

SHOEMAKERS MUSEUM : THE STORY OF CLARKS

DESIGN + ACCESS STATEMENT INC HERITAGE STATEMENT + IMPACT ASSESSMENT

AUGUST 2023 UPDATE



 PURCELL

 ALFRED
GILLET
TRUST

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SHOEMAKERS MUSEUM - A NEW MUSEUM AND VISITOR EXPERIENCE

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SHOEMAKERS MUSEUM - A NEW MUSEUM AND VISITOR EXPERIENCE

INTRODUCTION

This design and access statement (DAS) explains the design principles and concepts that have been applied to the refurbishment and development of The Grange in Somerset. It sets out our understanding of the site and listed buildings, our approach to access and how relevant Local Plan policies have been taken into account. It sets out consultation undertaken and how this has informed the proposals.

This design and access statements is split into six parts:

Part 1: Conservation Statement

This report has been prepared by the Heritage Consultant team at Purcell. It provides a history of the site, historical development, relevant planning policy and guidance, and an analysis of the building fabric and significance. This report has been used to inform the design decisions presented.

Part 2 : Summary of the Existing Site, Building and Condition

This section describes the site and building in their current use and condition and starts to explain why repairs and alterations are required to create a series of buildings that meet the client objectives, improve the sustainability of the existing buildings, and ensure the buildings are more inclusive and accessible.

Part 3: The Vision and Brief

Part 3 sets out the client vision and aspirations for the site. This includes the museum, interpretation, inclusivity, and sustainability goals.

Part 4 : The Proposals

Part 4 sets out the design development and proposals. This includes :

Architectural Design. This includes design development, the proposed design and materiality.

Part 5 : Strategic Design

- Architectural, This includes facilities, public transport access, parking, flood risk assessment and fire strategy.
- Landscaping Strategy (please refer to LDC report for full details)
- Sustainability Strategy (please refer to Qoda report for full details)
- Structural and Civil Strategy (please refer to Mann Williams report for full details)
- Ecology Strategy (please refer to Simecology report for full details)
- Accessibility Strategy (please refer to Jane Toplis Associates report for full details)

Part 6 : Consultations and pre-application response

The Alfred Gillett Trust (AGT) have led extensive consultation with the local community. We have also undertaken a pre-application process with Mendip District Council. This section sets out the impact this has had on the brief and proposals.

Part 7 : Heritage Impacts Assessment

The proposal have been assessed by a Heritage Consultant. The section set out the interventions and their impact on the listed building.

Alfred Gillett Trust

The Alfred Gillett Trust (AGT) is a charitable organisation established in 2002 whose aim is to safeguard and preserve the collection of historic artefacts and archives associated with the Clarks family and C & J Clark Ltd.

Vision

To inspire the world with the family and community stories behind Clarks shoes by sharing the AGT collections more widely with the public. This will be done by creating a museum and archive complex of international standing that is an important historic, social and community asset enjoyed by all. The design will support a successful business model based on long term financial sustainability, that allows the museum and archive to thrive.

A substantial museum must be open to the public by 2025, in time to celebrate the 200-year anniversary of the founding of C & J Clark in 1825. A phased approach is likely, and the second phase should open by 2035.

What will the buildings facilitate?

Conserving, curating, interpreting, and sharing, our unique collections of shoes, shoe making machinery, point of sale collections, Clarks family and company archives, and rare ichthyosaur fossils

- Engaging visitors and the local community with first class exhibitions, events, and activities
- Creating inspirational learning opportunities for all
- Facilitating world-wide access to our collections and resources, expertise, and research
- Academics, and other learners
- Create an environmentally sustainable building



Ichthyosaur, Part of existing fossil collection

PART I:
CONSERVATION STATEMENT



SECTION 1.0

INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Heritage Statement has been prepared on behalf of the Alfred Gillett Trust as part of proposals for the alteration and extension of the Grange in Street, Somerset. The Grange is Grade II listed and associated buildings such as the Barn are considered to be curtilage listed.

The report has been prepared to inform the design development of the proposals and to provide appraisal and assessment of the relevant heritage assets. Following the completion of design development, a full and detailed heritage impact assessment of the final scheme has been prepared to support applications for planning permission and listed building consent.

This report has been prepared by Purcell, a firm of conservation architects and heritage consultants. The report has been written by Will Holborow, Associate Heritage Consultant and Emma Bryant, Senior Heritage Consultant. Initial research was carried out by Phoebe Coughlan, Assistant Heritage Consultant.

1.2 APPROACH AND METHODOLOGY

This report has been produced following site visits in March and May 2022 and a study of desk-based and archival sources⁰¹ to form an understanding of the historic development and physical nature of the site. Drawing on these aspects as well as the relevant planning legislation, policy and best-practice guidance, an understanding of the significance of the site, has been established.

The report has been formulated using the assessment methodology contained within the National Planning Policy Framework (NPPF), specifically paragraph 194 under which a description of the significance of a site must be provided to support any planning with the potential to affect heritage assets.

It also takes into account local planning policies within the Mendip District Local Plan and the relevant Historic England guidance.

The report is structured as follows:

- **Understanding the Site:** setting out the current state of the site and its context, including site description, its heritage designations and the legislation and policy affecting the site;
- **Historic Development:** providing a timeline of the historic development of the site using desk-based and archival sources and a set of colour-coded historic development plans;
- **Assessment of Significance:** assessing the significance of the relevant heritage assets, including the contribution made by their setting and a set of colour-coded significance plans; and
- **Impact Assessment:** assessing the impact of the proposals on the relevant heritage assets.

⁰¹ The archival research undertaken comprised study of the heritage collections of C & J Clark Ltd held by the Alfred Gillett Trust.

SECTION 2.0

SITE CONTEXT

2.1 SITE LOCATION

The Grange is situated within the town of Street. To the north of the site is the A39 and to the south and east is Clarks Village and its associated car parking. A number of private residential properties lie to the west of the site off Farm Road and Barn Close. The site is accessible from the A39 via the Clarks Village car park though other disused route ways exist to the site from the residential areas.

The site covers approximately one hectare and includes six buildings of differing size and quality. The main building is the Grange, a Grade II listed building (NHLE No.267775) believed to be the original manor house in Street. Though the Grange is the only building to appear on the statutory list the other buildings and boundary walls are likely to be regarded by the local planning authority as being curtilage listed. The buildings on the site are as follows:

- 01 The Grange
- 02 The Rear Extension
- 03 The Barn
- 04 Link Building
- 05 Hoddinott's Cottage
- 06 Gas Governor Building
- 07 Archive Building
- 08 Orchard

Local Planning Authority: Mendip District Council
Parish: Street
National Grid Reference: ST 48242 36934
Postcode: BA16 0BQ



SITE CONTEXT

2.2 SETTING

The Grange and the Barn are linked by a modern building to form an L-shape with the main classical porticoed façade of the Grange and the arched entrance of the Barn facing east. A good view of the buildings is gained from the Clarks Village restaurant and café facilities, which are separated from the Grange's garden by a low wall and railing to the east of the site.

To the north of the site is a walled orchard which contains mature apple trees. The south of the site is also laid to lawn with mature trees while to the west of the buildings is an access road and 'back-of-house' area.

The site is secured at night and there is a lockable gated entrance to the north-east, adjacent to the Clarks Village entrance building. The gated entrance is left open during the day and people can enter the grounds. The site is very visible from the east though it is quite enclosed on all other boundaries.

2.3 SITE DESCRIPTION

2.3.1 The Grange

This Grade II listed building is a substantial three-storey classically faced building that has evolved over many hundreds of years into its current form. The historic core of the building probably originates from the 16th century and was extended in the 17th century to become a double-pile plan. In the early 19th century the Grange underwent a period of transformation that created the form that we see today. Extensions were added to the east end with a ten-column Tuscan colonnade. The extensions at the north-west and south-west corners of the Grange date from the late C19th.

This phased development is evident in the varied types and arrangements of the windows. The north elevation has a mix of fenestration, while the south elevation retains a more formal arrangement of attractive stone mullioned windows of C17th character. Internally the irregularity of the layout provides further indications of the house's sequential development.

The rendered facade was stripped and replaced in the 1950s with an inappropriate hard cement render.



West side of the house



South side of the house



East side of the house



South West side of the house



North side of the house

SITE CONTEXT

2.3.2 The Barn

The existing barn building contains fabric from the seventeenth century or earlier. However its current appearance dates largely from the early C19th, when it was converted to stables and a coach house. A sundial, dated 1811, is located above the central arched opening on the east face of the Barn. At an earlier date, the barn had been converted into a dwelling house. It is a 2-storey building under a roof of clay pantiles with hipped ends. The exterior walls are faced in coursed masonry (Blue Lias limestone) with a semi-circular arched opening placed centrally on both of the long elevations. The windows openings have concrete cills and lintels, although some of the stone windows appear to be older. These could have been salvaged from an earlier building. An external stone staircase is attached to the rear of the barn.

There is a passage below the barn that opens into a number of tunnels, most of which have been filled in, however one leads to a historic well below the existing building.

The interior retains some early timber posts and timber doors which clearly pre-date the nineteenth century alterations.



Barn in 1949, showing windows and doors prior to later alterations



Barn in 1949, showing windows and doors prior to later alterations

SITE CONTEXT



Barn – front



Barn – rear



Barn interior – stairs



Barn interior - door



Barn interior - upper floor door



Barn upper floor - ceiling

SITE CONTEXT

2.3.3 The Link Building

The link building is a functional structure connecting the Barn and the Grange Buildings. Built around 1972, it does not have any special architectural or historic interest. It is currently used as storage space for Clark's collections.

2.3.4 Hoddinott's Cottage

Hoddinotts Cottage is a single-storey stone and brick building that houses a collection of shoes. There appears to have been a number of alterations to the existing building. There is evidence of a building in this location since the early 1800s.

Planning permission was granted in Feb 2011 for demolition of the cottage (Ref. No: 2010/2158 and 2010/2169). However this has not been implemented.



Link building – front



Link building – rear



Hoddinott's Cottage - front



Hoddinott's Cottage - rear

SITE CONTEXT

2.3.5 Orchard

The orchard is contained within a rectangular walled enclosure around the northern half of the barn. This is first shown on a map of 1821 by Nathaniel R Hammet. The first edition OS map of 1886 shows this area subdivided into square plots with pathways between - suggestive of a walled kitchen garden rather than an orchard. A small building is shown on the north-west corner, marked 'P' – for pump. This has been replaced by the current gas governor building that contains all gas services for the site.

2.3.6 Gardens

Currently there is a broad area of level lawn to the east and north of the house with some mature ornamental trees and areas of hardstanding.

2.4 OWNERSHIP AND USE

The Grange is currently occupied by the Alfred Gillett Trust for staff offices, collections, library, board room and storage. The attic floor is unused. Adjacent is the recent purpose-built archive building. The Barn is used for storage of museum collections, including the ichthyosour fossils collected by Alfred Gillett.



Orchard from North-East



Gas Governor Building



Gardens

SITE CONTEXT

2.5 HERITAGE DESIGNATIONS

The Grange is listed at Grade II. The statutory list description is reproduced in Appendix A.⁰¹ It was first listed in 1949 and the list entry was last revised in 1986. The list description is largely a description of the external architectural features of the house. It does not mention the barn or other outbuildings, however these are considered by the local planning authority as curtilage structures and therefore covered by the listing where they pre-date 1st July 1948.⁰²

There are no scheduled monuments within the site boundary. Nor are there any Sites of Local Importance recorded within the site boundary. However this does not preclude the possibility of there being sub-surface remains of archaeological interest.

⁰¹ <https://historicengland.org.uk/listing/the-list/list-entry/1176002?section=official-list-entry>

⁰² <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/heagl25-listed-buildings-and-curtilage/>

2.6 PLANNING HISTORY

The following applications are recorded on the Mendip District Council Planning Portal, listed in reverse order of date:

DESCRIPTION	REFERENCE NO.	STATUS
Replacement of existing roof tiles and removal of asbestos sheeting. Pathway from building to outdoor building.	2017/1439/FUL	Application Withdrawn
Replacement of existing roof tiles and removal of asbestos sheeting. (Description amended 16th November 2017 as LBC not required for the pathway.)	2017/1440/LBC	Approved with Conditions
Application for approval of details reserved by condition for listed building consent 2010/2169, conditions 4 (repair and removal of paint), 5 (cleaning and removal of ceramic tiles), 6 (reinforcement of floor), 7 (door joinery) and 8 (tying and repairs to north wall and chimney).	2011/0955	Approval
Application for approval of details reserved by condition for listed building consent 2010/2169, conditions 2 (schedule of materials and samples) and 3 (sample panel).	2011/0677	Approval
Application to approve details reserved by condition for planning consent 2010/2158, conditions 3 (schedule and sample of materials), 4 (sample panel), 5 (external doors), 6 (sample panel of boundary wall on western boundary), 7 (soft landscaping) and 8 (protective fences).	2011/0676	Approval
Application for a non-material amendment to permission 2010/2158 to omit two fire escapes and doors from the north elevation of the archive building.	2011/0911	Approval
Demolition of Hoddinotts Cottage and erection of archive building and repairs and alterations to The Grange.	2010/2169	Approved with Conditions
Demolition of Hoddinotts Cottage and erection of archive building (phased construction), erection of a bat roost, formation of access and staff parking area, repairs and alteration to Grange, Link Building and Barn and use of the ground, first and second floors of The Grange, Link Building and Barn as a museum support facilities for the archive building, offices, storage, library and conference/seminar rooms.	2010/2158	Approved with Conditions

2.7 LEGISLATION AND GUIDANCE

2.7.1 Legislation

Legislation relating to the Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

2.7.2 National Planning Policy framework

Chapter 16 of the National Planning Policy Framework (as revised July 2021) sets out policy on Conserving and Enhancing the Historic Environment. The following passages from this chapter of the NPPF are relevant to the current proposal:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

2.7.3 Planning Practice Guidance

The government's online Planning Practice Guidance (last updated in July 2019) has a section on the subject of 'Conserving and enhancing the historic environment' which at paragraph 007 confirms that consideration of 'significance' in decision taking and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”

2.7.4 Local Planning Policies

The Planning policies for the district are contained in the Mendip District Local Plan Part I and Part II which cover the period from 2006 - 2029.⁰³ Local Plan Part I was adopted in December 2014 and Local Plan Part II in December 2021. Policies in these plans are used to make decisions on planning applications together with the National Planning Policy Framework (NPPF).

⁰³ <https://www.mendip.gov.uk/article/7730/Local-Plans-in-Mendip>

Policy DP3: Heritage Conservation is reproduced adjacent:

DP3: Heritage Conservation

Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district's Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.

- 01 Proposals affecting a Heritage Asset in Mendip will be required to:
 - a. Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.
 - b. Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.
- 02 Opportunities to mitigate or adapt to climate change and secure sustainable development through the re-use or adaptation of Heritage Assets to minimise the consumption of building materials and energy and the generation of construction waste should be identified. However, mitigation and adaptation will only be considered where there is no harm to the significance of the Heritage Asset
- 03 Proposals for enabling development necessary to secure the future of a Heritage Asset which would otherwise be contrary to the policies of this plan or national policy will be carefully assessed against the policy statement produced by English Heritage - Enabling Development and the Conservation of Significant Places

SITE CONTEXT

The Parish Council applied in 2017 to the District Council for the whole of Street Parish to be considered as a Neighbourhood Area for the purposes of developing a neighbourhood plan.

2.7.5 Conservation Principles, Policies and Guidance

Conservation Principles, Policies and Guidance (Historic England 2008⁰⁴) provides a comprehensive framework for the sustainable management of the historic environment. The following points are of particular relevance to the proposals:

138. New work or alteration to a significant place should normally be acceptable if:

- a there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c the proposals aspire to a quality of design and execution which may be valued now and in the future; and*
- d the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future*

04 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

2.7.6 Good Practice Advice in Planning Note 2: Managing Significance in Decision-taking

This advice note on *Managing Significance in Decision-taking* (Historic England, March 2015⁰⁵) states that:

Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example, outstanding universal value for World Heritage Sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset's significance.

05 <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

SECTION 3.0

HISTORICAL OVERVIEW

3.1 KEY DATES TIMELINE

DATE	EVENT
1086	Site first appears in the Domesday book of 1086 as Street Farm on Glastonbury Abbey estate.
Mid-12th century	There was a large manor in Street, possibly centred on or near the site of the current house, half a mile south-west of the church.
1300-1399	The site is acquired for the Glastonbury Abbey estate.
Early 14th century	Property described as a hall and chamber.
1515	Abbot Bere's survey lists the tenants and properties in Street. The Abbot's farmer, Thomas Gyott (or Hyett) occupied the Grange as his dwelling house and at least two additional barns.
1541 onwards	Following the dissolution of the monasteries, including Glastonbury Abbey, in 1539. The Grange became the property of the Duke of Somerset.
1559-63	Site owned by the Dyer family. Sir Thomas Dyer is from a wealthy Somerset merchant family.

DATE	EVENT
1628	Dyer family sold The Grange to the Strode family.
1642	Used as a base for conducting Civil War military operations (skirmish at Marshall's Elm).
1650	Strode family rebuilt and extended the Grange making it a double-pile house with ridged roof.
1656	The building was described as a mansion house with a brewhouse, dairy, stables, and a 'fair' barn.
1755	Relatives of the Strode family, the Brown's, acquired the site. Site named Street House.
1780s	A tower in the middle of the house was first mentioned.
1810-23	House refronted and extended for the Brown family. The neo-classical east front was added with a Tuscan colonnade.
1811	Conversion of the barn to stables and coach house, bears the date 1811.
1823	The estate was divided and a new farmhouse was built at Street Farm to the south of The Grange between 1827 and 1842.

DATE	EVENT
1755-1829	During the Brown's ownership of the site, the north wing of the property was leased out as a farmhouse. The family's own accommodation included dining, drawing, and breakfast rooms, study, seven bedrooms and domestic offices.
1830	Site auctioned and purchased by George Tuson who died in 1833.
1830-1833	Tuson built lodges, laid out a new drive (now partly Grange Road) to Street Cross.
1833	House returned to a single dwelling though dividing doors survived in the mid-19th century.
1839	Tuson's executors sold the property to John Weston Peters.
1850s	Italianate garden installed on south side of the house.
1855	Peters sold it to Charles Wood.
1878	Charles Prevost bought the property from the Revd R.N. Wood. Prevost renamed the house Abbey Grange.

HISTORICAL OVERVIEW

DATE	EVENT
1890	Sold by Colonel Prevost. Bought by William S Clark for incorporation into his growing family business and renamed the Grange. A laundry block was added to the south-west corner of the house and extensions added to the north-west corner.
1897	The Grange leased to Somerset County Council.
1897-1916	County Council 'School of Housewifery' at Street opened, later known as 'Domestic Science College'.
1901	Gardener's Cottage (Hoddinotts) built.
1916-1917	First World War Belgian refugees housed at The Grange.
1917-1925	Site occupied by 'Somerset Special School for Girls' to train girls for domestic service. It was established under the chairmanship of William Clark and operated by Somersetshire County Council.
1919	Gardener's cottage onsite known as Hoddinotts is used to quarantine patients during the influenza epidemic.
1925-30	Special School for Boys.

DATE	EVENT
1937-1938	Basque child refugees from Bilbao were housed in the Grange.
1940-1946	Hospital for the admission and treatment of minor ailments.
1945-49	Opens as residential hostel for female Clarks factory workers.
1945-1999	The site is used by Clarks as a Training Centre. Nissen huts were built where the Link is now situated and barn used as repairs department.
1972	House restored. The Nissen Huts are demolished, and the Link is built.
1986	Building listed at Grade II.
1995	Draft proposals for a new shoe museum
1999	Roof of the colonnade removed.
2004	Alfred Gillet Trust took ownership of the Grange.

DATE	EVENT
2010	Planning permission approved for the demolition of Hoddinotts Cottage and the erection of archive building, and various repairs to the Grange.
2011	£2.5million refurbishment project to upgrade the derelict Grade II listed building and the construction of a new purpose-built archive.
2013	Opens as Alfred Gillett Trust heritage centre and research facility.
2013 - Present	Planning work begins to develop a new museum offer for Street while continuing to be a venue for activities, exhibitions, events and community support.

HISTORICAL OVERVIEW

3.2.2 Sixteenth and seventeenth century

During the 16th century, the Grange was a farmhouse of modest proportions belonging to Thomas Dyer. Vestiges of the farmhouse appear to have been incorporated into the north range of the building, most likely by the Strode family who owned the property between 1628 and 1755. The north range has a large chimney stack at its east end, now encapsulated within the C19th extension. The house retains several Tudor features – doorways, window frames etc – some of which appear to have been relocated.

In c.1650 the single range 16th-century farmhouse was much extended and gentrified by William Strode (Parliamentarian and MP 1646-48). In 1656, the building was described as a mansion house with a brewhouse, dairy, stables, and a 'fair' barn. A parallel three-bayed south range with a vaulted cellar seems to have been added to the earlier north range. The alterations created a double-pile house, from which a few mullioned and transomed cross windows with ovolo mouldings survive.

3.2.3 18th and 19th centuries:

Relatives of the Strode family, the Brown's, acquired the property in 1755 and named it Street House. In 1791 the house is described as a "large old edifice" (with some reference to a tower in 1780) but the Brown family had transformed the property. The Browns remodelled the external elevations, to give a neo-classical uniformity to what was, in essence, a vernacular building. Changes included the insertion of sash windows and a staircase lit by a Gothic window on the north side of the house. The neo-classical east front to the house was added with a 10-column Tuscan colonnade of Bath stone in Doric style and veranda, now roofless.



Tithe map of 1843 showing the Grange, the barn and the new driveway

HISTORICAL OVERVIEW

At this time the Brown family leased out the north wing of the property as a farmhouse whilst they lived in the remainder of the now substantial and elegant mansion house, which had dining, drawing, and breakfast rooms, study, seven bedrooms and domestic offices. The conversion of the barn to stables and coach house is dated 1811.

George Tuson acquired the property in 1830. He built lodges, laid out a new drive (now partly Grange Road) to Street Cross. The former entrance to the house was from a lane beside the Friends Meeting House which appears to have led to the stables. Following Tuson's death in 1833, the house became a single dwelling again, though dividing doors survived in the mid-19th century.

Ownership next passed in 1839 to John Weston Peters. Peters sold it to Charles Wood in 1855. Ownership changed again in 1878 when Charles Prevost bought it from the Revd R.N. Wood. Prevost renamed the house Abbey Grange.

The Brown's additions are visible on the 1843 Tithe Map of Street, which also shows that the west elevation had not yet been extended. At this time the house had reverted to a single dwelling known as Street Farm and was owned by John Weston Peters. The property included Pleasure Grounds, a Garden Building, a Lodge and an Orchard.

By 1878 the property was owned by Colonel Prevost and known as The Abbey Grange Estate. A site plan dated 1890 shows the house plan little altered but with a small extension to the north-west corner. New garden buildings, glass houses and a conservatory are visible on the 1890 plan which was drawn up for the sale of the property. The carriage-drive leads from a lodge building on the High Street, past the stables to the main east entrance to the house.

In 1890 the house was purchased by William S Clark for incorporation into his growing family business and renamed the Grange. By this period, a small extension had been added to the north-west corner with new garden buildings, glass houses and a conservatory, vineries, forcing house, and hay barn. Also, a new single-storey laundry block was added to the south-west corner by William S Clark.

In the late 19th century the house was re-roofed and given dormers to light attic rooms, and the south front was provided with mullioned and transomed windows, possibly replacing 17th century originals.



Early nineteenth century view of The Grange and barn

HISTORICAL OVERVIEW

The sales directory of 1890 describes the site as; *'THE ABBEY GRANGE ESTATE, Now and for many years past in the occupation of the owner, Colonel Prevost, and comprising the very commodious and substantially-built Residence, approached from the main road by a winding Carriage Drive through a Lodge Entrance, and containing spacious and lofty Hall, with carved Open Timber Roof and Gallery round two sides, Drawing Room (opening into Conservatory), Dining Room, Library, Schoolroom, seven Bedrooms, three Dressing Rooms,*

five comfortable Attics, two Lavatories, fitted Bath Room, Housemaid's Closet, Servant's Hall, Manservant's Sleeping Room, three W.C's, Butler's Pantry, large Kitchen, scullery, Dairy, and other Good Domestic Offices, together with Conservatory, Vineries, Forcing House, spacious Stabling, Coach House, Hay Barn, Cow Houses, Sheds, well-stocked Flower and Kitchen Gardens, large and well-kept Tennis Lawn, Orchard, and Rich Meadow Land.

The Ordnance Survey Map of 1904 shows the new laundry block added to the south-west corner of the house by William S Clark in 1890. The map also demonstrates how the agricultural and rural setting of the property has now changed and has become a working, industrialised neighbourhood. Street Farm is denoted as a separate property from Abbey Grange and both are dominated by the adjacent Boot and Shoe Manufactory. The carriage drive is substantially curtailed and the newly-created Grange Road and a great deal of new housing and manufacturing premises are evident.



The 1886 OS map shows the house prior to the additions at the north-west and south-east corners.



The 1904 OS map shows a small garden with glasshouses on the south side and a larger garden to the east, with a sweeping tree-lined driveway approaching the house from Grange Lane. Beyond were enclosures with orchard trees to the south and west of the Grange.

HISTORICAL OVERVIEW

3.2.4 Twentieth Century

During the first half of the twentieth century the Grange had a number of institutional uses including as a Special School for Girls (1917-25), a Special School for Boys (1925-30), a hospital for minor ailments (1940-46) and as a residential hostel for female Clarks factory workers (1945-49).

In the 1950s the site was renovated and became a cutting-edge training centre for Clarks employees and remained in this use until 1999. Nissen huts were built where the Link is now situated, to house sewing machine workshops and dormitory space. The barn was transformed to house the repairs department. Most of the rooms were subdivided for the Clarks staff to use as a staff hostel and office - 'Grange Hostel'.

In 1972 the house was restored, the Nissen Huts were demolished, and the Link was built.

Proposals for a new shoe museum in 1995 described the ground and first floors of The Grange as containing; archives, offices, storage, reserve collections, demonstration areas (processes), education department (staff and seminar rooms), computers, conservation workshops, library, study rooms relating to archives, display space for small theatre/temporary exhibitions, lavatories (staff, special needs, etc), kitchen, servery and café.

3.2.5 Twenty-first century

The Alfred Gillett Trust was formed in 2002, taking its name from Alfred Gillett (1814-1904), a local cousin of the founders of C & J Clark Ltd, Cyrus Clark and James Clark. He spent many years researching and excavating the ichthyosaur fossils for which Street is internationally renowned and from which the village takes its emblem.

