

ISLES OF SCILLY MUSEUM AND CULTURAL CENTRE DESIGN AND ACCESS STATEMENT

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Revision - Issue 2 - July 2022	Note: Appendix F reference material omitted, as this information is included in Section 12.0 Reference Material.
	Section 5.0 Revised Design added

ISLES OF SCILLY MUSEUM AND CULTURAL CENTRE: DESIGN AND ACCESS STATEMENT

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SECTION 1.0: INTRODUCTION

PROJECT BACKGROUND

Following destructive storms in 1962 extensive ancient hut circles and Romano-British remains and artefacts were discovered on Nornour in the Eastern Scilly Islands. The discoveries created much interest and after being temporarily exhibited in the Wesleyan Chapel in Hugh Town on St Mary's, a new museum was proposed to house the finds and other artefacts of interest from the Islands' past. The new Museum was built on Church Street in Hugh Town and opened by Her Majesty the Queen in 1967.

The Museum subsequently became a significant part of life on the Islands and of much interest to visitors as a heritage attraction. Unfortunately, the adverse marine weather took its toll and the building's concrete structure began to deteriorate quite rapidly with its reinforcement corroding and sections of concrete spalling off, falling into the adjacent road. As a result, the Museum was forced to close to the public in 2019 and its collections put into storage or temporarily returned to their owners.

Investigations revealed that the original building was beyond economic repair and the search for a new home began.

In March 2021 the Islands Partnership commissioned an initial study to look into four possible sites for rehousing the Museum, all on St Mary's: the Town Hall: the Old Museum site: the Wesleyan Chapel; and Carn Thomas. In addition to re-housing the Museum the study brief also sought to provide a flexible multi-purpose space and supporting facilities to help develop the wider cultural offer of the Islands. After ruling out two of the options as being too small, initial design options were explored for both the Town Hall and Carn Thomas sites to identify how the buildings might be repaired, converted and extended to meet the brief requirements. The result of this study was the conclusion by the Steering Group that the Town Hall should be progressed as the preferred option for a new Isles of Scilly Museum and Cultural Centre



SECTION 1.0: INTRODUCTION

OUTLINE BRIEF

The preferred option illustrated in this report had been developed to comply with the Steering Group space and functional brief requirements outlined below.

The overall brief is:

- To provide a first class museum to showcase its permanent collections, library and archive and with the potential for visiting exhibitions and loans.
- To provide a main performance space to host theatre, music, spoken word, exhibitions, festivals, events and community functions.
- To provide supporting activities, facilities, retail and catering provision that will create a rich and engaging experience.

Prior to closure the Museum had a gross internal area of approximately 450sqm which included reception and retail spaces, exhibition, gallery and display areas, library and archival space and storage including an archaeology store.

Accommodating the Museum

The Museum should have a gross internal floor area no less than the original Museum and ideally an increase in space to give it between 500–550sqm of floor area. The principal spaces required will be;

- A variety of exhibition and gallery spaces to display the Museum's collections. These should have a controlled stable environment and ideally one space should meet GIS standards for temporary high value exhibitions. Given the building is an existing building, environmental performance will be constrained and so high value and environmentally sensitive items from the collections are likely to require conditioned display cases. Controlled natural light will be acceptable for most gallery and exhibition spaces with provision to control UV and overall light levels. The visitor route and sequence of exhibition spaces should be legible to visitors and fully accessible throughout. *A schedule of the Museum's display cases is appended to* provide a guide as to the main collection themes and types of exhibits to be accommodated in the exhibition and gallery

spaces. Overall, the design should seek to provide approximately 350–400sqm of dedicated exhibition space with circulation.

- A key exhibit is the Museum's 19th century 'Klondyke' rowing gig and this needs display with its rig fully erected – it has dimensions of 9.4m long by 1.3m beam and a rig height of 5.3m.
- A visitor welcome reception and retail area should be provided to greet visitors, sell them tickets and provide information on what the Museum has to offer, as well as having a stock of heritage and Museum related items for visitors to purchase. A space of approximately 20–25sqm should be provided.
- The Museum's library and archive should be provided for in a space with environmental control and with an associated supervised 'reading' area. This should include an area for the storage and viewing of the Museum's picture collections. The library and archive needs to be fully accessible but does not need to be part of the main visitor route. A space of approximately 35–40sqm is required. If possible, an adjacent exhibition space should be provided to allow changing exhibitions of material from the archive and the Museum's picture collections to be displayed.
- An accessible curator's office and volunteer accommodation should be provided with a combined area of approximately 25sqm.
- A provision should be made for flexible activity spaces of approximately 30–36 sqm which can accommodate a range of functions including school and adult learning classes, meetings etc., and which could also provide additional changing space for the performance hall if required. These spaces may also be used for preparing temporary exhibitions and displays and so will need adequate power and wet facilities.
- The main performance space should be planned to allow its use for an audio-visual orientation presentation as part of the Museum experience during Museum opening hours and when the hall is not being used for performance or other non-museum activities.

- Accessible sanitary and visitor welfare facilities need to be provided on the basis that they can be easily shared between the Museum and flexible cultural and community space. The numerical provision and size of sanitary facilities should be based on the requirements for the performance hall audience capacity.
- Catering café and bar facilities should be provided to service both the Museum and the flexible cultural and community space – *see page 05*. Capacity should be approximately 30–35 seated covers but with the first floor space around the Klondyke should allow for interval standing audiences of up to the performance hall's capacity – *see page 05*.

- As much on-site storage for reserve collections and Museum equipment should be provided as possible, providing the main Museum functions can be adequately planned. Where storage cannot be provided at the Town Hall alternative off-site options will need to be explored.
- Security of the Museum and its collections is important, but the building must be capable of flexible use to maximise space utilisation. Some exhibition spaces, for example where the Klondyke is exhibited, could double as foyer spaces during performance intervals but other aspects of the collections such as the Normour brooches will need to be in fully secured spaces.



