

Town Clerk | Swaffham Town Council

From: Jeremy Stacey <jsarch@mac.com>
Sent: 02 October 2018 16:14
To: Town Clerk | Swaffham Town Council
Subject: 177(01.0) Buttercross

Dear Richard

Thank you for getting back to me, I will not mention anything else to Andrew, I think he was trying to be helpful on receipt of a copy of your email to Chris Parsons.

I agree re-location would be inconvenient when considering the use of the switch gear in the kiosk.

One other option for cladding is Cor-Ten steel laser cut to a design by an artist and just for your information I have attached the website address of an artist we have worked with for this type of work.

Best regards

Jeremy

<http://www.iochapmanart.co.uk/>

On 2 Oct 2018, at 15:52, Town Clerk | Swaffham Town Council <townclerk@swaffhamtowncouncil.gov.uk> wrote:

Dear Jeremy,

As discussed at the site meeting last Thursday re-location of the UKPN Kiosk is not an option for many reasons, cost, time, inconvenience and practical use. We would be talking about the new-year before UKPN could even revisit the site and much of the work already completed would have to be undone, so cost would be the primary concern and the inconvenience of further disruption would certainly not be far behind.

The current location presents the Council with an opportunity to do something to disguise or improve the visual impact of the kiosk needing to be in that location. I will ask the Town Council to look at three options at their meeting next Wednesday as follows: -

1. A new Notice Board to advertise community events in the Town, particularly on the North side facing the car park. This could be designed to fit the space and there is the possibility of using subtle lighting to allow notices to be read after the daylight hours.
2. To re-locate the triangular Visual Information Boards (3) on the three sides of the UKPN Kiosk as Andrew has suggested, again this could be with or without lighting.
3. To give consideration to your cladding idea in York Stone and commissioning a Local Artist to create something different for the Town Centre, as having some Public Art has previously been discussed by the Council as one way of possibly increasing footfall in the Town Centre, by creating something of interest that could enhance the area.

We need a sounding from the Town Council before we discuss matters further with Andrew. Given the costs already agreed within this project, the Council would be attracted to something that could be delivered within the contingency that already exists and this would point itself towards option 1 or 2, but we cannot rule out any of the three options.

We will see what Councillors decide next week - many thanks.

Best regards,

Richard Bishop
Town Clerk

Swaffham Town Council, Town Hall, 4 London Street, Swaffham, Norfolk, PE37 7DQ
Tel 01760 722922 Fax 01760 720469 www.swaffhamtowncouncil.gov.uk

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-----Original Message-----

From: Jeremy Stacey <jsarch@mac.com>

Sent: 02 October 2018 15:19

To: Town Clerk | Swaffham Town Council <townclerk@swaffhamtowncouncil.gov.uk>

Cc: Andrew Gayton <Andrew.Gayton@breckland.gov.uk>

Subject: 177(01.0) Buttercross

Dear Richard

As usual Andrew Gayton has useful suggestions; the notice boards that are on the planter immediately to the north of the Buttercross could be mounted on the kiosk and the planter moved to a different location.

Regards

Jeremy

Jeremy Stacey Architects

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Town Clerk | Swaffham Town Council

From: Town Clerk | Swaffham Town Council
Sent: 03 October 2018 08:38
To: 'Chris Parsons'
Cc: Gayton, Andrew; Bunning, Sandra; jsarch@mac.com; Deputy Clerk | Swaffham Town Council; Works | Swaffham Town Council
Subject: RE: Buttercross works

Good morning Chris,

I acknowledge and thank you for your e-mail and I have asked our architect Jeremy Stacey to respond to you direct. He is out of the office until later this afternoon, but has confirmed that he will do this on his return.