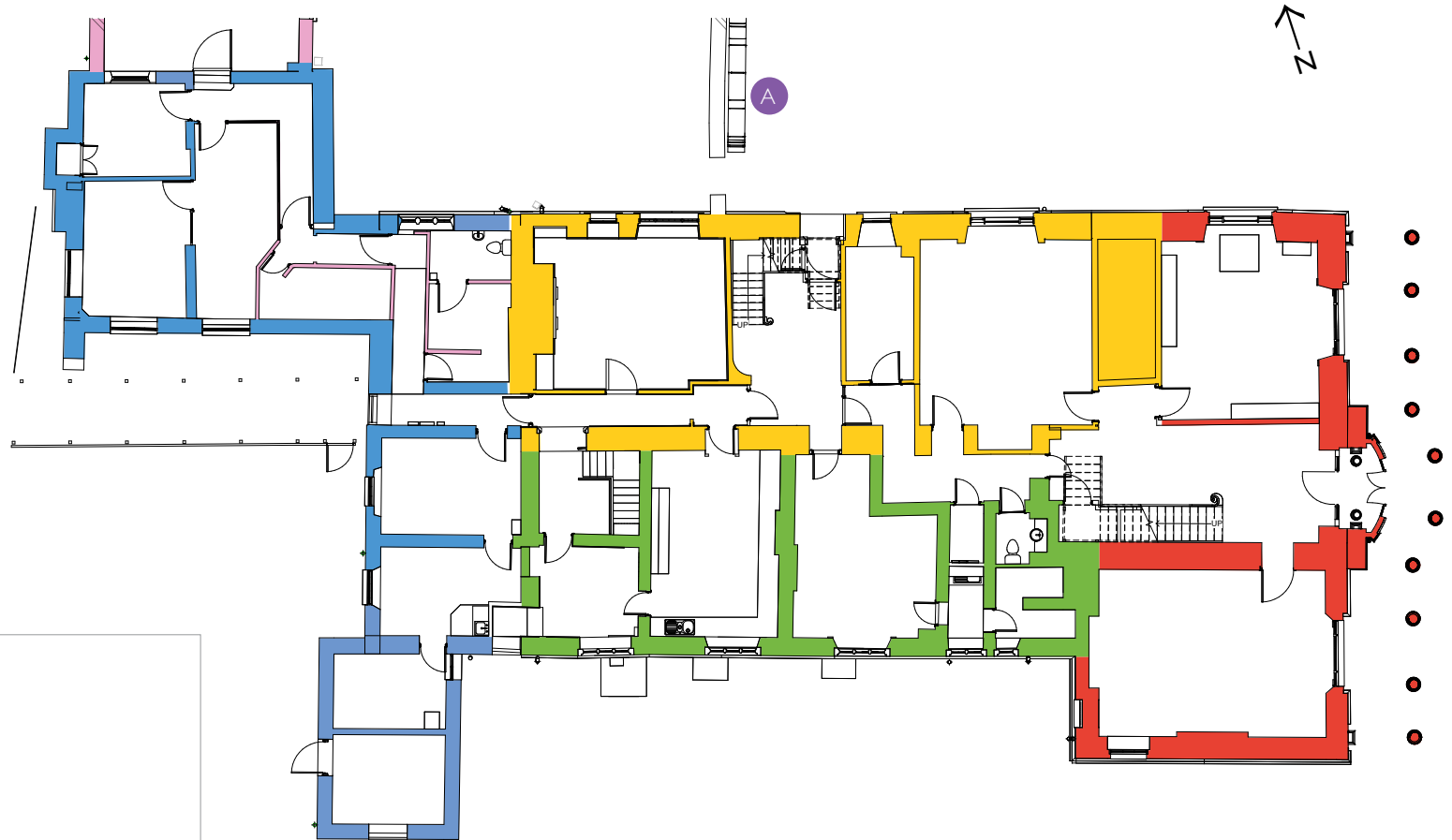
Planning permission was approved in 2010 for the demolition of Hoddinotts Cottage and the erection of the archive building, and various repairs to the Grange. Feilden Clegg Bradley Studios were the architects. In 2011, a £2.5million refurbishment project began to upgrade the derelict Grade II listed building and the construction of a new purpose built environmentally controlled archive, opening in 2013 as the Alfred Gillett Trust heritage centre and research facility.



View of the Grange c.1900 when occupied the School of Midwifery

HISTORICAL OVERVIEW

3.3 HISTORIC DEVELOPMENT PLANS



THE GRANGE GROUND FLOOR

HISTORIC DEVELOPMENT

■ 16th Century

■ c.1656

■ c.1805-1811

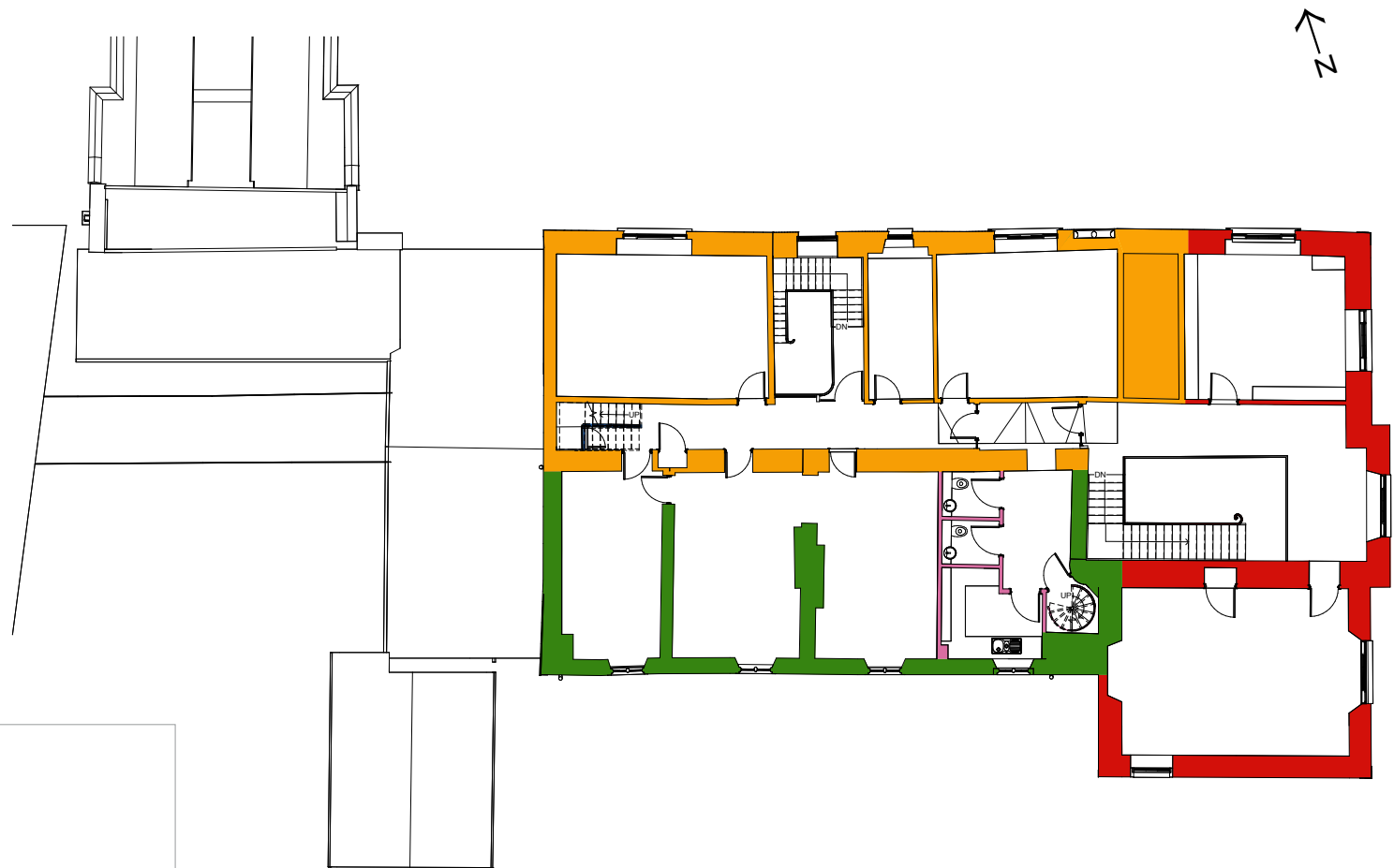
■ c.1890

■ 20th/21st Century

A The date of the garden wall is not known, however it appears on the Tithe map of 1843 so dates from at least this time. Its origins are possibly associated with the period the building was split into two residences.

This plan is not to scale

HISTORICAL OVERVIEW

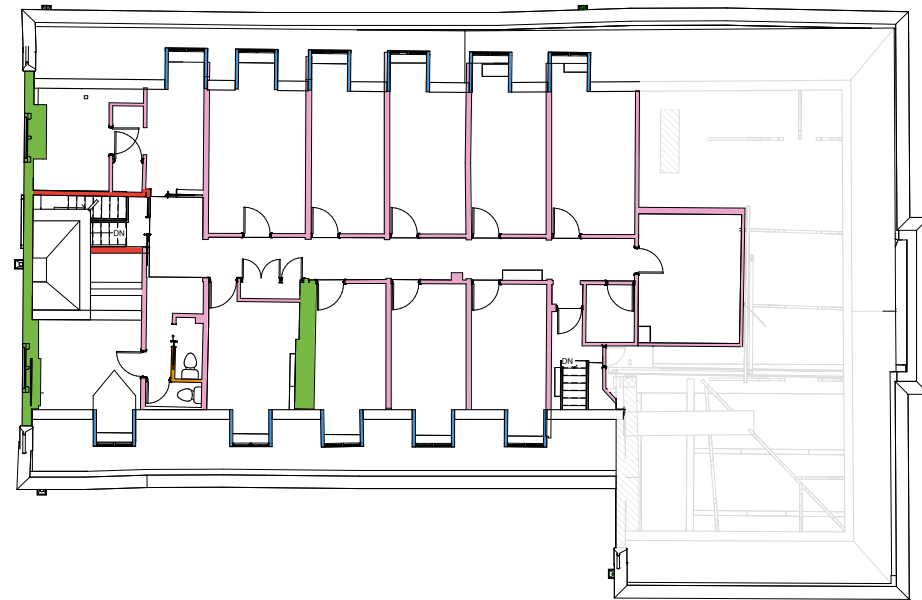


THE GRANGE: FIRST FLOOR HISTORIC DEVELOPMENT

- 16th Century
- c.1656
- c.1805-1811
- c.1890
- 20th/21st Century

This plan is not to scale

HISTORICAL OVERVIEW

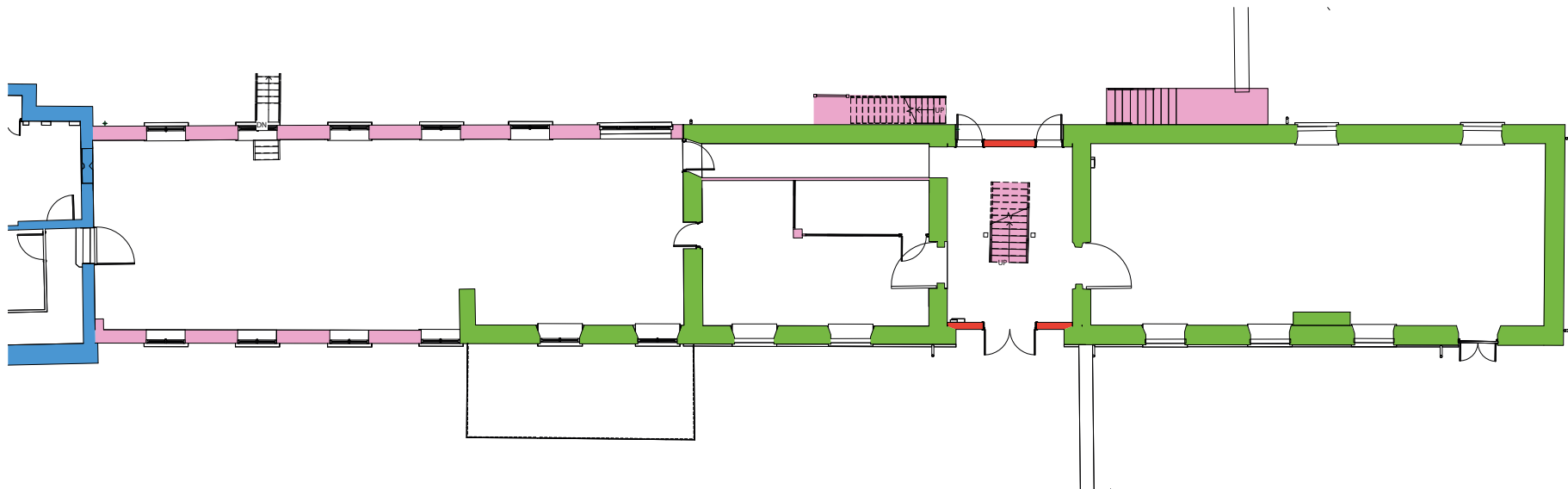


THE GRANGE: SECOND FLOOR HISTORIC DEVELOPMENT

- 16th Century
- c.1656
- c.1805-1811
- c.1890
- 20th/21st Century

This plan is not to scale

HISTORICAL OVERVIEW

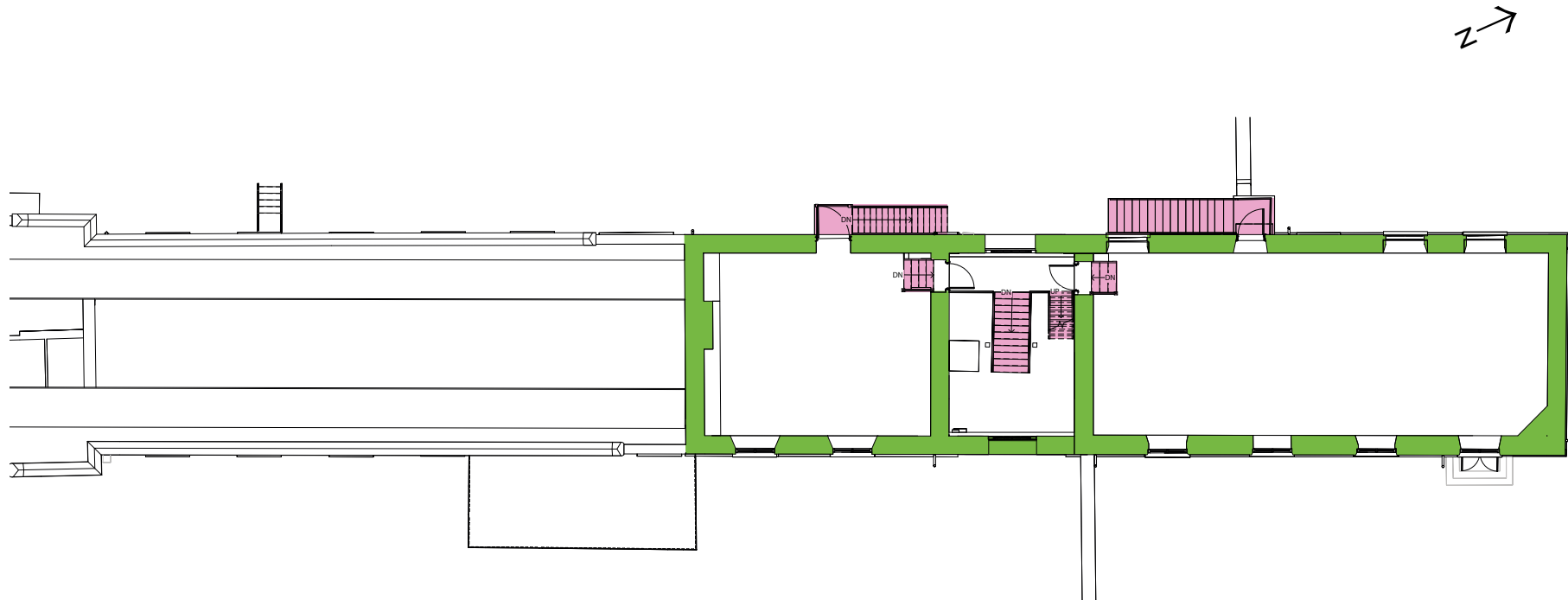


LINK BUILDING & BARN: GROUND FLOOR HISTORIC DEVELOPMENT

- 16th Century
- c.1656
- c.1805-1811
- c.1890
- 20th/21st Century

This plan is not to scale

HISTORICAL OVERVIEW



LINK BUILDING & BARN: FIRST FLOOR HISTORIC DEVELOPMENT

- 16th Century
- c.1656
- c.1805-1811
- c.1890
- 20th/21st Century

This plan is not to scale

SECTION 4.0

SIGNIFICANCE

4.1 DEFINITION

Significance can be defined as the sum of the cultural, social and/or natural heritage values that make a place important to this and future generations. Understanding the significance of a place is vital to inform sensitively managed change to ensure that the significance is maintained and, where possible, further revealed, reinforced and enhanced.

Historic England's guidance in *Conservation Principles, Policies and Guidance* (2008) separates heritage values into four categories:

Evidential: The potential of a place to yield evidence about past human activity.

Historical: The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.

Aesthetic: The ways in which people draw sensory and intellectual stimulation from a place.

Communal: The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.2 LEVELS OF SIGNIFICANCE

The significance plans below are colour coded to indicate the level of heritage significance pertaining to each element, using solid colour for building fabric and translucent colour for interior spaces.

	<p>Very High</p> <p>Elements which have great significance in the context of the place itself, making a major contribution to the completeness or representative value of any aspect of the property or significantly enhancing our understanding of a particular historic function or purpose.</p>
	<p>High</p> <p>Elements which are good and representative examples of an important class of monument, or one of the best examples locally, although surviving examples may be relatively common on a national scale, or features which make a considerable contribution to the character and understanding of the place, or have a particular importance as one of the assemblage of key features represented on site.</p>
	<p>Moderate</p> <p>Elements which demonstrate moderate cultural significance, or have some local importance, or items which contribute in general terms to the overall character or understanding of the property.</p>
	<p>Low</p> <p>Elements which have some, but low, significance, which contribute to a minor degree to the overall character or understanding of the site.</p>
	<p>Neutral</p> <p>These are elements which have no significance in promoting understanding or appreciation, without being actually intrusive.</p>
	<p>Intrusive</p> <p>These are elements, which are visually intrusive or which obscure understanding of significant elements of the property. Recommendations may be made on removal or other methods of mitigation.</p>

SIGNIFICANCE

4.3 EVIDENTIAL VALUE

The potential of a place to yield evidence about past human activity.

Key Points:

- Historical documents relating to The Grange provide an unusually detailed description of the range of buildings that formerly existed on the site. There is a possibility that sub-surface remains of these buildings survive in the grounds.
- The tunnels below the site and connected to the Barn are an unusual feature, suggestive of medieval drains and the monastic period of ownership.
- The oldest surviving part of The Grange is dated to the mid-C16th. Further investigations of the existing building, including any opening up works, are likely to reveal earlier phases of the building.
- The archaeological report by Context One (2010) drew attention to a large rectangular parch mark to the east of The Grange. It is not known whether this has any significance.

4.4 HISTORICAL VALUE

The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.

Key Points:

- The site was in the ownership of Glastonbury Abbey from the C14th until the Dissolution of the Monasteries in 1539.
- The site has a well-documented history of ownership by a number of families, including the Strodes and the Browns
- Association with the Clarks Family shoe business since 1890s and more recently with the Alfred Gillett Trust.
- Association with characters such as women's rights activist and suffragist, Helen Bright Clark, the social reformer, William Stephens Clarks, the shoemaker who made Clarks a global brand, Bancroft Clark and Alfred Gillett who brought together and internationally significant collection of ichthyosaur fossils found in the area.

4.5 ARCHITECTURAL AND AESTHETIC VALUES

The ways in which people draw sensory and intellectual stimulation from a place.

Formal or aesthetic qualities...can be assessed under the conventions of scale, form, materials, textures, colour, space and the relationship of components.

Key Points:

- The Grange and the Barn both incorporate C16th and C17th architectural features, both stonework and joinery, some of which are in their original location whilst others have been re-used in new locations.
- The Grange was largely remodelled in the early nineteenth century and retains numerous features from this period. Externally, these include the Tuscan colonnade added to the east front and sash windows. Internally, period features include staircases, fine plasterwork and joinery in the main reception rooms (skirtings, architraves, shutters and panelled doors).
- The garden of the house with its lawns and mature trees contributes to the setting of The Grange.
- The walled orchard, dating from at least the early C19th, which surrounds the north end of the barn is an attractive space which contributes to its setting.

SIGNIFICANCE

4.6 SOCIAL AND COMMUNAL VALUE

The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Key Points:

- The Grange has had a series of institutional uses through the twentieth century, as a home for Belgian Refugees (1916-1917), Special School for Girls (1917-25), a Special School for Boys (1925-30), a hospital for minor ailments (1940-46) and as a residential hostel for female Clarks factory workers (1945-49). All of these uses will have contributed to the significance of The Grange in the lives of those who have passed through it.
- As the home of the Alfred Gillett Trust, The Grange holds archives held which have a contemporary relevance not only for the people of Street and Somerset, but for communities and partners in all parts of the world. The archives and collections tell the story of the importance of place in people's lives, along with the changing connection between community and industry through the nineteenth, twentieth and twenty-first centuries. They tell the story of shoemaking in Britain and document the history of a Quaker business.

4.7 SUMMARY STATEMENT OF SIGNIFICANCE

The Grange was the site of a monastic grange formerly owned by Glastonbury Abbey. Although it is not clear when this was established, there was clearly occupation on the site from at least the early 14th century. Documentary evidence indicates that the site has been continually occupied from the medieval period onwards and there is a strong possibility that sub-surface remains of earlier buildings survive in the grounds of The Grange.

Historic documents related to The Grange provide a detailed chronology of the sequence of ownership of the site and the associated changes during its use as a gentry house from the mid-C16th until 1890 when it passed to the Clark's family. Since then it has had a variety of institutional uses and a close association with the Clarks shoe business in Street which give it a high communal and social interest. The archives which are stored on site and curated by the Alfred Gillett Trust provide a rich source of information, both about the building and the various individuals associated with it.

The central core of The Grange has been dated on architectural grounds to the early 16th century and it is possible that the building contains unidentified earlier medieval fabric. The building's present character has evolved in several phases with major changes being made in the mid-C17th, the early C19th and the late C19th. During the C20th there have been further changes associated with its institutional use. The Barn, though not listed in its own right, also has a complex development history going back to the C16th, with major changes being made in the early C19th and in the second half of the C20th.

4.8 SIGNIFICANCE PLANS

The following plans provide an outline assessment of the significance of built fabric and interior spaces. These plans articulate overall historic and aesthetic interest but do not easily express communal or evidential value of spaces.

These plans should not be viewed as definitive, but as an evolving assessment of significance. As new information comes to light as a result of additional research, fabric analysis and or/ opening up investigations, these plans may need to be updated to reflect the new understanding.

The plans describe the relative level of significance of built fabric and interior spaces based on the criteria described in 4.2 above. Also note:

- The significance of the walls on the floor plans has been assessed taking into account their historical value (i.e. their age or contribution to an important phase of change) and their architectural importance.
- The significance of interior spaces has been assessed taking into account their architectural and/or functional importance and the extent to which they retain their historical integrity.
- This assessment is based upon historical research undertaken for this report and site visits in March and May 2022.
- This assessment does not record the significance of individual features within each space (e.g. stable fittings, fireplaces, cornicing, etc.), rather the general character of the interiors.

SIGNIFICANCE



GROUND FLOOR SIGNIFICANCE

- Very High
- High
- Moderate
- Low
- Neutral
- Intrusive

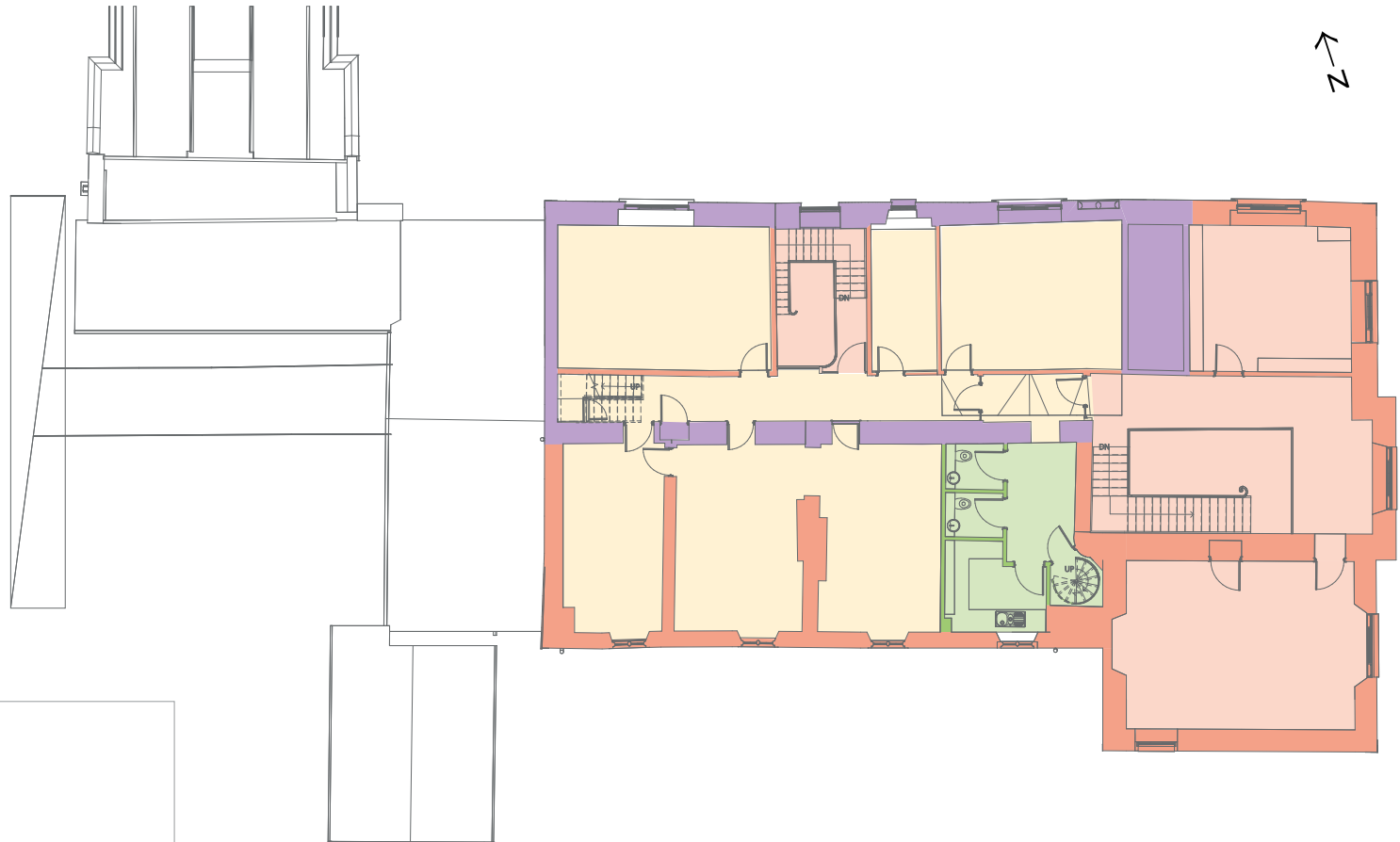
A This element pre-dates this part of the building but was relocated here in the 1890s. Its significance is therefore high but the wall within which it is located is low.

