

**1. Weston super Mare Town Council (WSMTC) Old Town Quarry 0- 10-year draft strategic plan**

- 1.1 Members will be aware of the ongoing negotiation with North Somerset Council (NSC) with regard to taking over the head lease for the Old Town Quarry. This is envisaged to happen within the year 2023/2024 following NSC being able to surrender of the existing lease with the Civic Society, and in addition meeting the terms that WSMTC has said need to happen before they can do so.

**2. 0-10 Year strategic Plan**

- 2.1 The strategic plan attached has been produced as a result of discussions held with the council, tenants of the quarry and with The Stables whom WSMTC would have as a sub-tenant to oversee the Main building and café area.
- 2.2 The format is very much in line with the council's main strategy and ethos around the 5 pillars. Meetings.
- 2.3 The plan is designed to enable members to have an overview on what has been previously discussed and will provide direction for officers to work to having gained formal approval.
- 2.4 The plan is intended to be a live document and as such will grow to reflect further detail as it progresses. It needs to be fluid to allow for changes at the site acknowledging the need to have regard for wildlife and other ecological constraints as one example.
- 2.5 Details of licences will be bought forward separately for approval in due course.

**3. Planning Permission**

- 3.1 The quarry is situated in a conservation area and as such any plans will have to have regard for this and will also need to meet any other building / planning permissions for any changes proposed within the strategic plan. There are also ecological and other surveys that will affect what can be achieved.
- 3.2 Whilst some works will not require planning consent (repairs and replacements) there are areas of improvement that will require this, such as the inclusion of new studio facilities and toilets. In order to further develop the strategic plan WSMTC will need to ascertain the necessary permissions to carry out the intended visions.
- 3.3 Plans have been drawn up to be read alongside the strategic plan and are attached as such. Full building plans with elevations will need to be drawn following members approval of the intention.
- 3.4 It would be prudent to submit the planning application for all works in the 0-5 year initial plan now ahead of formal lease signing to avoid delays in works starting following the completion of demolition works by NSC.

**4. Funding**

- 4.1 WSMTC has allocated CIL monies circa £250k to the initial building works to enable increased community presence at the site, this would include provision for additional artists' studios (recognising the need to accommodate some currently in the barn also) , toilet facilities ( to enable an improved event programme), roof works to the main building and conversion of part of the barn to accommodate the councils grounds department.
- 4.2 WSMTC has recognised the need for a capital works programme and capital reserves within its Medium-Term Financial Plan (MTFP) and it is envisaged that further investment in the site will need to be considered in coming years to fulfil the aims of the strategic plan fully, notwithstanding point 4.1 above.
- 4.3 Grant funding will be required from the outset for any works at the rear of the site which provides great future opportunities for further development as a community asset. It is therefore recognised in years 6-10 of the strategic plan alongside aspirations for an information centre for the Worlebury Hillfort project.

**Members are recommended to:**

1. Approve the 0-10-year strategic plan for the Old Town Quarry.
2. Approve the submission of any necessary planning applications to enable works contained in the 0-5-year phase of the strategic plan including the production of any other plans and surveys required. (Noting the intention to ask NSC to share any surveys they have commissioned on the site to avoid duplication within the planning process). Planning application to be submitted prior to lease transfer to WSMTC.

Sarah Pearce  
Deputy Town Clerk  
6<sup>th</sup> February 2023





# Weston-super-Mare Town Council Old Town Quarry Ten Year Plan 2023 – 2033



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## Introduction

Weston-super-Mare Town Council is an ambitious organisation which, working with the community of Weston-super-Mare, aspires to make our town a better place to live, work and visit.

Weston-super-Mare Town Council restarted discussions to take the lease of the Old Town Quarry over in 2019. At the request of Weston Civic Society, the Town Council agreed to explore taking over the Town Quarry as an arts and cultural community facility working with The Stable (Hub Weston CIC). The Quarry is owned by and the responsibility of North Somerset Council, following the Civic Society's lease surrender (anticipated early 2023). The site is currently home to a group of artists who have formally adopted the name "Guardians of the Old Town Quarry".

We understand that the Old Town Quarry has a unique, positive identity, however there is opportunity to further transform it as a key destination not only for heritage, arts and culture but for leisure, events, and visiting.

Through this much-loved community asset, we will aim to create a cleaner, greener, safer, more vibrant place to enjoy. Putting a strong emphasis on community.

We believe community engagement is needed to ensure that the people of our community are at the forefront of how we shape the outcomes we strive to achieve. Working with our partners we will use a range of channels for communication to connect with people, including social media alongside the more traditional methods.

The Stables (Hub Weston CIC) is a not for profit community interest company, responsible for The Stable, The Stable Games Room, Stable Foundations, The Stable Pop Up Shop and Stable Cafe.

Importantly, this Ten-year Plan aims to build upon the existing foundations and expand opportunities that this has created. It aims to provide a framework for development and help to realise our ambitions. It is a 'living document' and will be developed and referred to as we move forward with our plans.

The Town Council understands that not everything will be possible in a shorter time frame and there are many factors outside our control. However, by being clear in our intentions and direct in our efforts, we should ensure we will be more effective in any project delivery affecting the Old Town Quarry.

## Vision Statement

*‘To ensure the Old Town Quarry remains a vibrant, prosperous, cultural, greener, and inclusive place for everyone to enjoy, whilst having regard for the importance of its heritage within the Town.’*

The Old Town Quarry has the potential to grow as a cultural and artistic hub in Weston-super-Mare. Not only home to a diverse range of wildlife, the site has become known as a haven for local artists and diverse events. We wish to develop this further over the duration of the ten-year plan, working with community partners to achieve this.

The many opportunities for this much-loved site have been recognised by the Town Council who believe working with the Stable and the community of artists at the Quarry would safeguard the asset within the town and enable growth and expansion to both culture and heritage whilst having regard for the Placemaking objectives set out by North Somerset Council.

Collectively, but not exclusively, this recognises:

- The importance of safeguarding a historical, industrial and culturally significant site for the community and visitors to Weston-super-Mare
- All year-round public facility within unique Quarry surroundings
- The provision of a thriving art and crafts community with existing and new artists and craftspeople
- The ability to attract leading practitioners for both art and culture in a sensitively refurbished space
- The provision of public art galleries and exhibitions within the site open to the public
- A café and refreshments
- A venue for theatrical, cinematic and other performances, as well as public events such as Heritage Open Days (subject to restrictions)
- The opportunity to acknowledge the diverse range of wildlife
- To develop a programme of education within the site, where teaching and tuition have ability to provide a wide range of learners.

## Core Values

Weston super Mare Town has identified its five core pillars in its [Town Council Strategy](#). They reflect our desires for the Town which are transferrable to the Old Town Quarry in order to focus our work over the next ten years. We recognise the potential of community growth at the Old Town Quarry, which we envisage will act as a microcosm for the wider community of Weston-super-Mare. As such, our five core pillars will be adopted for the Old Town Quarry also. They are:

## Core Values

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### **Weston View**

Measures to promote and better present the *[Old Town Quarry]*.

### **Cleaner and Greener**

Measures to improve the local environment *[at the Old Town Quarry]*.

### **Healthier and Happier**

Measures to promote the health and wellbeing of visitors and occupants to the Old Town Quarry.

### **A Bright Future**

Measures to support and enhance the local economy.

### **Heritage, Arts and Culture**

Measures to ensure that *[Old Town Quarry]* thrives as a vibrant place for arts and culture.



