

# Investment in West Bridgford



Utilising our property and land assets  
to transform the way we work whilst driving  
economic regeneration in our local communities



# The History of County Hall

The history of the building of County Hall spans three decades. The land was purchased in 1936, and an architect selected by the Council: Emanuel Vincent Harris, who specialised in public buildings, having previously designed Glamorgan County Hall (1912), Baintree Town Hall (1926), Surrey County Hall (1930) and Sheffield City Hall (1932). The original design was for a H-shaped block with a clock tower on the south wing, with proposals for later extensions to create a symmetrical building with the clock tower forming the centre piece on the riverside.



**1750**

A prospect of County Hall as it appeared in the Year 1750, in 'History of Nottingham' by Dr Charles Deering.



Cricket match on County Hall site 1910



The County Council was based in Shire Hall in Low Pavement, Nottingham

**1895**

The Council takes over the role of the Board of Guardians and comes under pressure to build a new County Hall

**1930**

A 10.75 acre YMCA cricket pitch site in West Bridgford is purchased for the new County Hall, at a cost of 5s 6d

**1936**

**1889**

The first County Council Election in Nottinghamshire took place on 15 January 1889

**1914**

Death of the first Chairman, Lord Belper



**1930**

First female member of the Council

# The History of County Hall

Work began on 19 April 1938, within a few days of the fiftieth anniversary of the first official meeting of the county council. The foundation stone was laid by the Lord Lieutenant of Nottinghamshire, Lord Portland, on 21 November 1939, two months into the Second World War. The outbreak of war affected but did not stop work. Plans were drawn up for a proposed air raid shelter for 50 people, to be sited on a corner of the County Hall site. Despite Holland's occupation by German forces, Dutch bricks were delivered in 1941.

Although pleas to the Ministry of Supply produced a licence for an extra eight tons of steel bars, which allowed for the completion of the first floor, contractors did not have enough materials, and by July 1941 the situation was acute. The 'Ark', now protected from the waters of the Trent, resembled the many buildings across the country devastated by bombing or fire – yet, as the Nottingham Journal reminded its readers in 1942, if it was not for the war construction would be complete.



The Nottingham Journal runs an advert to tender for the contract

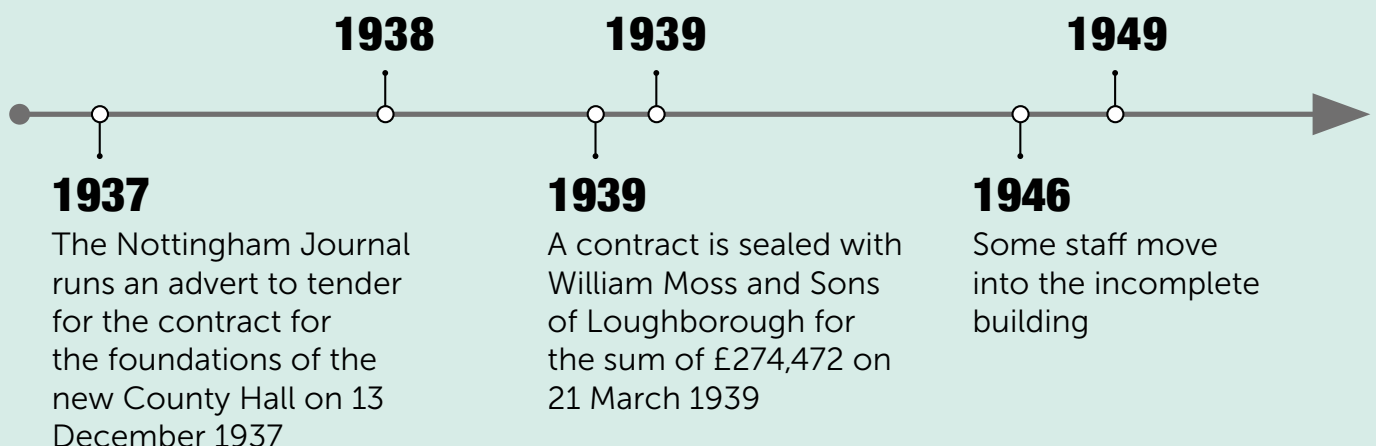


A contract is sealed with William Moss and Sons

16 contractors delivered tenders for the 'erection and completion of the superstructure' of the new County Hall by 14 December 1938

The foundation stone is laid but the outbreak of the Second World War delays construction

The County library is moved to County Hall in April and its first mobile service is launched





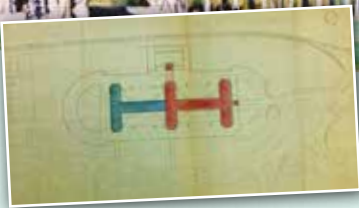
# The History of County Hall

Harris' original design was altered significantly when construction resumed after the war, partly in response to the cost and restrictions in obtaining materials and skilled labour, and partly to accommodate the need for a larger number of employees than had been originally envisaged.