B The date of the garden wall is not known, but is at least mid-19th century. Its significance is considered to be low in the context of the listed building as a whole as it is an ancillary feature, which no longer serves a purpose and is unlikely to be part of the oldest parts of the building fabric.

This plan is not to scale

*Text in red highlights areas where the text has been updated from previous versions

SIGNIFICANCE

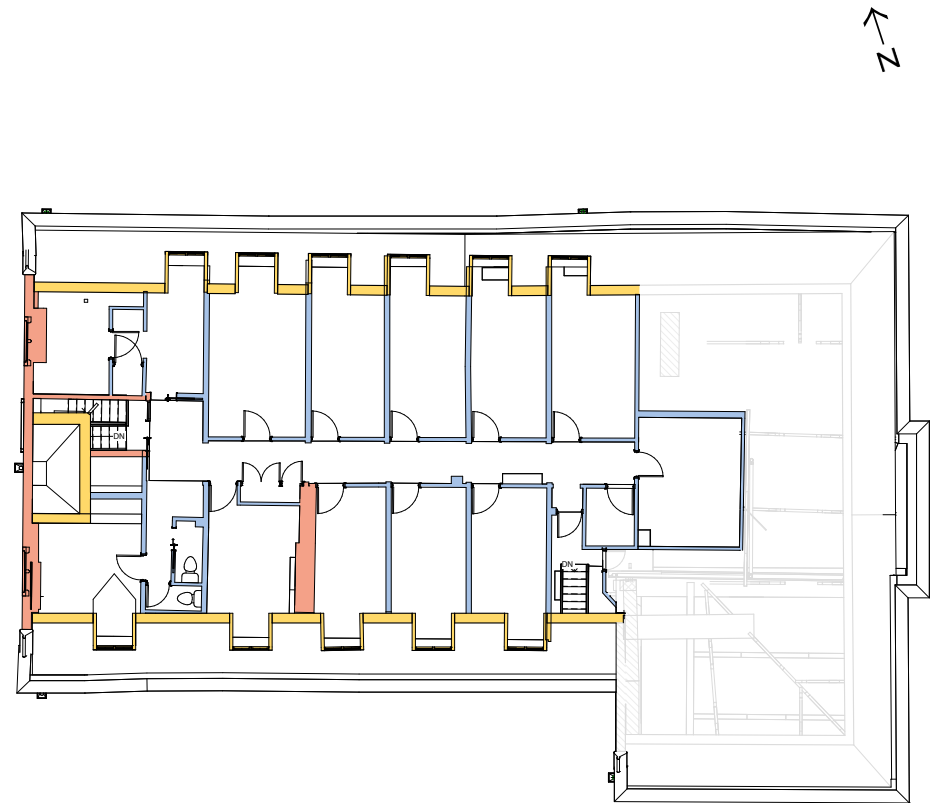


FIRST FLOOR SIGNIFICANCE

- Very High
- High
- Moderate
- Low
- Neutral
- Intrusive

This plan is not to scale

SIGNIFICANCE



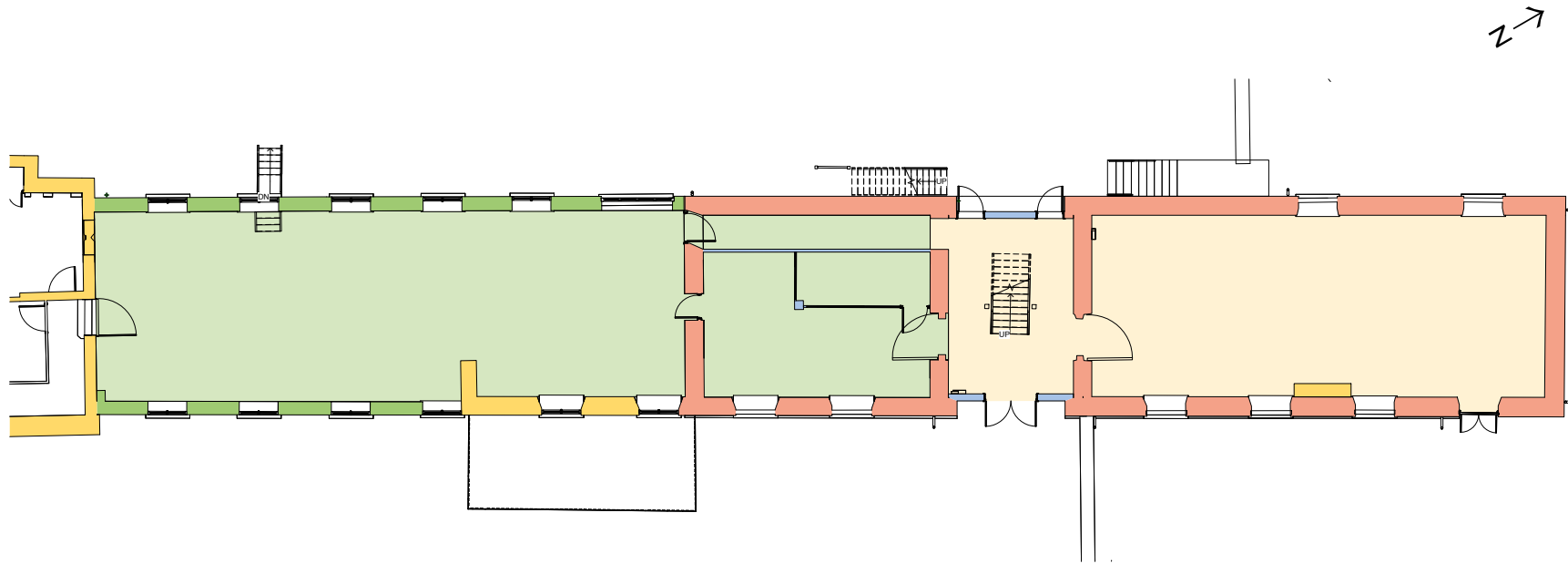
SECOND FLOOR

SIGNIFICANCE

- Very High
- High
- Moderate
- Low
- Neutral
- Intrusive

This plan is not to scale

SIGNIFICANCE



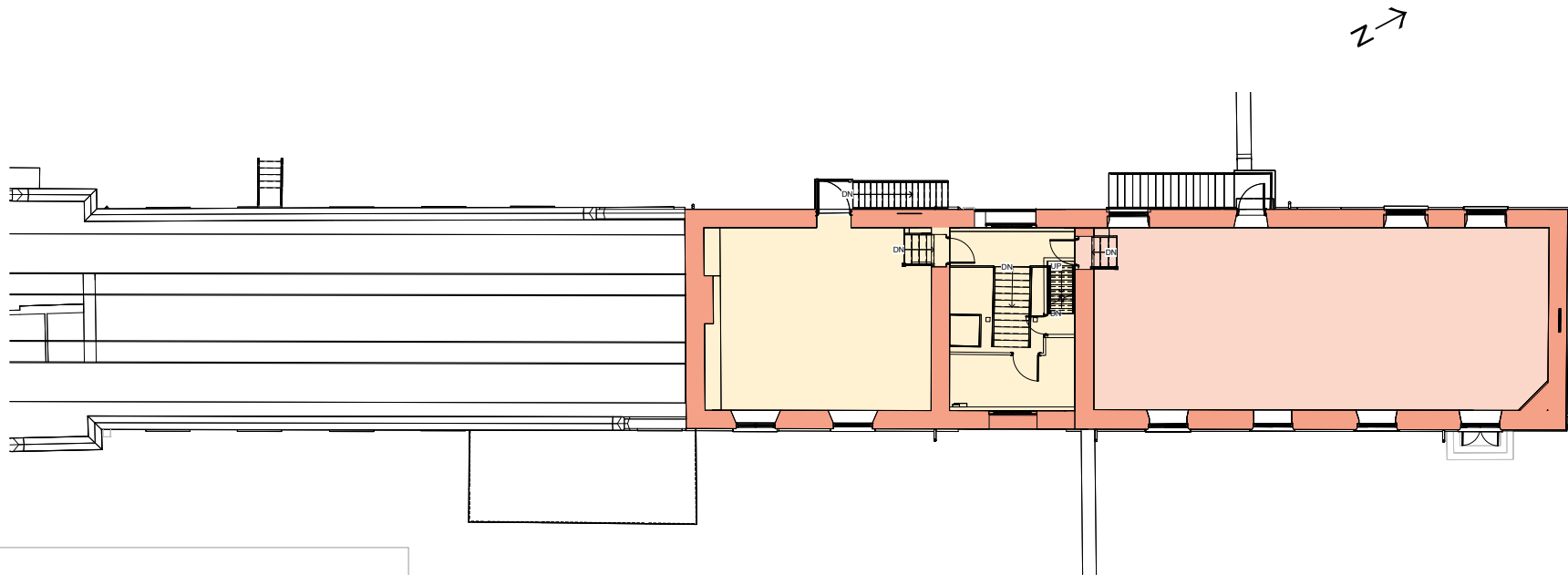
LINK BLOCK & BARN: GROUND FLOOR

SIGNIFICANCE

- Very High
- High
- Moderate
- Low
- Neutral
- Intrusive

This plan is not to scale

SIGNIFICANCE



LINK BLOCK & BARN: FIRST FLOOR

SIGNIFICANCE

- Very High
- High
- Moderate
- Low
- Neutral
- Intrusive

This plan is not to scale

LIST OF SOURCES

BIBLIOGRAPHY

Archive sources

Heritage collections of C & J Clark Ltd held by the Alfred Gillett Trust:

- CJC 424
- CJC 431
- DC 9
- No.1 / 3 / 13
- No.1 / 19 / 13
- Prop 14.16
- Prop 73

Context 1 Archaeological Services Ltd, The Grange and Barn, Street, Somerset: An Archaeological Desk-Based Assessment (2010)

Fielden Clegg Bradley Studios, *The Alfred Gillett Museum and Archive, Street: Heritage Impact Assessment (2010)*

Note: A more detailed Bibliography is included in the ADBA by Context One (2010).

Desk-based Sources

M C Siraut, A T Thacker and Elizabeth Williamson, *A History of the County of Somerset: Volume 9, Glastonbury and Street* (London, 2006), pp. 165-198. Available from: <http://www.british-history.ac.uk/vch/som/vol9/pp165-198> [accessed 24 February 2022].

Mendip District Council, *Street Conservation Area Appraisal* (April 2008)

National Library of Scotland – historic OS maps

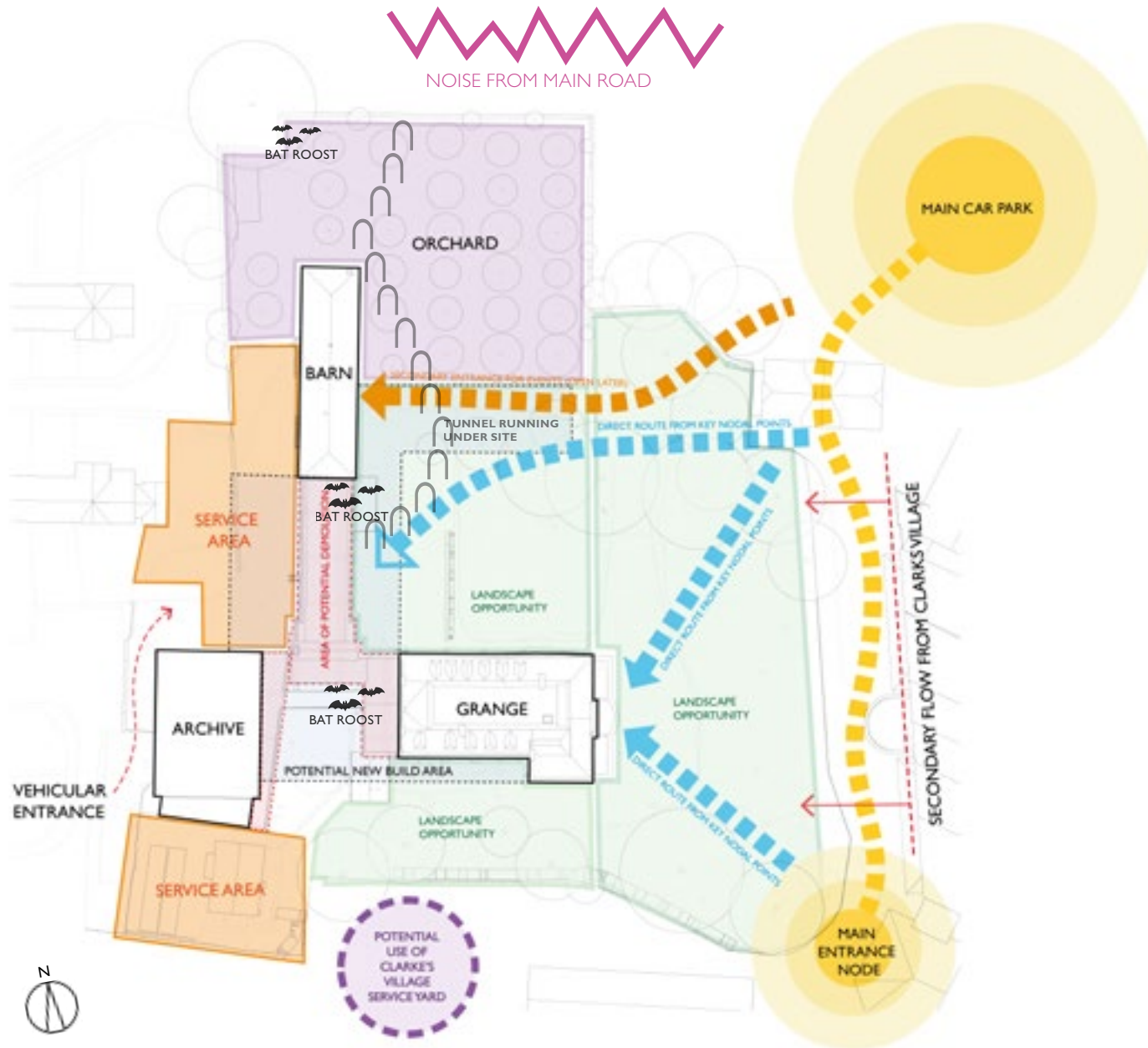
Know Your Place - Tithe map

PART 2:
SUMMARY OF THE EXISTING SITE, BUILDING AND CONDITION



SUMMARY OF THE EXISTING SITE, BUILDING AND CONDITION

7.0 CONSTRAINTS & OPPORTUNITIES



- The site has a large green space surrounded by a large shopping village, car park and busy road. The site currently has two main entrances and currently is fenced off from Clark's Village.
- The walled orchard garden protects mature apple trees. This space can be used independently from the museum for events and 'out of hours' access.
- The most visually striking entrance to the site is the front door of the Grange fronted with a Tuscan colonnade. We have looked at multiple entry points to a public museum, including via the existing Grange entrance and via a new central entrance where the link building is currently located.
- Due the nature of the previous uses of the site and it's longevity relatively undisturbed for so many years - the possibility of interesting archeological findings are quite high - although none were found during the 2012 capital project
- A number of bats including serotine, brown long eared and lesser horseshoe have been detected on-site - we will need to ensure all works comply with legislation and look to re-roost bats on-site wherever possible.
- A network of tunnels run through the site. There locations have been identified using a GPR survey.

SUMMARY OF THE EXISTING SITE, BUILDING AND CONDITION

8.0 EXISTING BUILDING

LEGEND

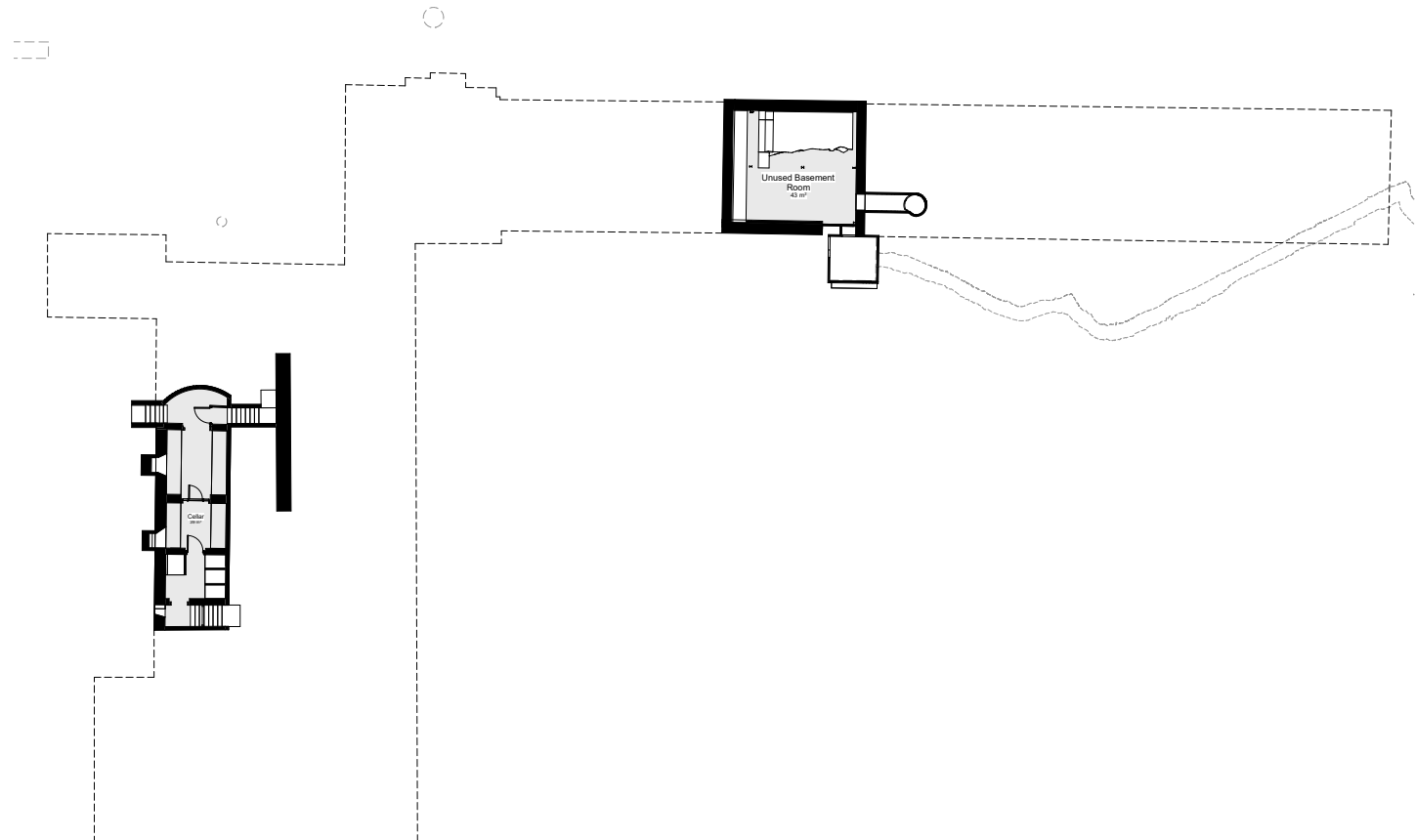
- Circulation
- Arrival
- Collections
- Gallery
- Staff
- Unused

EXISTING PLAN OVERVIEW

The legend and colours set out the current uses of the buildings.

The basement in the Grange is currently unused - we hope to be able to utilise it further by relocating some plant in here.

The unused basement under the Link has no further proposed use in this phase of the development but will function as a lobby area for bats traversing to the tunnels - an important hibernaculum to be retained and the bats given new access - see ecology statement and accompanying report by Simecology.



THE GRANGE - A NEW MUSEUM AND VISITOR EXPERIENCE ON

8.0 EXISTING BUILDING

LEGEND

- Circulation
- Arrival
- Collections
- Gallery
- Staff
- Unused

EXISTING PLAN OVERVIEW

The legend and colours set out the current uses of the buildings.

The ground floor of the Grange is used by the Alfred Gillett Trust as offices, for archives, accepting new items into the collection, and support spaces.

The Fossil room currently holds the impressive ichthyosaur fossil collection although these require further conservation and re-display.

The Grange community room has been used for COVID vaccinations, consultation and temporary exhibitions.

The double height Link Building is used to store some of the collection. There are series of rooms connecting the Link Building to the Grange. These are plant rooms, toilets and dilapidated quarantine and storerooms unfit for purpose.



EXISTING - GROUND FLOOR

SUMMARY OF THE EXISTING SITE, BUILDING AND CONDITION

8.0 EXISTING BUILDING

LEGEND

- Circulation
- Arrival
- Collections
- Gallery
- Staff
- Unused

EXISTING PLAN OVERVIEW

The legend and colours set out the current uses of the buildings.

The first floor of the Grange is used by the Alfred Gillett Trust as offices, for the collections staff for cataloguing and meetings and general office usage.

The Old Cinema is currently unused but was previously used for training and events. The rest of the first floor of the Barn is used as storage for collections.



EXISTING - FIRST FLOOR



SUMMARY OF THE EXISTING SITE, BUILDING AND CONDITION

8.0 EXISTING BUILDING

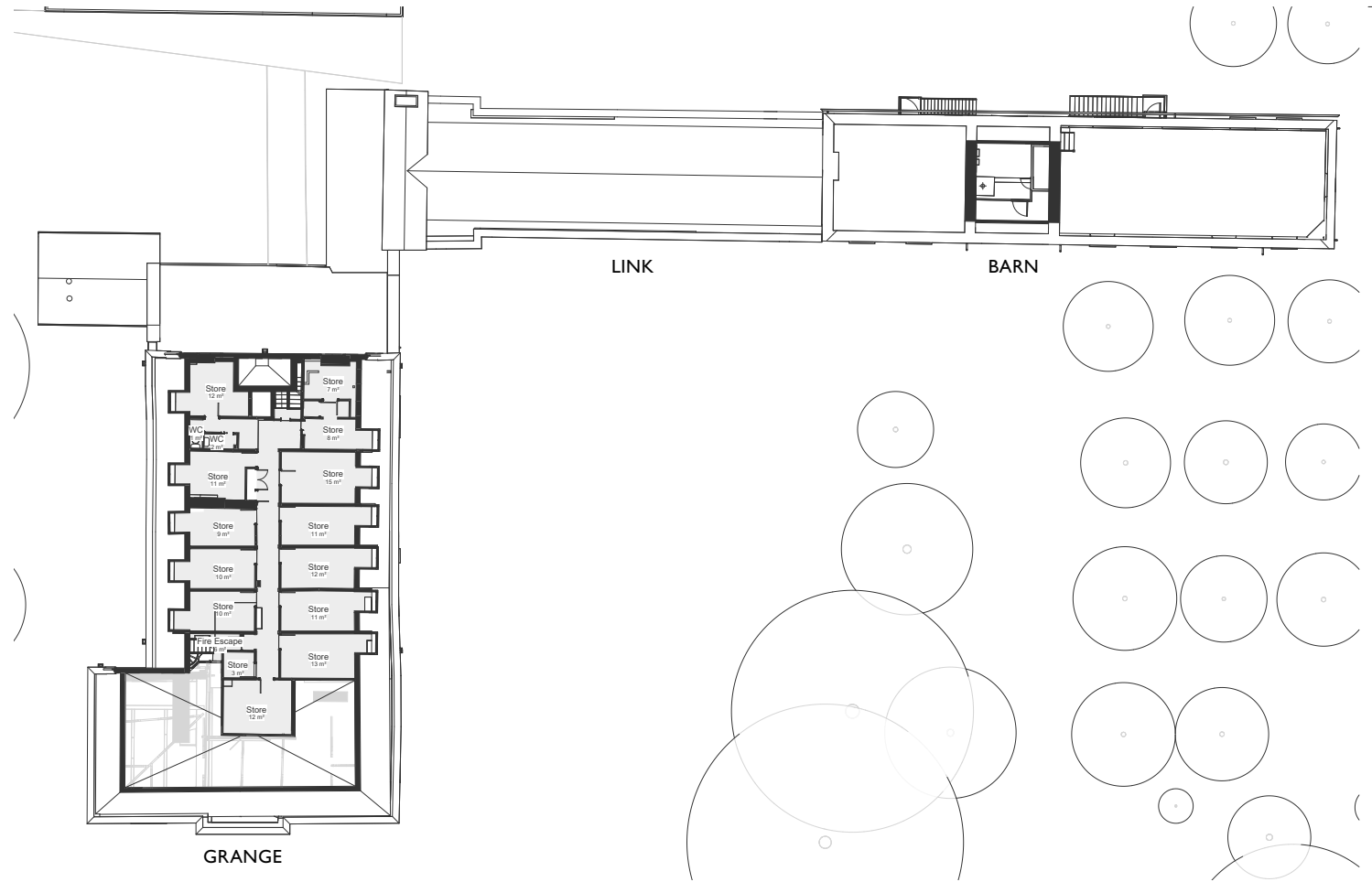
LEGEND

- Circulation
- Arrival
- Collections
- Gallery
- Staff
- Unused

EXISTING PLAN OVERVIEW

The legend and colours set out the current uses of the buildings.

The second floor attic rooms are unused currently and will remain so in the first phase of the redevelopment.



EXISTING - SECOND FLOOR



PART 3:
THE VISION + BRIEF



THE VISION + BRIEF

9.0 BRIEF OVERVIEW

The Museum Requirements

As a minimum, the new museum must meet the following criteria:

- Ensure the museum can comfortably and efficiently service visitor numbers of 50,000 to 75,000 per year, with peak visitor numbers between April and October
- Provide visitors with an enjoyable and fun experience with access to supporting amenities
- Reduce operating costs by improving the building's operational efficiency and sustainability, with a target of achieving net zero carbon or as close to this as practically possible
- Maximise income generation and visitor dwell time through retail, catering, public events, venue hire and family facilities
- Ensure the experience of visiting and navigating the museum is equal for all
- Ensure appropriate technical, environmental and security requirements are met so that the new museum meets all necessary standards including BS EN 16893

Temperature Requirements

12-15° C = Minimum

15-20° C = Ideal

20-23° C = Maximum

35% = Minimum

40%-55% = Ideal

60% = Maximum

Key spatial requirements include:

PHASE 01- Exceptional Museum

- Gallery space for each of the themes or stories the Trust wishes to tell
- An attractive and inviting entrance to the site, reception, ticketing, and membership. Clarks Village managers are supportive of a new entrance via the food court opposite the entrance to the Grange.
- Open air event space, such as outdoor theatre and cinema
- A school's education room
- Research, study, library and reading room space
- Visitor facilities such as toilets and a lift
- Staff parking (could be in the Clarks Village carpark)
- The need for collections management space that can accommodate both day to day working areas as well as the arrival of heavy duty items
- Accessibility throughout the visitor experience
- The opportunity the project presents to conserve and repair the current buildings and structures in a sympathetic manner.

