

TROWBRIDGE TOWN HALL

LBC APPLICATION FOR INCREASED ROOF REFURBISHMENT SCOPE

TROWBRIDGE TOWN HALL

December 2023

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Nuria Garcia

Old Police Station, 6 St Peter's Court, Bedminster Parade, BS3 4AQ

nuria.garcia@purcelluk.com

www.purcelluk.com

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1.0 INTRODUCTION

1.1 THE APPLICATION

This submission is prepared in support of planning permission (PL/2022/08637) and listed building consent (PL/2022/08663), both sought in April 2023 for the restoration works planned for the Grade II listed Trowbridge Town Hall. It is recommended to review this document in tandem with the accompanying materials submitted alongside these applications. The primary focus of this document is to delineate the expanded scope for roof refurbishment and introduce an alternative proposal for slate tile usage.

2.0 UNDERSTANDING

2.1 LOCATION

The town hall is in the centre of Trowbridge, in the county of Wiltshire. The site lies on the southern side of Market Street at its junction with Park Road. Immediately on the south side of the Town Hall are the Sensory Gardens with the town beyond. Adjacent to the west of the site are the former Market Chambers and to the south-west is the Castle Place shopping centre.



2.2 DESCRIPTION

Trowbridge Town Hall was built to commemorate Queen Victoria's Golden Jubilee in 1887. It was commissioned by local mill owner and magistrate, William Roger Brown, who employed Alfred Samuel Goodridge to design the building. It is a landmark building within the streetscape constructed in the Jacobean Revival style.

The Town Hall is listed at Grade II, it was designated in 1976. The adjacent Market Hall is also Grade II listed and both buildings form part of a historic and prominent group on Market Street, Castle Street, Silver Street and Fore Street.

2.3 HISTORIC DEVELOPMENT

The Town Hall was originally built with a civic function, with the aim to unite the community and host court sessions and public meetings. The site closed as a public venue in 1973 when Trowbridge Town Council built the Civic Hall south of the Town Hall beyond the Town Park. The Town Hall was adapted into Magistrates' Courts and alterations and additions were made to the building.

3.0 HERITAGE IMPACT ASSESSMENT

3.1 SIGNIFICANCE OF THE BUILDING

Significance is the widely adopted term used in the heritage industry that refers to what makes a historic place important and is typically also referred to as 'special interest' in a legal/policy context. It encompasses not just the fabric of a building but also its setting, contents, use, history, traditions, and wider context; these may be physical features or thematic. It is therefore unique to each place and is best understood as a relative concept: a building may be significant for one or several overarching reasons, but a specific element may be more or less significant than the whole for different reasons.

3.2 HISTORIC VALUES

- The Town Hall has a notable association with local architect, Alfred Samuel Goodridge, and forms a regional group of his work comprising public and private buildings and structures.
- At over 100 years old, Trowbridge Town Hall has significant historic interest as the focal point for the community and consequently great social value.

