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# Report

**Report subject:** Guildhall Project  
**Report to:** City Area Committee (Community)  
**Date:** 16 December 2008  
**Author:** Robin Townsend/Graham Creasey

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## OPTIONS FOR THE FUTURE USE OF THE GUILDHALL

### 1. Report Summary

The Implementation Executive at its meetings on the 29<sup>th</sup> October 2008 and 13 November 2008, agreed to transfer to the new City Council a variety of services and assets including the Guildhall. A report was subsequently taken to Cabinet on 3 December 2008, for them to endorse the recommendations. In order that progress can be made with the development of plans for the future use of the Guildhall it will be necessary for City Area Committee to:

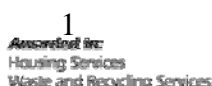
- a) sign-off the proposed scheme, plan attached
- b) extend the appointment of the design team lead by the conservation architects, Rodney Melville & Partners (RMP) and;
- c) authorise the making of the necessary planning and listed building applications

### 2. Background

2.1. Members will be aware that a great deal of exploratory work has already been undertaken as part of the work of Cabinet and the Salisbury Vision project and from this exercise a design brief and scheme has emerged as the preferred option, the main issues are summarised below.

### 3. The Process

- 3.1. A Guildhall Vision Sub Group has previously taken the lead in identifying a suitable alternative use for the Guildhall following the departure of the Magistrates Courts Service. The latest estimate for the departure of the HMCS is autumn 2009.
- 3.2. As part of this process RMP was appointed to undertake and cost a condition survey of the Guildhall, to carry out the feasibility study into alternative uses, including advice on issues in relation to the Disability Discrimination Act and the implications of installing a passenger lift by March 2009.



#### **4. Proposed Scheme**

4.1. The main features of the proposed scheme include:

- Approximately 20 office spaces over two floors for City Council use.
- Flexible meeting space in existing Crown Court for council use and private hire.
- Banqueting Hall remains the same.
- Oak Court remains the same (due to restrictions on alterations) but allows for some limited use (subject to accessibility).
- Civic use on second floor remains.
- Potential for educational/citizenship use for the cells on the second floor.
- Assumes TIC remains at the Guildhall.
- Installation of a passenger lift.

#### **5. Financial Implications**

- 5.1. Estimates for the Capital works to facilitate the proposed scheme (including providing a lift and necessary alterations to the toilets) amount to approximately £500,000 (excluding fees).
- 5.2. Funding of the fees for RMP to undertake the necessary work referred to below in section 6 of this report, are estimated to be £23,000 and should be financed from a combination of the City Area Committee reserves and the Vision Budget and a sum of £11,500 be made available from City Area Committee.

#### **6. Conclusions**

- 6.1. The existing appointment of RMP and the design team was to produce a costed condition survey and feasibility study with designed options for the future use of the Guildhall, known as architectural stage C, this work has now been completed, subject to final sign-off by the City Area Committee.
- 6.2. In order to progress to stage D (Planning) it will be necessary to:
- Sign-off the Option A scheme.
  - Extend the appointment of RMP and the design team to undertake stage D.
  - Authorise RMP to take such steps as are necessary to make the Planning & Listed

#### **7. Recommendations**

City Area Committee is requested to:

- 7.1. Sign off the proposed scheme, plan attached
- 7.2. Extend the appointment of RMP and the design team led by the conservation architects Rodney Melville and Partners (RMP)
- 7.3. Authorise RMP to make the necessary Planning and Listed Building applications.
- 7.4. Release sufficient funds (£11,500) from the City Area Reserves to cover the costs of the design team.

#### **8. Background Papers**

- The Guildhall Salisbury Fabric Condition Survey (2008) undertaken by Rodney Melville and Partners.
- The Guildhall Salisbury Commentary on the Proposed Scheme and proposed disabled access lift undertaken by Rodney Melville and Partners (2008)
- Cabinet Report 3 December 2008.

#### **9. Implications**

##### Financial

On the basis that the IE approved that the Guildhall will be part of the package of services and assets that will transfer to the new Salisbury City Council on 1 April 2009, the funding of the fees for RMP to undertake the necessary work referred to in section 6 of this report, estimated to be £23,000 should be financed from a combination of the City Area Committee reserves and the Vision Budget and therefore that a sum of £11,500 be made

available from City Area Committee reserves.