SECTION 1.0: INTRODUCTION

OUTLINE BRIEF

Café, Bar and Refreshments

A small café and bar (30–35 covers) with a servery is required to provide alcoholic and non-alcoholic refreshments, teas and coffees, ice creams and a simple limited food menu to audiences attending performances, users of the Hall and Museum visitors. Given the Hall's location immediately adjacent to Porthcressa Beach any catering facilities could benefit from considerable trade from the beach and should be planned and located to take advantage of the income this potential trade could generate.

The café and bar area should also provide foyer space for performances and activities in the Hall. Any foyer space provided should be usable for independent meetings, functions and events separate to the activities of the Hall and Museum.

Catering provision will require a small kitchen and service area. Storage facilities and waste storage provision will need to be provided commensurate with the limited café/bar offer.

Flexible Cultural and Community Space

The flexible cultural and community space is to provide for multiple activities ranging from: theatre performance; musical performance and concerts; cinema; gigs and dances; and folk evenings, to: lectures; craft and Christmas fairs; school performances; functions; keep fit classes; yoga; celebrations and other public assembly activities. It will be the only venue on the Islands where larger scale assembly and public performance can take place.

When not in use for performance or community activities as outlined above there is the opportunity for the space to be used as part of the museum visit through provision of an audio-visual file or 3D interpretative presentation. The wide range of uses that the cultural and community space can be put to is highlighted in the project website (www.iosmseumandculturalcentre.org).

The cultural and community space should seat audiences of between 125–150 with retractable raked seating providing between six to eight seating tier rows. The remaining rows of seating can be on the flat. The seating and raked seating should be removable to give an entirely clear space for activities such as function, fairs and dances. The hall should have a standing only capacity of 175–225.

The flexible cultural and community space should have an accessible stage area which can be achieved by removable stage sections to allow the whole space to have a flat for when required. The stage should have a cross over which does not require performers to pass through public space.

Access for performers equipment, instruments, stage props and flats to the stage area should be direct from an external loading point ideally without having to cross any level change. Storage should be provided for equipment when not in use.

Male, female and an accessible changing room with sanitary facilities should be provided ideally on the same level of the performance space and with easy access to the stage area via wings. Changing accommodation could be provided on the first floor subject to having an accessible changing room on the performance hall level.

A control room and location for a sound desk should be provided with good visual overview of the stage and performance area. The Hall will need to allow for the use of flexible lighting rigs and projection with no impediment caused by roof trusses or other high level features.



SECTION 2.0: SITE LOCATION

SITE LOCATION AND DESCRIPTION

SITE LOCATION

The Site comprises several contiguous buildings in a central location in Hugh Town, St Mary's, Isles of Scilly. The National Grid Reference for the centre of the site is SV 90321 10507 (see **Map 01**).

SITE DESCRIPTION

The site is approximately 0.06 hectares (ha) in size and is dominated by buildings with a small area of hardstanding to the south-west. The site is bounded by other buildings and hardstanding on all aspects.



Map 01: Site location outlined in red. Base plan © GoogleEarth 2022



Map 02: Showing the landscape and habitats immediately surrounding the site. Base plan © GoogleEarth 2022

SECTION 2.0: **SITE LOCATION**
LANDSCAPE SETTING AND SITE CONSTRAINTS

The Town Hall Site is set relatively centrally within Hugh Town. The Parade runs immediately to the north with Silver Street to the south and Ingram's Opening to the east. The immediate western boundary comprises adjacent buildings. A cottage, Parade Cottage and small associated yard and outbuilding are also present on the eastern aspect, these are both owned by the Council but are not part of the application site.

The Town Hall, Parade Cottage and its outbuilding are all Grade II listed.

The central location of the Site within Hugh Town means that the dominant local land use is buildings and hardstanding. Buildings are predominantly residential with small-scale commercial businesses also represented. This densely built environment extends around 300m to the west and around 500m to the east. Some of these adjacent properties have associated areas of garden or green space, but the centre of Hugh Town is relatively densely developed.