3.3 AESTHETIC VALUES

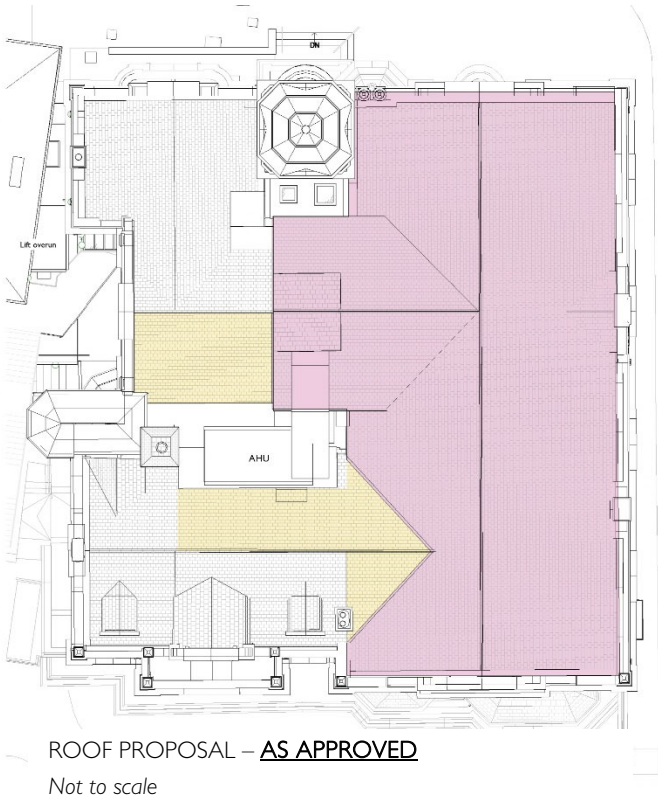
- It is a landmark building within the town's streetscape with a pair of Dutch shaped gables separated by a tall central Italianate clock tower emulating Jacobean Revival style.
- The Great Hall is the principal room on the first floor, covering the breadth of the east facade, it features a hammer-beam ceiling, large stained-glass windows and elaborate stone masonry. It has been subdivided to create offices and internal corridors with a suspended ceiling, which means that the hammer-beam ceiling can only be appreciated from limited viewpoints.

3.4 COMMUNAL VALUES

- The building has housed the administration of local government, holding of court sessions, and an entertainment space for the community has remained for most of this period. During its tenure as a courthouse, the site was home to the local Magistrates Court, Coroner's Court and County Court.
- The Town Hall was crucial in uniting the town during the First and Second World Wars. The site hosted various events to boost morale and raise money for the troops including a Fancy Dress Ball in aid of the French War Emergency Fund in 1919. The primary function of the site as a courthouse continued during the Wars as in 1916 military tribunals were held for those who appealed against conscription.

4.0 PROPOSAL 1: INCREASED ROOF REFURBISHMENT SCOPE

4.1 DESCRIPTION



ROOF PROPOSAL – AS APPROVED

Not to scale



ROOF PROPOSAL – AS PROPOSED

Not to scale

Roof line to be raised slightly to have mineral wool insulation between and above the existing rafters. Outer layer of insulation to be sandwiched between two dense boards. Slates to be removed and reinstated over new roof build up. New slates to match exiting as required. New internal timber boards to match existing.

Roof line to be raised slightly to have mineral wool insulation between and above the existing rafters. Slates to be removed and reinstated over new roof build up. New slates to match exiting as required.

Slate tiles to be carefully stripped back to ridge line to allow for upgrades to adjacent flat roof (future AHU location).

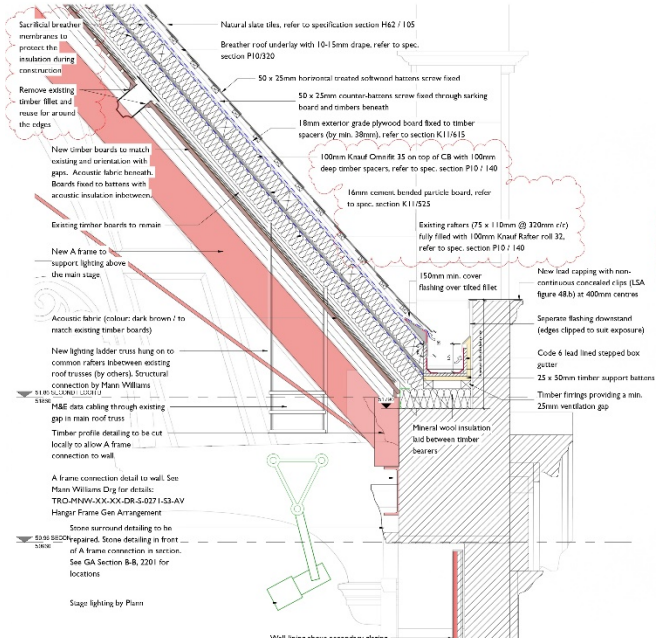
Proposed location of 508mm slates

The initial LBC application (PL/2022/08663) described the proposal for the slate-clad pitched roof in the Great Hall (shown in pink) to be overhauled, to allow for acoustic and thermal insulation, in order to meet building regulation standards and reduce noise breakout from the proposed performance space. Additionally, minor modifications were proposed for areas of the roof adjoining the flat roof region.

