

BOROUGH OF SPELTHORNE

PLANNING BRIEF  
FOR

TOWN HALL, MARKET SQUARE,  
MEMORIAL GARDENS  
AND RIVERSIDE CAR PARK, STAINES

MARCH 2000



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## **PLAN 1**

## **1.0. INTRODUCTION**

- 1.1. The purpose of this Planning Brief is to explain how the area of the Town Hall, Market Square, Memorial Gardens and Riverside Car Park can be enhanced and used in a way which contributes to the vitality and viability of Staines Town Centre as a whole.
- 1.2. The Brief site occupies an important stretch of the River Thames frontage through Staines as well as including part of the Staines Conservation Area and the grade II listed Staines Town Hall. The location of the area to which the Brief applies is shown in Appendix A. The proposals in this document explain how these important assets can be enhanced to achieve an exceptional quality of environment and amenity which contribute to the town's distinctiveness and thereby its attractiveness as a whole.
- 1.3. This document sets out some of the background to this area, the planning policy context, the approach to formulating proposals in the brief area and the specific options including possible alternative uses of the Town Hall.
- 1.4. This Planning Brief has the status of Supplementary Planning Guidance.

## **2. PUBLIC CONSULTATION**

- 2.1. Prior to its adoption, this Planning Brief was subject to public consultation for a 6 week period from 25th October to 6th December 1999. The consultation arrangements included a press release, notification of some 350 addresses adjoining or near the site by letter (including those addresses of properties facing the Staines bank of the River Thames), consultation with amenity and other interest groups and making the Brief available for sale and inspection at the Council Officers and on the Council's website. A Special October Edition of the Borough Bulletin (which is delivered to every household in the Borough) on Staines Town Centre, included a 2 page feature on the proposals contained in this Brief and the accompanying Strategy for Staines Riverside. A public exhibition on the proposals in both documents was held in the Elmsleigh Centre for 2 days (28th and 29th October 1999), at which staff from the Planning Section were available to talk to the public. The exhibition material was then displayed at 40-42 High Street (former Halfords shop) from 2nd November to 14th December.
- 2.2. The Council is satisfied that the consultation arrangements have been extensive and all those who might have wished to express a view have had the opportunity of doing so. 158 individuals and organisations commented on the issues in the Brief in writing or by e-mail. The letters, e-mails, and comments in the exhibition book demonstrate public support for the Council's proposals and no party was fundamentally opposed to the principle of improvement to the riverside area. More than 50% of people commenting on the layout options for the riverside area favoured Option 2. A large number of people felt strongly that the Town Hall building should remain in some form of community use.
- 2.3. The consultation process resulted in a number of letters which made various suggestions of both a general and more detailed nature of how open space alongside the River might be laid out. As a result some clarification and amplification of issues are now incorporated in the Brief. However this document also acknowledges a number of detailed issues which would be more appropriately considered in the context of the preparation of the detailed design for the site.

### **3.0 BACKGROUND TO THE PREPARATION OF THIS PLANNING BRIEF**

- 3.1. Staines is a major retail and commercial centre. The Council is committed to maintaining the town's ability to meet the needs of the Borough and the wider area and aims to achieve this by securing an improved retail provision and environment. The Two Rivers and Tilly's Lane schemes together with pedestrianisation of the High Street are an important part of the Council's comprehensive approach.
- 3.2. In 1997 the Council embarked upon studies to establish how it could make more of the inherent attractiveness of the Riverside in Staines not only for its own sake but to improve the area around Staines Town Hall and to support proposals to enhance the vitality and viability of the town centre as a whole. That work was based on the Arts Centre remaining at the Town Hall and the possibility of an extensive package of measures, including lottery funding, to support the Arts Centre and improvements to its environment. Public consultation at that time endorsed the objective of enhancing this Planning Brief area.
- 3.3. After lengthy and detailed consideration the Council made a decision in June 1999 to close the Arts Centre which had operated from the Town Hall since 1994. The centre had been making substantial financial losses. The Council agreed:-

"that approval be given to the option of disposal of the Arts Centre building as part of a planning brief for the development of the whole Arts Centre and Memorial Gardens area".

Part of the purpose of this Brief is to now provide guidance on appropriate alternative uses of the Town Hall as well as the appropriate development and enhancement of its environs.

