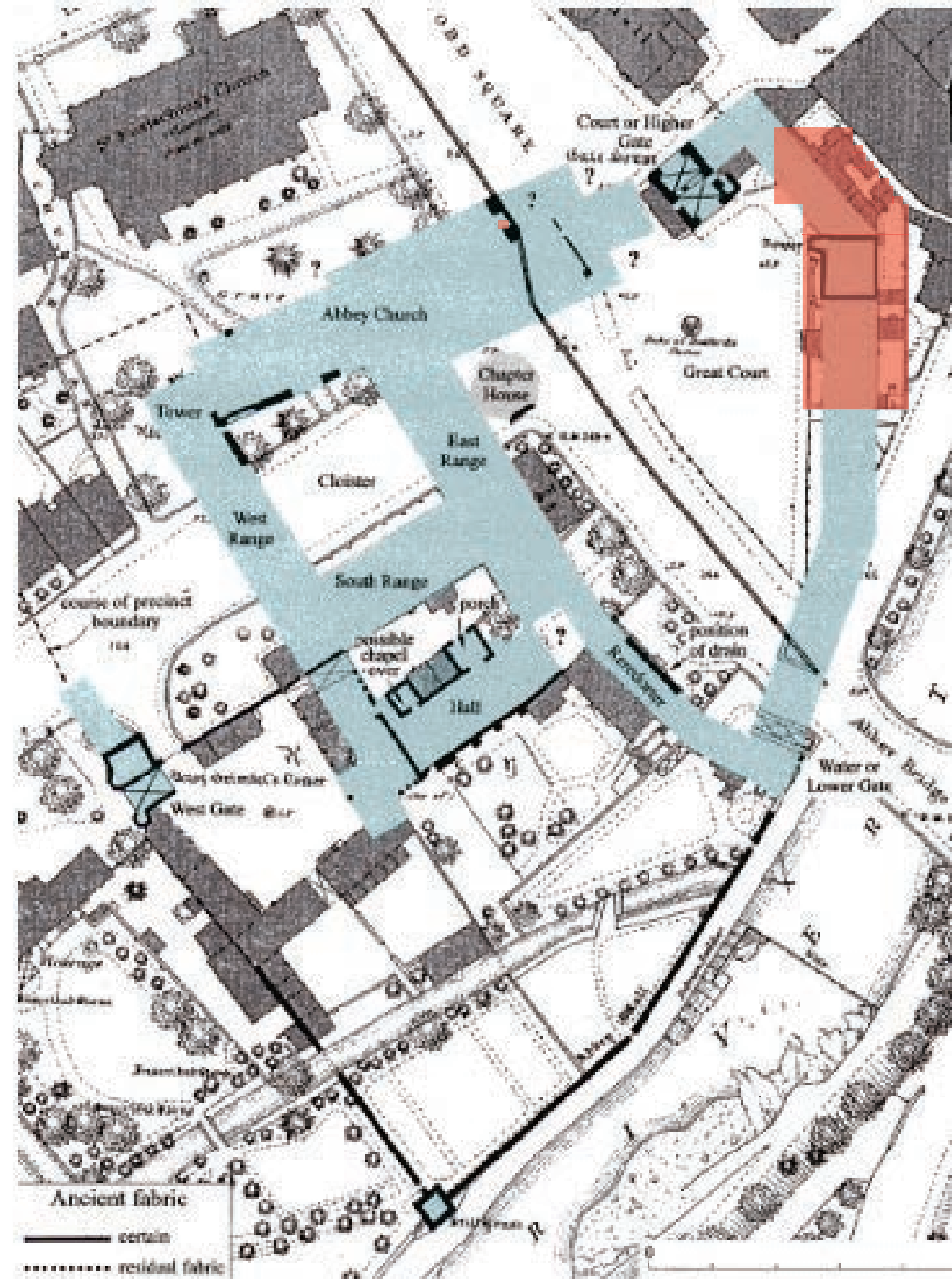
- 974 - King Ordulf establishes Tavistock Abbey
- 1536 - 1541 - Henry VIII dissolution of the monasteries. Majority of Tavistock Abbey buildings destroyed with the remainder passed to Russell Family, The Dukes of Bedford
- 1822-1840 - Foulston renovations and additions
- 1848 - Duke of Bedford completes 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.

3.3 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.



Fisher, 1830



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.

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.

3.4 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.

3.5 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.

4.0 Significance.



Prideaux, 1716

4.1 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)

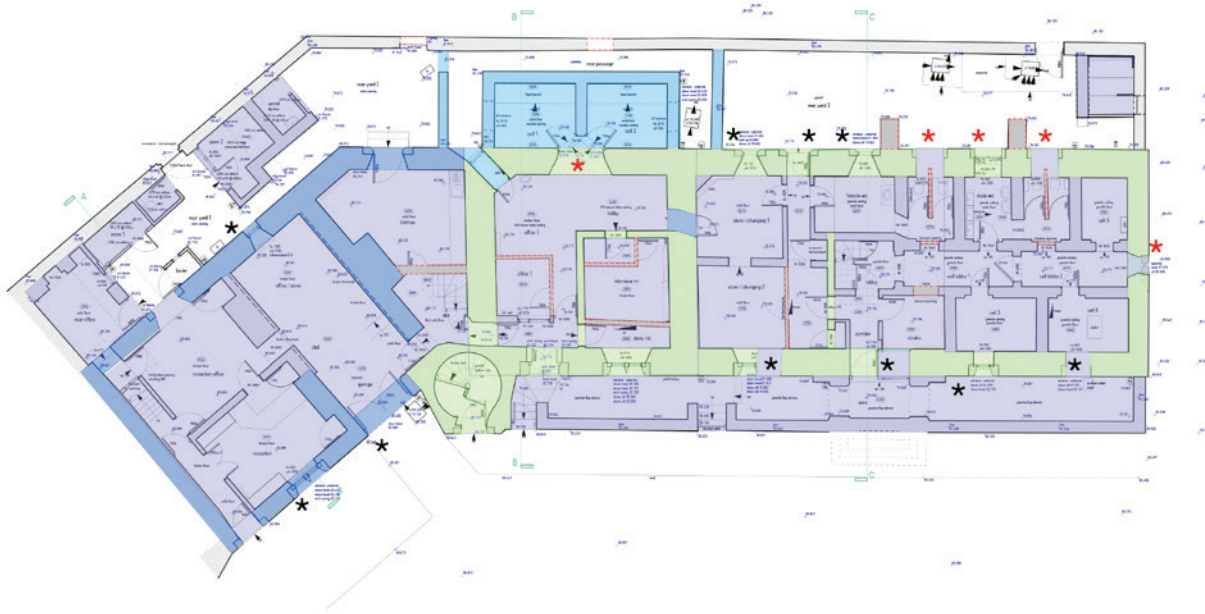
The complex has been recently upgraded to Grade II*, reflecting its historic and aesthetic interest. The ground beneath the complex is scheduled, monument number 29679, but the upstanding fabric is excluded from the scheduling. At a local level this group of buildings is crucial to the character and 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:

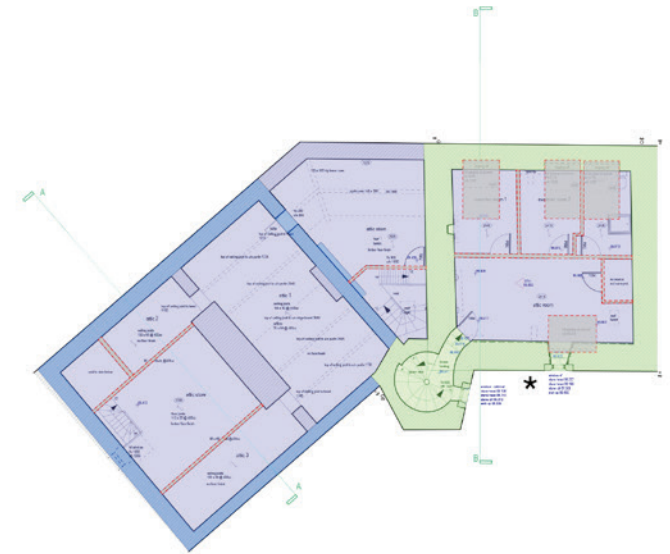
- The visual importance of the buildings to the character of Tavistock, establishing it as an historic town of great aesthetic appeal, cannot be over-estimated.
- The buildings embody the twin historic influences on the development of the town: Tavistock Abbey, in the shape of the Great Court setting 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.

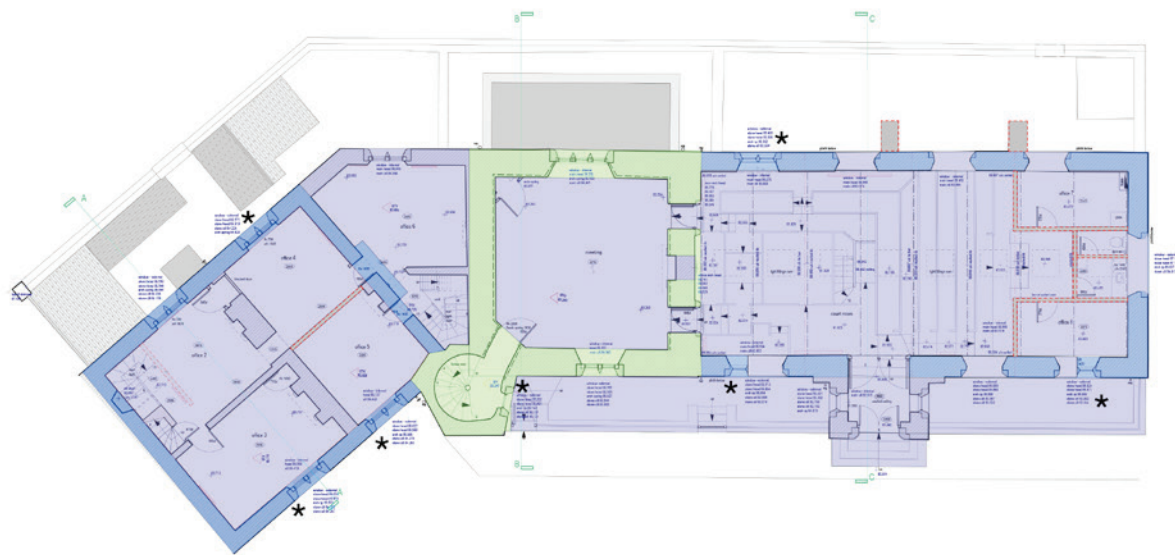
- The buildings and their rich documented history (this exists in the Bedford Archives at the Devon Record Office, in the archives of the Tavistock Museum and there may be more information at the Bedford Archives in Woburn) are part of the story of the Bedford family at Tavistock.



