

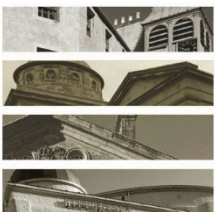
SCOTTISH HISTORIC BUILDINGS TRUST

CHAMBERS INSTITUTION, PEEBLES

COMMUNITY CONSULTATION

26 May 2016

Present Upgraded Enjoy Friendly Museum Commercial
Burgh Hall Expand Local Support Vision
CAB Social Ceiling Removed Peebles
Relevant Continue Not SBC Needs Carry
Hub Decide Space Longer Culture Regular Council
Public



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Historic
Buildings
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EXECUTIVE SUMMARY

Introduction

Scottish Borders Council commissioned the Scottish Historic Buildings Trust (SHBT) to carry out a community consultation exercise to define an agreed Vision for the future use of the Chambers Institution in Peebles. SHBT has over 35 years of experience in finding sustainable uses for important buildings across Scotland and has worked directly with Scottish Borders Council on a number of projects in the Borders, including recent projects to secure the future of the Greenlaw Town Hall and the Haining estate, Selkirk.

Community consultation exercise

The consultation process has included background information gathering, a questionnaire and a series of stakeholder workshops and was undertaken in the period from September 2015 to April 2016. In total:

- 923 people and
- 124 local organisations or businesses were engaged with through this exercise;
- 237 completed questionnaires were submitted and
- 10 interviews completed.

Vision for the Chambers Institution in the 21st century

The Vision for the building was generated from the community's ideas for the building and has been tested through further focussed consultation. The final version was agreed by the Chambers Institution Trust at its meeting on 2 March 2016:

Local people want the Chambers Institution to maintain and enhance its role as the cultural heart of the community and for it to be attractive, welcoming, well-cared for, accessible and affordable.

The key uses of the building were identified as: library, museum, art gallery and meeting spaces, and the quiet contemplative courtyard setting for the War Memorial.

The community's views

The following strengths, weaknesses, opportunities and threats for the Chambers Institution today were identified through the community consultation exercise.

	Helpful	Harmful
Internal	<p><i>Strengths</i></p> <ul style="list-style-type: none">• Strong community support• General endorsement of continued relevance of Chambers' vision that the building is for the 'improvement of the community'• Different uses seen as positive, making it a more lively place to visit	<p><i>Weaknesses</i></p> <ul style="list-style-type: none">• Access difficulties• Shortage of facilities e.g. toilets / catering / storage• Lack of flexibility of spaces• Opening hours vary across services• Affordability and ease of booking

Internal (cont)	<ul style="list-style-type: none"> • The Library and Burgh Hall are the spaces most regularly visited • War memorial and quiet and contemplative courtyard much valued • Peebles' High Street is a vibrant place • Peebles is an attractive and creative place 	<p>the Burgh Hall and Chamber</p> <ul style="list-style-type: none"> • Lack of regular maintenance • Most visited spaces are not the most prominent and accessible
Recommendations arising	<p><i>Reinforce Strengths</i></p> <ul style="list-style-type: none"> • Celebrate the importance of the building • Maintain and enhance the Chambers Institution's role as the cultural heart of the community 	<p><i>Address Weaknesses</i></p> <ul style="list-style-type: none"> • Deliver an attractive, welcoming, well-cared for, accessible and affordable building
External	<p><i>Opportunities</i></p> <ul style="list-style-type: none"> • Preserve the past • Most scope for change identified for the Burgh Hall, e.g. remove fixed staging, range of ideas for removing false ceiling, and introducing gallery or floor at high level • Scope to improve collaboration between the providers of services at the Chambers Institution • Scope to address current social concerns – young people and education 	<p><i>Threats</i></p> <ul style="list-style-type: none"> • Aging population of Peebles • Lack of clarity over building management (CIT, SBC and Live Borders) • Peebles is well provided with community spaces
Recommendations arising	<p><i>Seize Opportunities</i></p> <ul style="list-style-type: none"> • Re-order the building to increase flexibility and hence use, especially of the Burgh Hall 	<p><i>Overcome Threats</i></p> <ul style="list-style-type: none"> • Ensure service delivery is responsive to current needs of the community • Build the trust of the local community through delivering effective building management in conjunction with other venues in the town, as appropriate

Next steps

At their meeting on 2 March 2016, The Chambers Institution Trust agreed that SHBT should deliver a re-ordering exercise to provide a realistic roadmap to deliver a Chambers Institution fit for the 21st century. The agreed process to be adopted is:

- the appointment of a Design Team to prepare a number of sketch schemes to explore the architectural feasibility of delivering the ideas for the building put forward by the Community
- the sketch schemes to be the subject of a further Community consultation to determine a final scheme
- the final preferred scheme will be costed by the Design team
- a viability appraisal will be prepared for it by SHBT, based on our experience of previous projects to repair important historic buildings and sensitively adapt them to sustainable new uses to benefit local communities. This will set out the potential funding for the Capital development project for the Chambers Institution.

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1.0 INTRODUCTION

1.1 Objectives of the community consultation exercise

The Scottish Historic Buildings Trust (SHBT) was commissioned by Scottish Borders Council in July 2015 to carry out a community consultation exercise to determine how the Chambers Institution in Peebles can sustain itself and be relevant to the people of Peebles and beyond in the 21st century.

The key product of the community consultation at this stage is an agreed Vision for the future use of the building.

This report describes the process and results of the community consultation exercise carried out from August 2015 to May 2016.

1.2 Scope

The community consultation exercise was designed to be as inclusive as possible and to gather views both from those who currently use the Chambers Institution and those who currently do not. The community was defined widely to include the following groups:

- residents of Peebles
- residents of Tweeddale
- residents of the broader Scottish Borders
- visitors to Peebles

1.3 Background

1.3.1 The Chambers Institution – a brief description

William Chambers (16 April 1800 – 20 May 1883) was a Scottish publisher and politician. He was born in Peebles and moved to Edinburgh where he founded the publishing firm of W. & R. Chambers Publishers in 1832. His publishing firm continues to this day, now most famous for the Chambers Dictionary.

In 1857, Chambers bought the previous buildings on the site of the Chambers Institution to the south side of the High Street of Peebles, including the 16th century Queensberry Lodging. He commissioned the architect John Paris to extend and improve them. The Chambers Institution was completed in 1859. A major extension to the building in 1912 was funded by Andrew Carnegie, who cited Chambers as influencing his own approach to philanthropy.

The complex currently includes the following accommodation:

- Peebles Library
- Tweeddale Museum and Art Gallery
- Visit Scotland shop
- SBC Customer services Contact centre
- John Buchan Story Museum
- Citizens Advice Bureau

- SBC Customer services Registrar Office
- Burgh Hall
- Shop (Food for Thought)
- War Memorial

The importance of the Chambers Institution is recognised by its inclusion on the list of buildings of special, architectural or historic interest at Category A, indicating that the Chambers Institute is a building of national or international importance. Note the War Memorial in the courtyard of the Chambers Institution is separately listed at Category B. See Appendix I for the list descriptions.

1.3.2 **William Chambers' bequest**

The Chambers Institution was given to the Provost, Magistrates and Councillors of the Royal Burgh of Peebles as Trustees under the terms of the Disposition and Mortification by William Chambers dated 1 January 1859. The bequest specifies that the building is to be used for the community and the uses to which the building can be put:

“[the building is for the] social moral and intellectual improvement of the community of the said Burgh and County of Peebleshire general and comprehends [to] ... be used as a public Reading Library, Gallery of Arts and Museum of natural and other objects for the instruction of the public, and a great Hall for public meetings and exhibitions of various kinds”.

The terms of the bequest still apply to the building today and this community consultation exercise acknowledges its restrictions.

1.3.3 **Management of the Chambers Institution: role of the Chambers Institution Trust, Scottish Borders Council and Live Borders**

The Chambers Institution Trust was established by William Chambers in his bequest of the building to the Town Council in 1859. The Scottish Borders Council holds the Chambers Institution ‘in trust’ as the statutory successor authority under section (1) of the Local Government etc. (Scotland) Act 1994, but the Chambers Institution Trust has always been and remains a separate legal entity from SBC itself.

In 2010, SBC decided to revitalise the Chambers Institution Trust and put it on a more independent footing and in 2012, an application for charitable status was submitted by Chambers Institution Trust. Following clarification from legal counsel regarding this application, in 2014, SBC agreed to pause and reflect, to allow time for a consultation with Tweeddale residents and Trustees. In 2015, SBC

agreed to the Chambers Institution Trust reverting to sole Council control.

The current uses of the Institution complex are complicated and are regulated by a lease and management agreement. These arrangements have been updated following the establishment of the new Culture and Sport Trust, Live Borders, on 1 April 2016. The following services delivered at the Chambers Institution are now provided through Live Borders: Libraries and Information Services, Museums and Galleries Service, Public Halls

1.3.4 **Appointment of Scottish Historic Buildings Trust to undertake this community consultation**

In May 2015, SBC approved the undertaking of a community consultation exercise by Scottish Historic Buildings Trust (SHBT).

The reasons for commissioning SHBT were noted:

'The Council has limited experience of running this type of engagement event and therefore proposes to retain the Scottish Historic Buildings Trust to assist with this process.'

1.3.5 **Scottish Historic Buildings Trust (SHBT)**

SHBT are a charitable organisation dedicated to regenerating significant historic buildings for the benefit of local communities across Scotland. SHBT is an established building preservation trust and has over 35 years of experience in delivering complex projects that repair and re-use listed buildings, often stepping in as the last resort to save a Building at Risk. SHBT is the largest and most active building preservation trust in Scotland, and have worked extensively in the Scottish Borders.

The success of SHBT projects is due to the organisation's collective skills in building conservation, architecture, fundraising and project management, and through collaborative working with partner organisations to identify and secure a compatible and sustainable end use for important historic buildings.

In addition SHBT offers its skills and services to other organisations and individuals such as trusts, community groups and building owners to help them to develop their own historic building projects.

This means SHBT is uniquely well placed to deliver community consultation projects, balancing the views of the community against what is deliverable when working within the constraints and opportunities of important historic buildings.

2.0 **METHODOLOGY**

2.1 **Introduction**

The following process was adopted to consult with the local community on the future of the Chambers Institution:

Stage 1: Information gathering, research and preparation

- a. Information gathering and research
- b. Preparation of new interpretation panels based on new material, for use at the Community consultation open event and Stakeholder workshops
- c. Developing, testing and promotion of questionnaire to understand how the community currently use both the Chamber Institution and other buildings for community use within the town and their aspirations for the Chambers Institution's future

Stage 2: Consultation

- a. Open event, held at the Chambers Institution on 3 October 2015 to launch the questionnaire and get informal feedback
- b. 4 Stakeholder workshops, held in Peebles in January 2016, targeted to follow up on initial findings from the questionnaire
- c. Preparation of draft report drawing together all aspects of the community consultation, including a draft Vision for the future use of the building
- d. Presentation of summary of draft report to the Chambers Institution Trust and the Tweeddale Forum meeting of local councillors and community councils
- e. Refinement of final report in response to feedback received.

2.2 **Number of people and organisations engaged via the exercise**

The total number of people directly engaged in this community consultation was **923** and the total number of organisations and local businesses was **124**.

The people engaged included:

- 740 questionnaires were handed out at the Open Event on 3 October 2015
- 173 people attended the stakeholder workshops
- 10 interviews were completed

The organisations engaged included:

- 84 local businesses distributed flyers for the Open event on 3 October 2015
- 28 local organisations contacted directly with information on the consultation and the Open event on 3 October 2015
- 12 Tweeddale Area Community Councils contacted directly with information on the consultation and the Open event on 3 October 2015.

2.3 **Number of responses received to the consultation**

The total number of questionnaire responses received was **237**. In addition, **10** interviews were completed, 8 with representatives of the services currently

occupying the Chambers Institution and 2 interviews with representatives of other venues in the town.

Two types of questionnaire responses were gathered:

- 209 responses were received to the initial community consultation questionnaire
- 28 responses were received to the additional questionnaire for the stakeholder workshops.

2.4 **Stage 1a – Information Gathering and Research**

The first stage in the process was to gather background information on the town, the Chambers Institution and its current service delivery and uses, visitor numbers and income as well as undertaking research into what other services/facilities are available within Peebles. This was done through a combination of:

- desk-based research of online and hard copy sources (including material deposited with Scottish Borders Council by the Chambers Institution Trust),
- 8 interviews with representatives of all the services occupying the building (undertaken on 11, 15 September and 3 October 2015),
- and visits and 2 interviews at other venues in the town (undertaken on 6 and 19 January 2016).

2.5 **Stage 1b - Preparation of new interpretation panels**

The Tweeddale Museum had recently prepared a display on the history of the Chambers Institution which covered the period from 1859 to 2009. In addition, information on more recent changes to the building was prepared by SHBT as an additional display board covering the period from 2009 to the present day.

It was also important to help consultation respondent understand the complex layout of the building, so boards with illustrated annotated plans were prepared. A suggestions board was also prepared to enable respondents who preferred to submit a single idea to contribute to the process. See Appendix IV for copies of the Interpretation display boards.

2.6 **Stage 1c - Developing, testing, promotion, and release of questionnaire**

2.6.1 **Developing the questionnaire**

Quantitative data was sought on the following aspects, with questions devised to be of checkbox type wherever possible to assist in data analysis:

- How often respondents visit the building and what they do there
- How often respondents visit other venues in the town and what they do there
- Any community interest or community groups who should be asked to contribute to the consultation
- Information on age, gender and where respondents live.

Qualitative data was sought on the following aspects, with scope for free text answers to some questions to allow respondents to use their own words to express their views:

- Importance of the building
- Identifying how the current uses of the building reflect William Chambers' original vision (that the building supports the 'social, moral and intellectual improvement of the community')
- Respondent's own vision for the building
- How respondent's own vision will help achieve the Scottish Government's National Outcomes

2.6.2 **Testing the questionnaire**

A draft of the questionnaire was circulated to the Chambers Institution Trust meeting on 31 August 2015 and the questionnaire amended on the basis of the comments received. See Appendix III for a copy of the final questionnaire, which was available both in printed hard copy and online, hosted on SurveyMonkey website.

2.6.3 **Promotion and release of the questionnaire**

Hard copy questionnaires were available at the Chambers Institution, via the Museum, Library and Registrar from October 2015 until February 2016, with completed questionnaires being collected by the Peebles Library.

The SHBT website hosted a link to the online version of the questionnaire from September 2015 until February 2016.

A description of the consultation and link to the online version of the questionnaire were also included on the Consultations section of the SBC website from September 2015.

Awareness raising for the Questionnaire was carried out as part of the process of promoting the Open Event held at the Chambers Institution on 3 October 2015 (see 2.7.2).

2.7 **Stage 2a Open event**

2.7.1 **Preparation**

It was considered that holding the consultation event on a Saturday would maximise the visibility of the event and the number of local people of all ages able to attend. The 3 October 2015 from 10am until 4pm was selected as a suitable date and time. It was agreed with Scottish Borders Council and the Chambers Institution Trust to erect a gazebo to one side of the courtyard, which would be the main base for the SHBT team for the day. Interpretation displays (see 2.5) were put on display in the Burgh Chamber.

2.7.2 **Awareness raising**

Raising awareness locally was viewed as important to promote the initial consultation event and hence raise awareness of the consultation process generally. The following awareness raising activities were therefore carried out:

- 2 SHBT representatives distributed flyers or posters, as appropriate, to a wide range of shops, hotels, banks, coffee shops, churches etc., with a particular focus on the High Street in Peebles on 15 September 2015. 84 locations in the town promoted the community consultation.
- A banner promoting the initial consultation event was in place on the railing of the Chambers Institution from 21 September 2015 until 5 October 2015.
- 28 local organisations that had been identified by Alison Tait of Peebles Library and the Chambers Institution Trust as being the key groups with active membership in the local community were all contacted direct with details of the initial consultation event and the community consultation exercise and encouraged to circulate the information as widely as possible to contribute to a 'local multiplier effect' to encourage maximum participation.
- All 12 Tweeddale Area Community Councils were also contacted direct with details of the initial consultation event and the community consultation exercise and encouraged to circulate the information as widely as possible to contribute to a 'local multiplier effect' to encourage maximum participation.
- Scottish Borders Council issued a Press Release about the consultation and media coverage was secured in the Peeblesshire News, which published an article promoting the initial consultation event on Friday 18 September 2015.
- SHBT promoted the event via social media on Facebook and Twitter and provided a link to the SHBT webpage from which the online survey could be accessed.
- An article was posted on the Peebles Life website and messages included on the Peebles 4W Facebook page.

2.7.3 **On the day**

6 SHBT representatives were in attendance to hand out questionnaires, lead guided tours of the building if desired, answer any questions and to listen to and record informal feedback. The Tweeddale Museum arranged to be open until 4pm to allow attendees at the initial consultation event to see the Museum spaces after their usual closing time on Saturday.

A total of 740 questionnaires were handed out, 67 completed questionnaires were returned and 16 post-it note ideas were received on the suggestions board.

2.8 **Stage 2b - Stakeholder workshops**

In addition to the initial consultation event, a series of stakeholder workshops were held, the purpose of which was:

- to gather information from some key groups (especially those under-represented in the initial responses received to the questionnaire, i.e. young and working age people in the town)
- receive input on a draft updated vision for the building and
- to test some of the ideas emerging from early questionnaire responses in more detail.