- 3.4. In 1998 completion of a development scheme at the Thames Lodge Hotel incorporating a riverside walk provided a final section of what is a ¾ mile of now continuous River Thames frontage through Staines town centre. This Brief has therefore been prepared in the context of a broader study of this more extensive area and how it may be enhanced further and which is set out in the document "Staines Riverside Enhancement Strategy".
- 3.5. In April 1999 the Council adopted as Supplementary Planning Guidance a Planning Brief for the existing Cinema and former Carvery site which is bounded by the River Thames, Staines Bridge, Clarence Street and the River Colne. That brief is based on the national and local policies which underpin both this document and the Staines Riverside Enhancement Strategy and is consistent with the detailed proposals in this document.

### **4.0. PLANNING POLICY CONTEXT**

- 4.1. The Policy context in which this Planning Brief has been prepared is set by the Council's Replacement Local Plan. This has been prepared in the context of both national policy guidance and the Surrey Structure Plan 1994. The Replacement Local Plan was due to be adopted in November 1999. The Secretary of State, however, served a 'direction' that Policy H6 (which relates to affordable housing) should be modified before adoption. At the time of publishing this Planning Brief, the Replacement Local Plan has not been adopted. However, the Council's proposed modifications to the Plan, including to those policies which are relevant to the context of this Planning Brief, were agreed in May 1999 and are unaffected by the 'direction'. This section of the Brief considers the key policy issues which influence the approach taken to the enhancement of the area as a whole and alternative uses of the Town Hall.

a) **Role of Town Centres**

- 4.2. It is national planning policy to sustain and enhance the vitality and viability of town centres as a focus for shopping, employment and leisure uses. The focus of such facilities can assist what are called multi-purpose trips and contribute to an overall reduction in the need to travel. PPG6 'Town Centres and Retail Developments' emphasises the importance of town centres providing high quality environments if they are to continue to be places where people wish to come. It also emphasizes the importance of coherent town centre parking strategies.
- 4.3. The positive benefits of strengthening the role of town centres to achieve broader objectives such as urban renaissance and more sustainable patterns of transport has recently been further highlighted in Department of Transport and the Regions publication 'Investing in the High Street' (May 1999). It emphasises the importance of creating a quality environment and maximising the benefits of existing natural, social and historical assets.
- 4.4. These principles are already reflected in the Council's Local Plan and specific policies and proposals are identified for Staines to increase retail provision and enhance the environment of the town centre as a whole.

b) **The River Thames**

- 4.5. National policy gives particular emphasis to the River Thames and Regional Planning Guidance RPG3B/9B, published in 1997, aims to present a vision for the River and provides a land use planning framework for enhancing its status and vitality. In this area the Rivers' use is predominantly recreational but there are opportunities for enhancing the environment and improving recreational facilities and public enjoyment of the Thames generally.
- 4.6. The Council's Local Plan gives particular emphasis to both protecting and enhancing the attractiveness of the Borough's river corridors, controlling development, promoting enhancement schemes consistent with nature conservation interests and enhancing the views and character of the river generally (Policies RU5 - RU7). The River Thames and its immediate surrounds are defined in the Local Plan as an Area of Special Character. The extent of this area so far as it affects this Brief is shown on the plan in Appendix A.

c) **Conservation Areas**

- 4.7. Part of the Brief area is within the Staines Conservation Area which was designated in 1975. The special characteristics of the area include the juxtaposition of historic buildings and structures, old waterways, important vistas, trees, and River Thames and open spaces. Councils have a duty to give special attention to the desirability of enhancing conservation areas including when considering development proposals.
- 4.8. Policy BE23 of the Local Plan gives express commitment to this requirement and identifies the various aspects of conservation areas which will be considered for protection and enhancement.

d) **Listed Buildings**

- 4.9. As with Conservation Areas, Councils have a duty to have regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. This is reflected in Policy BE25 of the Local Plan. These requirements are particularly relevant to the Town Hall. Alternative uses of listed buildings are not precluded so long as such uses are compatible with maintaining the character of the building.

e) **Urban Open Space**

- 4.10. Open space in urban areas makes an important contribution to the character of towns and Councils are urged to identify and protect such areas. The Memorial Gardens have been specifically identified in the Local Plan and Policy BE17 gives commitment to protect and enhance such areas.