Best regards,

Richard Bishop
Town Clerk



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From: Chris Parsons <chris@parsonswhittley.co.uk>
Sent: 02 October 2018 21:00
To: Town Clerk | Swaffham Town Council <townclerk@swaffhamtowncouncil.gov.uk>
Cc: Gayton, Andrew <Andrew.Gayton@breckland.gov.uk>; Bunning, Sandra <Sandra.Bunning@breckland.gov.uk>; jsarch@mac.com; Deputy Clerk | Swaffham Town Council <deputyclerk@swaffhamtowncouncil.gov.uk>; Works | Swaffham Town Council <works@swaffhamtowncouncil.gov.uk>
Subject: RE: Buttercross works

Richard

Many thanks for your reply and for the additional information. I have examined the 2014 planning consent on Breckland's planning portal, ref 3PL/2014/1331 and there is no indication in the approved documents of any kiosk, nor any plans or elevations of the same. Indeed condition 2 of the consent identifies the approved documents and none of these include the provision of the kiosk. It would seem therefore that the kiosk is not permitted by consent ref 3PL/2014/1331.

There are details of the kiosk in the current application, 3PL/2018/1002, although this has not yet been decided. Consequently I do not believe the kiosk currently has consent, nor do I believe that it is permitted development under any of the classes within the GPDO. I think therefore you may be at some risk in respect of the kiosk building.

Whilst it's true that you are in the hands of UKPN as to where the supply is taken from, you are surely not in their hands insofar as the final position of the kiosk as that is entirely within control of the town council.

As I stated in my earlier email, I believe the current location significantly affects the setting of a Grade 1 listed building. It is not clear from the application documents which of three sizes of kiosk is being proposed, and I suspect Historic England did not anticipate the 2250mm high structure now dominating the Buttercross in their guarded response. In addition to the location and massing of the structure, I have some concerns as to the form and materials used, and I'm not convinced that the addition of some notice boards will mitigate those concerns.

I'm pleased to hear that there will be no kiosk on the south side of the Buttercross, although one is clearly shown on the current application drawings, (attached), so perhaps that matter could be clarified on the drawings so that the planners can make their decisions, and consultees can offer comment on the actual proposals.

I have been out of the office today, so was unable to respond to Jeremy's kind offer, and I do have appointments on both Weds and Thursday afternoon this week. I am of course, used to the unceasing omnipotence of UKPN and their ilk, but even they can be persuaded to work with local authorities on matters such as important heritage assets and I am sure a more appropriate solution could be found to contain the equipment necessary for the improvements to the market place which you intend.

In the meantime, I trust you will forgive me, or at least understand, for registering my objection with the planners against the current kiosk proposals.

Kind Regards

Chris
01760 722000

From: Town Clerk | Swaffham Town Council [<mailto:townclerk@swaffhamtowncouncil.gov.uk>]

Sent: 02 October 2018 14:57

To: Chris Parsons <chris@parsonswhittley.co.uk>

Cc: Gayton, Andrew <Andrew.Gayton@breckland.gov.uk>; Bunning, Sandra <Sandra.Bunning@breckland.gov.uk>; jsarch@mac.com; Deputy Clerk | Swaffham Town Council <deputyclerk@swaffhamtowncouncil.gov.uk>; Works | Swaffham Town Council <works@swaffhamtowncouncil.gov.uk>

Subject: RE: Buttercross works

Importance: High

Good afternoon Chris,

Thank you for your email regarding concerns you have with the works currently underway at the Buttercross and in particular the UKPN kiosk.

A new metered power supply to the Market Place is being provided not only for the electric car charging points but also for market stall holder electrical outlets, electrical outlets beneath the dome of the Buttercross, additional lighting and power for parking ticket machines, all to improve the amenity of the Market Place for visitors and residents alike.

As a result of the increased electrical load a 3 phase supply is required. We are very much in the hands of UKPN as to the point from which the new cable is taken, it is coming from the pavement on the far west side of the Market Place and the location of the kiosk. Likewise the size of the kiosk and the materials used in construction are determined by UKPN. The kiosk does not only house the 3 phase electrical head but also the switchgear, meters and controls for the new electrical installations which take up half the rear wall of the kiosk.

