

# Todmordenen Bandstand



Design and Access Statement  
April 2024



## Version history

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P01	05-01-24	Listed Building Consent	Christopher Nils Shaw   Architectural Assistant	Issue for LBC

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1.0

# Introduction

## 1.0 Introduction

### 1.1 Executive Summary

Originally built in 1914, Todmorden Bandstand stands within the Todmorden Conservation Area of Centre Vale Park and is noteworthy for its distinctive theatre-style construction, deviating from the more common round or octagonal designs found in the majority of the 1500 bandstands installed in public spaces across the UK. Its rarity grants it national significance beyond its immediate geographical location. This unique characteristic is highlighted in the Grade II listing obtained in December 2019, following an application earlier that year by the Todmorden Community Bandstand Group. Additionally, Todmorden Bandstand is recognised as one of only 15 constructed in this style and the sole remaining example of its kind. The design of the structure also offers enhanced acoustic projection across the park, allowing for performances without additional amplification.

The primary structure of the bandstand consists of a cast iron and steel frame with a timber secondary structure and timber cladding. The building sits on a stone and brick plinth, and is completed with ornate timber profiles, dentils and balustrade.

The bandstand was largely rebuilt in 1999 due to fire damage. However, following another fire in 2005, the structure has remained unused. During this time the building's condition has deteriorated significantly due to a lack of maintenance, vandalism and

environmental exposure. An inspection found that rainwater goods are missing or insufficient and wet rot is present in many parts of the building, particularly the roof and stage. All services, fixtures and joinery are in need of renewal, and large areas of the external ship-lap boarding are missing. However, there are areas of the existing fabric that appear to be in fair to good condition, such as the larger structural members, and wherever possible this fabric will be retained.

The proposed works, as outlined in this Design and Access Statement, seek to faithfully restore this important building through appropriate fabric repairs, while also enhancing its resilience with higher quality materials and increasing both functionality and accessibility.



## 1.1 Site Location

Situated on a slightly raised position, Todmorden Bandstand's principal elevation faces south, overlooking the large, central playing field of Centre Vale Park. The building's position and the unusual character of its architecture forms a landmark in the landscape, with a primary pedestrian route passing closely to the south. Tiered hard-standing to the east and west of the stage front allows audience members to sit during performances. A green buffer of mature trees to the north off the site helps to reduce noise from the busy A646 Burnley Road.



--- Site boundary

**2.0**

# **Defining the Brief**

## 2.0 Defining the Brief

### 2.1 Brief Diagram

The brief requires the bandstand to be faithfully restored, whilst making the structure more resilient. Flexibility and accessibility were key themes that required exploring in the concept design phase, as well as considering how the viewing area beyond the stage will be used for a variety of events.



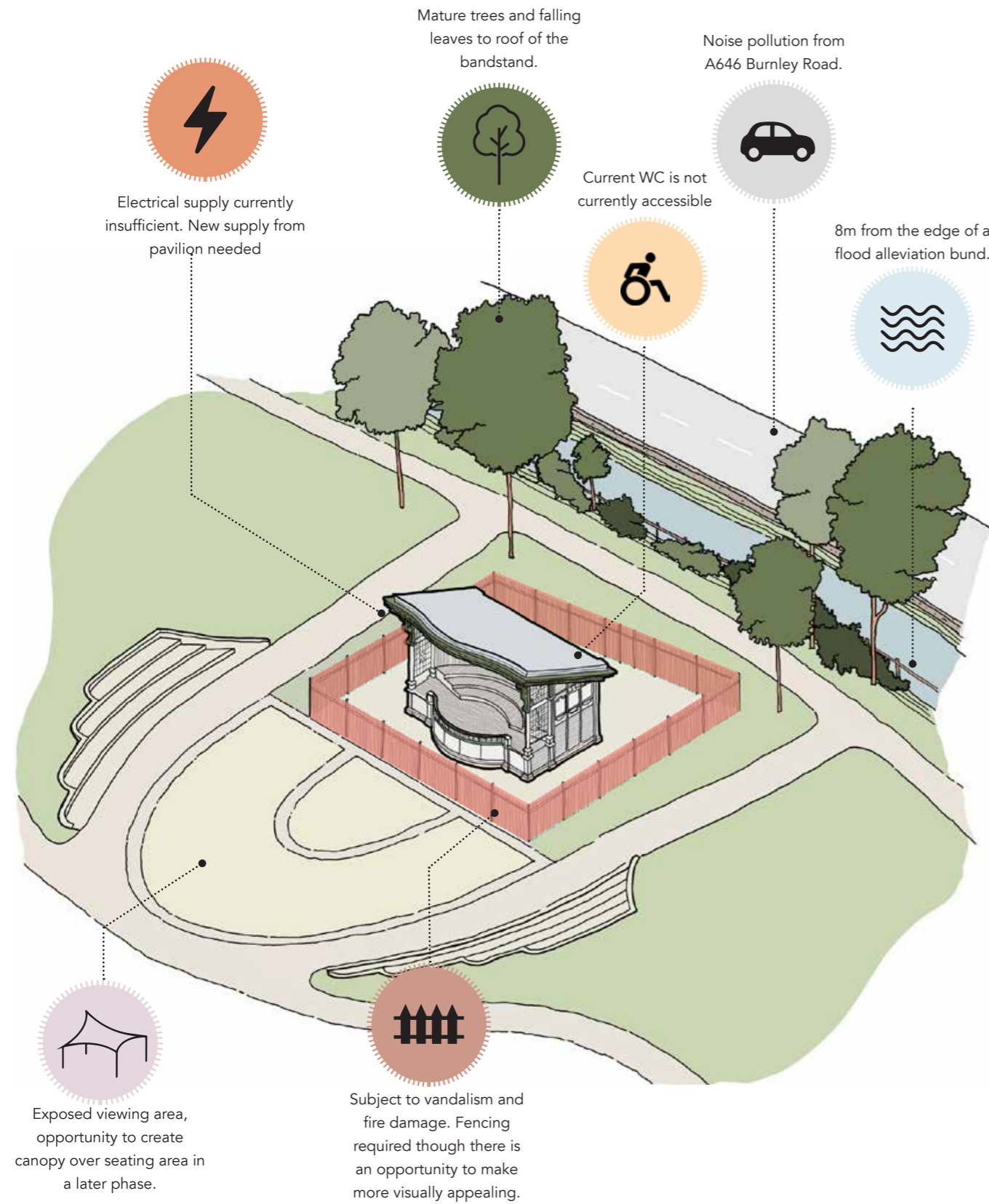
**3.0**

# **Site Analysis**

### 3.0 Site Analysis

#### 3.1 Opportunities & Constraints

##### Site Constraints

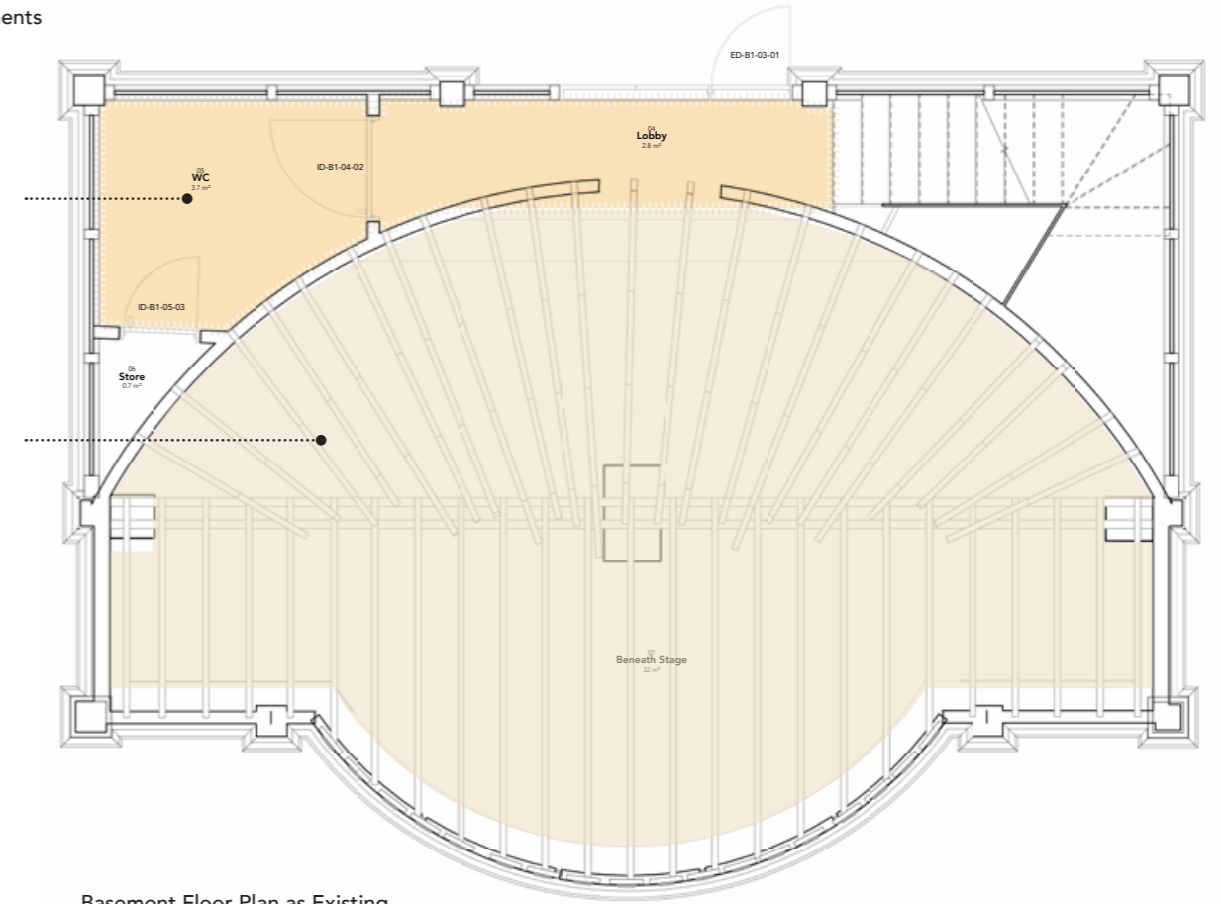


##### Potential Bandstand Improvements

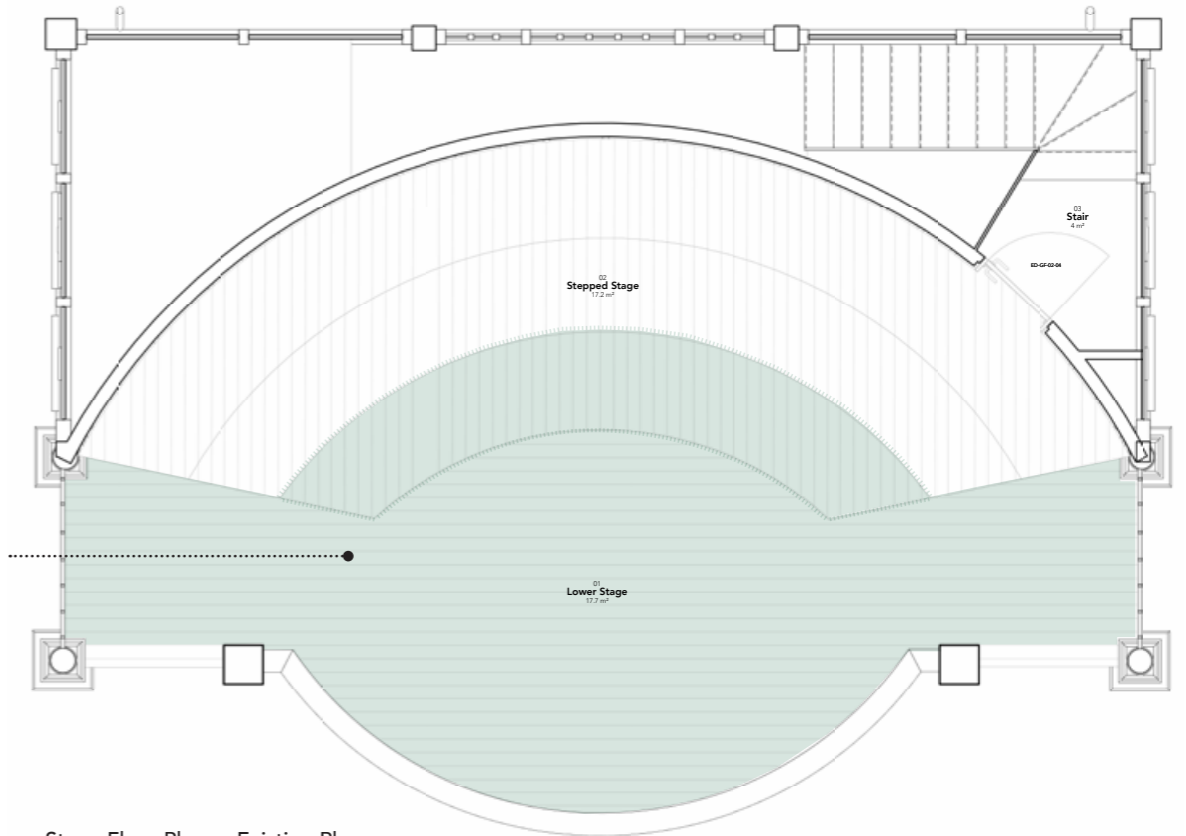
Opportunity to make the WC more accessible. However, the structure would need to be altered internally due to the width of the lobby.

Opportunity to create storage space beneath stage.

Opportunity to create a more flexible stage space.



