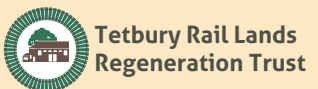


# Regeneration

Community • Creativity • Culture

1996 THE GOODS SHED 2016  
T E T B U R Y



## 1) 1995: End of the line for the Shed?



By the mid-1990s, Tetbury's rail lands - still owned by British Rail - had fallen into an utterly-neglected state. The Goods Shed, having lost its last business tenant years before, was in a parlous state with its windows boarded up, the roof leaking, and ivy and rainwater penetrating the walls.

## 3) 1996: Rail Lands are saved for the town

With uncertainty still surrounding the rail lands, HRH Prince Charles took an interest in their future. He invited British Rail, Tetbury Town Council, Cotswold District Council and the Feoffees to meet to try to find a mutually agreeable solution. The parties met the Prince at the old station yard, then gathered at the nearby Royal Oak pub, where BR agreed to sell the rail lands to the Feoffees - a charitable Tetbury organisation dating back to the 17<sup>th</sup> century. Tetbury Town Council (TTC) would rent the property from the Feoffees for a peppercorn rent. CDC would develop the north end of the goods yard as a car park.



The Oak served as the Rail Lands Trust's unofficial HQ for many years. The Shed's multi award-winning 'local' is still closely supportive of the Arts Centre project

TRLRT was founded to:

"develop, maintain and regenerate for the benefit of the general public, the land and buildings situate in tetbury known as the former rail yards and lands or other land in the town of tetbury for charitable, educational, recreational and community development purposes"



## 5) 2011-2012: Before and after the fire

Although few people realised it at the time, the 2011 fire proved to be the turning point for the Shed. Rather than just making good the damaged section, Tetbury Town Council took the opportunity to completely weatherproof its exterior.

With new office doors and windows and a fresh paint job, the Goods Shed was able for the first time in 50 years to show off its potential.



Sheep and cattle pens (now the John Philips Millennium Green)

## Lifting the lid on the rebuild

From left: Cllr Sandra Ball (mayor in 2015), Cllr Stephen Hirst (mayor in 2016), Ian Maslin (architect and Phase 1 project manager) of Clark and Maslin, and TTC chief executive, Natalie Haines, lift the lid on the planned work on the building in a shot for the 2016 Goods Shed calendar. The other 'model' in the shot is of course, the Shed itself



## 4) 1997-2011: Struggling to secure a future for the Goods Shed

How do you use a large piece of left-over Victorian industrial architecture in the 21st century? The question vexed people's minds in the town for nearly 20 years.

There were feasibility studies, surveys, proposals, counter-proposals. It seemed to be as difficult to find a future for the Shed as it had been to attract the GWR a century earlier.

While the Shed languished, the surrounding rail lands flourished at the hands of the Feoffees, TTC and TRLRT, which was formed in 2000.

TTC had acquired the area running from the Malmesbury Road to the edge of Preston Park in 1997 and set about attractively landscaping the areas either side of the Shed

The Feoffees created the Millennium Green (below) on the site of the cattle market and Long Stay car park.

Then, in 2011, the Goods Shed's continuing deterioration literally became a burning issue when a fire severely damaged the south end windows and roof.



## 6) 2013: A new lease of life for the Rail Lands Trust

In September 2013, the Trust and the town council opened the Shed's doors to the public for National Heritage Open Day. The Trust showed visitors its proposed plan for the Shed and invited them to consider joining up. By this time, a quantity surveyor had costed the necessary building work at £489,000. The Trust's accounts for 2012 showed an income of £0.

Undaunted, several new faces showed up at the next monthly

meeting. Three of the newcomers volunteered to put on 'Pamper Evening' and the revived Goods Shed Project was off and running.

With hindsight, the Trust's most valuable move was to open up the Shed for events as it stood. Energised by people's reactions to the building's clear potential and the generous response to their fundraising and planning activities, the Goods Shed group mounted dozens of events in 2014 and 2015, from concerts to car boot sales.

TRLRT's supporters include Dutch-born, Tetbury-based international composer and pianist, Jan Vriend. As well as ensuring that the Trust upholds its commitment to delivering a centre of artistic excellence Mr Vriend gave special recitals in aid of the project at the Orchard Room, Highgrove Estate, in 2016, and at Chavenage House, in 2014.



Above right: Tetbury painter and singer Nicola Clark offered to be our first Artist in Residence, working through the winter of 2014-15 in the unheated building. Above left: Two sculpture shows have attracted artists and visitors from far and wide to the Shed, demonstrating the call for more arts facilities. Left: The 2013 carol concert gave many residents their first chance to see the inside of the Shed. The 'lighting system' was previously seen on the Market Hall at Christmas time.



## 7) 2014-2016: Raising funding and awareness



Phase 1 of the project, in 2016, comprised the main structural work on the Shed, needed to create the 'shell' in which the Trust will install the Arts Centre equipment and facilities.

The cost of this phase is over £600,000, over half of which is being met by Tetbury Town Council from public works funding and 'Section 106' monies from housing developments in Tetbury. Between December 2013 and December 2016, the Trust raised over £200,000 in sponsorship, grant awards and direct income from fundraising events. Around half the total was given by charitable trusts, which have responded to the project with great enthusiasm.

has also been fabulous. They have sponsored our events and appeals, named seats and bricks and shown a level of confidence in the project that is truly inspiring.

