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Dear Mr Barker

Slough Town Hall, Bath Road, Slough Forthcoming Planning Application

We have previously spoken in respect of the above site, and I provided details of our Client's emerging proposals for the re-development of the above site by letter dated 15 January 2008.

As set out in my letter, Drivers Jonas act on behalf of Slough Borough Council, and are currently preparing an outline planning application to bring forward residential development on the existing Town Hall site. For your information, we are currently working towards the submission of the planning application at the end of March 2008.

Our discussions with Slough Borough Council Planning Officers and their Conservation consultant are ongoing. Through these discussions we have been made aware that the Slough and District Civic Society have formally submitted an application for the listing of the existing Town Hall. I therefore write to provide you with an update of the current position in respect of the forthcoming planning application, to assist in your ongoing understanding of the emerging proposals.

Application Proposals: Current Position

As part of our discussions with Planning Officers at Slough Borough Council, significant consideration has been given to the potential to retain the Town Hall core as part of the proposals. As previously advised, the Town Hall building is not statutorily listed and does not fall within a conservation area.

Running concurrently with our discussions with Planning Officers, Members of the Council have also considered the potential retention of the Town Hall core. At the Council's Cabinet meeting of 11 February, it was decided that, taking into account the design implications for the retention of the Town Hall, and as part of the Council's ongoing commitment to ensuring that they achieve best value from the sale of the site (in line with legal requirements), the conditions of the sale of the site will not require any future developer to retain the existing Town Hall.

On the basis of the above, we have been instructed to prepare an outline planning application based on the removal all existing buildings on the Town Hall site. The Masterplan which will be submitted in support of the application is also being prepared on this basis.

Planning Application: Supporting Information

Notwithstanding the above, we are in the process of preparing detailed information for submission with the planning application which will address and consider the loss of the Town Hall in planning, architectural, and viability/ feasibility terms. As part of this assessment, consideration will also be given to the potential to re-use or convert the existing building.

On this basis, please find enclosed a copy of an "Initial Assessment of Conservation Interest" prepared in respect of the Town Hall site. This report has been prepared by Anthony Walker of DLG Architects and

provides an assessment of the conservation interest relating to the Town Hall. You will note that this study uses the criteria set out by English Heritage for listing, and policies within the Slough Borough Council Local Plan, to assess the architectural merits of the building. The report concludes that in architectural terms the building does not warrant retention or protection.

For your information, a copy of this report has also previously been provided to the Slough and District Civic Society.

Also enclosed is a copy of a note which has been prepared by Drivers Jonas and which sets out the proposed structure of the planning and viability/ feasibility assessment report which will be submitted in support of the forthcoming planning application to justify the case for the removal of the Town Hall building. You will see that this note formed the basis of discussions with Slough Borough Council Planning officers on 20 February 2008. The note also provides more detailed background information in respect of the loss of the Town Hall and contains information which was considered by the Council's Cabinet and used to inform their decision to support the removal of the Town Hall as part of the sale of the site. For information, the proposed approach set out in this note has been agreed with Officers.

Preserving an Historic Record of the Town Hall

As part of the emerging proposals, consideration has been given to the potential to employ measures to retain reference to the current use of the site for the Council's Town Hall. The possible measures discussed to date include: -

- Retention of the existing Town Hall clock tower – this could form a feature of the future detailed design proposals (for example within areas of open space/ landscaping);
- Re-use of the brickwork from the existing Town Hall building within the proposed areas of landscaping – this could take the form of, for example, stack bonded steel supported brickwork panel including the stone coat of arms and the main entrance 'Town Hall' stone signage;
- Creation of a photographic record of the internal and external features of the Town Hall – this could be donated to Slough Museum to allow for proper preservation; or
- Use of un-patinated copper panel as cladding – this would provide a contemporary reference to the green copper roof of the existing Town Hall building.

We would welcome your thoughts as to whether you would consider these measures appropriate in this instance. For information, our initial discussions with the Council's Planning Officers regarding these proposed measures have been positive.

Pre-Application Consultation

As part of the preparation of the forthcoming planning application, public consultation events have been held to inform residents, businesses and other interested parties of our Client's proposals. The events were reasonably well attended by a range of people, including members of the Slough Civic Society as well as residents and Council Officers.

Responses to this consultation have been mixed, although attendees at the event generally accepted that the retention of the Town Hall would be costly and unsustainable for the Council over the long term. Questionnaires were provided at the event and we are currently in the process of analysing the responses received to date. These will be reported as part of a Consultation Statement which will be submitted in support of the forthcoming planning application.

I trust that the above, and the enclosed information provides a useful update in respect of the emerging proposals for the Slough Town Hall site. In light of what we understand to be the current position, and our

Client's forthcoming planning application, we would welcome a meeting with English Heritage as appropriate or necessary.

If you have any questions or queries in the meantime, please do not hesitate to contact me.

Yours sincerely

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Encs.