PHASE 02 - Cafe, Events Venue, Landscaping + Expansion

- Space for a temporary gallery with the capacity to host significant exhibitions that meets Accreditation standards
- Commercial activity space:, venue hire (including for wedding ceremonies and receptions), and a Stand-alone café. The café should be visible and accessible to the general public, including from Clarks Village
- A contemporary garden in the area between the main house, Orchard, Link and Barn
- Extending the archive storage (likely Phase 2/3)
- Adequate accessible office space (2nd Floor of The Grange) including insulating the roof if this cannot be achieved in Phase 01
- A play area
- The need for maintenance and garden equipment storage space
- An attractive boundary around the site where change is useful
- A light touch approach to the Orchard
- Purpose built fossil gallery to host the Ichthyosaur fossils in a memorable interactive environment
- Thoughtful sensitive landscaping to create an oasis in the heart of Street

THE VISION + BRIEF

Interpretation

Interpretation is the process and methods we use to shape the experience of an exhibition or a place. It shapes what people see, feel, understand, hear and do when they visit. The interpretative approach will help us shape how we tell stories, how people will learn and engage, and how they will make meaning of collections and ideas across the museum's spaces.

The starting point

Alfred Gillett Trust's vision and mission act as the starting point for the new museum's interpretive approach:

The vision

Inspire the world with the family and community stories behind Clarks shoes.

The mission

Provide engaging spaces for developing and sharing stories of the collections we care for.

A unique focus

Through the Alfred Gillett Trust collection, the new museum offers an opportunity to create a museum that has a unique focus: It will explore the people and stories behind a 200-year-old British shoemaking company – Clarks shoes – in the place where it began. Through this lens, wider stories, such as manufacture and industry in Britain, or the cultural history of shoes, can be explored.

People at the centre

The stories associated with Clarks and shoemaking are stories of people and their lives and experiences. Therefore, people will play an essential role in the storytelling of the museum.

The founders, makers, inventors and wearers are at the heart of the exhibitions and their voices and experiences will be an important way for audiences to engage with the content. People, such as ex-employees of Clarks, will also play a role in shaping and creating the content in some areas of the exhibitions.

The people of Clarks

Stories of the people of Clarks – the family, founders, innovators, workers, designers, fossil collectors.

The people of Street

Stories of people who made, and still make, Street.

The wearers

Our memories of shoes and Clarks.



Engaging Audiences

Everyone welcome

The museum, with its public offers and programmes, will greatly increase the opportunities people have to engage with the Trust's unique collection.

It will feel welcoming to all. Whoever you are, wherever you have travelled from, the moment you approach the museum, you will feel welcome. The museum invites you in, and as you explore it, you feel that this is a place where you belong and where you are able to explore in ways that are enjoyable and rewarding to you.



Core audiences

Five audiences have been identified as the museum's core audiences. These are equally important and not listed in order of priority.

Families

With almost 4,000 family households within a 15-minute drive of the Grange, families will be an important core audience. They are also a key audience of Clarks Village.

Learners

The museum will provide learning opportunities and engagement for a wide range of formal and informal learners, including those in different forms of formal education and specialist interest learners.

Shoppers

Shoppers coming to Street, and particularly Clarks Village, constitute an important potential audience for the new museum.

Tourists

The new museum will be a destination attraction for tourists visiting the local area, Somerset and the wider South West region.

Our communities

Our communities include locally based artists, community organisations, cultural organisation and local residents. Engaging them will be essential for ensuring support and making sure that the museum is rooted in place.

Catering to different needs

The museum's core audiences represent diverse groups of people with different needs, interests and preferences. As a result, we need to consider how the museum's different offers can be rewarding to audiences with varying needs and desires. In addition, our aspiration is for the museum to be just as engaging for audiences who have a specialist interest in the collection or a personal connection with Clarks, as it is for those who have little or no prior knowledge or connection to the content.

To achieve this, experiences, content and interpretation in the museum's permanent exhibitions will cater for audiences wanting to engage on different levels, from the lighter touch, to the delve-deeper, and offer experiences that suit different learning and engagement preferences, from atmospheric immersion, to detail. The museum will also facilitate and support visitors coming to the museum as a group, such as intergenerational groups and learning groups, offering moments that encourage interaction and conversation, as well as spaces to gather.

Audience research and focused consultation with audiences during the development and delivery phases will be an essential part of ensuring that the new museum will meet the core audiences' needs.



For and by Communities

A community museum

As well as being a destination attraction showcasing Alfred Gillett Trust's rich collections, the new museum has another important dimension: it will serve and be closely connected to multiple communities.

They include communities connected to Clarks' shoemaking and retailing business (the source communities), such as people who used to work for Clarks in the past or who work with Clarks today, as well as the many communities in and around Street, who will be essential for making sure the museum is connected to the place where it is located. This is particularly important as the museum will portray people's lived experiences, whilst also needing to be closely rooted in place.

Shaped by communities

As the new museum will explore the experiences of living people, the input of source communities, such as former or current factory workers, will play a key role in shaping and informing the experiences and stories of the new museum. The development of interpretation will include consultation with source communities and aims to collect oral histories to inform the content of the museum's exhibitions. These accounts could also feature in the exhibitions as audio points, filmed interviews or written extracts, allowing visitors to encounter someone's reflections first hand.

For the communities of Street, the museum must feel like a place that could benefit them and therefore, different local groups will have the opportunity to feed into the development of the new museum. The Alfred Gillett Trust has started the process of building relationships with and consulting with local groups and stakeholders. To have a meaningful impact, this community engagement element will continue throughout the development and beyond the opening of the museum.

Creating a community hub

The new museum will function as a community hub offering platforms, resources and opportunities for multiple communities, including communities associated with Clarks and the communities of Street and surrounding areas. This could take the form of offering meeting spaces, opportunities to study collections, or partnerships with local community organisations to co-produce programming or create opportunities for volunteering.

To make sure that the museum becomes a valuable and trusted community hub, serving its different communities in meaningful ways, the Alfred Gillett Trust has started to build relationships with local organisations, interest groups and schools as part of the museum development, and will continue to build its existing relationships with different source communities, such as former Clarks employees.



THE VISION + BRIEF

10.0 EARLY EXHIBITION THEME IDEAS

Nissen Richards



Welcome to Street

A focus on Street as a unique place of innovation, creativity and international connection. We explore how the people and communities behind Clarks shoes shaped Street through time.

Sections

- Clarks changed Street
- Connected to the world
- Shaped by Quaker values



Making Shoes

We explore how innovation, mechanisation and the factory changed shoemaking through time, using Clarks as a way to tell this story. It is a story about people and people's lives as much as it is about shoes.

- Designing shoes
- Innovation changed shoemaking
- Factory lives
- The Desert Boot line



Selling and Buying Shoes

We explore how Clarks as a shoemaking business has interacted with us, the consumers, through time, from the travelling salesman and the earliest shops, to advertising and marketing.

- Shoe celebration: mass display
- On the road
- The shoe shops
- Marketing
- Back to school
- First Shoes
- Clarks in the world

PHASE 02



Ancient Underwater World

We celebrate an internationally renowned collection of fossil marine reptiles in the very place they were found - Street. They tell a story of science, remarkable discovery and ancient underwater worlds.

- Found in Street
- Ancient underwater worlds
- Studying fossils

THE VISION + BRIEF

12.0 PHASE 01 - PROGRAM DIAGRAM - GROUND FLOOR



LEGEND

- Circulation
- Arrival
- Collections
- Events
- Gallery
- Cafe
- Staff

EARLY DEVELOPMENT PLANS

- Following the development of the adjacency plans we sought to develop a series of diagrammatic block plans to consolidate the key programmatic uses to ensure the key functions work better together
- We additionally, from the brief, programmed the main gallery spaces and requirements for the first phase of the new museum analysing the optimum location of the entrance which we in discussion with the trust deemed to be at the intersection of the new museum and the Grange

THE VISION + BRIEF

13.0 PHASE 01 - ACCOMMODATION SCHEDULE

BUILDING	ROOM	AREA (m ²)
GROUND FLOOR		
Grange	Community Support	40
Grange	Entrance	12
Grange	Learning Support / Community Gallery	30
Grange	Cafe	30
Grange	Cafe	36
Grange	Cafe Servery	10
Grange	WC	20
Grange	Family WC	10
Grange	Staff Kitchenette	8
Grange	FoH Office	23
Grange	Acc. WC	3
Grange	WC	2
Grange	Store	2
Grange	Access to Cellar	5
Grange	Circulation	12
Grange	Circulation	12
Grange	Circulation	4
Grange	Feature Stairs	22
Grange	Stair	16
TOTAL GF GRANGE		297
New Link	Reception	31
New Link	Shop	25
New Link	Atrium	8
New Link	The Street	54
New Link	Shoes Making	126
New Link	Street Gallery	79
New Link	Lift	4
New Link	Stair Lobby	12
New Link	Stair	17
New Link	Quarantine	24
New Link	Store	7
New Link	WC	12
New Link	Acc. WC	3
TOTAL GF NEW LINK		402
TOTAL GF		699

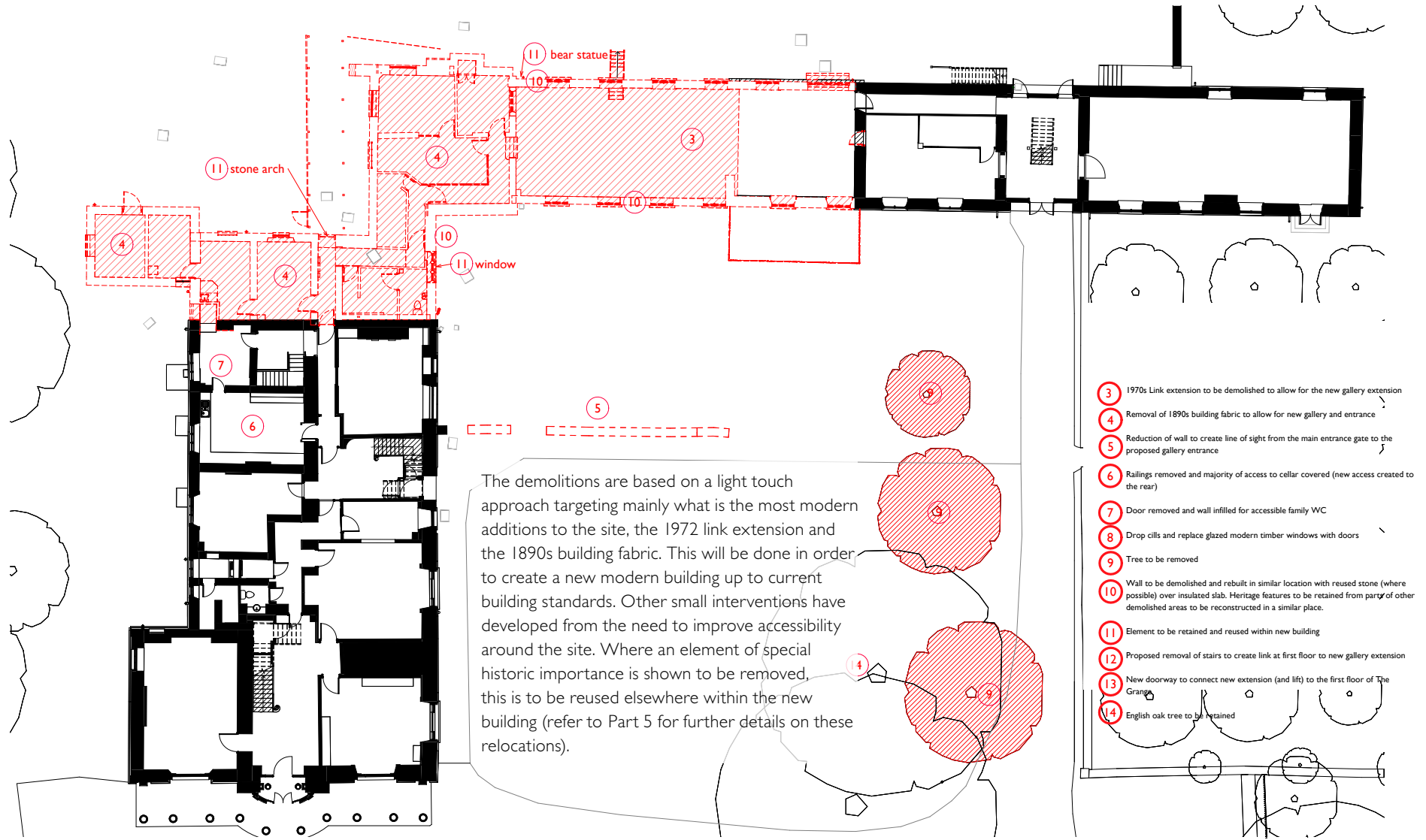
FIRST FLOOR		
Grange	Director's Office	10
Grange	Staff Work Area	41
Grange	Staff Work Area	26
Grange	Staff Work Area	24
Grange	Reading Room	25
Grange	Library	20
Grange	Accessions	32
Grange	Staff Work Area	29
Grange	WC	16
Grange	Kitchenette	9
Grange	Stairs	4
Grange	Feature Stairs	28
TOTAL FF GRANGE		264
New Link	Shoes: Buying & Selling	90
New Link	Shoes: Wearing	108
New Link	Atrium	24
New Link	The Street	40
New Link	Lift	4
New Link	Stair Lobby	7
New Link	Stair	16
New Link	Gallery Store	14
New Link	WC	16
New Link	Storage	9
TOTAL FF NEW LINK		328
TOTAL FF		592
TOTAL GRANGE		561
TOTAL NEW LINK		730
TOTAL PHASE 01		1291

01 *Gallery spaces may increase if the detailed cost breakdown allows

THE VISION + BRIEF

14.0 PHASE 01 - PROPOSED DEMOLITIONS

To be read in conjunction with the Heritage Impact Assessment included in Part 7 of this document.

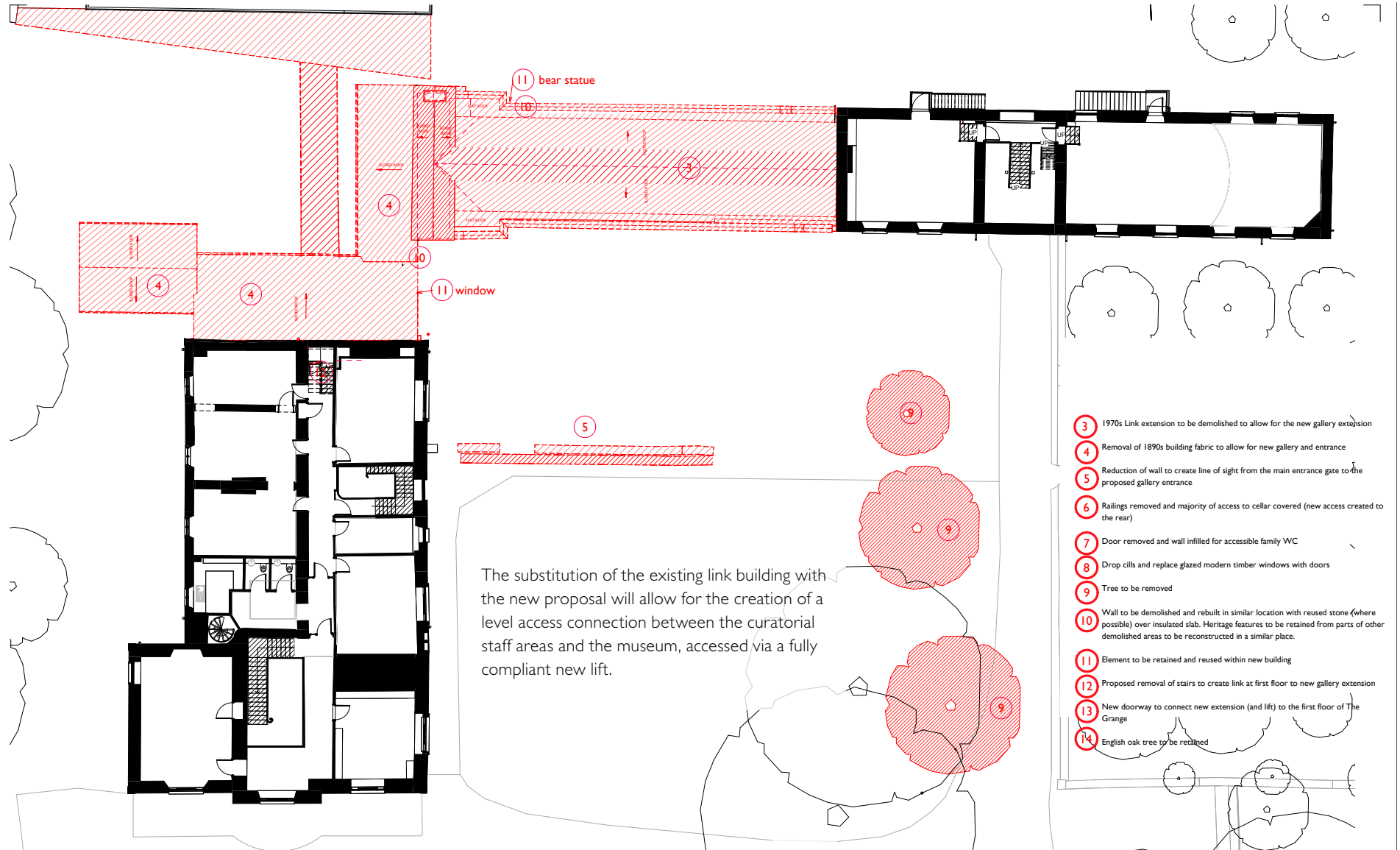


DEMOLITION PLAN - GROUND FLOOR

THE VISION + BRIEF

14.0 PHASE 01 - PROPOSED DEMOLITIONS

To be read in conjunction with the Heritage Impact Assessment included in Part 7 of this document.



DEMOLITION PLAN - FIRST FLOOR

- 3 1970s Link extension to be demolished to allow for the new gallery extension
- 4 Removal of 1890s building fabric to allow for new gallery and entrance
- 5 Reduction of wall to create line of sight from the main entrance gate to the proposed gallery entrance
- 6 Railings removed and majority of access to cellar covered (new access created to the rear)
- 7 Door removed and wall infilled for accessible family WC
- 8 Drop cills and replace glazed modern timber windows with doors
- 9 Tree to be removed
- 10 Wall to be demolished and rebuilt in similar location with reused stone (where possible) over insulated slab. Heritage features to be retained from parts of other demolished areas to be reconstructed in a similar place.
- 11 Element to be retained and reused within new building
- 12 Proposed removal of stairs to create link at first floor to new gallery extension
- 13 New doorway to connect new extension (and lift) to the first floor of The Grange
- 14 English oak tree to be retained

THE VISION + BRIEF

14.0 PHASE 01 - PROPOSED DEMOLITIONS

To be read in conjunction with the Heritage Impact Assessment included in part 7 of this document.

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The window in point 11 is suspected to have been relocated to its current position at some point in the past. We propose reinstating this window within our new stone street wall. Opening up this elevation in this point is critical to create a new accessible entrance connecting both museum and The Grange building.

DEMOLITION - NORTH ELEVATION

THE VISION + BRIEF

14.0 PHASE 01 - PROPOSED DEMOLITIONS

To be read in conjunction with the Heritage Impact Assessment included in part 7 of this document.

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The demolitions in this elevation focus on the removal of the 1970s extension and the 20th century boiler rooms. This will allow for the connection between the new museum and a new fossil gallery, subject to planning and LBC consent.

There is currently a temporary solution for a walkway between the built archive and the link building. We propose the erection of a new covered walkway to retain the covered route to the archive.



DEMOLITION - SOUTH ELEVATION

THE VISION + BRIEF

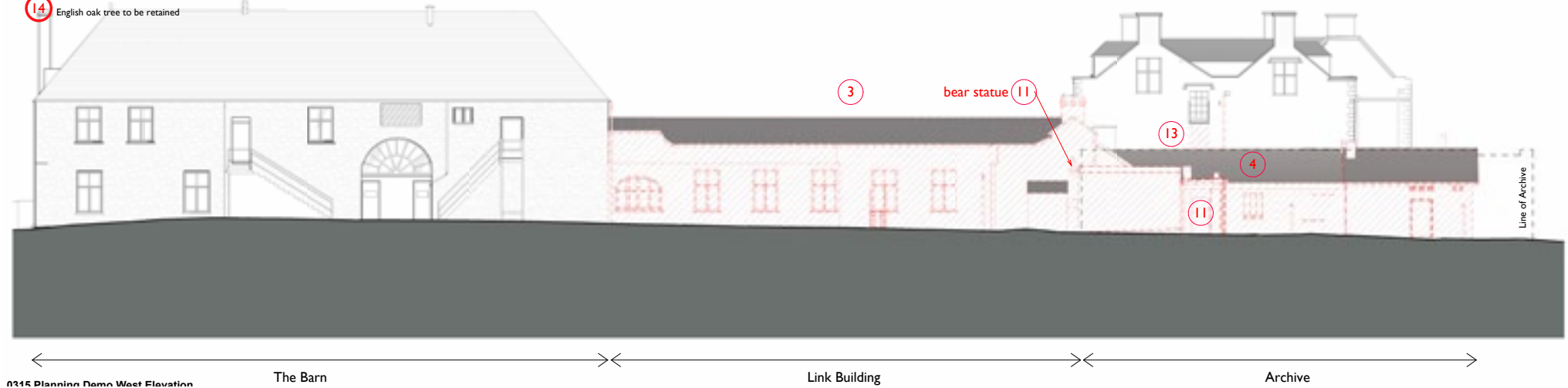
14.0 PHASE 01 - PROPOSED DEMOLITIONS

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The Link building is of poor quality construction and is deteriorating with holes in roof and leaks in the storage space.

A number of interesting elements including a small bear statue thought to be the symbol of the Barnard family and a metal hatch will be retained restored and integrated into the new museum wall.



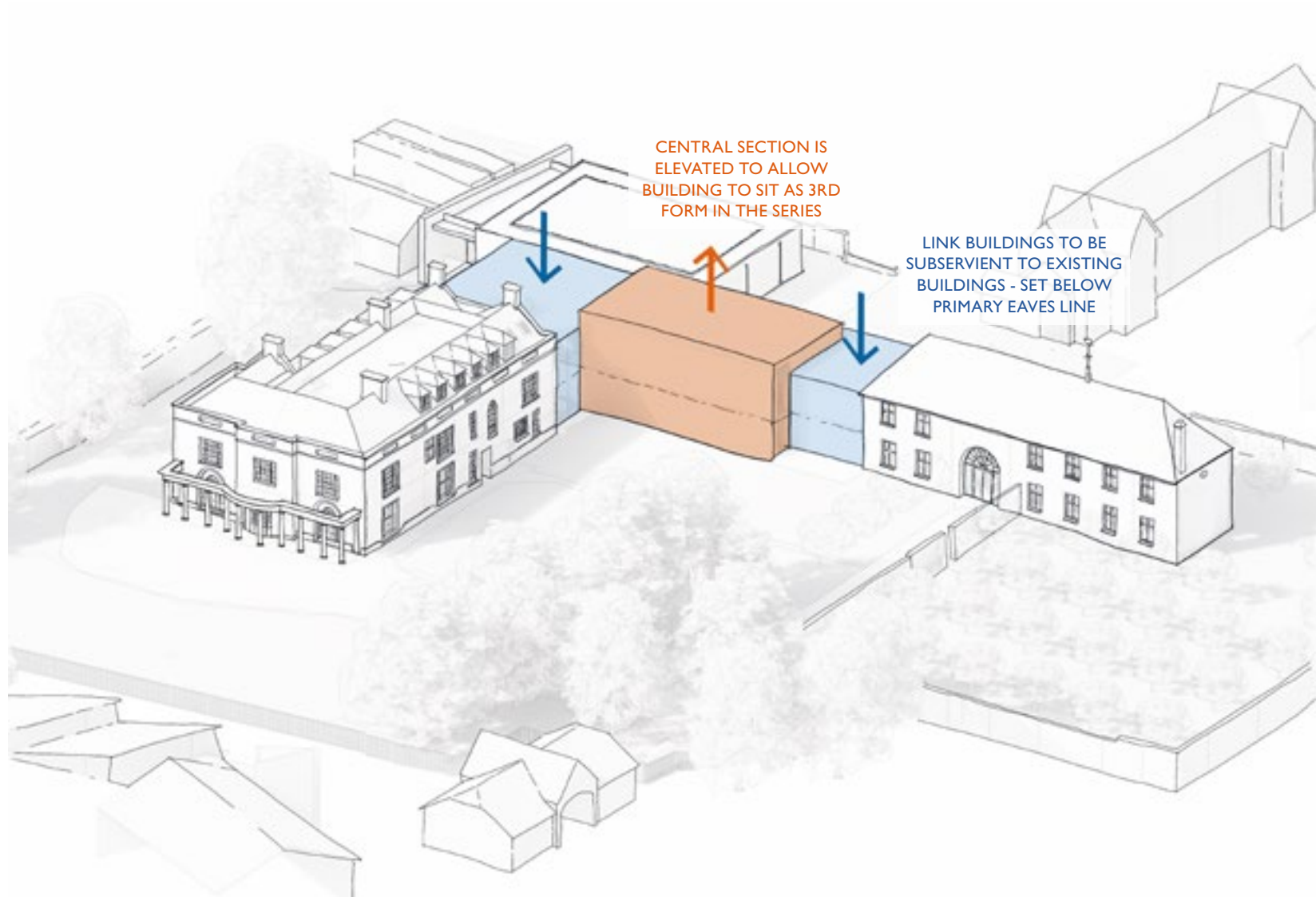
DEMOLITION - WEST ELEVATION

PART 4: THE PROPOSALS



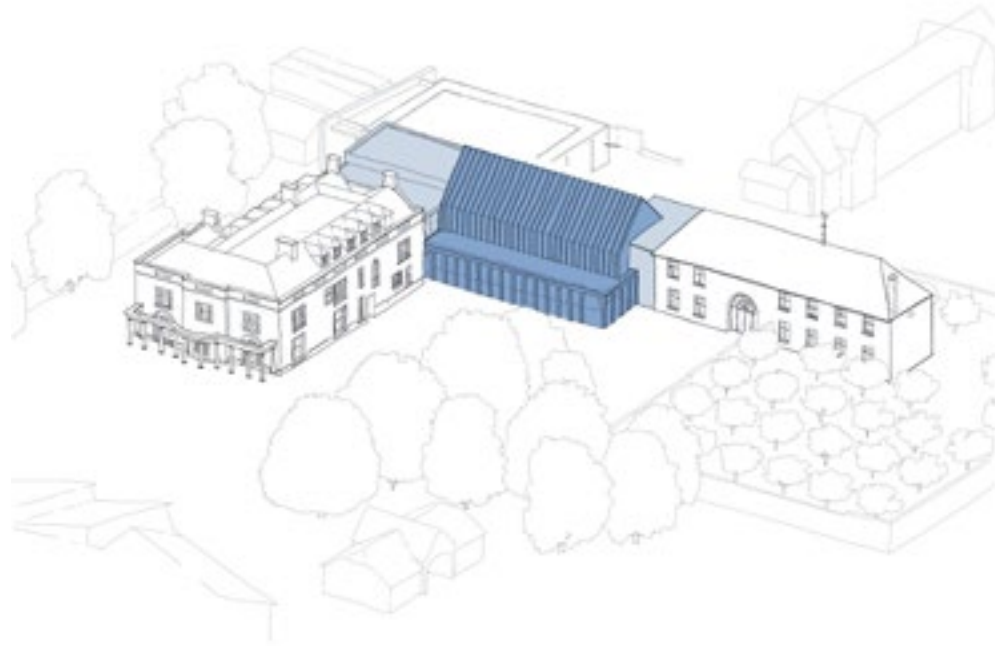
THE PROPOSAL

15.0 CONCEPT MASSING



THE PROPOSAL

16.0 DESIGN DEVELOPMENT OPTIONS



Pitched Roof Option

One of the initial development options included a pitched roof which was inspired by the Barn building, acting as a quasi extension. Smaller ribs were implemented to emphasise the verticality and volumetric nature of the top volume. The eaves and pitch levels were designed to be subservient to both adjacent buildings.