Workshops were arranged as follows:

- Tweeddale Area Forum on 2 December 2015
- Vision for Peebles event on 16 January 2016
- Bookbug event on 19 January 2016
- Parish Toddlers and St Andrews Leckie Parent and Toddler groups, both on 26 January 2016.

An additional short questionnaire was prepared. This included a draft of a proposed new vision for the building. A selection of ideas which had emerged consistently from early responses to the questionnaire were also presented, to test to see if a consensus view was emerging from the community. See Appendix VI for a copy of the additional questionnaire.

A total of 173 people attended these events in total and 28 responses were received to the additional questionnaire.

2.9 **Stage 2c, d and e - Preparation of report**

A summary of the draft report was presented to the Chambers Institution Trust and the Tweeddale Forum meeting of local councillors and community councils held on 2 March 2016. The meeting of the Chambers Institution Trust approved the final version of the Vision presented to them.

3.0 FINDINGS OF THE COMMUNITY CONSULTATION

3.1 Introduction

All the information gathered through the community consultation exercise was analysed to determine if it illustrated a strength, weakness, opportunity or threat for the Chambers Institution (SWOT analysis). This was a key stage to ensure that a rounded analysis of both positive and negative factors influencing the future of the Chambers Institution was carried out, allowing these to be weighed and balanced and ultimately used to shape the Vision for the building.

3.2 Strengths of the Chambers Institution

3.2.1 Strong community support

The building is highly valued by the local community.

'It is a beautiful building and an important focal point of the town. As the population increases so does the need for all of its facilities.'

'This building is at the centre of the town and should be a thriving hub, used all day and every evening'

Comments from questionnaire respondents

Evidence in support:

- Questionnaire respondents overwhelmingly viewed the Chambers Institution as important (99% of respondents viewed the building as very important or important to the history of Peebles).
- Common words in questionnaire respondents' visions for the building for the 21st century were Peebles (27 counts) Social (22), Continue (20), Vision (17), Needs (16), Local (15), Hub (14), Burgh Hall (12). Text analysis of questionnaire responses to this question produced the word cloud below (see Figure 1). The emphasis on words related to the local community demonstrates how important the building is to local people.



Figure 1: Word cloud generated from questionnaire respondents' visions for the building for the 21st century

- A further analysis of responses to this question was carried out by categorising them into some key themes. 72% of respondents emphasised that the community’s needs should come first for this building.
- The Institution’s importance as a community facility, rooted in the variety of services that can be accessed here was noted in the Peebles Community Trust’s Draft Town Action Plan. The Registrar is omitted from the list of services delivering community benefit noted in the report¹.
- There was strong support for the draft vision presented at the stakeholder workshops (100% of questionnaire respondents), which had two key aspects: the buildings should support community life in Peebles and that it should retain its valued public service role.

3.2.2 **General endorsement of continued relevance of Chambers’ vision**

There is strong support for it to remain a building for community use and one where the community comes first.

*‘Respect Chambers’ ‘clear vision’ for improvement of the community.’
‘To keep his vision to the fore of what happens to the Chambers Institution’*

Comments from questionnaire respondents

Evidence in support:

- When asked about their ideas of what the Vision for the Chambers Institution should be, 50 of the 157 questionnaire respondents’ answers to this question emphasised continuity and that Chambers’ original vision for the building remained relevant.
- Questionnaire respondents also noted that the Peebles Library was the closest fit with William Chambers’ vision for the Institution, (95% of respondents thought this use related closely to Chambers’ vision). Next highest scores were for Peebles Library event (90%), Tweeddale Museum temporary exhibition (90%), Art exhibition (88%), War memorial (86%), enjoy courtyard (86%), Beltane Festival (86%) and Tweeddale Museum permanent displays (85%). The lowest scoring use was the shop (currently rented to Food for Thought deli) (20%).

3.2.3 **Different uses seen as positive, making it a more lively place to visit**

The inclusion of a variety of uses within the building was viewed as positive, helping to increase vibrancy of the building.

¹ Peebles Community Trust (nd) *Draft Peebles Town Action Plan*

'Peebles [is] all about the community and different parts of the community use different parts of the building.'

Comment from questionnaire respondent

Evidence in support:

- The majority of those who work in and deliver services from the building considered that the mix of uses present made the building more of a destination for the local community.
- A number of examples of close partnership working were noted by occupants of the building, particularly between the Library and Tweeddale Museum and Art Gallery, for example the Art Gallery was used for the Summer Reading Challenge awards ceremony organised by the Library, but also between the Tweeddale Museum and Art Gallery and the John Buchan Story.
- The Citizens Advice Bureau (CAB)'s relationship with other services provided was of a subtly different type – they found that the anonymity afforded by being located alongside well used public services, especially the library, avoided possible awkwardness in visiting the CAB.
- The only occupant who did not feel synergy with other users was the Registrar, for whom noise coming from the adjacent Burgh Hall and shared use of the Burgh Chambers were cited as occasional problems.
- A number of the occupants identified that improved signage, both physical and online to help visitors explore other services available in the building they might be interested in would be helpful. Some examples of this already exist e.g. The John Buchan Story website notes visitors may also wish to see the Tweeddale Museum.

- 3.2.4 **The Library and Burgh Hall are the spaces most regularly visited**
Peebles Library was the most regularly visited space in the Chambers Institution and was identified as the anchor use within the building.

'Library should be extended, improved, fully qualified librarian with library and humanities priorities employed.'

Comment from questionnaire respondent

The Burgh Hall was the space next most frequently used, especially for craft fairs and fundraising events.

Evidence in support:

- Visitor numbers and income figures for the building were supplied by Scottish Borders Council. These confirm that the part of the building that welcomes most visitors is the Peebles Library (54988 in 2014/5, plus 90 events), followed by the Tweeddale Museum and Art Gallery (9364 in 2014/5, plus 55 events) and Scottish Borders Council Customer Services Contact centre (6615 face to face meetings recorded in 2014/5). Visitor numbers for the John Buchan Story were reported recently as 2000 per year.
- In terms of income generated by the various services in the building, Scottish Borders Council figures confirm Scottish Borders Council Customer Services Registration Services has the highest income (£97,498.00 in 2014/5, of which £9125 relates to Civil Marriages in the office), then the rental for the shop (currently rented to Food for Thought) (£10,500 in 2015/6) followed by rental for the John Buchan Story museum and offices (£9,450 in 2015/6) and the Burgh Hall (£8,809 in 2014/5).
- This official visitor numbers for the library are supported by the results of the questionnaire, where the most regularly used spaces were the Peebles Library (28% of respondents visited once a week or more) followed by the Burgh Hall (18%), Tweeddale Museum (7%), Art Gallery (4%). The questionnaire figures helpfully fill in some gaps in the information available in the official visitor numbers and confirm that the Burgh Hall is regularly used by the local community.

3.2.5 War memorial and quiet and contemplative courtyard are much valued

The special character of the War memorial in its courtyard setting was cited by many people as a key component of the importance of the Institution complex.

'Gardens enjoyed at War Memorial'
Comment from questionnaire respondent

Evidence in support:

- As noted at 3.1.4 above, figures from the questionnaire analysis helpfully fill in some gaps in the information available in the official visitor numbers and confirm that the War memorial is also regularly used by the local community (3% of questionnaire respondents regularly visit the War memorial and 14% visit once a month).
- When looking into what visitors do at the Chamber Institution, the Peebles Library and enjoying the courtyard were equal highest scoring in questionnaire responses (74%). Next most popular uses

were temporary exhibitions at the Tweeddale Museum (70%), Craft fair (67%) and fundraising events (61%)

3.2.6 **Peebles' High Street is a vibrant place**

The vibrancy of the High Street generally has been recognised as an important part of the appeal of Peebles for visitors and the local community.

Evidence in support:

- Peebles' High Street scored highest in Scotland in a recent survey of towns for 'home town identity' principally based on the number of independent shops present².
- The Conservation Area Statement included in the current Local Plan highlights the importance of the High Street 'with its rich assortment of commercial properties and churches'³. The High Street is at the centre of the Peebles conservation area, which has been classified by Historic Environment Scotland as "outstanding". Conservation Area legislation requires that changes that affect the character of the area require formal permission. Thus, there is a level of control over the future appearance of the High Street. For any buildings that are also listed, Listed Building Consent will also be required for changes affecting their character.
- Mapping the location of Listed Buildings in Peebles, shows a marked concentration of these buildings, designated for their 'special' architectural or historic interest, around the High Street (see Figure 2).

² p13, New Economics Foundation (2005) *Clone Town Britain: The survey results on the bland state of the nation*

³ Scottish Borders Council (2011) Scottish Borders Consolidated Local Plan

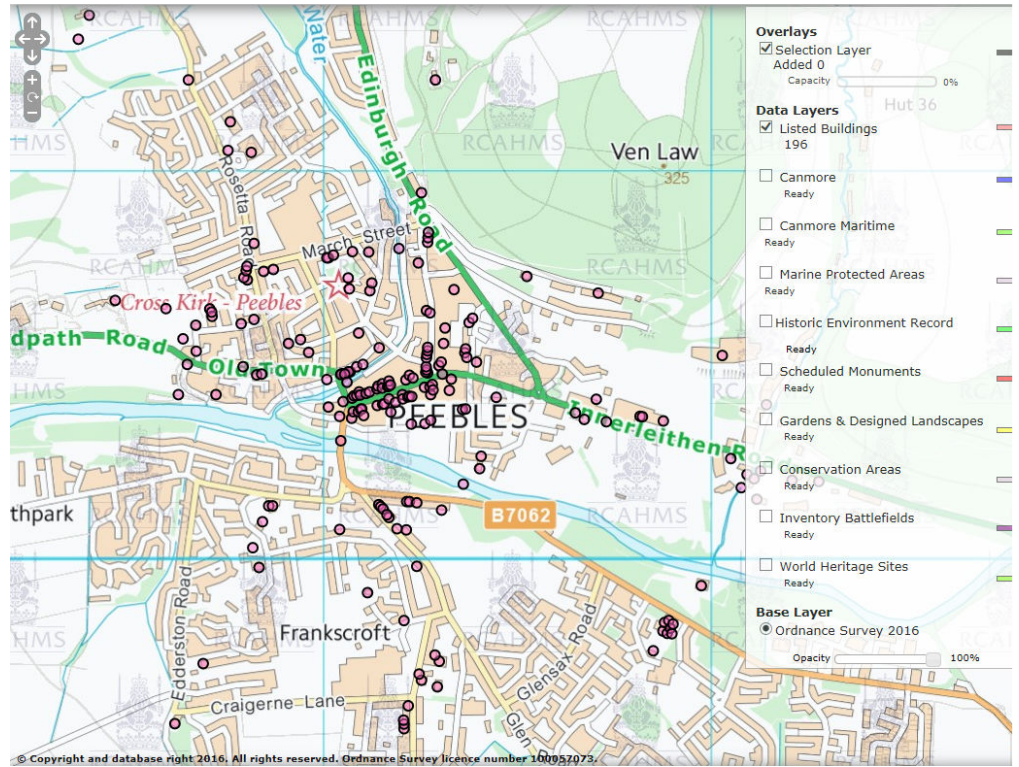


Figure 2 Map generated on <http://pastmap.org.uk/> showing Listed Buildings in Peebles on 1 April 2016

- ‘Town Centres First’ is the key principal defined in the recent National Review of Town Centres⁴ report. The provision of Accessible Public Services was a key work area for the review and the report stresses the importance of locating public services in town centre locations for the overall economic health of communities.
- This view was reinforced by the occupants of the building who all saw significant benefits of being located in the Chambers Institution, principally relating to its prominent High Street location, for example, the John Buchan Story noted that visitor numbers had increased significantly from 700 to 2000 per year, with the relocation of the museum from Broughton to Peebles High Street considered to be responsible for the increase⁵.

3.2.7 Peebles is an attractive and creative place

Peebles is accessible and attractive and in recent years has established a reputation as a creative hub for the Borders.

⁴ National Review of Town Centres External Advisory Group (2013) Community and Enterprise in Scotland’s Town Centres

⁵ Education Scotland (29 February 2016) *Peebles Creative Place Review*

Evidence in support:

- Peebles was awarded Creative Scotland's Creative Place 2014 award in recognition that it is the most creative place of its size in the whole of Scotland.⁶
- an independent review by Education Scotland published in February 2016 notes that Peebles is a place with a high level of cultural and artistic opportunities where a vibrant community of creative artists, organisations and volunteers work together to develop engagement and participation⁷. This is illustrated by the wide variety of cultural organisations in Peebles, including Peebles In Chorus, Peebles Singers, Peebles Concert Band, Peebles Silver Band, Peebles Players, Peebles Orchestra, Peebles Youth Orchestra, Sing Out children's choir, Music In Peebles, Peebles Folk Club, Nomad Beat music teaching centre, Tweed Theatre, Fiona Henderson School of Dance, Southside Dance, Pan Dance, Peebles Film Club, Peebles Photographic Group, several commercial galleries, Peebles Art Club, Chambers Institution, Embroidery Guild, Beltane Studios bronze foundry, John Buchan Story⁸
- Peebles is an accessible town. It is located approx. 23 miles south of Edinburgh on the A703, with a travel time of approximately 45 minutes. The town is approx. 52 miles east of Glasgow on the A72, with a travel time of approximately 1 hour and 15 minutes. Travel times to Carlisle and Newcastle are 1 hour 50 minutes and 2 hours 30 minutes respectively. It is estimated that 4.5m people live within a two-hour drive time of the central Scottish Borders and nearly 8m people live within a three-hour drive time⁹ (see Figure 3).

⁶ <http://www.peeblescreativeplace2014.com/> accessed on 13 May 2016

⁷ p5, Education Scotland (February 2016) Peebles Creative Place review

⁸ p13, Noble Openshaw Ltd (March 2014) *A Cultural Strategy for the Scottish Borders*

⁹ Our Scottish Borders (nd) The best move of your life ...

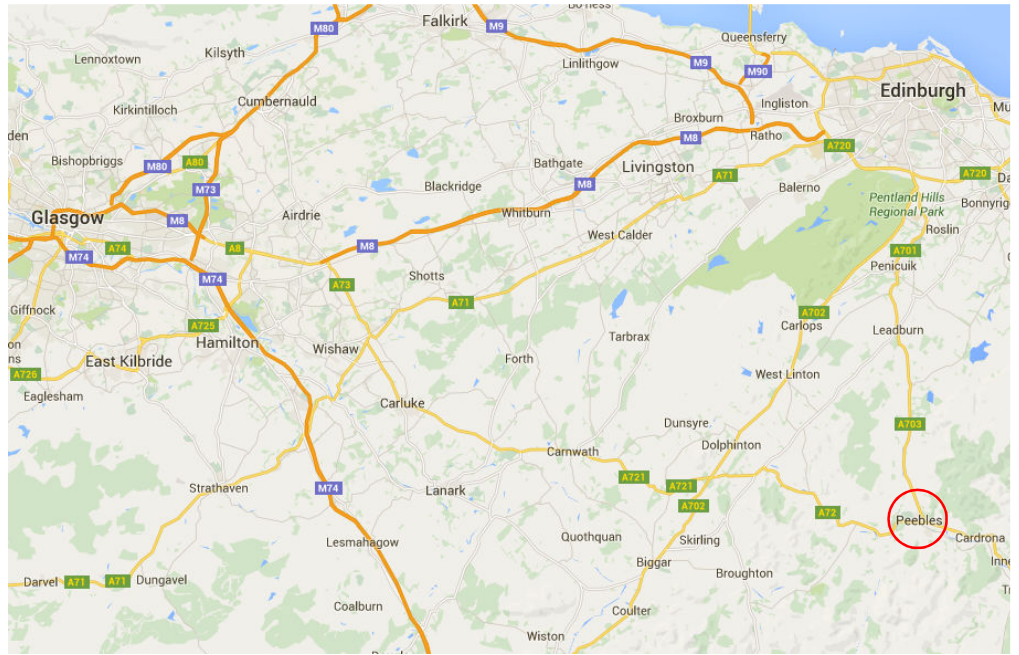


Figure 3 Location map. Source: Google.

- Tourism is facilitated by the accessibility of the town and is now the key industry in Peebles following the decline of the textile industry. In 2011, British residents took an estimated 1.24 million visits to Southern Scotland, staying 4.46 million nights and spending £255 million. Overseas visitors made 89,000 trips, staying 545,000 nights and spending £87 million. Glentress Forest is the principal tourist attraction near to Peebles, and welcomed 301,000 visitors in 2011.
- Part of the appeal of Peebles relates to the fact that it maintains a strong community actively concerned to preserve its heritage, engage with the present, and play its part in determining the future. This has been demonstrated through the good levels of participation in the preparation of the Vision for Peebles process, led by the Peebles Community Trust and through the flourishing of over 100 local community groups run by volunteers¹⁰.

3.3 Weaknesses of the Chambers Institution

3.3.1 Access difficulties

There are significant shortcomings in the current access arrangements for the building, with access for all not possible to all of the public spaces, especially the Art Gallery.

Evidence in support:

- The majority of those who work in and deliver services from the building identified significant shortcomings in the current access

¹⁰ Peebles Community Trust (nd) *Draft Peebles Town Action Plan*

arrangements. The most significant issue is the very limited lift access – the current lift is smaller than recommended and only serves the Peebles Library and Chambers Room spaces, with access down to the main Tweeddale Museum space via a short stair lift.