f) **Flooding**

- 4.11. Local Authorities are required to avoid increasing the amount of development in areas liable to flooding or otherwise impeding the flow of flood water, or reducing a site's contribution to the capacity of the flood plain. Much of the Brief area is liable to flooding and identified as such in the Local Plan. Policy BE32 gives commitment to follow the above approach to development in areas liable to flooding. The extent of the Brief area liable to flooding is shown on Plan 1.

g) **Parking**

- 4.12. National policy seeks to reduce the need to travel and ensure that facilities likely to attract large numbers of people are located at places where there is a choice of means of travel. This gives greater importance to the role of town centres. Councils are required to consider how parking strategies can contribute to reducing the need to travel and encouraging alternative travel modes. The Council will be preparing a Parking Management Strategy for Staines Town Centre by July 2000 to be incorporated within the County Council's Local Transport Plan.

**5.0. APPROACH TO ENHANCING THE BRIEF AREA**

- 5.1. Enhancement of the Brief area and the necessity to secure an alternative use of the Town Hall clearly provides an opportunity to formulate proposals which both contribute to assisting the vitality and viability of the town centre as a whole as well as meeting the duty and desirability of enhancing this part of the River Thames, Staines Conservation Area and its listed buildings.
- 5.2. This area is close to the heart of the town centre, and has all the necessary inherent attributes to provide a high quality and distinctive riverside environment. This makes the above objective readily achievable.
- 5.3. The proposals in this Brief are therefore formulated to achieve the following objectives:-
- a) Preserving and enhancing the River Thames, Staines Conservation Area and listed buildings and to pursue opportunities to improve the relationship of the riverside and the town centre in an appropriate manner so as to contribute to the continued vitality and viability of Staines as a shopping centre.
  - b) Promoting the preservation and enhancement of the Town Hall including its setting not only for its own sake but to enhance the attractiveness of this part of the town centre and riverside.
  - c) Protecting and enhancing the special quality of the River Thames by:-
    - a) improving where possible its built environment
    - b) conserving and enhancing its character
    - c) encouraging and facilitating its use for recreational purposes.

- 5.4. These objectives are closely interconnected and require a comprehensive approach to ensure the benefits to be gained for the town centre as a whole are optimised without prejudicing the statutory duties of preservation or enhancement of the historic and natural environment.
- 5.5. The outcomes of an appropriate and comprehensive approach should be:-
- a) A perception of Staines as a riverside town with close links between the shopping area and riverside
  - b) An appropriate alternative and permanent use of the Town Hall
  - c) Improvements in the character of this part of the Staines Conservation Area and Riverside which contribute to the actual and perceived view of Staines as a town centre adjacent to a quality riverside environment.
- 5.6. The achievement of the above objectives and outcomes is reliant on the successful implementation of physical measures. However, the increased recreational use of the riverside, the inter-relationship of the riverside and the shopping area, and the perception of Staines as a riverside town are also dependant on:-
- a) greater appreciation of the closeness of the riverside to the shopping area.
  - b) wider understanding of the attractiveness of the riverside environment.
- 5.7. It is considered that critical to a greater appreciation of the presence of the river and the open space adjoining it is its visibility from both Market Square and Thames Street. This is currently obscured by large areas of car parking in the Riverside Car Park, the Resource Centre and dense landscaping in Memorial Gardens.

## **6.0. PROPOSALS**

- 6.1. It is considered that central to achieving the objectives and outcomes sought, and to provide a context for the more detailed enhancement measures, is the extension of the open space at the Memorial Gardens and Riverside Car Park to provide what is referred to in this Brief as the Staines Riverside Park. This is described further, with related proposals, in the following sections.

### **A) The Proposed Staines Riverside Park**

- 6.2. Plan 1 provides an indicative scheme identifying the scale of open space, location of car parking, and the improved relationship of this area to the town centre. The intention is to create a public open space which functions as a single park. Such a space lends itself to a mixture of formal and less formal areas and features which add focus to it such as a water feature, bandstand, town pier, moorings and viewing points. Preparation of a detailed scheme needs to include an evaluation of the existing landscaping and, whilst retaining mature trees, to remove some of the conifers within the Memorial Gardens to improve visibility across the area and make it appear lighter. The new landscaping with additional features should provide considerable visual interest throughout the year.
- 6.3. The overriding objective should be the creation of an attractive riverside park which is both an attractive park as a destination in its own right, but also compliments the town centre by providing a quiet location for shoppers, workers and visitors to enjoy either for sitting or walking along the

riverside generally. The creation of such a Park at this point will act as a focal outdoor recreation location for both the town centre and this stretch of the riverside. The size, configuration, visibility and accessibility of this space is critical to its attractiveness and its successful contribution to the setting of the town centre as a whole.

