

The Armstrong Phase 1 Re-opening works

Electrical Connection via Old Bakery Carpark and Scaffolding

Introduction

The Armstrong Hall complex has been leased by Thornbury Community and Arts (CIO 1213120) from Armstrong Hall Charitable Trust.

Thornbury Community and Arts are a voluntary organisation who aim to bring The Armstrong back into the community of Thornbury.

The Complex has been out of use since 2020 so Phase 1 works involve the remedial maintenance and upgrade to current regulations as well as internal modifications to the foyer to provide a flexible welcoming space for the complex users.

Phase 1 works

Phase 1 of this development are currently on site. Works include:

- Roof repairs to Cossham hall and insulation upgrade to the foyer;
- Structural alterations to the foyer to remove columns and maximise natural light;
- Window and door replacement for thermal efficiency, safety and security;
- WC refurbishment and improvements to facilitate more users;
- Creation of a bar, catering kitchen and cellar to enable professional offerings;
- Complete replacement of the heating system with sustainable Air Source Heat Pumps;
- Complete replacement of the electrical installation to comply with modern regulations and safety regulations;
- New main electrical supply to be provided by National Grid to enable the removal of the oil tank and sustainable heating solution.

Effect on the Old Bakery Annex

These Phase 1 works have a two-fold effect on the Old Bakery Annex Carpark:

1. Erection of scaffolding to enable the Cossham Hall roof repairs, window replacement, render patch repair and decoration;
2. Duct for the new National Grid electric supply to pass below the carpark.



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Scaffolding

The scaffolding will need to be erected the full length of the building.



Photo 1 – Side elevation of Cossham Hall

At ground level, there will be stanchions on soleplates for the length of the building meaning that the cars that normally park here will need to be relocated. At ground level we will provide a Heras panel fence to fully enclose the base of the scaffold. This will off-set from the building by circa 2.4m (the length of a carpark space) to provide some safe working space around the base of the scaffold. There will be two working platforms within the scaffold structure to enable the render repairs, window replacement, parapet gutter repairs and decoration works.

The programme for these works will be as soon as possible after 15 September 2025.

The scaffold pavement licence and flat roof scaffolding will be erected that week for the roof works to commence on 22 September 2025.

The scaffolding along this elevation will be in place for 4 working weeks. This is subject to weather not causing any delays.

These high level repair works will need to be undertaken ahead of the duct excavation. Any making good required as part of the scaffolded works, will be undertaken as part of the tarmac reinstatement works.



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Electrical Duct

The new electric supply will be provided by National Grid via St Marys Road and Chapel Street. The National Grid works will bring the new supply as far as the boundary, from where we need to provide a new duct to enable the cable to be pulled through into the plant room.



Photo 2 – Chapel Road elevation and entry point for National Grid Cable

Appended to this paper is the existing Topographical Survey, the proposed cable route and a cross-section of the proposed duct.

The duct route will go underneath the existing rainwater gulley from the side of the building which connects into the shallow central carpark gulley. See photos 3 and 4.

Ahead of any works, a thorough scan of the ground will need to be undertaken to identify any other hazards within the ground.



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Photo 3 – Rainwater Downpipe and gully on side elevation



Photo 4 – Shallow rainwater gully to carpark



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During these works, the end of the carpark will need to be segregated by a Heras panel fence so that cars cannot park here and will not accidentally drive into an excavation. The line of this Heras fence will be circa 3 to 3.5m from the face of the building as the cable route will follow a subtle “s” shape to enable the cable to be drawn through.

The timing for these works is not fully known at present. The National Grid works have been instructed and we anticipate these cable supply works to the streets taking place around November 2025 but we are beholden to National Grid to confirm their timescales. We will need to ensure the duct is in place before the street works meet the boundary but after the scaffold works are complete.

National Grid require Landowners wayleave consent for the actual cable. The form for this will be sent direct by National Grid in due course.

Ancillary Works

We understand that the Town Council will potentially remove the old Pier adjacent to the Cossham Hall. As the render and decoration works are in progress, this would be an ideal time to undertake this removal.

TCA will undertake the render infill and decoration, and tarmac patch repair upon completion of the removal as a thank you gesture for the disruption to the carparking during these works.