- A series of access audits were carried out on the building by Scottish Borders Council in 2003. Many of the recommendations were acted upon, but a number of the recommended actions are outstanding, principally:
 - Car parking provision for people with reduced mobility is not available. The only parking available is in the busy main street at the entrance to the courtyard. None of the available spaces are reserved for people with reduced mobility. The town also has two main public car parks, which are both a considerable distance from the building. This poses a major problem for Disabled People visiting the Museum, Art Gallery and Library.
 - The lift car is smaller than the recommended minimum size.
 - There is currently no toilet provision for disabled people visiting the Museum, Art Gallery and Library. There is a duty under the Equality Act to provide an accessible toilet if a reasonable solution can be found.
- In addition, it is not possible for vehicles to drop off or pick up next to any external door of the Burgh Hall. The nearest location to park when loading is at School Brae, with access to the Burgh Hall via steps to the fire escape door to the west of the Hall.

3.3.2 **Shortage of facilities e.g. toilets / catering / storage**

The allocation of support spaces has developed organically over time, and does not reflect the current needs of the public or those who work in and deliver services in the building.

Evidence in support:

- There are 15 toilets at the Chambers Institution, but only 1 (on the 3rd floor and not accessible to all) is permanently allocated to public use. 9 toilets are allocated for staff use only. The remaining 5 toilets (of which 1 is accessible to all) are only available in conjunction with use of the Burgh Hall.
- Catering provision in conjunction with the Burgh Hall is very limited and restricts the catering options for events that take place in the Hall.

'incorporate kitchen facilities so venue [Burgh Hall] can hold dinners, conferences etc.'

'[Burgh Hall] roof opened up and stairs to balcony reinstated. Proper PA and lighting system'

Comments on Post-it note board at Open event on 3 October 2015

- A number of people who work in and deliver services from the building noted that provision of services was affected by very constrained storage space. This was particularly the case for the Tweeddale Museum, whose collections are currently housed on the balcony above the principal museum space and in an adjacent storage room, which is accessed from this balcony. A further space which still houses the display cases for the natural history collection is used for storage too. Space in the Museum office on the third floor is also partly allocated to storage of materials that are regularly in use e.g. recent graphic display material and handling collection boxes taken on visits to schools and residential care homes locally.

3.3.3 **Lack of flexibility of spaces**

More flexible accommodation in the building was desired, in particular in relation to the Burgh Hall.

'Accessible public building, flexible accommodation and affordable community asset.'
'Take the current span of occupants' activities; give more resources and floor space/ storage'
 Comments from questionnaire respondent

'A flexible restoration of the Burgh Hall [is needed]'
 Comment from stakeholder workshop questionnaire respondent

Evidence in support:

- There was a good level of support for the introduction of flexible staging in the Burgh Hall (77%) from stakeholder workshop questionnaire respondents. A number of respondents identified that this was just one aspect to consider and that the Burgh Hall needs to be adaptable to a variety of uses if it is to make a full contribution to the community.
- There was strong support for more rooms suitable for meetings and classes from stakeholder workshop questionnaire respondents (92%). The provision of more rooms of this type will increase the flexibility of use of the principal public space of the Burgh Hall, as they will also be suitable to serve as breakout rooms or support spaces for serving lunches and coffees.

3.3.4 **Opening hours vary across services**

The variety of opening hours across the different services is confusing for visitors and results in some practical difficulties where public spaces are accessed via other service's areas.

Evidence in support:

- The following public spaces are access via other service's areas:
 - Scottish Borders Customer Services Contact centre and Visit Scotland share a ground floor space accessed from the High Street.
 - Peebles Library is accessed via stair, with access for all via lift from Scottish Borders Customer Services Contact centre and Visit Scotland spaces. Outside opening hours for the SBC Customer Services Contact centre and Visit Scotland offices, lift access to the Peebles Library is arranged via intercom call from the street and it was noted that the lift was less used after hours than during the day when it is easier to get to.
 - Tweeddale Museum's spaces are accessed from the stair and access for all is via the lift in the Peebles Library. Access for all to the Museum spaces is particularly hard to achieve when the Museum is open later than the Library and the Scottish Borders Customer Services Contact centre / Visit Scotland spaces.

3.3.5 Affordability and ease of booking the Burgh Hall and Chamber

It was suggested that a more user-friendly booking facility for the Burgh Hall and Chambers and more affordable pricing structure would increase levels of use of these spaces by the community.

'Bookings to use the facility should be easy to arrange and pricing rates should be readily available'
'To be a community hub for the town available at reasonable cost to local organisations.'
Comments from questionnaire respondents

3.3.6 Lack of regular maintenance

It is clear that major repairs to its fabric and services are needed urgently to bring the building into a good condition.

Evidence in support:

- A condition survey of the building was carried out in 2010. Among the outstanding recommendations are the following:
 - Electrical rewiring is necessary to the majority of the building.
 - A heating engineer should report on the cost and suitability of extending the current heating system together with zoning the building's heating controls to allow different areas to be operated separately to reduce operating costs.
 - The front and rear elevations of the Burgh Hall Roof are suffering from nail sickness and require stripping and re-slating.
 - The rear portion [of the Burgh Hall entrance vestibule roof] has a flat felt covered roof. Renewal of this roof is recommended within the next 5 years.

- Rainwater goods will require renewal within the next 10 years. To avoid additional scaffolding costs, it is suggested that the gutters and down pipes are renewed when the roof is re-slatted.
- The harling to the sides and rear of the Burgh Hall are badly weathered and are expected to require renewal within 5 to 10 years.
- The rear and gable Burgh Hall windows suffer from extensively flaking paint and require to be repainted. There is also a small area of wet rot to the front timber wall of the entrance vestibule at ground level which requires repair.
- A number of slates have slipped at the East courtyard range Roof or are missing due to nail sickness. It is recommended that the roof is re-slatted to avoid an escalating maintenance issue and prevent water ingress into the Secret Room [now called the Chambers Room] with its valuable artwork.
- The harling to the rear of the East courtyard range is extensively weathered and will require renewal within the next 5 to 10 years.
- High Street range Roof is in reasonable condition, however, approximately 12 No individual slates are missing and require replaced, the 3 No timber ventilation roof vents require re-painting and one of the fixed roof lights is leaking and been temporarily repaired using flashband. This can only be considered temporary and the roof light will need to be replaced within the next 5 years.
- The rear flat lead roof has split at 3 No. batten row positions and the roof has been temporarily repaired with flashband. The roof covering will require replacement in 2 to 5 years.
- The High Street range gutters and downpipes are likely to have to be replaced within the next 10 years.
- Harling to the rear of the library, reading room and picture gallery is badly weathered and will require renewal in the next 5 to 10 years.

3.3.7 **Most visited spaces are not the most prominent and accessible**

Although the building has an extensive High Street frontage, the most visited spaces in the building – in particular the Peebles Library – are not easy to find or to physically access. There is an opportunity to provide a welcoming entrance to the building and gateway to other uses housed there.

'Some sort of entrance from the street might be a good idea (coming to the courtyard, it is easy to miss the Library / Exhibitions in the corner though events at the Big Hall are right in front of you!).'

Comment on Post-it note board at Open event on 3 October 2015

Evidence in support:

- In the stakeholder workshop questionnaire responses, there was strong support for the Peebles Library to have ground floor space (92%).

3.4 Opportunities for the Chambers Institution

3.4.1 Preserve the past

There is an appetite from both the local community and visitors for learning more about Peebles' history and the High Street has proved to be a good focus for public interest and engagement.

Evidence in support:

- For example, a recent successful HLF-funded project, led by Peebles Civic Society, entitled Peebles High Street: one thousand years of history included a documentary film and oral history recording. Over 400 people came to the open reminiscence event, over 200 additional photographs were added to the archive and 2000 people attended the accompanying exhibition held in the Tweeddale Museum in autumn 2013.



Figure 4 'High Street Blethering' event, held in the Burgh Hall in February 2015, was a follow-up event to the 'Blethering about Peebles' event held as part of the HLF-funded Peebles High Street project. Photo copyright SBC Museums Service

3.4.2 **Most scope for change identified for the Burgh Hall, e.g. remove fixed staging, range of ideas for removing false ceiling, and introducing gallery or floor at high level**

Of all the important spaces in the building, the Burgh Hall was identified as the one most clearly under-performing currently and consequently the one with most scope for increasing its relevance to the community and intensifying its usage.

'Open it up - welcome more people in. Show new fun Burgh Hall'

Comment from questionnaire respondent

Evidence in support:

- When questionnaire respondents were asked for their Vision for the building for the 21st century, a sizeable majority of respondents (66%) suggested that updating and upgrading of the building was needed, although opinions varied as to the scale of the exercise required.
- Of these, the highest number (13% of the total responses) were ideas relating to the Burgh Hall, indicating this was the part of the building where the community sees most scope for change.

'Open up the Burgh Hall to full height and let the light flood in'

'I would like to see our Burgh Hall refurbished completely with all ceiling removed and new kitchen facilities. This is a well-used hall in the centre of our town and must be available for the whole community as set out by W. Chambers'

Comments from questionnaire respondents

- A wide range of preferences for use of this space and a variety of proposals for increasing floor area through the introduction of another floor or gallery at high level were expressed:

'restoration of the Burgh Hall with a mid-floor and opening up of the roof space'

Comment from questionnaire respondent

- There was recognition that the Burgh Hall had a number of Unique Selling Points that differentiate it from other hall spaces available in the town. These were identified in this community consultation as:
 - central location off the High Street,
 - history and architecture,
 - views out over Tweed (potentially),
 - large size.

'could we insert glass side walls to Burgh Hall to open up the views?'
Comment on Post-it note board at Open event on 3 October 2015

- Impediments to increased usage were identified as:
 - fixed staging (which limits flexibility of use of Burgh Hall), see 3.2.3
 - suspended ceiling and general institutional feel of room,
 - poor catering facilities, see 3.2.2
 - limited storage, see 3.2.2
 - restricted access (for deliveries), see 3.2.2
 - fire escape restrictions on occupant numbers.
- Some of the text comments received via the stakeholder workshop additional questionnaire indicated that participants at the stakeholder workshops were considering in more detail how the spaces within the Chambers Institution should be re-ordered to improve accessibility and efficiency of the layout of the building.

'Move JB Museum to Tweeddale [Museum] space. Use JB space for drop-in coffees etc. for people using whole building. CAB space should be used by Library and CAB re-located to vacant shop.'

Comment from Vision for Peebles event Stakeholder Workshop questionnaire respondent

3.4.3 **Scope to improve collaboration between the providers of services at the Chambers Institution**

There was an appetite for closer collaboration between the uses in the building.

Evidence in support:

- While those who work at the Chambers Institution report good working relationships across the various department and organisation boundaries, there is scope to improve collaborative working.
- There was strong support from the community for closer collaboration between uses (the example included in the stakeholder workshop questionnaire was between the Tweeddale Museum and the John Buchan Story Museum, which 91% of respondents approved).
- The Peebles Community Trust in their Draft Town Action Plan have identified potential scope to more closely integrate services for visitors and the local community. Their idea is that:
"Visit Scotland's Tourist Information Centre (TIC) in the Chambers Institute is no longer meeting the needs of the town. Its former function of connecting visitors with accommodation has been

effectively side-lined by the internet: Peebles has the most visitors of Visit Scotland's five TICs but the lowest booking rate. The resultant drop in revenue has led the centre to become a souvenir shop – in competition with local enterprises.

The solution is for Peebles to have its own information centre with a museum-type exhibition telling the stories of the town and its people and making use of material currently displayed in the rarely used Chambers Room – the reference library. Residents as well as visitors would be able to find out about current events in the town. This would help to promote the excellent local amenities, open up the town centre, and encourage visitors to wander beyond the High Street.”¹¹

- Individual comments on the use of space received via the questionnaire showed the community exploring how a re-ordering exercise for the building could help promote this collaboration by ensuring uses with greater synergy were located near to each other.

‘Burgh Hall – create mid floor with refurbished hall on first floor and library / museum on Ground floor. Use current library / museum for commercial letting.’

Comment on Post-it note board at Open event on 3 October 2015

3.4.4 **Scope to address current social concerns – young people and education**

Responses to the community consultation indicated that the community was exploring what ‘social improvement’ [the term used in Chambers’ bequest] might mean today. Key ideas in response were that there was a strong desire to promote use of the building by young people and for education.

‘Also, offer evening classes /community education classes. Borders College no longer operates leisure classes in Peebles - Why not?!’

Comment from questionnaire respondent

‘Can main hall be adapted to accommodate smaller scale indoor sports for kids? There is a definite need to engage with all groups’

Comment from stakeholder workshop questionnaire respondent

Evidence in support:

- Stakeholder workshop questionnaire respondents overwhelmingly endorsed that use by young people be promoted (96%). However, when the views of parents of children in the town were gathered through interviews at the Stakeholder Workshops, it was clear that there was already a good provision of activities for young

¹¹ Peebles Community Trust (nd) *Draft Peebles Town Action Plan*

people in the town, some of which were currently delivered at the Chambers Institution e.g. Peebles Library and events, but others of which were not e.g. Nomad Beat. Any provision for young people at the Chambers Institution should complement the existing offer, addressing any gaps that are identified.

- There was strong support for community education classes to be run at the building (91%) reported by stakeholder workshop questionnaire respondents.

3.5 Threats for the Chambers Institution

3.5.1 Aging population of Peebles

The demographic of the Peebles population shows a marked skew towards older people, which it is predicted will increase until, by 2035 33% of the population of the town will be of pensionable age.

This has marked implications for the future access needs of the population that the Chambers Institution will serve. Currently there are barriers to accessing the building for those with reduced mobility or with visual and hearing impairments, all of which are likely to prevent older users from accessing services delivered at the Chambers Institute.

Evidence in support:

- Peebles is the third largest town in the Scottish Borders, with a population at the most recent census of 8798.
- Looking at the age distribution of the population, figures for 2011¹², show that Peebles has a higher proportion of people of pensionable age than the Scottish Borders average, which itself is above the Scottish average. Peebles is also a family-friendly town with buoyant numbers and proportions of children, but the proportions of working-age people are correspondingly lower.

	Peebles	Scottish Borders	Scotland
Total population	8798	113,870	5,295,403
% children	17.5	17.0	17.3
% working age	60.3	62.1	65.9
% pensionable age	22.2	20.9	16.8

- Based on predictions of changes to the age structure of the Scottish Borders population, if Peebles maintains its current age distribution with a particular skew towards older people, it is likely

¹² Scottish Borders Council (2014) *Royal Burgh of Peebles Community Council Area Socio-economic profile March 2014, with a focus on the 2011 Census*

that 33% of the population of the town will be of pensionable age by 2035.

- A general upwards trend in total population has been noted for Peebles¹³, particularly after 2000 when the town has expanded significantly following the construction of a number of new housing developments (see Figure 5).

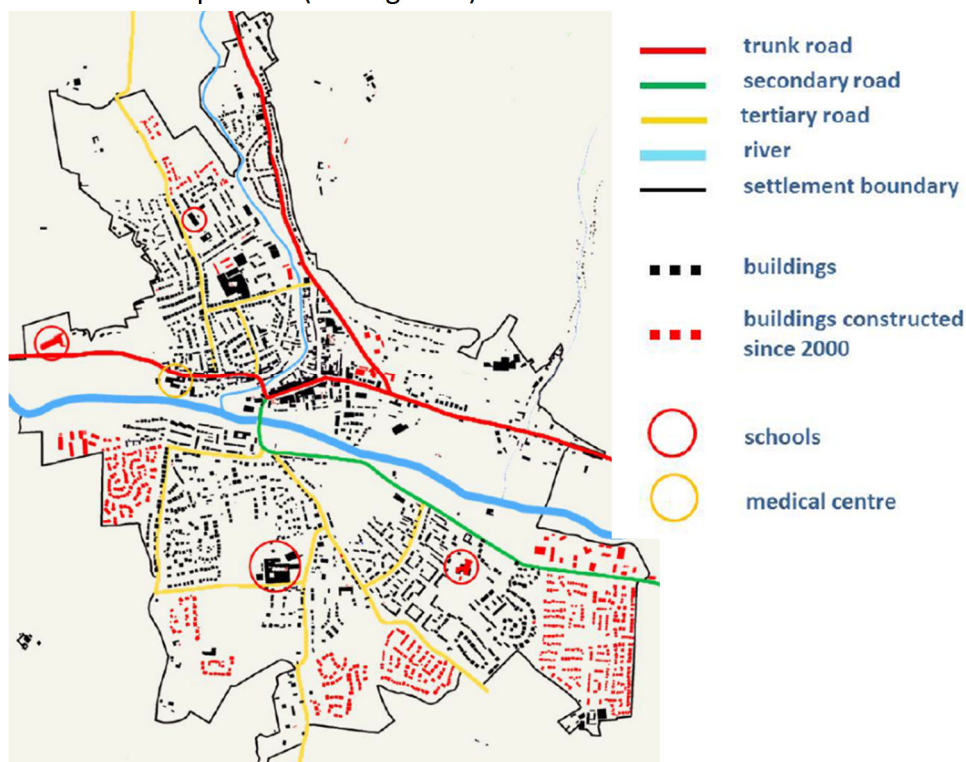


Figure 5 Map of the settlement of Peebles. Buildings constructed since 2000 are highlighted in red. Source: Peebles Community Trust (nd) Draft Peebles Town Plan. Copyright Peebles Community Trust

- There are some economic challenges for people living in the town. There is a pattern of underemployment and lack of accessible full-time work that is typical of rural economies. The 2011 Census shows that, rates of unemployment and inactivity due to sickness are low in Peebles, as are rates of youth unemployment as young people tend to leave the town to look for work rather than remain unemployed in the community¹⁴. This is a trend seen across the Scottish Borders for adults aged 16-24, but is particularly acute in Peebles. The town has a continuing need for investment in jobs and leisure facilities as it continues to compete with Edinburgh, which is within comfortable commuting distance, to keep its economically, socially and physically active under-25s in the town.