Basement Floor Plan as Existing



Stage Floor Plan as Existing Plan

### 3.2 Historic Photos

Historic photo of the original Edwardian bandstand shortly after it was built, with the letters G&M present on each side of the stage



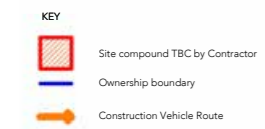
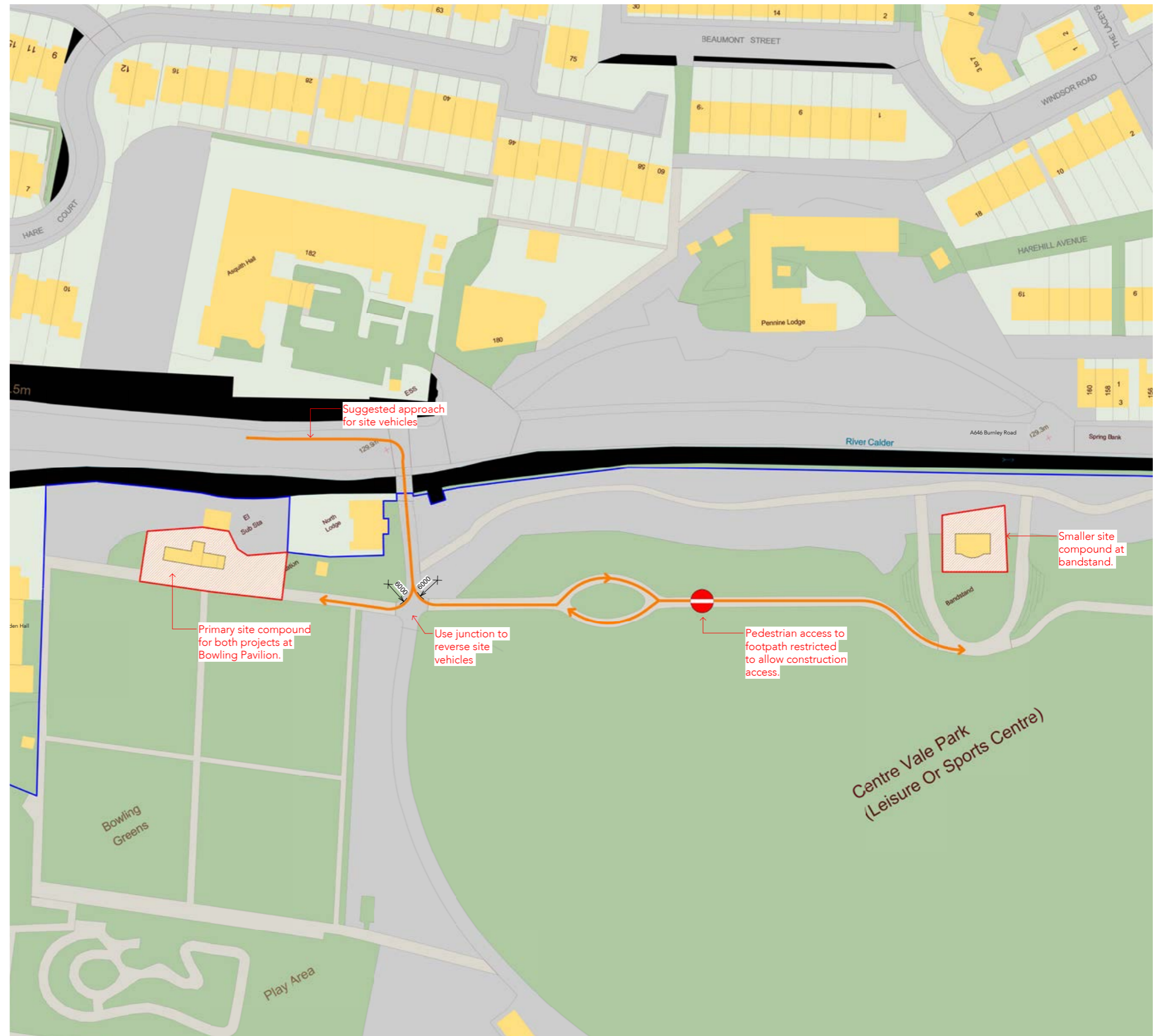
A band performing to a large event in Centre Vale Park.



The bandstand in good condition after its restoration in 1999

### 3.3 Site Arrangement Plan

It is the intention for both the bandstand and bowling pavilion to be constructed at the same time. Therefore, there will likely only be a need for one site compound. Site vehicles will require restrictions to existing pedestrian routes.



4.0

# Condition Survey

## 4.0 Condition Survey

The condition survey was undertaken on the 13<sup>th</sup> December 2023 by Courtney Ives BA (Hons), MArch, ADPPA, ARB and Christopher Nils Shaw BA (Hons), MArch. The inspections were visual inspections only and no intrusive or opening up works were undertaken.

The structure is in poor condition, with extensive deterioration to the stage floor, roof verge and cladding missing or damaged in isolated locations. The rainwater goods were blocked with vegetation and missing downpipes had resulted in water discharging

onto the timber structure causing wet rot.

The following condition survey breaks down the findings into the bandstand's exterior and interior, with recommendations made at the time, which went on to inform the proposed works.



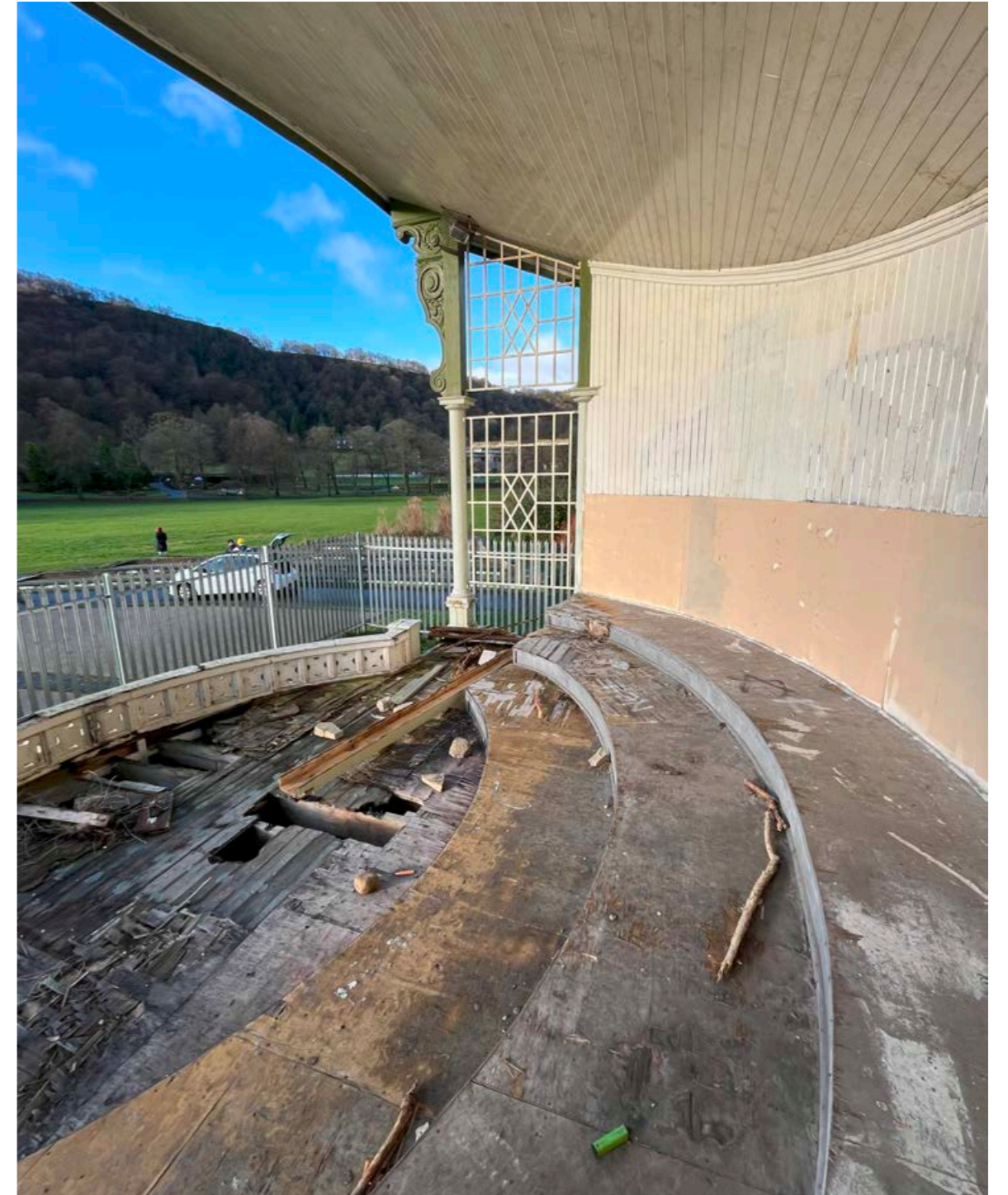
View to lobby space and WC



Damage and wet rot to the roof verge on the East Elevation



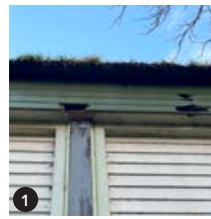
Rainwater downpipes missing and vegetation blocking gutter.



Missing and damaged stage floor boards and temporary plywood covering to stage.

## 4.1 Exterior

### Roof



#### Finding

Vegetation to gutter and roof. Rainwater goods missing and insufficient. No access to roof at the time of inspection, further survey needed.

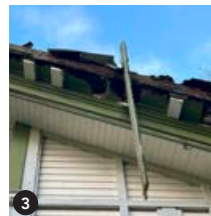
#### Recommendation

Remove vegetation and renew all rainwater goods. Increase capacity of rainwater goods to future-proof.



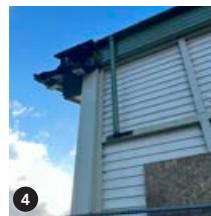
Timber profile dentils damaged or missing due to wet rot. Condition of roof covering unknown and requires further survey. Roof originally constructed in lead.

Replace or repair timber profiles, dentils and soffit with like for like, true to the original design. A new roof covering is likely to be needed, upgraded to more robust material, such as terne coated stainless steel.



Extensive damage to verge, where timbers to fascia, soffit are missing, causing water ingress and wet rot.

Allow for complete replacement of damaged and missing roof timber in a suitable species of timber.



Missing sections to rainwater downpipes. Water discharging on to timber structure below. Existing rainwater goods appear to be cast iron.

Renew all rainwater goods in cast iron and install leaf guard. Increase capacity of rainwater goods to future-proof. Repair structural timbers to Structural Engineer's design following appraisal.

### Walls



#### Finding

Wet rot to external timber structure, particularly where timbers meet the stone plinth.

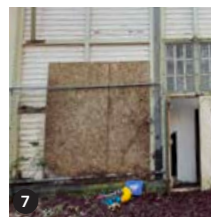
#### Recommendation

Repair timber structure to Structural Engineer's design. Allow for 25% renewal external ship-lap boarding.



Open joints where pointing has eroded and fractures to stone plinth. Biological growth and moss present.

Re-point entire stone plinth with an appropriate lime mortar. DOFF clean stone plinth to remove biological growth and moss.



Missing timber boarding to North and East Elevations, temporary OSB covering.

Remove OSB/ply covering to inspect timber boards. Allow for 25% renewal of ship-lap boarding.



Deterioration to exterior ship-lap boarding on all elevations due to poor quality timber.

Allow for renewal of ship-lap boarding.



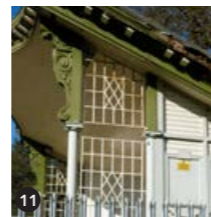
Missing ornate timber balustrade to both side of the stage. Ply covering to stage front on the South Elevation.

Reinstate timber balustrade to original design. Remove ply covering and reinstate timber ship-lap boarding the stage front.



Wet rot and deterioration to balustrade and profiles.

Reinstate missing timber mouldings to original design. Where possible, retain existing timber and repair.



Iron grilles on the East and West Elevations appears to be in satisfactory condition other than light corrosion due to oxidation.

Iron grille requires removal of rust, priming and repainting.

### Windows



#### Finding

Fan-light window to North Elevation has cracked and missing glazing.

#### Recommendation

Renew glazing in laminated glass.