Renowned architectural historian Sir Nikolaus Pevsner delivered his verdict on County Hall in the Nottinghamshire edition of his famed Buildings of England series, published in 1979: 'Began in 1937 and then as now as dead as mutton. Work stopped from 1940 – 1945 and the building was incomplete when first used in 1946. It was finished in 1965 except for a suite of committee rooms not fitted up until 1975.'

The extension of 1960 – 1964 in CLASP [The Consortium of Local Authorities Special Programme], by the County Architect (W D Lacey), is preferable to the ponderous neo-Georgian original, its lighter vein quite appropriate to the riverside'.

Artist impression of the original plans of County Hall



A 'T-shaped' extension and completion of the tower are suggested, but are abandoned a year later

**1955**

Formation of the Consortium of Local Authorities Special Programme (CLASP) formed in England

**1957**

The programme for fitting out the existing building commences

**1958**

**1954**

The Council decided that space for additional staff was required. The 1937 building was designed for 390 people, whereas by 1954 there were 813 employees. Plans were drawn up to move all Shire Hall based staff, except for Police HQ and the Magistrates Courts, to County Hall. This required additional facilities, such as staircases, lifts, and an enclosed entrance and reception

**1957**

The Council terminate their contract with architect Emanuel Vincent Harris and bring architectural work in house

# The History of County Hall

## The Sculptures

Four sculptures flanking the main entrance to the post-war building (two to each side, facing Loughborough Road and the riverside walk). The sculptures were not in Harris' original design nor, it would seem, in his post-war revisions, and have been the subject of considerable research in recent years in relation to the identity of the designer/sculptor.

The sculptures appear to have been designed to represent the County's economy and culture: mining, industry, agriculture and the arts/culture. The figures of two miners at the main entrance that faces Loughborough Road denote the importance of mining to the county: one man carries a miners' lamp, while the other holds a pneumatic drill. The two blacksmiths or foundry men form the sculpture on the other side of the entrance.

The figures at the entrance facing the riverside walk depict agriculture and the arts/culture. Agriculture is represented by a man and a woman; the woman is picking fruit and has chickens surrounding her feet while the man holds a scythe. On the opposite side of the entrance are two figures representing the arts/culture. An artist (an androgynous representation) holds a palette and there is a sculpted figure (minus head) at the artist's feet. Next to the artist is a man holding a model of a tower.



A decision is made to transfer the County Library and 300 staff from city buildings, required the construction of adequate catering facilities

**1960**

The base of the abandoned central tower and connecting arch are demolished, followed by construction of the CLASP office block

**1960s**

The Council Plan (2017 – 2021) set out as a key activity 'to bring forward iconic developments on the County Hall campus and county owned land'

**2017**

**1959**

County Hall's first computer is installed in January 1959

**1961**

The fourth floor is completed

**1965**

The extension is officially opened

**1971**

Work begins on the new Council Chamber and Assembly Room. The Chamber space had previously been used for the storage of library books, and the Assembly Room as a badminton court



The Investing in Nottinghamshire programme seeks to preserve and build upon the history of County Hall with its proposals.

# Building upon County Hall's History

---

The Council Plan (2017 – 2021) set out as a key activity to 'invest in Communities and Place; specifically, to bring forward iconic developments on the County Hall campus and county owned land'. Nottinghamshire County Council staff based in West Bridgford are currently spread across County Hall (West Bridgford, NG2 7QP), the main civic centre and democratic hub of Nottinghamshire County Council, and Trent Bridge House (West Bridgford, NG2 6BJ).

A specialist design team has been appointed through Arc Partnership to consider options for the future of the campus which meet NCC's priorities; specifically, sustainability and opportunities for collaborative working arrangements with partner organisations.

**Annual running costs  
of County Hall & Trent  
Bridge House 2018/19**

**£1,636,550**



## Proposal

---

**Proposal:** It is proposed that while the County Hall campus should retain its functions as the main civic centre and democratic hub for Nottinghamshire County Council operations, it should also be the focus for consolidating activities including increased working with partners on a regional basis.