Our current proposal extends the refurbishment to encompass all slate-clad pitched roofs, as depicted in the plan above. The design for the Great Hall remains unaltered, while the refurbishment of other sections (highlighted in green) will be slightly streamlined due to reduced noise insulation requirements. The works will see the careful removal of the roof covering, with slates retained where possible, the safe removal of asbestos tiles, and the reinstatement of the first of two layers of insulation, resulting in a slight elevation of the roof line. New slates will be supplied as needed.

This initiative promises significant enhancement of U-Values within internal spaces, aligning the project with contemporary standards. Importantly, there will be no loss of historic fabric, and the visual appearance of the roof from the perspective of the listed building or the conservation area will remain unchanged, preserving their significance.

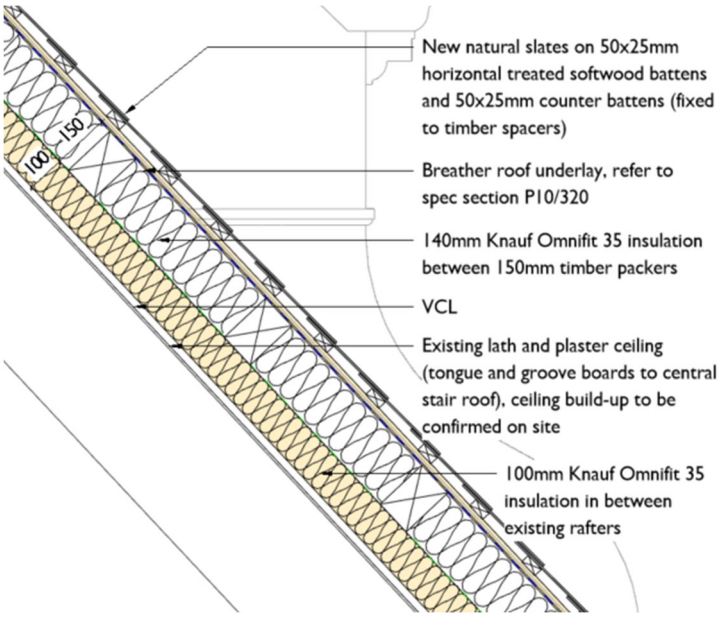
4.2 BUILD-UP DETAILS



GREAT HALL: Proposed Build-up (APPROVED)

Not to scale

Roof line to be raised slightly to have mineral wool insulation between and above the existing rafters. Outer layer of insulation to be sandwiched between two dense boards. Slates to be removed and reinstated over new roof build up. New slates to match exiting as required. New internal timber boards to match existing.



OTHER ROOFS: Proposed Build-up (TO BE APPROVED)

Not to scale

Roof line to be raised slightly to have mineral wool insulation between and above the existing rafters. Slates to be removed and reinstated over new roof build up. New slates to match exiting as required.