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 / guidhall 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 / guidhall
- * - 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.



4.2 Summary of Statutory Listing

(Please refer to Appendix **A** for full listing)

Purpose-built combined court and police station with former police accommodation block and fire engine house. Circa 1848, incorporating some late-C15 fabric. Late C19 and late C20 alterations. Designed initially by John Foulston and then by Theophilus Jones for the Duke of Bedford.

MATERIALS: Mostly Hurdwick stone with granite dressings and an embattled parapet above a moulded cornice. Crocketed pinnacles to the parapets. The roofs are slate. The window openings consist largely of square-headed frames with hoodmoulds and arched headlights.

PLAN: Linear plan on the site of historic plots that define the south east side of the monastic Great Court of Tavistock Abbey. From North to South the group comprises the former police accommodation block and fire engine house which is built on a different alignment to the rest of the range and is currently the police station; a three storey building known as Trowte's House incorporating a late-C15 structure within its fabric; and at the south end, the Guildhall which has a courtroom to the ground floor and a semi-basement that was the original police station.

4.3 Local Community and Consultation

Since the Courthouse closed in 1997 there has been very limited access to the Guildhall available to the public. The enthusiasm for the property was apparent by the attendance and interest at the Public Consultation held on 11th May 2011. Many of the public were pleased just to have the opportunity to return to the building and enjoyed retelling stories of their experiences of observing various court cases through the ages.

Initially it was intended, due to the time constraints of the options appraisal at the time, only to consult with key stakeholders. However when Gillespie Yunnies Architects attended the Tavistock Townscape Heritage Partnership meeting they were urged to consult 'bottom up' starting with a full public consultation open to all. Suggestions of uses were wide ranging however the suggestion of a 'Heritage Gateway' seemed an appropriate way to combine a number of possible uses. This complex would educate and inform locals and visitors alike about their built and landscape heritage, and the stories of people within them, whilst allowing them open access to the courtroom and cells. Equally supported at the consultation was the suggestion of a community building which could be operated for the benefit of younger local people in a variety of ways. Numerous public consultation events have been arranged more recently by Andrew Thompson as noted earlier which have reinforced the themes of the early consultation and added layers of information to enhance the proposals for both exhibition spaces and the proposed activities.

5.0 Philosophy.



5.1 Gillespie Yunnie Architects Conservation philosophy

gillespie yunnie architects Limited are the south west's leading specialists in the contemporary re-use and creative adaptation of existing, historic and listed buildings.

Established in 2005, gillespie yunnie architects (GYA) have built a committed and experienced team with a reputation for delivering award winning, high quality affordable design-led solutions. Bringing fresh thinking, energy and innovation to every project GYA's approach is proven by our repeat work for clients including Urban Splash. Environmental performance and the intelligent specification of materials are fundamental elements partnering GYA's desire to create exciting and inspirational spaces.

Based in a converted mill building in Dartington, Devon GYA have excellent relationships with local authorities, conservation officers and Historic England. Innovative conversion, extension and adaption of historic buildings has been the main component of gillespie yunnie architects work since their inception.

Selected Projects:

Royal William Yard, Plymouth

GYA have been working with Urban Splash for many years to convert this Grade I Listed award winning vibrant new mixed-use community.

Cricklepit Mill, Exeter

GYA, in partnership with DHBT, designed this small but technically complex Grade II Listed conversion project from initial feasibility stage through to completion.

Buckfast Abbey, Buckfast

GYA proposed the demolition of the existing 'Works Department' buildings to be replaced by purpose built new accommodation on the current site. Central to the brief was the Abbey's desire to create an environmentally responsible solution that remains sensitive to its historic surroundings. The administration building is clad in copper to mark the transition into the main monastic enclave. It is linked to the adjacent St. Anthony's building by means of a new stair and lift extension over the mill leat behind.

6.0 Key Issues.

6.1 The problems, and why the building is at risk

Unoccupied - Principally the building is at risk because it is standing vacant.

The majority of the building has been redundant since the Police vacated the property in January 2012. The Magistrates court has already been unoccupied for 20 years and if the property is not occupied and maintained it will rapidly deteriorate. The police had operated a sporadic maintenance programme on a low budget for a number of years. The result of this reduced level of care is that there are a number of defects which now require immediate attention. Further problems are likely to develop if remedial measures are not taken.

The building has negative commercial value and the Police force had been unable to dispose of it for profit due the following limitations on potential uses:

Grade II* Listed Building - Any alteration internally and externally would need the agreement of the Local Planning Authority, the Conservation Officer and Historic England. A contentious issue is the extent of the adaptation of the existing courtroom seating that might be deemed acceptable to allow for a wider range of possible uses.

Access Issues - Currently the building has many changes of level throughout and the Guildhall main entrance is up a number of steps. The challenge to provide 'access for all', to as much as the building as feasible, will be a key constraint on any proposal.

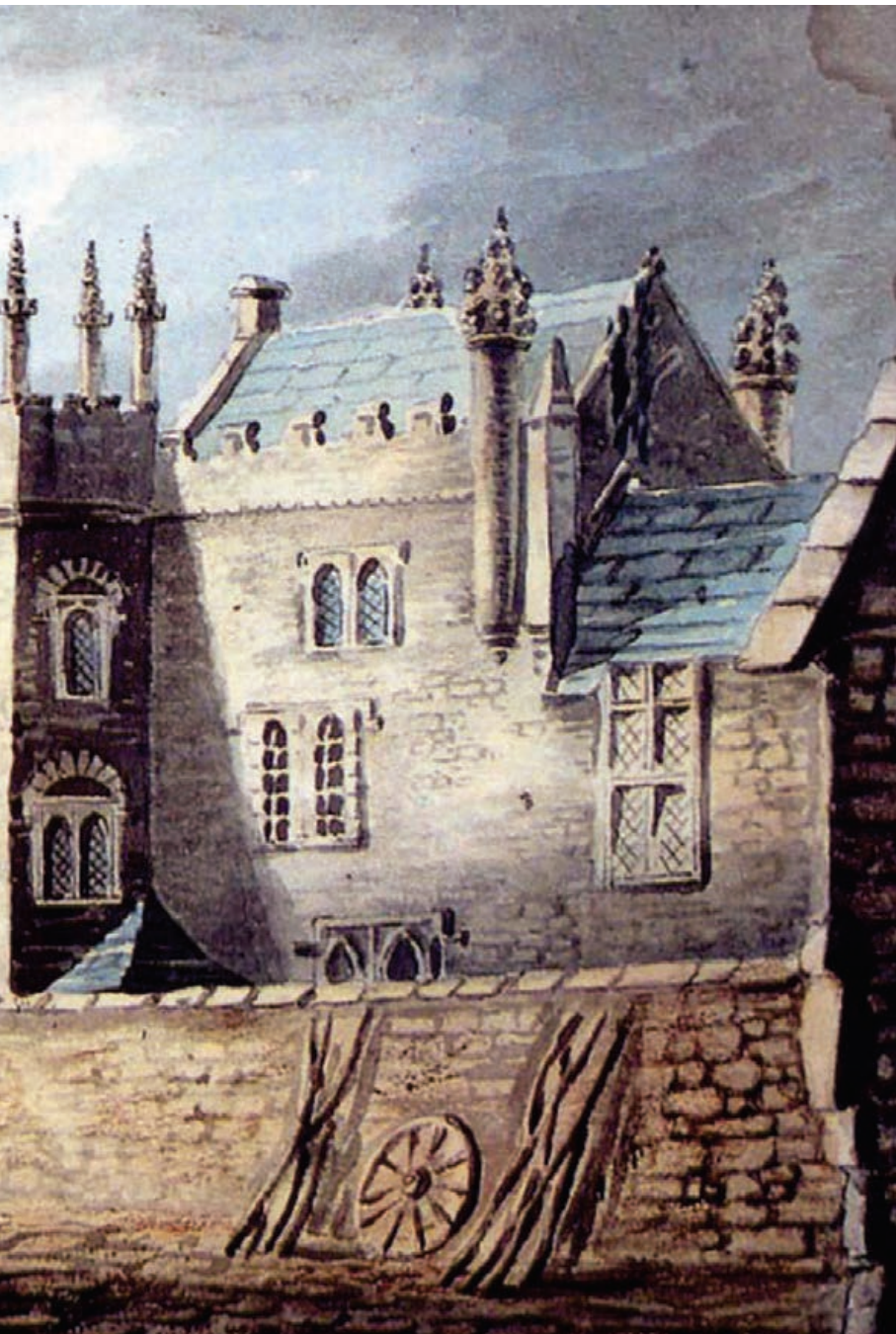
Parking - The approach to the front elevation is currently dominated by car parking for both the police and the public. It would not be possible to increase the car parking beyond these levels and an opportunity to improve the landscaped setting of this important building would involve a reduction in the car parking provision and the agreement of Tavistock Town Council who own the square and operate the neighbouring pannier market.