Legal

None

ICT

None

Human Rights

None

Personnel

None

Community Safety

None

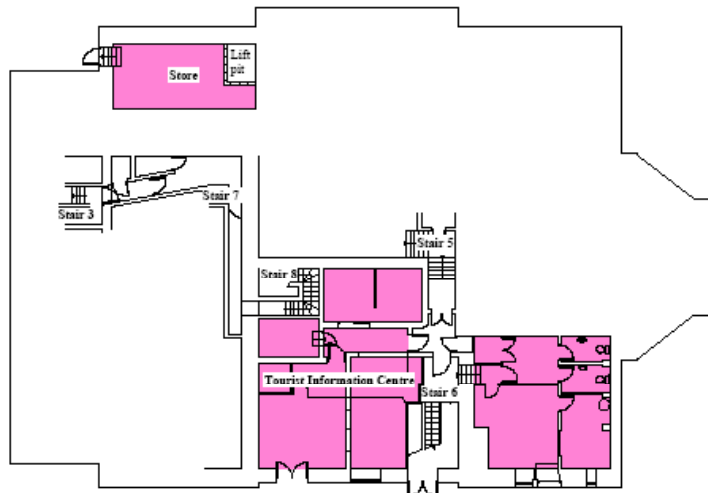
Environmental

None

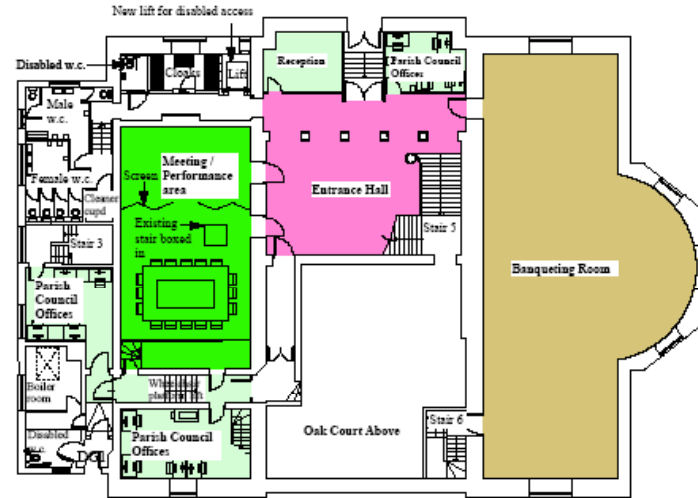
Council priorities:

Economic Development; Empowered communities engaging in resolving problems and influencing decisions; Value for money and use of resources; Creating a Parish for Salisbury; Building resilient Communities

Ward Affected: All in the City

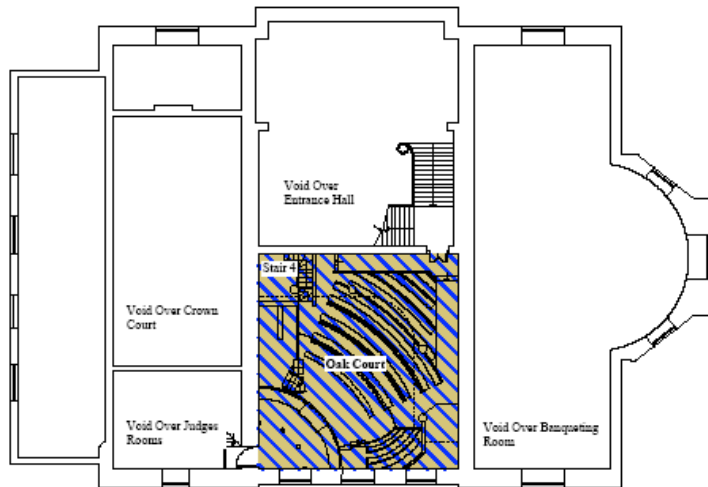


LOWER GROUND FLOOR



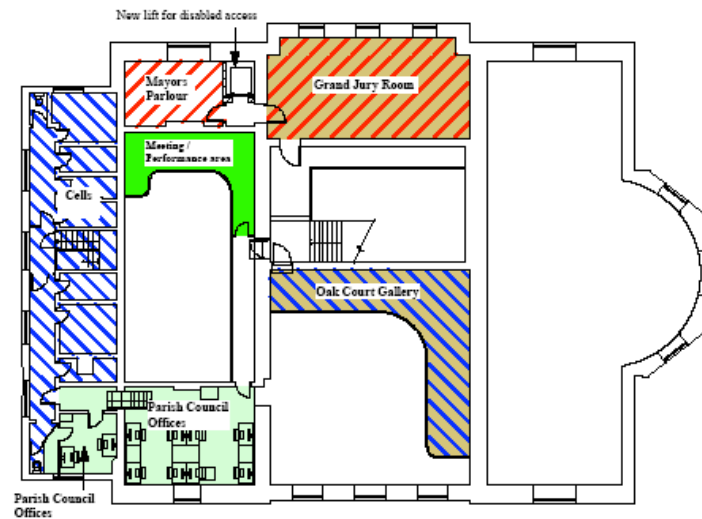
GROUND FLOOR

- Key**
- Conferences / Weddings / Functions
  - Mayoral / Civic Use
  - Citizenship Education
  - Museum / Gallery
  - Offices
  - Previous Use Retained
  - Café & associated kitchen space
  - Flexible meeting / Performance space



FIRST FLOOR

OPTION A



SECOND FLOOR

- NOTE**
1. This drawing is copyright
  2. All dimensions must be checked on site before proceeding.
  3. Dimensions of new work are to be adjusted to suit the existing building where necessary. Do not assume that the existing structure or details are plumb, square or level.
  4. The contractor must report any discrepancies to the architect before proceeding.

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 Leamington Spa CV32 4LJ  
 Tel. 01926 881311 Fax. 01926 451766

SALISBURY GUILD HALL  
 USE OPTION ANALYSIS  
 OPTION A

Scale	NTS			
Date	Jan 2008	5879	04	
Drawn				