- 6.4. Extending the riverside open space at the Riverside Car Park with sections of open space coming up to Thames Street is intended to give the impression that the riverside open space starts at the road edge. Improvement at this point is particularly significant as Thames Street, with its two-way use, is now a major traffic route through and to Staines which increases the opportunity for people to appreciate the proximity of the river at this point. Whilst there is a need to maintain visibility across the area for pedestrians, scope exists by careful siting of trees to partially obscure views from the river of larger buildings in the town centre.
- 6.5. The success of the proposal also depends on provision of much stronger visual connection from the riverside to Market Square and the entrance of the Square itself. This requires a number of actions including:-
  - a) the relocation of the Resource Centre (located in the former public conveniences) and demolition of this building
  - b) giving the impression the new Riverside Park starts at the edge of the Square, rather than set back to the side of the Town Hall
  - c) enhancement of the Square itself including scope to bring more activity into it.

All of this must assist in enhancing the Conservation Area and the setting of listed buildings including the Town Hall. The potential contribution to the setting and attractiveness of the Town Hall should be significant so as to thereby further assisting the success of any future use of it.

- 6.6. The public consultation exercise established support for the principle of providing a Riverside Park and a detailed scheme will now need to be prepared by the Council. This will seek to achieve the objectives set out in the Brief and will be formulated following detailed survey of the condition of existing structures particularly the river bank retaining walls, and view points which it is desirable to open up and structures and views which it is desirable to obscure. A detailed tree survey, considering the relative merit and health of existing trees has already been undertaken by the Council and will need to be taken into account in the preparation of the detailed scheme. The scheme will also take account of the detailed suggestions put forward by the public, of features which could be included in the scheme.
- 6.7. The provision of a Park at this location has the potential not only to provide a focal point for land based riverside facilities in Staines but also to improve waterside facilities.
- 6.8. It is proposed that a detailed scheme be formulated to achieve / provide the following:-
  - 1) A visually attractive area providing an appropriate setting to the town centre, riverside and the Town Hall.
  - 2) A quiet place for people to either walk or just sit and enjoy the riverside.
  - 3) An enhanced landing stage facility at the rear of the Town Hall which is already used by pleasure boats to pick up passengers, which could be given a much stronger focus as a Town Pier.



- 4) Further short stay river moorings (24 hr) to encourage boat users to stop at the town and provide an attractive focus of activity. There is particular scope, subject to navigational consideration along much of the bank at the existing Riverside Car Park.
- 5) Appropriate lighting to the riverside including appropriate flood lighting of the Town Hall.
- 6) A secure and visible environment is created and takes full account of the benefits of the Town's CCTV facilities.
- 7) Focal points, possibly a new bandstand and/ or open area for civic events and concerts, possible water feature (such as a fountain) and viewing points.
- 8) Relocating the War Memorial from the existing Gardens to the Market Square or to within the Riverside Park.
- 9) Appropriate recognition of the historic significance of the Memorial Garden.

6.9. The Council is aware that the area around the Town Hall and Memorial Gardens is currently a location which attracts undesirable activities, and is a deterrent to pedestrians and other potential users of the area. It is clear that an effective strategy to resolve this issue is an essential prerequisite to implementing an enhancement scheme in the area. The Council is committed to working with other agencies such as the Police and Social Services to secure an effective and permanent resolution of this issue.

#### **B) The Town Hall Complex**

- 6.10. Paragraph 2.3 above has explained that part of the scope of the brief is to consider the future of the Town Hall and with that of the Day Centre, Museum and Memorial Gardens.
- 6.11. Whilst a decision has been made to close the Arts Centre and to dispose of the Town Hall, the consideration of the possible future use of the Day Centre and Museum in this brief is not to suggest that it has been decided to either close or relocate these facilities. It has not. Simply the physical existence of all three functions in one building complex, albeit the Day Centre and Museum are in extensions, makes it sensible to establish whether there are any advantages to moving these other facilities and disposing of the whole complex rather than just the Town Hall element. Any such decision would be largely dependant on whether such an option, and the associated costs of providing alternative accommodation, is commercially viable.
- 6.12. Each component use of the Town Hall Complex is considered in the following subsections and then overall conclusions are drawn.