Local Market - Investigations with the major food and drink operators revealed that there was no demand for accommodation within the Tavistock Town Centre at a national level.



Robert Blythe-Lord

7.0 Planning / Listed Building Consent.



7.1 The Planning Context

GYA have undertaken numerous discussions with WDBC Planning Department and Historic England as the proposals for change of use have been developed on behalf of both DHBT and TTC. During the process of preparing the application GYA also met with the Conservation Officer and Simon Hickman of Historic England in a combined meeting on 21st December 2016. In addition Graham Lawrence (DHBT) has reviewed the draft application drawings prior to submission and his comments have informed the current proposals. All parties have been very supportive of the process to date and for the involvement of TTC to move this project forward as part wider THI work to refurbish historic buildings in the town centre. Their feedback and comments are summarised below:

7.2 Historic England

'It is clear that much thought has gone into the development of a plan to provide this highly-significant building with a sustainable new use. At present the building remains included on our register of Heritage at Risk. We wholeheartedly support the principle of the proposals; to open up the complex to a variety of public uses, including the provision of a heritage centre element explaining Tavistock's World Heritage Site context as well as interpreting the former use of the building as a magistrate's court and police station' Simon Hickman, Historic England – 22/12/16.

Simon considered that the following needed further investigation / justification which we will answer later in this document in Section 9.0:

- Additional opening up works, position and size of door openings, investigate purpose of glazed screen under Trowtes House and stone courtyard building proposed for demolition + lift cladding material.

7.3 Archaeology

Historic England have confirmed that although the ground under the buildings themselves is Scheduled Ancient Monument (Tavistock Abbey) the ground below the rear courtyards is outside of this monument. Therefore no Scheduled Ancient Monument application will need to be made. However efforts have still been made to limit groundworks including the reuse of existing drain runs and forming a raft foundation, instead of digging footings in these areas, limiting any excavation to a bare minimum.

7.4 West Devon Borough Council Planning Department

Conservation Officer Graham Lawrence have been very supportive of the process, initial schemes and progress to date. Graham commented following a review of the latest drawings on 19th May 2017:

'I commend the thoroughness of the work you have done on this challenging and hugely important project. I am happy to endorse the great majority of the proposals as presented'.

It was agreed with Graham that any points of detail raised can be discussed during the application period.

7.5 Planning Policy

WDBC see the Guildhall and Police Station as a key heritage asset and as the favoured site in Tavistock for the location of an education / interpretation / community centre. WDBC believe the educational value of the site to be considerable and would strongly encourage partnerships between major operators and local organisations to enhance this. WDBC consider that any development should aim to strengthen the major contribution that the building makes to Tavistock's potential to be identified as a key centre in the Mining Landscape World Heritage site.

The following comments were received from WDBC regarding potential uses:

- A1 – Shops – retail would be acceptable
- A2 – Professional Services would be acceptable
- C3 – Permanent Residential and Holiday Let residential would be deemed acceptable due to the sites town centre location. Historic Application - PL 03169/2012 gained permission for this use in the northern Police Station end of the building range.
- A3 / A4 – Food and Drink Uses were acceptable however concern was noted regarding the need for careful accommodation of flues and services within the historic fabric.
- D1 – A Courthouse is already D1 and further extension of the use class would be acceptable to cover a greater extent of the building.
- D2 – Assembly and Leisure would be acceptable.

7.6 Environment Agency (EA)

A meeting was held on site with Frank Newell, Environment Agency (EA) - Development & Flood Risk Engineer), WDBC and Hydrock (Flood Consultants) on 11th May 2012. A survey of the adjacent river bed was required and a report was produced in support of PL03169/2012.

In 2016 Hydrock revisited the site and flood risk potential in order to agree with the EA an appropriate level for flood defenses for the current scheme. The required protection level was raised to +81.76m (including a 0.6m free-board) and a number of temporary protection measures are proposed. Principally the building is to be protected at the perimeter courtyard / light well walls away from the building external walls to minimise impact on the historic fabric. The EA have reviewed and agreed to these proposals pre-application.

Please refer to Hydrock Flood Risk Assessment included with the application

7.7 Bats and Barn Owls

An initial bat and barn owl survey has been undertaken and neither species has been found. However the consultants consider the building to have moderate potential for roosts and therefore further surveys are required and are being undertaken this summer during the consultation period.

Please refer to attached Green Ecology Survey Summary included with the application.

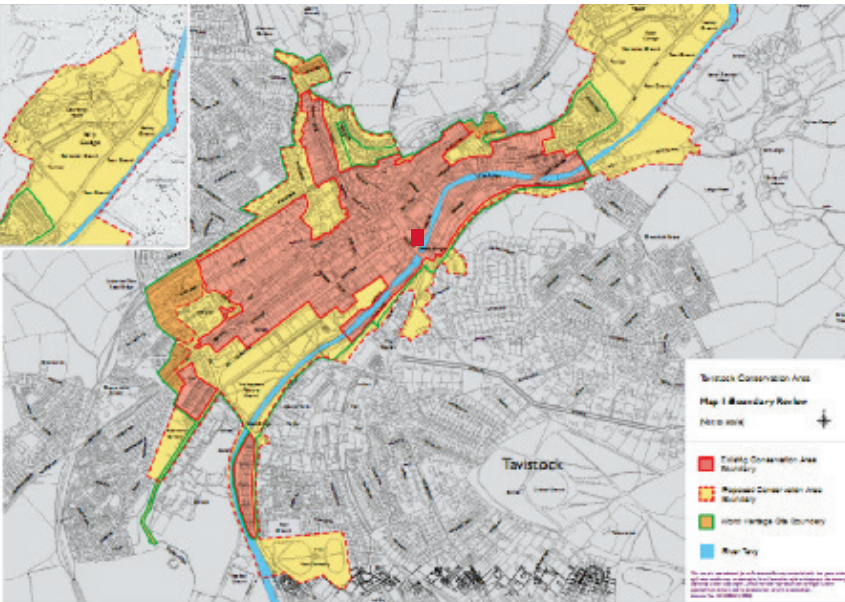


7.6 Conservation Area Status

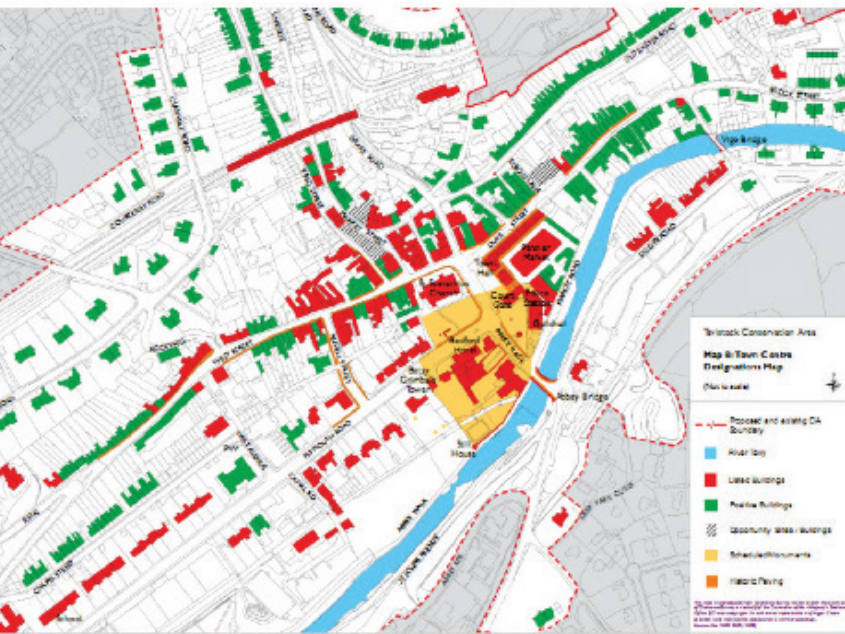
Tavistock Conservation Area Management Plan

The Guildhall and Police station sit at the heart of the Tavistock Town Conservation area (Please refer to the figures on this page). The Conservation Plan seeks to provide a framework for ‘managed’ change which will ensure that the special architectural and historic interest of the Tavistock Conservation Area is both preserved and enhanced for future generations. The proposed scheme seeks to meet this objective by carefully adapting and evolving the Guildhall and Police Station to suit current and future needs. The Management Plan provides a framework for future actions which are primarily the responsibility of the Borough Council, although their successful implementation will also depend on the co-operation and enthusiasm of the other local authorities (Devon County Council and Tavistock Town Council), local people and local organisations. The Management Plan has been drawn up following the production of a detailed Character Appraisal.

Tavistock has also established the Tavistock Townscape Heritage Partnership (TTHP) with representatives from local businesses and amenity groups. More recently the Tavistock Heritage Partnership has been set up to act as a key stakeholder in the building and to operate the ‘Heritage Gateway’ facility. They have been consulted in depth during the development of these proposals. All these initiatives indicate the high level of care and interest that the local people take in Tavistock’s heritage. It should be noted that the complex also falls within the Cornwall and West Devon Mining Landscape World Heritage Site, and on the edge of Dartmoor National Park and the Tamar Valley Area of Outstanding Natural Beauty.



The complex falls within the Tavistock Town Conservation Area.



8.0 Condition Reports.

8.1 Condition and principal repairs required

A visual inspection has confirmed that the building appears generally structurally sound and in fair condition. However the lack of maintenance and poor quality repairs to the roof has caused damage. The roof has leaks in some areas and further investigative work is likely to find defects are extensive. Comprehensive repair works to the roof are now required if the building is not to deteriorate further with the potential for substantial loss of historic fabric.