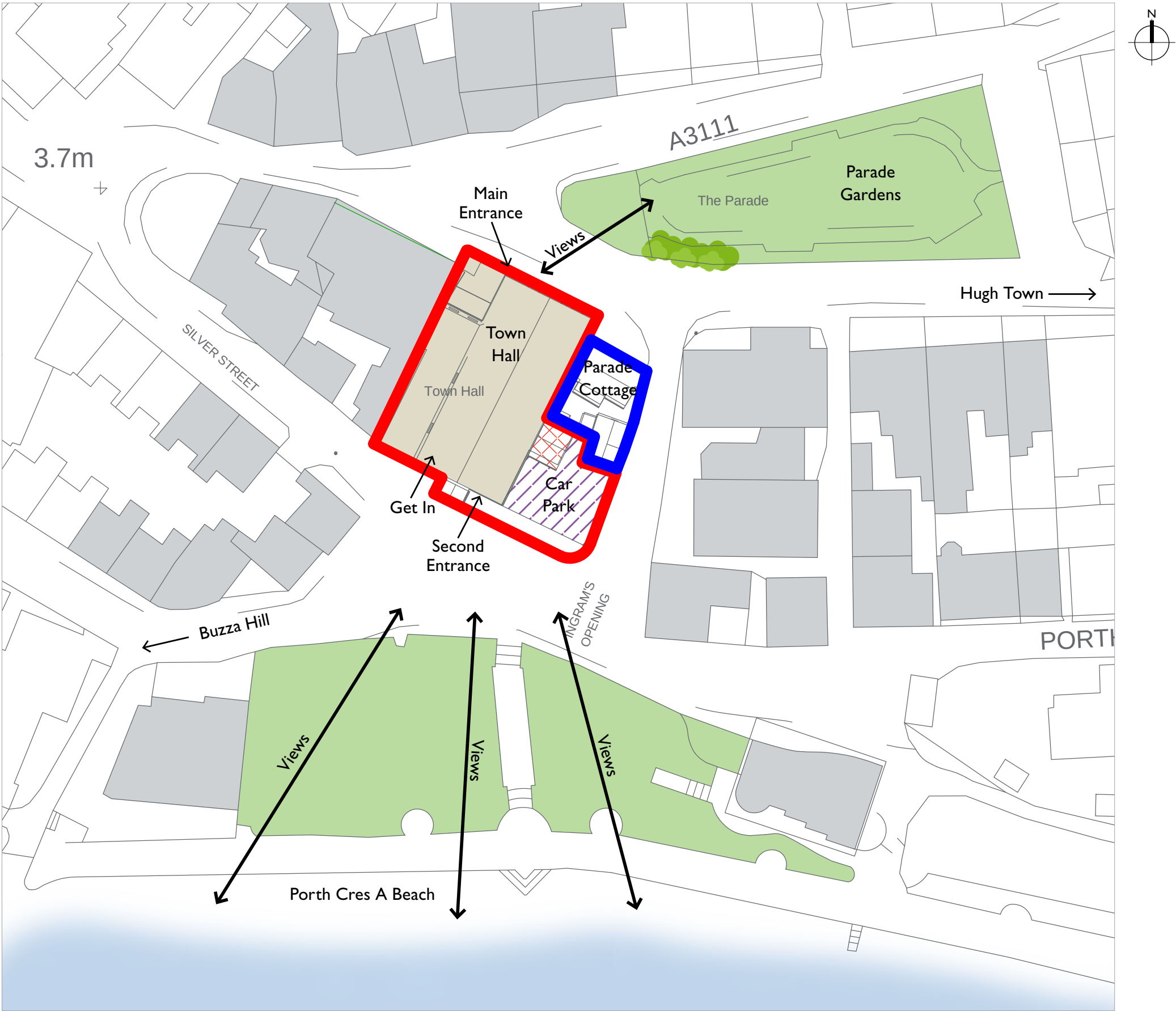


SECTION 2.0: SITE LOCATION

LANDSCAPE SETTING AND SITE CONSTRAINTS

The location of the Site is within the narrowest part of Hugh Town with Town Beach and Porthcressa lying 75m to the north and 50m to the south respectively.

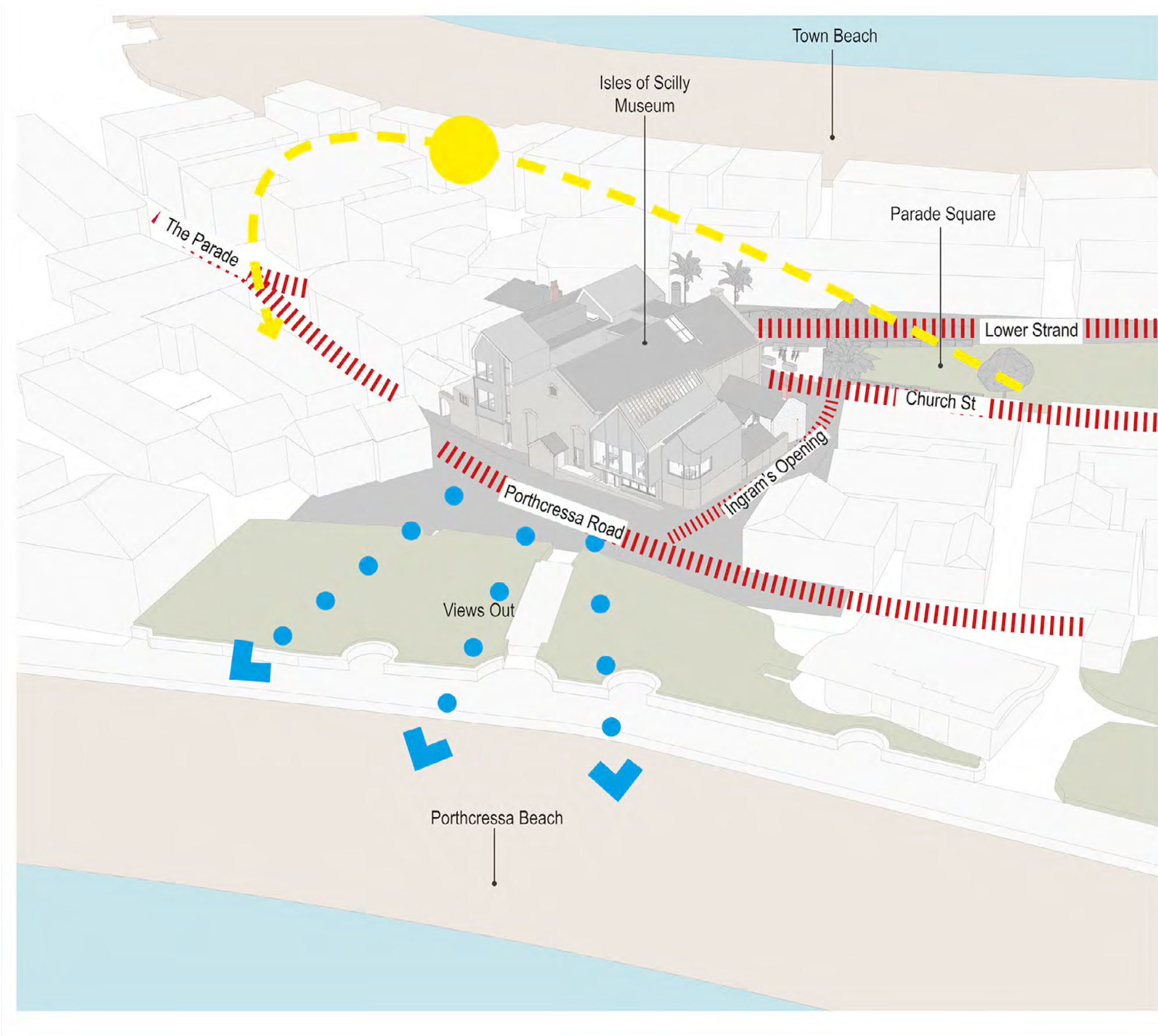
The closest areas of green space are the Parade Gardens lying 10m to the north-east; and the grassed area adjacent to Porthcressa Beach lying 15m to the south. Both of these areas are dominated by close-mown amenity grassland with ornamental planting, reflecting their popularity with visitors and fundamentally municipal function. The closest areas of semi-natural habitat are associated with the Garrison approximately 250m to the west and the land around Buzza Tower approximately 250m to the south-east.



