



# HAVE YOUR SAY ON THE FUTURE OF COMMUNITY FACILITIES IN THORNBURY

South Gloucestershire Council, Thornbury Town Council (also as Trustee of the Armstrong Hall), and the Trustees of Turnberrie's have been working together over the past six months to look at where community facilities in Thornbury could best be located in the future to support our growing community. Together, we want to understand your views and ideas on the proposals which could affect the Armstrong Hall, Thornbury Library, Turnberrie's Community Centre and Thornbury & District Museum. The project has received some government funding through the One Public Estate Project to explore the feasibility of making best use of publically owned facilities through closer partnership working, for the benefit of the community.

## OPTIONS AFFECTING THE ARMSTRONG HALL

It is a long standing community aspiration to see the Armstrong Hall complex improved and modernised and it is currently in need of significant refurbishment to enable its continued long-term use and to ensure it can provide the standard of facilities to support our growing community. The Armstrong Hall site is owned by The Armstrong Hall Charitable Trust and the Town Council is the sole managing trustee, who will make the decision on its preferred future location. The site includes the Armstrong Hall, Cossham Hall, Bakery Annex, Museum and Miss Saises Cottage (which fronts the High St).



**THERE ARE TWO OPTIONS UNDER CONSIDERATION FOR THE FUTURE PROVISION OF FACILITIES CURRENTLY PROVIDED AT THE ARMSTRONG HALL:**

**OPTION 1 : Refurbish and extend on the existing Armstrong Hall site to modernise the facilities provided**



Armstrong Hall



Artist impression

This option would involve refurbishment of the entire complex and the provision of new extensions to the rear and to replace the bakery annex to provide changing rooms and additional multi-purpose community meeting space.

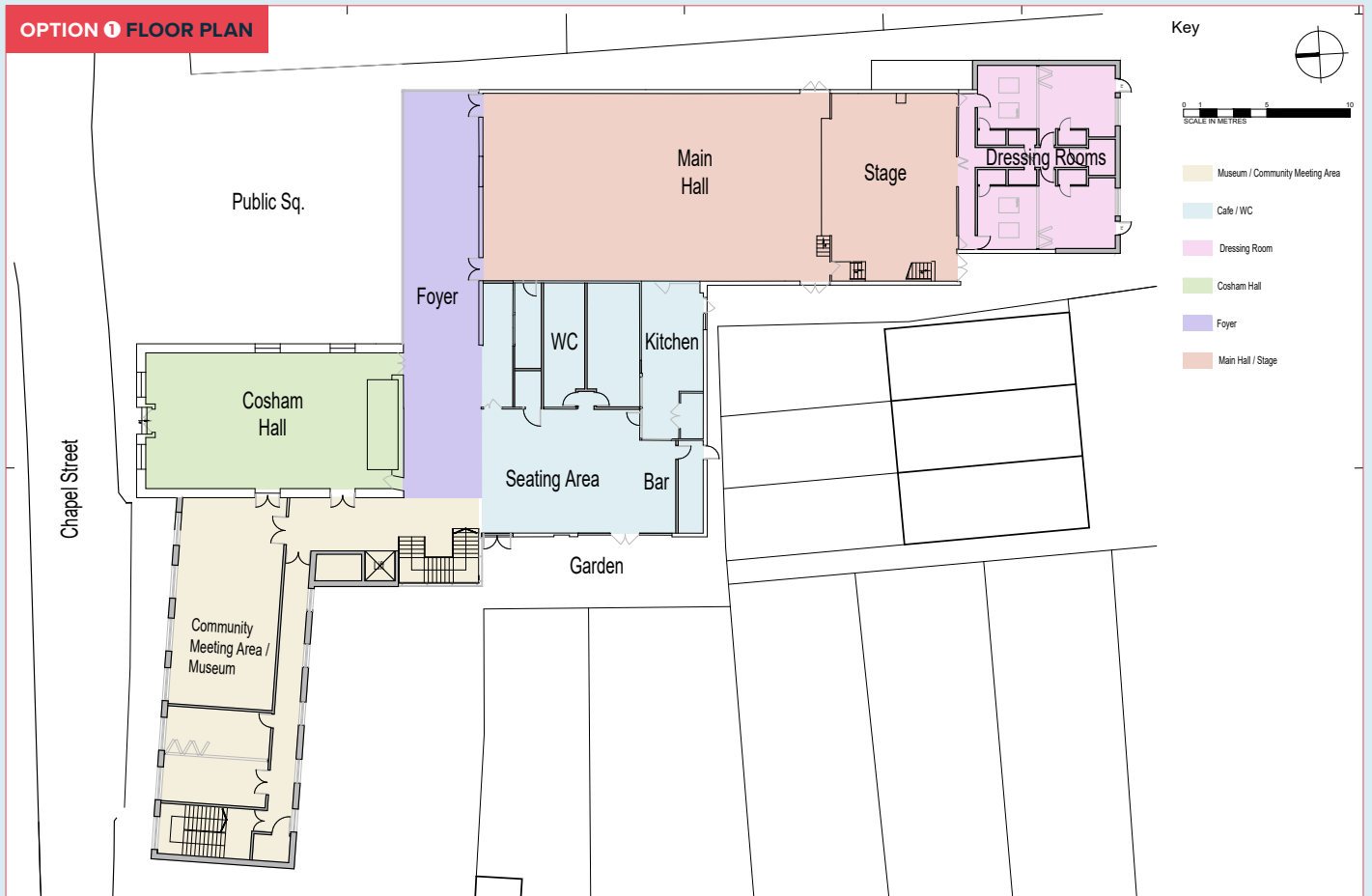
This option could see the following works undertaken and facilities provided:

- Provision of four multi-use changing rooms to the rear of the stage area including toilets and showers
- Upgraded toilet, bar and kitchen facilities
- Upgrade of heating, ventilation, insulation and electrical systems to make the building more efficient to run

- Repairs to roofs and replacement of doors and windows
- The provision of several additional flexible use meeting rooms of various sizes and associated facilities (to replace the bakery annex)
- Refurbishment and redecoration of the Cossham Hall, Armstrong Hall (including a new floor) and other existing public areas

This option is currently estimated to cost in the region of £3.5 million\*. Which could potentially be funded through a mixture of developer contributions (s106 & CIL), town council funds, grants and local fundraising efforts.

*\*This figure is an estimate only and is likely to change as further details are known and the project evolves*



**OPTION 2 : Build a new extension onto Turnberries that could provide improved community facilities**

This option would involve building a large extension on the area to the side of Turnberries to provide a new performance hall, larger stage and performance space, changing rooms and additional multi-purpose community meeting space in addition to the existing facilities on the site. Turnberries is owned by South Gloucestershire Council and is currently operated and managed by the Thornbury Community Building Trust with community trustees, any decision on this option will be made jointly by all three parties.

This option could see the following facilities provided in addition to the ones currently available at Turnberries:

- Large performance hall with a maximum seating capacity of 450 including utilising the stage area. This space could be used as one large conference or function hall or be subdivided to provide either two separate hireable spaces or used as a performance hall seating up to 350 and stage area.
- Large stage area and wings (approx double the size of the existing Armstrong Hall stage space), and associated staging, sound and lighting rigs with stage door access and technical box.
- Retractable seating in the performance area to seat 300
- Foyer, cafe and bar area
- New toilets
- Four changing rooms accessible from either the new performance hall or the existing Turnberries Hall including dedicated toilets and showers
- Additional large meeting room on second floor seating 100 with toilets and kitchenette