Planning Permission was been received for the works in 2015 but since that time there were amendments to the scheme and on consultation with Breckland Council a new application for listed building consent was considered necessary, Breckland Council were consulted before the application was made as to materials and location of the kiosk.

The kiosk needed to be placed on Town Council land and ideally in sight of the electrical fittings it controls. Within the confines of the requirements of UKPN the kiosk was placed in a location that would cause least disturbance, under the trees and not in an open area.

This is not to say that we cannot modify the overall appearance and plans are in place for consideration of the addition of notice boards to further enhance the visitor experience. As you can appreciate, we have to pay attention to Council procedures in this regard and as such this will be considered by the Council at their meeting next week.

Rest assured there will be no kiosk on the south side of the Buttercross and given your concerns our architect Jeremy Stacey would value your input with regard to any modification of the current design and is very happy to call in to your office to meet you; I understand he is free later this afternoon and late tomorrow and late Thursday afternoon so please let me know when might be a convenient time to suit your diary if you would like to meet up.

It would be appreciated if you could let me know if this is something you wish to take forward – many thanks.

Best regards,

Richard Bishop
Town Clerk



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From: Chris Parsons <chris@parsonswhittley.co.uk>

Sent: 02 October 2018 10:20

To: Town Clerk | Swaffham Town Council <townclerk@swaffhamtowncouncil.gov.uk>

Cc: Gayton, Andrew <Andrew.Gayton@breckland.gov.uk>; Bunning, Sandra <Sandra.Bunning@breckland.gov.uk>; jsarch@mac.com

Subject: Buttercross works

Richard

I am concerned at the works underway at the Buttercross, in particular the erection of an incongruous brown brick kiosk to the NW of the Grade 1 listed building, which I understand may be for the provision of equipment for the electric car charging point proposed. I absolutely approve of the provision of electric car charging, but its location, if it requires a kiosk like the one currently built, should be considered in connection with the setting of a Grade 1 listed building.

I understand that you have not received planning permission for the building. It may be that you consider the building is permitted development, in which case I would welcome confirmation of the class of permitted development you feel authorises it, because I remain uncertain that it qualifies.

I assume that the kiosk is on land owned by the Town Council. However as a Local Authority responsible for maintaining the heritage of our town centre, I confess disappointment that you should allow anything to affect the setting of this highly prominent and important heritage asset.

Finally I note from the application drawings that a second kiosk is proposed immediately to the south of the Buttercross. The key on the UKPN drawing would indicate a larger version of the offending building, positioned on the footpath. I assume this is diagrammatic and hopefully it is a different type of kiosk which will not affect the setting on this principal view of the Grade 1 listed building. I further note that neither kiosk forms part of the Architects drawing for the project, which is perhaps somewhat misleading.

Chris Parsons FCIQB
Director

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chris@parsonswhittley.co.uk



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@ParsonsWhittley

From: Jeremy Stacey <jsarch@mac.com>
Sent: 01 October 2018 10:23
To: Town Clerk | Swaffham Town Council
Cc: Ben Moore; Paul Quinn
Subject: 177(01.0) Buttercross
Attachments: 21-os-site-plan-alternative-ukpn.pdf

Dear Richard

I hope you had a good weekend.

I have attached an OS map of the area around the Buttercross and indicating a possible alternative location for the UKPN kiosk built into the side of the Assembly Rooms.

Is there any other land owned by the Town Council in the area of the Market Place, or off the attached map, we might suggest as an alternative location for the UKPN kiosk.