### Doors

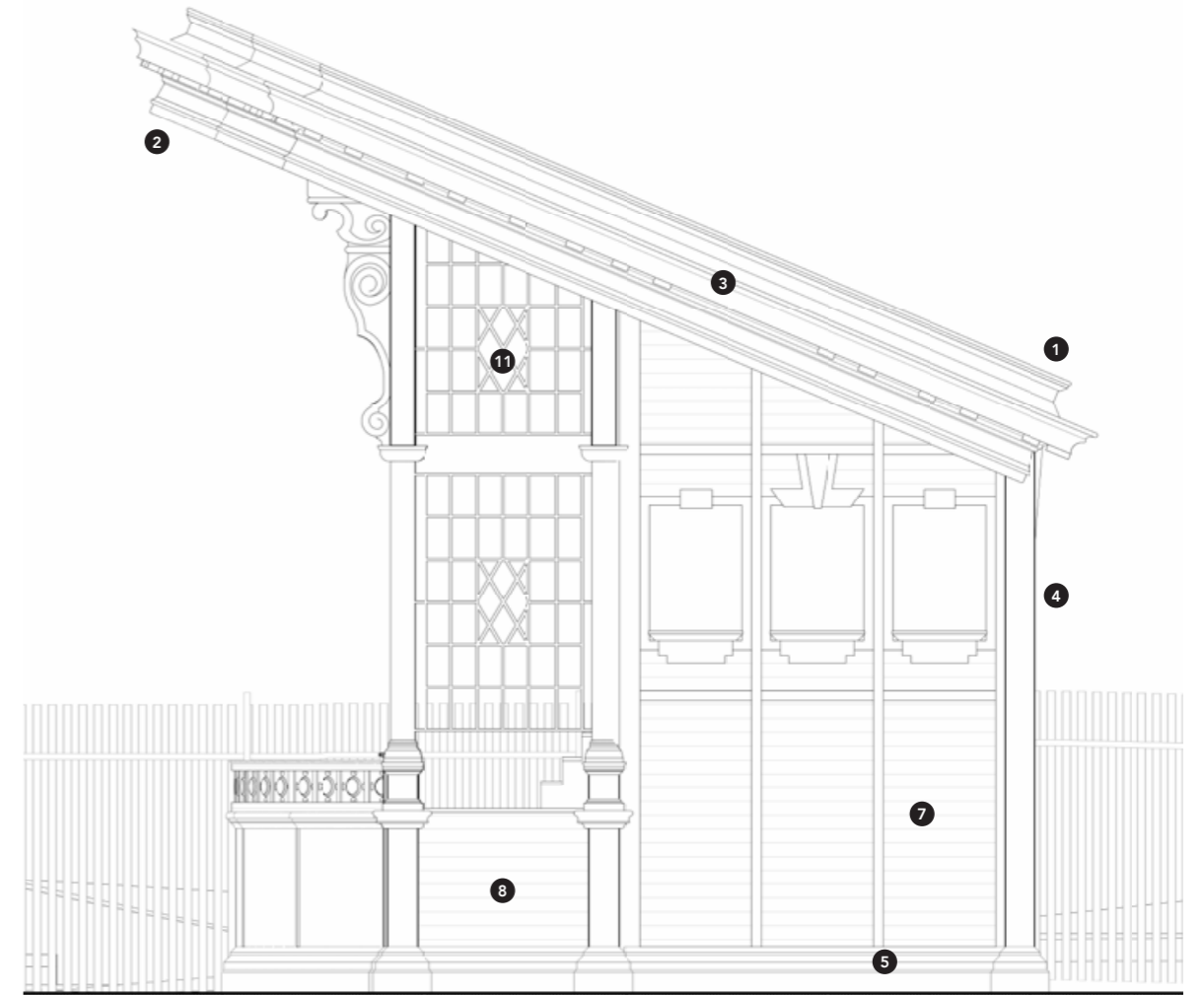


#### Finding

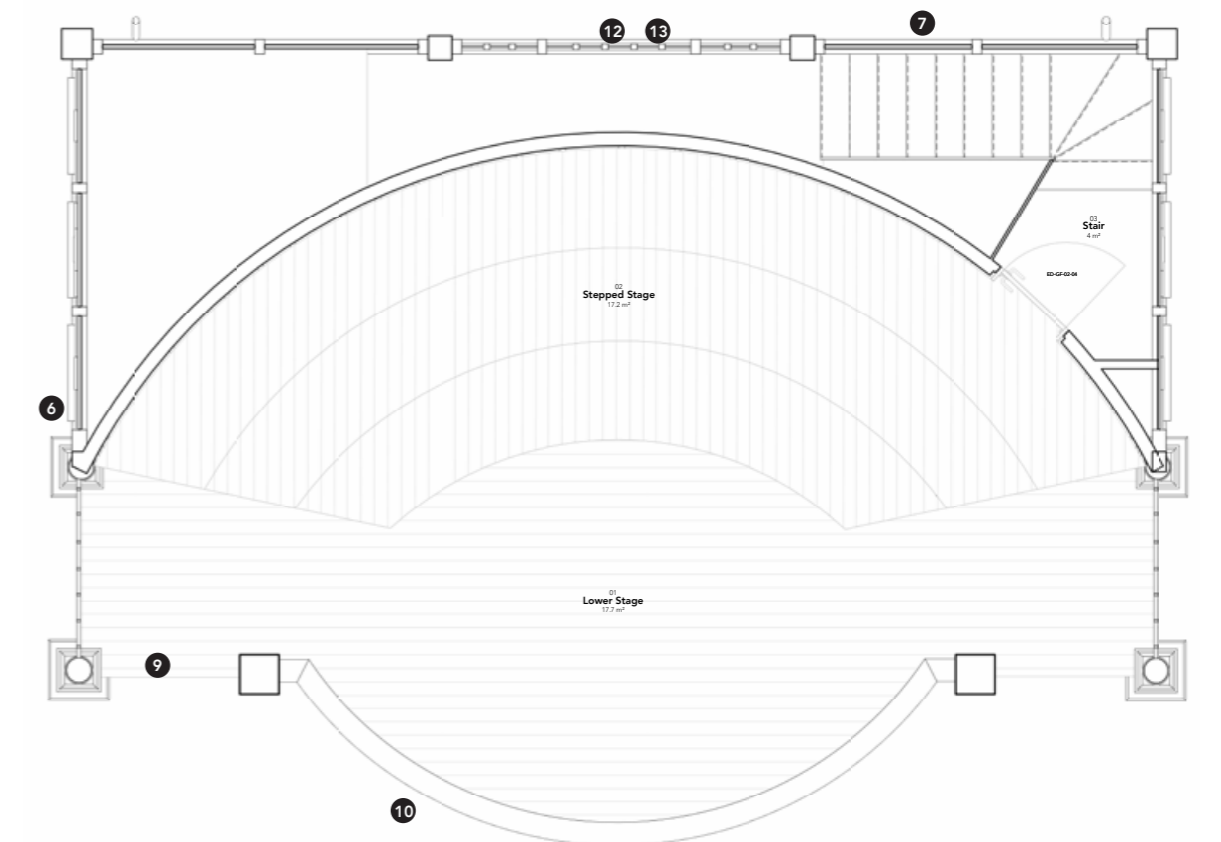
Wet rot and vandalism to external door and frame. Temporary replacement in poor condition.

#### Recommendation

Renew all joinery and make secure.



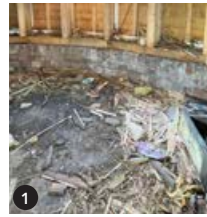
Elevation Key



Ground Floor Key Plan

## 4.2 Interior

### Floors



#### Finding

Basement floor appears to be in satisfactory condition, however, there is extensive debris present.

#### Recommendation

Clear all debris prior to works commencing. Asbestos survey and drainage inspection necessary.



Water pooling on WC floor and damage due to leaking services. Drainage requires further inspection by MEP consultant.

A new floor is required, which should carry through to the Lobby.



Ply covering has exacerbated wet rot and deterioration to floor boards. Lower stage shows the worst deterioration, with large voids.

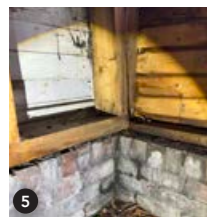
Removal of all ply covering. Stage requires the complete removal and replacement of all floorboards.



Inaccessible Lobby and damaged concrete floor.

New floor required, carried through to WC.

### Walls

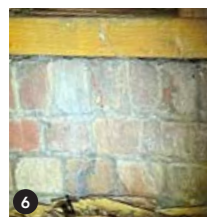


#### Finding

Wet rot and displacement to structural timber members, 180mm x 75mm. Signs of fungal growth. Low quality timber used.

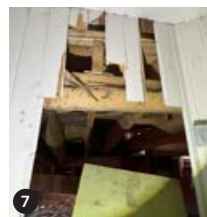
#### Recommendation

Splice, repair or replacement of structural timbers to Structural Engineer's design following appraisal.



Areas of fractured brick and open joints to internal brick plinth.

Re-point all brick work with an appropriate lime mortar.



Deterioration and vandalism to internal timber penny gap boarding.

Allow for 20% replacement of internal timber boarding.



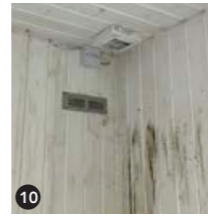
Wet rot to internal timber structural members.

Repair or replace to Structural Engineer's design following appraisal.



Ply covering to internal stage wall and damage to timber penny gap boarding.

Remove all plywood covering for inspection. Allow for 25% internal boarding to be replaced.



Existing ventilation likely to be insufficient.

Renew ventilation to MEP design.

### Windows



#### Finding

Fan-light window to North Elevation has cracked and missing glazing.

#### Recommendation

Renew all glazing in laminated glass.

### Doors



#### Finding

Internal joinery in poor condition due to vandalism and wet rot.

#### Recommendation

Renew all joinery.

### Electrical

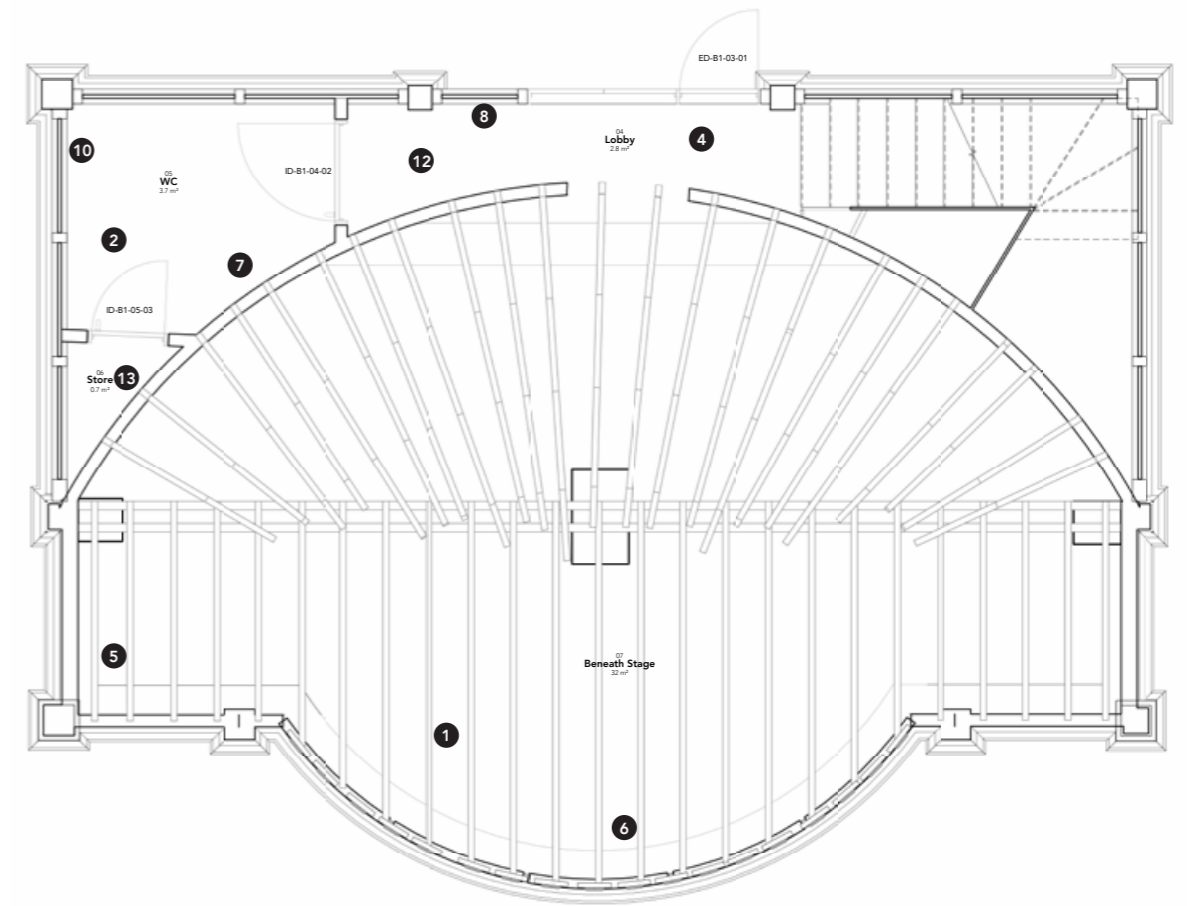


#### Finding

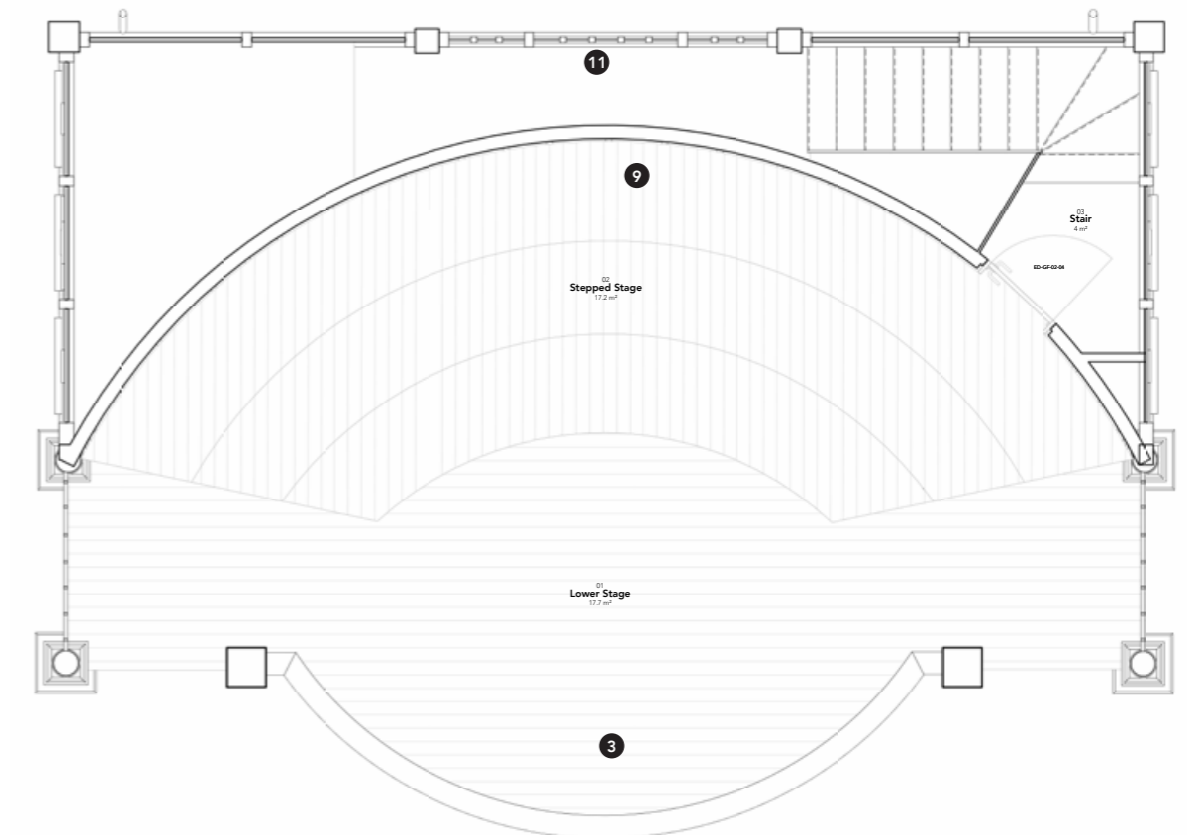
Inspection of electrical services to be carried out by MEP consultant.

#### Recommendation

Renew electrical services to MEP design.