Requested Actions

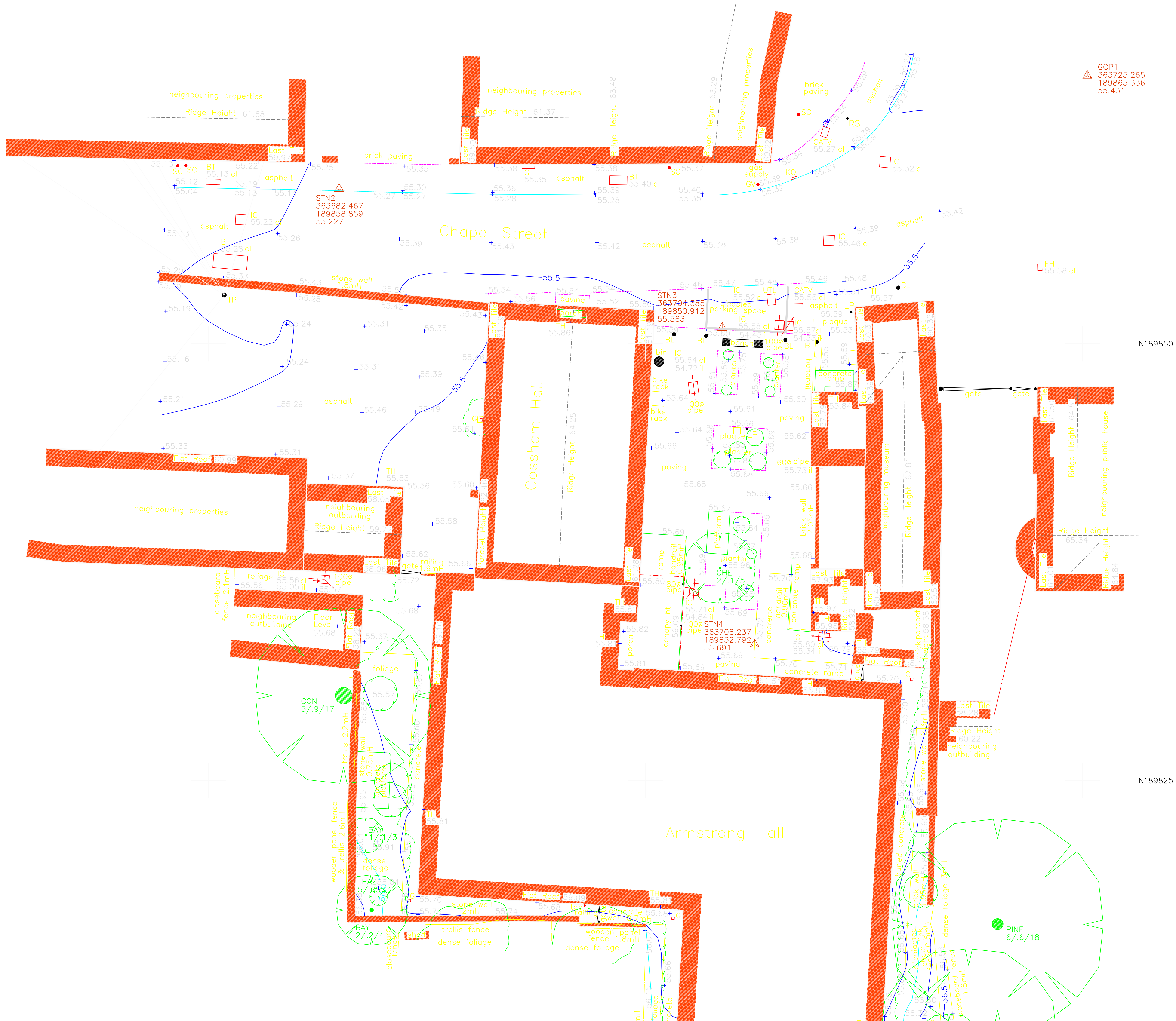
1. Permission for roofing scaffold to be erected ahead of the 22 September roofwork commencement for a 4 week period (weather permitting).
2. Permission for the duct location and construction, timing to be agreed.
3. Signing the National Grid Wayleave agreement when received. National Grid will not commence their streetworks along St Marys road until they have all the permissions in place, including this Wayleave. This will in turn delay the opening of the Hall to the public.

Communications

National Grid will contact you directly for the Wayleave agreement.

All other communications should come through jo.williams@sw.co.uk 07714060242





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Revision :	Drawn :	Date :
01_First Issue	RE	29/08/25



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IMPORTANT NOTE: This drawing is for indicative purposes ONLY. The final positioning of the electrical supply cable is TBC.