¹³ Peebles Community Trust (nd) *Draft Peebles Town Action Plan*

¹⁴ Scottish Borders Council (2014) *Royal Burgh of Peebles Community Council Area Socio-economic profile March 2014, with a focus on the 2011 Census*

- Particular problems are experienced by people in the 50-74 age group in finding jobs, indicating a need for investment in employee jobs for the older workforce. A higher proportion of these are long-term unemployed than the Scottish Borders and Scottish averages.¹⁵

3.5.2 **Lack of clarity over building management (CIT, SBC and Live Borders)**

The uncertainty over who was responsible for management and decision-making – the Chambers Institution Trust, Scottish Borders Council or Live Borders – was unhelpful in terms of retaining and building ongoing community support for the building.

'[The Chambers Institution should be] Demonstrably independent of Scottish Borders Council'

'The building should not be allowed to be turned into more offices for Scottish Borders Council.'

'At the moment the building appears to be looked at in sections ... rather than as a whole and this should change or we will not achieve anything from this exercise.'

Comments from questionnaire respondents

3.5.3 **Peebles is well provided with community spaces**

Peebles has many community facilities, in particular halls. There was recognition that any decision on the future uses of the Burgh Hall should be mindful of the need to avoid duplication and hence competing with other venues in the town. However, the community recognised that there was scope for synergy with other venues, and that this should be explored.

'The Chambers Institution should NOT be developed in such a way as it duplicates (and therefore competes directly) with the Eastgate Arts Centre and the Drill Hall'

'Peebles is well provided for in terms of reasonably priced meeting spaces. If the Chambers Institution is to be developed with this vision, there has to be a unique aspect.'

Comment from Vision for Peebles event Stakeholder Workshop questionnaire respondent

Evidence in support:

- Other venues in the town were regularly used by questionnaire respondents. The highest scoring was the Eastgate Theatre (20% of respondents used the Theatre once a week or more). This indicates a good potential to co-ordinate management and marketing with

¹⁵ Scottish Borders Council (2014) *Royal Burgh of Peebles Community Council Area Socio-economic profile March 2014, with a focus on the 2011 Census*

other venues in the town, especially Eastgate Arts to avoid duplication of facilities and unhelpful competition.

- Scottish Borders Council owns a number of properties in Peebles (see Appendix II.4). These include
 - Peebles County Buildings,
 - Peebles Drill Hall,
 - Schools (Peebles High School, Priorsford Primary and Nursery School, Halyrude St Joseph's R C Primary School and Nursery Wing, Kingsland Primary and Nursery Schools),
 - Residential homes (Flat 1 Tweedbridge Court and 7 Riverside House) and a Day Centre (the Victoria Park Day Centre (ALEO)).In addition, other spaces regularly used for community events include:
 - Church halls at Peebles Parish Church (McFarlane Hall), St Andrews Leckie, St Joseph's RC Church,
 - Ex-Serviceman's Club,
 - Eastgate Theatre,
 - Gytes Leisure Centre
 - Rugby and other clubrooms
 - Hotel function rooms.

- an independent review by Education Scotland published in February 2016 notes suggests building on Peebles' strengths by developing a shared creative vision for the town¹⁶.

- Scope for possible collaboration with Eastgate Arts, especially in relation to management of the Burgh Hall, was raised by them.

'[Eastgate Arts is] keen to work in partnership with whatever emerges from the community consultation for the Chambers Institution.'
Interview with Caroline Adam, Eastgate Theatre

¹⁶ p5, Education Scotland (February 2016) Peebles Creative Place review

4.0 RECOMMENDATIONS

4.1 Introduction

Structuring the analysis of the community consultations findings as a SWOT analysis allowed recommendations to be derived directly in response to the community's views.

4.2 Principal recommendations

For each of the quadrants of the SWOT analysis, principal recommendations were derived. These were:

Reinforce Strengths

Celebrate the importance of the building

Maintain and enhance the Chambers Institution's role as the cultural heart of the community

Address Weaknesses

Deliver an attractive, welcoming, well-cared for, accessible and affordable building

Seize Opportunities

Re-order the building to increase flexibility and hence use, especially of the Burgh Hall

Overcome Threats

Ensure service delivery is responsive to current needs of the community

Build the trust of the local community through delivering effective building management in conjunction with other venues in the town, as appropriate

5.0 VISION FOR THE CHAMBERS INSTITUTION IN THE 21ST CENTURY

5.1 Introduction

The Vision for the building serves to summarise the community's aspirations for the building and identify the uses that the community highlights are critical to be housed in the building.

This is a vital stage in the process of considering the future of any important historic building, as the Vision will provide a sound, agreed basis on which architectural proposals for the repair and re-ordering of the building can be prepared.

5.2 The agreed Vision

Local people want the Chambers Institution to maintain and enhance its role as the cultural heart of the community and for it to be attractive, welcoming, well-cared for, accessible and affordable.

The key uses of the building were identified as: library, museum, art gallery and meeting spaces, and the quiet contemplative courtyard setting for the War Memorial.

Vision agreed by the Chambers Institution Trust at its meeting on 2 March 2016

5.3 Developing the vision

The Vision for the building was generated from the community's ideas for the building and has been tested through further focussed consultation at stakeholder workshops. The following process was adopted:

- Initial responses to the community consultation questionnaire endorsed the continued relevance of William Chamber's original vision for the building and suggested ways in which the layout of the building or functions housed could be updated to provide for continued delivery of the vision.
- This led us to develop an updated version of the Vision:
The Chambers Institution in the 21st century
... should be at the heart of community life in Peebles. I recognise that this may require change to the buildings' layout to ensure access and facilities are appropriate
... should retain its valued public service role. Always mindful of the requirements of William Chambers' bequest, I recognise that the range of services provided may change with time in line with the needs of the community.
- This draft vision was tested at all the Stakeholder Workshop events and unanimously endorsed by respondents at these events.
- Based on the community's comments received at the Stakeholder Workshops, the final version of the Vision, which has now been formally

agreed and adopted by the Chambers Institution Trust, was developed. At this stage, the process also tied the developing Vision to the overall results of the analysis of the community consultation, in particular responding to the 'Reinforce strengths' and 'Address weaknesses' principal recommendations.

6.0 **NEXT STEPS**

6.1 **Introduction**

At their meeting on 2 March 2016, The Chambers Institution Trust agreed that SHBT should deliver a re-ordering exercise to provide a realistic roadmap to deliver a Chambers Institution fit for the 21st century.

6.2 **Feasibility study outline**

6.2.1 **Delivery process**

The agreed process to be adopted is:

- the appointment of a Design Team to prepare a number of sketch schemes to explore the architectural feasibility of delivering the ideas for the building put forward by the Community
- the sketch schemes to be the subject of a further Community consultation to determine a final scheme
- the final scheme will be costed by the Design team
- a viability appraisal will be prepared for it by SHBT, based on our experience of previous projects to repair important historic buildings and sensitively adapt them to sustainable new uses to benefit local communities.

6.2.2 **Recommended outline scope of appointment of Design Team**

We recommend that, following a competitive tendering exercise, a design team is appointed to undertake a feasibility study including the following work:

- Prepare initial sketches for 2 architectural scheme designs for the Chambers Institution. Taking the lead from the community consultation exercise, the aims of the re-ordering are to improve access and facilities, promote flexibility and efficiency of layout and revitalise and make relevant the principal historic spaces.
- The preparation of these sketch schemes will allow a thorough exploration of the potential benefits and disbenefits of each scheme to be presented. The sketches will be used at a public meeting where the Vision and range of responses can be explained, after which smaller focus groups can be formed to consider the vision and architectural solutions in more detail. A final sketch scheme (prepared to RIBA Stage C (Plan of Work 2007)) will be prepared on the basis of this community input and the final scheme costed.

6.2.3 **Recommended outline scope of Viability Appraisal**

A viability appraisal will be prepared by SHBT to determine the outline capital costs for delivering the final sketch scheme, as well as exploring the potential for securing capital funding to deliver it.

6.2.4 **Recommended outline scope of Final Report**

The final deliverable for the Community Consultation will be an updated version of this report, including the results of the feasibility study and viability appraisal.

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- Alison Tait, SBC
- Melanie Nairn, CAB
- Caroline Adam, Eastgate Theatre
- Ronald Ireland
- Tweeddale Councillors and Community Councillors
- Peebles Community Trust, in particular Crick Carleton

APPENDIX I – LIST DESCRIPTIONS

Retrieved from <http://portal.historic-scotland.gov.uk/hes/web/f?p=PORTAL:HOME::::::> on 9 February 2016

HIGH STREET, CHAMBERS INSTITUTION

Reference: LB39180

Category: A

Date Added: 23/02/1971

Location - Local Authority: Scottish Borders; Planning Authority: Scottish Borders; Burgh: Peebles

National Grid Reference: NT 25259 40443; Coordinates: 325259, 640443

Description

John Paris, 1857-9; extensive remodelling, rear hall added; E extension George Washington Browne, 1911; incorporating fragments of late 16th/early 17th century fabric. Large 3- and 2-storey complex of civic institution with large frontage to High street and quadrangle with hall to rear. Cream harl with Caen sandstone dressings. Chamfered reveals, ashlar mullions and transoms.

N (HIGH STREET) ELEVATION: 6-bay asymmetrical building with 5-bay extension (1911) to E. Gabled bay to outer left with single windows. Next bay recessed with ground floor infill of 5-light transomed window with stepped blocking course; single windows above, 2nd floor window breaking eaves in gabled dormer-head with blank panel. 3 centre bays with regular fenestration, 2nd floor windows breaking eaves as above; at ground floor broad hood-moulded segmental-arched pend opening flanked by hoodmoulded window to left and single storey bay window with tripartite transom window and stepped blocking course to right; 3 timber dormers; corbelled corner turret with fishscale slating to roof to outer right. Bay to outer right with square projecting tower with single windows and ogival roof over stone bracketted eaves. 1911 extension with shops at ground floor; 1st floor with bipartite transomed windows divided by shallow stone buttresses, crenellated parapet with empty stone niches, mock canon spouts and small bartizan to outer right. Recessed, blank 2nd floor.

S (REAR) ELEVATION: 2 bays to right advanced with chamfered corner detail surmounted by small turret. Irregular fenestration. Segmental-arched pend opening with doorway inside, hoodmoulded over inscription 'Chambers Institution'.

E (COURTYARD) ELEVATION: single storey and attic with tall central grooved crowstepped wallhead stack. Small single storey bay window to outer right; 2 large single storey projecting bays with tall parapets and 4-light transomed windows. 2 carved panels set in wall. 7 slanting attic windows with arched heads.

HALL (S COURTYARD) ELEVATION: 5-bay hall with elaborate projecting ashlar entrance to outer right, roll-moulded doorway surmounted by extensively carved foliate and armorial panel; 5-sided turret with swept pyramidal roof set in re-entrant angle with E range above. Ground floor of hall obscured by single storey timber lean-to addition (formerly open loggia). 4 tall segmental-arched keystone windows above. Gable elevations of hall with large semi-circular windows with scrolled hoodmould and radial astragals.

W COURTYARD: war memorial (listed separately).

Timber sash and case windows, mostly 2-pane upper sashes and 4-pane lower sashes, some 12-pane glazing, some leaded lights. Slate roofs with metal flashings. Moulded gutterheads.

INTERIOR: interior features include picture gallery with coved, ribbed ceiling with central skylight; long gallery in roof space with braced panelled roof housing 62ft section cast of the Elgin marbles and a complete facsimile of the 'Triumph of Alexander' frieze by the Danish sculptor Bertil Thorvaldsen (1770-1844) and a further galleried exhibition room with timber panelling.

Statement of Special Interest

William Chambers of Dictionary fame, a native of Peebles, gave the Institution to the burgh with the purpose of 'social improvement'. It contained a library, reading room art gallery and museum. Before its extensive remodelling the Chambers Institution was known as 'Queensberry Lodging' or 'Dean's House' and the central portion of today's building probably dates from the 16th or 17th century. But only the thickness of the walls and the part vaulted basement of the central block indicate any antiquity.

References: Bibliography

RCAHMS INVENTORY No 540. CHAMBERS INSTITUTION PEEBLES, pamphlet compiled and published by Sheila Scott, Peebles, n.d., held at Edinburgh City Library. Charles Strang BERWICK AND BORDERS

RIAS Guide 1994 pp230-31. W Chambers HISTORY OF PEEBLESSHIRE Edinburgh 1864 pp280-83.

HIGH STREET, CHAMBERS INSTITUTION, WAR MEMORIAL

Reference: LB39181

Category: B

Date Added: 29/03/1995

Location: Local Authority: Scottish Borders; Planning Authority: Scottish Borders; Burgh: Peebles

National Grid Reference: NT 25275 40424; Coordinates: 325275, 640424

Description

B N H Orphoot, 1922. Hexagonal ogee-domed classical pavilion war memorial with round-arched arcading to 3 sides built into E wall of Chambers Institution courtyard. Cream sandstone ashlar.

Round-arched keystone openings divided by shallow pilasters, entablature, inscriptions to friezes. Dentilled eaves cornice with

tall blocking course and squat dies above pilasters with swagged urn finials. Ogival copped dome with protruding ribs surmounted by open columned cupola with fishscale lead dome with ball finial.

INTERIOR: tall celtic-type cross with multi-coloured mosaic inlay; 3 panels with inscriptions to walls with mosaic borders; interior of dome gold-coloured (?) tiles.

References: Bibliography

'Chambers Institution Peebles', pamphlet, compiled and published by Sheila Scott, Peebles, nd, held at Edinburgh City Library.

APPENDIX II Report on Stage 1 Information Gathering, Research and Preparation

1) PREVIOUS RESEARCH

A number of relevant reports have been prepared, or are in the process of being prepared. These include:

- *Ronald Ireland's answer to OSCR Queries 21 Feb 2013*

This paper includes information on what the Chambers Institution Trust (then applying for charitable status from OSCR) described the principal activities of the Trust: ensuring that the Museum and Art Gallery, Library and reading room and Burgh Hall 'continue to be available to the public and are improved or expanded to accord with current best practice'. Proposed future work is also outlined: maintenance, creation of a development fund (to provide touch screen interpretation of the Parthenon frieze, conservation of picture collection and create additional exhibition space) and the provision of 'facilities for permanent display of exhibits relating to Peebles and the location of an exhibition of national significance within the building'.

- *Access Audits*

A series of Access audits were carried out by R.T.Nicholson for SBC in 2003. These covered the Burgh Hall, Burgh Chambers and Registrar, Museum, Art Gallery and Library and Social Work. When the reports were passed to SHBT, it was noted that most of the recommendations included in the reports have been carried out.

- *Condition survey*

Prepared by DVS in 2010. Conclusions include that rewiring is needed across much of the building and that the heating provision should be the subject of a detailed report by a heating engineer. The report includes a general description of the condition of the property. Appendices are listed in the Contents include plans, photographs and 10 year maintenance and repair costs. However, at the time of writing this report, Appendices had not been forwarded to SHBT.

- *Peebles Community Trust: A vision for Peebles*

The draft Town Action Plan was presented to an Open Forum on 16 January 2016 and the draft Whole Town Master Plan to an Open Forum on 13 February 2016.

The draft Town Action Plan includes the following references to the Chambers Institution:

'Peebles Now

Community Participation

... The Chambers Institution, given to the town by the Peebles-born publisher William Chambers in 1857, is an important community facility, housing a library, museum, art gallery, the John Buchan Museum, Citizens' Advice Bureau, council services front desk, Tourist Information Centre, war memorial and the Burgh Hall. ...

Environment

Much of Peebles is a Conservation Area that covers both the Old Town and the "New Town", which itself is medieval. The architecture is varied. The Chambers Institution, parts of which date from the early 17th century, is a notable feature of an attractive High Street where no two buildings are alike.

...

Challenges

Environment

... The iconic Chambers Institution – a public facility – must be consolidated sympathetically and sustainably; and other elements of public architecture warranting inspiring redevelopment – for example the bandstand on Tweed Green, the empty former schoolhouse at the foot of School Brae, and the Courthouse at the end of the High Street.

Tourism

... Visit Scotland's Tourist Information Centre (TIC) in the Chambers Institute is no longer meeting the needs of the town. Its former function of connecting visitors with accommodation has been effectively side-lined by the internet: Peebles has the most visitors of Visit Scotland's five TICs but the lowest booking rate. The resultant drop in revenue has led the centre to become a souvenir shop – in competition with local enterprises.

The solution is for Peebles to have its own information centre with a museum-type exhibition telling the stories of the town and its people and making use of material currently displayed in the rarely used Chambers Room – the reference library. Residents as well as visitors would be able to find out about current events in the town. This would help to promote the excellent local amenities, open up the town centre, and encourage visitors to wander beyond the High Street.'

The long-list of issues raised by the community.