Basement Floor Key Plan



Ground Floor Key Plan

**5.0**

# **Design Development**

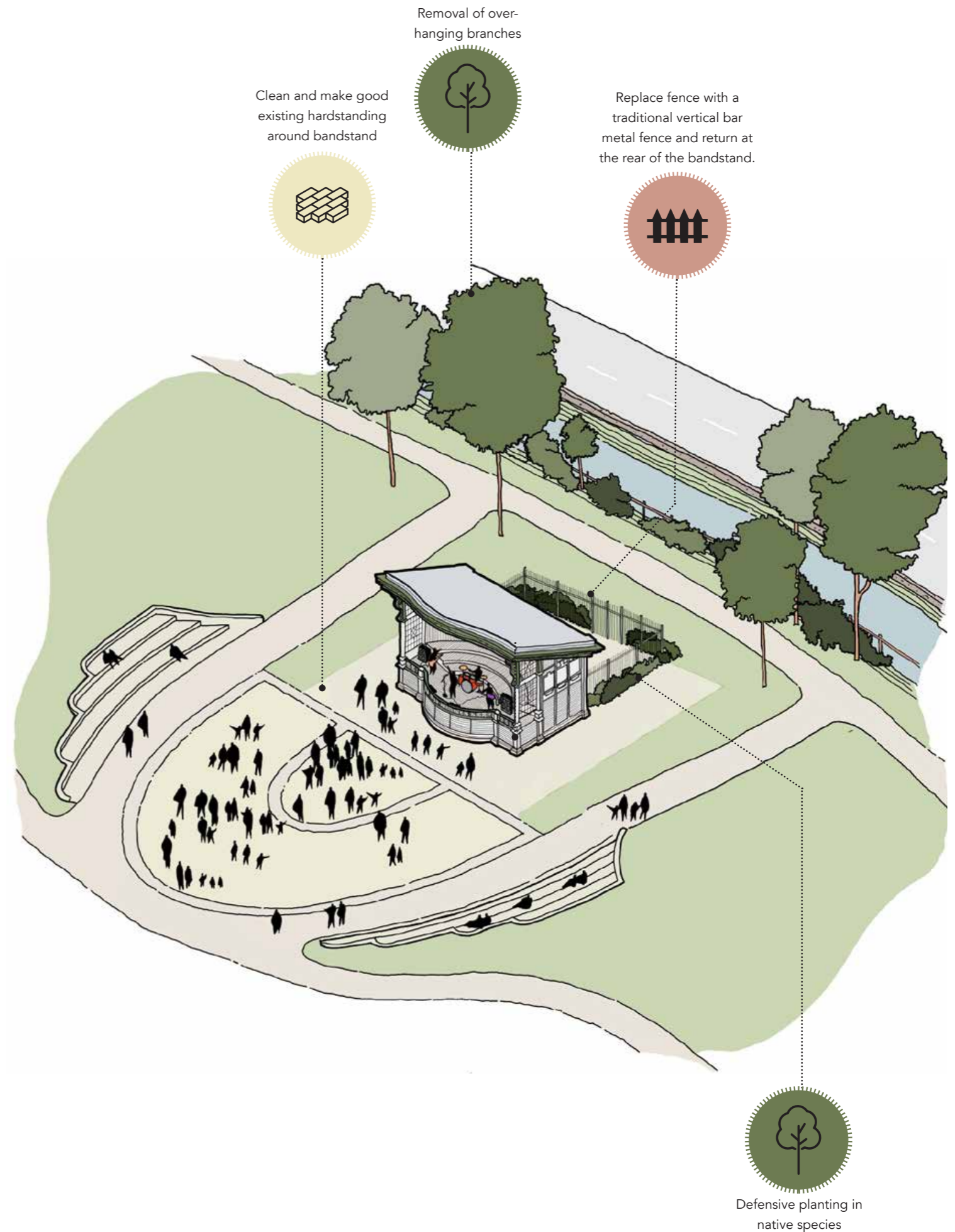
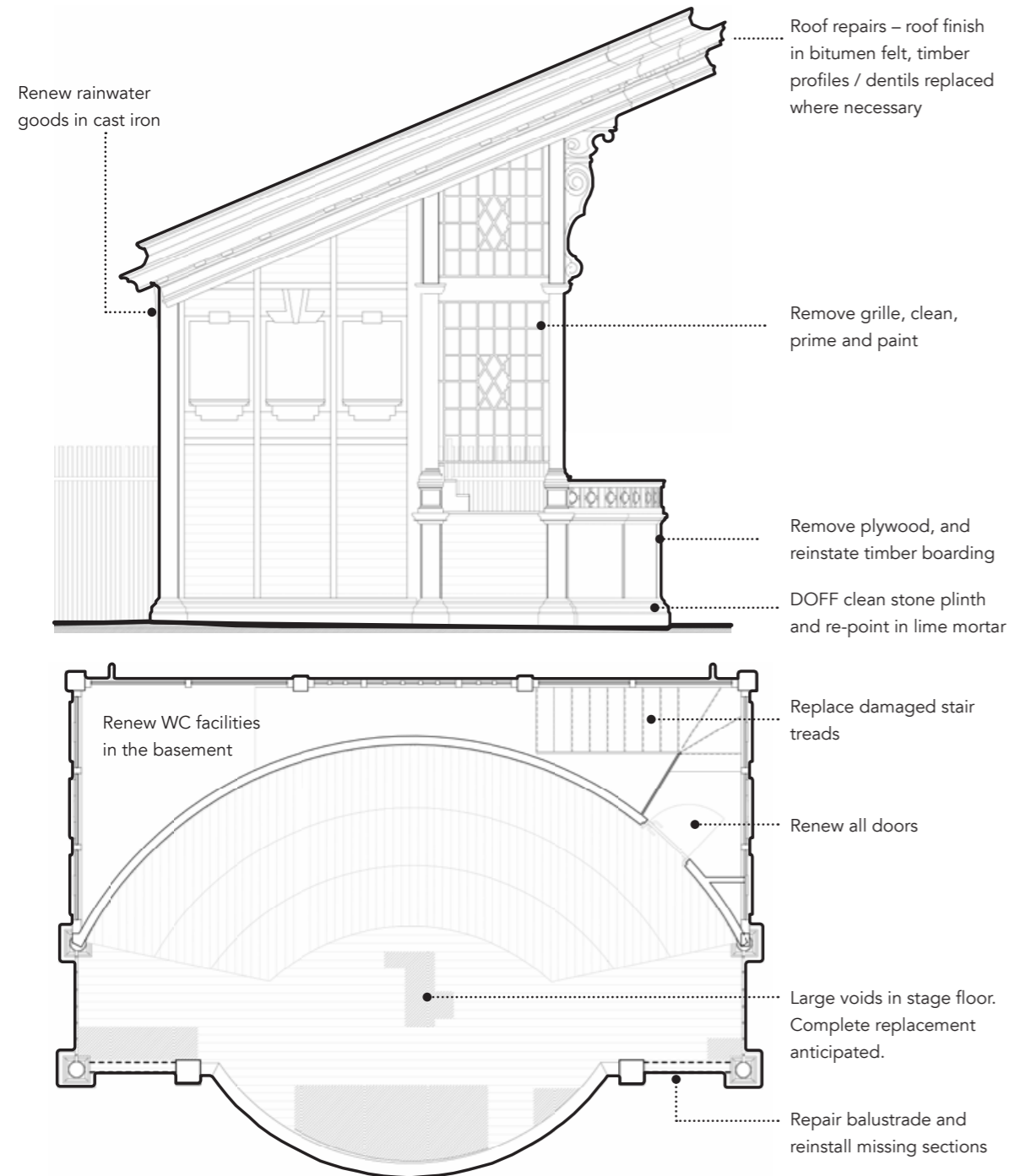
## 5.0 Design Development

### 5.1 Fabric Repairs

Essential fabric repairs to the building are required, such as replacing the stage floor, repairing the roof verge and renewal of rainwater goods. Works to the site comprise of defensive planting and fencing to the rear to minimise places for anti social behaviour. The original hard standing is to be cleaned and extended to allow access to the rear. The following services upgrades are also proposed:

- Mechanical hot and cold water drainage systems.
- Upgrade existing power supply and new distribution board.

- New back of house lighting and basic stage lighting.
- Basic external lighting
- New back of house emergency and exit lighting.
- New fire alarm system.
- New local disabled toilet alarm for WC.
- Basic socket allowance in back of house and around stage.
- Basic local intruder alarm system.

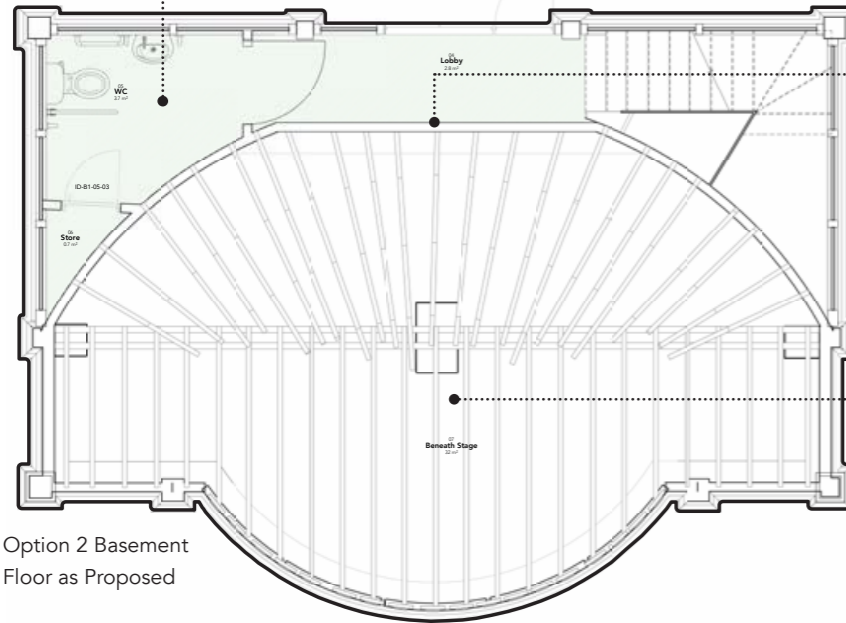


## 5.2 Future Proofing the Bandstand

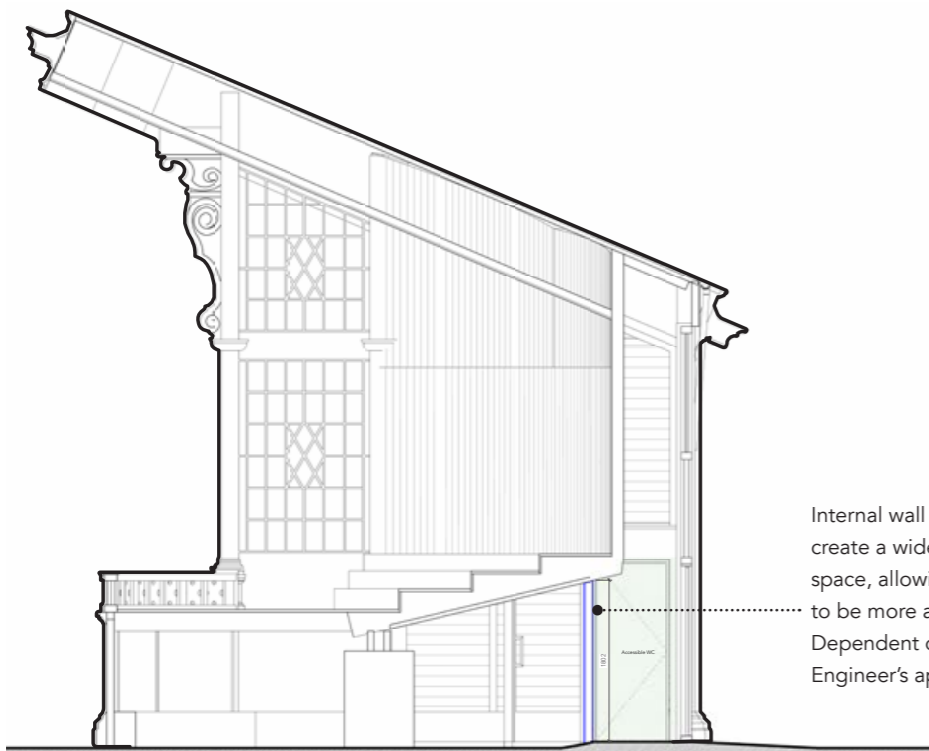
In addition to the basic fabric repairs, further improvements are proposed to increase the durability and flexibility of the building; The roof is upgraded to terne coated stainless steel to reflect the original historic lead roof. A more accessible WC is located in the rear of the building by making the lobby space wider. Electrical infrastructure supplied from the bandstand to allow concessions to set up on event days. These improvements also include the following services upgrades:

- Upgraded stage area lighting.
- External lighting for aesthetics to show off the building, such as uplighting.
- New sockets for concessions and bands.
- CCTV system linked to passive infrared sensor floodlighting and audio deterrent.

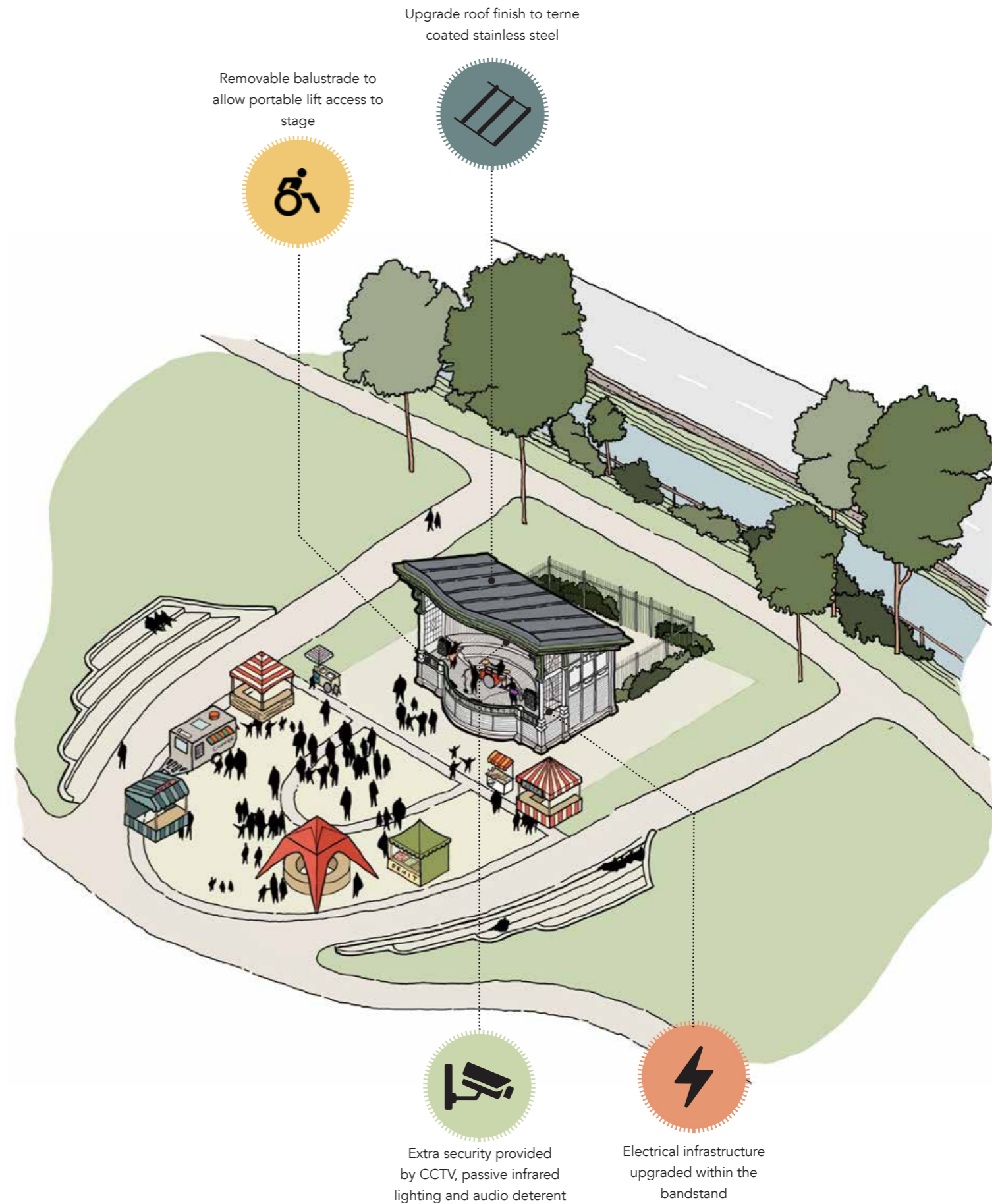
Accessibility improvements to WC



Option 2 Basement Floor as Proposed



Option 2 Section as Proposed



### 5.3 Stage Capacity Feasibility

The design development also involved a feasibility study that explored the removal of the lowest step of the stage, which would allow more space for bands to perform.