## Our Ambitions

### 1. Weston View

To work with local community and partners to ensure that the [Old Town Quarry] has a positive and vibrant image.		
Ambition	Timescale	Success would be
1.1 Develop a programme for the redevelopment of the OTQ	0-1 Years	A cohesive project plan of the redevelopment, recognising the key stages and identifying potential barriers and time constraints
1.2 Develop a communications plan for the OTQ	0-1 Years	The development of a mission statement. The production of a live document which recognises the key stages of communications both internal and external
1.3 Carry out essential repairs to main building roof	0-1 Years	Carry out procurement and appoint a contractor and agree timescales to achieve project completion
1.4 Sympathetically redesign and replace studios within main building (to conform with necessary regulations)	0-2 Years	Carry out procurement and appoint a contractor and agree timescales to achieve project completion including any necessary building conservation and planning needs
1.5 To redevelop the barn for use by WSMTC	0-2 Years	Carry out procurement and appoint a contractor and agree timescales to achieve project completion including any necessary building conservation and planning needs
1.6 to create a compliance programme for ongoing maintenance of the site	0-1 Year	To have a fully compliant site in line with health and safety and other necessary regulations, with clear documentation and process.
1.7 Day to Day management of the site	0-1 Year	Management plans implemented and communicated
1.8 to make good where there is water damage to the small store roof and redecorate	0-1 Year	Carry out procurement and appoint a contractor and agree timescales to achieve project completion
1.9 To develop our online presence on a range of social media platforms in order to publicise our creative work, establish dialogue with other creative communities and practitioners and inform the wider public.	0-1 Year and ongoing	Creation of a website, social media accounts
1.10 construction of additional artist studios (wooden cabins)	0-1 Year	Carry out procurement and appoint a contractor and agree timescales to achieve project completion including any necessary building conservation and planning needs



## 2. Cleaner and Greener

**To work with local community and partners to ensure that the [Old Town Quarry] become a cleaner and greener place, protecting and enhancing the environment.**

<b>Ambition</b>	<b>Timescale</b>	<b>Success would be</b>
2.1 to create a site-specific management plan to include (non-exclusive) details of wildlife considerations, plant flora and general maintenance	0-1 Year	Management plan in place and communicated
2.2 To take over management of the grounds	0-1 Year	Programme of ground maintenance works implemented
2.3 to relocate Weston super Mare Town Council's Ground Team	0-2 Years	Relocation of team following refurbishment of barn
2.4 To work with the TC Climate and Community Development Officer on developing a programme of events regarding environment and climate change	1-5 years and ongoing	A robust rolling programme of events highlighting environmental and climate considerations, working with community partners
2.5 to work with an Arboricultural consultant to put a tree management plan in place	1-3 years	Management plan in place and communicated

## 3. Healthier and Happier

**To work with local community and partners to ensure that the [Old Town Quarry] prioritise health and wellbeing.**

<b>Ambition</b>	<b>Timescale</b>	<b>Success would be</b>
3.1 To identify opportunities for Health and Wellbeing Events and Activities	1-5 years and ongoing	A robust rolling programme of events highlighting health and wellbeing considerations, working with community partners
3.2 To have regards for accessibility to the site, recognising the TC commitment to being "Disability Confident"	0-10 Years	To undertake Disability Access Assessments to identify areas for improvement to be included in councils PPM programmes, subject to site sensitives, practicalities and available funding

3.3 To increase toilet provision for general public and occupants	0-2 Years	Carry out procurement and appoint a contractor and agree timescales to achieve project completion including any necessary building conservation and planning needs
3.4 to identify opportunities for educational workshops	1-5 Years and Ongoing	Working with Weston Museum, local schools and other education community partners to devise a programme of workshops

#### 4. A Bright Future

**To work with its own resources and with the local community and partners to ensure that the [Old Town Quarry] has a bright long-term future for its local economy**

<b>Ambition</b>	<b>Timescale</b>	<b>Success would be</b>
4.1 to work with local business to find opportunities for income generation	0-10 Years	To generate additional income to ensure the sustainability of the site is at the forefront of all planning. To enable reinvestment into the site, supporting further improvements as they are identified
4.2 to carry out consultation as necessary to aid the process for the redevelopment of the OTQ	0-2 years	To hold community consultation sessions, surveys and questionnaires within a community engagement programme
4.3 Deliver services to the highest quality in terms of efficiency, effectiveness and value for money.	0-10 years ongoing	To ensure all services, licenses and activities at the OTQ are reviewed and evaluated routinely.
4.4 to develop a community events programme	1-5 years and ongoing	A robust rolling programme of events with a focus on culture and heritage, working with the community and community partners
4.5 to maximise café opportunities including events and as a venue for special events	1-5 Years	A fully opened café which compliments the Quarry opening times, is able to undertake events and individual functions

## 5. Heritage, Arts and Culture

**To work with local community and partners to ensure that the [Old Town Quarry] has growing opportunity for Culture, Heritage and the Arts.**

Ambition	Timescale	Success would be
5.1 for the TC's Own "Ever Forward" continue to find new innovative ways to host events and shows at the OTQ	0-5 Years and ongoing	A robust rolling programme of events with a focus on culture and heritage, working with the community and community partners (see appendices for examples)
5.2 Promote and celebrate the OTQ as a site of local historical interest	0-10 Years	Work with other organisations and local history groups in the Town (e.g. Civic Society, Worlebury Hillfort Group, North Somerset Council)
5.3 To strengthen social cohesion through running and supporting activities events, festivals, youth initiatives and clubs	0-5 Years and ongoing	To increase diversity of visitors to the site, and finding new creative ways to host the local community
5.4 to carry out conservation works to the historic timber way bridge	5-10 Years	Carry out procurement and appoint a contractor and agree timescales to achieve project completion including any necessary building conservation and planning needs
5.5 To create an open day programme for the studios	0-2 Years	Working with resident artists to create and deliver a rolling programme
5.6 to create an artist open day and workshop programme	0-2 Years	Working with resident artists to create and deliver a rolling programme
5.7 to offer exhibition space and develop an exhibition programme	0-2 Years	Working with resident artists to create and deliver a rolling programme
5.8 to develop an outdoor art work programme	0-2 Years	Working with resident artists to create and deliver a rolling programme
5.9 construction of a community arts venue in former Blacksmith area (subject to grant funding)	5-10 Years	To set up a project group to undertake feasibility, community engagement and devise plans for a new structure. Carry out procurement and appoint a contractor and agree timescales to achieve project completion including any necessary building conservation and planning needs

5.10 creation of an information centre to Worlebury Hillfort	5-10 Years	To set up a project group to undertake feasibility, community engagement and devise plans for a new structure. Carry out procurement and appoint a contractor and agree timescales to achieve project completion including any necessary building conservation and planning needs
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## Appendix 1