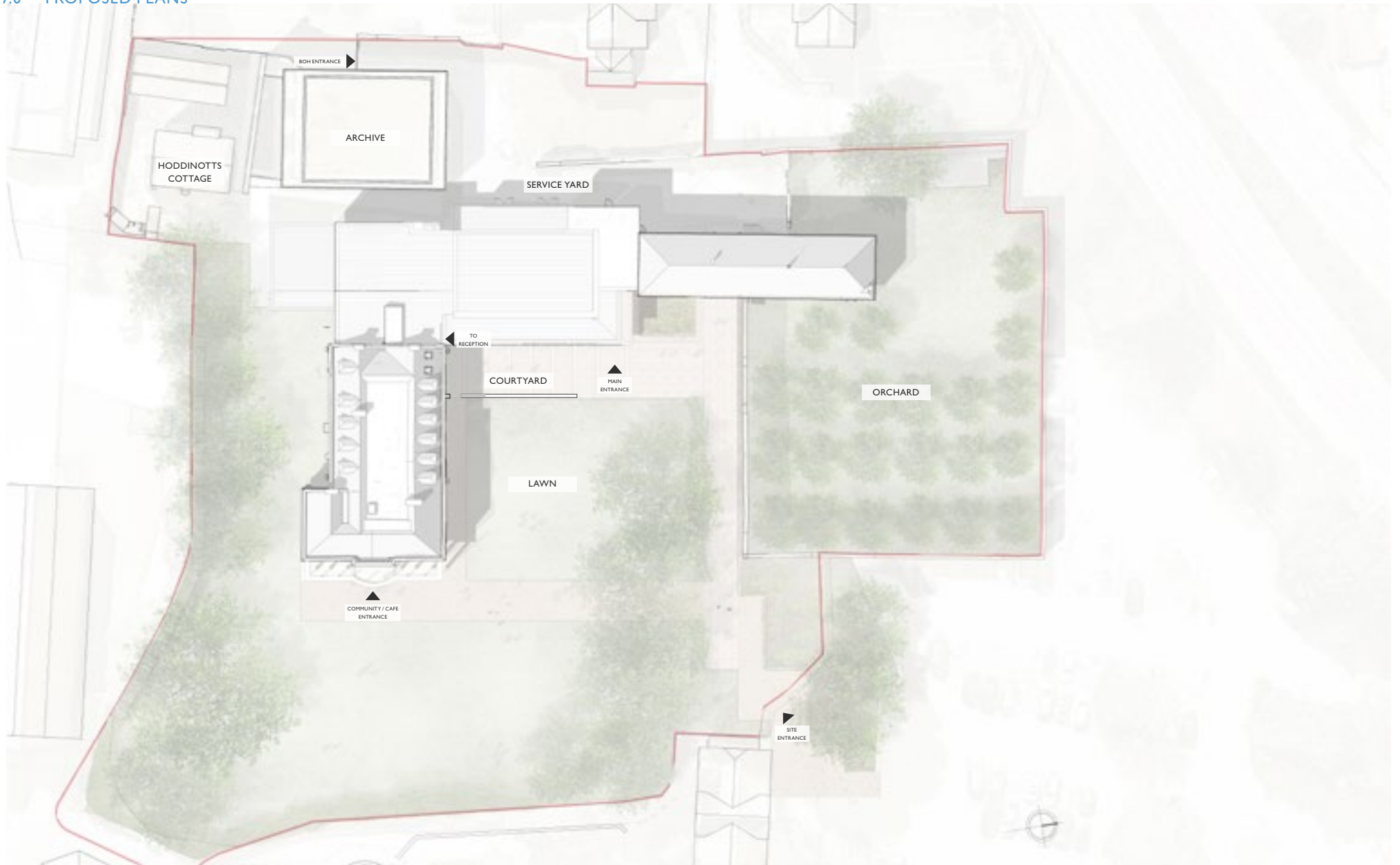


Flat Roof Option

The second option developed included a flat roof. This option took design cues from the perceived flat roof of the Grange building. The volume formed by a concertina folded frontage referencing a folded fabric, the vertical folds emphasising the verticality of the top section. This was the preferred option by both client and conservation officer.

THE PROPOSAL

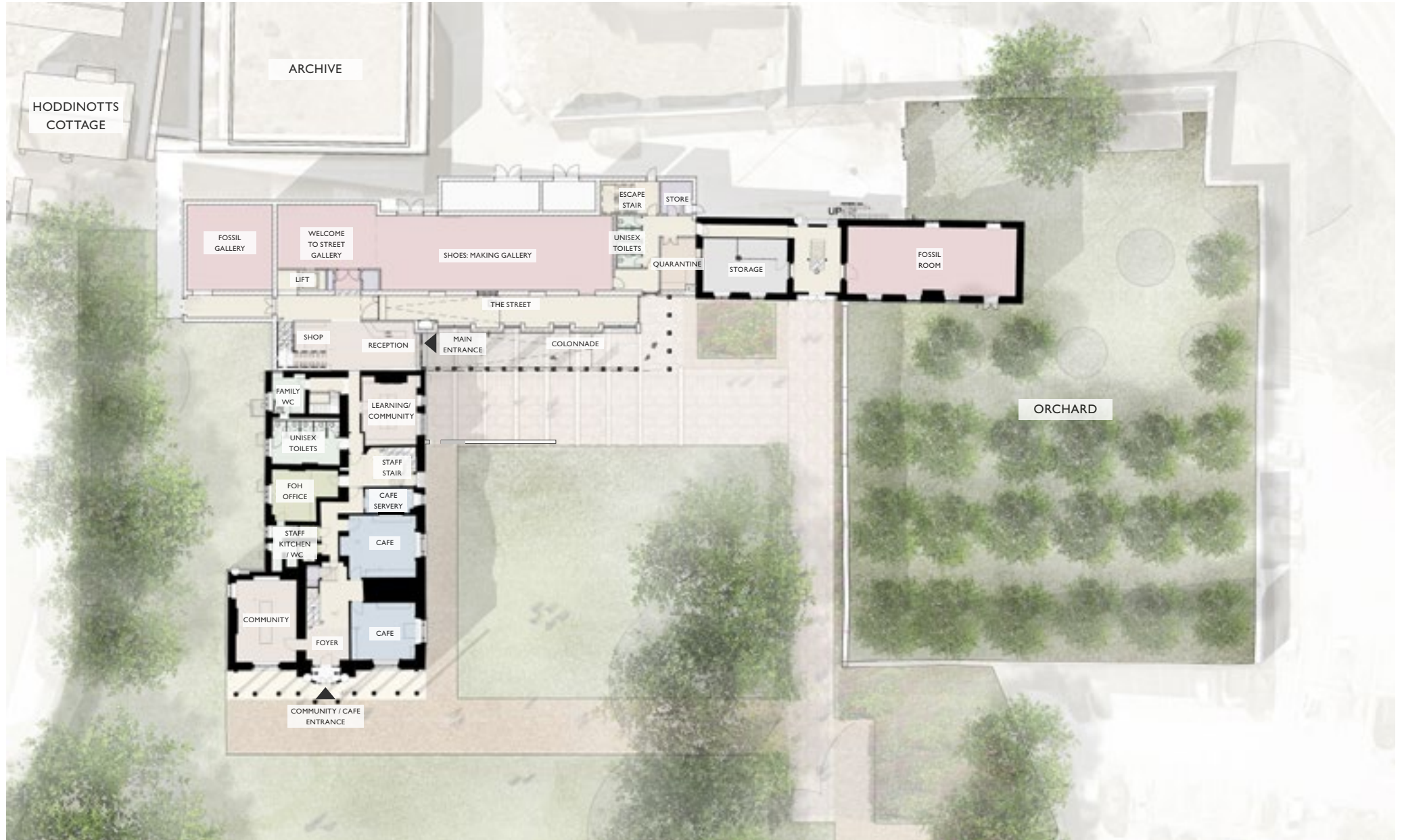
17.0 PROPOSED PLANS



PROPOSED SITE PLAN

THE PROPOSAL

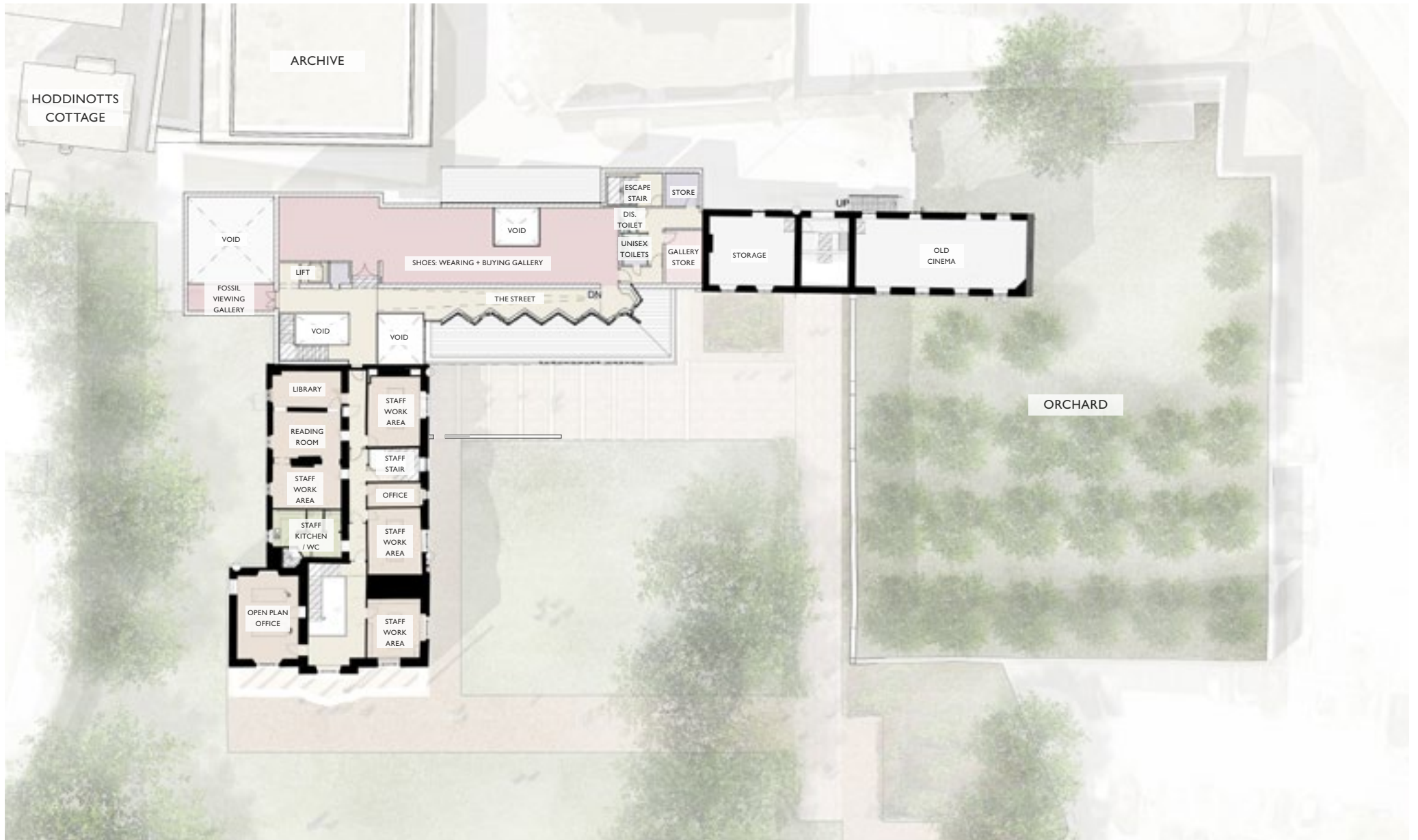
17.0 PROPOSED PLANS



PROPOSED GROUND FLOOR PLAN

THE PROPOSAL

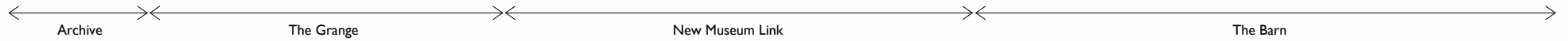
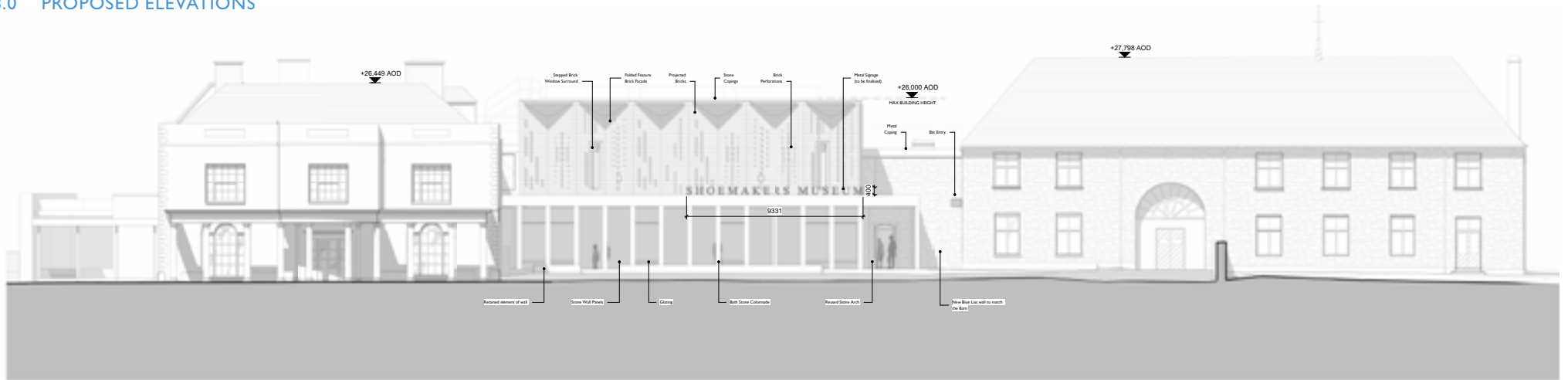
17.0 PROPOSED PLANS



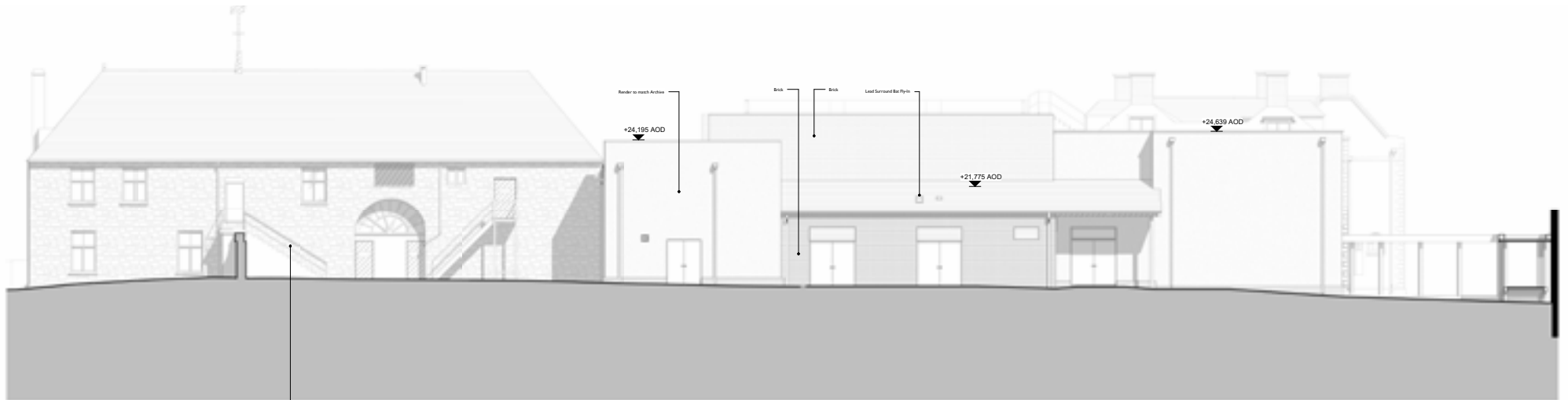
PROPOSED FIRST FLOOR PLAN

THE PROPOSAL

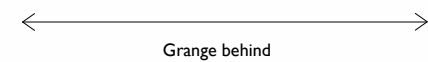
18.0 PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION

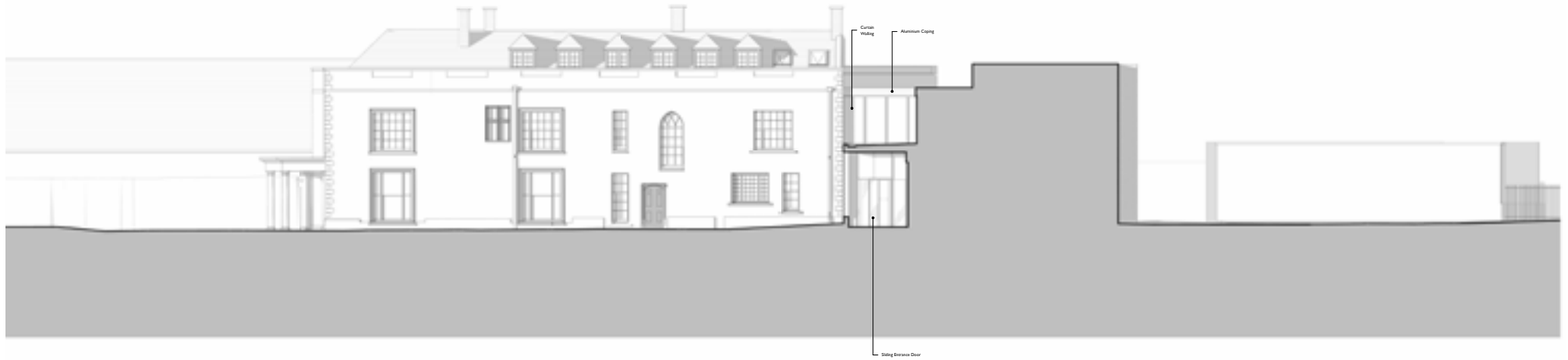


PROPOSED WEST ELEVATION

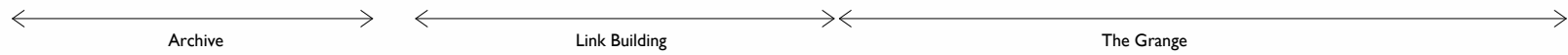


THE PROPOSAL

18.0 PROPOSED ELEVATIONS



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

THE PROPOSAL



19.0 PROPOSED MATERIALITY

Local Vernacular

Street is one of a few Blue Lias Towns in the UK with the predominant building material not only providing much of the local vernacular but also giving Street the famous Ichthyosaur fossils for which it gets much of its fame and feature on the emblem of the town.

Clark's factory buildings which occupied the land now developed as Clarks Village were a mix of Blue Lias and Brick with only the red brick chimney standing as a marker of the former use of the site (top left).

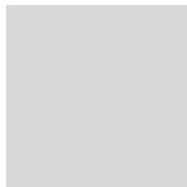
Crispin Hall (top right) built in 1893 is an attractive domestic revival building occupying a prominent location on the high street. It has a double roman pan tile roof with bath/ham stone surrounds, mullions and reliefs.

One of 3 pairs of Early Victorian red brick villa (bottom left) with buff brick quoining, window surrounds and details with bath/ham stone sills. These villas occur throughout street and are usually in pairs or small runs - this set is found on the High Street.

Greenbank Lido built following the wishes of Alice Clark 4 years after her death with money left in her will was opened in 1937 - a popular building, built in an art deco / modernist style with its low horizontal forms, crisp white render and black critical windows it demonstrates that Street embraced modernity and the building is an excellent example of the style.

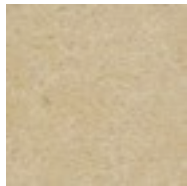
THE PROPOSAL

19. PROPOSED MATERIALITY



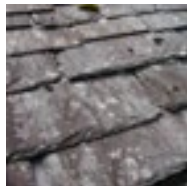
BLUE LIAS RENDER

Soft almost lilac render of the Grange



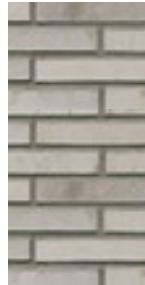
BATH/HAM STONE

Tuscan colonnade at the front of the grange and stone windows and hood mouldings in Bath/Ham Stone



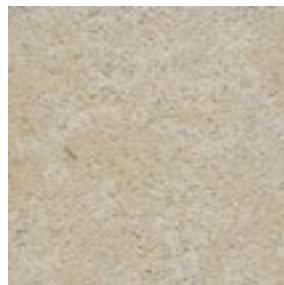
SLATE

Roof slates on hipped mansard roof



CLAY BRICKS

Bricks form an important part of Somerset's heritage being a trade in the area from the Middle Ages. Additionally much of the Clarks Factory sited opposite the Grange was built from brick including the still standing chimney



BATH STONE

Solid Bath Stone colonnade taking inspiration from the Italianate colonnade of the Grange

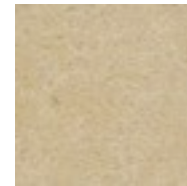
BLUE LIAS STONE

Blue Lias; a stone found throughout Street, many of the fossils in gallery were found in Blue Lias Stone



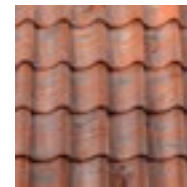
BATH/HAM STONE

Main arch and stone windows/ hood mouldings are likely Bath or Ham stone



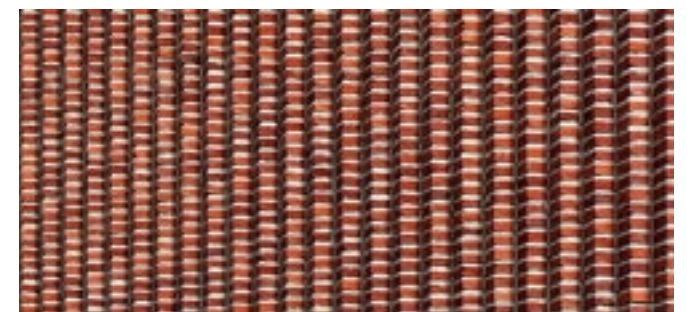
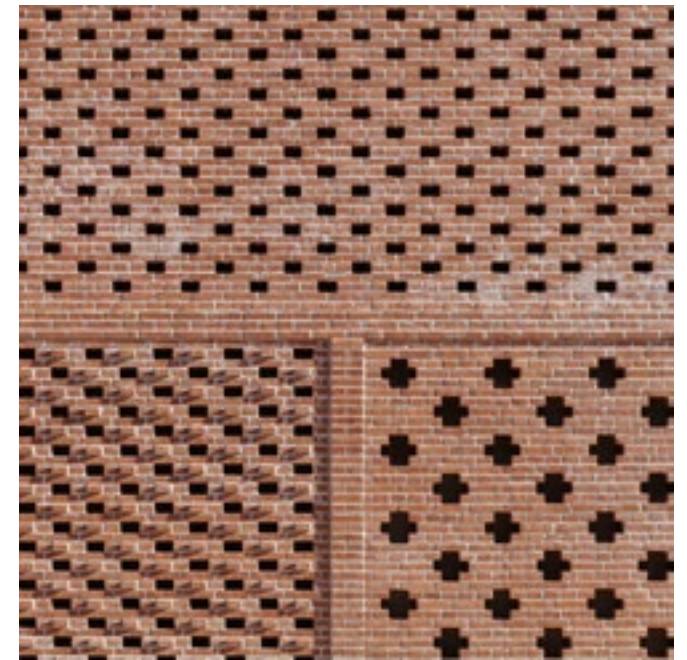
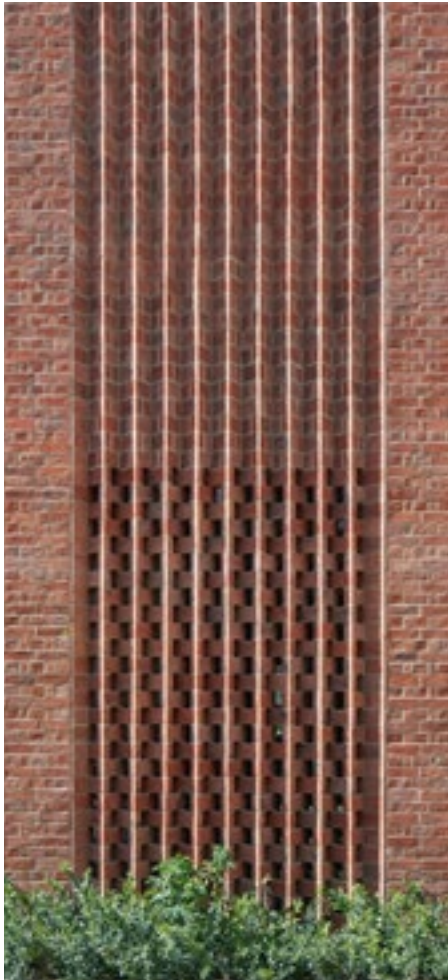
CLAY PAN TILES

Roof slates on hipped mansard roof



THE PROPOSAL

19. PROPOSED MATERIALITY



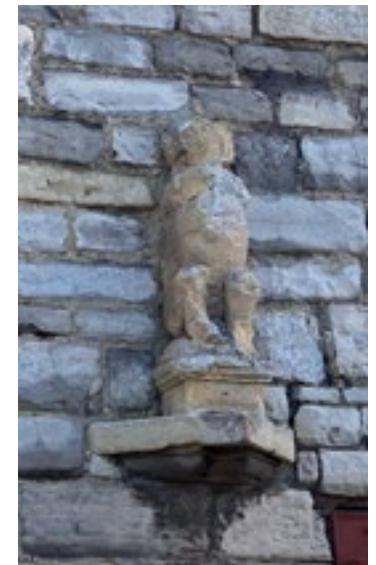
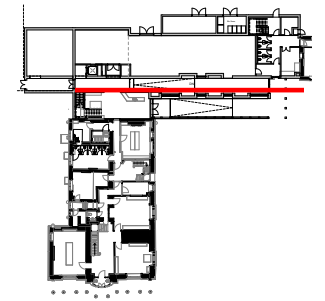
TACTILE, PLAYFUL, WARM, VERNACULAR, TEXTURED

THE PROPOSAL

20.0 RELOCATION OF HISTORIC ELEMENTS



Where an element of special historic importance is proposed to be removed from its current location, this will be relocated to the Blue Lias heritage wall forming part of Ground Floor Street (see line in red below).