8.2 Structural Survey Report Summary

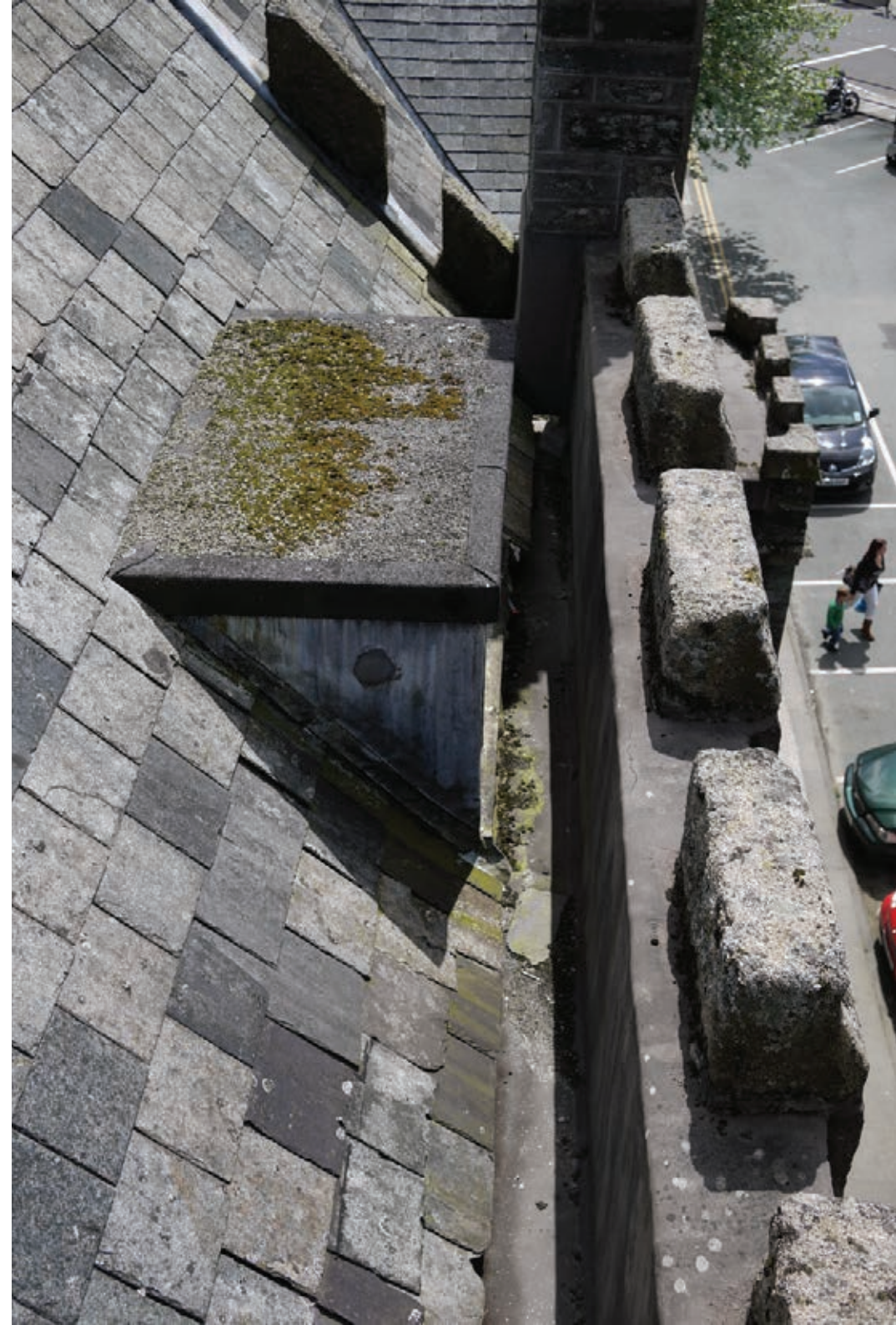
'From visual inspection, no evidence of any major structural defects has been seen. There are several local areas where works have been carried out to repair the building. None of this has been deemed to warrant structural attention, however it should be noted that no opening-up has been carried out (at the time of survey), as the building was still occupied and no intrusive investigations were permitted. This view on condition is formed solely from visual inspection. Overall the building appeared to be in good structural condition with only minor building defects beyond the leaking roof. It is anticipated that the proposals for alterations might comprise a range of discrete structural interventions such as holes for services and more significant parts such as a new floor opening and a new staircases. All of these interventions will be designed in co-ordination with other disciplines, and the building has been reviewed for its structural suitability for these alterations. Some limited survey investigation and opening-up of the building fabric will be required at the next stage of design to allow confirmation of detail in various parts of the structure. This information is required to inform the structural design and allow accurate detailing, thereby reducing risk as detailed design progresses'.

Stage B Structural Engineering Report - Hydrock Structures 1 – 28/04/11. Revisited by Hydrock in 2016 when further deterioration was found but no additional defects were in evidence.

8.3 Opening Up Works Summary

Opening Up Works Investigation took place with EH and Conservation Officer on 24.05.12:

- Joist and Rafter ends appeared to be in good condition having either been replaced (in many cases) and / or treated or had wrapped ends.
- Moisture penetration around chimneys was evidenced in a number of locations suggesting that the flashings at roof level are in need of renewal
- The asphalt opening up adjacent to the spiral stair revealed two layers of asphalt with a concrete or screeded base above the existing wall (i.e. No existing timber valley steps in evidence).
- The asphalt above the new cells was a single layer but the concrete under had cracked causing the asphalt surface to crack also as it isn't sufficiently flexible. The other main cause of leaks in these areas were due to vegetation seeding in the asphalt and lifting it.





8.4 Building Condition Report

Considering the age of the property, it is believed that the building is generally in a fair condition despite there being numerous repair and maintenance issues which require attention, most notably to the external fabric of the building with the roof and rainwater goods requiring attention.

It would appear that there has been a general lack of repair and maintenance over past years to specific areas of the property. It is however evident that areas, such as the valley gutters and flat roofs, have been re-asphalted in an attempt to prevent some of the more problematic defects occurring. Despite these repairs, cracks are now appearing in the replacement asphalt and leaks are beginning to be evident internally. Repairs are now necessary to prevent further water ingress.

The most significant and identifiable repairs relate mostly to damp penetration entering either through junctions of the roofs, through the parapet walls and through the deterioration of the stonework forming the external walls. There is also numerous damp areas noted at the lower ground level as can be expected in a property which would not have originally been constructed with a damp proof course.

There was also evidence of a general lack of basic maintenance to items such as rainwater goods, which can lead to more significant problems. For example, some of the rainwater hoppers are blocked with vegetation and under sized, and numerous rainwater down pipes are suffering from fairly heavy corrosion. Areas of the windows are suffering from wet rot or corrosion, which allows moisture penetration into the frames, and the stonework is deteriorating and spalling, again allowing absorption of moisture. In addition, areas with less significant problems will require further testing, investigation and / or monitoring have been noted in the full report.

Precis of Condition - Croft Surveyors – Revised 08/05/17

8.5 Emergency Repairs

No emergency repairs are identified within the Structural Survey however a number of areas for concern are noted in the condition report. Work to refurbish the roof and external envelope is seen as a priority for TTC, now the building is unoccupied, in order to prevent further water penetration. TTC would like to commence external envelope works as soon as funds can be secured.

The roof will require expedient attention including: re-slating in many areas, replacing asphalt valley gutters and copings and new rainwater goods.

Please refer to GYA - Outline Repair Specification. This sets out the works proposed to be completed once funding and Listed Building Consent has been received*.

***NOTE: IF FUNDING IS NOT FORTHCOMING AN ALTERNATIVE TO LEADWORK IN SOME AREAS IS TO BE AGREED WITH THE CONSERVATION OFFICER.**



9.0 Re-use + Alterations.



9.1 Proposals for re-use and principal alterations required

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'

9.2 Principle Internal Alterations

Please refer to the conservation plans included at the end of this section which illustrate the proposed alterations required to the historic fabric beyond the fabric repair works. A number of these amendments have been previously approved under LBC 03170/2012. The alterations are summarised as follows:

- **Steel Linings to principle of new openings – All Zones**

Where new openings are proposed in historic fabric these are to be expressed as clearly new with a crisp cut opening lined with bronze / copper coloured steel (refer to images on left). This finish is used for all new elements in the building as a subtle contrast to the old and expressing new circulation routes. Of the two significant openings, one is on the line of what appears to be a historic opening within pre 1840s (but non medieval) fabric which formed the old mill / stable block. The second is through the medieval fabric of Trowtes House in a similar position to the openings also formed at first and second floor but at a larger scale due to the nature of providing public access through the exhibition space. There is also one opening in the external Courtroom wall, detailed in the same manner, to allow access to the external lift extension **C**. We believe that the relatively minimal fabric loss should be balanced against the greatly improved visitor experience and opportunity for engagement in the historic fabric and interpretation of heritage exhibits. Without these new openings visitors are forced through narrow doorways and corridors completely unsuited to a visitor attraction which would be off putting to both first time and repeat visitors.

- **Removal of 20th Century Partitions – All Zones**

20th century lightweight partitions are removed to allow for exhibition spaces **B**, open plan office areas **A** + **B** and a multi-function space at the rear of the courtroom **C**.

- **Opening in Floor to allow for new lift – Zone A**

An opening is introduced in the floor to allow for the insertion of a lift to link the lower ground floor to the second floor of 'The Old Police Station'. A replacement floor is required at first floor to allow for level access to the former Magistrates retiring room and a section of chimney breast is removed at ground floor.