SECTION 2.0: SITE LOCATION

LANDSCAPE SETTING AND SITE CONSTRAINTS

Roads immediately bound the Site to the north and south. The eastern boundary has an attached cottage with a small outbuilding along with a tarmacked parking area. The buildings of Spanish Ledge and others directly about the Site along its western aspect.



SECTION 2.0: SITE LOCATION

LANDSCAPE SETTING AND SITE CONSTRAINTS

The CGI image in the photos showing the views overlooking Hugh Town from Buzza Hill and the Garrison illustrate that the proposed extensions to the Town Hall does not have a detrimental impact on the roof scape.



View from the Garrison over looking Hugh Town with the CGI image of the Town Hall added to the photo



View from Buzza Hill over looking Hugh Town with the CGI image of the Town Hall added to the photo

SECTION 2.0: SITE LOCATION

THE EXISTING TOWN HALL

The Town Hall is listed Grade II by Historic England as being of architectural and historic importance and is within the Isles of Scilly Conservation Area.

See Appendix A for Portico Heritage's Heritage Statement.

HISTORIC DEVELOPMENT

The Town Hall was built in 1887-1889 to the designs of a local architect called Goodfellow and under the patronage of Algernon Dorrien-Smith whose uncle, Augustus, had been responsible for the construction of the Abbey and Gardens on Tresco. It was built in the centre of Hugh Town on St Mary's facing the Parade Ground for the garrison on the Islands, now the Parade Gardens. The building provided a public hall, theatre, Council Chamber and Magistrates Court.

The Council Chamber and Magistrates Court functions moved out in 2002 and the hall and stage use had ceased by 2019. At present the offices in the 1970s extension are partly used and the Museum has temporary use of the front ground floor rooms but otherwise the building is empty and unused.

The Town Hall is a classical design with a symmetrical pedimented front, facing north-east, of three bays on two-storeys with an attic. Originally it was a simple rectangular building on plan with the main hall behind the two-storey front façade. It was constructed in hammer dressed, snecked granite under a slate roof. A flight of granite steps under an outshot roof gave access to the hall which, due to the rise in the ground levels from front to rear, has a floor level approximately 1.2m higher than the ground floor at the front of the building. A second access was provided to the Hall centrally in the south-west elevation at ground level to the rear.

The main Hall is a substantial space, originally well-lit with tall side windows, all but one of which are now blocked by later extensions. It has a cast and wrought iron trussed roof with a timber soffit. Its height is approximately 7m at the eaves and 10m at the ridge. At the north-east end of the Hall is an elevated stage, probably not original. All of the original internal spaces are functional and very simply finished with a minimum of decorative detail.

In the early 1900s the Hall was extended on the north-west side with a single-storey granite front elevation, still visible behind the original granite steps in the current entrance. The extension was further increased in the 1970s to provide three-storeys of accommodation running the full length along its north-west elevation creating new Council office accommodation and better sanitary provision for the Hall. To the south-east side of the Hall is a small 18th century cottage and rear stone shed and yard. The cottage also faces onto the Parade Gardens and pre-dates the Hall. The southern section of the Hall's south-east wall faces onto an open tarmac surfaced area currently used as a waste re-cycling point and for the parking of commercial catering vehicles.

The history and a detailed description of the Town Hall is provided in the Heritage Statement prepared by Nick Collins of Portico Heritage in 2021 and drawings of the building as existing are appended to this report.

Despite its simplicity the Town Hall played an important part in the life of the Islands, being the only substantial place of assembly where they could gather. It provided the only venue on the Islands for entertainment, functions such as craft markets and fairs, performance and larger scale gatherings, celebrations, dances and musical events.

As a consequence, it is held in great affection by Islanders and is seen as an important foundation to their community and social life. The proposals to reuse the Town Hall for a new museum and cultural centre will continue that important tradition, as well as helping welcome the many visitors to the Islands without whom Scilly's economy and social fabric would suffer badly.

Even the temporary re-location of the Museum to the front of the Town Hall during the summer of 2021 has had a significant impact and has been much appreciated by both Islanders and visitors alike.



SECTION 2.0: SITE LOCATION

THE EXISTING TOWN HALL

LISTED BUILDING STATUS

The Town Hall was listed in December 1992. The list description reads:

Town Hall. 1889, by J. Goodfellow. Squared and roughly coursed and snecked granite with hammer-dressed dressings; stone-coped gabled slate roof. Rectangular plan with gable to street. Classical style. Plinth, angle quoins and plat band to pedimented front of 2 storeys with symmetrical 3-window range. Keyed 4-centred arches over horned 2/2-pane sashes flanking similar tripartite sash to centre on ground floor; similar first-floor sashes set in raised architraves with similar arches and blocks to cills; similar arches over centre-hung 4-pane casements flanking shield with relief lettering reading VR/1887 to tympanum of pediment, which has dentil brackets to antefixae. West end has one arch-headed window. Altered interior. Included for group value.