With an area of 17m<sup>2</sup> (190 sqft), the lower stage is able to accommodate a full band with drum kit and amplifiers. While the removal of the step would offer an extra 4m<sup>2</sup> of performance space, we believe that this does not justify an alteration to the Grade II listed building. The three steps of the stage give the structure an architectural order, which is typical of such bandstands.

Another option considered was to add a bespoke portable stage platform, extending the area of the first step to allow for large instruments and performances. Following public engagement events and review with the Friends of Todmorden Bandstand group, the second option of extending the lower step was preferred.

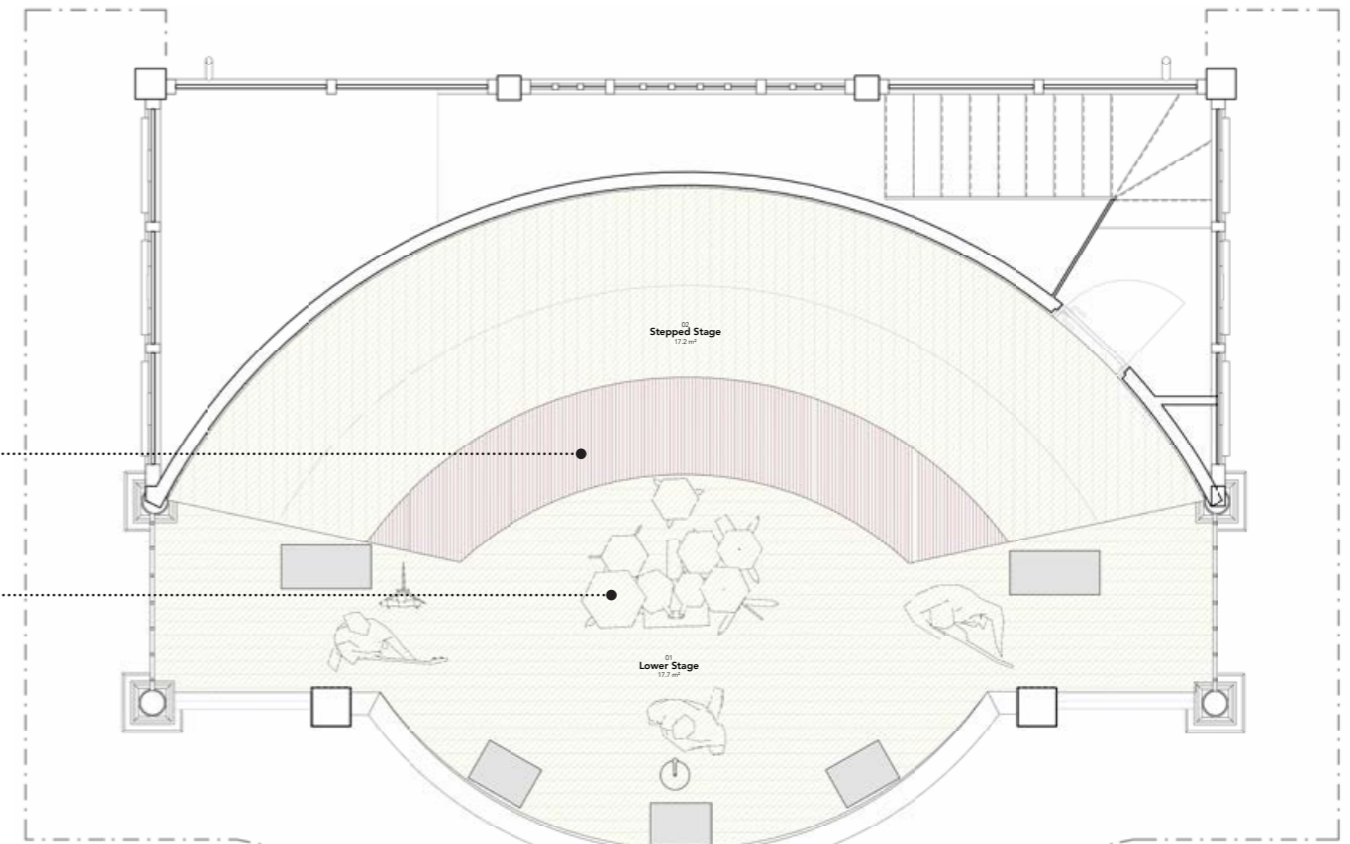
Removal of step would create 4m<sup>2</sup> of extra performance space but would detract from the architectural order of the building and impact its heritage

Current stage configuration allows for a full drum kit and band.

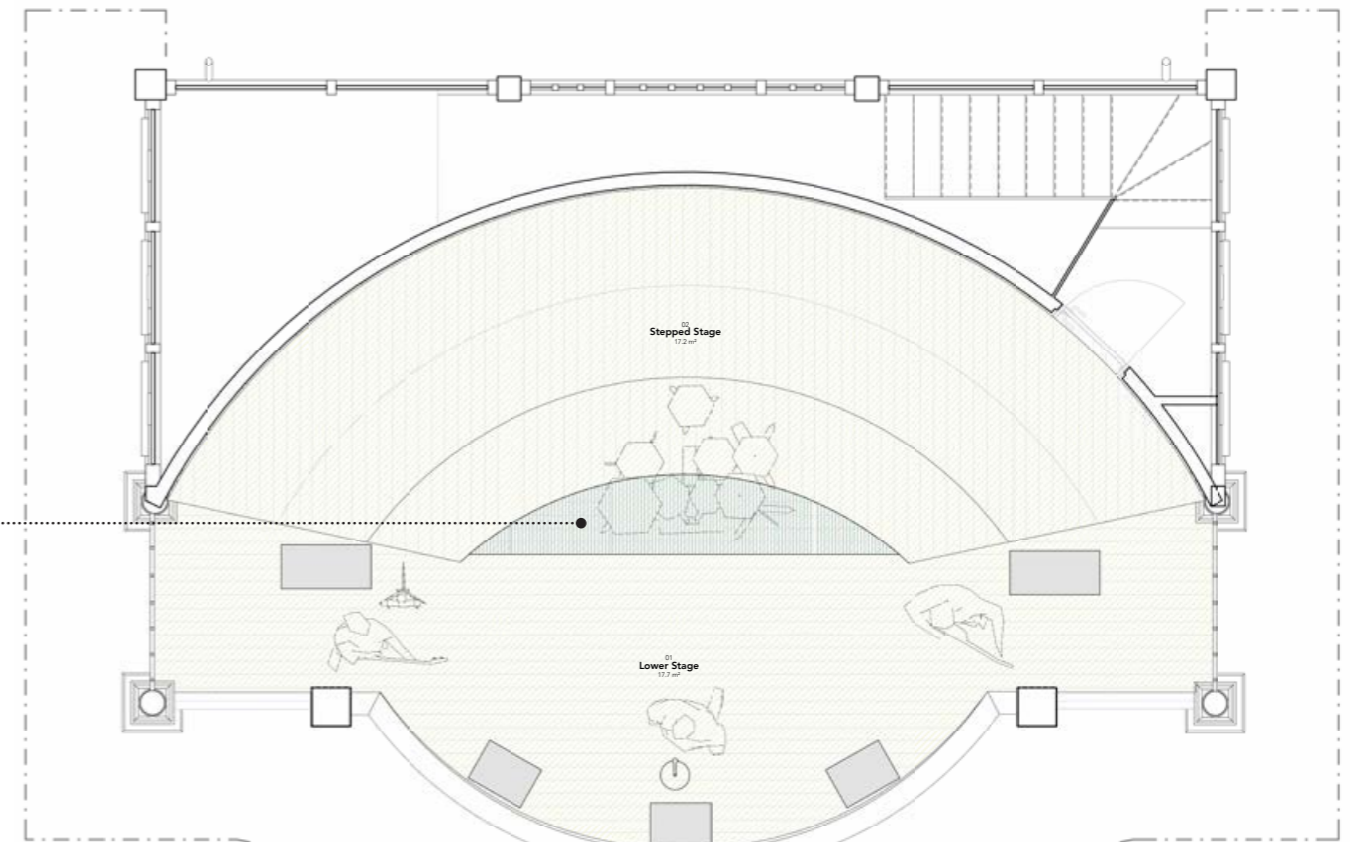
Addition of a bespoke portable stage deck, similar to a typical drum riser, that increases usable the performance space.

The deck would be stored beneath the stage between performances.

Amplifiers & stage monitors



Option 2a



Option 2b

**6.0**

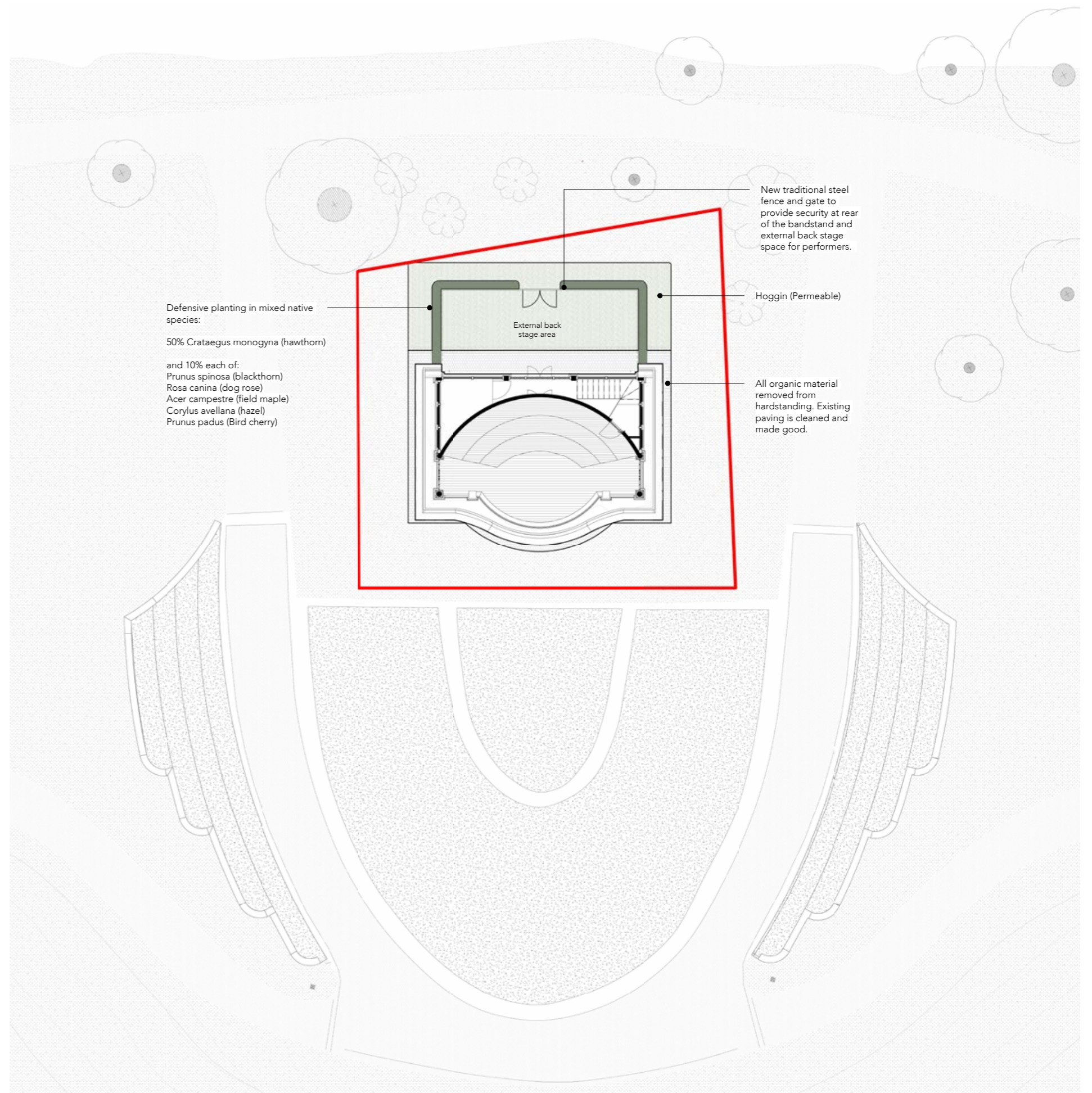
# **Proposal**

## 6.0 Proposal

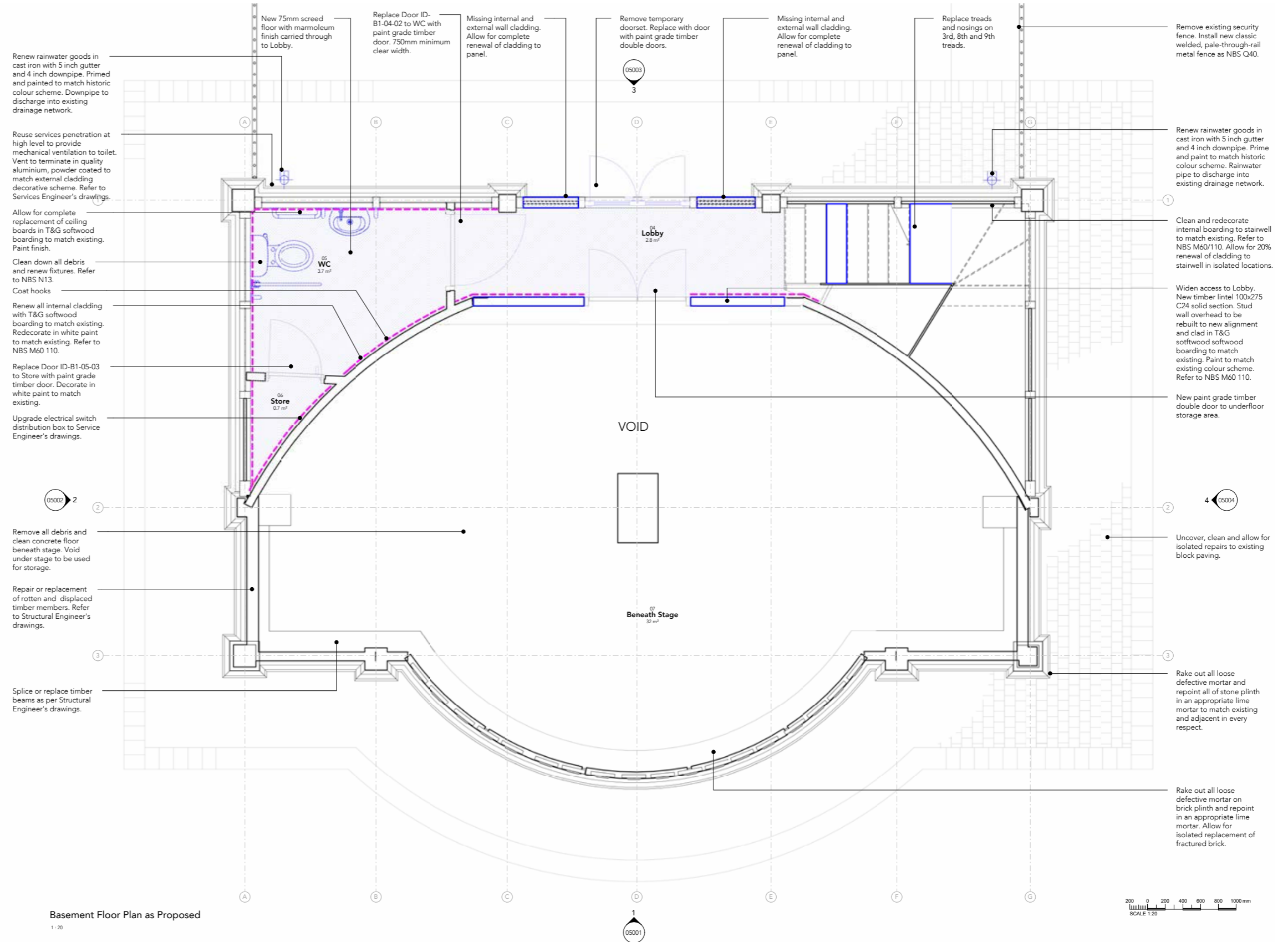
### 6.1 Site Plan as Proposed

An existing security fence extends along the site boundary, which will be demolished. A new traditional steel fence will be returned at the north elevation of the bandstand, providing security where it is most needed and creating an external back stage area for performers.