- **Replacement of Dormer Windows with Skylights – Zone B**

Poorly designed 'modern' Dormer windows at the top of 'Trowtes House' are replaced with conservation rooflights. The previous dormers awkwardly faced into the parapet walls and offered little light. (see left).

- **Insertion of Skylights – Zone A**

Conservation rooflights are introduced discreetly on the back / East slope of the 'The Old Police Station' to bring natural light into the new and refurbished 'rooms in roof' accommodation. Whether these roof lights are paired or not is to be discussed further with the conservation officer.

- **Removal of walls including glazed screen in Trowtes House – Zone B (Lwr. Grd)**

The small glazed element in the wall in question appears to have been the police reception for receiving 'guests' for the cells. It dates post 1848 during the reconfiguration to form the police station and therefore could be considered to have moderate significance to the evolution of the building. Following detailed discussion with the exhibition designers we feel it is essential to remove this wall, which is not part of the medieval fabric and not of significant detail, to allow for a workable exhibition area which is already very tightly constrained.

- **Removal of floor at rear of Courtroom and two previously altered half rows of bench seating – Zone C**

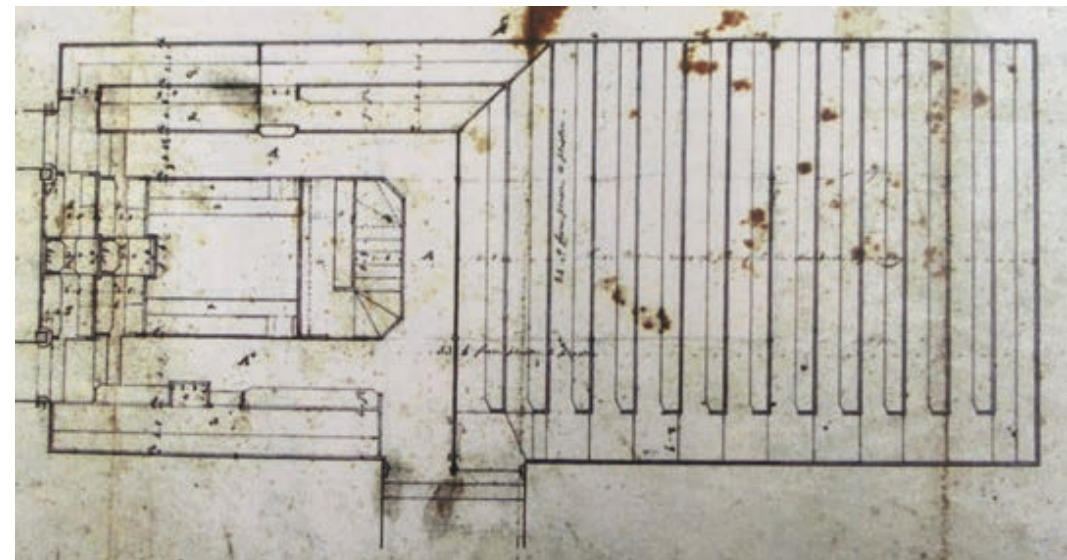
All the courtroom fittings which are unaltered are proposed to be retained. The two short half lengths of previously altered seating are proposed to be removed. These rows on the historic plans run full length (refer to right image) so it is clear from this and close inspection that these half rows have been adapted previously. This change in combination with the 20th Century partitions at the rear of the courtroom being removed and a new level floor being inserted allow for the volume of the courtroom to be fully appreciated with the large southern window brought back into the space. We believe that the minimal loss can be further justified by the greatly increased flexibility for multiple uses for the Heritage Gateway and a display area that allows for the Police Museum.

9.3 Principle External Alterations

- **Removal of Outbuildings – Zone A + C**

A number of post 1850 and 20th Century outbuildings and sheds are proposed to be demolished at the rear of the 'Old Police Station' **A**. These are considered of limited historic value by the Conservation Officer and their removal allows for the construction of the new welfare extension to serve the TTC offices and Gateway Centre Staff. This in turn frees up room in the main building to allow for more generous circulation and reception spaces for the exhibitions.

A stone build structure in the rear courtroom yard **C** is proposed to be removed. This has been cleared out and it appears it was used as the town urinal as is shown on the 1890 plan (with the difference that the access was clearly through the wall from the street and not the internal yard as shown on the plan). There are slate splash backs and granite flag floors which we propose to remove and use as part of the proposed WC wall cladding and external surfaces. Alternatively, if the conservation officer would prefer, the layout to allow for the slate to be retained insitu and the new lift set in and lined in front of it (refer to images on left of next page).





9.4 Extensions

• External Lift and Accessible WC – Zone C

Providing access for all to the Guildhall is one of the projects key challenges. There were two principle options considered to provide wheelchair access to the Courtroom. The HLF Stage 1 Bid scheme relied on an external ramp in Guildhall Square. This ramp was placed in front of the entrance (covering the existing steps) with stone walling to match the stone walls around the lower levels and simplified metal railing arrangement. In order to bring visitors up to the lowest level in the courtroom adaption were required to the main entrance doors and internal levels in the courtroom lobby. The main heritage loses of this option are that the principal elevation and entrance steps and lobby will be altered in order to gain access to a relatively small area at the bottom of the courtroom. There may also have been a requirement to install an accessible toilet at the rear of the Courtroom itself accessed by a stair lift with this option. The visual impact could have been mitigated to a degree with good design however the unspoiled nature of this group of buildings externally is considered to be one of principle contributors to it's significance in the Keystone report. Therefore for an alternative option for an external lift has been developed and forms part of these proposals. To assist with these decisions TTC have employed the services of an access consultant, Paulette Furnival (IEC) who has guided the design team towards the most appropriate solution. Please refer to the access review included with the application.

Location:

The desire to keep the principal elevation unaltered led to reconsideration of an option for access from the rear courtyard of the Courtroom on the site of former town lavatory (refer to images on left). This seems an appropriately discreet location, on the secondary elevation, to gain access and is where the Keystone report suggests there is an opportunity at the rear / south end of the courtroom. The scale of extension is far smaller than originally envisaged, when Devon Historic Buildings Trust tabled a scheme in the past with a nearly full width glass rear extension, which was received positively by English Heritage and WDBC at the time.

This corner of the courtyard is obscured partially or fully from a number of viewpoints by some large trees and there is only a direct view from straight on across the river or looking up from the street. However glimpses of the new material will give the opportunity to subtly signpost the new Heritage Gateway use across the river both during the day and, if the perforated cladding is back lit, at night. The linking 'bridge' is positioned to ensure that it clears the adjacent existing window comfortably.

Access:

The lift allows a wheelchair user to access the largest level space in the Guildhall. Access from here down to the lower level and up to the former Magistrates Retiring Room could be enabled by the use of a portable stair climber. The accessible toilet on the ground floor allows it to be used by the lower level Heritage Gateway users and means the volume of the extension above the courtyard parapet can be minimised. Although it is not ideal that wheelchair users will be required to access from the riverside elevation we believe that the heritage gains discussed later offer considerable compensation.

External Form:

We are proposing a bronze spire / steeple which references the surrounding Gothic forms. The numerous crocketed pinnacles (small spires) are a defining feature of the vistas of the Guildhall and the Courtgate complex. These strong vertical elements signify corners and entrance points and are echoed in the strong verticality of the chimneys in the neighbouring buildings including the Town Hall. It therefore seems appropriate to abstract their form for this modern addition.

Cladding Material:

Either Copper / Bronze (both alloys of Tin and Copper the most plentiful of the metals mined in the World Heritage Site) seem an appropriate choice or sheet metal finished to match.

This will act as a subtle external signifier to Heritage Gateway and clue that something has changed within and is new when you are approaching across the Tavy, from Dartmoor and from the North.

In the shade of the trees the sheet cladding could be decoratively machined or etched to be 'dappled' with light or have significant historical messages / inscriptions. We are proposing a competition or commission from local metal work artists to finalise this design.

The roofed linking bridge will appear lighter weight and more transparent but is fully enclosed.

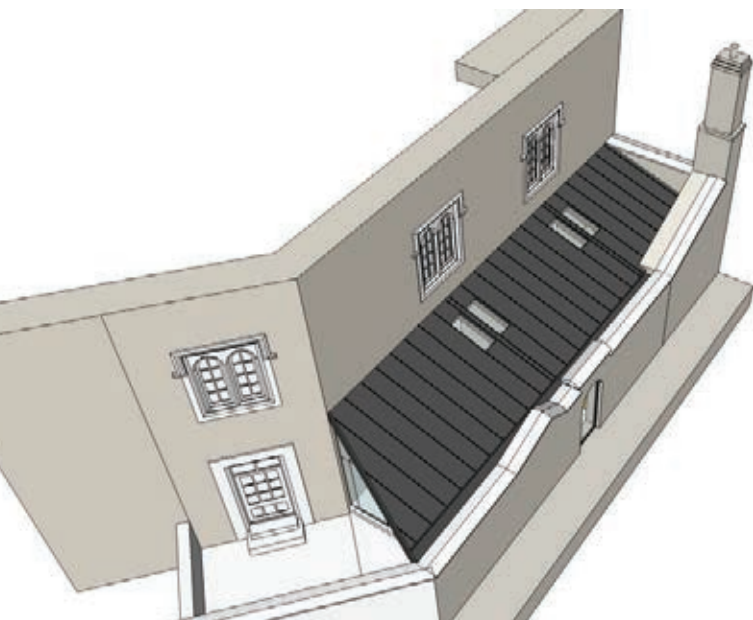
Heritage Gains:

- The principal elevation to Guildhall square and the approach from the south west remains unaltered. This is the iconic view of Tavistock and already impacted on negatively by the parking / signage arrangements which will soon hopefully be addressed by Townscape Heritage Initiative funded landscape work.
- Allows freedom to complete Guildhall Square design at a later date if required. Although it is still the intention that these works are complete concurrently.
- The entrance to the courtroom / steps / door and entrance lobby do not require alterations which would have significantly altered their character.
- Accessible WC provided discreetly outside of courtroom space and allows the full volume of the original courtroom to be appreciated.