Parade Cottage was listed Grade II in February 1975. Its list description was most recently amended in December 1992. The list description reads:

House. Late C18/early C19. Colourwashed coursed granite rubble, with some squared stone to front; gabled slate roof; rendered left end stack. 2-room plan with central entry and staircase. 2 storeys; 2-window range. Granite lintels over central 6-panelled door (2 upper panels glazed) and horned 2/2-pane sashes. C20 outshut to rear. Interior: exceptionally complete C19 Scillonian interior including panelled doors, joists and plank and muntin partitions flanking central stair. Ground-floor room to left, former kitchen, has cupboard doors flanking blocked fireplace; Hinges to cupboard doors to first-floor room on left.

The Outbuilding behind Parade Cottage was also listed separately in December 1992. The list description reads:

Outbuilding. Late C18/early C19. Coursed granite rubble; gabled pantile roof; brick end stack. One storey. Original double entry to west elevation; north gable has inserted doorway. Interior: fireplace to south gable. Included for group value.



SECTION 3.0: PLANNING POLICY

LEGISLATION, POLICY AND GUIDANCE AND PRE-APPLICATION ADVICE

LEGISLATION, POLICY, LOCAL PLAN AND GUIDANCE

Relevant legislation, policies and guidance considered in preparation of the Planning and Listed Building Consent applications are:

- The *Planning (Listed Buildings and Conservation Areas) Act* 1990.
- The legislation governing Scheduled Ancient Monuments is the *Ancient Monuments and Archaeological Areas Act* 1979.
- The revised version of the *National Planning Policy Framework* (NPPF) was published in February 2021
- Isles of Scilly Local Plan (2015-2030)
- The Isles of Scilly Design Guidance was published in 2006 as a Supplementary Planning Document (SPD) and provides further guidance on appropriate design on the islands.
- The following policies are most relevant to this Design and Access Statement :
 - **Policy OE7** Development affecting Heritage. Part (5) Conservation Areas and Part (6) Listed Buildings and Part (7) for archaeological issues
 - **Policy OEI** Protecting and Enhancing the Landscape and Seascape
 - **Policy SS4** Protection of Retailing, Recreation and Community Facilities Part (I) for new community facilities
 - **Policy OE4** Dark Skies (minimising the need for external illumination)
- The Isles of Scilly Local Development Framework Supplementary Planning Document Biodiversity and Geological Conservation.

Both the Heritage Statement, Appendix A and the Preliminary Ecological Assessment, Appendix C give detailed references of the planning context.

PRE-APPLICATION ADVICE

In formal Pre-application advice from the planning department has been sought during the design development and the following feed back was received and informed the design.

Email from Lisa Walton dated 28/02/2022

“As anticipated, with the Town Hall being a Grade II building we do not need to be closely engaged with the proposals but instead offer the following brief comments which we hope will be helpful. We suggest that the taller extension element (with the off centre ridge line) could beneficially be made less dominant – allowing the listed building to have primacy rather than making an architectural statement might be the best approach in this particular context. The buildings in this area are all relatively low and therefore introducing something of this height will really stand out above the roofscape. Whilst we can't really visualise what this would look like in terms of the views out from surrounding scheduled monuments and listed buildings on the higher ground of the Garrison and Buzza Hill, we would recommend that your authority considers this as part of the mix.”

Email from Lisa Walton dated 21/01/22

“It appears that the HS doesn't fully consider the significance of the outbuilding and cottage or provide a proper description of their interior accompanied with photos and it doesn't present a schedule of impacts on all the listed buildings and different parts of the historic fabric which I would suggest is also included. We need to weigh up the scheme relative to the significance of the building and the impact of the proposal on that significance, weighing any harm with the wider public benefits. The Conservation Area is also a designated heritage asset so it's worth referencing the impact of the proposal on this designation, particularly impacts/benefits within the Hugh Town area. The HS should also consider the opportunity for further recording and any archaeological potential (if there is any).”

SECTION 3.0: PLANNING POLICY

PUBLIC CONSULTATION

On 15th March 2022, the Council of the Isles of Scilly, in partnership with the Isles of Scilly Museum and the Islands' Partnership, launched a formal pre-planning consultation to gather views, ideas and feedback on the initial plans for the transformation of the Town Hall into a New Museum and Cultural Centre. An initial launch event that evening attracted **40** members of the local community, who watched a presentation, viewed the plans and had a chance to talk to representatives from all partners. We also sought views around four key areas, including asking people:

- What would make you want to visit the new Museum and Cultural Centre?
- What activities would you like to see at the new Museum and Cultural Centre?
- When thinking of the Isles of Scilly, what are the most interesting stories?
- What shall we call our new Museum and Cultural Centre?

A further event ('Meet the Architects') ran on 6th April, with two drop-in events at lunchtime and in the evening attracting **50** people, as well as a school visit of **25** students and **three** staff.

The 16th of March 2022 saw the formal launch of a complementary online consultation, hosted on the project website (www.iosmuseumandculturalcentre.org). This is more comprehensive, with a greater range of questions tailored by audience. Respondents were asked whether they identified as a local resident, Scilly diaspora ("I used to live on Scilly), a second-home/holiday-let owner, a seasonal worker or a visitor, allowing for sophisticated analysis of responses. As of 6th April, **101** people had responded, including 31 people from the local community, with **92% of people overall indicated support** for the proposals. This has been supported by a dedicated project website – iosmuseumandculturalcentre.org – which hosts the plans, a video walkthrough and a comprehensive set of FAQs.