### Weston View Visual Example

1. Log Cabin – examples for illustration purposes only





## Cleaner and Green Visual Example

### 1. Wildlife - examples for illustration purposes only



*Sam the Fox - David Lewis*



*Old Town Quarry Website*



## Healthier and Happier Visual Example

1. Outdoor wellbeing activities – examples for illustration purposes only





## A Bright Future Visual Example

### 1. Café - examples for illustration purposes only





## Heritage Arts and Culture Visual Example

### 1. Events at the Quarry





2. Redevelopment of former blacksmiths site – examples for illustration purposes only



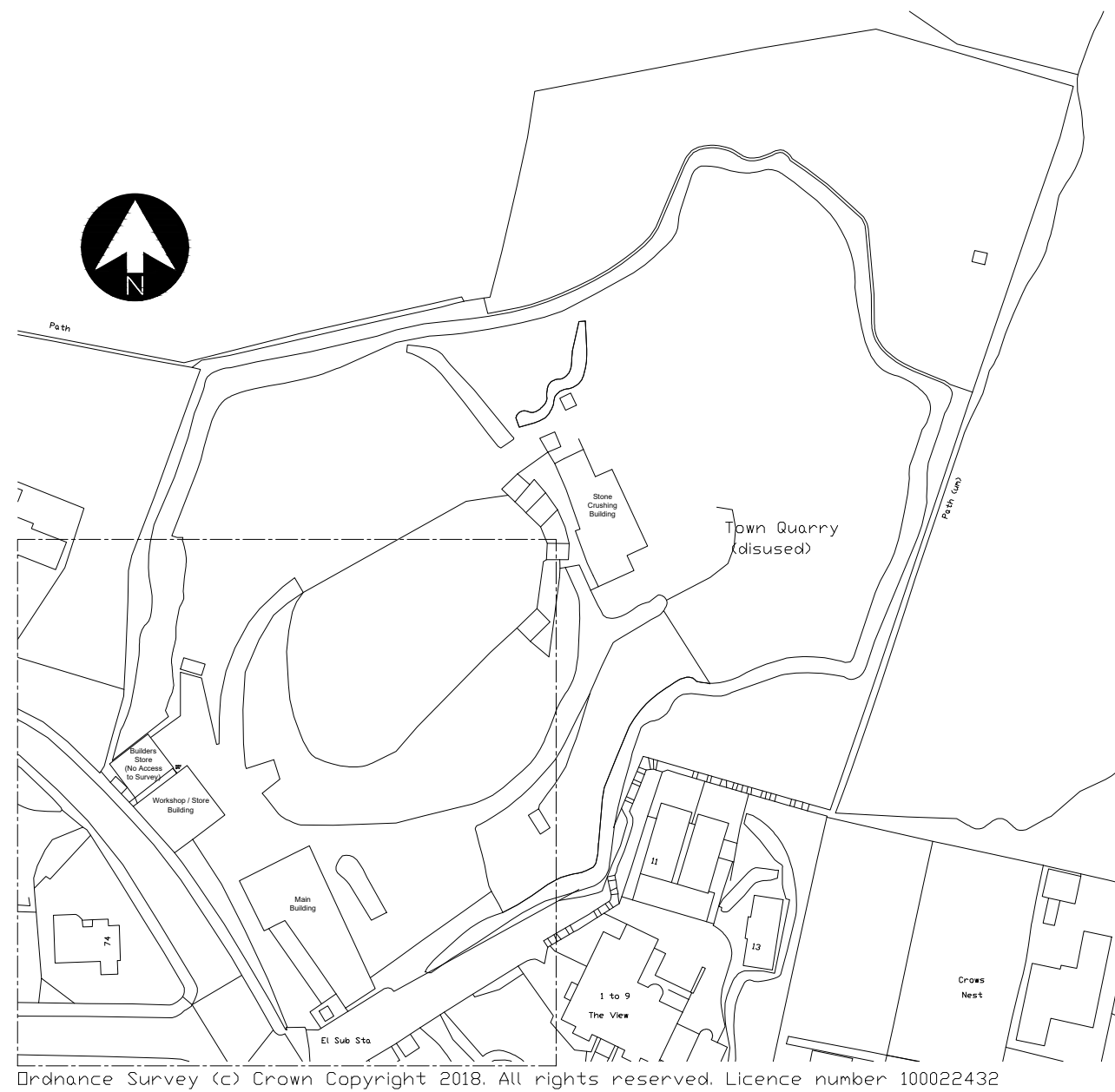
## **Appendix 2**

### **Site plans**

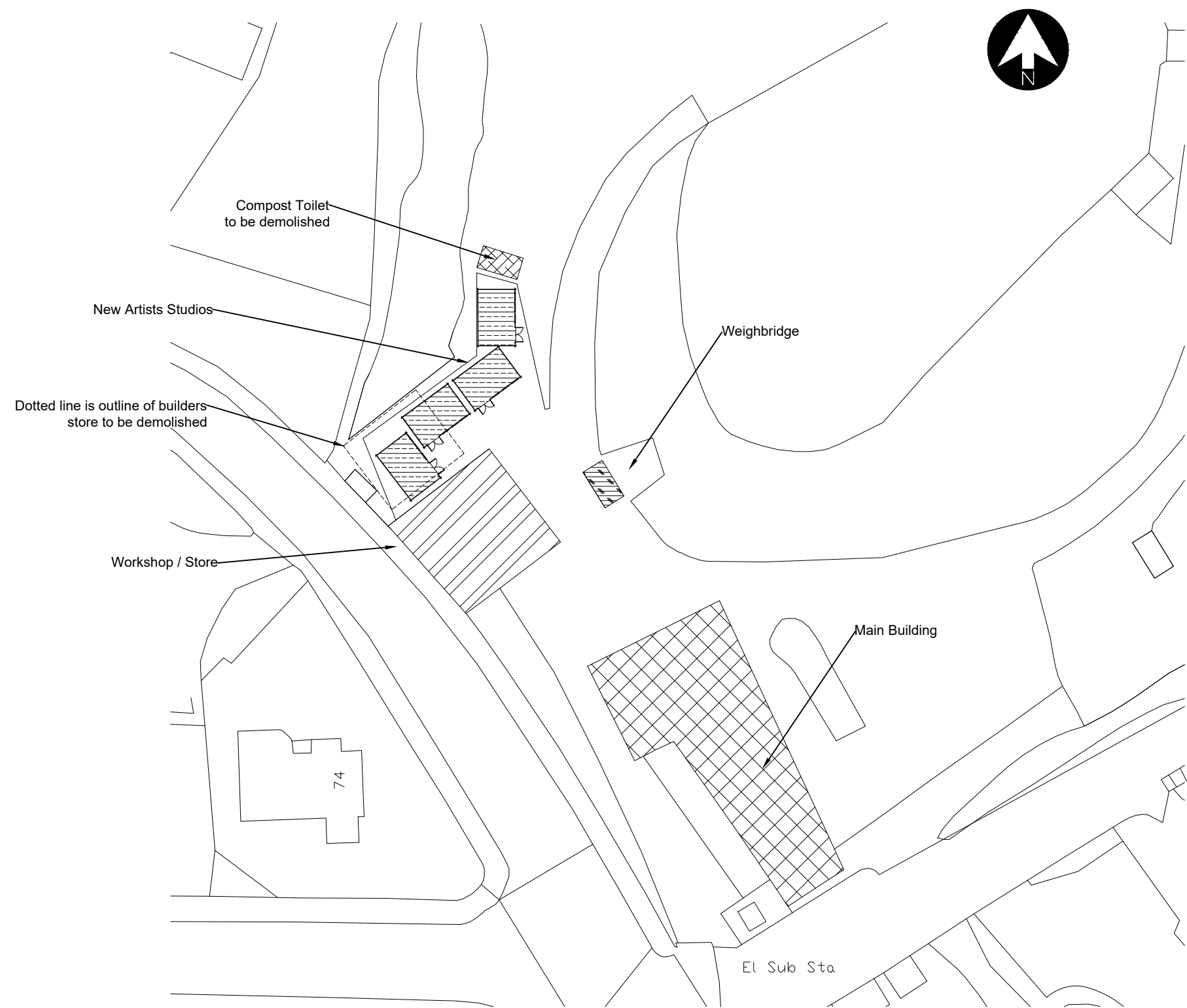


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**Site Location Plan**  
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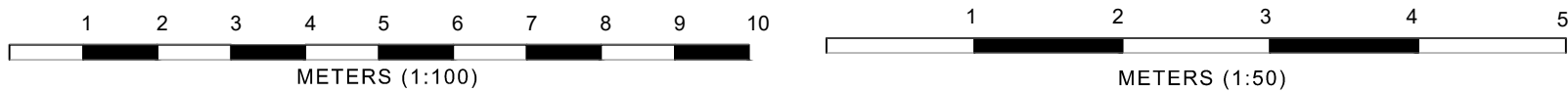


**Highlighted Section of Proposed Location Plan**  
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- Main Building  
Roof repairs, Refurbishment of building, internal alteration to layout to increase number of studios. Installation of compartmentation and re-instatement of fire escapes to create self contained studios
- Workshop Store  
Roof repairs and structural strengthening, Refurbishment of building, conversion to offices storage and toilets, removal of studios
- Compost Toilet  
Building to be demolished.
- Demolition of Builders Store  
Construction of four number stand alone artists studios, with external display area
- Weighbridge  
Refurbishment of building



Representation of artists studios within Log Cabins



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Client: Weston-super-Mare  
Town Council