##### **i) Town Hall**

- 6.13. The main building was built between 1880 and 1881 in a mixed Italian and French style. It is substantial in scale and of a very decorative design on all four elevations. It is visible from various locations along the riverside and from within the town. It is a grade II "listed" building. There are two type K6 Giles Gilbert Scott design telephone kiosks at each corner of the front elevation which are separately grade II "listed". Extracts from the statutory 'list' are set out in Appendix A.

6.14. In 1994 the Town Hall was altered to facilitate its most recent use as an Arts Centre. The accommodation now comprises:-

- Entrance lobby, toilets and cafe
- Main auditorium with seating for 234 people
- Function room (Branagh Room) at the first floor with balcony and kitchen
- Basement function area with bar
- Various changing/meeting rooms to the back of stage, (partly over the day centre)
- Former flat, now offices on 2nd floor above the Branagh Room.

The building has in excess of 860m<sup>2</sup> net floorspace.

- 6.15. The internal access between the main areas of the Day Centre and Town Hall are both tortuous and at different levels and could make the use of the existing complex for one purpose (what ever that might be) difficult without substantial alteration or redevelopment of the day centre site.
- 6.16. The Council is committed to ensuring that any future use of the building respects the status of the Town Hall as a listed building and its location within the Staines Conservation Area. It recognises that in architectural and historic terms aspects of its interior are just as important as its exterior. Nevertheless, with careful attention to its inherent character a range of alternatives uses may be possible. The Town Hall is particularly important to the setting of Market Square.
- 6.17. The existing parking facility for the Town Hall complex comprises a small area around the Museum and rear door to the Day Centre and is adequate to meet the operational parking requirements for the Town Hall. Market Square is a pedestrian area and vehicles are only allowed across at the front of the Town Hall for access only.
- 6.18. There is nearby public parking in the Riverside Car Park (or its proposed reduced area) some 150 metres away or the Bridge Street car park, some 170 metres away. Enhancement of the Memorial Gardens and Riverside generally, and introduction of CCTV into the Town Centre, will enhance the attractiveness of these public car parks for use in the evenings in support of alternative uses of the Town Hall. The Riverside Park will be laid out to provide direct pedestrian routes between the car park and the Town Hall.

#### ii) Museum

- 6.19. The Museum is located on the west side of the Town Hall in a building originally designed as a Fire Station and also erected in about 1880. It has an attractive decorated front elevation with two arched doorways. It is separately "listed" as grade II. The description in the statutory 'list' is set out in Appendix A.
- 6.20. It has been used as the home of the Spelthorne Museum since March 1980. There are no internal connections to the Town Hall or Day Centre from the Museum. There are no water or toilet facilities in the Museum.

#### iii) Day Centre

- 6.21. The Staines Day Centre was opened in 1983 to the rear of the Town Hall. Its main pedestrian entrance is from a footway on the Memorial Gardens side of the Town Hall. There is a rear entrance on the other side of the Town Hall to the rear of the Museum. Its main windows face the River

Thames and Memorial Gardens. The Centre is on the site of a range of outbuildings etc. which were previously either attached or situated to the rear of the Town Hall. The Centre is of a modern design with details which attempt to compliment the Town Hall, but it is considered it has no inherent architectural merit sufficient to justify its retention if redevelopment were thought appropriate.

- 6.22. The Day Centre is a very popular facility and has a range of facilities including dining hall, kitchen, lounge, coffee bar, hair dressing/shower/bath facility.
- 6.23. Some of the back stage facilities to the Town Hall are located in the upper floor above the Day Centre's main dining area. There is a locked access to the upper floor. The central heating system for the Day Centre and Museum Office is in the basement area of the Town Hall.