The list includes Chambers Institution, but it has not been prioritised for inclusion in the current Town Action Plan.

2) VIEWS OF THE CURRENT OCCUPIERS OF THE CHAMBERS INSTITUTION AND THE EASTGATE THEATRE

The views of those working at the Chambers Institution were gathered in a series of interviews held on 15 September 2015 (Note input from the John Buchan Heritage Museum Trust was separately gathered at the Open Event on the 3 October 2015)

Interview with Melanie Nairn, Manager CAB

Melanie noted that CAB were generally happy with their accommodation at the Chambers Institution. The accommodation comprised:

- interview rooms – generally there were enough for their needs
- waiting room – would benefit from more of a reception area
- office – large enough for their current staff numbers. If they were to expand, would need to rethink.

Visibility may be slightly less than desirable, but definite benefit to be adjacent to Library and Museum – anonymity of those coming in is assured.

At Chambers Institution, the fact that there are no accessible toilets can be an issue. When clients who use wheelchairs are visiting, the front room is used for interviews as corridors are too narrow otherwise. Mobility scooters are harder to accommodate – requires furniture to be moved to allow access. NB There are staff toilets on the ground floor.

Interview with Lisa Davenport, SBC Customer Services, Chief Registrar

Lisa noted that Registrar Services were very happy with the accommodation currently available to them in the Chambers Institution. The Registrar at Chambers Institution was one of the busiest in the Scottish Borders. The location just off the High Street is helpful. The Burgh Chambers is an attractive setting for intimate weddings – Lisa considers it to be the finest of all the rooms available in SBC properties. Ceremonies are often booked at quite short notice. Keen that the Burgh Chamber is not used during office hours as a quiet room is needed, especially for the registering of births and deaths. £6000 was made last year on weddings in Chambers Institution.

She noted that Rosetta Road was not such a convenient location for Registrar services – being away from the High Street would not be ideal and Lisa anticipated that sharing a space / building with social services at Rosetta Road would not be desirable. Having said that, Rosetta Road would be welcomed as an additional space that could be offered to customers as an alternative for those who preferred this room.

Interview with Liz Paxton, SBC Customer Services, Registrar

Liz offered to distribute copies of the questionnaire to users of the Peebles Registry Office.

Liz noted that 3 or 4 weddings a week were commonly held during most of the year, falling to a low level for the months of December, January and February. However, in the low season, dates tend to be booked well in advance.

One months' notice is needed to book a wedding unless there are special circumstances in which case a dispensation from this requirement can be sought. This means that they need to be slightly careful about other people booking the Burgh Chamber as they might need it at short notice.

Registrar was previously based at Rosetta Road, moving to Chambers Institution perhaps in the mid-1970s. The move was advantageous as the Chambers Institution is more visible and accessible.

Issues with acoustic separation – when meetings are held in either the Burgh Hall or the Burgh Chamber during Registry Office hours, there is considerable noise disturbance in the Registrar's office. The office has a recess on the south wall which connects directly to the Burgh Hall – contributes greatly to the level of noise coming from this direction.

Liz noted that she preferred to have her office separate from the Burgh Chamber – some other Registrar's have their computer etc. in the principal space, but this does look less tidy and not help in giving the best first impression for a wedding / other ceremony room.

Liz is happy for people using Registrar services to use the toilet adjacent to her office and the Burgh Chamber, but not the general public.

Liz noted that all her public spaces had appropriate accessibility and no issues had been raised by users regarding any improvements needed.

Interview with Kathleen Fowler, SBC Customer Services, Contact Centre

Kathleen explained that the Contact Centre provides front line customer services and deal with various queries from the public regarding council services, including tax, benefits, street lighting. There is also a public access PC in the space for users to access the SBC website and make online payments etc.

The Customer Services team in the Chambers Institution also carry out admin functions for SBC when there are no customers – in particular, they set up Non-Domestic Rates for the whole of the Borders.

Customer Services functions cover West Linton, Broughton, Leadburn, with the nearest alternative Contact Centres at Gala and Innerleithen.

There space is shared with Visit Scotland, who have slightly different opening hours. Plus their space contains the lift for accessing the Library on the floor above. Although this complicates the keeping of records on footfall and how many visitors they are receiving, all Customer Services staff record every interaction on their computer system, including F2F (face to face meetings). Recognise the value of F2F time in minimising processing time later through clarifying any potential confusion and getting the right information first time.

Payments are taken in the office, but not cash payments (with a few exceptions) as cash is too expensive to handle.

The spaces in the Chambers Institution serve the needs of the Contact Centre well, in particular the prominent location on the High Street is important. Recently, the Centre temporarily located to Rosetta Road while some building works were taking place – perception that there was less F2F recorded during this period and more telephone contact.

Interview with Sandra McLeod, Visit Scotland

Visit Scotland rent their space from the Council. They have been c. 3 years in this location. They used to have all the shopfront space (now share with Contact Centre) and the Contact Centre occupied the space now used for the John Buchan Story exhibition, but this location was not highly visible for

the Contact Centre. Therefore the shopfront spaces were opened up, including removing the corridor that used to lead direct from the street to the lift, to give more space and allow both functions to occupy it.

Sandra noted that CAB had been in the building for about 1¹/₂ years and that they had moved from accommodation which previously had been very cramped.

For Visit Scotland the critical factors are that they should have a High Street location and that their desk should be opposite the front door.

Noted that the hanging baskets (which are beautiful) tend to cover the building signage, making them less easy for visitors to spot. Also that they put out a number of A boards on the street to cover a variety of material e.g. one for community posters. They recognised that this did make the street look less tidy.

Interview with Alison Tait, SBC, Librarian

Alison noted that the library did not have enough space for their needs, especially events space. They use the Chambers Room, the Art Gallery or the Burgh Hall for events, depending on what is needed. All have their advantages and disadvantages, but it is a disadvantage of each that people attending events do not automatically go through the library e.g. Bookbug attendees could be encouraged to get new library books whenever they attend if they were passing the bookcases / issue desk.

Examples of events run:

Bookbug – runs every week, generally attracts 30 adults and 30 children. Numbers are larger than the Scottish Book Trust recommends – if numbers restricted to c12, then can include story telling as well as action songs. Held in Burgh Hall – it is good to have the option to use this space for a larger event, but the space is dated in appearance and they would prefer to hold even larger events in their own space.

Class visits – generally do these in the Chambers Room, but this is also where the local history section is located and disturbs anyone using it as a reading room. This space is also shared with the Museum, who use it as a temporary exhibition space.

Reading and writing groups – generally hold these in the Chambers Room, which works well for the smaller numbers that generally attend these groups.

Summer Reading Challenge awards ceremony – this was held in the Art Gallery. Good to have use of this space for this event, which 35 adults and 35 children attended. Worked in conjunction with Rosemary in Museum service to arrange for use of the room.

Lift access – people wanting to use the lift after the closing hours of Visit Scotland / Contact Centre, can do so via intercom. Prior to the latest refurbishment (c.2011) out of hours lift access was easier, as there was a corridor from a street door to allow access to the lift. Not many people use the lift after hours, although it is well used during the day both by elderly folk and for children in pushchairs. The lift car is relatively small, smaller than required for some wheelchairs. The lift down the few steps into the Museum is even smaller.

The only public toilet provision is a single cubicle which is upstairs from the library, with no lift access. There is also a staff only toilet on the first floor accessible from the principal library space,

but it is too small to be an accessible toilet, or to allow baby changing. Misuse of public toilets in the building has been an issue e.g. tap left on to flood the toilet.

The location of the library in the centre of Peebles is ideal, especially good for elderly folk who use the High Street more. A different location would potentially reduce footfall e.g. has been suggested previously that the library could move to be next to the Leisure Centre at the Gytes.

There is pressure to arrange more events in the future e.g. talks, author events.

The courtyard is well used, but this has raised some issues related to different expectations for this space e.g. should it be non-smoking? The space is used a lot for people eating lunches, Beltane, wedding photos – but finding uses that are compatible with the War memorial is a challenge. Gates to courtyard used to be closed at 12.30pm on Saturday (when the Library and Museum / Art Gallery close) but they are now left open until 5pm. Some vandalism in the courtyard led to the pressure to close the gates, which then triggered concerns about lack of access.

Interview with Rosemary Hannay, SBC, Curator Tweeddale Museum and Art Gallery (note this interview took place on 11 August 2015)

This visit included a tour of the Museum spaces when the following points were made:

Tweeddale Museum and Art Gallery spaces are distributed across the building – the principal museum space with museum reception and permanent exhibition is on the first floor. It is accessible either via the buildings principal staircase from the courtyard or via lift to the library and then a short flight of stairs (fitted with a stair lift) down into the space. This space used to be the reading room of the library and the balcony around the space is still in situ.

The opening up of the access from the library has been very beneficial in terms on promoting closer working with the library. There is a fire shutter over this opening which is locked when opening hours of the library and museum are different.

The Chambers Room is a shared Museum / library space, access via the library. Previously it was accessed directly from the principal staircase of the building. The room houses a collection of plaster casts commissioned by Chambers. There were also free-standing plaster casts in the room shown in early photos. The library use the space for their Local History section, and a quiet reading area is included at one end. The space is used by the Museum for temporary exhibitions, but there are constraints related to the space available and lighting. Rosemary recognises the importance of the collection of casts in the room, but it is a difficult task to interpret them for visitors and locals.

Beyond the Chambers Room to the south is a small space currently used as a store, but which still includes Natural History exhibits in display cases plus a memorial to William Chambers' dog.

The balcony of the old reading room is used for storage, as is the adjacent room at second floor level (over the John Buchan Story at ground level and offices above). Storage space is a big constraint on the Museum, as they struggle to fit in all the material they have and to store it in appropriate conditions.

The Art Gallery hosts regular exhibitions. It is only accessible via the principal staircase in the building from the courtyard. Because it is remote from other spaces in the building, exhibitions in the Art Gallery are generally unvigilated and this imposes some constraints on what can be shown. The space is also used for events – used to be more regularly used for these e.g. music recitals.

The public toilet for the building and for users of the Museum and Art Gallery is on the third floor off the landing of the principal staircase from the courtyard. There is an adjacent toilet which has been allocated for Museum staff use and also gets pressed into service as additional storage on occasion.

The Museum offices are also on the third floor and as well as workstations for Museum staff there is also storage for regularly used items and previous displays here.

Museum location in the centre of Peebles is ideal, but some difficulties in signposting to visitors how to find the various parts of the Museum / Art Gallery once at the building – a proliferation of signage and A boards work, but do not enhance the aesthetic experience for the visitor.

Recognise the significance of the spaces and keen to encourage more visitors to them. Work closely with John Buchan Story museum and Library, and organise events – all seen as positive ways to promote usage.

Burgh Hall tends to be busy on Saturdays and often booked up months in advance – this is the best space for the Museum to organise their larger events e.g. Oral history recording on 19 September 2015. Promote through local newspapers and banner on railings.

Interview with Caroline Adam and Maggie Mackay, Eastgate Arts (note this interview took place on 6 January 2016)

Eastgate Arts is a charity and limited company. Its board is chaired by David Younger.

History: c. 1990 Idea for a theatre for Peebles first mooted, 1996 a charity was established to deliver the project. The new charity looked at a large number of existing spaces in the town, including the Burgh Hall. The Burgh Hall was discounted because of difficulties of access, impact of late night noise on nearby residents and difficulty of access e.g. scenery to backstage, facilities for local productions and touring companies, power supplies, outside broadcast. The War Memorial in the courtyard was also raised as problematic as it was not considered by all to be appropriate to have access to a theatre off this space. Having said that, the potential capacity of the Burgh Hall is larger than the Eastgate (300 vs 200) and raised stage at the Burgh Hall is another point of difference between the two venues

Can see good levels of synergy with the Burgh Hall in relation to many uses e.g. dancing. But floor to Burgh Hall would need to be sprung in order to be suitable. Peter Norris co-ordinates a local orchestra with c 50 players. It currently performs in church halls or at the Eastgate.

Since the Eastgate opened, it has received support from SBC – essential to its survival and success. They do not cover depreciation costs and prices for rentals / ticket prices are pushed as low as possible to encourage uptake.

Concern was expressed that another venue close to the Eastgate and duplicating some of its offer would affect the commercial viability of the Eastgate. Noted that the other main venue that they compete with is the Heart of Hawick – but they are SBC run and therefore take few risks with the programming, so rarely directly in competition. Next nearest is the Brunton Theatre in Musselburgh or the Maltings in Berwick.

Noted there was a previous proposition from SBC into whether Eastgate could manage bookings of the Burgh Hall. Some concerns that the Eastgate works to a creative agenda and just managing bookings without any input on what is programmed would not be of interest. Eastgate proud of its role in leading the campaign for Creative Place competition in 2014 – 12 projects were delivered through the course of the year. Of all the groups involved in the team, the Eastgate was the only one

with the capacity to co-ordinate and deliver the project. It is this drive to deliver creative projects which will make Eastgate wish to engage and get involved – and if there was creative freedom to programme, would be much more interested in being involved in managing the Burgh Hall. Keen to work in partnership with whatever emerges from the community consultation for the Chambers Institution.

Eastgate operate with a managed and balanced schedule of events – they take a view of viability and suitability of any proposed use for their spaces. They continue to develop new strands to the programme e.g. Outdoor Film Festival.

Peebles does not have a conference venue with breakout spaces – the Eastgate struggles to provide this type of accommodation – possible role for Burgh Hall. For a recent conference at the Eastgate, some classes have had to be cancelled in order to make space for breakouts and catering has been arranged with the Green Tree.

Noted the recent Scottish Borders Cultural Strategy document – proposed forum to deliver the strategy has not been developed yet.

Eastgate has a pool of c. 80, including all the ushers for performances, some box office and café assistance. The Friends of the Eastgate are a separate charity to Eastgate Arts and members receive benefits in return for their subscription. The friends also help with fundraising and support small and medium capital investment into the building or its equipment.

Have c. 200 bookings a year for the main theatre space (retractable seating is regularly on the move to configure space for different users). The studio space is used for c.30 hours a week.

Capacity – most shows are pretty full, café space is not big enough to meet demand, very active community locally e.g. U3A, Guides, Brownies, keep many venues in the town busy. Glentress and other mountain biking centres have triggered a new crop of facilities catering to new audiences.

3) INFORMATION FROM SCOTTISH BORDERS COUNCIL ON VISITOR NUMBERS AND USAGE, CHAMBERS INSTITUTION, PEEBLES

	2014/15	2015/16	Breakdown/Comments
Contact centre – number of F2F recorded	6615		
Visit Scotland – number of visitors	1.8m		The latest figures (2014) shows that tourism contributes £187 million of direct expenditure annually, and supporting approximately 5000 jobs. 1.8 million people visited the Scottish Borders in 2014, spending 3.5 million days in the area. Of these, 1.21 million were day visitors.
Food for Thought deli – rental income		£10,500.00	
John Buchan Story museum – rental income		£9,450.00	Breakdown £4,950 rent received plus a service charge of £4,500.