Drawing Title:  
**Weston Town Quarry  
Year 1 to 5 - outline**

Project:  
**Old Town Quarry  
South Road  
Weston-super-Mare  
BS23 2LS**

Scale: <b>As Shown</b>	Paper Size: <b>A1</b>	Date: <b>Feb 23</b>
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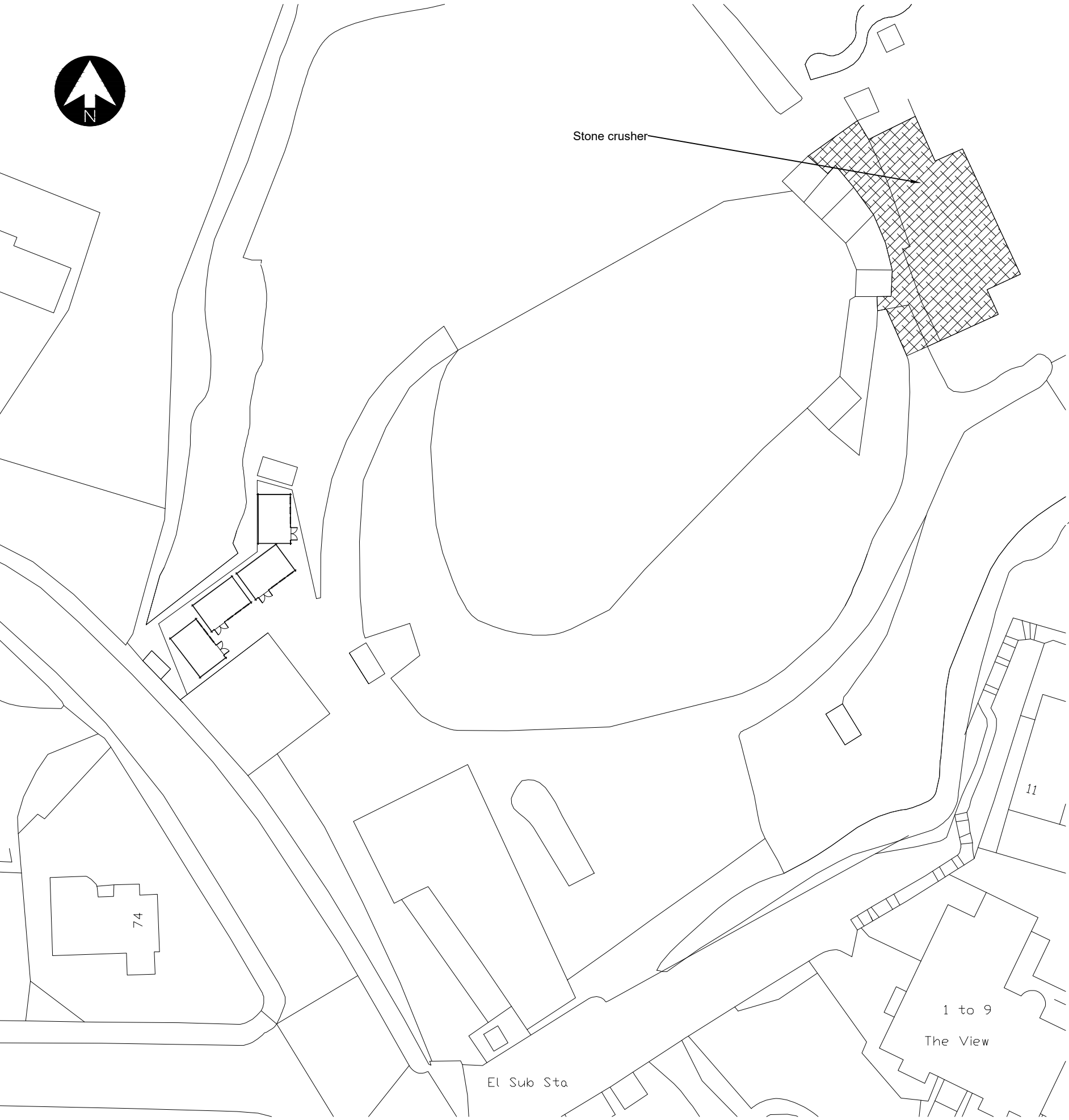
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**Site Location Plan**  
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**Highlighted Section of  
Proposed Location Plan**

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Stone crushing plant  
Building to be demolished,  
construction of multiple artists studio  
complex, pop up catering and event  
space with refurbished shipping  
containers



Representation of artists studios  
within converted shipping  
containers



Representation of pop-up cafe,  
artists studios and outdoor  
event space within converted  
shipping containers

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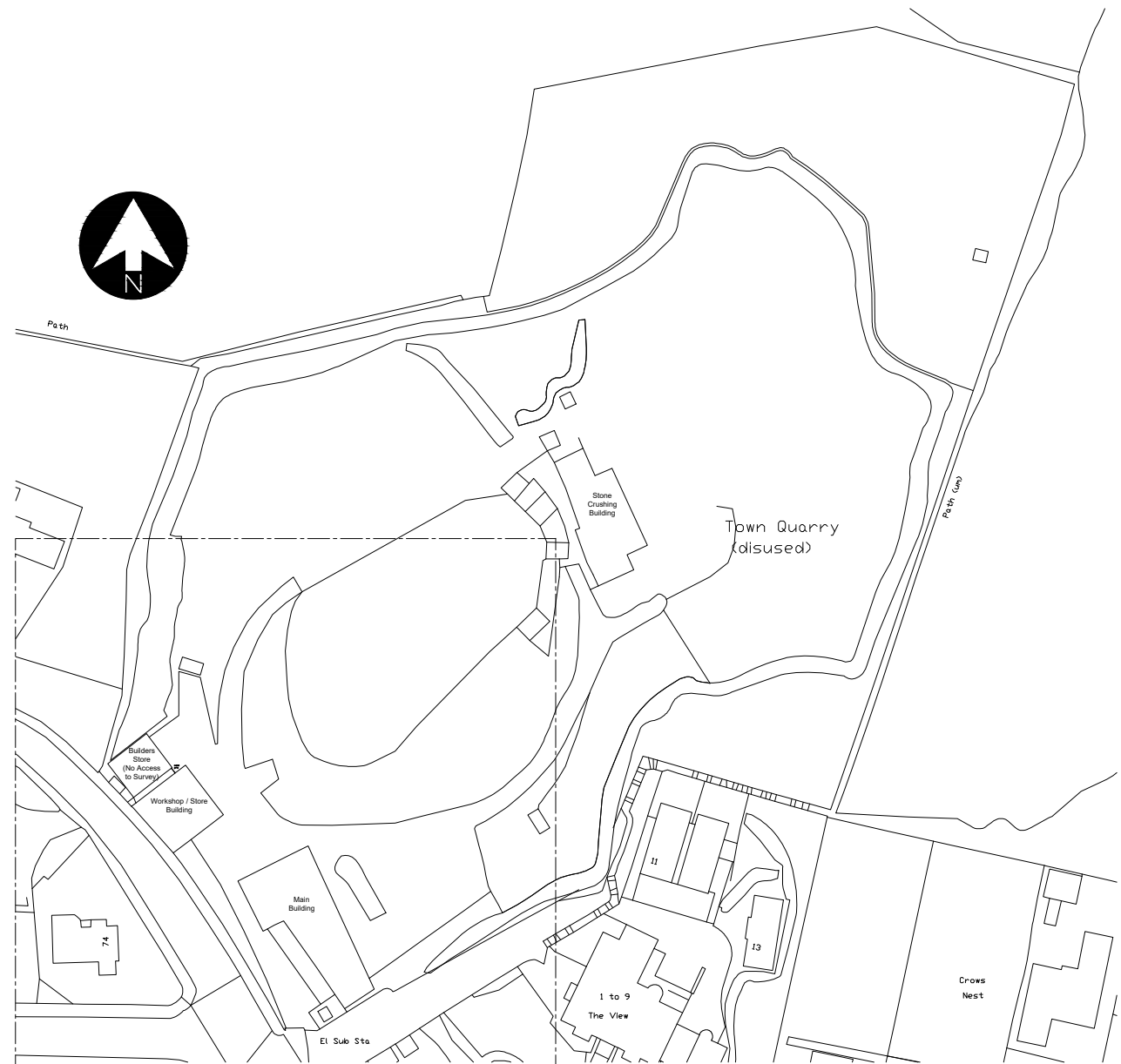
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Year 6-10 - outline**