As a first phase, the design team have considered a range of options which include both new purpose-built accommodation and improvements to the existing County Hall building. Improvements to the latter will reduce future maintenance liabilities, improve running costs, and increase working efficiencies. This will provide a much-improved working environment, and opportunities to consolidate and rationalise NCC's administrative bases; generate income by attracting commercial lets from partner organisations, and boost public perception and sense of civic pride.

### County Hall

It is proposed to create a centralised campus on the existing County Hall site. This would include a new build enabling all County Council functions to be more effectively accommodated, incorporating desk capacity for partner organisations; a new flexible space to be used for ceremonial events by the council, partner organisations, and commercial clients; democratic and civic facilities; and the Nottinghamshire Archives. This would also include a refurbishment to the current County Hall building with additional desk capacity for NCC staff vacated from offices elsewhere in the county.

### Trent Bridge House

It is proposed to vacate and develop a commercial leasehold strategy for Trent Bridge House, with NCC staff and partners relocated to the new County Hall campus. Further feasibility and market appraisals need to be undertaken to determine how NCC proceeds. In the short to medium term, Trent Bridge House will be retained to provide decant space during works at County Hall.

During the development process, the design team also acknowledged the heritage value of County Hall, and a concept emerged to capture and showcase Nottinghamshire's history: the inclusion of the Nottinghamshire Archives.

Nottinghamshire Archives' core function is the acquisition, preservation, conservation and provision of supported public access to archives related to the history of Nottinghamshire. The County Council has statutory responsibilities under the Local Government (Records) Act 1962 and the Local Government Act 1972 to make proper provision for records.

Nottinghamshire Archives is provided on behalf of NCC by Inspire – Culture, Learning and Libraries under contract, and is currently based in Nottingham city.

The new-build has the potential to provide a state-of-the-art facility for the archives, offering greater access to county residents and enabling the showcasing of unique historical artefacts to be displayed at the county's civic home.



## Specific service requirements have been provided to the design team:

- **Service:** public access to search aids and published resources in an open area, including desks, computers and microfilm readers; a secure and observable area to which archive items are delivered; a secure route from strongrooms to the service area; a customer services helpdesk with a secure holding area for documents ordered from storage
- **Public facilities:** toilet, rest, refreshment and secure locker facilities; an exhibition space to curate and host displays of material; meeting spaces accommodating up to 40 people (theatre style); car parking provision
- **Staff:** secure, non-standard office accommodation; a dedicated delivery/loading bay; a quarantine room with an industrial standard air extractor; a dedicated conservation unit is required providing space for 3 staff and a range of conservation equipment and ventilation
- **Archive storage:** storage of 13,000 linear metres, to futureproof for the next 50 years; a mixture of rolling and fixed stacks; cool and cold rooms for digital and photographic archive storage; Registration Service records storage
- **Digital:** space and equipment for ongoing reproduction and digitisation of items
- **ICT:** 100mb minimum; Wi-Fi- facilities outside of the NCC network.



# County Hall – Current Maintenance Requirements

---

County Hall is an ageing building and as such requires significant ongoing maintenance. While the planned maintenance budget is currently estimated at over £3,000,000, it is known that this figure could be significantly higher, and a full condition survey will be commissioned to detail the full scope of work and actual level of investment required to safeguard the future of County Hall. Some examples of necessary works are below:

## Insulation and windows

Since County Hall was first constructed in the mid-twentieth century, there have been no improvements made to the building fabric to improve insulation values. As such, the roof is uninsulated, the walls are solid masonry, and the windows are of a timber-framed, single-glazed sash type. The glazing is known to be a cause of solar heat gain, leading to poor working conditions for staff during the hot summer months. Additionally, the windows are in part poorly-fitting, leading to air leakage and excessive heat loss, and creating cold draughts. Any replacement of or significant repairs to the windows will need to take into account the preservation of the current period appearance.



## Heating

Much of the existing heating installation dates to the original mid-twentieth century construction and therefore has well exceeded its anticipated economical life span. This is reflected in ongoing maintenance issues with regular callouts to leaking radiators, seized valves, and water hammer, and general complaints regarding temperatures. Additionally, the existing heating distribution pipework rises from the basement to the roof space in the service void that also contains the chimney, which is known to be contaminated with Asbestos.

## Lighting

There is a desire to replace current light fittings on all floors with LED fittings, to improve the energy efficiency and reduce ongoing maintenance requests.

## Lifts

The lifts have exceeded their lifespan and are an ongoing strain on maintenance budgets with frequent repairs required.