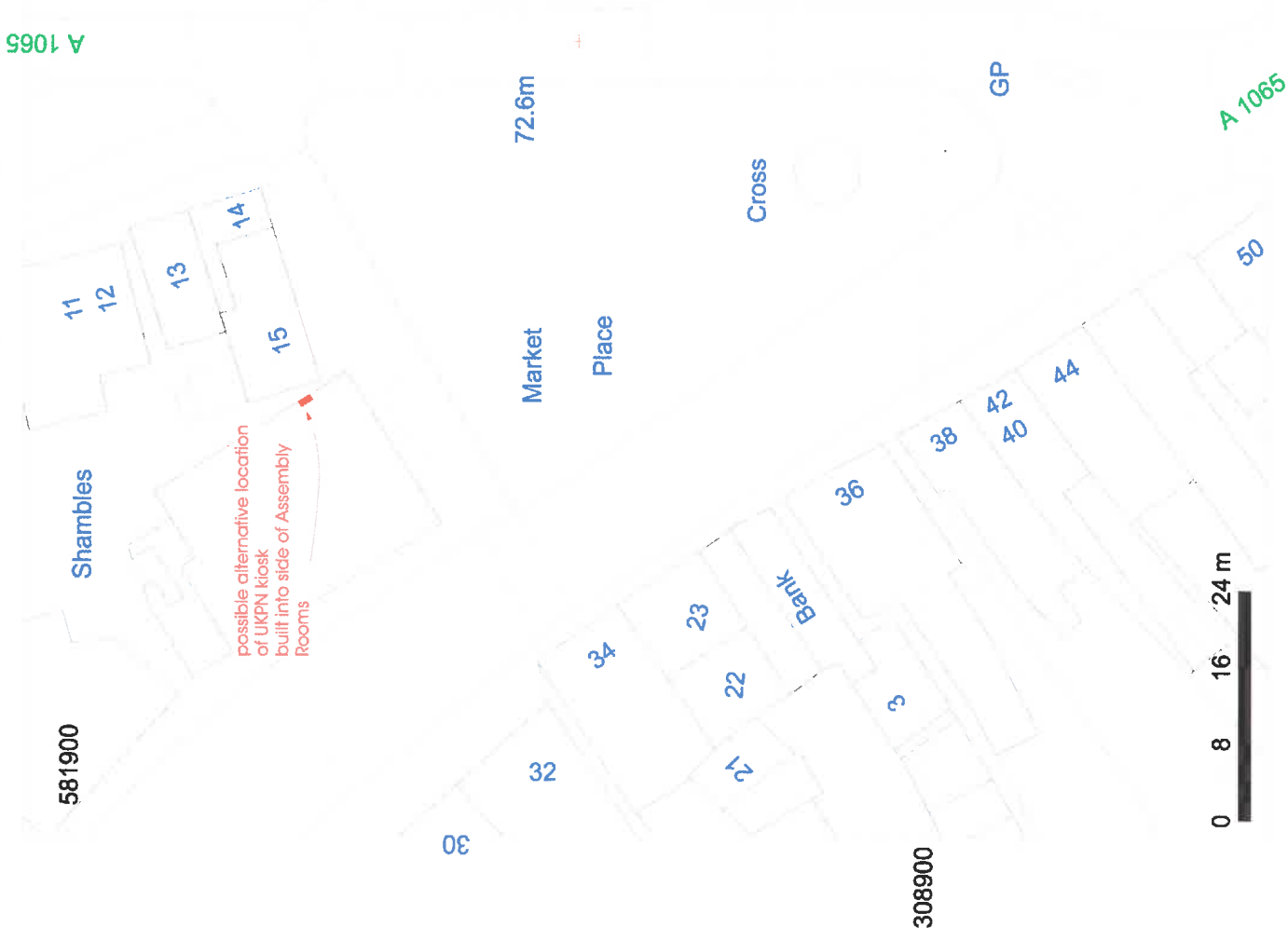
Once I have heard from you I will ask Ben to make a quick estimate for locating the 3 phase head and Market Place electrical switches meters and circuit breakers in the alternative location.

Regards

Jeremy

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A 1065



possible alternative location of UKPN kiosk built into side of Assembly Rooms



581900

Shambles

11

12

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14

15

Market Place

30

32

34

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Bank

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308900

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24 m

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Cross

GP

72.6m

A 1065

582000

Posts

77

83

87

PH

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95

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Town Pit

Town Pit

OS map Swaffham Market Place