Project:  
Old Town Quarry  
South Road  
Weston-super-Mare  
BS23 2LS

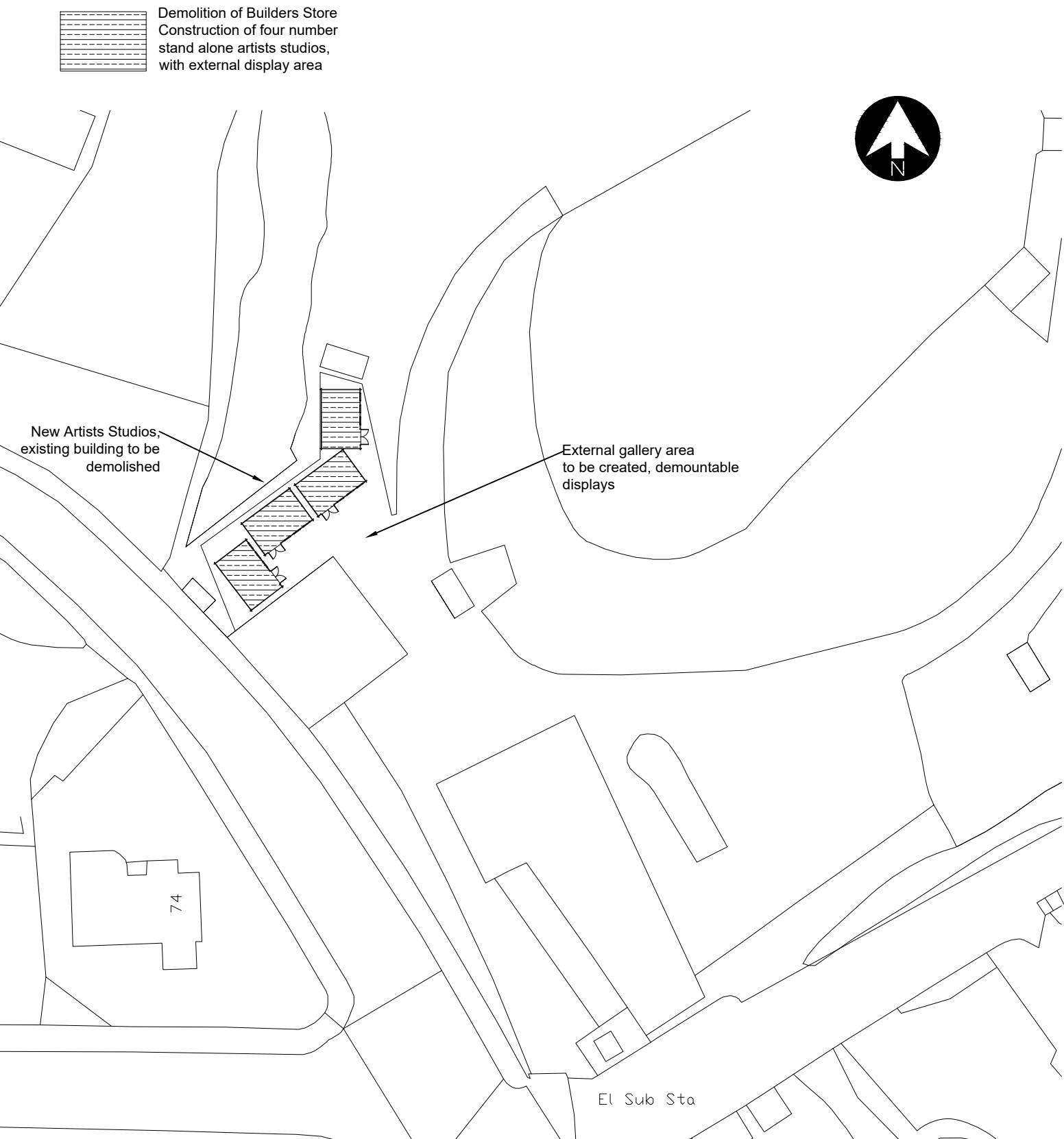
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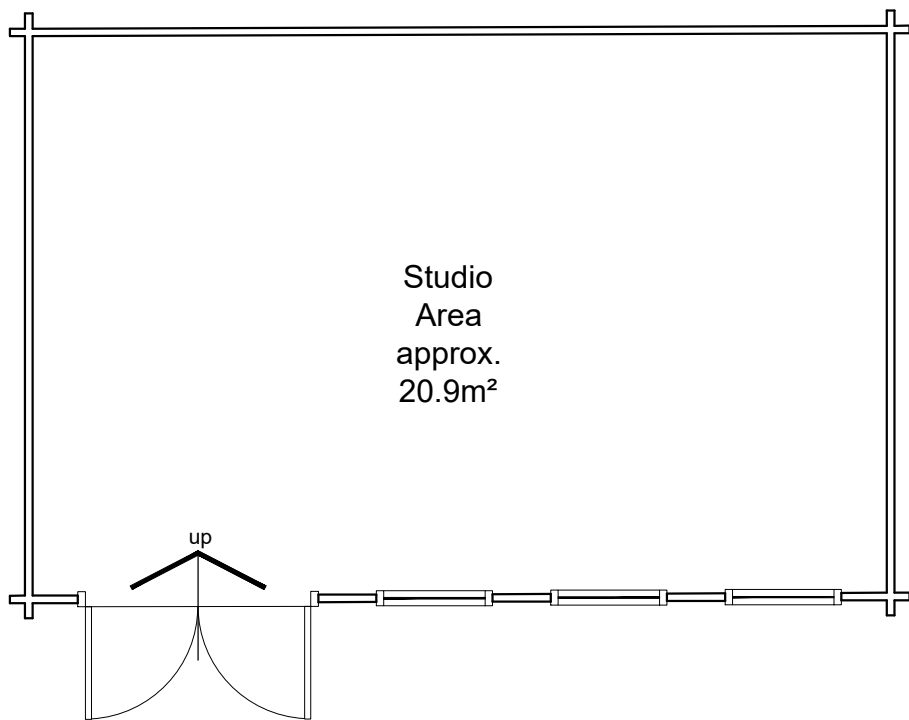


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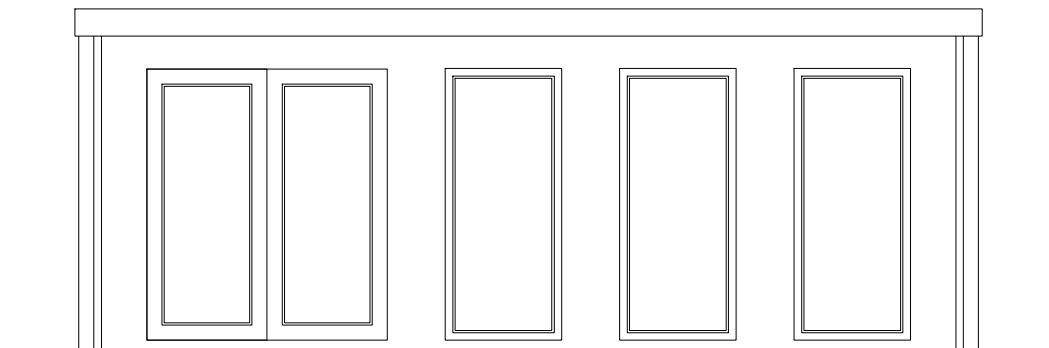
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**Proposed Ground Floor Plan**  
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**Proposed Side Elevation**  
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**Proposed Front Elevation**  
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**Proposed Rear Elevation**  
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**Proposed Side Elevation**  
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Representation of external gallery space to be created in front of studios