**Planned maintenance  
of County Hall &  
Trent Bridge House**

**£3,396,183**



# Trent Bridge House

**Status:** Trent Bridge House is leased from the freeholder, Nottinghamshire County Cricket Club. There is no rent payable by NCC under the head lease following payment of a commuted sum by to the landlord in 1975 of £43,000 in lieu of future rent reviews. There are restrictive covenants in the lease. County Hall is wholly owned by NCC.

## Services:

Teams	Full-time equivalents (FTEs)
County Hall staff and elected members	1199
Trent Bridge House staff	224
Partners	175
<b>TOTAL</b>	<b>1598</b>

Partner Logos



**Stakeholder engagement:** Key NCC stakeholders from services have been part of ongoing feasibility work, including determination of service requirements.

## Service requirements:

### Nottinghamshire County Council:

- Conferencing, meeting, democratic and civic facilities
- Small and large meeting rooms, supervision rooms, and storage facilities
- Multi-purpose reception area and catering facilities
- Breakout and/or informal meeting space
- Locations for confidential discussions and phone calls
- Infrastructure to support new working environment with Cloud migration
- Commercial office provision for potential partners
- Utilise the new build to resolve ongoing maintenance issues in H Block

### Midlands Engine:

- Desk space equivalent to current footprint at Trent Bridge House (approximately 20 desks)
- Large space to hold annual conference events
- Access to a large meeting room (capacity of 30 in boardroom style) and smaller meeting rooms
- Breakout room for refreshments

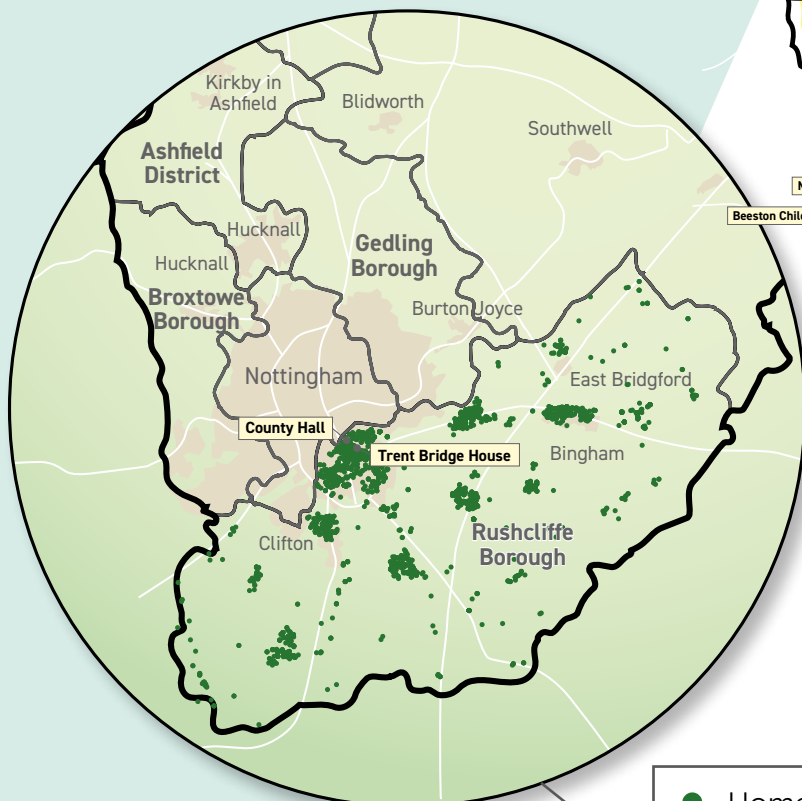
## Benefits to be achieved (non-financial):

- **To deliver better public services with improved outcomes by offering more local and accessible services across Nottinghamshire county:** The proposed concept would improve public perception, customer experience and sense of civic pride in the county. If improvements are not progressed, a poor image of the county will be presented to regional, national and international visitors, who may be looking to invest in the county.
- **To deliver better public services with improved outcomes by enabling joined up access to services:** The proposed concept would provide opportunities to develop close contact and partnership working with relevant agencies. If improvements are not progressed, partners and external companies will not take up office space, resulting in missed opportunities for co-located partnership working.
- **To increase productivity of our workforce through improved ways of working and a modern office environment:** The building of new accommodation and partial refurbishment of County Hall would provide a modern working environment, improving staff morale and productivity, and can be designed around Smarter Working principles (e.g. as a flexible shared workspace offering a choice of work environments, supported by excellent ICT). If improvements are not progressed, flexible and efficient use of working space cannot be achieved, with increased operational costs, and staff morale may decline as the working environment falls behind modern standards and expectations.
- **Reduce energy usage and incorporate renewable energy sources into new builds at Top Wighay and County Hall:** Both the new accommodation and refurbishment of County Hall would be designed to higher environmental standards, in accordance with the Nottinghamshire County Council Corporate Environment Strategy & Policy (currently under development). If improvements are not progressed, increasing energy costs and pressure to reduce our carbon footprint will become unsustainable with the current building fabric.