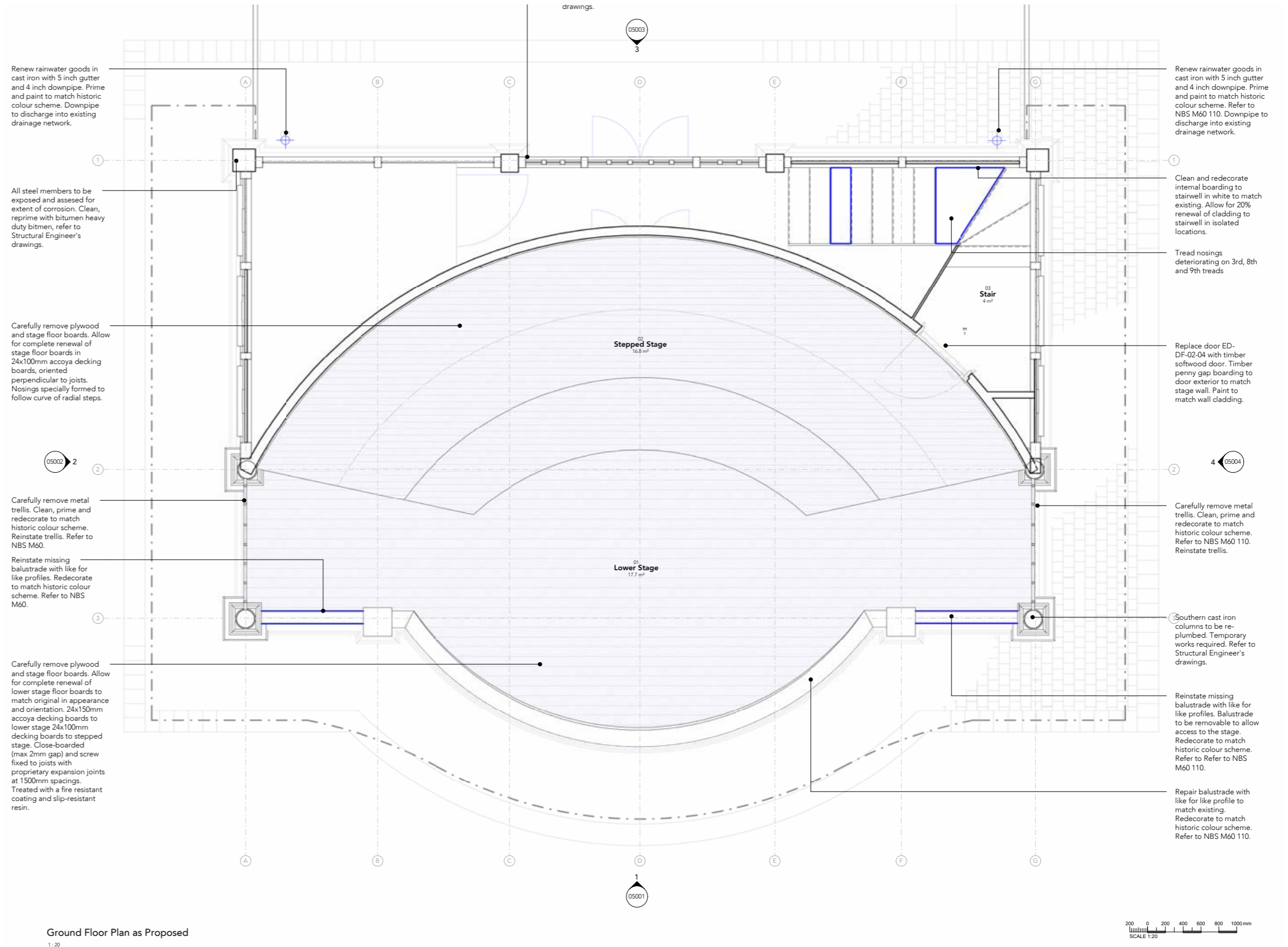
Defensive planting in native species provide an extra layer of security, whilst increasing biodiversity in the area by providing both habitat and food to the local animal population.



## 6.2 Basement Floor Plan as Proposed



### 6.3 Ground Floor Plan as Proposed



## 6.4 Roof Plan as Proposed

It is believed that the original Edwardian roof was finished in lead. While we do not have photographic evidence of this, we do have oral accounts by members of the Bandstand Group, which are consistent with historic buildings of this nature. Due to the risk of theft and ease of access to the roof, it is not practical to use lead in this location. Therefore, terne coated stainless steel is proposed as an alternative, as is commonly used in many historic buildings as a substitute to lead. This material is visually similar to lead and provides very good durability.



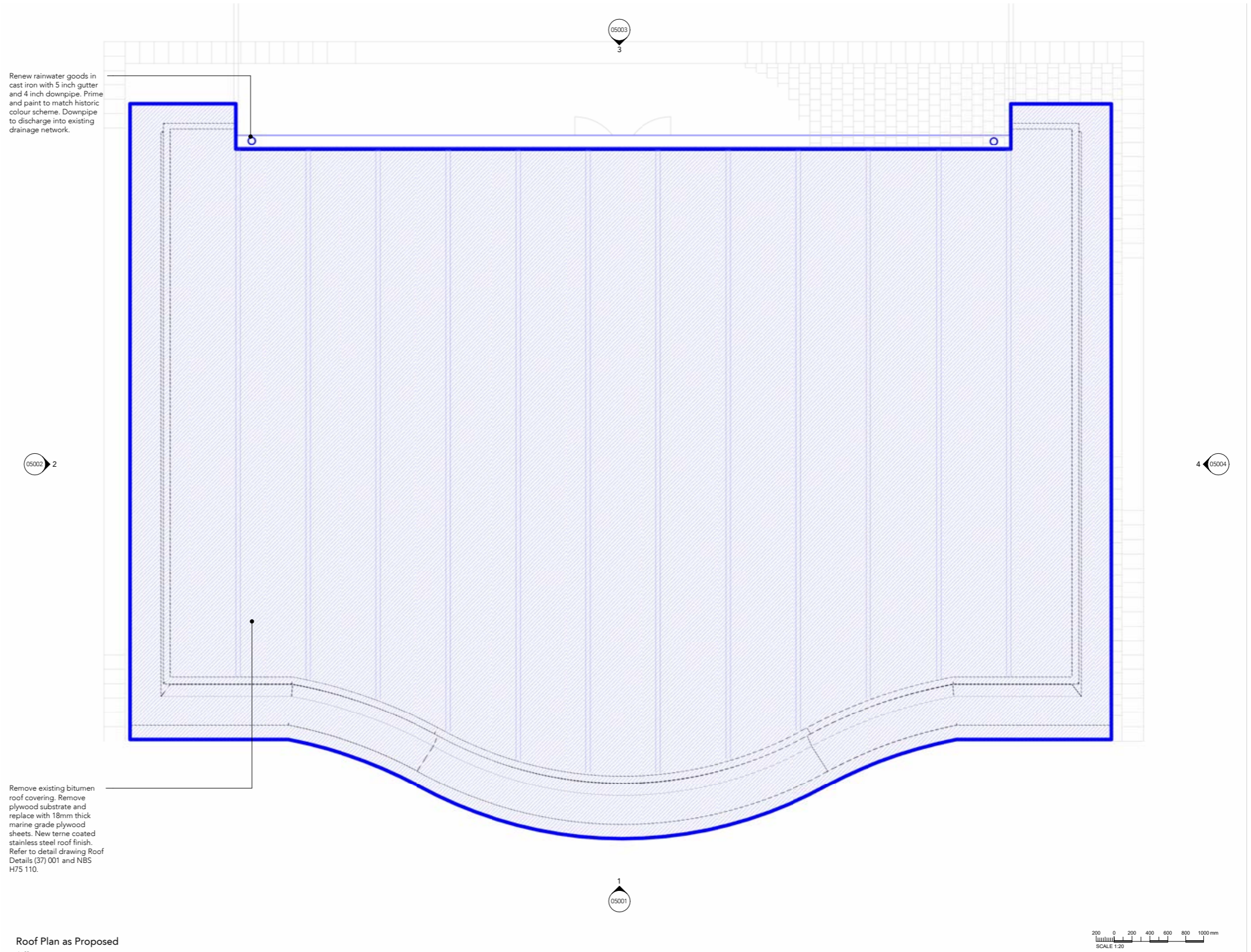
Example of a terne coated stainless steel roof with traditional roll joints, as an alternative to lead. (Historic England)



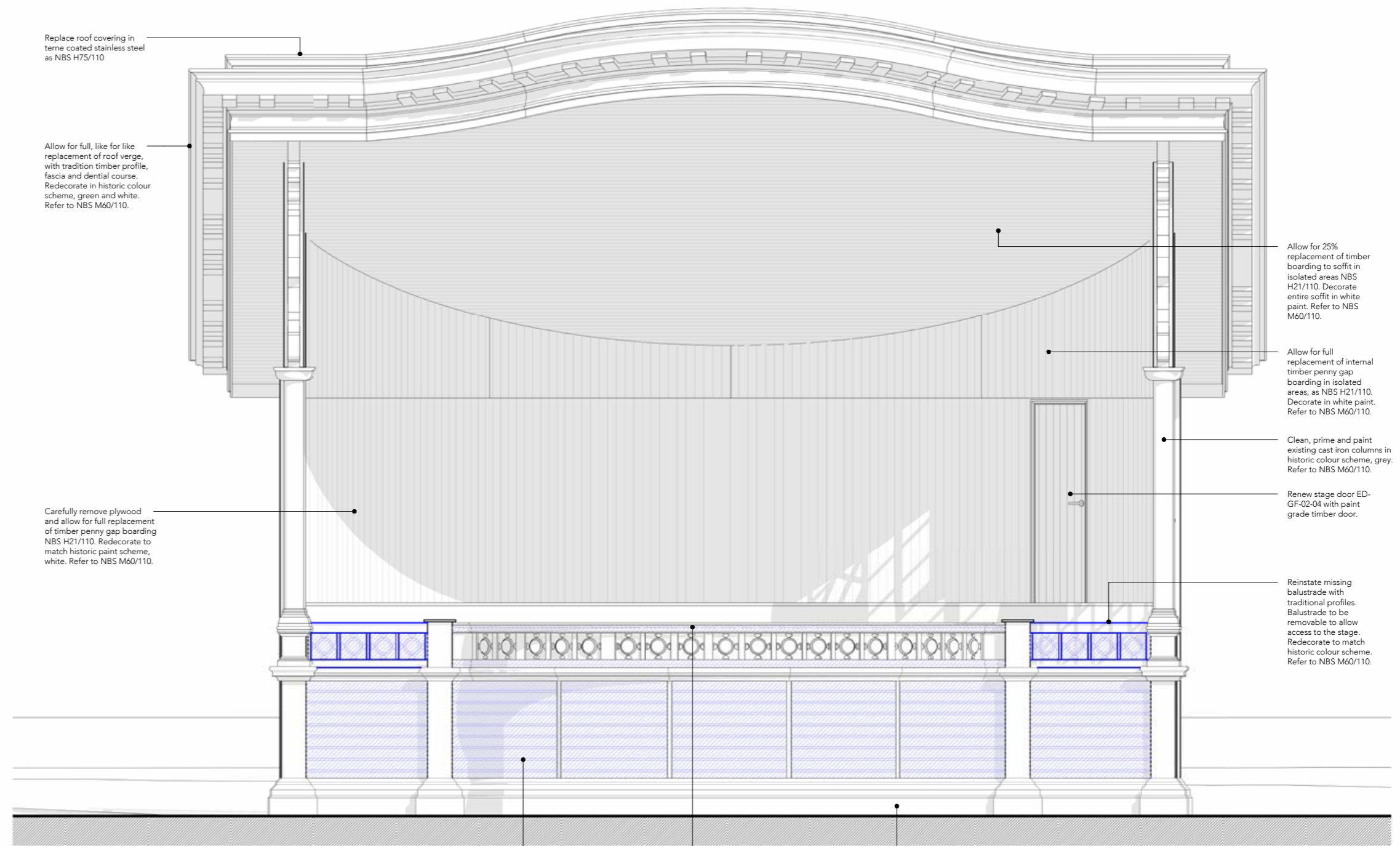
KEY



Proposed roof finish -  
terne coated stainless  
steel



6.5 South Elevation as Proposed



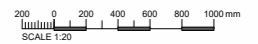
South Elevation as Proposed

1:20

Removal of plywood boarding applied to stage cladding. Reinstate original shiplap boarding as NBS H21/116. Redecorate in historic colour scheme, white. Refer to NBS M60/110.

Repair damaged timber mouldings to balustrade, like for like. Redecorate in a historic colour scheme, white. Refer to NBS M60/110.