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Town Council

Drawing Title:  
**Proposed, Stand Alone Studios**

Project:  
Old Town Quarry  
South Road  
Weston-super-Mare  
BS23 2LS

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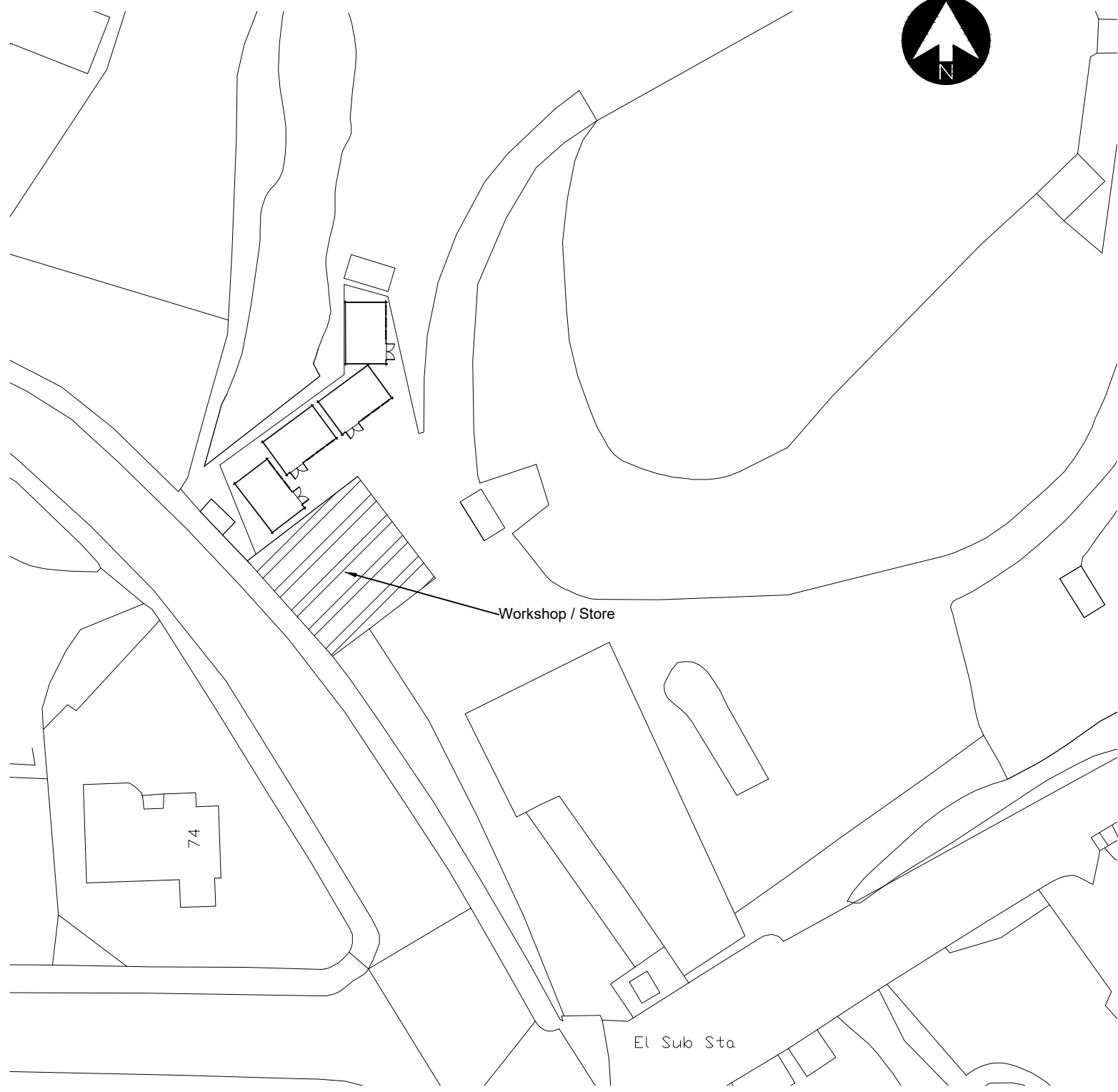
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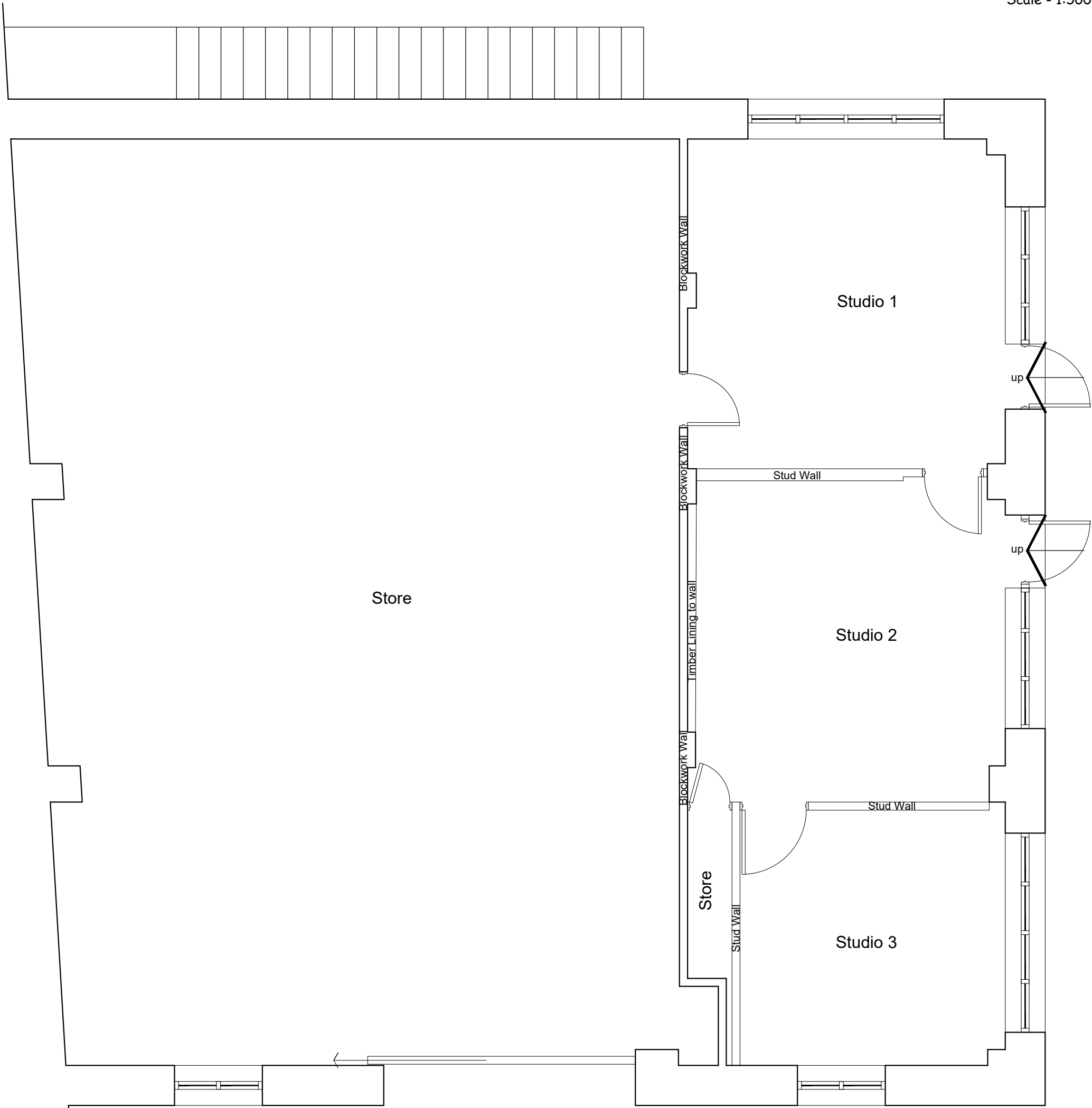
**Site Location Plan**  
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Workshop Store  
Roof repairs and structural strengthening.  
Refurbishment of building, conversion to offices  
storage and toilets, removal of studios



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Proposed Location Plan**  
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**Existing Ground Floor Plan**  
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**Proposed Ground Floor Plan**  
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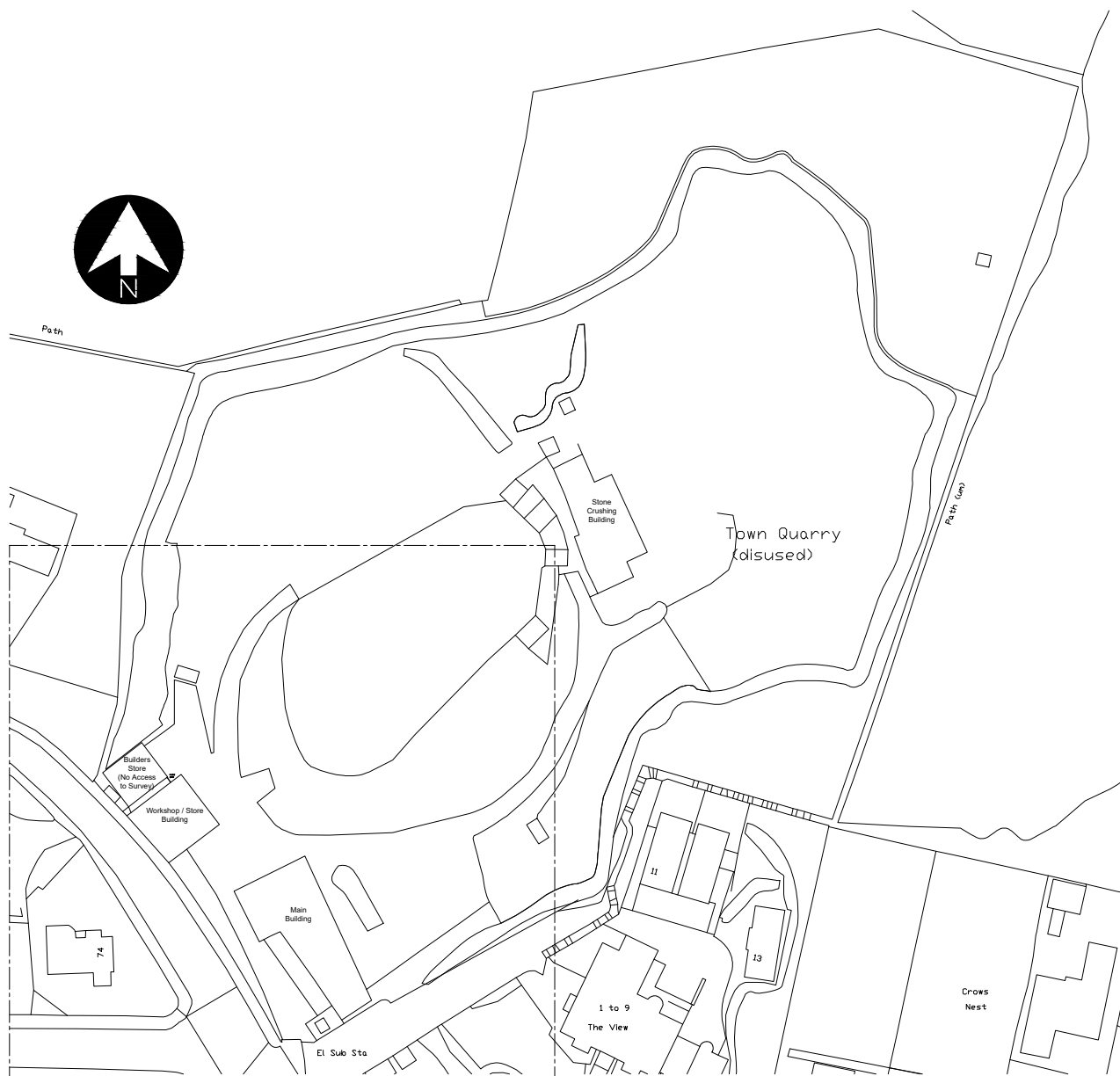
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**Workshop/Store Building**