Heritage Impact:

- New opening will be required in the external wall on secondary elevation linking to the 'bridge'. This will be formed with a simple rectangular metal liner (matching finish to lift 'spire') to clearly show this is a new intervention as is the approach for new openings elsewhere.
- Secondary elevation is altered with a discrete new addition.





• Lean to Welfare Extension – Zone A

The other principle external change is a simple infill of rear yard to provide Town Council and Gateway Centre staff facilities. The motivation for this is to free up circulation and exhibition space within the existing building and enable the Gateway Centre to have an appropriate entrance sequence.

Form:

- Mono pitched roof options to sit over ground floor windows and under the external courtyard wall parapet.
- Internal accommodation arranged as free standing 'pods' maintaining a semi open 'yard' feel under the roof structure.
- Proposed levels allow for slab to sit above existing yard level or for a suspended floor to be installed to minimise any impact on scheduled monument ground below.

Materials:

- Metal Seamed roof: Clear modern infill with appropriate materials in grey / bronze / copper coloured standing seam roofing.
- Minimal framed glazed end gable elevation.
- Metal framed rooflights flush with roof slope to bring light into interior of the extension and aligned so that existing windows (which are now internal) also benefit.
- Simple exposed rafters.

External Impacts:

- Small outbuildings containing police external wcs / sheds / boiler demolished. Structures appear to be constructed after the 1848 police station redevelopment.
- Existing window cill dropped to form a doorway into reception area. This appears to have historically been a door so we are reinstating an opening and propose to form the opening using stonework rather than use a steel liner as elsewhere.

9.5 Response to Historic England Comments

We completed the following in response to Simon Hickman's (HE) comments:

- Opening up works were undertaken to confirm position of any openings in the lower ground of Trowtes House. There was no evidence discovered of previous openings for the northern opening so this has been placed to suit the structural and operational requirements as before. The splayed opening with steps to the south appears to be part of an altered chimney breast and is partly formed in blockwork and 20th Century plaster. We propose therefore to straighten this opening and widen it slightly to ease circulation.
- Centre door in the Magistrates Retiring Room. This is not possible due to adjacent staircase wall. We have considered moving this to be more central but it looked more awkward being 0.5m off centre.
- Purpose of wall with partial glazed screen at lower ground level. This appears to have been the police reception for receiving 'guests' for the cells and dates post 1848 during the reconfiguration for the police station. Following detailed discussion with the exhibition designers we feel it is essential to remove this wall which is not part of the medieval fabric to allow for a workable exhibition area which is already very tightly constrained.

- Retain some of Police interview room finishes – We propose to reposition some of the sound proof wall material and clock as part of the exhibition design.
- We have investigated the purpose of stone build structure in the rear courtroom yard as noted in Section 9.3. As suggested by Alex Mettler it appears to have been used as the town urinal. The slate splash backs and granite flag floors will be removed and repositioned within the scheme unless the Conservation officer requests otherwise.
- External lift cladding. We take a different view and feel that a bronze / copper finish is appropriate for a modern intervention adjacent to a historic building demonstrating how these materials are used today. There is also clear evidence that these materials have been used in the 18th and 19th centuries as building materials for roofs and have been used for door cladding BC. In terms of the pattern cut into the rain screen we propose a competition or commission from local metal work artists to finalise this design and would ask this to be conditioned for approval at a later date.
- We are now not proposing any alteration to the courtroom joinery in the dock area to return this area of the room to its original layout.

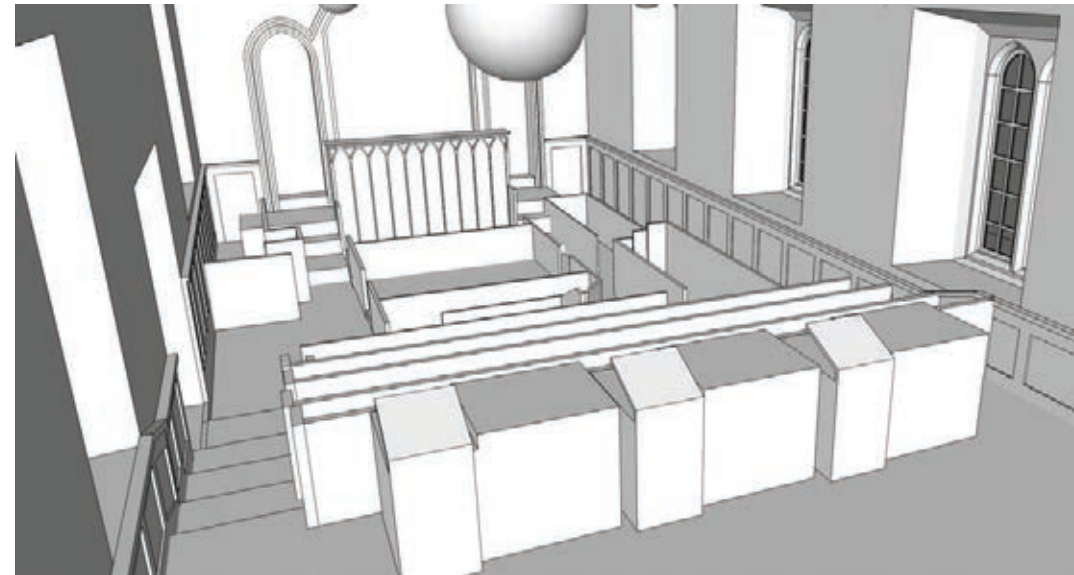
9.6 Summary of Overall Approach

The current draft proposals consider the 2005 Keystone Significance Report and aim to retain / and or enhance the elements considered most significant:

- External alterations are minimised beyond those described above and the lift option leaves the principal elevation untouched.
- All the courtroom fittings which are unaltered will be retained. The two short half lengths of previously altered seating are proposed to be removed. These rows on the historic plans run full length so these half rows have been adapted previously. We believe that this loss can be justified by the greatly increased flexibility for multiple uses and display area that this allows for the Heritage Gateway and Police Museum. This could be balanced further by the possible reconfiguration of the lower courtroom furniture to the original layout if this was deemed appropriate.
- The Heritage Gateway Centre use allows for the stories of the Abbey, Great Court, Dukes of Bedford and the combined Police Station and Courtroom to be interpreted from within buildings themselves which is a key heritage gain.

The proposals also address elements that are considered in the Keystone report to detract from the significance:

- The lift option allows the views across Guildhall Square to be unaltered and the opportunity to enhance the vista with freedom to redesign the square without the need to incorporate an accessible ramp on the principal elevation.
- The modern rooms at the rear of the courtroom that are considered intrusive are removed.
- The fabric of the building will be repaired and maintained.
- The entire building complex is brought back into use.



- 1 Police reception joinery removed for reuse or recycle
- 2 Door opening widened to allow for double doors - height to match existing
- 3 Outbuildings carefully demolished to allow for new welfare area. Service installations stripped out. Drain runs to be reused to minimise new shallow dig.
- 4 1848 window removed to reinstate door opening in pre 1848 position. Stonework forms reveals.

- 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 removed to allow for 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 and forming one new opening through post 1848 fabric
- 10 Post 1848 public urinal. Slate finishes carefully removed and reused in new w/c in adjacent 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



- | | | | | | |
|---|---|---|---|---|--|
|  | Indicates existing fabric to be retained |  | Indicates principle rooms and spaces incorporating highest level of historic detail and features |  | Indicates locations of existing fireplaces retained either concealed behind new linings or refurbished |
|  | Indicates late 15th century medieval fabric to be removed |  | Indicates secondary rooms incorporating significant level of historic detail and features |  | Indicates doors to be removed |
|  | Indicates pre 1848 (non medieval) fabric to be removed |  | Indicates rooms incorporating intact historic detail of lower importance or significant level which has been damaged or compromised |  | Indicates locations of historic doors to be retained in situ and refurbished |
|  | Indicates post 1848 fabric to form police station / guildhall to be removed |  | Indicates rooms with limited or no historic detail | | |
|  | Indicates 20th Century partitions to be removed | | | | |
|  | Indicates new openings in existing floor structures | | | | |
|  | Indicates new openings in existing floor structures | | | | |
|  | Indicates new infill within existing openings. Doors to be retained in situ where appropriate | | | | |
- Please Note:** Dimensioned demolition openings are final opening widths. To achieve these a wider opening will first need to be formed.
- 

Please Note: Dimensioned demolition openings are final opening widths. To achieve these a wider opening will first need to be formed

tavistock guildhall **TTC: ground / lower ground floor** conservation plan

Conservation Lower Ground + Ground Floor Plan

notes

- 1 20th century stud wall rebuilt to allow for installation of steel beam above
- 2 New floor required to allow for level to allow for access into magistrates retiring room
- 3 Cut out for lift installation trimmed in floor construction
- 4 20th Century partitions at rear of courtroom removed. Sanitaryware stripped out. New floor installed at level up from last full row of courtroom seating.