iv) Overview

- 6.24. The Council's primary concern for the Town Hall complex is to secure an appropriate and permanent alternative use for the Town Hall itself. It is willing, however, to consider proposals for the Town Hall which also require the Day Centre and a Museum. However if relocating the Day Centre and Museum were included in any proposals for the future use of the old Town Hall this would be expected to be self financing. It recognises that the Day Centre site may provide an appropriate user an attractive location for an extension of its use of the Town Hall in ways which takes advantage of the riverside location but might require the construction of a new structure on the site.
- 6.25. The particular character and proportions of the Town Hall building inevitably make it difficult to define the full range of possible alternative uses which could use the building to advantage. For this reason the Council's marketing of the building will not seek to specify a particular use but will draw attention to some of the possible uses and the general approach of both the Council and national policy guidance to the preservation, enhancement and alternative use of listed buildings. Any use must contribute positively to activity levels and attractiveness of this Riverside area as a whole.
- 6.26. Appendix B sets out an assessment of some possible alternative uses of the buildings and extent to which they may take advantage of this inherently attractive and prominent listed building. Some possible constraints to the buildings use are identified, including any potential impacts on the Day Centre and Museum if they are retained at this location.
- 6.27. The list of uses is not intended to be exhaustive but deals with the main possible uses. The Council's officers will be pleased to give further guidance in response to specific proposals from prospective purchasers. However office use other than that ancillary to the uses indicated in Appendix B is unlikely to contribute to the general concept of a lively, vibrant, river oriented facility.
- 6.28. The range of artifacts within the Museum's control, and the continuing discovery of Roman material in Staines, makes a strong case for the retention of an appropriate and reasonably accessible museum facility enabling continued display of material. The Council would favourably consider proposals for the use of the existing museum building in conjunction with an alternative use of the Town Hall and / or the Day Centre.
- 6.29. In the absence of any case for the alternative use of the former Fire Station building or alternative locations within existing costs it is acknowledged the continued use of the building as a Museum is the most appropriate course. The facility would benefit from much clearer sign posting and advertising of its opening hours.

- 6.39. The owners of the Elmsleigh Centre, DUSCO Asset Management Ltd submitted proposals to the Council in 1997 for an extension substantially larger than that envisaged in the Local Plan. This scheme has insufficient space for a surface level vehicle access from Thames Street and requires vehicular access via a spiral ramp from the Riverside Car Park with a Bridge across Thames Street. The Riverside Car Park was proposed as a park. The application is in abeyance at the request of DUSCO.
- 6.40. Any extension of the Elmsleigh Centre and associated access arrangements must, in addition to compliance with the design and layout requirements of the Local Plan proposal, be compatible with the objectives of this Brief and secure:-
- a) a pedestrian entrance to the shopping scheme from Thames Street to maximise the opportunities to strengthen the links between the shopping area and the riverside generally.
  - b) vehicular access arrangements which do not adversely affect the visibility of the Riverside Park and River when viewed from Thames Street generally or the main entrance to the shopping scheme.
  - c) vehicular access arrangements which do not have an adverse impact on the townscape appearance of Thames Street generally or serve to enforce the effect of the road in separating the shopping area of the town from the Riverside generally.