Project:  
**Old Town Quarry  
South Road  
Weston-super-Mare  
BS23 2LS**

Scale: As Shown  
Paper Size: A  
Date: Feb 23

Drawing No: 22/108-203  
Revision: A

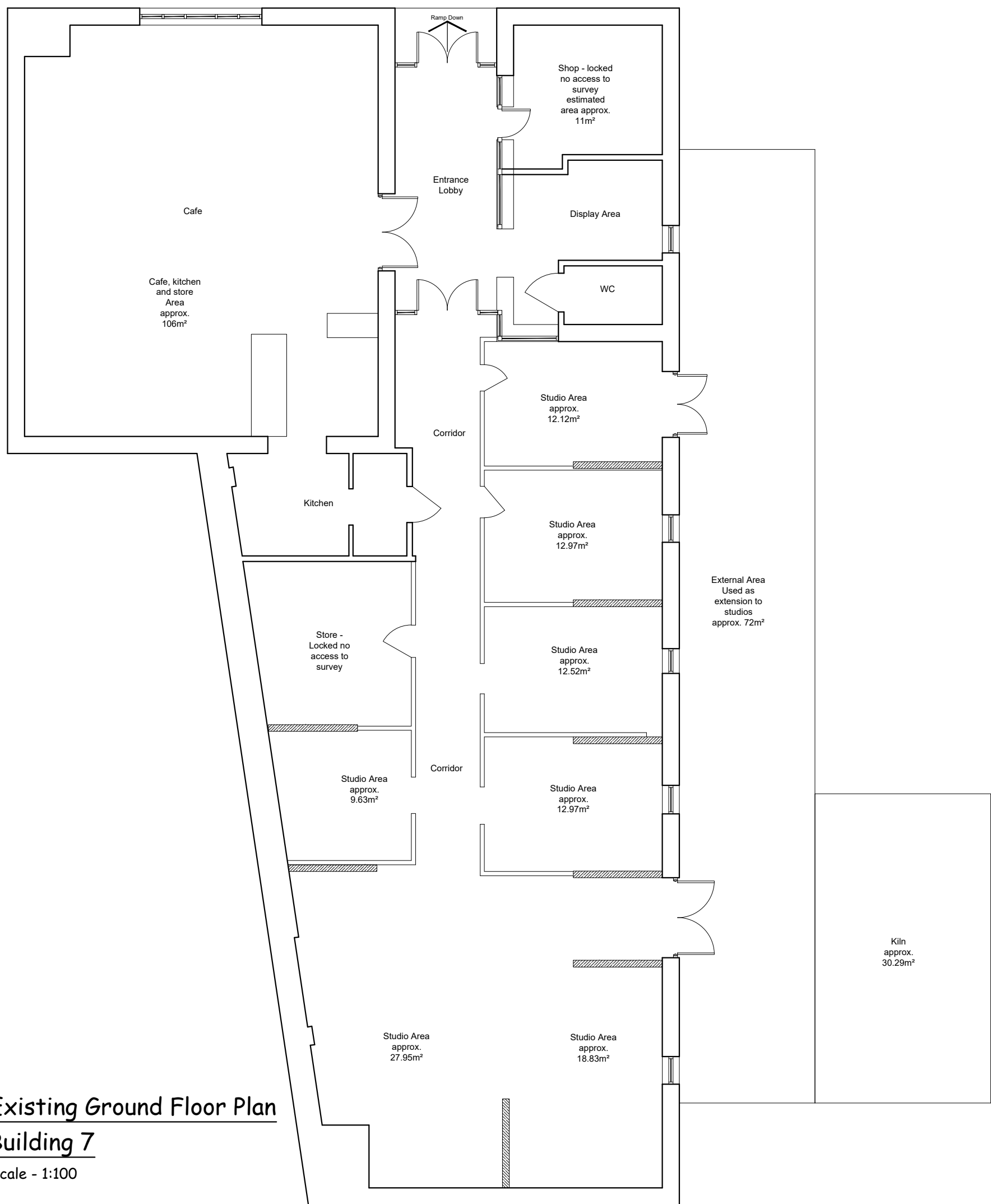




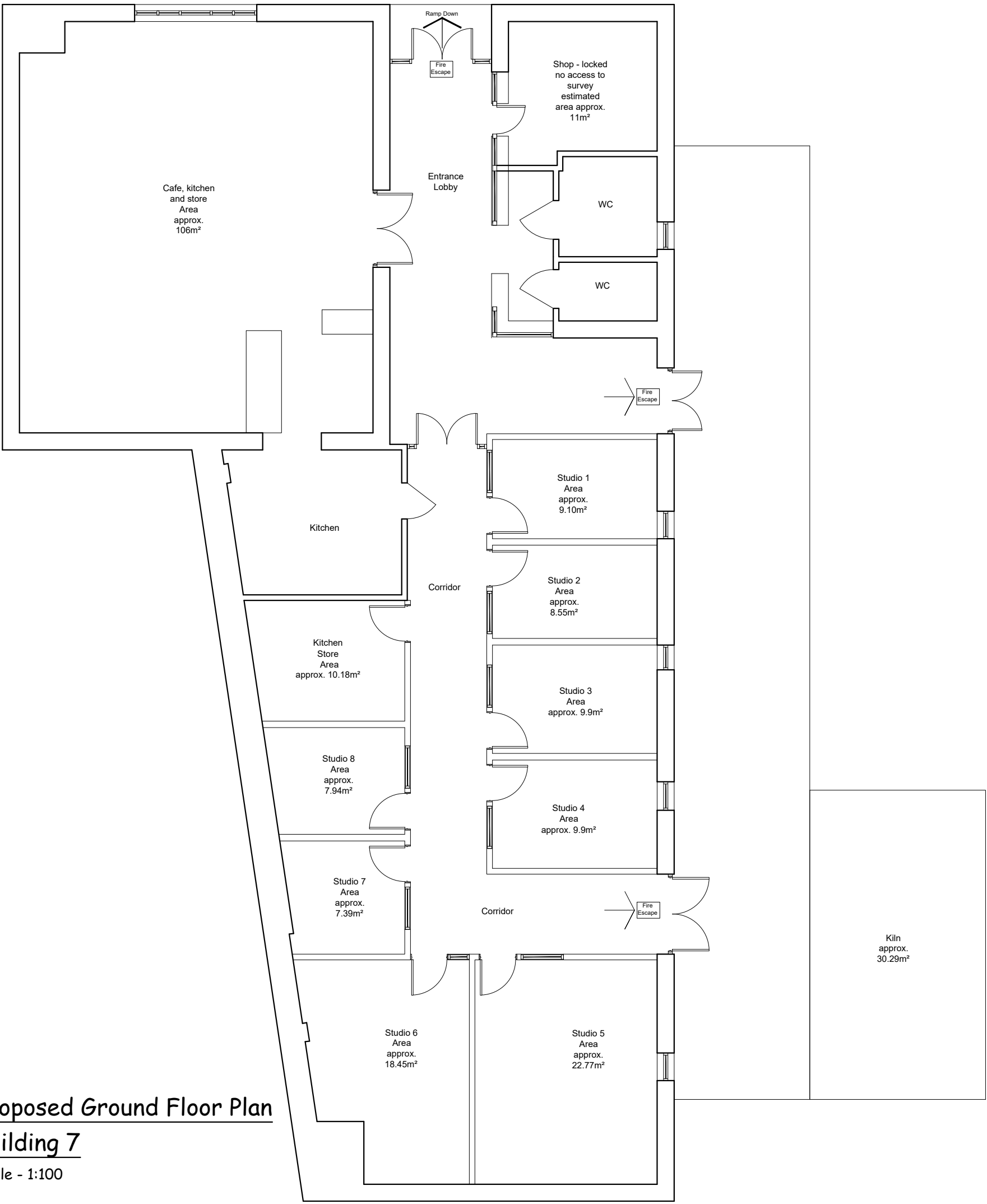
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**Existing Ground Floor Plan**  
**Building 7**  
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**Proposed Ground Floor Plan**  
**Building 7**  
Scale - 1:100