5.0 PROPOSAL 2: SECOND SLATE PROPOSAL

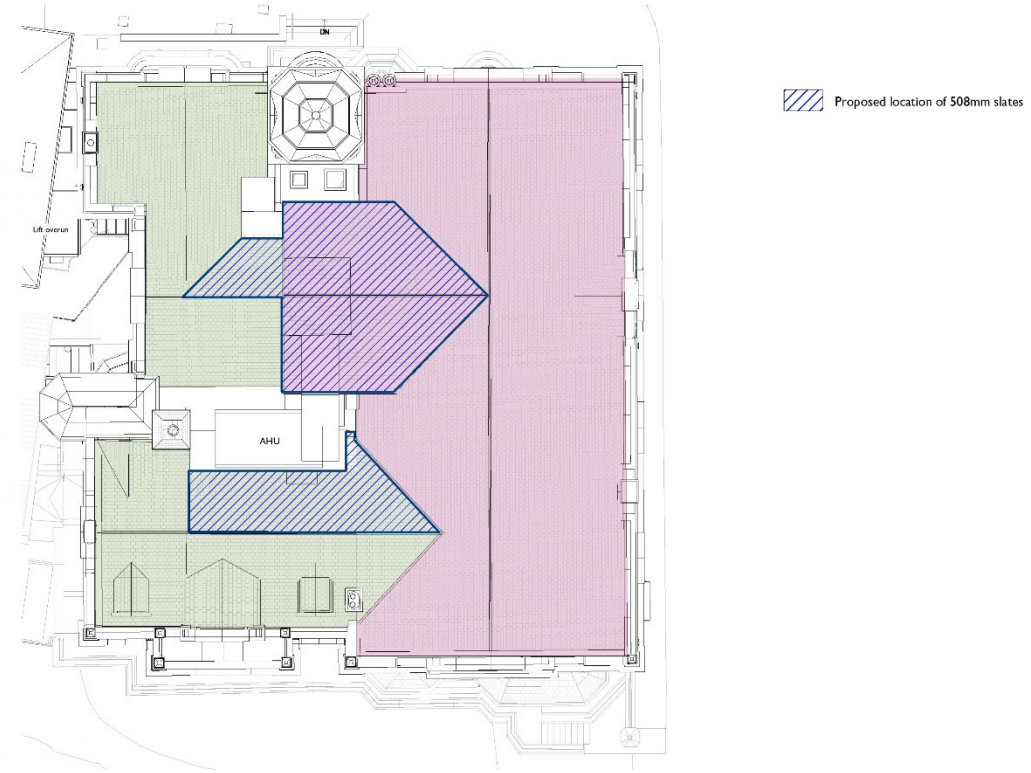
5.1 DESCRIPTION

Following the initial application, a subsequent application has been submitted (reference PP-12560306) including details of the proposed slate roofing, as per condition 3(a). This has since been approved.

In order to match the existing, 610mm slates were ordered as required to undertake the refurbishment of the Great Hall. The increase in scope within the roof results in an increase in the requirement for slates. The supplying quarry, however, is only able to supply the slate in 610mm cuts at certain times of the year, with the latest availability ending in October 2023. Should slates of the same size be used, this would be on an 8–12-week minimum lead time, something which could cause significant delays on site. This timeframe could potentially extend should the weather conditions fall below 2 degrees. The current proposal, therefore, is to order slightly smaller slates (508mm) from the same quarry and locate these in less prominent pitches with no external visibility.

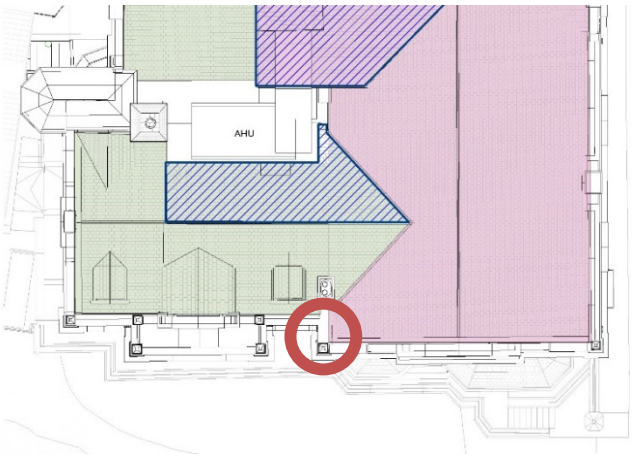
Slates from the same quarry are more likely to offer colour and texture consistency, and weather in the same way. It is for these reasons that we consider this approach will allow us to best mitigate the impact on appearance caused by using different slates.