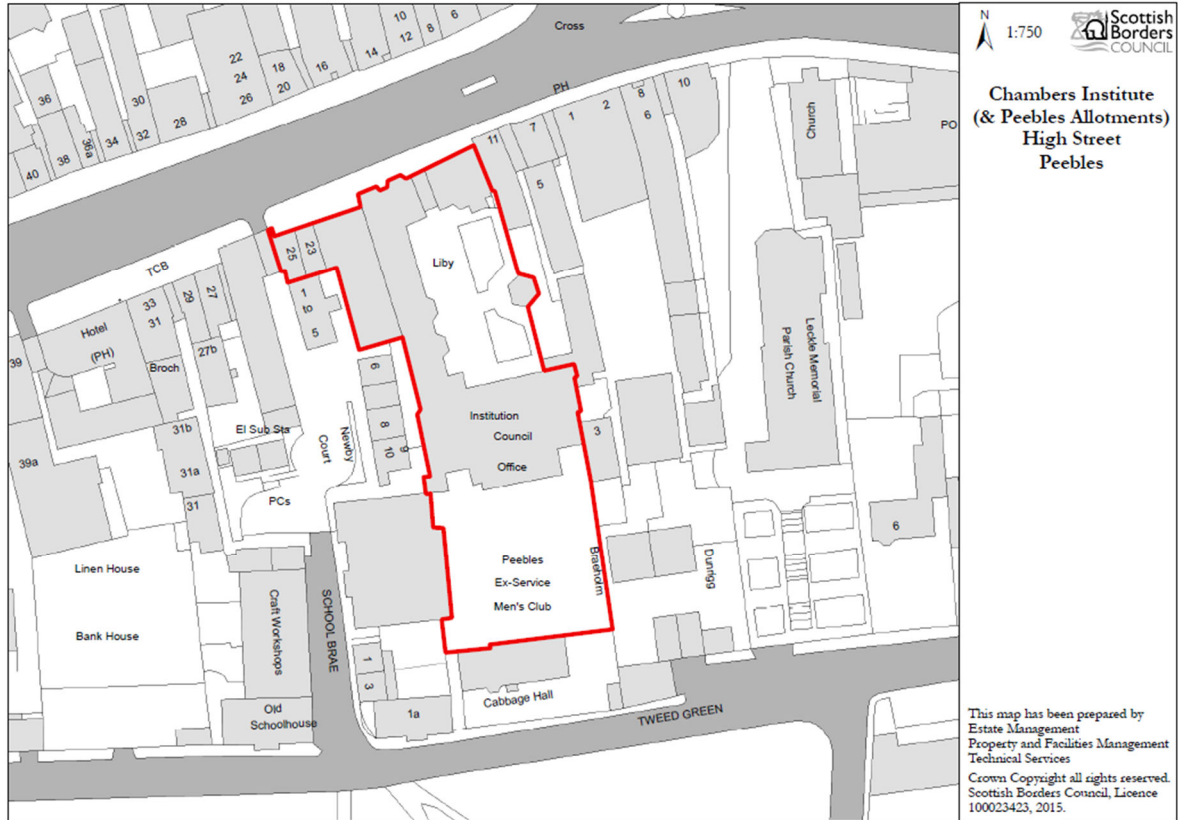
CAB – number of visitors	1136		
Tweeddale Museum and Art Gallery – number of visitors	9364		
Tweeddale Museum and Art Gallery – number of events organised	55		Including lectures, Private Views, school workshops, holiday workshops and community history events
Library – number of visitors	54988		
Library – number of Events	90		Breakdown of type available
Registry Office – number and type of registry services, income	£97,498.00		Births - 347 £3470
			Deaths - 418 £4180
			Still Births - 2 £0
			Civil Marriage (in office) - 73 £9125
			Civil Marriage (out with) - 139 £34750
			Civil Partnership - 0 £0
			Religious Marriage - 97 £6790
			Historical Extracts - 274 £38908
			Non Stat Ceremonies - 2 £275
Burgh Hall, Burgh Chamber and kitchen – number and general type of bookings taken, income	£8,809.08		Breakdown of bookings supplied separately

4) OTHER BUILDINGS OWNED BY SCOTTISH BORDERS COUNCIL IN PEEBLES

UPRN	Asset Name	Asset Type	Asset Usage	Street	PostCode
PB010/02	Peebles Library	Cultural Facility	Library	High Street	EH45 8AN
PB010/03	Contact Centre	Corporate Office	Office (SBC)	High Street	EH45 8AF
PB010/04	Burgh Chambers (Registrars)	Corporate Office	Office (SBC)	High Street	EH45 8AF
PB010/05	Museum & Art Gallery	Cultural Facility	Museum	High Street	EH45 8AF

PB010/06	Peebles Burgh Hall	Cultural Facility	Hall	High Street	EH45 8AG
PB011/01	Victoria Park Day Centre (ALEO)	Day Centre	Day Centre	Kingsmeadows Road	EH45 9HR
PB013/01	Priorsford Primary School	Schools	Primary School	Marmion Road	EH45 9BE
PB013/02	Priorsford Nursery School	Schools	Nursery School	Marmion Road	EH45 9BE
PB017/01	Halyrude St Josephs R C Primary School	Schools	Primary School	Rosetta Road	EH45 8HQ
PB017/02	Halyrude St Josephs Nursery Wing	Schools	Nursery School	Rosetta Road	EH45 8HQ
PB018/01	Peebles County Buildings	Corporate Office	Office (SBC)	Rosetta Road	EH45 8HG
PB020/02	Peebles High School	Schools	Secondary School	Springwood Road	EH45 9HB
PB021/01	Peebles Drill Hall	Cultural Facility	Community Centre	The Gytes	EH45 8AU
PB034/03	Haylodge Park Toilet	Public Conveniences	Toilet	Haylodge Park	EH45 8JG
PB034/04	Kingsmeadows Road Toilet	Public Conveniences	Toilet	Kingsmeadows Road	EH45 9HR
PB034/05	East Station Toilets	Public Conveniences	Toilet	Edinburgh Road	EH45 8DZ
PB034/06	School Brae Toilets	Public Conveniences	Toilet	School Brae	EH45 8AT
PB052/01	Flat 1 Tweedbridge Court	Residential Home	Respite Unit	Flat 1, Tweedbridge Court	EH45 9EE
PB055/01	Kingsland Primary School	Schools	Primary School	Neidpath Road	EH45 8NN
PB057/01	7 Riverside House	Residential Home	Respite Unit	Riverside House	EH45 8JD
PB010/01	Chambers Institution	Cultural Facility	Centre	High Street	EH45 8AN
PB055/03	Kingsland Nursery School	Schools	Nursery School	Neidpath Road	EH45 8NN

5) SITE PLAN SHOWING CHAMBERS INSTITUTION



6) PHOTOGRAPHS



View of Chambers Institution from the High Street, Peebles



View of High Street entrance to building – accessing Visit Scotland, SBC Customer Services Contact Centre and lift to Library and Museum



Interior of SBC Customer Services Contact Centre



Courtyard – showing signage pointing to principal stair access for the building and showing the War Memorial (just seen to left), entrance to Registry Office / Burgh Chamber and Burgh Hall



Peebles Library reception / issue desk



Peebles Library – additional space to south



Chambers Room, showing plaster cast friezes on wall, part of the permanent exhibition of the Tweeddale Museum plus temporary displays to centre of room



Chambers Room, reading area



Principal Tweeddale Museum space, including reception desk to left



Art Gallery



Entrance to Registry Office and Burgh Chamber



Burgh Chamber



A Tweeddale Museum event in the Burgh Hall



View through the suspended ceiling of the Burgh Hall showing the ceiling / roof structure beyond