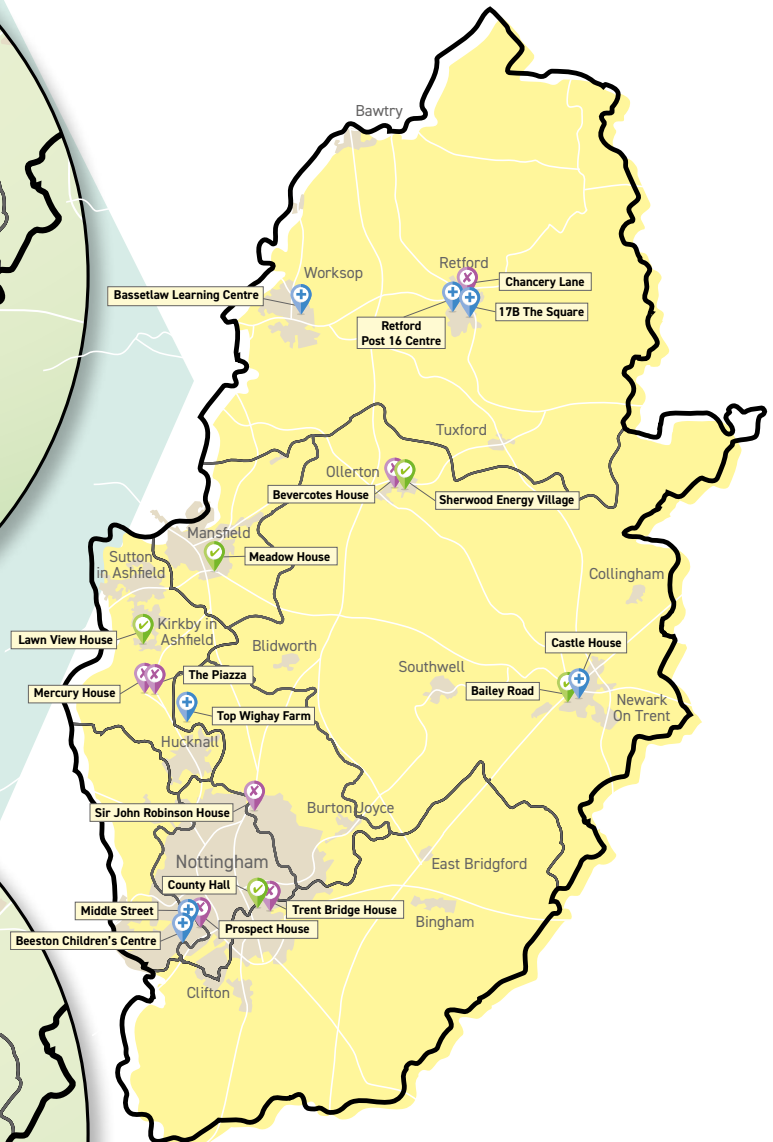


# Impact on Service Users

● Home postcodes of all children, who have been subject to a child in need or child protection plan in the last 12 months, or who are currently looked after.



● Home postcodes of adults, aged 18 and over with social care-related activity in 2018/19 (includes assessments, reviews, some carers, MH Act and S42 safeguarding)



## Category of building

- Current buildings to exit
- Proposed options
- Retained Offices

# Programme Principles

WB

	Maximise strategic impact	<input checked="" type="checkbox"/>
	Productivity and effectiveness	<input checked="" type="checkbox"/>
	Operational need	<input checked="" type="checkbox"/>
	Local communities	<input checked="" type="checkbox"/>
	Embeds Smarter Working principles	<input checked="" type="checkbox"/>
	Value for money	<input checked="" type="checkbox"/>
	Council asset	<input checked="" type="checkbox"/>
	Less overall travel (staff and service users)	<input checked="" type="checkbox"/>
	Efficient facilities management	<input checked="" type="checkbox"/>
	Environmental impact	<input checked="" type="checkbox"/>



Principle Met



Principle Not Met



No Change