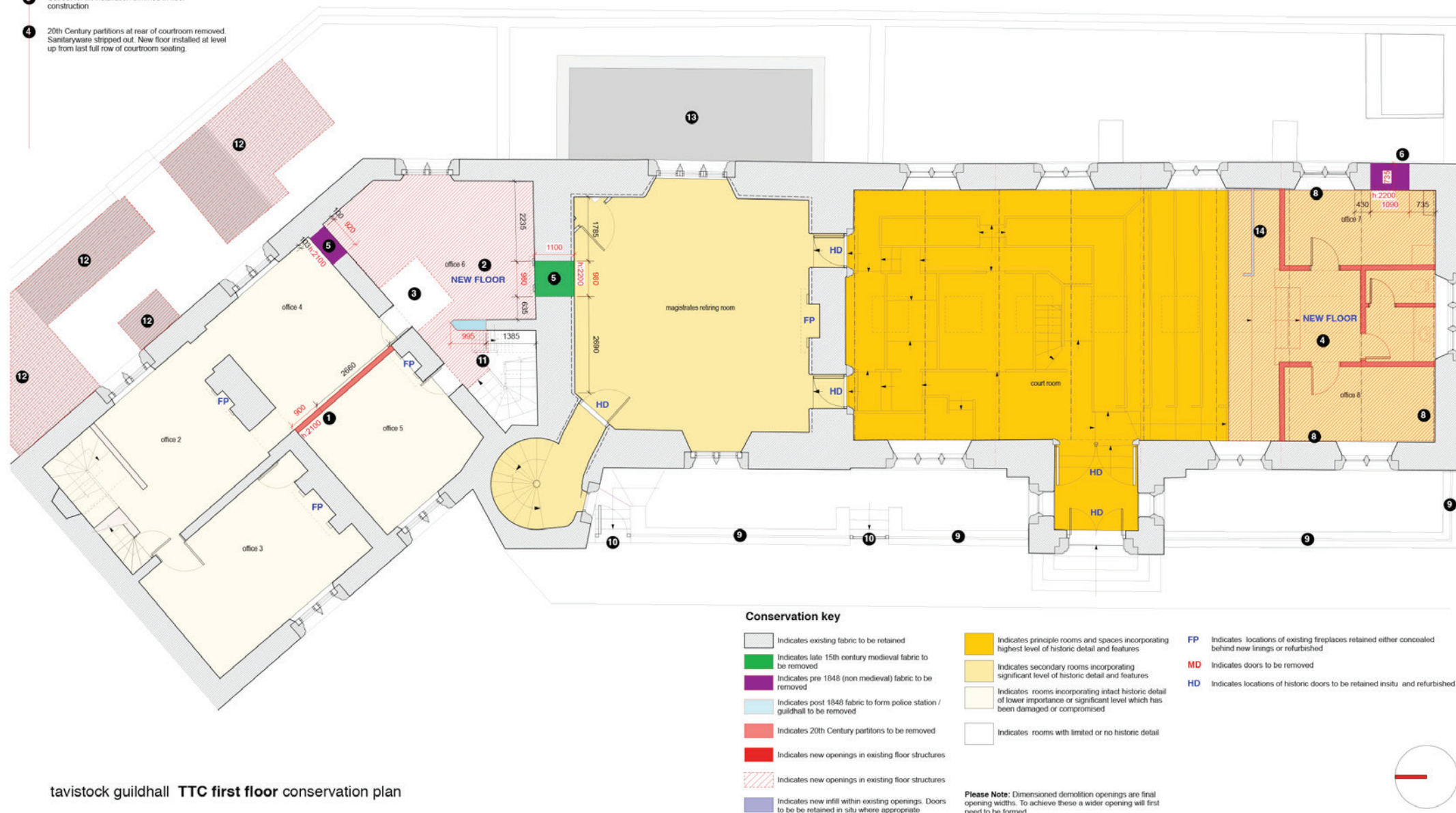
- 5 New opening formed through historic fabric. Opening simply cut with bronze or white powder coated steel liner. Refer to key for fabric age and detail drawings.
- 6 New external opening formed through historic fabric. Opening simply cut with bronze coloured steel liner. Refer to detail drawings.

- 7 Previously altered truncated bench removed to allow for larger multi-purpose space at new level.
- 8 Courtroom panelling replicated to continue around perimeter of room and meet new panning cupboards at rear of room detailed to match.

- 9 Discreet channels fixed to rear of perimeter railings and channel set into coping to allow for fitting temporary flood boards.
- 10 Flood boards installed to Historic England Detail in steel channels face fixed to existing wall either side of gates.

- 11 New landing at lower level and new stair flight installed to second floor.
- 12 Outbuildings carefully demolished to allow for new welfare area.

- 13 Asphalt flat roof stripped and replaced with single ply roof with lead apron flashings. Refer to details and outline repair specification.
- 14 Two previously altered half rows of bench seating removed.



tavistock guildhall TTC first floor conservation plan

Conservation First Floor Plan

notes

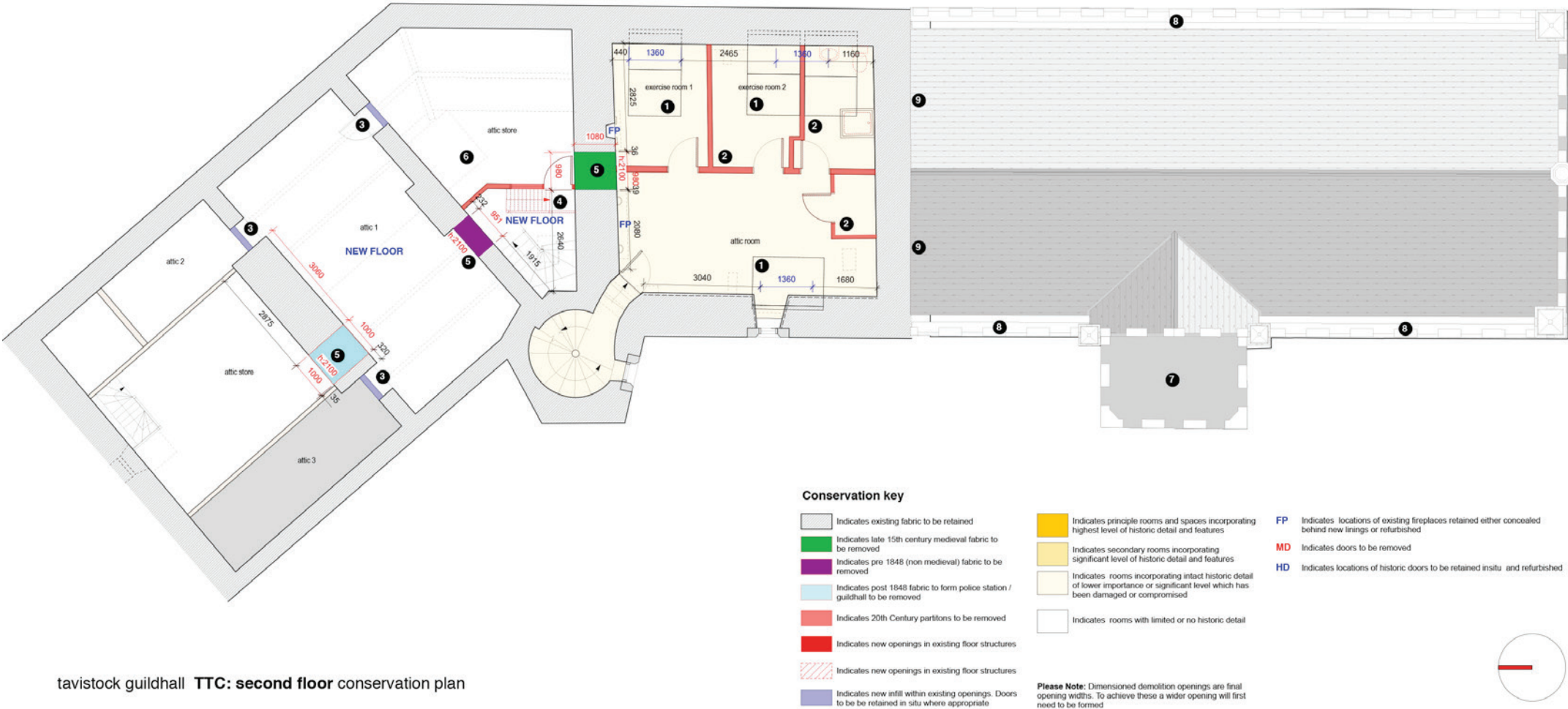
- 1 20th Century dormer windows removed to allow for new conservation rooflights as previously approved under

2 20th Century partitions / doors removed and sanitaryware stripped out
- 3 Existing openings blocked to reduce risk of fire spread through roof voids

4 Ladder stair removed to allow for installation of new flight of stairs and landing / floor
- 5 New opening formed through historic fabric. Opening simply cut with bronze or white powder coated steel liner. Refer to key for fabric age and detail drawings.

6 Cut out for lift installation trimmed in floor construction
- 7 Asphalt flat roof stripped and replaced with single ply roof with lead apron flashings. Refer to details and outline repair specification. Lead roofing to be considered with Conservation Officer if funding allows and theft risk is considered minimal.

8 Asphalt parapet gutters stripped. Stopped lead work reinstated with lead copings under parapet stones. Refer to details and outline repair specification.
- 9 New Lead soakers at abutments and apron flashing over where required. Refer to outline repair specification.



tavistock guildhall TTC: second floor conservation plan

Conservation Second Floor Plan

notes

1 20th Century dormer windows removed to allow for new conservation rooflights as previously approved. Refer to details and outline repair specification.

2 New conservation roof lights inserted into existing roofs as previously approved.

3 Existing slate roof relaid with existing and replacement slates subject to condition. Ventilation, breathable sarking membrane and insulation introduced within rafter zone.