A physical display of the plans, including a 3D model of the proposed development, has remained on display and is viewable by the public when the Museum on the Move is open (six days a week, from 10am-1pm). This has attracted a number of residents and tourists, with upwards of 50 people visiting and sharing their thoughts. In addition, around **125** students (aged 5 to 16) from the Five Islands Academy, accompanied by **15** staff, have visited Museum on the Move, view the Town Hall and hear about the plans. An MP4 walkthrough of the proposals, hosted on the project website and Council YouTube channel, has attracted **400 views** – making it by far the most watched video on the channel.

There have been five main areas of concern raised throughout the face-to-face consultations and on social media (but please note, these have been raised by a handful of people):

- 01 The height of the extensions, to house the air source heat pumps and to house the café.
- 02 The cladding on the building – is it visually in keeping with the immediate neighbourhood?
- 03 The performance hall – could it have a lower ceiling to improve the acoustics, and could the seats be standard rather than raked? There are concerns around the viability of high-tech installations and can these be maintained/fixed with ease and efficiency online?
- 04 Storage – does the new build allow for enough storage for all the different users, e.g., the Museum artefacts, performance equipment, etc.?
- 05 The displacement of two mobile food vans that are currently parked, in the summer, where the café extension is sited (NB: the Council is working to relocate these when their licences expire in the next two years, pre-build).



MEET THE ARCHITECT



SECTION 3.0: PLANNING POLICY

PUBLIC CONSULTATION

At the time of the submitting the planning application public consultation is ongoing, with plans to increase the number of respondents via various communications channels, with the consultation running until 13th May. A local, recently vacated shopfront (owned by Seasalt Ltd) has been donated for a display of posters showcasing the consultation and the plans, too.

The DAS address the points raised above but in summary the architect's responses are provided below:

- 01 The height of the extensions, to house the air source heat pumps and to house the café.

Architect's response: *The Council's policies towards net zero carbon and energy diversity and efficiency along with the client brief require us to reduce reliance on fossil fuels and hence replacement of the existing oil fired boilers. The only effective alternative is air source heat pumps which require plant to be located on the roof in the open air. Hence we have added a pitched roof to the existing three storey building to allow the roof top plant to be obscured when viewing from higher ground on the Garrison.*

- 02 The cladding on the building – is it visually in keeping with the immediate neighbourhood?

Architect's response: *Local renders do not appear work effectively and show signs of water ingress, we were looking for a roof and cladding system that wrapped round to minimise potential rainwater penetration. The combination of granite and timber cladding is consistent with other buildings with in the locality.*

- 03 The performance hall – could it have a lower ceiling to improve the acoustics, and could the seats be standard rather than raked? There are concerns around the viability of high-tech installations and can these be maintained/fixd with ease and efficiency online?

Architect's response: *One of the only internal historic features of the Town Hall is the roof structure and finish of the main hall itself, we don't want to remove or cover the trusses and ceiling in the main hall if we can avoid it. We therefore have to find other ways of improving acoustics, a detailed study will be carried out in the next stage looking at the options including acoustic panels on the ceiling soffit between the trusses.*

- 04 Storage – does the new build allow for enough storage for all the different users, e.g., the Museum artefacts, performance equipment, etc.?

Architect's response: *The Client is looking for off site storage for reserve museum collections and excess performance equipment that cannot be accommodated by the storage shown*

- 05 The displacement of two mobile food vans that are currently parked, in the summer, where the café extension is sited (NB: the Council is working to relocate these when their licences expire in the next two years, pre-build).

Architect's response: *We understand that the council are addressing this issue.*

SECTION 3.0: PLANNING POLICY

CONSULTATION DURING THE PLANNING PROCESS

A summary of the Consultee and comments from members of the public that were submitted during the public consultation process:

Response from Historic England:

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application

Response from CFRS

Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access. Cornwall Fire and Rescue have no additional comments

Response from Environment Agency

We have no objections to this development Pleased to see that the Design and Access Statement has included our pre-application comments and that flood resilient and flood resistant techniques are to be used and further considered.

Comments from The Victorian Society

The Town Hall, built in 1889 by J Goodfellow is listed Grade II and forms one of the most imposing buildings within the low rise and architecturally simple character of Hugh Town's townscape. This is typified by the much lower buildings of a vernacular character which surround the Town Hall, which allow it to stand out as an impressive civic building, despite its relatively simple design.

It appears from the application documentation that the interior retains few features of interest and therefore we can accept the proposals to the interior of the Town Hall building. However, if any historical features survive these should be preserved.

The Victorian Society understands that some exhibits require certain spaces within the museum, but any acceptable proposal must be on a smaller scale which is subservient to the existing Town Hall building in scale and design. No extension should extend higher than the existing ridge level, nor beyond the lines of the elevation. The NPPF states the desirability of sustaining and enhancing the significance of heritage assets (para 190a) and that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.' (para 206). These proposals would not guarantee this and must be revised so that they can accommodate the needs of the museum while preserving the special character of the Town Hall. I would be grateful if you could inform me of your decision in due course

We also accept the principle of extending the existing building. However, we are concerned by the design and scale of the proposed extensions. Most concerning is the extension on the site of the 1970s office block. This part of the proposals would be taller than the existing 1970s block, and taller than the Town Hall itself. This would harm the significance of the Town Hall, decreasing its assertiveness within the townscape as one of the most important buildings in the area. Similarly, the rear extension, although lower, remains very assertive. It extends beyond the line of the rear elevation of the Town Hall and its ridge height is almost equal to that of the Town Hall. This would harm the significance of the Town Hall due to its assertiveness. This is clearly demonstrated in the three-dimensional view from the southeast in which the extension appears very large and overbearing. Furthermore, it would overshadow the listed 18th century cottage beside the Town Hall, harming the setting of the listed building.