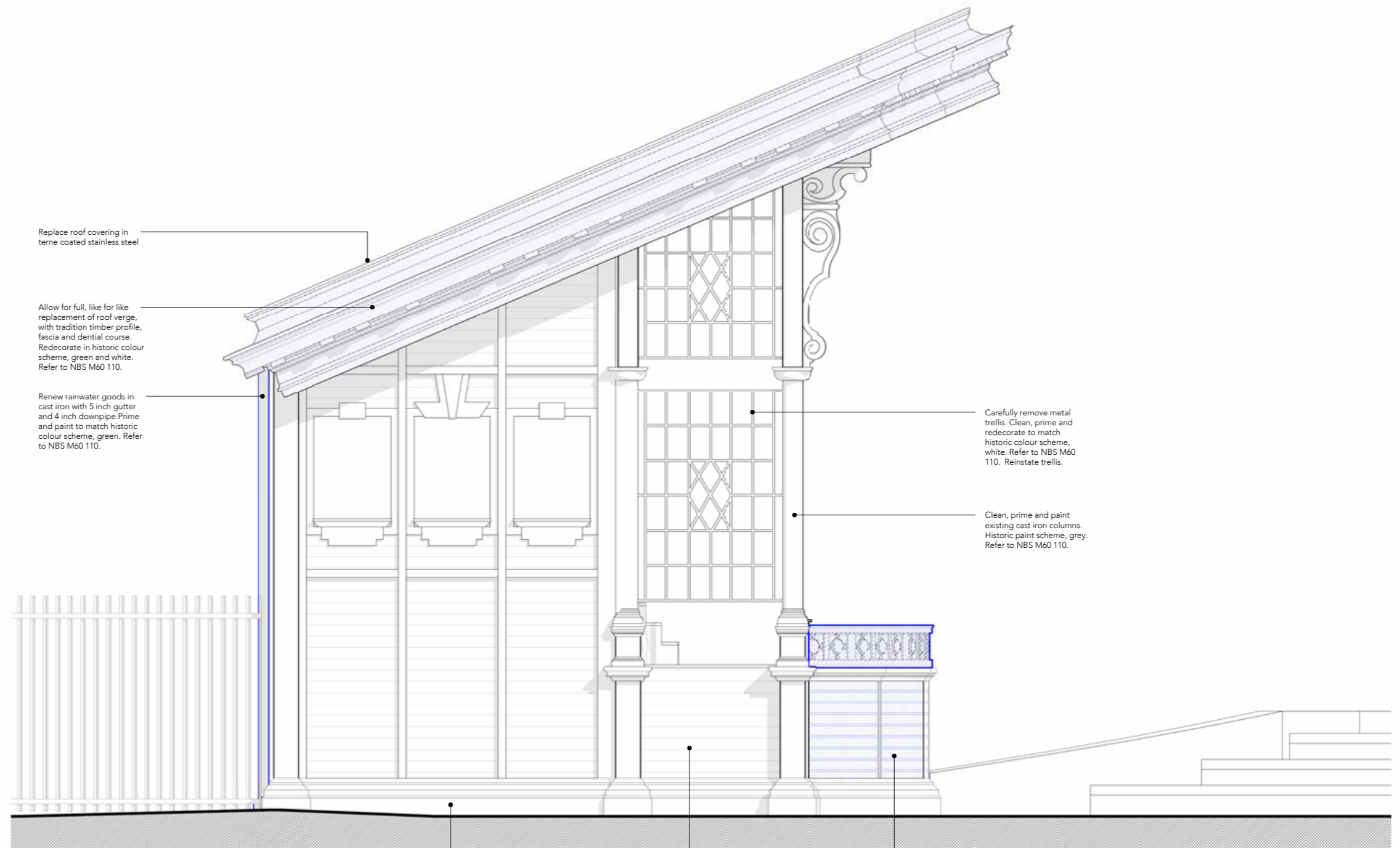
Rake out all loose defective mortar and repoint all of stone plinth in an appropriate lime mortar to match existing and adjacent in every respect.



KEY

- Proposed floor finish - accoya decking
- Proposed floor finish - accoya decking

6.6 West Elevation as Proposed



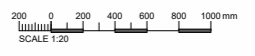
West Elevation as Proposed  
1:20

- KEY**
- Proposed floor finish - accoya decking
  - Proposed floor finish - accoya decking

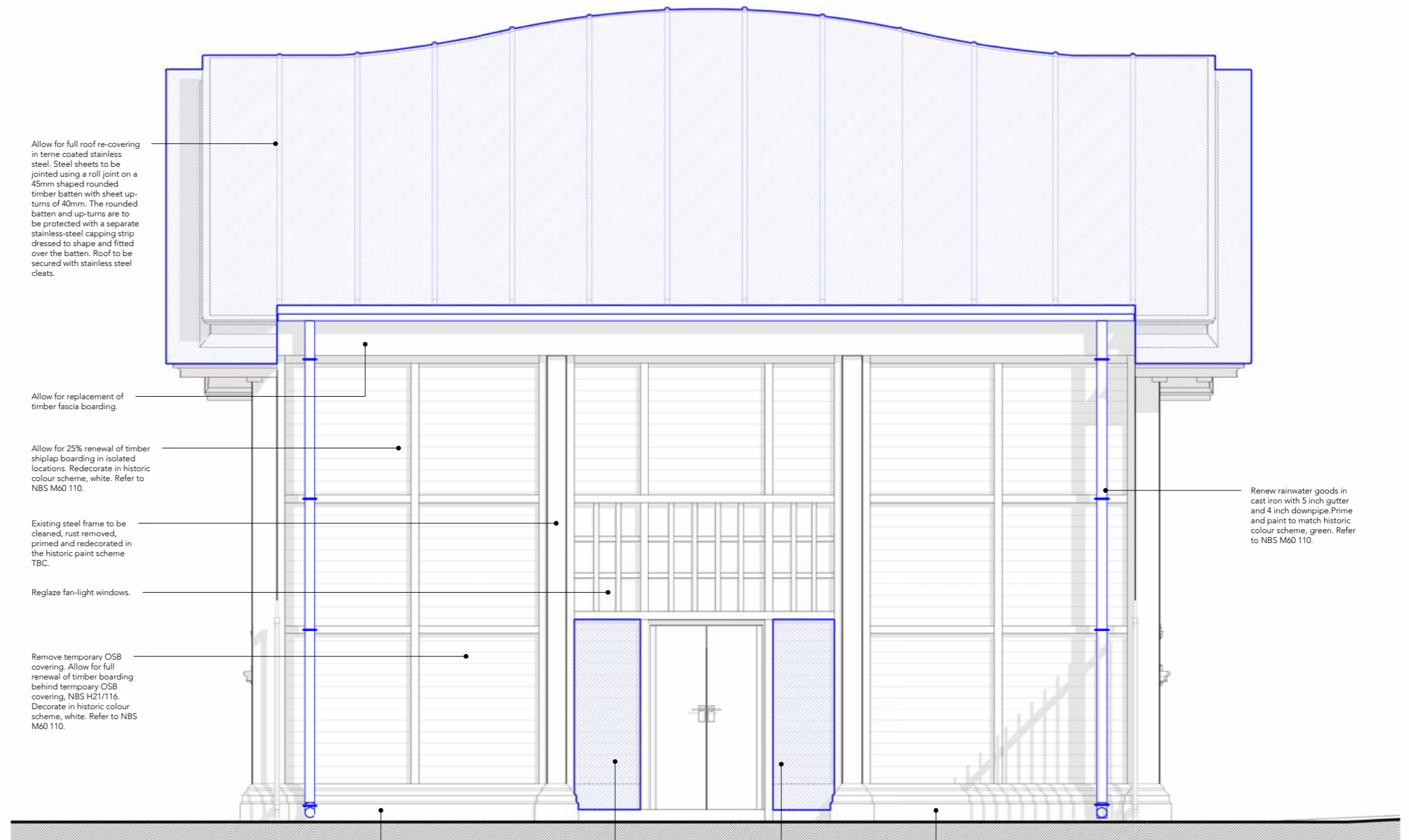
DOFF clean all of stone plinth, removing all biological growth. Rake out all loose defective mortar and repoint all of stone plinth in an appropriate lime mortar to match existing and adjacent in every respect.

Allow for 25% renewal of timber shiplap boarding in isolated locations, NBS H21/116. Redecorate in historic colour scheme, white. Refer to NBS M60/110.

Carefully remove plywood covering to stage front and reinststate shiplap boarding, NBS H21/116. Redecorate in a historic colour scheme, white. Refer to NBS M60/110.



6.7 North Elevation as Proposed



Allow for full roof re-covering in terne coated stainless steel. Steel sheets to be jointed using a roll joint on a 45mm shaped rounded timber batten with sheet up-turns of 40mm. The rounded batten and up-turns are to be protected with a separate stainless-steel capping strip dressed to shape and fitted over the batten. Roof to be secured with stainless steel cleats.

Allow for replacement of timber fascia boarding.

Allow for 25% renewal of timber shiplap boarding in isolated locations. Redecorate in historic colour scheme, white. Refer to NBS M60 110.

Existing steel frame to be cleaned, rust removed, primed and redecorated in the historic paint scheme TBC.

Reglaze fan-light windows.

Remove temporary OSB covering. Allow for full renewal of timber boarding behind temporary OSB covering, NBS H21/116. Decorate in historic colour scheme, white. Refer to NBS M60 110.

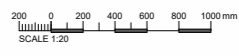
Renew rainwater goods in cast iron with 5 inch gutter and 4 inch downpipe. Prime and paint to match historic colour scheme, green. Refer to NBS M60 110.

North Elevation as Proposed  
1:20

Rake out all loose defective mortar and repoint all of stone plinth in an appropriate lime mortar to match existing and adjacent in every respect.

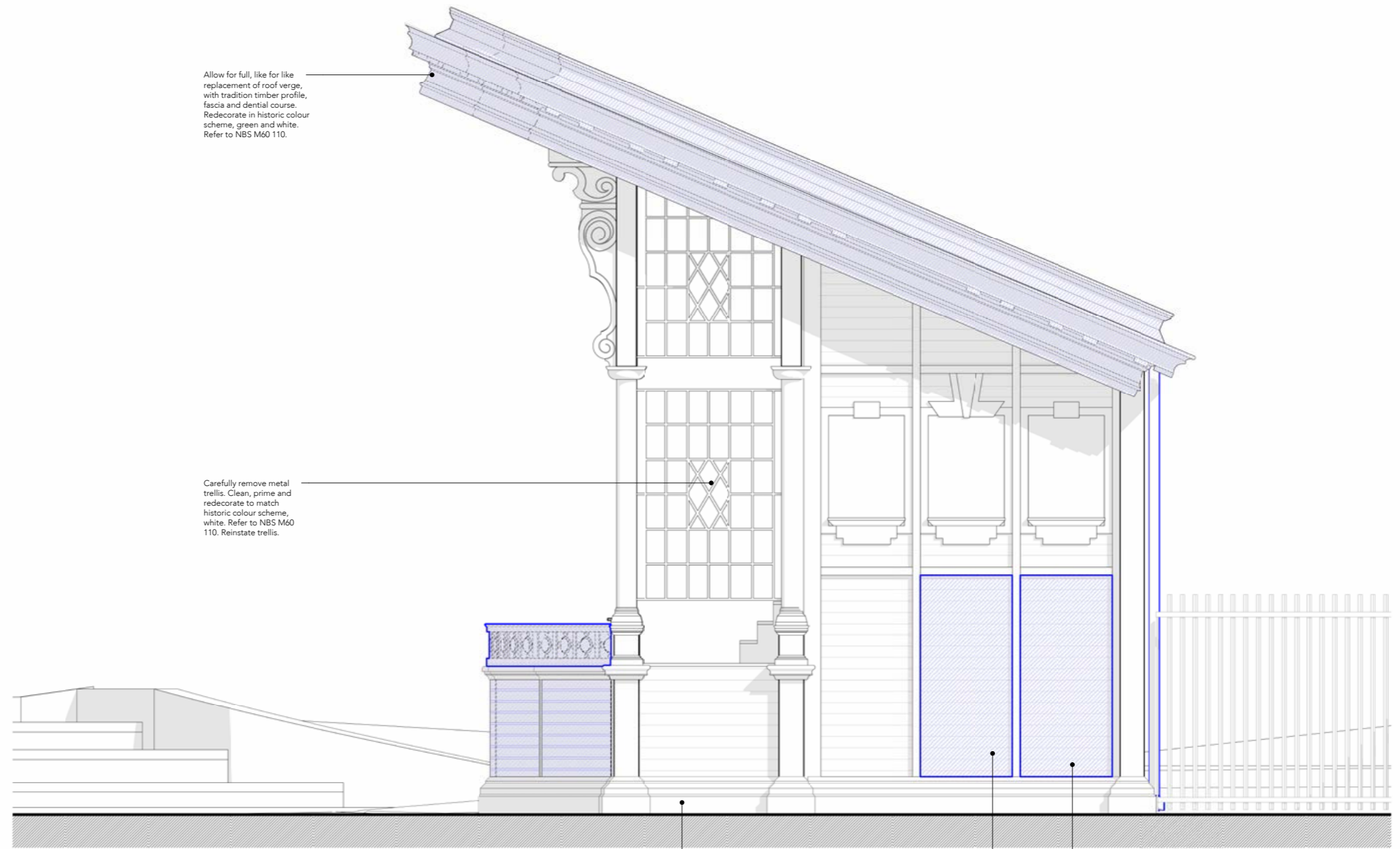
Reinstate missing panels and recentre door. Allow for full cladding of each panel in shiplap timber boarding. Redecorate in historic paint scheme, white. Refer to NBS M60 110. New door in paint grade timber.

DOFF clean all of stone plinth, removing all biological growth.



- KEY
- Proposed floor finish - accoya decking
  - Proposed floor finish - accoya decking

6.8 East Elevation as Proposed



Allow for full, like for like replacement of roof verge, with tradition timber profile, fascia and dentil course. Redecorate in historic colour scheme, green and white. Refer to NBS M60 110.

Carefully remove metal trellis. Clean, prime and redecorate to match historic colour scheme, white. Refer to NBS M60 110. Reinstall trellis.

DOFF clean all of stone plinth, removing all biological growth. Rake out all loose defective mortar and repoint all of stone plinth in an appropriate lime mortar to match existing and adjacent in every respect.