4 Reslating Courtroom roof - not currently part of proposals. Loose slates to be refixed and damaged ones replaced.

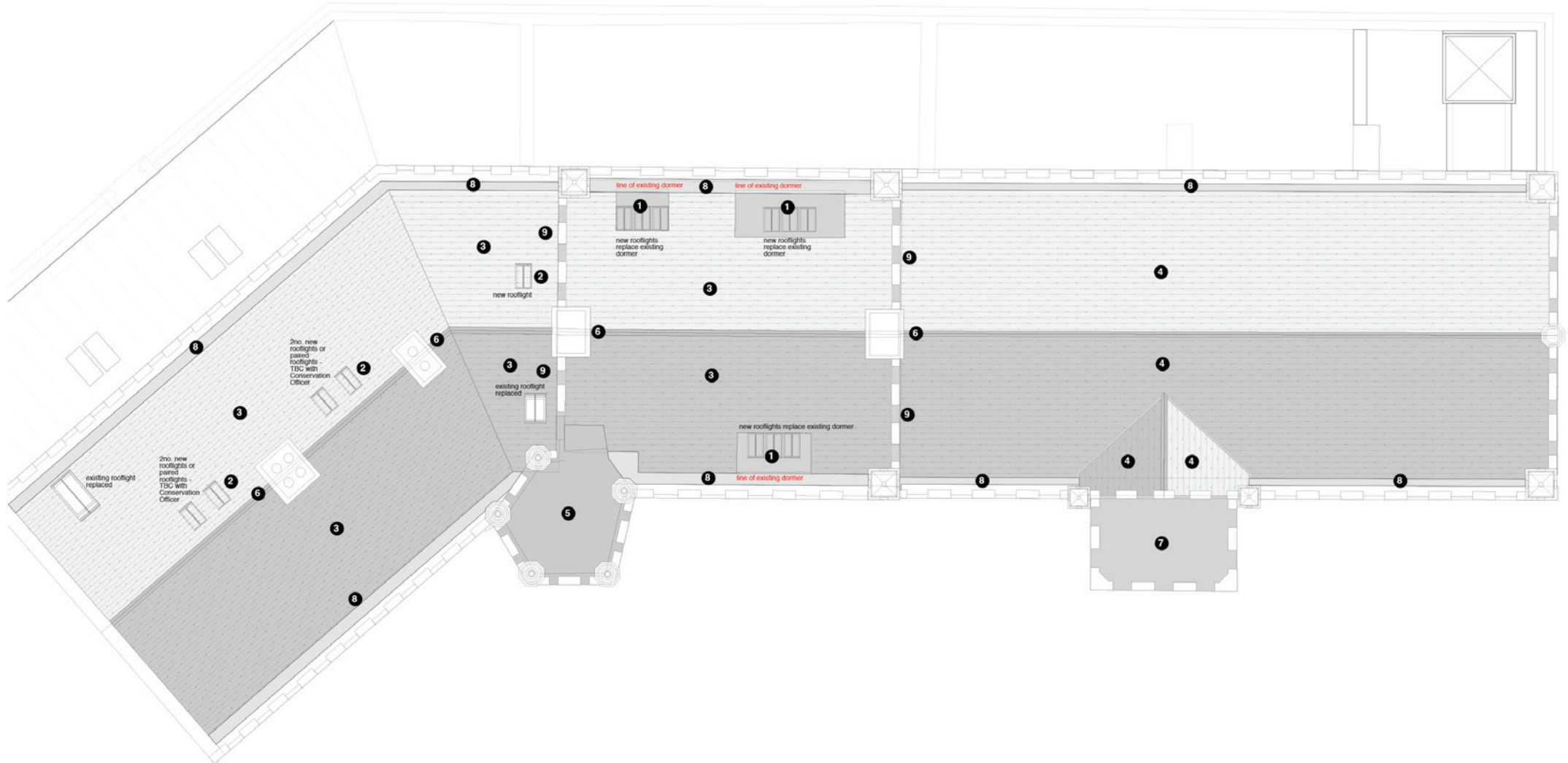
5 Asphalt flat roof stripped. Lead work reinstated with lead copings under parapet stones. Refer to details and outline repair specification.

6 Chimneys repointed where required and new lead flashings installed. Refer to outline repair specification.

7 Asphalt flat roof stripped and replaced with single ply roof with lead apron flashings. Refer to details and outline repair specification. Lead roofing to be considered with Conservation Officer if funding allows and theft risk is considered minimal.

8 Asphalt parapet gutters stripped. Stepped lead work reinstated with lead copings under parapet stones. Refer to details and outline repair specification.

9 New Lead soakers at abutments and apron flashing over where required. Refer to outline repair specification.



tavistock guildhall roof plan conservation plan

Conservation Roof Plan



10.0 Design + Access.



Robert Blythe-Lord

10.1 Use

The original community consultation identified a mix of suitable uses that could be combined in a hybrid building. Approaches were made to several organisations, which established that there was no commercial interest in this type of development as detailed in the market analysis of the time. This led to DHBT having to seek to fund the fabric repair works by alternative means and eventually to sell the building to Tavistock Town Council to take into their stewardship. The current proposals seek to realise this vision of a civic 'hub' which integrates public and partner services, delivered through a 'one-stop-shop', with a range of complementary community uses and a World Heritage Site (WHS) Gateway Centre - an agreed priority of the WHS Partnership. Further, the Police & Magistrates' Museum will provide public access to the courtroom and cells, and interpretation of its historic function.

- **A+B** Change of use from Sui Generis (Police Station) to both A2 + B1. These use classes allow for both non public facing office and public facing services to be offered.
- **C** - Currently partly D1 (Courthouse) / additional permission requested for D2 use to allow for musical or theatre performances. An extension of D1 is applied for to cover 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**).

10.2 Amount

The site area is 595m² including the courtyards and the building footprint is 410m²

Total Proposed Building GIA: 726m² / Previous GIA: 666m².

The extensions equate to 60m² GIA.

- 45m² - Rear Welfare extension (**A**)
- 15m² - Lift Extension (**C**)

Total areas of A2 and B1 combined = 311m² (includes welfare extension)

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)

10.3 Layout

The proposal 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. The primary facade appropriately remains facing Guildhall Square and The Bedford Hotel continuing the buildings role to survey this public space enhancing 24hr security. The rear courtyard areas offer quieter semi-private space, outdoor 'messy' learning areas and new accommodation for welfare facilities and lift access.

10.4 Scale

The scale of the building remains 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 addition to the elevations is the lift extension which is scaled to be functional and reference the spires / pinnacles on the existing historic buildings but still be subservient to the main building. The rear 'lean to' extension providing welfare accommodation is discreetly located so that the roof flashes under the parapet wall caps. The only other alterations to the elevations are replacing the 20th Century dormer windows on Trowtes House with rooflights and the addition of appropriately 'conservation' scaled fine framed rooflights on the East pitch of The Police Station (out of sight from Guildhall Square).

10.5 Landscaping

The proposals will remove the 20th Century and 19th Century outbuildings and other detrimental fittings. The design for Guildhall Square is outside the scope of this application but TTCs intention is for a design based on the work undertaken by LDA design to be constructed concurrently.

10.6 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. New finishes will be simple and breathable seeking to protect the buildings fabric whilst creating spaces fit for purpose. 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.

10.7 Access

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 to and from the welfare extension.

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

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 two 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. Please refer to the Access Review by Paulette Furnival (IEC) included with this application.

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

10.8 Energy

The capital works will include 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. Method LLP have been employed as sustainability and mechanical and electrical consultants to ensure the appropriate systems are used. Further enhancements to the fabric performance will be sought where appropriate, however these will need careful consideration with regard to the historic fabric and will require Conservation Officer approval. 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.

The Guildhall and Police Station is in an ideal location for a Gateway Centre to reduce transport emissions. Its central location within a 2 minute walk of the bus station and coach drop off, close proximity to long term parking and in easy walking distance of a number of historic attractions in town will reduce visitors carbon emissions. The transport strategy will be subject to monitoring and review to ensure visitors are aware of alternative means to visit the complex. We should also consider the embodied energy which is being saved by not building a new 'Heritage Gateway' elsewhere.



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

11.0 Conclusion.

11.1 Conclusion and recommendations

Tavistock Guildhall has now been unoccupied for a number of years and is on the English Heritage 'Heritage at Risk' register. The building has suffered a period of neglect and in its mostly empty state is requiring urgent repair. The conversion of the complex will enable an extensive restoration programme to be undertaken and the fabric of the building to be secured for the long-term. The conversion of the Guildhall would build on existing HLF THI investment in the centre of Tavistock and make a significant and long lasting contribution to heritage led regeneration and education.

The project will ensure viable long-term use of an iconic Grade II* historic building at risk in the heart of Tavistock. The Gateway Centre will form a civic 'hub' integrating a range of complementary public services and community uses with a Mining World Heritage Site (WHS) interpretation centre. Public and partner services are delivered through a 'one stop shop' giving convenient informal access in a central location. The interpretation centre forms the gateway to mining heritage, fundamental to Tavistock becoming a WHS Key Centre. In addition it will host a diverse, experiential programme of heritage and community driven events and provide educational resources.

The versatile combination of both public services, community facilities and heritage interpretation, under ownership of a single public body, offers a robust strategy for viable sustainable use. Tavistock Town Council will provide strong management of the complex ensuring a regular maintenance regime and the necessary financial support for the community uses.

The proposals comply with local planning policy and have the support of Planning Officer, Historic England, conservation professionals and the public. Mitigation measures to counter any flood risk have been clearly demonstrated with the support of the Environment Agency. The local pride in this building complex and Tavistock itself will ensure that this building does not lay dormant and the proposals will be a success which will prevent its long term deterioration.

The granting of this permission will ensure there are no legislative obstacles to prevent the award of Heritage Lottery funding to allow for the creation of the 'Heritage Gateway'. We believe that these proposals for sensitive reuse are suitably low key and appropriate. They will enable the restoration of this important 'At Risk' Grade 2* building with uses that will secure its long term future. 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 enhanced by the proposals.



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