The Victorian Society understands that some exhibits require certain spaces within the museum, but any acceptable proposal must be on a smaller scale which is subservient to the existing Town Hall building in scale and design. No extension should extend higher than the existing ridge level, nor beyond the lines of the elevation.

The NPPF states the desirability of sustaining and enhancing the significance of heritage assets (para 190a) and that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.' (para 206). These proposals would not guarantee this and must be revised so that they can accommodate the needs of the museum while preserving the special character of the Town Hall.

Response from the Cornwall Archaeological Unit

Based on the submitted evidence, in this instance, we consider it unlikely that significant historic building fabric and buried archaeological remains will be disturbed by the proposed redevelopment of the building and the adjacent site. Therefore, no historic building or archaeological mitigation is required, and no condition is sought.

Comments from the Theatres Trust

Issues raised concerning the internal layouts to be addressed in the next stage of the design development and concludes that "we are supportive of the change of use and the principle of bringing cultural and social functions together and are supportive of the theatre element of this scheme. We would support a granting of planning permission and listed building consent on that basis."

Members of the public's comments included:

The footprint of new build will take up the space currently being used for recycling bins and fast food vans and the possibility of providing a fixed development for fast food outlet in the vicinity of the Town Hall.

SECTION 4.0: DESIGN PRINICPLES

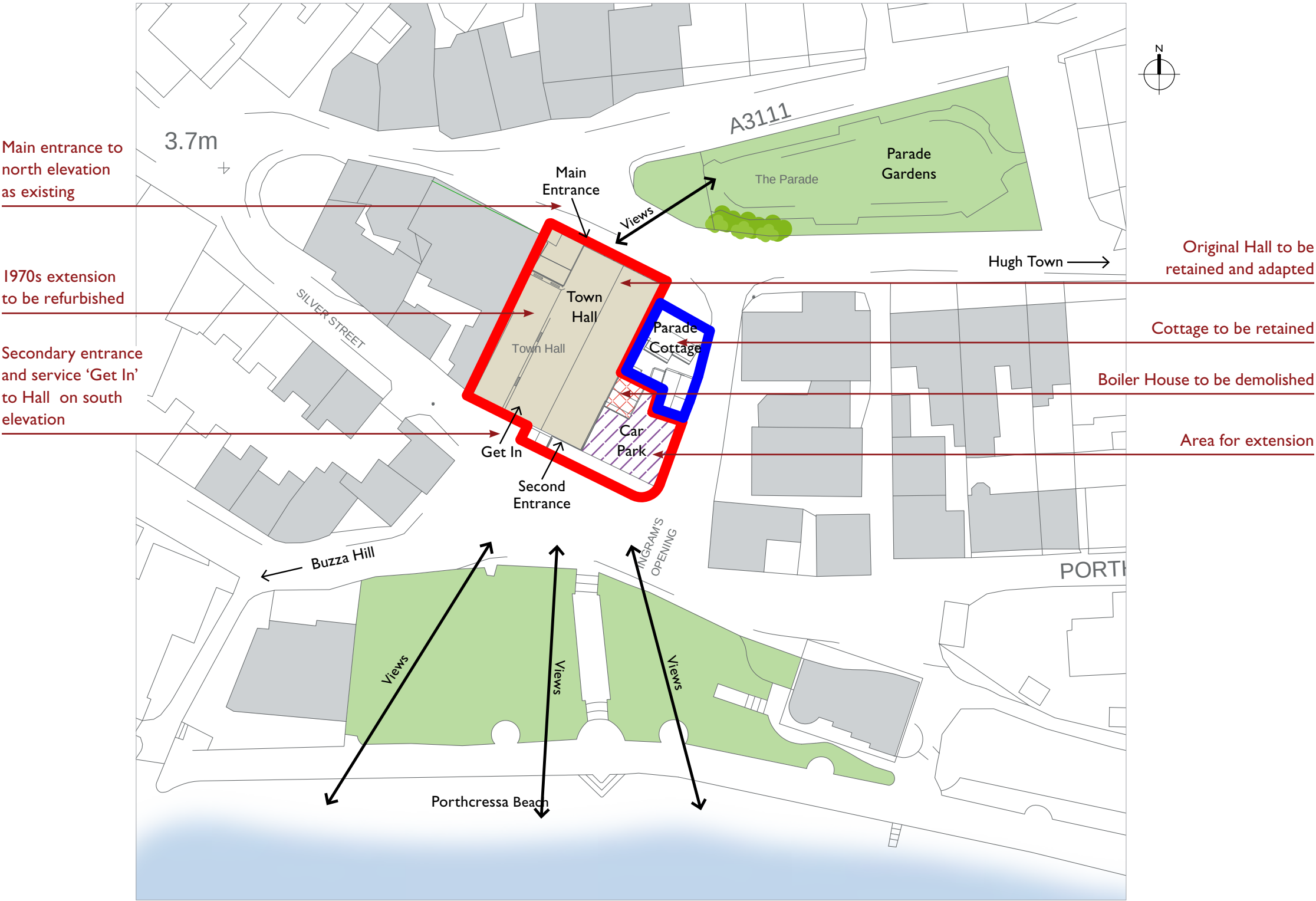
DESIGN APPROACH

The design team have worked through a number of options for the Town Hall and which seek to comply with the client group brief requirements. These options have been considered and debated by the client group and a preferred option has been agreed which is described in the drawings and documentation included within this report and as outlined below.

STRATEGIC DECISIONS

The RIBA Stage 3 design scheme illustrated is based on the following strategic decisions:

- The original hall should be largely retained and adapted for the main new culture and community space.
- The primary entrance to the Museum should be from the original north-east façade from the Parade Gardens;
- Due to the proximity and importance of Porthcressa Beach, a secondary entrance and foyer space should be provided from the south-east side of the building;
- A new extension should be provided on the south-east corner of the existing building and should create both a secondary entrance to the complex and the primary entrance to the culture and community space.