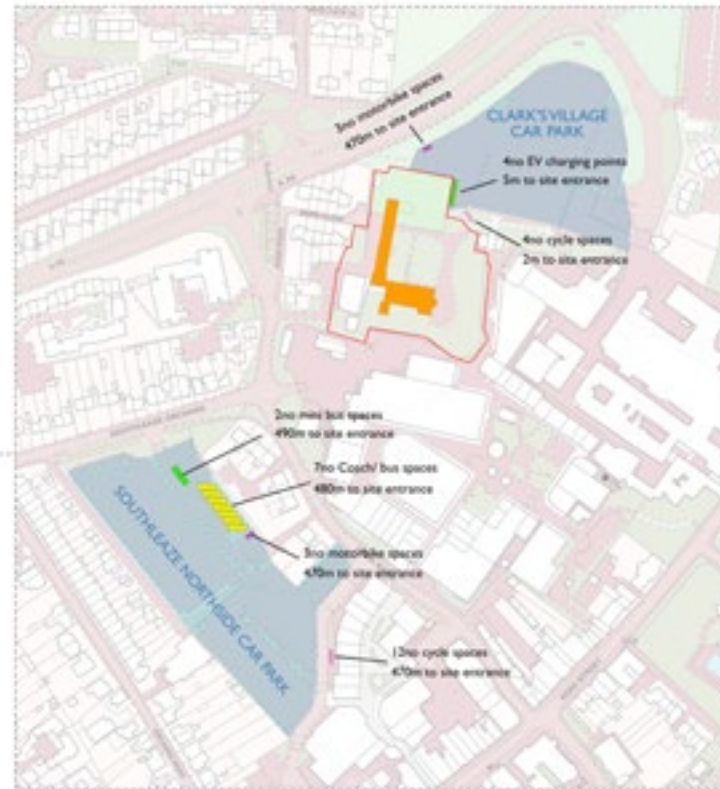


PART 5: STRATEGIC DESIGN



STRATEGIC DESIGN

22.0 TRANSPORT + PARKING OVERVIEW



- KEY**
- Clarks Village Car Park
 - General Car Parking
 - Disabled Spaces
 - E-Vehicle Charging
 - Link routes between settlements, signed cycle routes or paths of interest
 - Signed cycle route
 - Traffic free cycle path
 - Pedestrian route
 - Bus stops
- CLOSEST TRAIN STATIONS**
- Castle Cary - 11.9 miles South-East
 - Bridgewater - 13 miles North-West
 - Highbridge & Burnham - 14.8 miles West
 - Bruce - 15.7 miles South-East

EXCERPT FROM TRAVEL PLAN

AGT have unlimited parking spaces available at Clarks Village car park, which offers a total of 440 spaces, 17 of which are disabled parking spaces. These spaces are available whilst the Grange is used for museum and/ or for recreational purposes / as a hotel. There is no restriction on the number of cars that can be parked in connection with The Grange unless C & J Clark Limited stop using the premises as a factory shopping outlet. If the premises stops being a factory shopping outlet, the Grange is then limited to parking spaces for no more than 75 cars (the location of which can be designated by C & J Clark Limited provided they are convenient to and suitable for parking to serve the Grange). The car park is maintained by the local authority.

When comparing the annual visitor count of the Grange and Clarks Village, the projected visitor figures for the museum represent 1.25 % of the annual visitors of Clarks Village. We foresee no adverse impact on parking due to the expected visitors to the new museum. When considering that 80% of the visitors will be those already visiting Clarks Village, this increase is anticipated to be a modest 0.3% increase, and it's important to note that not all of these visitors will rely on road travel.

Further examination of local car parking options in Street reveals the availability of over 1000 public parking spaces within a 400-meter radius of The Grange. This ample capacity can adequately accommodate any overflow requirements that may arise.

*Text in red highlights areas where the text has been updated from previous versions

STRATEGIC DESIGN

23.0 ACCESS STRATEGY

On approach to the building there will be upgraded entrances from the existing Clarks Village car park and greater connectivity along firm level paths between The Grange and Clarks Village. Within the site, improved landscaping will ensure that the transition between the various parts of The Grange, particularly between the Manor House, the Barn, the Link Building and the Orchard, will be safe and comfortable for all visitors. Designs for external areas will conform to good practice design guidance as set out in BS 8300: 2018 Design of an accessible and inclusive built environment, Part 1: External environment - Code of practice.

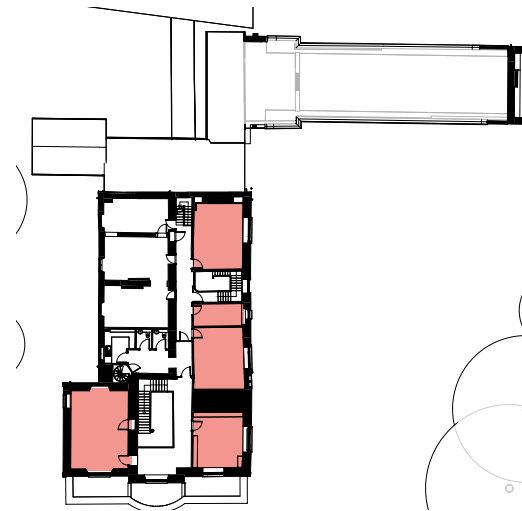
A gently sloping approach path (shallower than 1:20 gradient) is proposed from the courtyard to a new main entrance, located between the Manor House and the new Link Building. This entrance will welcome people into a spacious reception area/lobby at the centre of the complex. The original main door into the Manor House will also be used for direct access to the community room and café.

Internally there will be greatly improved access between the (currently) separate parts of the complex. At ground floor level, the new Link Building will connect the café and community spaces in the Manor House to the new accessible exhibition spaces via a gently sloping corridor (shallower than 1:20 gradient), or alternatively via a short flight of steps.

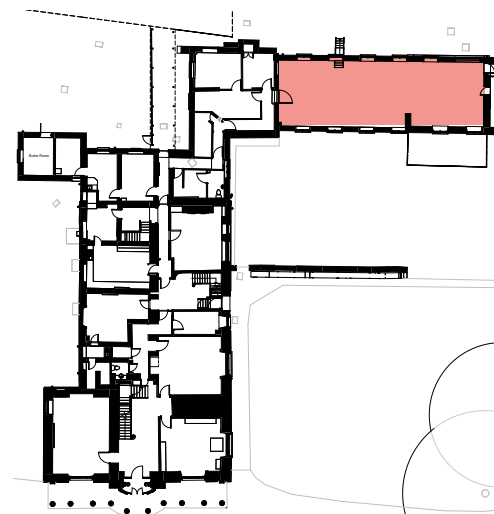
For people who cannot manage stairs, a new passenger lift will provide access to the first floor gallery and office areas. A change in floor level at first floor level will be configured in the same way with a sloping corridor and a short flight of steps. Unisex accessible WCs are proposed at each level.

As the designs develop, accessibility will be considered with respect to the detailing, including lighting, décor, acoustics and hearing enhancement, fittings and furnishings. Designs for all internal areas will conform to good practice design guidance afforded by Building Regulations Approved Document M and BS 8300: 2018.

Having inclusion at the heart of the design strategy will, it is anticipated, ensure that The Grange, with its new community spaces, exhibition areas, and facilities for visitors and staff will be welcoming and accessible for all.

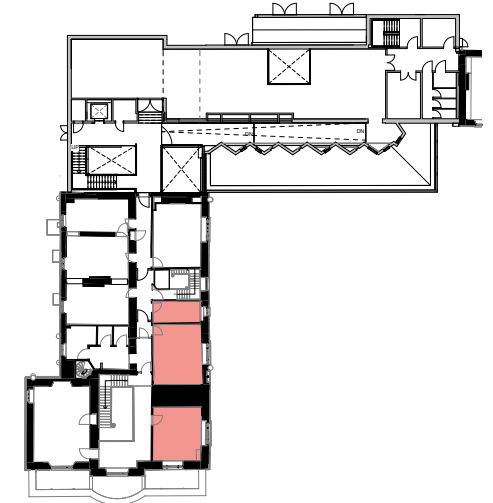


EXISTING FIRST FLOOR PLAN

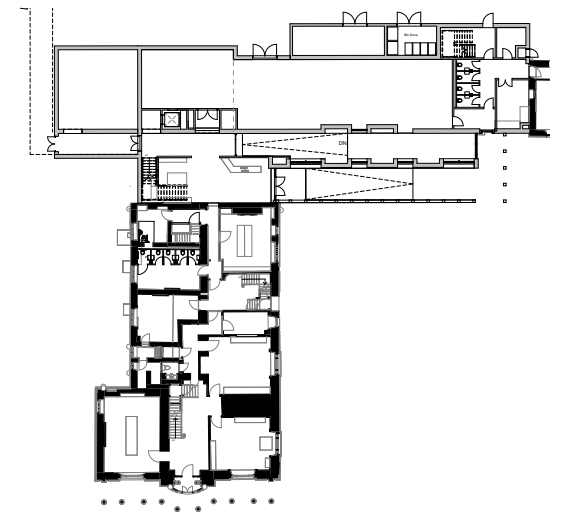


EXISTING GROUND FLOOR PLAN

Non-level access



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

STRATEGIC DESIGN

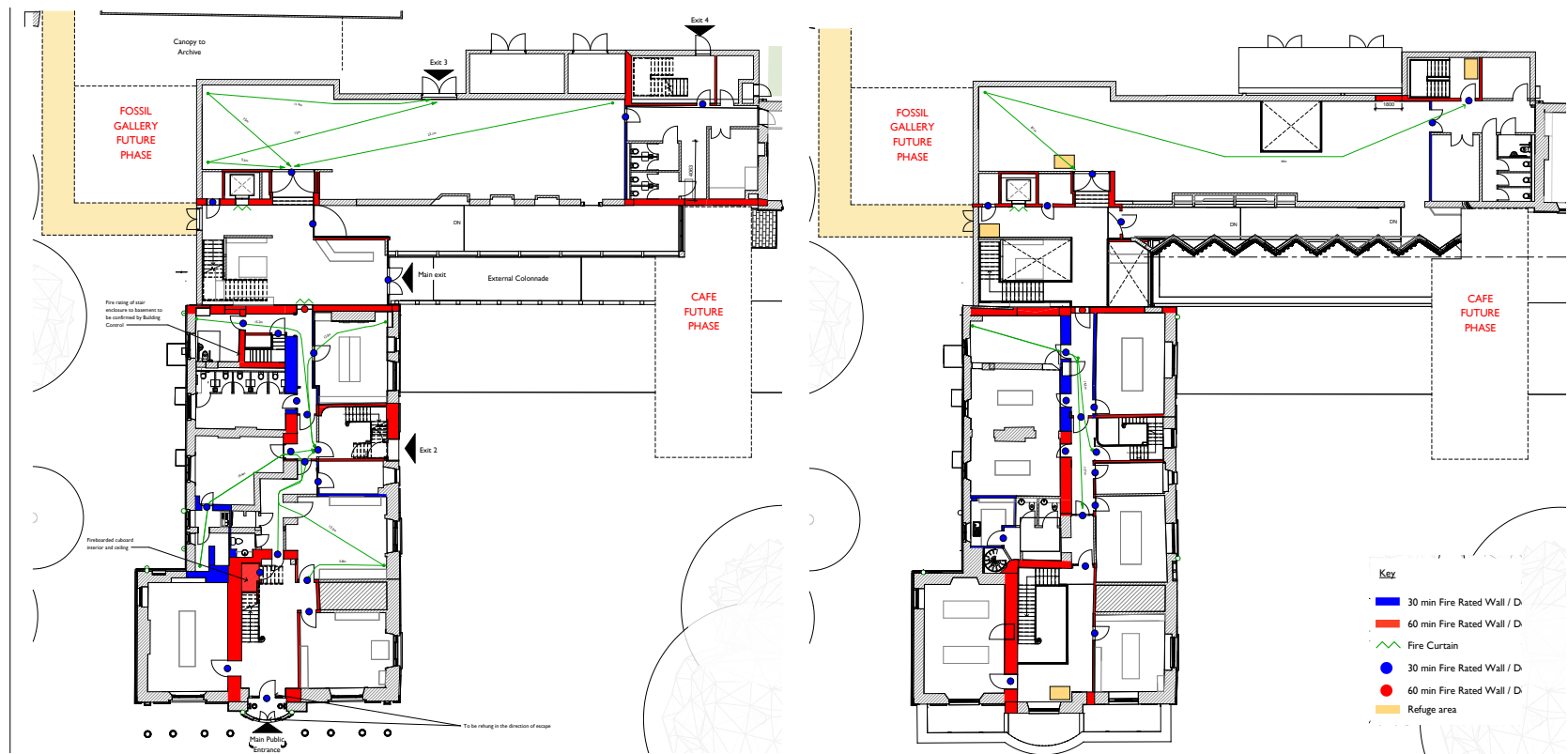
24.0 INITIAL FIRE STRATEGY REVIEW

The proposal has been designed in accordance with Approved Document B Volume 2. The design is based on a single-stage simultaneous evacuation. It is not considered that the building is undergoing a material change of use as defined by the Building Regulations. The main purpose group is considered to be 5, 'assembly and recreation', with office areas as adjacent spaces to this. The fire strategy has been designed to accommodate both staff and visitors, with varying levels of familiarity with the layout and procedures of the building.

There are a total of 6 external exits at ground floor level. One sits within the south elevation of The Grange, two in the east elevations of both The Grange and the new build link, two in the new build's north elevation and one in within the new build's west elevation. The fire strategy works with the two existing staircases in The Grange building and includes two additional staircases within the new build link. This ensures every part of each storey has access to at least two escape routes, and two staircases if above ground floor level, all within the escape distance requirements. All staircases will be within protected lobbies and all lead directly to an external exit at the ground floor level. Every fire escape stair will be provided with a refuge and emergency voice communication facilities. Whilst the ground floor of The Grange will be accessible to the public, the use of the first floor will be limited to members of staff. Given the low occupancy numbers of the staff areas, no modifications of existing staircase widths or openings in escape routes will be required. A new fire-rated partition and door set, however, will be added at first-floor level to reduce the length of the protected stair corridor.

Where an existing door is to be upgraded to a fire door, new fire-rated doors to match the detailing of the existing one will be provided. The existing doors have very thin panels and cannot be upgraded to a high enough standard. The original doors will be re-used or stored elsewhere.

Please note, this is to be continually re-assessed in detail as part of developing the fire strategy. It is understood that any deviation from the guidance that may result from this development, will be subject to the agreement of the approving authorities and the local Fire and Rescue Service.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

STRATEGIC DESIGN

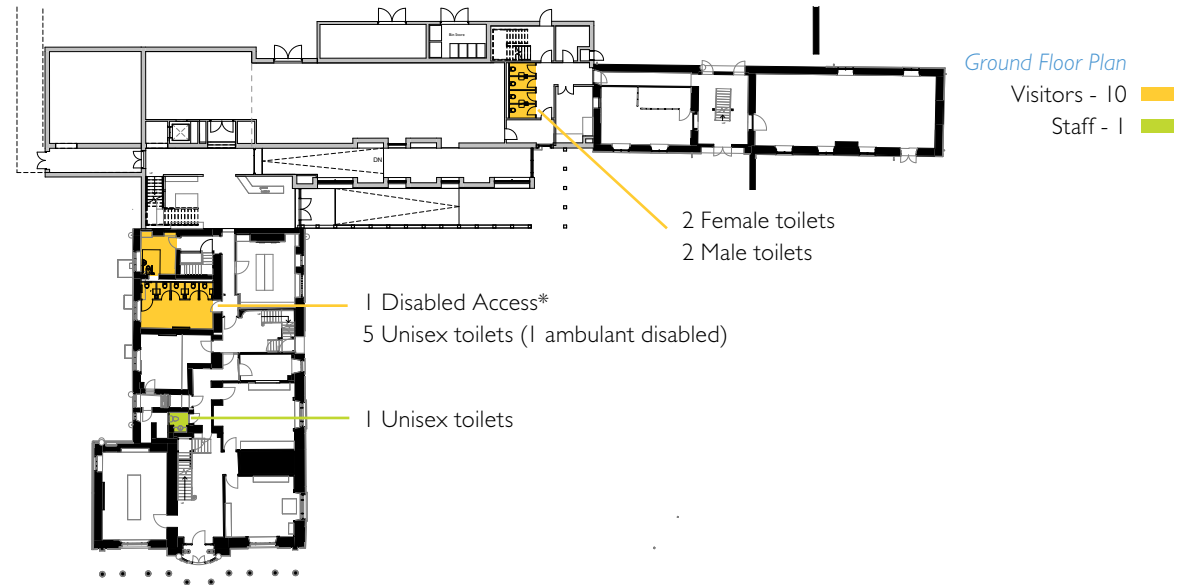
25.0 SUPPORTING SPACES, TOILETS & STORES

The toilet requirements are based on 350 visitors plus 20 staff at the museum during peak hours.

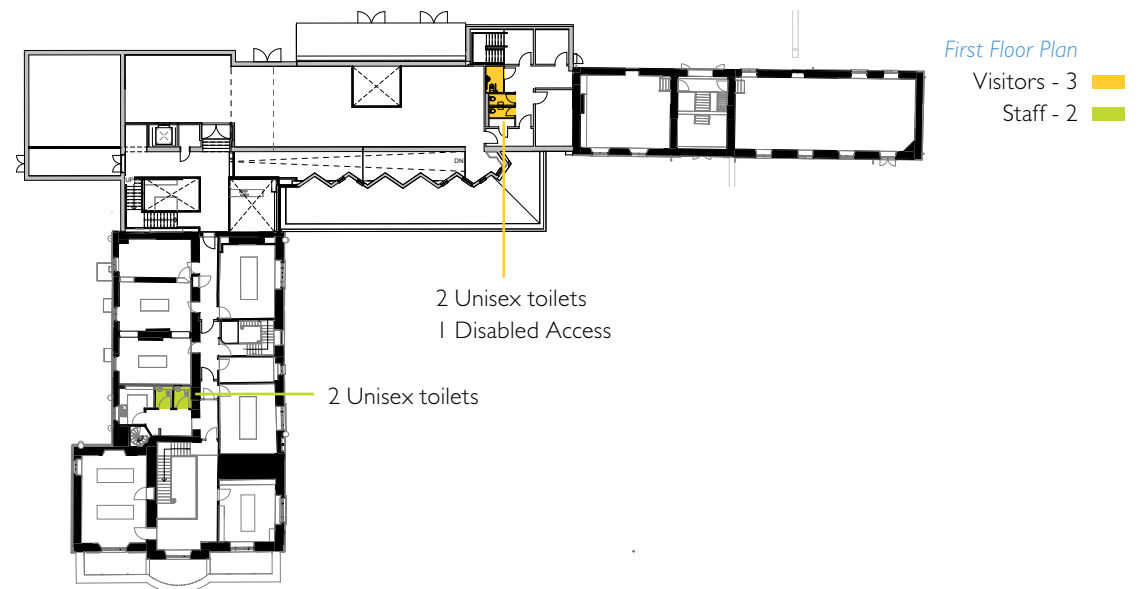
We have considered the WC provision based on the guidance in BS6465:1. The provision of a wheelchair accessible toilet is recommended on the ground and first floor as a minimum.

We are providing a mix of: female, male, unisex (not accessible) and disabled accessible toilets - to ensure all needs and requirements are met.

***Upgraded Accessible WC** with baby change facilities, child's WC + basin and portable hoist



Toilet type	Guidance	Requirement	No. of proposed sanitary ware considering occupancy of 350 Visitors	No. of proposed toilets considering occupancy of 20 Staff
Female WC	2 for up to 20 females; plus 1 for every additional 20 females or part thereof up to 500 females	Assuming 50% female = 9	2 (20 Female)	
Male WC	2 for up to 250 males; plus 1 for every additional 50 males or part thereof	Assuming 50% male = 2	2 (250 Male)	
Unisex WC	2 for up to 40 people, 3 for up to 70, 4 for up to 100, +1 for every 50 there after		8 (300 Visitors)	3 (70 Staff)
Disabled accessible WC	Wheelchair accessible toilet is recommended on ground and first floor minimum.	2 (1 per floor)		2



STRATEGIC DESIGN

26.0 WASTE STORAGE

The bin requirements are based on 50,000 visitors/year estimate plus staff at the museum, this waste storage will facilitate both cafe and museum.

The commercial waste collection will be weekly so estimating waste produced per week to calculate capacity is needed by both programs.

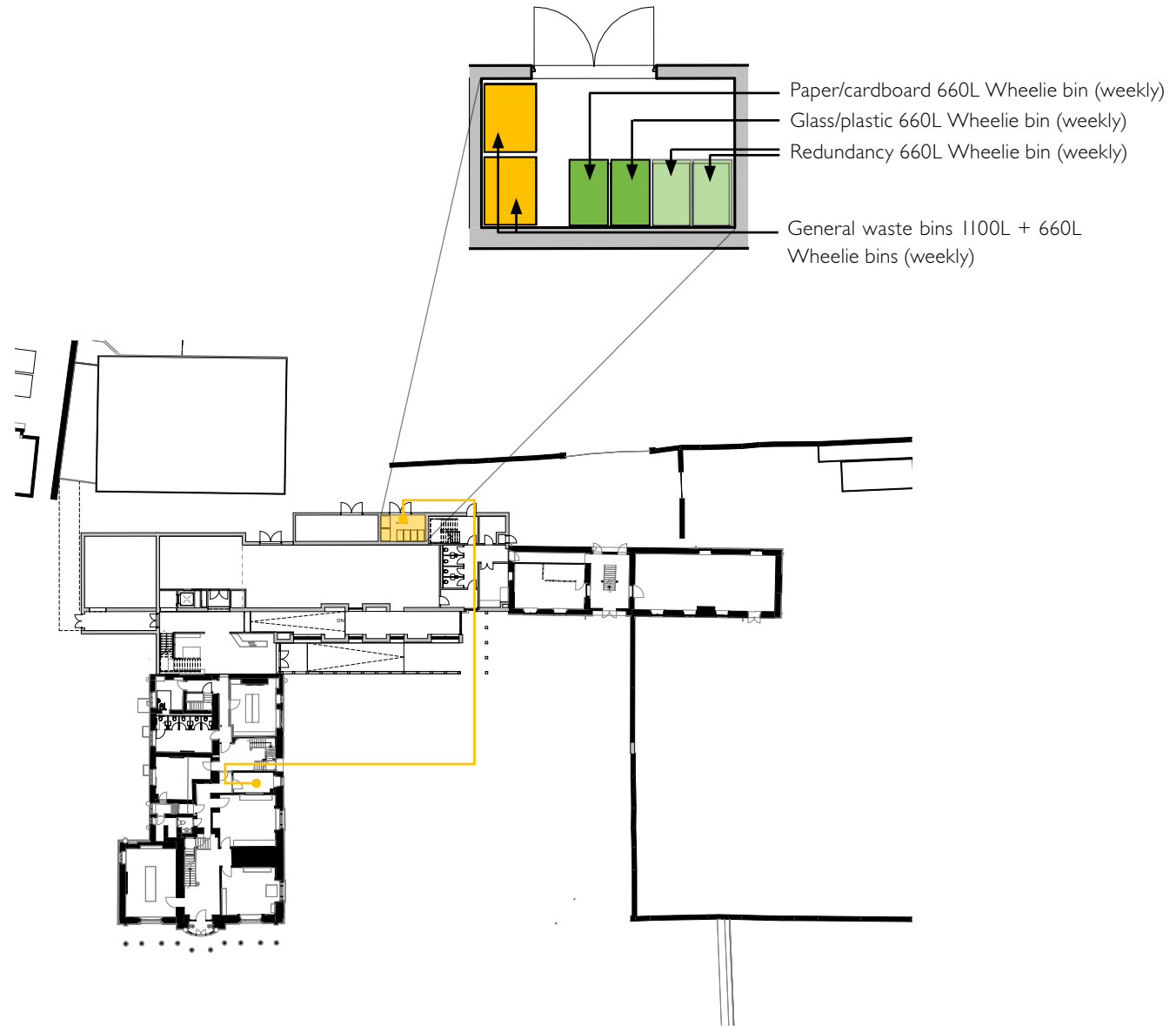
London Waste Recycling board - Every person that dines/sits in a cafe produces on average 1kg of waste per person. If we estimate 60 visitors a day from the museum come to the adjacent cafe, 60kg of waste a day - 420kg a day or 1400L/week.

Waste and Resources Action Program advises that museums and galleries should aim to provide at least 0.1 cubic meters of waste storage per 100 visitors/day. 50,000 people a year divides to 136 people/day so 0.136 meters cubed results in 0.952 meters cubed (952L)/week.

Total requirements assuming weekly garbage collection and an average visitor number of 136/day equates to 2352L of waste storage (minimum 25% of which should be waste storage for recyclables- BS 5906:2005).

The Grange has high sustainable aspirations so we shall make this 40% recyclable bin storage and to allow for potential visitor number uplift, 25% increased bin storage will be provided - increasing storage from 2352L to 2940L. 40% of 2940L is 1176L for recycling and 1764L for general waste.

We have additionally added space for another 2 wheelie bins to account for future expansion of galleries and expanded cafe offering.

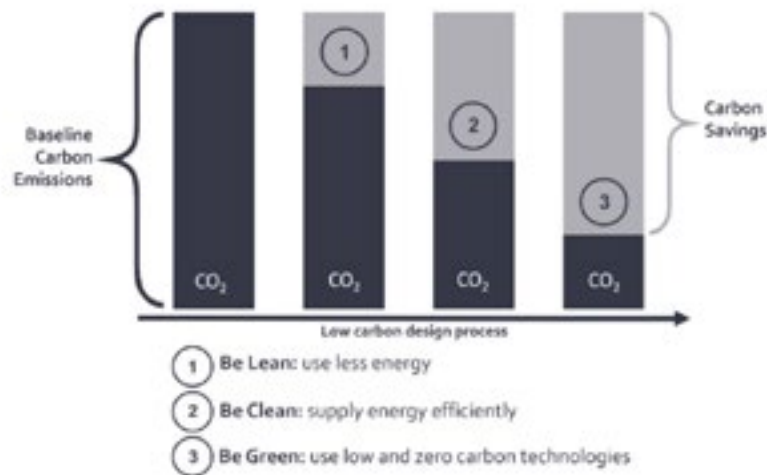


STRATEGIC DESIGN

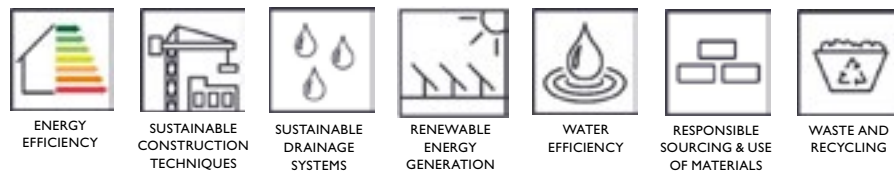
27.0 SUSTAINABILITY STRATEGY

Given the minimal interventions to the existing Grange building, our approach to this will be based mainly on improving the current provision by utilising more energy-efficient lighting in various areas and installing high-efficiency boilers. The existing radiators are to be serviced and retained.