John Buchan Story entrance



John Buchan Story interior

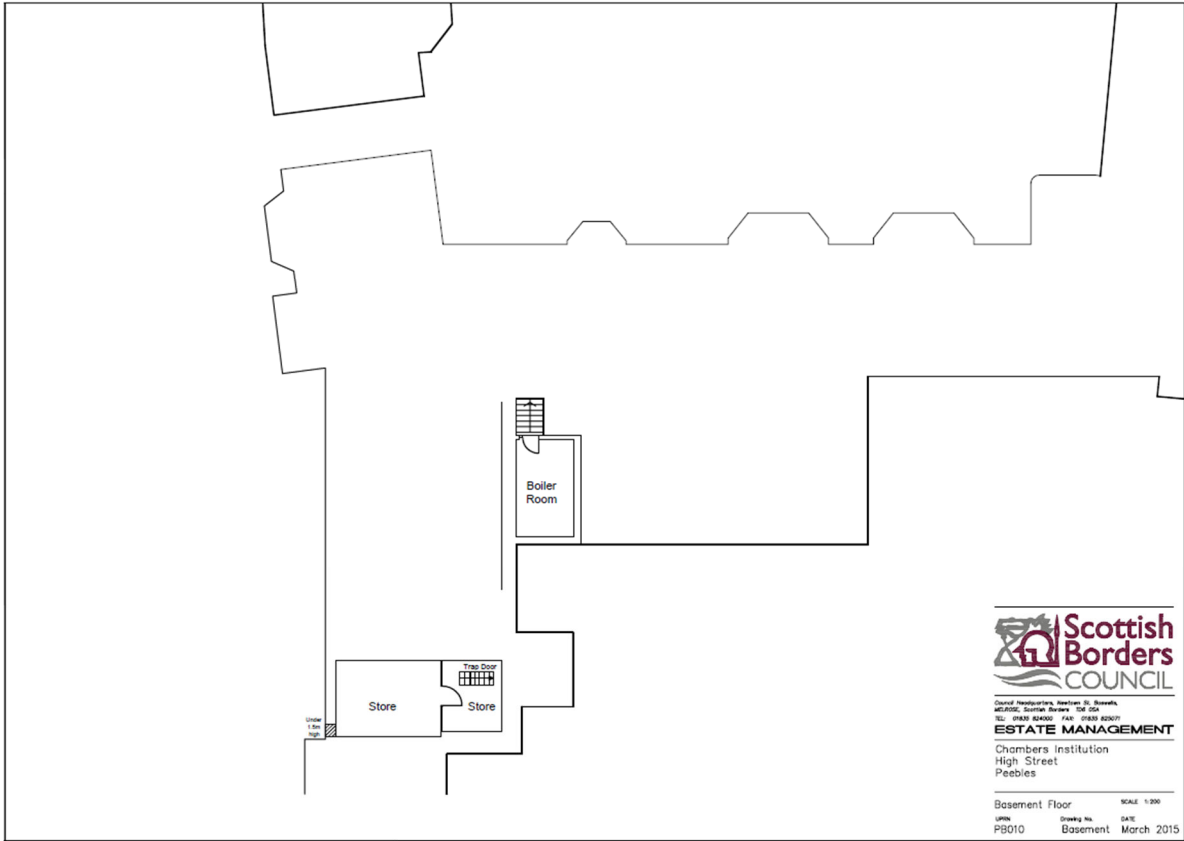


CAB entrance from the principal staircase space for the building

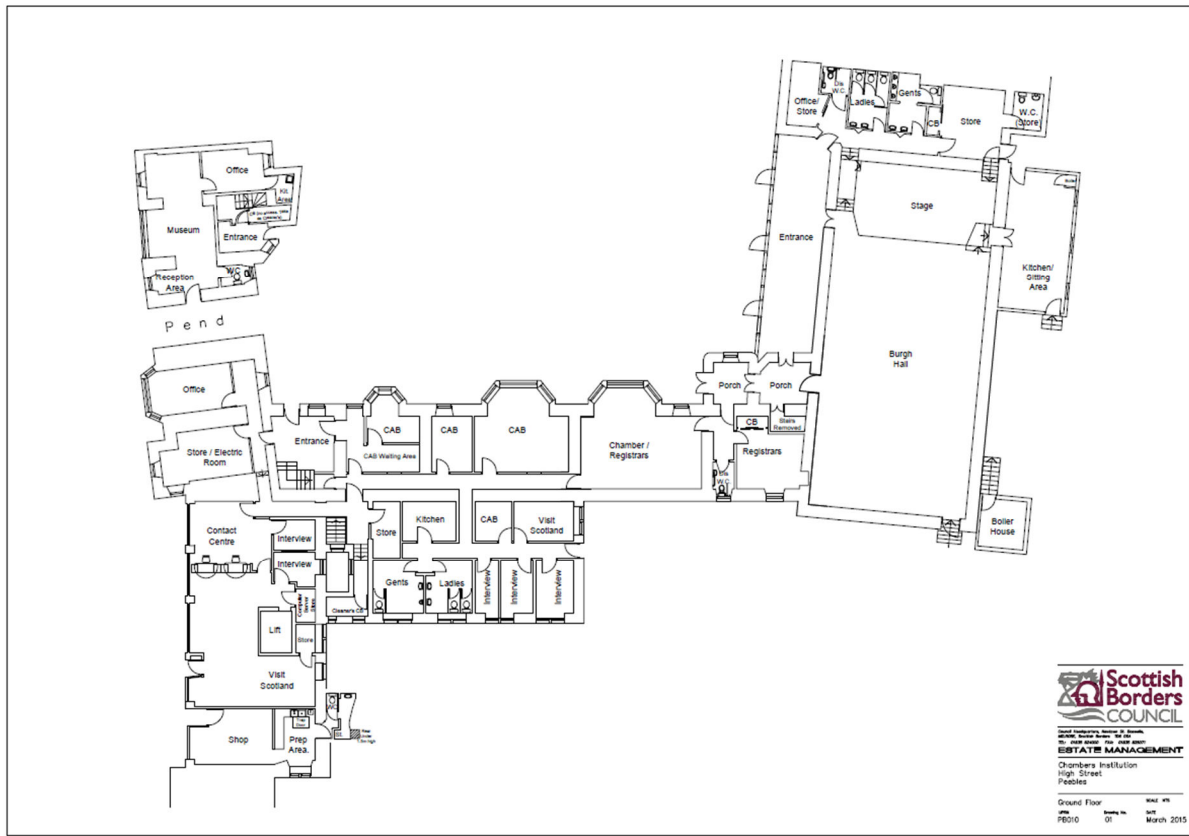


CAB interior

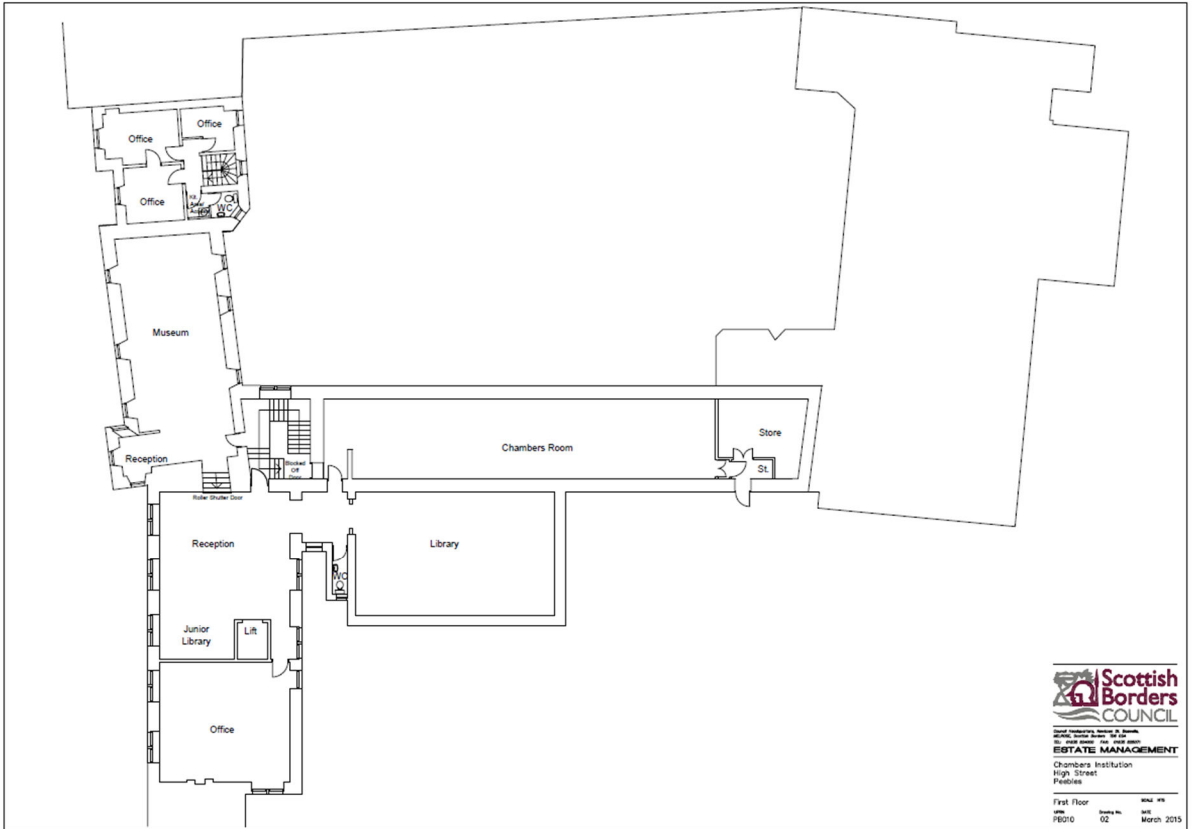
7) PLANS



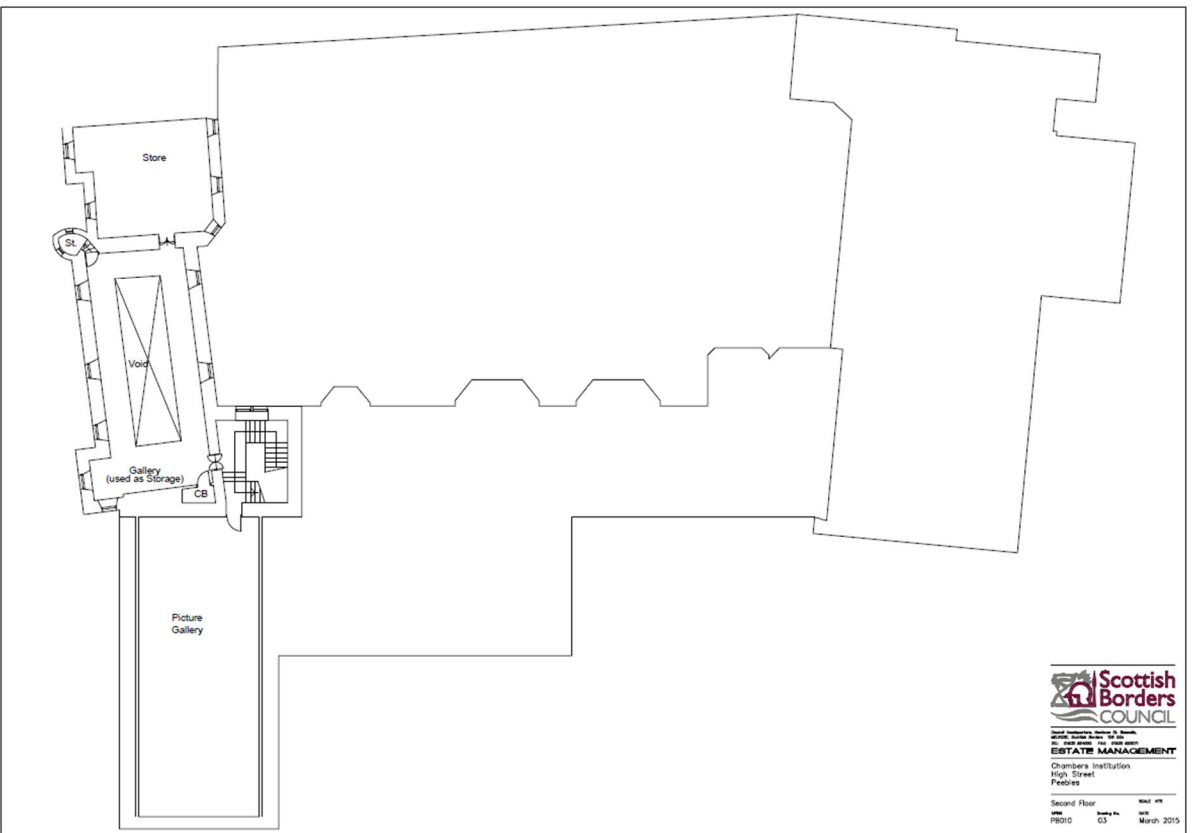
Basement floor plan



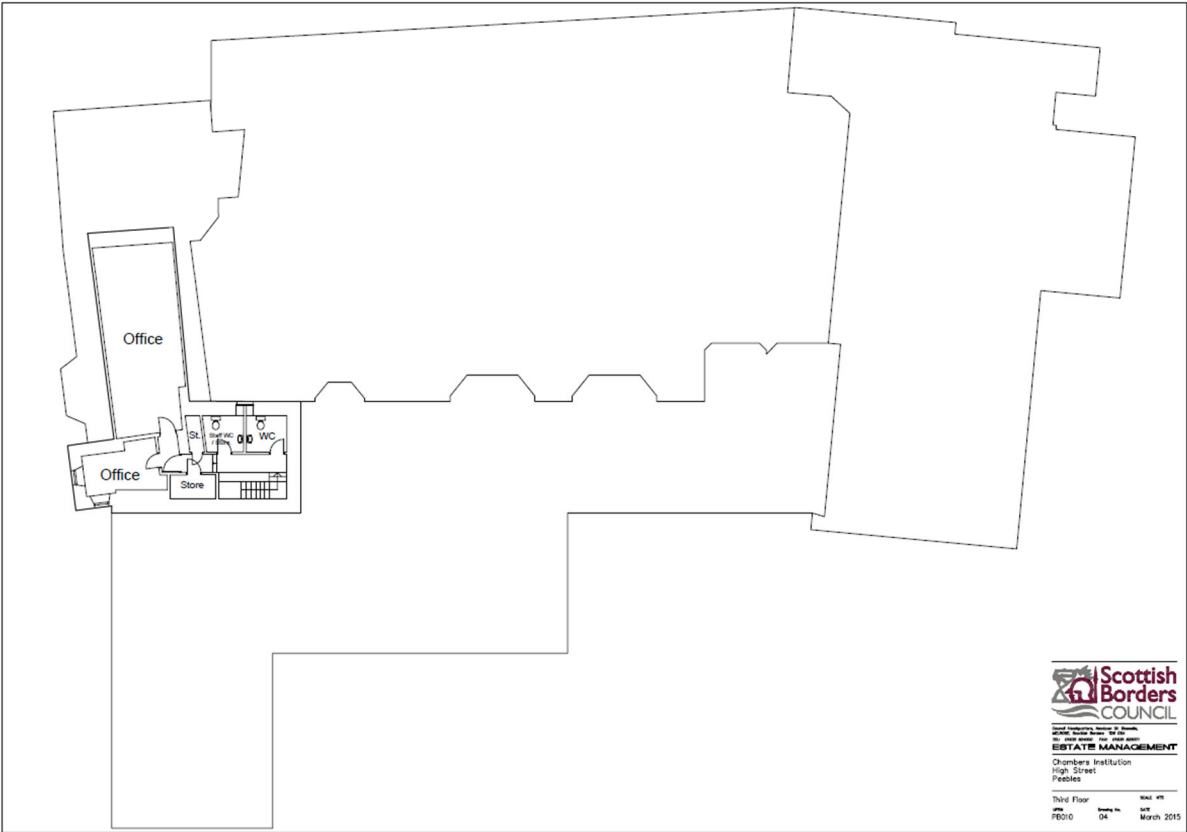
Ground floor plan



First floor plan



Second floor plan



Third floor plan



The Chambers Institution, Peebles Community Consultation



Copyright Scottish Borders Council Museums and Galleries Service.

Scottish Borders Council would like to undertake a consultation exercise to understand how the people of Peebles and the Borders currently use the Chambers Institution, as well as learning how you might wish to use the building in the future. This questionnaire is the first stage in the process, whose aim is to identify a potential draft Vision for the building. The next stage will be a workshop – please let us know if you would like to participate.

We would be grateful if you would spend a few minutes completing this short survey. You can also fill the survey in on-line at www.shbt.org.uk/events

1. In your view, how important is Chambers Institution to the history of Peebles? (please tick)

- Very Important
 Important
 Neither Important or unimportant
 Unimportant
 Very Unimportant

2. How often do you visit? (please put a tick in each row)

	Once a week (or more)	Once a month	Occasionally	Never visited
Burgh Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tweeddale Museum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Art Gallery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. cont. How often do you visit? (please put a tick in each row)

	Once a week (or more)	Once a month	Occasionally	Never visited
Registrar services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
War Memorial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Touist Information Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Customer Service Contact Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Citizens Advice Bureau	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Museum for the John Buchan Society	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shop (Food for Thought)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify) _____				

3. What do you do at the Chambers Institution? (tick all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Theatrical, dance or musical performance, practice or class | <input type="checkbox"/> Exercise class |
| <input type="checkbox"/> Fundraising event including coffee mornings | <input type="checkbox"/> Reception or party |
| <input type="checkbox"/> Tweeddale Museum exhibition - temporary exhibition | <input type="checkbox"/> Craft fair |
| <input type="checkbox"/> Tweeddale Museum exhibition - permanent exhibition | <input type="checkbox"/> Social club / meeting |
| <input type="checkbox"/> Tweeddale Museum event - e.g Oral history recording | <input type="checkbox"/> Art exhibition |
| <input type="checkbox"/> John Buchan Society Museum exhibition | <input type="checkbox"/> Beltane Festival |
| <input type="checkbox"/> Library | <input type="checkbox"/> Tourist Information |
| <input type="checkbox"/> Library event - e.g book reading or storytelling | <input type="checkbox"/> Citizens Advice |
| <input type="checkbox"/> Registrar services | <input type="checkbox"/> Offices |
| <input type="checkbox"/> War Memorial | <input type="checkbox"/> Shop (Food for Thought) |
| <input type="checkbox"/> Enjoy courtyard | <input type="checkbox"/> I work here |
| <input type="checkbox"/> Council Customer Service Contact Centre | <input type="checkbox"/> I volunteer here |

Other (please specify) _____

4. How closely do you consider the uses currently housed in the Chambers Institution relate to William Chambers' vision that the building supports the 'social, moral and intellectual improvement of the community'? (please put a tick in each row)

	Closely relate	Do not closely relate	Not sure
Theatrical, dance or musical performance, practice or class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fundraising event including coffee mornings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tweeddale Museum exhibition - temporary exhibition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tweeddale Museum exhibition - permanent displays	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tweeddale Museum event - e.g Oral history recording	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. cont.	Closely relate	Do not closely relate	Not sure
John Buchan Society Museum exhibition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library event - e.g book reading or storytelling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Registrar services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
War memorial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enjoy courtyard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Customer Services Contact Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exercise class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reception or party	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craft fair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social club / meeting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Art exhibition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beltane Festival	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourist Information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Citizens Advice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shop (Food for Thought)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. How often do you use the following other venues in Peebles (please put a tick in each row):

	Once a week (or more)	Once a month	Occasionally	Never visited
Drill Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eastgate Theatre and Arts Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (name).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (name).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (name).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. What do you do there? (Tick all that apply)

Theatrical, dance or musical uses	<input type="checkbox"/>	Fundraising event (coffee mornings)	<input type="checkbox"/>
Exercise class	<input type="checkbox"/>	Talks or other events	<input type="checkbox"/>
Reception or party	<input type="checkbox"/>	Art exhibition	<input type="checkbox"/>
Craft fair	<input type="checkbox"/>	Cinema	<input type="checkbox"/>
Social club / meeting	<input type="checkbox"/>	Other (name)	<input type="checkbox"/>

7. William Chambers had a clear vision for the building when he founded it. What is your vision for the building in the twenty first century and beyond?

.....

.....

.....

.....

8. How will your ideas for the Chambers Institution help achieve the following outcomes?
(tick all that are relevant to your ideas, and add a comment to explain):

- Scotland is the most attractive place to do business in Europe
- We are better educated, more skilled and more successful
- Our young people are successful learners, confident individuals, effective contributors and responsible citizens
- Our children have the best start in life and are ready to succeed
- We have tackled the significant inequalities in our society
- We live in well designed, sustainable places where we are able to access the amenities and services we need
- We have strong, resilient and supportive communities
- We value and enjoy our built and natural environment
- We reduce the local and global impact of our consumption and production
- Our public services are high quality, continually improving, efficient and responsive to local people's needs

Please comment: _____

9. Are you happy for us to contact you to provide more information or to be involved in a later stage of this consultation? If so, please provide contact details:

Title _____ Forename _____ Surname _____
Address _____
_____ Postcode _____
Telephone _____ Email _____ Twitter _____

10. Please let us know of any relevant interest or community groups you are aware of who we should contact to contribute to this Consultation: _____

Please tell us a little about yourself:

Where do you live? Peebles Other Scottish Border Other _____
How old are you ? Under 18 19-30 31-50 51-60 Over 60
Gender Male Female Other

Please return this questionnaire to:

Scottish Historic Buildings Trust, Riddle's Court, 322 Lawnmarket, Edinburgh EH1 2PG
Registered Charity No SC 034507 www.shbt.org.uk 0131 220 1232



The Queensberry Lodging. (RCAHMS)



Frontage of the Chambers Institution 1859.

In 1857 William purchased a property in Peebles High Street, then known as Queensberry Lodging. This building dated from the sixteenth century and had long associations with the history of Peebles. It was decided to remodel the building rather than demolish it and on the 11th August of that year the foundation stone of what was to become the hall of the Chambers Institution was laid. The architect was John Paris of Edinburgh.

The Creation of the Chambers Institution 1859



From cover of the souvenir pamphlet.



Quadrangle with the re-erected market cross.



The Great Hall as viewed from Tweed Green.



The Reading Room with Library above.

"The foresaid subjects as improved and extended by me shall be devoted to the social moral and intellectual improvement of the community of the said Burgh and County of Peebleshire general and comprehends and shall be used as a public Reading Library, Gallery of Arts and Museum of natural and other objects for the instruction of the public, and a great Hall for public meetings and exhibitions of various kinds... The Institution shall be called "The Chambers Institution".

(Extract from Disposition and Mortification by Wm. Chambers Esq., in favour of The Provost Magistrates and Town Council of Peebles)

"The Scotsman" of 24th June 1859 reported –
"On Monday, the 8th of August, and for five successive days a series of... commemorative celebrations, is to inaugurate the Chambers Institution, which now forms a conspicuous and highly ornamental feature in the tidy and tranquil High Street of proverbially placid Peebles."



Tickets to the celebrations of the opening week.



Dedication plaque on the front of the building.





Chambers Institution around 1880.



Part of the wall mounted frieze still on display.

The Chambers Institution visited today is substantially different from the building which opened in 1859. That building housed a grand hall, an art gallery and museum and a reading room with balcony bookstore. There was also accommodation for the keeper of the Chambers Institution who showed visitors over the building.

The Chambers Institution 1859 – 1912



The Gallery with its superb natural lighting.



The Police Court.



The reading room with book balcony above. Note the newspaper stands.



The reference reading room with its plaque dedicated to Andrew Carnegie.



The opening of the Carnegie Extension in 1912 in the Burgh Hall. It was formally opened by Mrs. Balfour, wife of the Provost, and the address was given by Lord Rosebery. Note the full length painting of William Chambers in the background.

The original art gallery housed an extraordinary collection of plasterwork, of which only the wall mounted friezes in the Chambers Room survive. William Chambers had commissioned plaster casts of famous sculptures from the Vatican Museum, the Louvre and the British Museum with a view to encouraging sketching by budding artists but in 1863 he commented sadly that they were underused. A small room at the far end of the art gallery housed a collection of geology, birds, animals and a herbarium of Peebleshire. Tickets to visit the art gallery, museum and hall cost three pence.

In the years immediately following its opening the museum collections grew rapidly. Important archaeological finds were donated by Sir James Naesmyth in 1865 and Angela Burdett-Coutts donated geological specimens in 1871 following a visit in the company of William Chambers. The cost of the upkeep of the Institution was high, and in 1905-6 the premises were altered to provide a Council Chamber, Police Court and municipal offices and let to the Burgh Council.

The jubilee of the Chambers Institution was celebrated in 1909, the principal speaker being Andrew Carnegie, who claimed that William Chambers had been a major inspiration in his philanthropic work. In 1910 Carnegie provided £10,000 to the Burgh Council of Peebles to build an extension to the Chambers Institution comprising a lending library, a reference reading room and a museum room on the first floor with a picture gallery above. On the ground floor were shops fronting the street with a games room behind entered from School Brae as well as from the quadrangle. The architect was Washington Browne of Edinburgh.



CHAMBERS TOWN HALL, PEEBLES.

PEEBLES.

Wednesday,
Nov. 25th,
1914.
8.15 p.m.



Jean Sterling Mackinlay
OLD SONGS AND BALLADS

Tickets:
4s., 2s., 1s.
At Messrs. Allan,
High Street,
and at Hall.



This concert was received well according to the review in the Peeblesshire News.

The next major change at the Chambers Institution took place in 1922 when the unique and beautiful Peeblesshire War Memorial was opened in the quadrangle by Field Marshal Earl Haig.

The Chambers Institution 1913 – 2009



The Chambers Institution in 1930s.



Used as a store for many years after World War 2, this room reopened in 1990 as the Secret Room, now known as the Chambers Room.



Old museum objects no longer in the collection.



Opening of the War Memorial in 1922.



Local schoolchildren discovering the trials of Victorian domestic life at the Museum.

During the 1930s the Chambers Institution was pivotal in the cultural life of Peebles and its surroundings. A snapshot of the activities in the Chambers Institution is provided by a report of 1934 which described 375 meetings on the premises and 176 public performances - cinema, concerts and lectures - held in the hall. The library had over 800 registered readers. In 1935 the Picture Gallery hosted an exhibition of water colours from the Victoria and Albert Museum.

The outbreak of War in 1939 caused drastic changes in the building. Much of it was taken over by the military authorities to support the war effort. The museum was closed and it was the late 1940s before discussions began about re-opening it. It took until 1954 when, under the auspices of the National Museum, the old museum collection was reviewed and a number of items sold or destroyed. Sadly this included almost all of the free standing plaster work. It was also at this time that the use of the library and museum areas of the building changed to the current arrangement.

Over the years the fortunes of the Chambers Institution have mirrored those of the burgh of Peebles. Different local authorities and management arrangements have come and gone but the Institution still seeks to reflect the intentions of its founder and serve the educational and cultural aspirations of the local community. How this will be carried forward in future years depends very much on how well the building is cherished and supported by that same community.

Chambers Institution
100 years anniversary

A GENEROUS
BEQUEST





Exterior view of VisitScotland and SBC Contact Centre



View of Quadrangle



War Memorial

In 2009 changes to the use of the ground floor of the building brought new tenants into the Chambers Institution. Scottish Borders Council's Contact Centre is now based on the ground floor with a High Street frontage alongside VisitScotland, and the Citizen's Advice Bureau occupies the ground floor to the rear of the building.

The Chambers Institution 2009 - present



Buchan Story exterior



Museum

This period of change also provided an opportunity to create disabled access to two of Tweeddale Museum's public areas, the Museum Room and the Chambers Room. The latter space is now accessed through the library and shares the space with the library to provide a reading area and a home for the library's local history collection.

In 2012 the John Buchan Heritage Museum Trust established the John Buchan Story in the Chambers Institution. These displays tell the story of the novelist, biographer and historian, John Buchan whose family has had a long association with Peebles.