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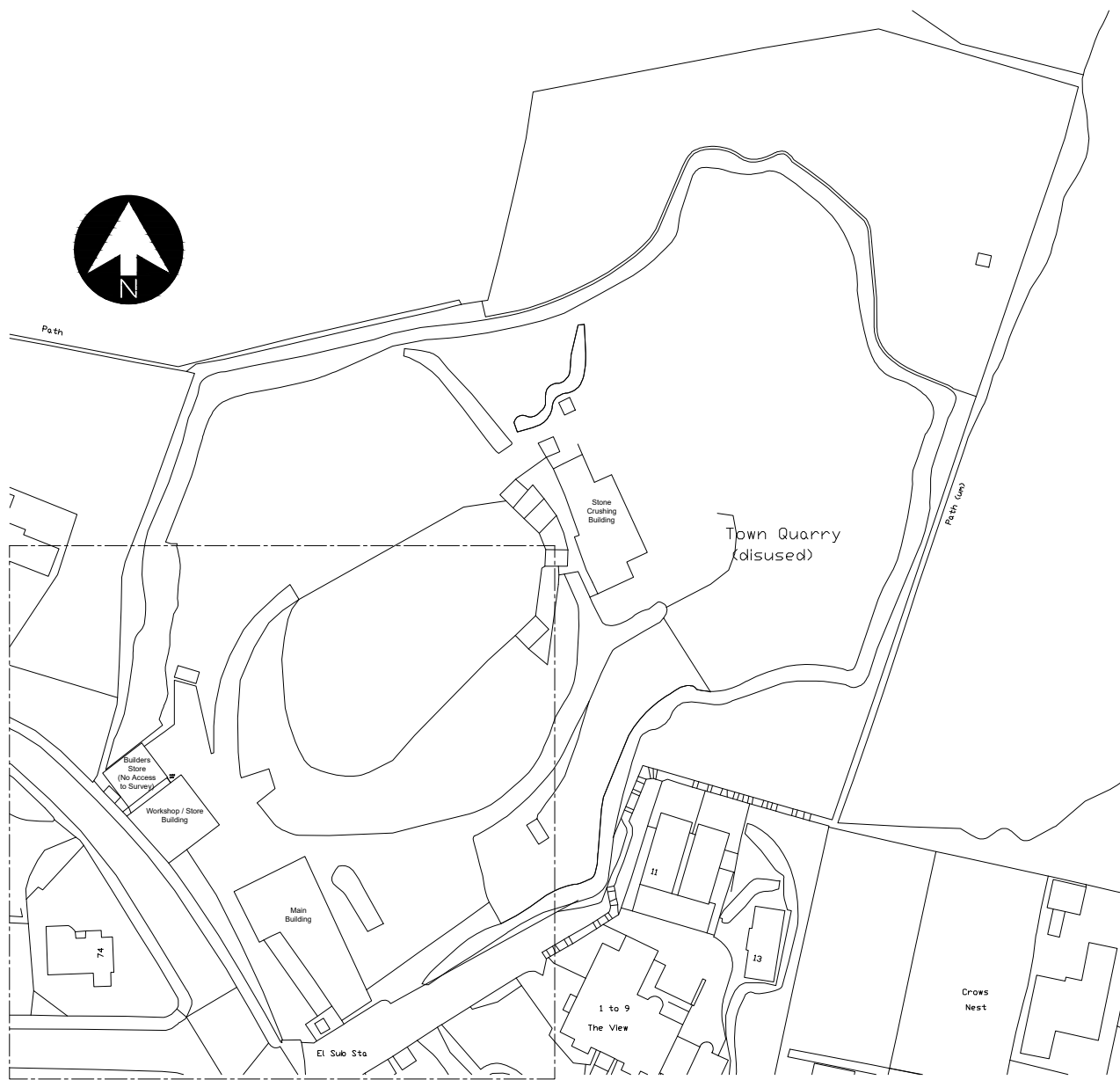
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**Main Building**

Project:  
**Old Town Quarry  
South Road  
Weston-super-Mare  
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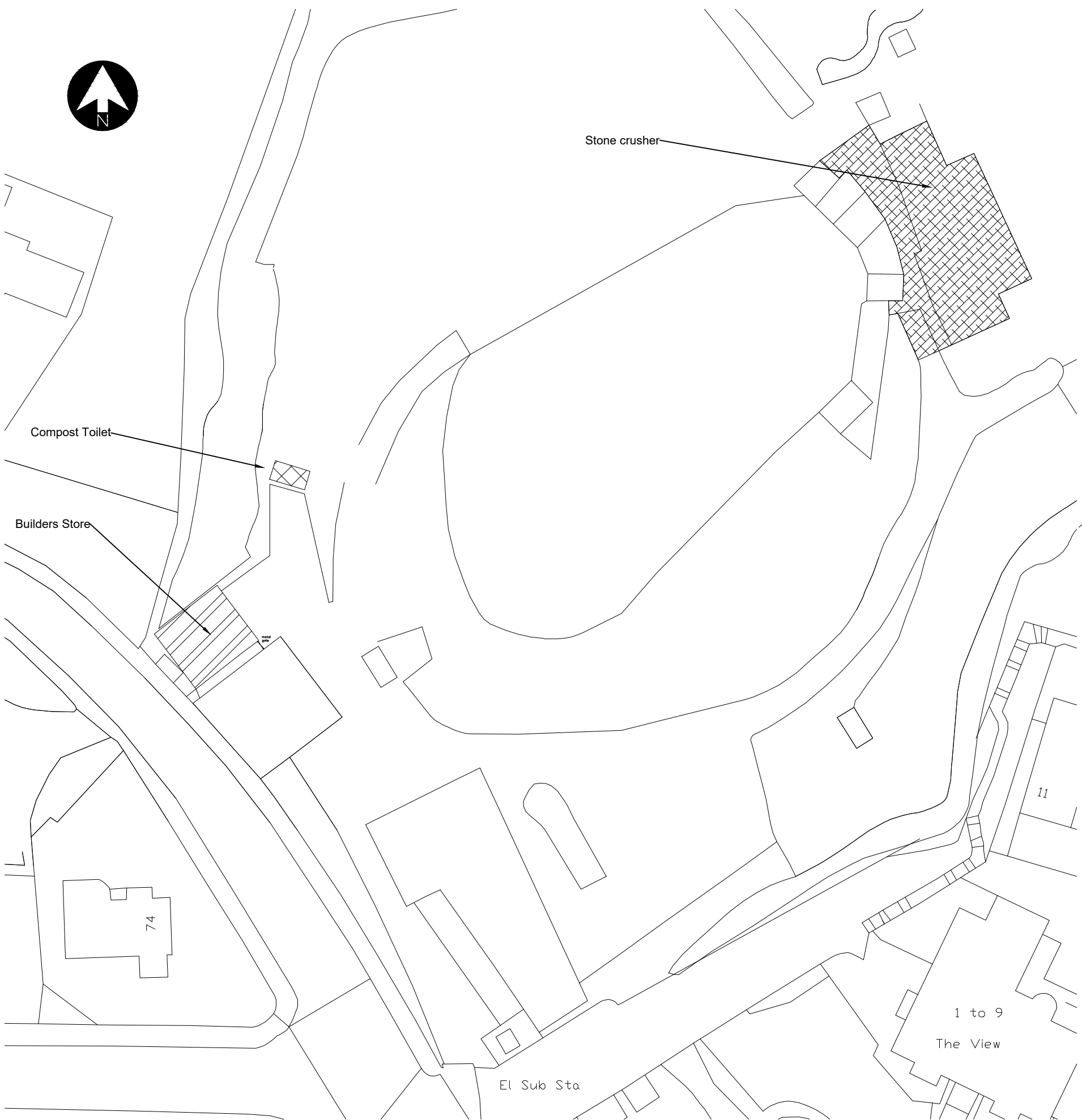
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**Block Plan**  
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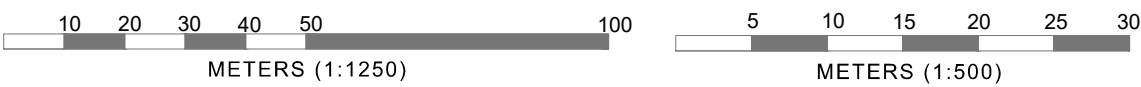
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- Stone crushing plant  
Demolition of building under separate consent
- Compost Toilet  
Building to be demolished.
- Builders Store  
Building to be demolished



Date:	Revision:	Number:



### SJ Surveyors Ltd

12 Woodstock Road  
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BS22 8AH



Tel: 01934 628698  
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Client: Weston-super-Mare  
Town Council

Drawing Title:  
**Demolition Plan**

Project:  
**Old Town Quarry  
South Road  
Weston-super-Mare  
BS23 2LS**

Scale: <b>As Shown</b>	Paper Size: <b>A1</b>	Date: <b>Feb 23</b>
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Drawing No: <b>22/108-205</b>	Revision:
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