The New Link proposal has been developed in collaboration with Qoda as sustainability consultants. Requirements from the National Planning Policy Framework 2021, Approved Document Part L2 and Mendip's District Local Plan have been taken into consideration. Please refer to the Sustainability Planning Statement accompanying this submission for further details. In order to minimise operation energy and carbon emissions, the design of the proposed New Link development follows the three-step energy hierarchy: **Be Lean, Be Clean and Be Green.**



Refer to the Sustainability Planning Statement for a description of how the design of the New Link building follows the principles of high-quality, sustainable design and sustainable use of resources set out in the Mendip District Local Plan Development Policy 7:



Be Lean:

Based on the utilisation of a fabric-first approach to reduce the energy demand and carbon emissions created by space heating and cooling. 'Be lean' measures include:

- High levels of thermal insulation to reduce heating demand, providing an improvement on the U-Values set on Part L
- Air-tight construction to avoid cold draughts, reducing heat loss and protecting the fabric against moisture egress
- Optimising building form
- Minimising thermal bridging
- High-performance triple glazing to reduce heating demand
- Use of hybrid ventilation (natural & mechanical), promoting natural ventilation where possible
- Use of demand-control ventilation.

Be Clean:

Interventions based on reducing the carbon footprint by utilising energy efficient building services to provide the remaining of the energy needed. These include:

- Use of mechanical ventilation with heat recovery system with summer bypass.
- Installation of low energy LED lighting with photocell/absence/presence detection controlling where possible.
- Use of smart meters for heat and electricity networks.
- Use of demand-control ventilation.

Be Green:

Based on using Low and Zero Carbon technologies to further reduce the carbon footprint of the building and its dependence on fossil fuels. Different technologies are being considered including the combination of PV panels and air source heat pumps.

STRATEGIC DESIGN

28.0 EMBODIED CARBON

Achieving a sustainable structure has been a key consideration when appraising the structural options. This has led us down the route of focusing on timber wherever possible due to its inherent green credentials.

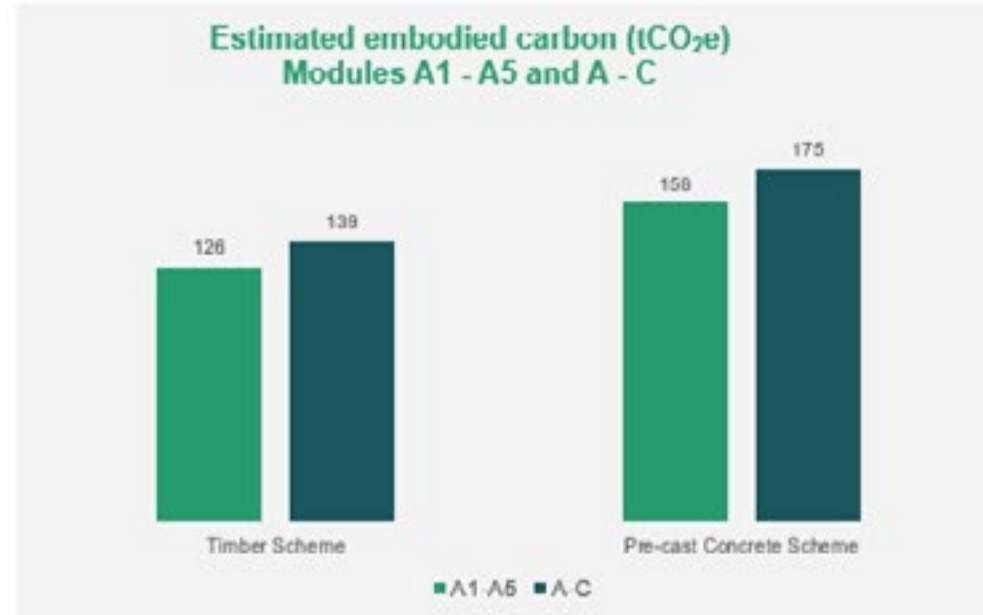
A high level comparison has been carried out to compare the structure of the first floor and roof, looking at an equivalent scheme using the same layout, but with a pre-cast concrete plank system.

The comparison has looked at the first floor slab, the roof slab and the foundations in order to provide an early assessment of the carbon credentials of each scheme.

The foundations have been included as a principal benefit of using timber is the overall reduction in weight which allows the substructure elements and other supporting structures to be reduced in size.

The other structural framing elements have not been assessed at this point as it is typical for the floors, foundations and roofs to be the key items when considering the carbon impact of a scheme.

In addition to the lower overall embodied carbon, the use of timber also offers potential significant savings if the timber is to be re-used at the end of the structures life. Timber has significant value due to the sequestered biogenic carbon. If the timber is kept in use, this represents a significant saving in carbon which is not available from other materials.



The Timber scheme compared with Pre-cast Concrete saves the equivalent of:



37 one-way flights from London to New York



19 people's consumption of meat, dairy and beer for 1 year



10 average family cars running for 1 year

STRATEGIC DESIGN

29.0 STRUCTURAL STRATEGY

STRUCTURAL OVERVIEW

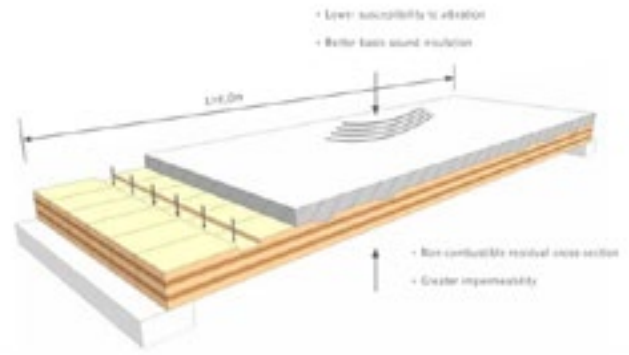
The current structural scheme for the new link building at the grange aims to provide a scheme that supports the requirements of the space whilst also achieving an efficient structure with a focus on sustainable materials.

The proposal for the structure is to utilise cross laminated timber (CLT) and glue laminated timber (glulam) to provide a lightweight two storey structure with large clear spans to provide flexible internal spaces.

At first floor level the intention is to use a composite CLT and concrete deck, whereby the strength characteristics of each material are exploited to provide an efficient structural deck. One of the key advantages of this approach is that the concrete topping acts to provide benefits with respect to vibration, acoustic performance and fire resistance, all of which would normally otherwise be addressed via the additional of heavyweight ballast and other additional materials.

An additional benefit of this structure is it's slender profile which is key to ensuring the floor levels of the adjacent buildings are able to tie through into the new link building.

At roof level, a ribbed deck has been proposed which utilises a CLT upper deck with glulam ribs. This structure provides the clear spans desired. A concrete composite solution has not been proposed in this instance as the benefits with respect to fire, acoustic and vibration performance are not required and the available structural depth is greater.



CONSERVATION REPAIRS

The existing buildings on the site are due to remain in use and a structural survey has been carried out to assess the existing structure.

A number of relatively minor concerns have been noted and are due to be investigated further during the design process.

Mann Williams have significant experience working with historic structures and any repairs deemed necessary will be designed and detailed in line with good conservation practices.



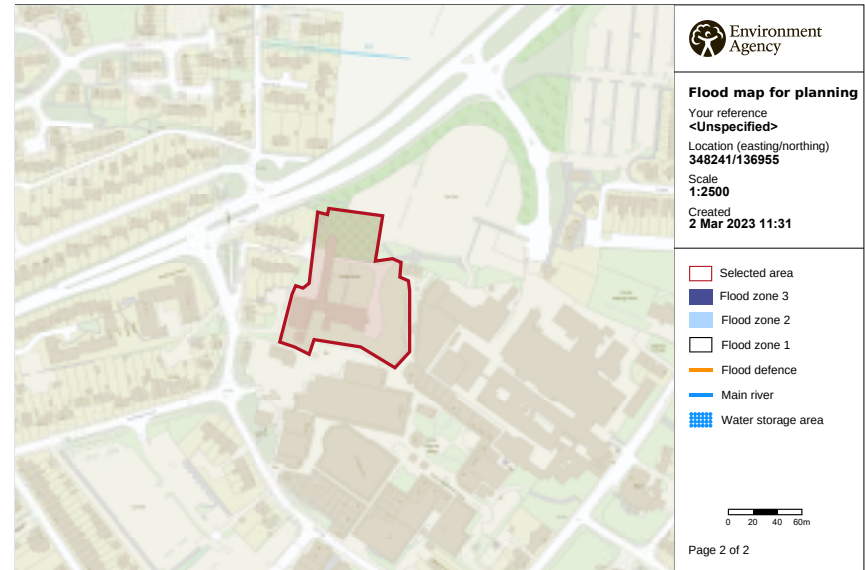
30.0 FLOOD RISK ASSESSMENT

Using the UK Government Flood Risk Service the risk of flooding is as follows:

- “Low risk” of flooding by surface water .
- “Low risk” of flooding by rivers and the sea.

The site area is less than 1ha, the risk of flooding in the area is not shown as increasing in the local planning authority’s SFRA and we do not consider that the risk of flooding would be made worse by the proposal. Given this, we feel that the risk of flooding to The Grange is negligible and that further investigation is unnecessary.

Flooding by Rivers and the Sea:



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Flooding by Surface Water:



STRATEGIC DESIGN

31.0 DRAINAGE STRATEGY

Refer to the Sustainable Drainage Statement accompanying this submission for further details.

The proposed drainage has been developed to deliver a scheme which targets the most sustainable disposal techniques identified in the sustainable design hierarchy. Careful consideration has been taken to offer a site-specific proposal which will deliver a solution to minimise the rate and volume of run-off for the lifetime of the development and to avoid an increase in flood risk. This proposal considers the requirements of both the National Planning Policy Framework (NPPF) and Policy DP23 of the Mendip Local Plan 2006-2029. The proposed interventions include:

Surface water drainage:

A surface water drainage strategy has been developed in accordance with the SuDS Hierarchy with multiple control measures, since the submission of the previous drainage strategy, the design of the building has been developed through technical design and the previously outlined blue roof is no longer possible to include as part of the drainage solution. This has been primarily driven by the building design pursuing a low carbon structure and the use of CLT roof slabs. Gaining warranties from roofing specialists in this scenario has proved difficult.

The final drainage solution, detailed in the supporting sustainable drainage statement, drawings, and calculations, instead includes a buried attenuation tank as the storage which has allowed far greater storage capacity than the blue roof was able to provide.

This has provided the necessary volume to attenuate the development area to greenfield run-off rate which the blue roof did not.

It is recognised the buried attenuation solution does not provide the same benefit to water quality. To mitigate this, we have added filter systems within the hard landscaped areas where possible.

SuDS Strategy:

A surface water management train has been developed to manage run-off from the developed site area in accordance with the West of England Sustainable Drainage Developer Guide Section 1.

A system has been designed to attenuate all the areas on the site which are being developed. This will be referred to as the 'development area' within this statement and is 1295m². *(red bottom right)*

All other parts of the site, including buildings, are not part of the proposed works and their drainage systems will remain as existing.

Approximately 350m² of the development area is on existing building footprint which will be removed from the existing network.

The runoff from the development area will be attenuated to the greenfield runoff rate.

Newly finished impermeable surfaces above ground level will drain to conventional gullies or channel drains and enter into the proposed drainage network.

Newly finished impermeable hard landscaping areas are proposed to filtrate through French drains or filter strips prior to entering into the new network.

Limiting the flow rate to the greenfield rate for such a small area may not be possible, therefore a limit of 1 l/s has been used on all storm events.

To achieve 1 l/s using a Hydro-Brake as a flow control, an attenuation tank with a total storage volume of 84.74m³ constructed with crates with 95% porosity is required. The proposal will ensure that the drainage system for the development area will control the surface water runoff up to the 1 in 100-year event plus an

Hard Landscape Strategy:

It is proposed that all new hard landscaped areas are captured through filter (French) drains prior to entering the proposed attenuation system. The filter drains will capture surface water through the crushed stone, which will clean the water as a SuDS source control technique to improve water quality.

In line with the SuDS manual, the filter drains will be incorporated at the beginning of the treatment train to intercept silt and pollution and reduce the flow of runoff.

Exceedance:

In the exceedance events surface water will flow overground and follow the contours of the landscaped areas to the South of the site, away from the proposed building.

Exceedance is anticipated to remain as existing and unchanged with flows discharging off site or into Farm Road.



STRATEGIC DESIGN

32.0 LANDSCAPE PROPOSAL

The aim of the Trust is for the gardens and grounds to be considered an extension of the inside spaces.

The design has been developed to reflect Somerset's landscape, heritage, ecology and environment. A preference has been given to local planting and species development to reflect surrounding landscapes whilst also including striking, unique elements, which enhance the different areas in the gardens and link them together.

Despite including new elements, the proposal aims to celebrate existing highlights such as the orchard, and to retain all but two trees, the Laburnum and the Pear. Both of these trees are category B1 and are not part of a tree preservation order. Refer to the Arboricultural Survey included with this submission for further information.

Other interventions include:

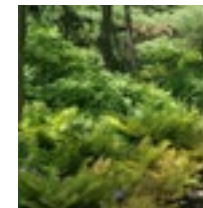
- A wildlife zone made of woodland planting to encourage biodiversity
- A sculpture as a key feature on the entrance path axis, to be used as a potential information node
- Signage and other wayfinding features
- A climbing rose garden along exiting wall



- A** ENTRANCE
Main entrance from car park. Self bound gravel
- B** WILDLIFE ZONE
Woodland planting to encourage biodiversity - LOW/WOODLAND GLADE. Bulb planting and feature specimen shrubs
- C** SCULPTURE
Key feature on path axis eg tall sculpture/information node/learning node/interactive node
- D** COURTYARD
Sett banding and stone paving picking up columns from building. CIRCA 6m in width
- E** LONG STEPS
Stone steps allowing access into building. Steps to fade into slope. Opportunity for informal seating
- F** FORMAL LAWN
Existing trees retained in lawn. Low hanging canopy distracts visitors from moving through lawn along with new defensible hedge. Space for picnic tables
- G** SIGNAGE
Wayfinding features
- H** FEATURE COLOUR PLANTING
- I** 1.2M LOW DEFENSIBLE HEDGE
- J** CLIMBING ROSE GARDEN ALONG EXISTING WALL



B WILDLIFE ZONE
Woodland planting to encourage biodiversity
LOW/WOODLAND GLADE - SEASONAL BULB PLANTING, FERNS AND SPECIMEN SHRUBS



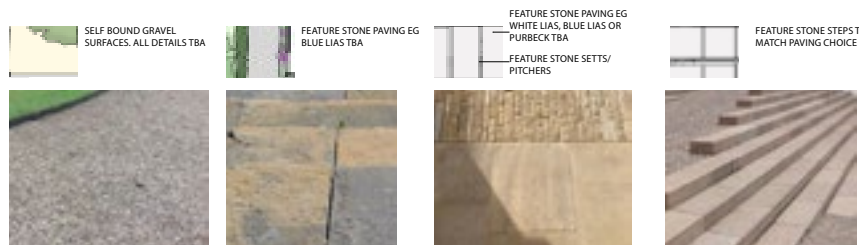
I TYPICAL 1.2M LOW DEFENSIBLE HEDGE TO RESTRICT MOVEMENT THROUGH LAWN. POTENTIAL TO EMBED A POST AND RAIL FENCE WITHIN HEDGE



H TYPICAL PLANTING TO COLOUR BED



J TYPICAL ROSE GARDEN



SELF BOUND GRAVEL SURFACES. ALL DETAILS TBA

FEATURE STONE PAVING EGG BLUE LIAS TBA

FEATURE STONE PAVING EGG WHITE LIAS, BLUE LIAS OR PURBECK TBA
FEATURE STONE SETTS/ PITCHERS

FEATURE STONE STEPS TO MATCH PAVING CHOICE

STRATEGIC DESIGN

33.0 ECOLOGY PROPOSAL

Background

Ecological works have been carried out previously at The Grange site. This work was carried out in 2010 /11 prior to the development of the new shoe archive and included the refurbishment of The Grange and its roof and the refurbishment of the Link Building, the Barn and Hoddinott's Cottage (not including their roofs, which were untouched). This work was carried out under EPSM licence 2011-2932, granted on 25th March 2011. Within the licence a new stand-alone bat roost was created on site next to the Gas House. During the refurbishment of The Grange mitigation was incorporated into the new roof which included a fly-in for Lesser Horseshoe bats and crevice access for other species. At the time, roosting bat species identified within the complex of buildings included soprano pipistrelle, serotine and lesser horseshoe bats. Bat activity around the grounds was recorded from common and soprano pipistrelle bats, lesser horseshoe, noctule, serotine and Myotis sp. Bats.

Badger Assessment

The Preliminary Ecological Appraisal (Summer 2022) identified a 2-hole urban, outlier badger sett in the grounds. Wildlife cameras were used to monitor badger activity for 21 days. The sett was in constant use by a single, male badger with an occasional visiting badger on several occasions. Unfortunately, the badger sett will have to be closed down due to its position within the development area. However, the Alfred Gillett Trust have expressed their wish to incorporate a new artificial sett within the grounds which will be a 4-compartment sett. Artificial sett building will begin in April 2023 to allow badgers time to locate the sett prior to the closure of their current sett in October 2023.

Bat Assessment

As part of the design development for the new proposed scheme, a Preliminary Ecological Appraisal, Preliminary Roost Assessment for bats, bat detector surveys (emergence and dawn) and bat hibernacula surveys were carried out this year on the Barn, Link Building and Hoddinott's Cottage, as well as the cellar and tunnel.

Please refer to the 'Preliminary Ecological Appraisal', the 'Preliminary Roost Assessment', the 'Preliminary Roost Assessment of Tunnel & Re-survey of Cellars/Well' and the 'Badger Search Survey report' accompanying this submission for further information.

Survey Findings

- Tunnel & Cellar: Confirmed bat roost for lesser horseshoe bats (summer and hibernacula roosts)
- Barn: The barn is a confirmed bat roost for Soprano and common pipistrelle bats and Serotine bats
- Link Building: The link building is a confirmed bat roost for Soprano and common pipistrelle bats and long-eared bats
- Hoddinott's Cottage: Confirmed bat roost for long-eared bats in roof void.
- The Grange: Confirmed bat roost for long-eared bats in roof void.



STRATEGIC DESIGN

33.0 ECOLOGY PROPOSAL

Proposed Interventions

- ① The cellar will be modified to incorporate two new entrances and mitigation suitable for Lesser horseshoe bat hibernacula and day roosts. The cellar and well will be closed during construction but the tunnel will remain open to allow bat access. Upon completion of construction, the cellars will be opened up with two new entrances so that bats are able to use the whole underground complex of cellars and tunnels.
- ② The current roost in the left hand side of the Barn roof will be retained
- ③ As compensation for the loss of bat roosts within the Link building, a new bat loft will be created above the new boiler house. This will consist of a large, single-pitched roof void. See next page for more details.
- ④ Four bat tubes to be placed beneath the stonework/render



Please refer to the 'Preliminary Ecological Appraisal', the 'Preliminary Roost Assessment', the 'Preliminary Roost Assessment of Tunnel & Re-survey of Cellars/Well' and the 'Badger Search Survey report' annexes appended to this document.

STRATEGIC DESIGN

32.0 ECOLOGY PROPOSAL AREA I

Specifications for 'Area 1' (Bat Link cellar)

- The main entrance to the cellars for bats beneath the current Link Building will be created at the rear of the new building (ie the western side of the Link Building and the opposite side from the current entrance to the cellars).

- The bat entrance needs to be vertical, 500mm x 500mm, set in to the wall, 1.5m above ground level and be the entrance to a continuous 'passage' leading down in to the cellar. The bat entrance needs to have a single horizontal bar across its width. The width & depth of the 'passage' can be bigger than 500mm x 500mm to facilitate access for inspection. A door could be fitted beneath the bat access grill.

- The 'passage' itself needs to be made from stone or blockwork.

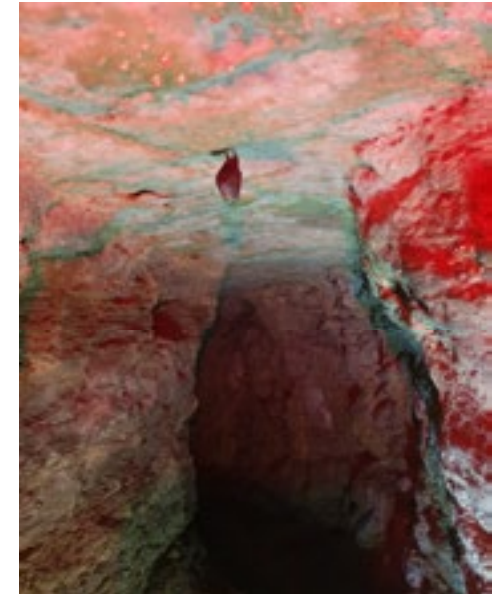
- At the front of a new building (the eastern side of the new building) a further access point will be created (specifically to ventilate the tunnel). This entrance will be smaller i.e. 300mm x 300mm but could still be utilised by horseshoe bats. This too needs a single horizontal bar across its width.

- There should be no lighting or light spill on to the back (western side) of the new building.

- If lighting is needed at the front of the building (the eastern aspect), this will need to be 'bat friendly'. We will work with the lighting engineers to plan this.



TUNNEL ENTRANCE



BAT 23m IN TUNNEL



ENTRANCE CELLAR



BACK CELLAR

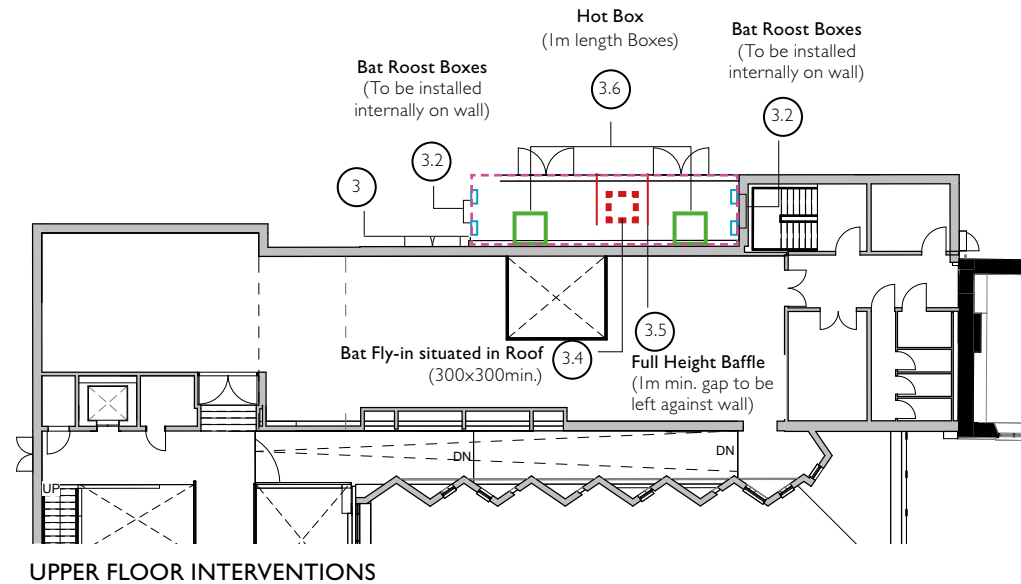
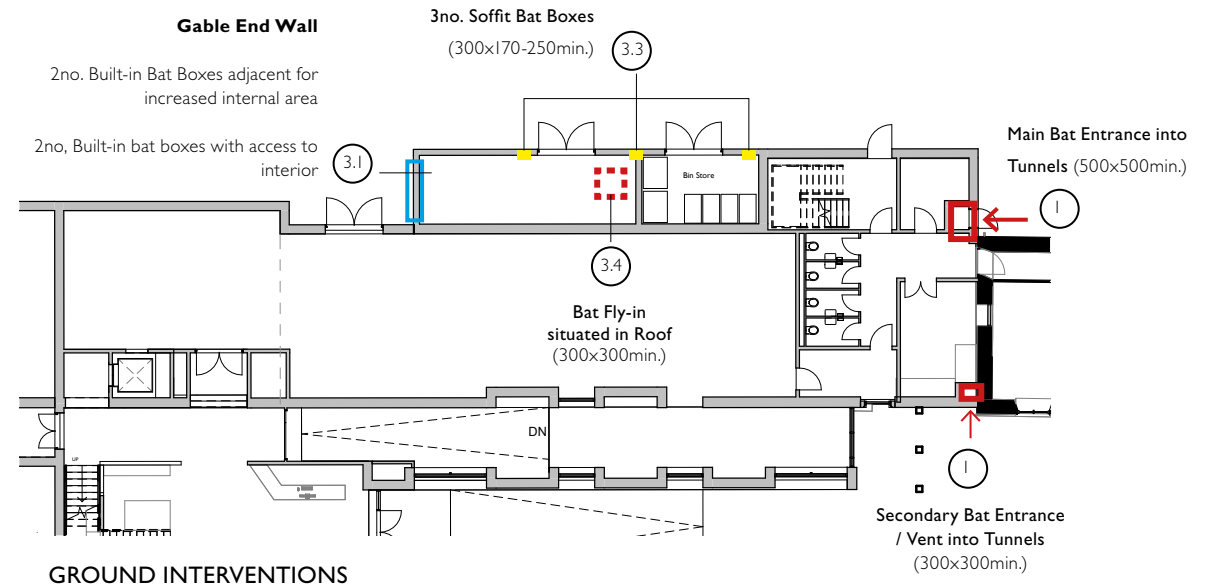
STRATEGIC DESIGN

32.0 ECOLOGY PROPOSAL AREA 3

Proposed Interventions

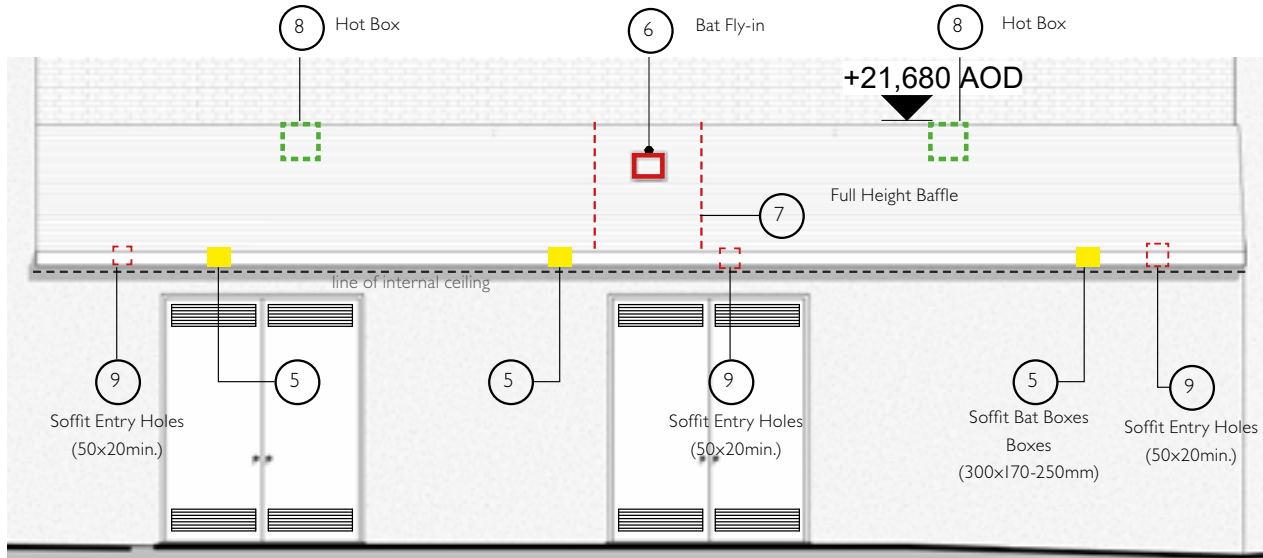
The new bat loft will be connected to:

- 3.1 Four external bat boxes (for long-eared and pipistrelle sp bats)
- 3.2 Four internal bat boxes (for long-eared and pipistrelle sp bats)
- 3.3 Three internal bat boxes within the eaves
- 3.4 A fly-in dormer for long-eared and lesser horseshoe bats and hotboxes for lesser horseshoe bats.
- 3.5 Two wooden 'baffles' will be created within the roof void 50cm either side of the bat fly-in entrance.
- 3.6 A 'hot box' will be built on each side of the roof void in the middle of each section created by the wooden baffles. These will be built to encourage nursery roosts for Lesser Horseshoe bats since the temperature will be warmer in these enclosed spaces.