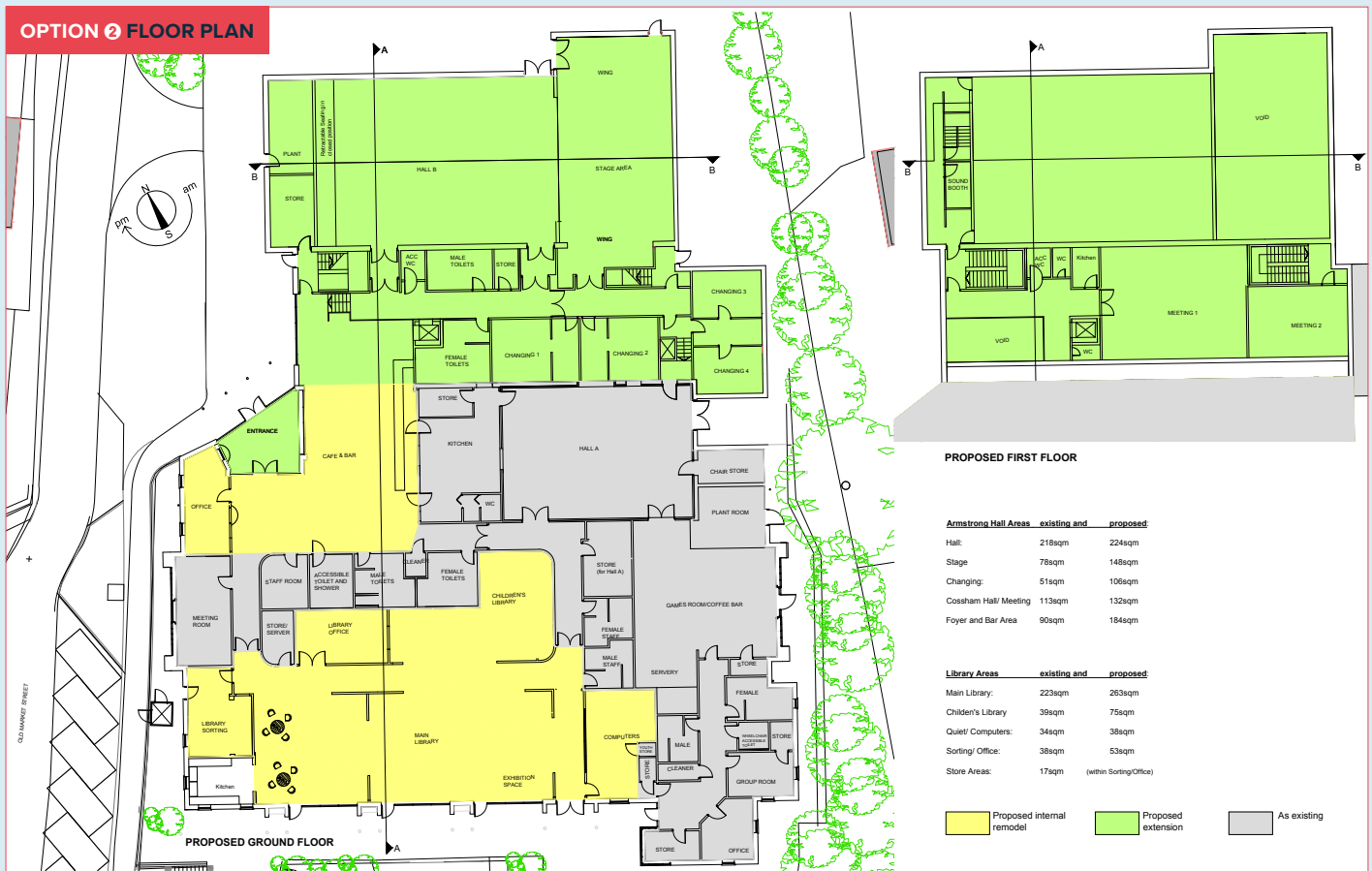
Turnberries



Artist impression

This option is currently estimated to cost in the region of £4 to £5million\*. If this option is taken forward the Armstrong Hall site would be sold for redevelopment and the proceeds used to part fund the new extension at Turnberries. The remaining cost of this option could potentially be funded through a mixture of developer contributions (s106 & CIL), town council funds, grants and local fundraising efforts.

*\*This figure is an estimate only and is likely to change as further details are known and the project evolves*



## THORNBURY & DISTRICT MUSEUM



The decision on the future of the Armstrong Hall could also have an impact on the Museum which is based on the current Armstrong Hall site and serves the wider district of the Lower Severn Vale. The Town Council is committed to working with the Museum Trustees to ensure that they have a suitable long-term base from which to operate from, whichever option is eventually progressed for the Armstrong Hall site. At the current time no specific alternative location for the museum has been agreed and a number of options are being considered which could see the museum stay in its current location, be incorporated into a wider redevelopment of the Armstrong Hall site or relocate to another local site. It is not possible due to the space requirements and specialist facilities needed by the museum for it to be incorporated into the Turnberries site.

## POTENTIAL RELOCATION OF THORNBURY LIBRARY



South Gloucestershire Council who are responsible for library services are considering the option of moving the library service to space in the Turnberries Centre which will require some remodelling work to the existing Turnberries building in order to facilitate this. The existing library building is coming to the end of its useful life and hence is not in a good state of repair. It will require considerable investment in the near future, while there is currently a space at Turnberries, which is larger than the existing library, that could accommodate the service. There may be additional benefits to the town of co-locating cultural and other community facilities in the same space. Any potential library move is not dependent on the future location of facilities currently provided at the Armstrong Hall. The layout of the potential library space will be agreed with the Turnberries Trustees to minimise the impact on areas currently available to the community to use and hire.

*See floorplan on page 7.*

If the library were re-located it is likely to offer the following services and facilities:

- Larger library space and children's area
- Computer room
- Exhibition space
- Flexible meeting space
- Open Access facility to provide extended opening hours when unstaffed

The cost of this option is included in the overall figure for developing at Turnberries (£4-5M) and the library element could be met by S106 developer contributions, capital receipt from the sale of the existing Library site and from existing South Gloucestershire Council capital programme funding.

*\*This figure is an estimate only and is likely to change as further details are known and the project evolves*

## HOW TO HAVE YOUR SAY

**A decision on the future of these important facilities is expected to be taken by Thornbury Town Council, Armstrong Hall Charitable Trust, South Gloucestershire Council and the Turnberries Trustees later in the Autumn. To help inform these decisions, we are seeking views from local people throughout September 2017, which will be considered as part of the decision making process.**

The consultation will open on 1 September and run until 29 September 2017. We are jointly holding three consultation drop-in sessions where further information and staff will be available to answer any questions that you may have about these options and proposals. These sessions are taking place on:

- **Tuesday 12 Sept** (2pm to 7pm) at Turnberries
- **Wednesday 13 Sept** (2pm to 7pm) at Thornbury Library
- **Thursday 14 Sept** (2pm to 7pm) at the Armstrong Hall

Further information and a link to our online survey is available from each organisations website or from this link: [www.southglos.gov.uk/consultation](http://www.southglos.gov.uk/consultation)

Copies of the consultation survey can also be picked up from Thornbury Town Hall, Thornbury Library, The Armstrong Hall or Turnberries Community Centre throughout the consultation period.

You can also tell us your views by emailing: [consultation@southglos.gov.uk](mailto:consultation@southglos.gov.uk)

Or writing to: **Freeport RTXL-YJXJ-BXEX  
South Gloucestershire Council  
Corporate Research & Consultation Team  
Thornbury Community Facilities  
Council offices  
Badminton Road  
Yate  
BRISTOL  
BS37 5AF**

You can also call **01454 412103**.