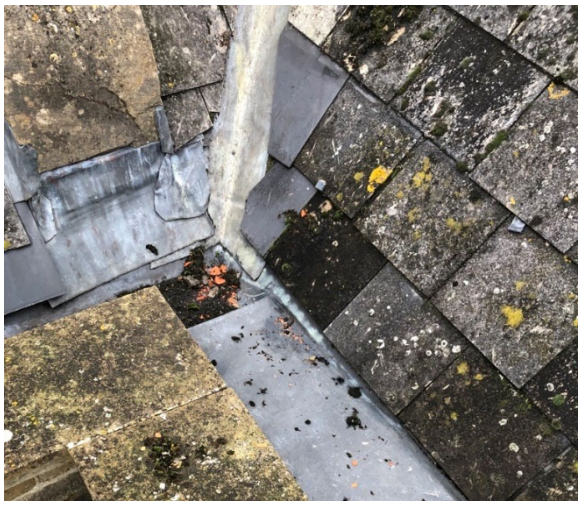
The proposed locations for the smaller slates are to be as per the markup below:



6.0 PROPOSAL 4: RAINWATER PIPE REINSTATEMENT

6.1 DESCRIPTION





The image above shows the existing gutter lining behind the south-west parapet corner of the Great Hall roof (refer to the markup above for location in plan). The current arrangement results in any water from the south-west pitches running through the gutter into one rainwater pipe. To mitigate the volume of water flowing through a single pipe, our proposal involves the installation of a new rainwater pipe in a location that appears to correspond to the historical placement of a now absent one. below showcases the specific area where this historic pipe was once accommodated, featuring openings through the stone. The new rainwater pipe proposed will be made to match the existing in size and finish. Furthermore, it will be seamlessly installed within these openings to minimize impact on the stone façade and adhere to historical precedent.



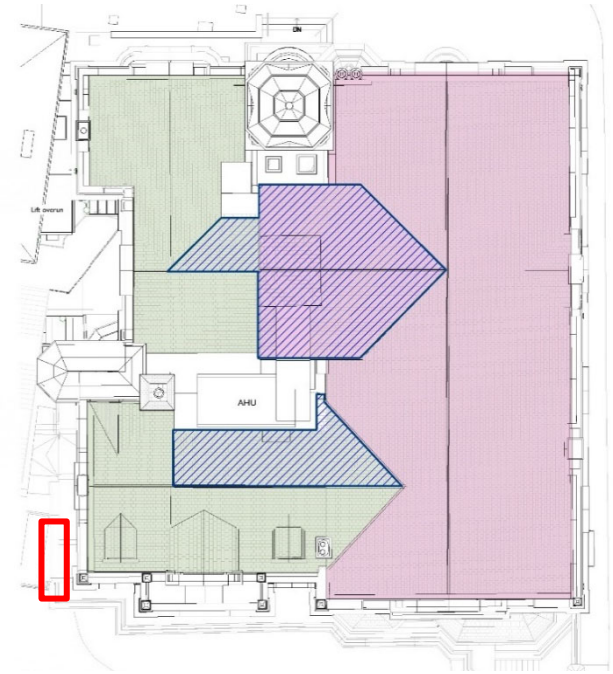


To facilitate the redirection of water into the new rainwater pipe, adjustments will be made to the existing lead gutter lining. This entails lowering the lead gutter lining and reinstating and re-dressing the opening.

7.0 PROPOSAL 5: WEST ELEVATION RAILINGS

7.1 DESCRIPTION





The image above illustrates the current brick wall situated between the west exit staircase and the designated area for the new air source heat pump. To enhance the ventilation capacity of this mechanical unit and optimize its overall efficiency, we are proposing for this wall to be removed, and for railings to match the exiting stair balustrade to be installed instead. It is important to note that the present wall is not of original construction, and as such, our proposal does not entail the loss of historic fabric.