## 7.0. CONTACTS

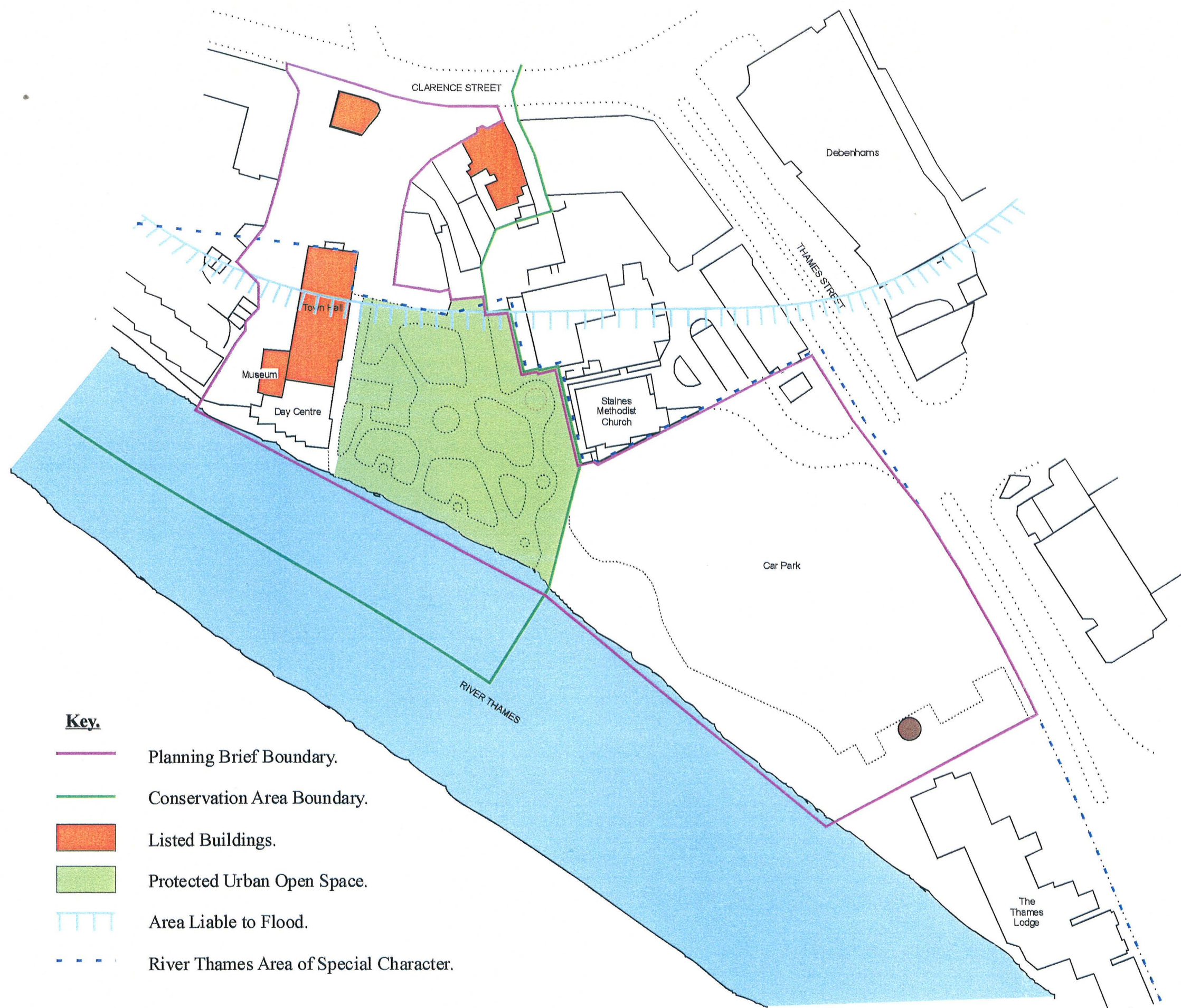
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APPENDIX B

EXTRACT FROM THE STATUTORY LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC OF INTEREST

1.  
5390

MARKET SQUARE  
Staines  
(south side)  
Staines Town Hall

TQ 0371 9/101                      04.06.73  
II                                      GV

2.

A large free-standing building 1871-80 by J.P. Herson in a mixed Italian and French style. Two and a half storeys. White brick and stone dressings. Doulton-tile bands. Fishscale slate roof. Steep roof with platform, wrought iron handrail with finials. Four dormers with triangular heads. Central triangular heads. Central clock tower at front of building with baroque detail, clock face and weather vane, dated AD 1880.

Open work brick balustrade with exaggerated piers to corners. Cornice with bands of dentils and interlaced decoration. Quoin pilasters. Five windows to first floor forming an arcade. Round headed arches of one recessed order with keystone and heavily foliated capitals. Plate-glass windows. Medallions in spandrels. Panel with key pattern under windows. String course and decorated band. Four sashes to ground floor with foliated imposts. Cill band and further decorated (Doulton tile) band above plinth. Central Tuscan porch supporting balcony to central upper window. Interior:- 2 stone staircases with cast iron balusters. Debenham Room has coved and diaphragm-arched ceiling on head corbels. Room below is theatre with arched proscenium and balcony to rear.

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1.  
5390

MARKET SQUARE  
Staines  
Outside Town Hall

TQ 0371                      22.10.87  
II

2.

Two telephone kiosks, type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by Cannon Co. and Lion Foundry Cast Iron. Square kiosks with domed roofs. Unperforated crowns to top panels and margins glazing to window and roof.

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# APPROPRIATE ALTERNATIVE USES OF THE TOWN HALL

REF	USE	POTENTIAL	POSSIBLE CONSTRAINTS	OTHER IMPACTS
2	PUBLIC/ COMMUNITY/ CONFERENCE/ PRIVATE FUNCTION FACILITIES	a) Potential to provide a facility which may effectively use some parts of the building for their originally designed use with only limited alterations.	a) Uses likely to generate unreasonable levels of noise or activity at unsocial hours could have an adverse effect on nearby residential property.	a) See comment under 1(a) above.
		b) See comment Under 1(b) above re mezzanines.		b) See comment under 1(c) above.