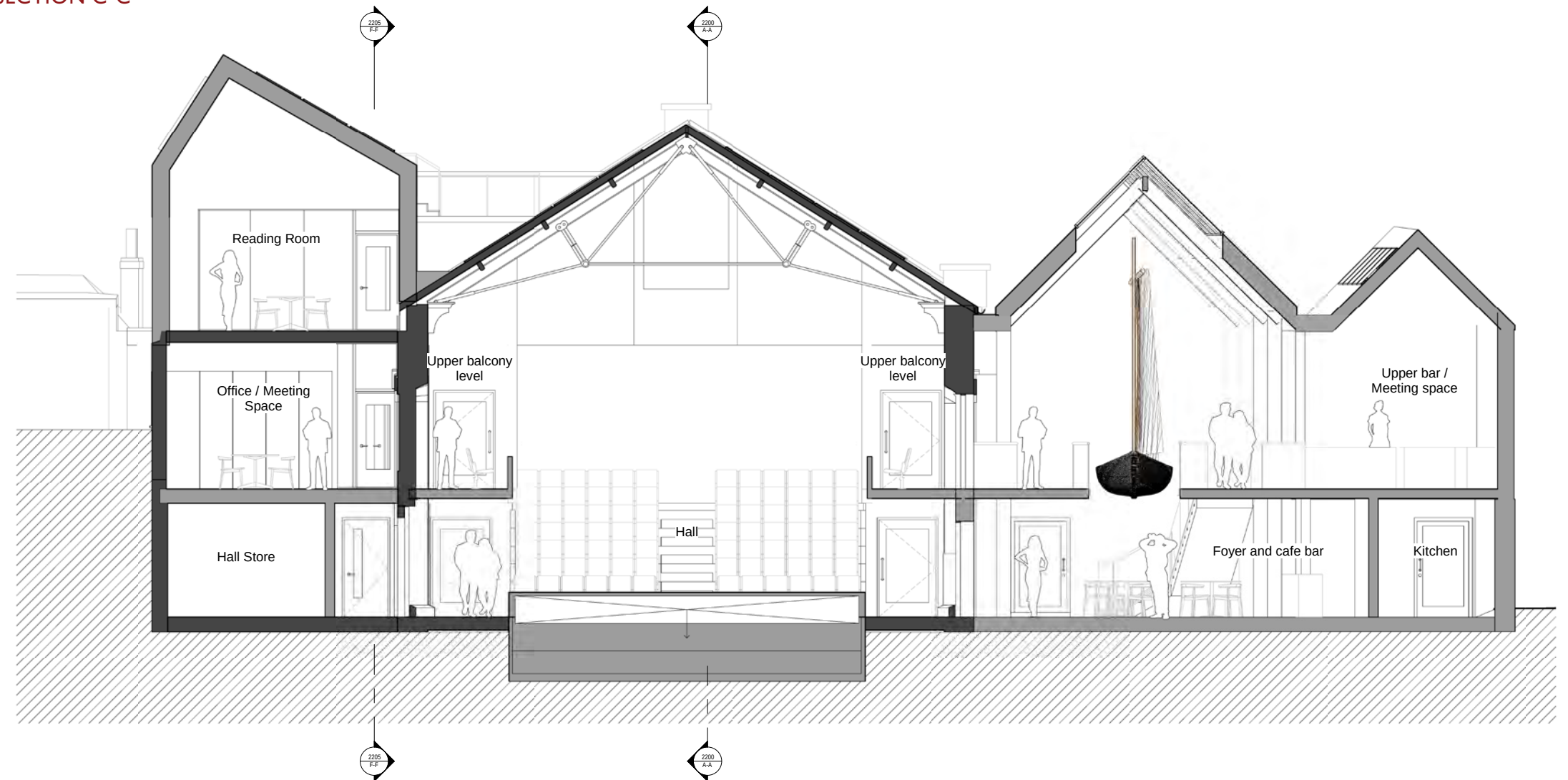


SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

- Options for accommodating the Klondyke rowing gig are limited and in order to create space with adequate ceiling height to allow for the rig it should be housed in the new extension;
- The key customers for the café and bar will be from Porthcressa Beach and the performance space audiences rather than Museum visitors and so the café and bar should be orientated accordingly and located in the new extension;
- The main Museum visitor route should include both the Klondyke and an AV interpretative installation in the hall and hence there needs to be good legible linkage between them both and the primary collection exhibition spaces;
- Access to all floor levels should be provided by a lift which should be positioned to optimise its location on the building's circulation routes and if possible avoid the need for a second lift;
- The 1970s extension will provide supporting ancillary accommodation on the ground floor; with exhibition and activity space on the first floor and library, archive and gallery space on the top floor. To increase floor area it will be extended forward at the north-east end over the current entrance lobby. Its roof will be modified to provide space for visually screened roof top plant;
- The servicing strategy in compliance with the Town Hall's sustainability strategy (Section 6) will involve a move from carbon fuels to electricity and using air-to-air heat pumps. This means primary plant and heat exchangers will be at roof level with vertical ducting to distribute to the ground and first floors; and
- The new south-east extension should be planned so as not to preclude a possible future extension to link the adjacent cottage and stone shed should they become available at some date in the future.

SECTION C-C



SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

The alterations to the 1970s extension include stepping this part of the building back from the original Town Hall and neighbouring building in order to reduce the impact of the increased height. This can be appreciated in the view from the parade.



SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

PROPOSED GROUND FLOOR PLAN

Flexible cultural and community space with stage and seating.



SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

PROPOSED GROUND FLOOR PLAN

Flexible cultural and community space without stage and seating.