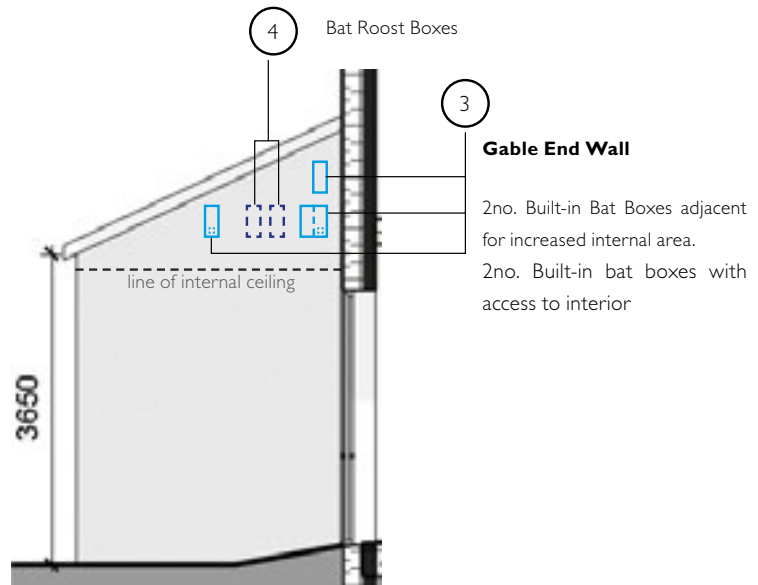


STRATEGIC DESIGN

32.0 ECOLOGY PROPOSAL AREA 3



A - Plant Room West Elevation



B - Plant Room North Elevation



OPEN LOFT SPACE EXAMPLE



LEAD FORMED FLY-IN



HOT BOX AT PITCH APEX

STRATEGIC DESIGN

32.0 ECOLOGY PROPOSAL AREA 3

Specification 'Area 3' (Bat Loft)

- Single pitched roof
- Felt or bat safe TLX membrane
- Clay tiles (of your choice)
- Gable end either to be stone or rendered
- Internal roof void should be as open as possible to allow bats to fly freely within (Brown long eared bats like to do this)
- Height of roof void at apex 2.8m minimum
- Length 5m minimum
- Width 4m minimum
- Roof void floor will have an acoustic barrier within it and be boarded. Builders plastic sheeting to be laid over boards and fixed in place.
- A loft hatch will need to be installed to allow for the inspection of the bat roost from time to time by an ecologist. This needs to be lockable and have signing to indicate the presence of a bat roost.
- No lighting to be installed within the roof void.
- The gable end will have 4 Vivara Pro Build-in Woodstone bat tubes installed beneath the cladding / render (on the outside of the building) and situated as high up as possible.
- 2 of these will be placed adjacent to each other so that they connect with each other.
- The other 2 will be placed individually.
- A hole will be made in the back of one of the single bat boxes which will lie above a gap in the wall behind, so connecting it directly to the roof void behind it.
- A hole will also be made in one of the paired bat boxes in the same way, allowing it to connect directly with the roof void behind it.
- The hole in each bat box will be 2cm h x 5cm w. Only the entrances to these 4 boxes will be visible.
- The eaves will be constructed from fascia and soffit boarding.
- There will be three internal bat boxes placed within the eaves (Wildcare soffit bat boxes).
- Where the soffit meets the wall, 4 holes (2cm h x 5cm w) should be created in the soffit, either side and between the three soffit bat boxes. These holes will allow bat crawling access to the roof void.

Vivara Pro Build-in Woodstone Bat Tube



About this product

Designed to be built into the masonry or external walls or beneath a rendered surface, the Vivara Pro Woodstone Bat Tube provides an unobstructed internal habitat for a variety of insect species. It is designed to provide the maximum internal space for roosting, allowing space for larger groups. The Vivara Pro is made from the natural wood of the Beech tree.

Its manufacture from hand-picked sustainable and processed with non-toxic oils means that the wood is safe for bats to roost in. It is made from a mixture of natural wood, wood preservatives and concrete, and is designed to last for years. It is available in three sizes to suit different roosting and roosting needs, providing excellent roosting for many bats.

Protects bats from predators and provides a safe haven for roosting. The tube is made from sustainable wood and is designed to last for years.

Specification

- External dimensions: 170mm x 170mm x 170mm
- Internal dimensions: 150mm x 150mm x 150mm
- Weight: 1kg
- Material: Woodstone

BUILT IN BAT BOX



SOFFIT BOX

- Two wooden 'baffles' need to be created within the roof void 50cm either side of the bat fly-in entrance. These baffles will extend floor to ceiling but will leave a gap of 1m to allow bats to fly around either side.
- A 'hot box' needs to be built on each side of the roof void in the middle of each section created by the wooden baffles. These are triangular wooden structures built against the wall in the apex of the roof and are 1m long with an opening of 20cm x 20cm on their undersides. See example in the photograph below (which has been built in to a double pitched roof, but can be modified for a single pitched roof). These can be built on site. These are built to encourage nursery roosts for Lesser Horseshoe bats since the temperature will be warmer in these enclosed spaces.
- In addition, 2 x Schwegler IFF bat boxes should be installed inside the roof void on the walls at either end (i.e. 4 in total). These provide roosting opportunities for long eared and pipistrelle bats. See image below:



INTERNAL BAT BOX

STRATEGIC DESIGN

32.0 ECOLOGY PROPOSAL AREA 4

Specification 'Area 4' (Rear + Side Elevations)

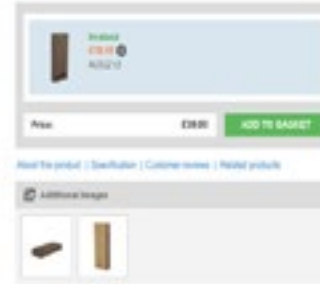
- 4 Vivara Pro Build-in Woodstone bat tubes will be placed beneath stonework /render in this area.

Specification 'Area 4' (Bat Brick Letterbox)

- Access into the tunnels is to be maintained for bats out of construction working hours throughout the construction programme. The bats can be shut in the tunnel in the working day, but the tunnel must be opened at the end of the working day. A photo of the opened hatch must be sent to the ecologist at the end of each day. Please refer to the Mann Williams drawings for details of repairs to the stone wall and arch and retaining walls before the installation of the slab over the cellar entrance (external drop in ground level). This slab has a 400x400mm hole for the bats to leave. Over this slab a 500x500x500mm brick plinth is to be built with a sandstone cap to match the extension. The brick is to match red brick of the new zig-zag face. This plinth could be used as part of the planning conditions sampling approval process. These repairs to the tunnel entrance, new retaining walls and slab installation over the cellar entrance can only take place in March and April due to the bats in the tunnels.

- The ground floor envelope walls around the link cellar must also be built in March and April. This includes:
 - New slab for G35/34 slab, the external walls around the riser, staircase 02 and G34
 - all three bat chutes
 - external wall on gridline F1 around G27 and G33
 - and the RC wall on gridline 9a.
 - the access hatch into the link cellar
 - below ground drainage in the cellar area
- As minimum, these walls need to be constructed up to the first floor level, ideally higher. If only the ground floor walls are erected by May the 1st 2024, please allow for 200mm of Celotex insulation board to be laid over the Link Cellar slab. This area has been hatched in yellow on the plan.
- The internal partitions, sanitaryware and finishes on the ground floor can be installed after the 1st of May. The stairs, colonnade and main Musuem extension can be built after May 1st.

Vivara Pro Build-in Woodstone Bat Tube



About this product

Designed to be built into the masonry of external walls or beneath a rendered surface, the Vivara Pro Woodstone Bat Tube provides an airtight, filtered habitat for a variety of bat species. It is designed to provide the maximum internal space across the roofline, allowing space for larger groups. The wooden grille hatches to the external entry slot in the bottom face.

Its manufacture from hand-casting sensitive and polished with removable silk panels so that several houses can be placed side by side. Manufacture in a mixture of natural stone, FSC wood, recycled concrete, and it is designed to last for years. It is available in three sizes to suit problems with ventilation and moisture maintenance a consistent temperature inside, providing excellent insulation for roosting bats.

Protects bats from heat in above ground level away from artificial light sources, and the tube requires no maintenance as long as it is kept out of the entrance hole.

Specification

- External dimensions: 210mm x 110mm x 110mm
- Internal dimensions: 160mm x 110mm x 110mm (with 20mm gap)
- Height: 110mm
- Material: Woodstone

BUILT IN BAT BOX

PART 6: CONSULTATIONS + PRE-APP RESPONSE



CONSULTATIONS + PRE-APP RESPONSE

34.0 PUBLIC ENGAGEMENT

The Alfred Gillett Trust has hosted a series of public consultation efforts since July 2022. To date, 1383 people have been consulted with. Feedback was sought through the following methods:

In-event displays

Boards showing the proposals were shared during different events and exhibitions. These were attended by 759 people.

Focus Groups

These were held with people within the trust's identified audience groups. The groups included:

- Street Parish Council
- Somerset Geology Society
- Local history groups
- Local community groups
- Clarks Village
- Local schools and colleges
- Lord Lieutenants Office
- Glastonbury Town Council

Newsletter

Since 2022 we have published four newsletters to the 465 subscribers with information about the capital project and ways to get involved

Online Survey

The survey was published in the Trust's website and has thus far received 100 responses. This survey will go live on Facebook as a sponsored post on March 6th 2023. This is expected to reach hundreds of people.

Trust's Website

The trust's website includes a section dedicated to the new museum project. This one is included in the website's main menu and it has thus far been visited by over 300 people. The page includes links to the survey and an invitation to join one of their focus groups.

In addition to this, an e-mail signature linking to this page is including in all of the staff's correspondence, further increasing the project's exposure (see image below).



Lord Lieutenant Visit - February 2023



Heritage Open Days - September 2022

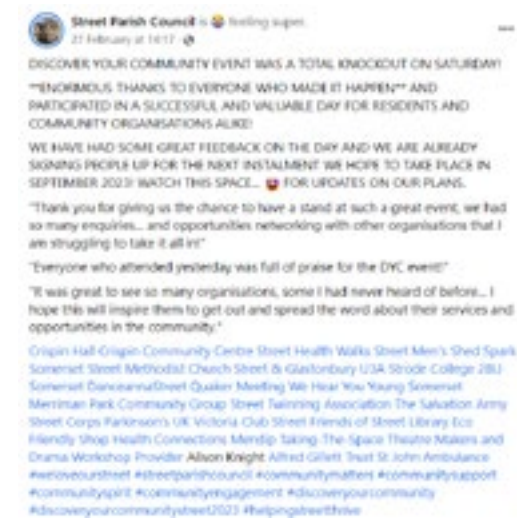


Wassail event - January 2023

CONSULTATIONS + PRE-APP RESPONSE



Discover Your Community Day event - February 2023



Feedback

100% of all the people consulted via the foregoing methods have shared they would be interested in visiting a new museum.

What's next?

Neighbours were consulted on 13th March 2023 and the Trust will be arranging follow-up events over the coming months.

The next steps of the formal consultation process will commence in April 2023, when the museum will open its doors to offer a free exhibition about the proposal. This will be done to encourage the new museum's target audience to learn more about the project and share their feedback. All activities and events scheduled until the new museum's opening will be aimed at engaging the public about the new proposal.



Public Consultation Boards For Upcoming Events

CONSULTATIONS + PRE-APP RESPONSE

35.0 PRE-APPLICATION RESPONSE

A pre-application package was submitted on 8th December under reference '2022/2410/L5PA'. The following summarises the feedback received:

General comments

The planning department has shared their support for the development subject to the Conservation Officer and Highways departments raising no objections.

Highways

The Highways team requested information on the impact the proposal will have on highways, including parking provision for the 50,000-70,000 visitors per year and any potential staff and visitor parking. **The information in section 21.0 of this document has since been shared with the Highway team, we are awaiting their response.**

Conservation Officer

The conservation officer noted the division of the work in two phases and highlighted the importance of the Phase 01 proposal being acceptable in its own right. The proposals under Phase 01 are generally welcome in principle, with the following comments:

- Replacing the existing window in one of the proposed cafe spaces with a door to allow access to/from the garden: Not accepted as it stands. Considered to cause unjustified harm. ***This change has since been omitted from the proposal.***
- Creating a servery hatch through between the proposed kitchen and café space: This could be acceptable depending on the outcomes of the proposed investigatory opening through the existing wall. ***This change has since been omitted from the proposal.***
- Forming a glazed partition to create a stair lobby which would utilise the original entrance door: The glazed partition would be quite intrusive into the space, and such separation of the upper floors from the ground floor would significantly alter the circulation of the building, thereby causing harm to the significance of the building. The original front door should be usable and could provide an access to the café from the garden rather than inserting a door in a window opening. While I understand that the partition is largely related to fire safety to provide a protected escape for staff upstairs to exit through the original door, I believe there may be other less harmful options which should be considered. ***This change has since been omitted from the proposal.***

*Text in red highlights areas where the text has been updated from previous versions

- Demolition of subsidiary extensions/accretions to the rear: As part of the overall Phase 01 of the project, it should be demonstrated that the removal of these elements is justified, that the harm is limited, and that there is sufficient public benefit to outweigh any harm caused through their demolition.
- Demolition of the existing link between The Grange and The Barn: This structure dates from 1972 and its demolition would result in no harm.
- Replacement structures between The Grange and The Barn: These comprise two "link buildings" either side of a "central section". The link buildings are proposed to be flat-roofed while there are essentially two options for the central section – a flat roof (taller than the links) and a pitched roof. The option favoured by the agents/applicants is the flat roof to distinguish it in form from the historic buildings, The Grange and The Barn, and the justification for this should be explained further in an application. From the concept drawings, it is difficult to determine the impact the link attached to the rear of The Grange might have, in particular its height against the existing west elevation, but this will be clear in a fully worked-up application.
- Phase 02 Works: Works to The Barn are very much at the ideas stage but, in principle, removing the modern first floor structure with the inclusion of a mezzanine would be welcome, along with the removal of incongruous services. Creating an opening on the north gable end would be difficult to justify when this historic fabric has never been breached, so this would be resisted. It may be acceptable to alter some existing ground floor windows to doors on the east elevation as there has already been some adaptation here and could be informed by reference to historic photographs. As part of this work, the fenestration and the entrance would be improved – currently it is not sympathetic to the Barn and its improvement would be a considerable enhancement. A new café is envisaged which would project eastwards into the garden from the new link building to The Barn. While this is likely to be a heavily glazed structure, there is some concern over this as it would divide the garden between The Grange and The Barn, and potentially sever their historic relationship. More work should be done to justify this when Phase 02 is to come forwards; however, it may be worth bearing this in mind now as part of the overall masterplan. ***This work does not form part of this proposal the proposal.***

PART 7: HERITAGE IMPACT ASSESSMENT



PART 7

IMPACT ASSESSMENT

7.1 SUMMARY OF PROPOSALS

The proposals will reinvigorate the Grange by providing a new museum, drawing in new visitors to the building as well as providing enhanced staff and community facilities. The principal elements of the scheme are:

- Demolition of western range and link building and construction of a two-storey extension to house new galleries and visitor facilities
- Bringing new uses into the main listed building including café, community and educational spaces and visitor toilets as well as reorganising staff areas and offices
- Removal of staircase from first floor to attic to provide access into new gallery extension
- Reduction in height of wall in garden to open-up views and access, new landscaping and ramped access to new extension
- Repairs to, and redecoration of, historic architectural features

*Text in red highlights areas where the text has been updated from previous versions

7.2 ASSESSMENT OF IMPACTS

7.2.1 Demolition of western range and link building

The proposed extension requires the demolition of the 1970s link building and the western range of the main building. The link building is of no heritage value and its demolition will not cause any harm to the significance of the listed building or its setting.

The western range however dates to the 1890s, the period when Clarks ownership and association with the Grange began. This part of the building has some heritage value, albeit low, resulting from the age of its fabric, associations and complementary aesthetic appearance externally. It should be noted that the interior of this part of the building has been considerably altered in modern times and contains no fabric or features of heritage value.

The loss of the western range will result in the loss of fabric of low heritage value and therefore have a harmful impact on the significance of the listed building. Given the low value, the harm is deemed to be less than substantial in NPPF terms.

Nonetheless, clear and convincing justification is required support this loss. The western range is ancillary to the principal range and is of much lower evidential, historic and aesthetic value. The proposed scheme, which will be facilitated by the demolition of the western range, will allow meaningful public access into the building for the first time and provide viable and sustainable use. Demolition of the western range and the link building allow for a new public entrance that will better connect to the recently completed archive building, the barn and the main building and will enable enhanced accessibility across the whole building. It is considered that the wider public benefits of the scheme therefore outweigh the less than substantial harm to the significance resulting from this area of demolition.

In addition to the 1890s fabric, the western range also contains an older, likely 17th century window in the northern elevation and

an arched door surround in the western elevation. Both were relocated to their present positions from elsewhere in the building when the 1890s range was constructed; there is a tradition at this site for saving and reusing architectural features as new phases of building have taken place. A statue of the Strode bear, the family emblem, and a small metal hatch door, both currently situated in the west elevation of the extension, these features are also likely to have been relocated from other parts of the building historically. The window, arch, statue and hatch door will be again saved and relocated, allowing their significance to be maintained or indeed enhanced. The window, bear and hatch will be will be relocated in the wall of one of the new galleries for visitors to experience and the narrative of the building's evolution be explained. The door arch will be reused in the new link between the barn and new museum to provide a secondary access. It will therefore continue to be used as an external doorway, re-purposed again in the same spirit as it was previously relocated.

7.2.2 New extension and link building

The new build elements of the scheme will roughly occupy the footprint of the structures being demolished, although extending slightly further south of the present link building. The new structure will be two storeys compared to the present single storey and therefore has the potential to have a greater visual impact on the listed building and barn due to its greater height. The overall height of the new building will be lower than that of both the listed building and barn, therefore remaining subordinate to the listed structures. Furthermore, the presence of a lower element linking the new building to the barn, provide visual separation between new and old.

The materials and elevational treatment of the new additions has been carefully designed to complement the historic structures they connect. The material palette comprises materials already present within the site (render, Bath stone and blue lias stone) with the addition of timber and brick. The rear extension to the listed

IMPACT ASSESSEMENT

building will be rendered, mirroring that of the elevations of the principal elevations of the listed building and the recent archive building opposite. The colonnade forming the entrance to the museum will be Bath stone, matching the columns of the historic portico and the lower linking element attaching to the barn will be blue lias stone to match the latter. This continued use of materials will assist in the new structures being sympathetic to the historic buildings, emphasising their materiality and therefore significance.

Brick is to be introduced as part of new link building, intricately detailed with a perforated pattern. The use of brick for the elevations will ensure the new building is an obviously modern addition and contrasts with the stonework and render the historic buildings. Brick is also an important historic material in relation to the Clarks factory, bringing this aspect back will enhance the significance of this connection.

The materials and architectural detailing will be of the highest quality, ensuring this latest phase of the Grange meets the high standards of the existing building. The use of a flat roof will provide further contrast with the hipped roofs of the historic buildings but the angled recesses in the elevation of the new building will echo this historic feature.

The new build element of the proposals has been sensitively-designed to ensure it is not only fit for purpose as a new museum, but also complements the historic setting in which it is located. It is not considered that the new structure will cause any harm to the significance of the listed building.

7.2.3 Removal of attic staircase

The staircase from first floor to the attic is historic, although likely dating to the early 19th century phase rather than 17th century. It is of moderate significance for its historic and aesthetic value, reduced by being a service rather than a principal staircase. Its demolition is required to provide a link at first floor between the

main building into the new gallery extension. This is a vital link to ensure equitable access to the first floor for those less able, including the publicly accessible library and reading room as well as to staff offices. Providing public access to the building is central to the proposed scheme and will provide it with a viable use and will enhance its communal value. Therefore it is considered that the harm resulting from the loss of the service staircase will be mitigated by the wider heritage and public benefits of expanding the use and public access to the listed building. It will be investigated to see if the balusters and handrail can be salvaged for reused in a later phase of work to extend the secondary stair up to attic level; if it is possible this will further mitigate the harm to significance of its removal.

7.2.4 New and reorganised uses

Expanding the use of the listed building and allowing a wider range of visitors to access and enjoy it is a heritage benefit. Although many of the new visitor facilities will be in the new extension (galleries, shop, visitor reception and toilets), there will also be opportunities for the public to experience the historic parts of the Grange. Within the ground floor of the existing building will be a new visitor café, a community support space and a learning support / community gallery space. As well as the heritage benefit of widening the experience of this historic building, there is a public benefit associated with the community and educational uses proposed.

Whilst not a direct benefit, rationalising the staff and office uses to be principally on the first floor is beneficial for freeing up space for public uses at ground floor and making better use of under-utilised spaces. This will extend to better use of the attic space (currently unoccupied) in a future phase.

7.2.5 New café

The new café on the ground floor of the main building will require relatively little alteration of the existing listed building. Within

the new servery, new extraction will be required, in order to avoid further impact on wall fabric, it is proposed that this will be installed within one of the window panes. There will be very localised loss of glazing to one of the panes, however the windows are of slightly lower significance and could be returned to glazing in the future, mitigating the slightly harmful impact of this part of the proposals.

For fire compartmentation purposes, the glazed fanlight above the door into the café kiosk will need to have secondary glazing installed. The existing door is already a fire-rated door and will not be altered. Whilst there would be no harm to the physical fabric of the fanlight, and the secondary glazing will be reversible, there will be some harm to the aesthetic value of this feature, which will cause localised harm to the significance of the listed building.

7.2.6 Relandscaping

To provide an accessible and welcoming entrance to the new museum, which will be via the new extension to avoid unnecessary alteration of the listed building, alteration is required to the landscaping in the immediate setting of the Grange. The perpendicular wall will need to be altered to open up views and physical access to the new entrance. The wall is historic fabric, although its exact date is not known it is at least mid-19th century. There will therefore be a degree of harm to the significance of the listed building. However, given the ancillary nature of the wall and its lack of purpose, its significance is limited, and the harm therefore considered to be less than substantial in NPPF terms. This harm would be outweighed by the wider public benefits of the proposals.

The non-historic paving around the portico and along the northern elevation will be replaced with bound gravel and further pathways will also be in this material. Bound-gravel is an historically-

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appropriate material and will enhance the approach and setting of the listed building. The approach to the entrance to the new museum will be Blue Lias stone paving, creating a more accessible approach for visitors. The paving will be high quality and durable ensuring its aesthetic appearance. A large lawned area will be retained to ensure a green setting remains for the listed building. These alterations to the landscaping will enhance the immediate setting of the listed building and are heritage benefit.

All existing mature trees will also be retained, however two smaller trees will need to be removed to allow for the new museum entrance; there will be no harm to significance as a result of the changes to the trees.

The excavated area adjacent to the link building, currently enclosed by railings, will need to be covered to make way for the new museum entrance, and secondary entrance through the relocated historic arched door frame. The drip-moulded window surround and arched door opening will be retained in-situ but will not longer be visible externally; they will remain accessibly from within the basement internally for maintenance purposes. This area of the landscaping was, until very recently, deliberately overgrown to prevent unauthorised access to the tunnels. Therefore, whilst these architectural features are currently visible, this has not contributed greatly to the significance of the site. Therefore, their concealment will not cause harm to significance and the evidential value is retained. The works are necessary to provide a fully accessible entrance to the new museum, which off-sets any perceived harm.

7.2.7 Repairs to existing fabric

As part of the proposals, there will be repairs to architectural features. This includes refurbishment of timber-sash windows and stone repairs to the transomed and mullioned windows and door surrounds. Redecoration, including sanding back of architectural decorative features, will also be undertaken. These works will

enhance the aesthetic value of the listed building and be beneficial to its overall significance.

7.3 CONCLUSIONS

There are elements of the proposals which will cause harm to the significance of the listed building. These include the loss of historic fabric of the western range, attic stair. However, there are many parts of the proposals which are of heritage and public benefit, including the drawing new public access into the building through new uses and conservation repairs. The new build element of the proposals has been sensitively-designed to mitigate any negative impact on significance and also plays a considerable role in providing public benefit to the scheme. It allows greater accessibility into the listed building, by providing level access and visitor facilities (including an accessible WC) and also showcases important aspects of the significance of the site through the new gallery exhibitions about Clarks. Overall, it is considered that the less than substantial harm resulting from some elements of the proposals will be more than outweighed by the positive elements which bring the heritage and public benefits.

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