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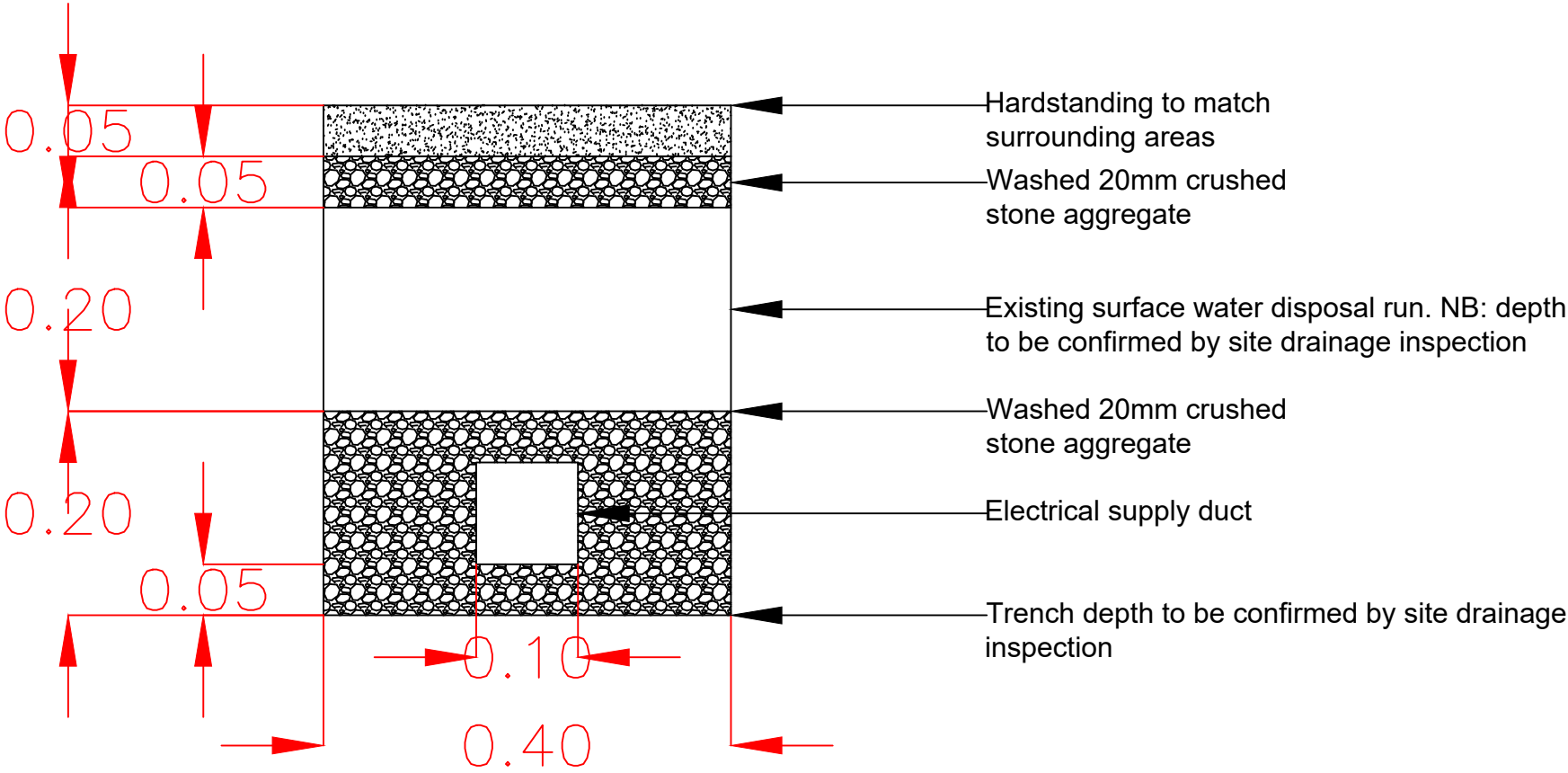
Client :
Thornbury Community and Arts CIC
Address :
Armstrong Hall Complex, Chapel Street,
Thornbury, Bristol, BS35 2BJ
Drawing :
Bakery Annexe Car Park
Electrical Supply Cable Route

Job Ref : 15890734285	Dwg No : 15890734285-24	Revision : 01
Drawn : RE	Checked : JW	Scale : @A1 10:1
Status : CONSTRUCTION		

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Client :
Thornbury Community and Arts CIC

Address :
Armstrong Hall Complex, Chapel Street,
Thornbury, Bristol, BS35 2BJ

Drawing :
**Bakery Annexe Car Park
Services Duct Section**

Job Ref :	Dwg No :	Revision :
15890734285	15890734285-24	01

Drawn :	Checked :	Scale : @A3
RE	JW	150:1

Status :
CONSTRUCTION