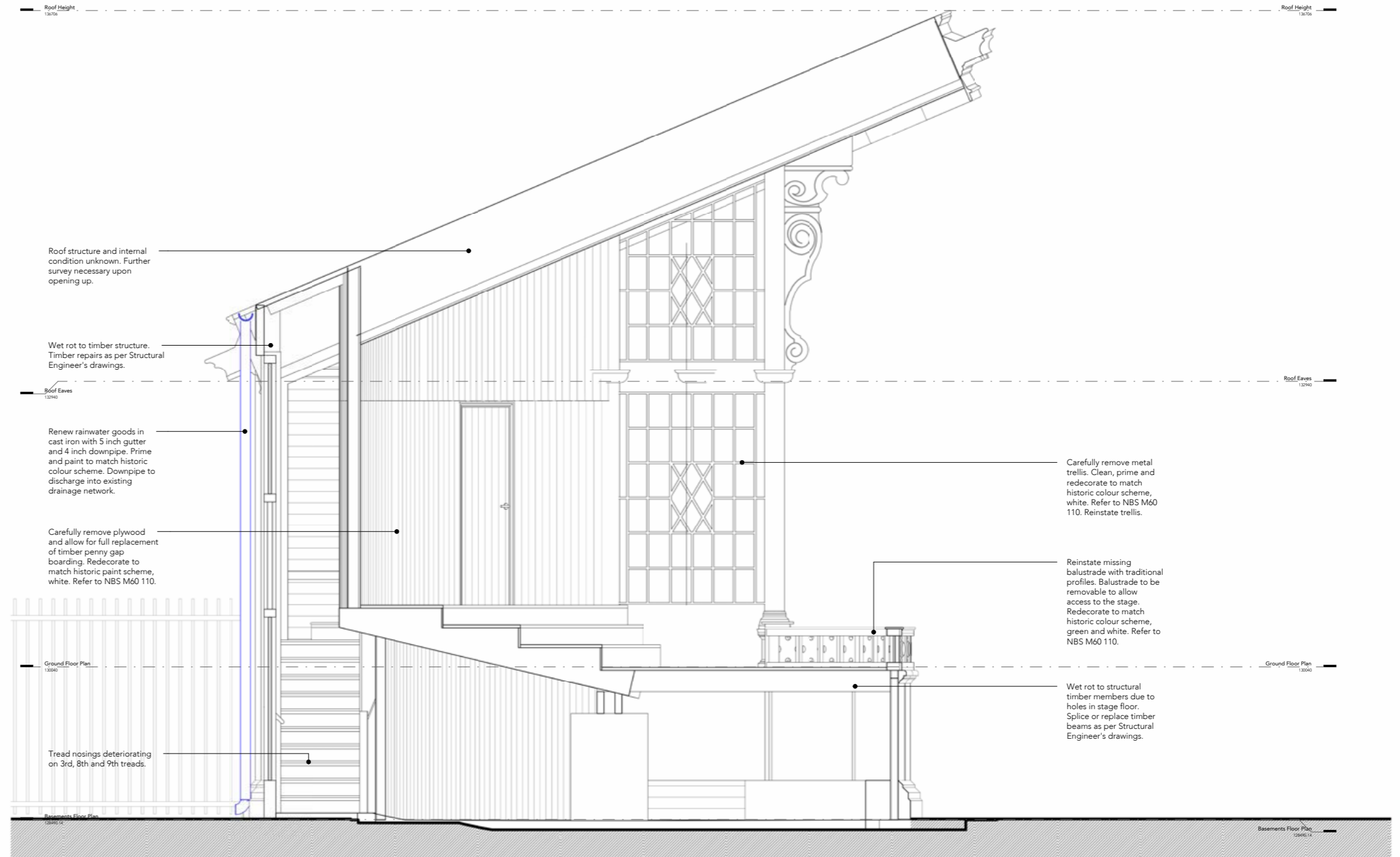
Carefully remove temporary OSB covering missing or damaged timber shiplap boarding infill. Allow for complete renewal of timber boarding of both panels.

200 0 200 400 600 800 1000 mm  
SCALE 1:20

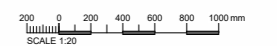
East Elevation as Proposed  
1:20

- KEY
- Proposed floor finish - accoya decking
  - Proposed floor finish - accoya decking

6.9 Section AA as Proposed

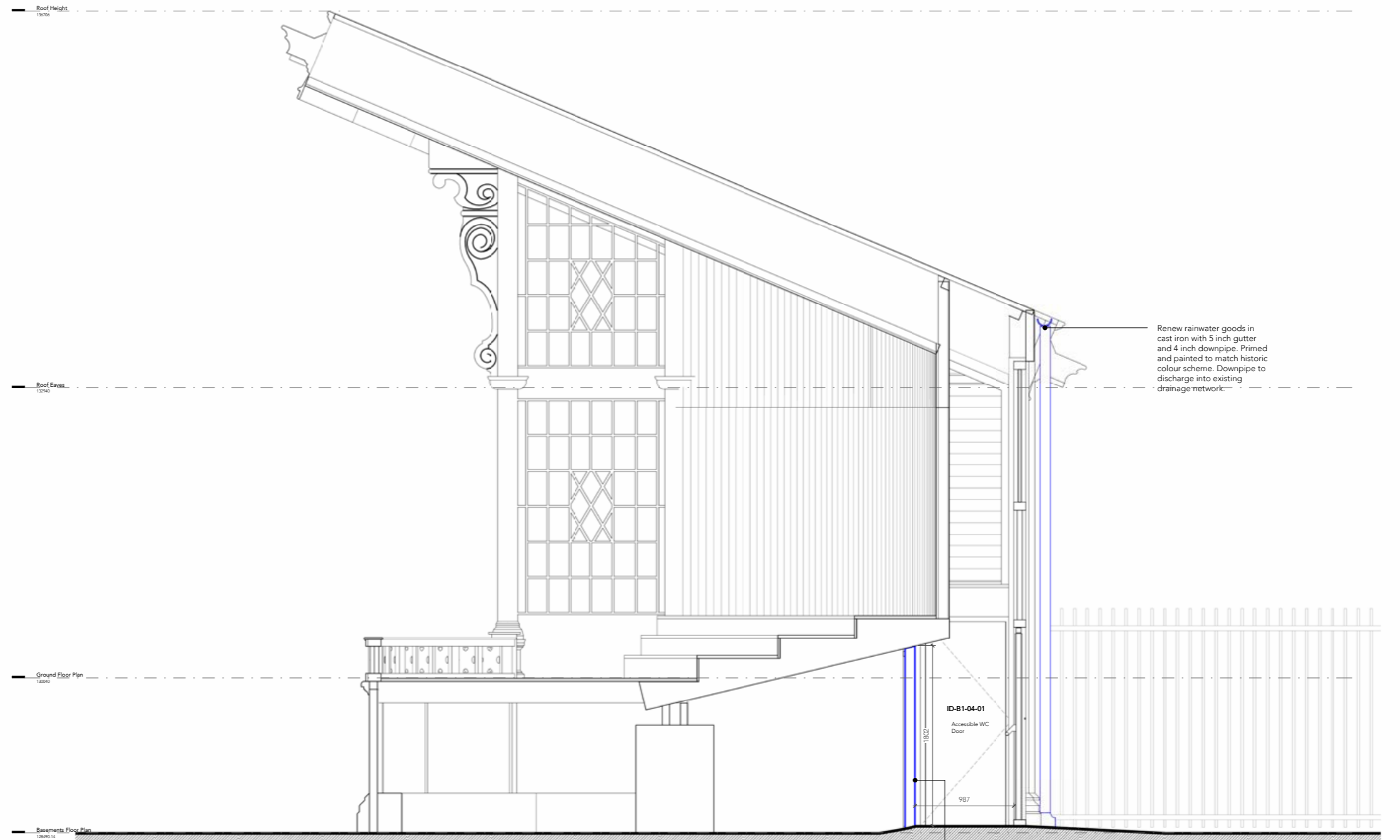
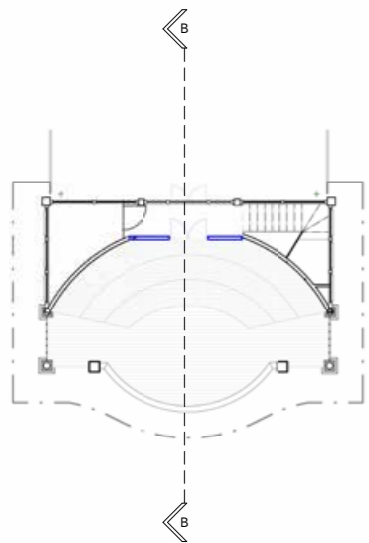


Section AA as Proposed  
1:20



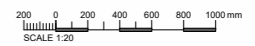
## 6.10 Section BB as Proposed

The internal wall is relocated to the south, creating a larger circulation space and better access to the ambulant disabled WC.



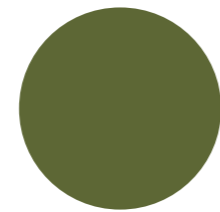
Section BB as Proposed  
1:20

New internal wall create more accessible circulation. Timber stud wall with 18x75mm softwood T&G cladding. Paint finish to match existing internal boarding, white. Refer to Structural Engineer's



## 6.11 Colour Scheme

A contemporary description of the bandstand when it was built, describes the colour scheme as painted in shades of grey. As we do not have colour photographs from this period, the 1999 restoration will be used to guide the redecoration. The proposal will seek to replicate the green, white and warm grey hues for which we have a photographic record.



Green



Warm light grey



White



## 6.12 Defensive Planting Scheme

The defensive planting scheme also provides a net gain in biodiversity in the park, with species selected for their berries and blossom, which will provide habitat and food for local birds and insect life throughout the year.

### Mixed hawthorn hedge

Root ball, 5-7 plants per meter.

50% *Crataegus monogyna* (Hawthorn)

with 10% each of the following

- *Rosa canina* (Dog rose)
- *Acer campestre* (Field maple)
- *Corylus avellana* (Hazel)
- *Prunus padus* (Bird cherry)
- *Prunus spinosa* (Blackthorn)



*Crataegus monogyna* (Hawthorn) berries



*Crataegus monogyna* (Hawthorn) blossom



*Prunus spinosa* (Blackthorn)



*Corylus avellana* (Hazel)



*Rosa canina* (Dog rose)



*Acer campestre* (Field maple)



*Prunus padus* (Bird cherry)

**7.0**

# **Conclusion**

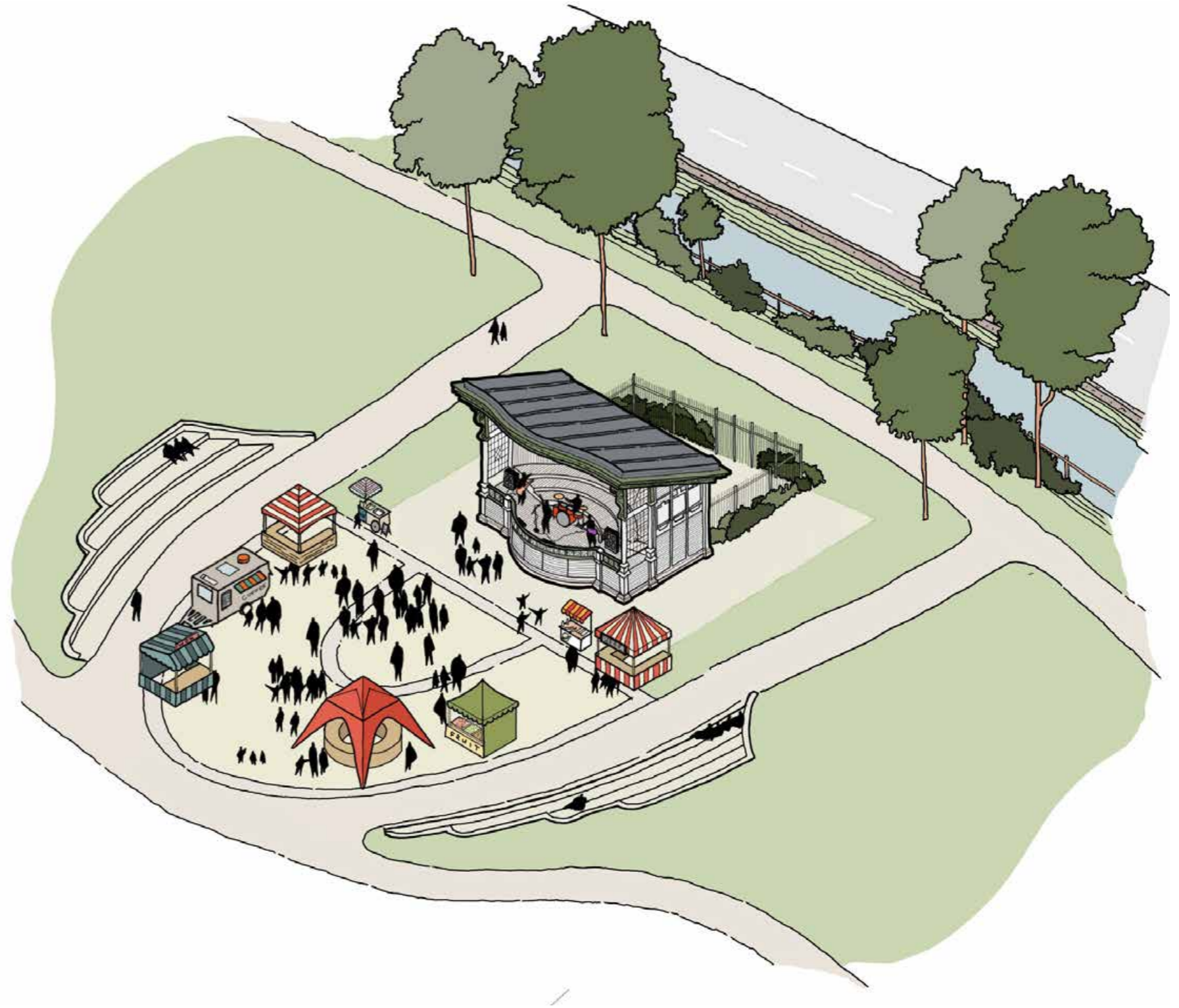
## 7.0 Conclusion

After many years of environmental exposure and vandalism, the bandstand exists in a very poor condition. The structure shows significant areas of deterioration throughout, with large voids in the stage floor, ineffective rainwater goods and wet rot to much of the timber mouldings and cladding.

The proposed restoration of this important, Grade II listed building will bring the building back to its former condition with some necessary improvements. A highly durable, terne coated stainless steel roof will offer enhanced protection against environmental conditions, whilst reinstating the aesthetic of the original lead roof. Renewal of rainwater goods in cast iron, with an increased capacity, will allow heavy rain to be discharged effectively and will future-proof the structure in preparation for a changing climate. A new ambulant accessible WC, stage lighting and upgraded electrical provision will allow the bandstand to be used for a variety of cultural events and performances.

The overall security of the building is of the utmost importance. A new floodlighting system will be triggered by infrared sensors and linked to audible deterrents and CCTV. The darker space to the rear of the building would be susceptible to anti-social behaviour, therefore, the proposal includes a traditional steel fence and defensive planting to discourage intruders.

In summary, after years of neglect, the bandstand will be faithfully restored to a higher standard than ever before. Several improvements to the building have also been proposed, which offer more flexibility, durability and security. With these key upgrades and a beautifully restored structure, this cultural asset will provide enjoyment for the people of Todmorden for many more decades.



# Buttress

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