It meant that the Trust and TTC were able to complete Phase One, refurbishing and extending the shed's structure, in 2016. The next phases will be another fundraising challenge. But, helped by indefatigable supporters like Jill Dodge (top left), TRLRT is confident it will deliver its vision for community, creativity and culture.



Top left: Festival of music, poetry and art in 2015, when barely anyone knew the Trust was mounting events at the Shed to raise funds. Top right: promoting the 2015 Mad Hatter's Tea Party event. Above: the volunteers photographed for the 2016 Goods Shed calendar by leading photographer Colin Peacock

## 8) 22 December 2016: A fresh beginning



One hundred and twenty-seven years after it opened for business and 20 years after it was almost lost to the town forever, Tetbury's sturdy GWR Goods Shed embarked on a completely new role within the community it previously served for three-quarters of a century.

HRH Prince Charles officially inaugurated the restored building on 22 December 2016, culminating three years of strenuous activity by TTC, TRLRT and the Shed's many friends and supporters.

In the next phases of its new existence the Shed will acquire state-of-the-art seating, cinema and sound installations, a high-quality catering kitchen, and in the not-too-distant future, space for classes and workshops.

Getting here has been a very long story. And it's only just beginning.

## The Rail Lands Trust

Tetbury Rail Lands Regeneration Trust is a charity which is turning the site of Tetbury's former GWR railway station into a series of community assets for the people of the town and surrounding area. TRLRT was set up in 2000, three years after Tetbury Town Council acquired the rail lands with a grant from the then Countryside Commission and an interest free loan from Cotswold District Council. We work in partnership with the Council to manage and develop the development of the site.



TRLRT has played a major role in achieving three elements of the scheme - the Car Park, linear town-to-country park, Millennium Green and Goods Shed. Now Trust is providing the energy and drive needed to regenerate the Victorian Goods Shed as a focus for the Arts and other recreational activities: truly a community asset for the people of Tetbury, the surrounding area and the town's many visitors.

## Our vision

We want to make Tetbury Goods Shed a creative hub for the Arts; an inclusive and flexible space where all members of the community can feel welcome, accepted and valued. It will be a place where people can engage with the arts in all their forms, both as an audience and as participants.

For the audience, the Goods Shed will act as a cinema, as a 'receiving house' for touring professionals offering music, drama, comedy, talks and as an exhibition space for the visual arts.

It will also function as 'producing house', hiring professionals to produce and stage events.

A facility for live streaming international performances of theatre, opera, music and ballet will be an important element of the arts offer.

The Centre will provide for all ages and abilities - a wide range of classes and workshops for the creative arts: visual arts and crafts, singing, drama, dance and writing.

There will be scope for community arts projects such as community theatre, group visual arts initiatives such as the creation of a sculpture trail for the adjacent railway park. Most importantly, the Centre plans to foster Youth Theatre.

## A visionary: Sue Stoner

Sue Stoner's clear vision of a vibrant local arts centre catering for everyone, together with her infectious enthusiasm, kept the flame alive through the many years of setbacks and dead ends endured by the Shed's early supporters.

Her refusal to give up on the dream of bringing the Shed back to life as an Arts Centre was instrumental in persuading Will Cook to return to the project in 2013, after which everything really took off. Her death in July 2015 stunned everyone in the new team she had done so much to recruit and inspire.



Sue, Christmas 2014

## What do trustees do when they're not in committee meetings?

One of the defining characteristics of the 'new' TRLRT is the willingness of key Trust members and volunteers to mix hard labour with the hours of desk work and committee meetings required by the project.



Above: Clerk to the trustees, David Walker (left) and chairman Will Cook (right), with supporters Graham Cleaver and James Scurlock, at the end of many months working outside in all weathers to transform the cattle platform in 2015-16. Top: The road loading bay inside the Shed resists a team effort at removal prior to taking out the goods platform to allow the Shed's new lease of life as a performance and exhibition space.

## Tetbury-Kemble brideway

TRLRT's wider remit for the Rail Lands encompasses the section of former track bed leading out of Tetbury, 2016 saw a major milestone passed along the path to eventually joining Tetbury and Kemble with a trail for walkers, riders and cyclists along the route of the branch line. Mike Tucker, across whose land at Larkhill the line runs from Preston Park to Newton Hill, opened up that stretch in November, doubling the length of the current path. With hopes of formally extending the approved brideway far as Trouble House Halt in 2017 with permission from the Duchy of Cornwall, the path could soon be three times its original length.



## Town Council and TRLRT in partnership

The Rail Lands Trust and Tetbury Town Council are developing the Goods Shed Arts Centre in a partnership that stretches back almost 20 years to the time the site was narrowly saved from being sold off for development.

TTC acquired the station site in 1997 and the Trust was set up three years later with primary responsibility for its development as a community asset for Tetbury's residents, neighbours and visitors. The council is permanently represented on TRLRT's board of trustees, while the Trust reports on its progress at each full-council meeting.



Above: Cllr Stephen Hirst, mayor of Tetbury and rail lands trustee, with Will Cook, chairman of TRLRT, at the Shed during construction of the new kitchen and toilet annex.

The design and specification of Phase 1, oversight of the rebuild was coordinated by a joint working party of delegates from TTC and TRLRT.



Tetbury Goods Shed Arts Centre is something everyone can be part of. A very good place to start is by becoming a Friend of the Goods Shed.

Visit: [www.tetburyrailands.com/fogs](http://www.tetburyrailands.com/fogs)



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