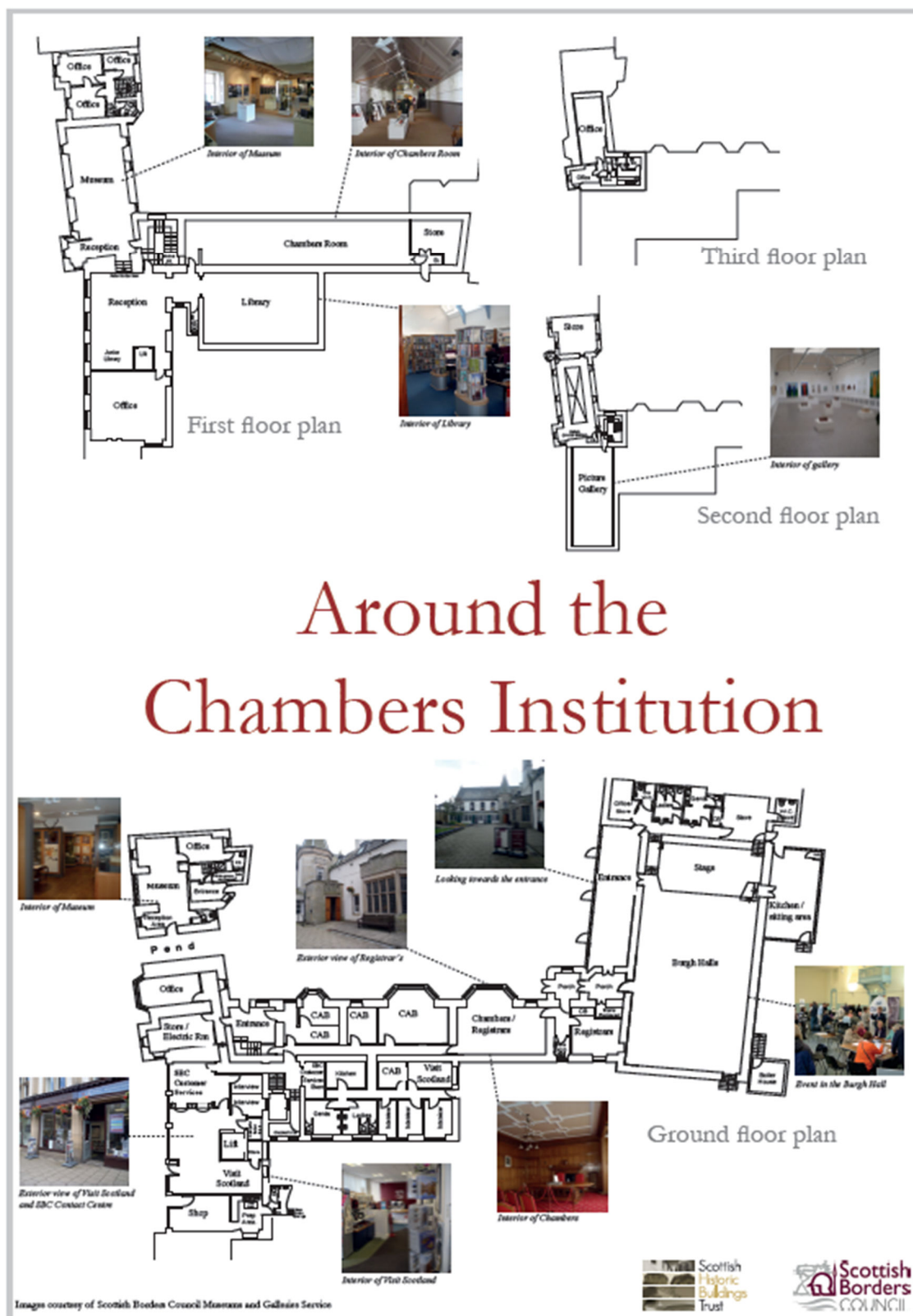
The Burgh Hall provides a much valued venue for local classes, fund raising events and concerts. It is extremely well used and Saturdays can be fully booked a year in advance. Visitor figures at Tweeddale Museum and Gallery are on the rise attracted by a hugely varied programme of exhibitions and events involving a wide variety of community groups from the Camera Club to the Girl Guides. The Museum service also responds to hundreds of local history enquiries every year as well as continuing to collect objects of local importance.

Peebles Library is evolving to keep up with rapid changes in both society and technology. Among the many groups who use the facilities are a writing group for adults, local history groups, the Royal National Institute for the Blind, Community Learning groups and tourists visiting the area. Many events are also run by the library, including the highly popular Book Bug sessions which attract so many that the Burgh Hall is used for these.



Gallery





Around the Chambers Institution

Images courtesy of Scottish Borders Council Museums and Galleries Service

The Chambers Institution

Peebles

Share your ideas for the future of the
Chambers Institution.

What would you like to see the building used for
in the future?



APPENDIX V - INITIAL OPEN EVENT, 3 OCTOBER 2015

A total of 740 questionnaires were handed out on the day and 67 completed questionnaires were collected on the day.

In addition, the following comments were received on our Post-It note suggestion board:

- promotion of meeting rooms – evening access?
- make more use of ground floor for public access to building via High Street
- make full use of height of Burgh Hall
- open up the Burgh Hall / remove the false ceiling and expose the roof beams
- open up side [of Burgh Hall] to make use of elevated views
- Burgh Hall – create mid floor with refurbished hall on first floor and library / museum on Ground floor. Use current library / museum for commercial letting
- CAB takes up a lot of space but opening hours are not “extensive”
- could we insert glass side walls to Burgh Hall to open up the views
- incorporate kitchen facilities so venue [Burgh Hall] can hold dinners, conferences etc.
- [Burgh Hall] roof opened up and stairs to balcony reinstated. Proper PA and lighting system
- better promotion of facilities and interests on SBC website e.g. no mention of John Buchan Museum! The plan ‘Around the Chambers Institution’ does not detail / identify the John Buchan Story Museum as distinct from ‘the Museum’
- consider the moving of Registrar to County Buildings to free up Burgh Chambers
- Consider whether fold back chairs could be an option – similar to Gala
- consider removable stage
- some sort of entrance from the street might be a good idea (coming to the courtyard, it is easy to miss the Library / Exhibitions in the corner though events at the Big Hall are right in front of you!)
- upgrade décor of Burgh Hall. Increase size of library. Increase size of Museum. Have Tourist Bureau move to another Town Centre / High Street location – Veitch’s corner shop would have been ideal instead of yet another coffee shop!! The Chambers Institution was not intended / should not be used – for all various Council offices

Interview with Glennis McClermond, Trustee of the John Buchan Heritage Museum Trust

Noted that the John Buchan Heritage Museum Trust is a charity and is a separate entity from the John Buchan Society. The Museum Trust raised money for the conversion of offices into the John Buchan Story Museum located in the Chambers Institution.

She noted that the current location works well for the Museum – centre of Peebles – brings higher footfall now than in previous location in Broughton. The Museum space is used for outreach and to spread awareness of John Buchan and his work – this is the charitable purpose of the Museum Trust. The John Buchan Story works closely with the Tweeddale Museum – e.g. staff suggesting that visitors also might consider going up the stairs to see the Tweeddale Museum’s exhibits (and reciprocal signposting by Tweeddale Museum staff to the John Buchan Story), both museums worked together on a schools project on the First World War.

Interview with Phillip Hutton, artist and local resident

The glass roof to the Chambers Room has been painted over since there was a sound and light presentation in the room to highlight aspects of the friezes. The presentation has long since ceased, but the blackout remains. Has the effect of deadening the appearance of the friezes as the light is unchanging.

The ceiling in the Burgh Hall is an obviously cheapskate intervention.

Elsewhere, everything is working well and keen to see few changes to principal spaces.

Art Club used to be inspirational under Frank Dodman's leadership e.g. modern art exhibitions in the Art Gallery, featuring artists such as Victor Pasmore and Mary Martin. In more recent times, exhibition of Joan Eardley's work.

Publicity for event

Flyers distributed on 15 September 2015

The following outlets distributed flyers for the event (in no particular order):

Keystore, Post Office, Nationwide Building Society, Young and Co, Forsyth and Son (Butcher), The Sweet Shop, Green Tree Hotel, Esso, Bespoke Bicycles, Cocoa Black, Castle Warehouse, Tweed Art, Bank of Scotland, Calzeat and Co, Cookshop, Peebles Crystal Shop, Park Hotel, St Andrew's Leckie Church, St Peter's Church, Food for Thought, Volunteer Resource Centre, Xanadu Beauty Centre, Knitwear Store, Sense Scotland, The Retreat Health and Beauty, Tontine Hotel, Rogerson Footwear, Gytes Leisure Centre, Simply Delicious, Caldwell's, Ross Dougal Fishmonger, Dream Designs, Tigerlily, Peebles Dry Cleaning and Laundry, The Orange Grove, The Tatler Café, The Bridge Inn, JBM Estate Agents, Whities (Pennel Close), Cop-operative Veterinary Practice, Tesco, RBS, Cottage Hospital, Hairdresser, Neidpath Inn, Edinburgh Woollen Mill, Red Cross, On a Shoestring, Hogarth, Out and About, Breeze Art Gallery, Blackwood and Smith, Crown Hotel, WTS Forsyth and Sons, Scott Bros, Peebles Fish Bar, Villeneuve Wines, British Heart Foundation, The Medical Hall, Eastgate Theatre, Peebles Physiotherapy, Outdoors for You, Giftbox, Spar, Visit Scotland, The Central Bar, Murrays Hairstudio, Jim Jacks Fish Shop, Leaven Deli, Lynn Tindale, Remax Tweeddale, Crosskeys Hotel, Southside Photographic, Bamboo, The Couchee Righ, Moy Mackay Gallery, Higgins Opticians, County Hotel, Fountain Flowers, Cullen Kilshaw, Head and Toe Cards, Wilkies, Inis

Local organisations contacted direct (in no particular order)

Peebles Ex Cornets Association, The Bridge, Tweeddale Area Community Councils, Tweeddale Area Councillors, Peebles Civic Society, Tweeddale Society, Tweeddale U3A, Eastgate Theatre and Arts Centre, Architectural Heritage Society of Scotland, Peebles Baptist Church, Peebles Evangelical Church, Peebles Old Parish Church, St Andrews Leckie Parish Church, St Peter's Episcopal Church, St Joseph's Roman Catholic Church, Royal Burgh of Peebles Callants Club, Tweed Valley Tourist Consortium, Tweeddale Youth Action, Peeblesshire Archaeological Society, Rotary Club of Peebles, Peebles Arts Festival, Peebles Community Trust, Peebles CAN, Peebles Beltane Festival, Halyrude Primary School, Priorsford Primary School, John Buchan Society, Dean of the Guildry Corporation of Peebles, Peebles Gutterbluids Society

Media coverage

Peeblesshire News article promoting Open Day was published on Friday 18 September 2015

Social media

SHBT website, SBC website, Peebles Life website, Peebles 4W Facebook posting, SHBT Facebook posting and Twitter messages

On site

A banner promoting the event was in place on the railing of the Chambers Institution from 21 September 2015

APPENDIX VI – ADDITIONAL QUESTIONNAIRE FOR STAKEHOLDER WORKSHOP EVENTS

“The foresaid subjects as improved and extended by me shall be devoted to the social moral and intellectual improvement of the community of the said Burgh and County of Peeblesshire general and comprehends and shall be used as a public Reading Library, Gallery of Arts and Museum of natural and other objects for the instruction of the public, and a great Hall for public meetings and exhibitions of various kinds...”

(Extract from Disposition and Mortification by Wm. Chambers Esq.)

CHAMBERS INSTITUTION, PEEBLES

Vision for Peebles Open Forum

16 January 2016

The Scottish Historic Buildings Trust has been asked by Scottish Borders Council to consult the local community of Peebles and Tweeddale about the future vision for the Chambers Institution in Peebles. The first stage of this process is to gather views from as many local people as possible about the building. To do this we have devised a questionnaire, which is available online at <http://www.shbt.org.uk/events/>. If you have a moment, please fill in the form and let us know how you use the building, what you like (or don't like) about it and your thoughts on its future.

We know from responses already submitted, and from talking to those people able to attend the open event at the building held on 3 October, that the Chambers Institution is a much loved building. It has been serving the community of Tweeddale since it was established by William Chambers, one of the founders of the famous publishing house, in 1859. Within the building are the library, the Tweeddale Museum and Art gallery, SBC Customer Services, Visit Scotland, the John Buchan Story Museum, the Citizens Advice Bureau, a shop, the Burgh Hall and the War Memorial is in its courtyard.

Your responses to the questionnaire have lead us to propose a tentative vision for the building:

- To be at the heart of community life in Peebles,
- To retain its valued public service role.

The building has many beautiful spaces, including The Chambers Room which houses the extraordinary plasterwork friezes commissioned by William Chambers, the Old Reading Room (now used as a principal space for the Tweeddale Museum), and the Burgh Chamber. The original ornate roof structure for the Burgh Hall is still present, hidden above the current false ceiling and this space too must have been very grand in its heyday.

Many questionnaire respondents also made detailed suggestions about changes and improvements that you want to see at the Chambers Institution.

Both the tentative vision and your key ideas for the building in the future are noted over the page and we'd like you to tell us whether you agree or disagree with them, plus any other comments you may have.

Please put one tick in each row below

<i>The Chambers Institution in the 21st century</i>	<i>I agree</i>	<i>I disagree</i>
... should be at the heart of community life in Peebles.		
I recognise that this may require change to the buildings' layout to ensure access and facilities are appropriate		
... should retain its valued public service role,		
Always mindful of the requirements of William Chambers' bequest, I recognise that the range of services provided may change with time in line with the needs of the community		
How could we make the Chambers' Institution more relevant to the community in future?		

<i>Suggestions from Community consultation:</i>	<i>I agree</i>	<i>I disagree</i>
The Peebles Library should be allocated some ground floor space.		
There should be more rooms suitable for meetings and classes.		
There should be flexible staging in the Burgh Hall.		
The Tweeddale Museum and John Buchan Story could collaborate more / share space.		
Use by young people should be promoted through provision of spaces they want to use e.g. suitable for social events, meetings.		
Community education classes should be run at the Chambers Institution.		
A Food bank to address the needs of vulnerable people locally should be located in the Chambers Institution.		
Any other comments:		

APPENDIX VII – STAKEHOLDER WORKSHOPS

1. Tweeddale Area Forum, 2 December 2015

Following a brief presentation on the project to date, the meeting was asked for feedback on the tentative vision derived from initial responses from the community to the questionnaire and a list of suggestions made by the community on which we were seeking to discover if there was broader consensus.

The following suggestions were received:

- concerns around duplication, especially around the Drill Hall and Eastgate Theatre
- support for key idea of increasing use of Chambers Institution by young people
- Cllr Bell noted he is on a committee looking into establishing a foodbank in Peebles – not sure if it will find its final form in the Chambers Institution, but content for this idea to remain in list of suggestions for ways in which building might adapt to changing community needs.
- look into uses of Drill Hall and possibility of collaboration / partnership with Eastgate Theatre.
- encouraged to broaden sample size so that more community views heard
- acknowledged that there were many community facilities in Peebles – this poses a challenge, especially in reviving use of the Burgh Hall
- difficulty in defining what it means to be ‘at the heart of community life’ – there are likely to be people with very different interests in the town and therefore a need for many ‘hearts’
- impact of new Sport and Culture Trust – will take over responsibility for Museums, Libraries and Venues from 2016

2. Vision for Peebles event, 16 January 2016

This event was organised by Peebles Community Trust (PCT) principally to gather feedback on their draft Town Action Plan. It was an Open Forum, taking the format of two key presentations on the Town Action Plan and a series of debates to get community input into key issues. In addition to an SHBT stand at the event, where questionnaires and supplementary questions arising from the initial analysis of submitted questionnaires were made available, a debate on the Chambers Institution was included in the programme for the day at 12.50, led by Audrey Dakin of SHBT. 12 members of the public contributed actively to this debate.

The following comment was received on our Post-It note suggestion board:

- Could we have a library balcony as part of the Burgh Hall?

Debate - Chambers Institution 12:50pm

Starting point is William Chambers’ bequest.

The current input we have had from questionnaires indicates that the Chambers Institution stays at the heart of community life and that it serves a broad purpose.

Suggestions from consultations:

- Ground floor space for the library
- More meeting rooms particularly smaller ones
- Flexible stage area in Burgh hall
- Museum collaboration
- Specific focus for young people
- Community education classes
- Food bank (or other services needed in support of the most vulnerable people in Peebles)

Questions and Comments made by Attendees:

There currently is a community centre that serves the suggested purposes. The Chambers Institute is not necessarily conducive to these visions without a large injection of money. Eastgate Theatre is there to provide the rehearsal etc. spaces for young people.

CAB is currently instated in the Chambers Institution and it is very well used.

The access to the library is not fully accessible to people with disabilities.

Peebles is well provided for in terms of reasonably priced meeting spaces. If the Chambers Institution is to be developed with this vision, there has to be a unique aspect. The uses and spaces have been adjusted piecemeal in the past, in response to a variety of drivers.

Suggested that the library or museum moves into Burgh Hall as there are other halls that provide all the hall space needed in Peebles. This was countered by someone pointing out that it is a well-used hall despite the pricing etc. Also that this was previously proposed and people opposed it.

The parking around the Chambers Institute is sub-par with respect to other community spaces.

The Peebles Community Trust want to have a ground floor shop window in the High Street – could be at the Chambers Institute? This was pitched as another addition to the community hub idea.

Distributing exhibitions 5 or so (permanent and temporary) throughout the Chambers Institute in order to tell the story of Peebles at a single, central and contained location.

Public Wi-Fi required throughout the Chambers Institute.

Making the most of the features that are in place in Burgh Hall would add appeal to its use as a central place for the people of Peebles as it was intended to be used.

The false ceiling has a practical use in terms of heating costs.

Proposition of the ceiling being turned into a floor to double to space. This keeps the benefit of the low ceiling in terms of heating and maximising the use of the space.

If the false ceiling was removed the heating issues could be addressed with modern insulation and solar panels to roof.

Case made for the location of the CAB in Chambers Institution by the chairman of the CAB.

The need for the stage questioned and the installation of a temporary one suggested.

The catering facilities are substandard with comparison to the rest of the spaces available in Peebles.

There is no adult education class provision supplied within Peebles. This is something that really suits the purpose of the building. Education provisions covering Peebles history, geography etc. would be beneficial to the area (tourism aspect). Suggested that WEA run classes within Peebles. Countered by duplication of facilities that have the potential to offer these services. Drill Hall/High School have the physical facilities but there is no one running the actual classes and it was suggested that SBC are the ones running all these facilities and they have previously stated there isn't the funding.

There is a good provision of cafes in the town but the potential of a community café is appealing within the Chambers Institution. Countered that this would have a commercial aspect to it that

would be in competition with existing businesses this is especially if there is a contribution of public money.

A key economic draw of Peebles is tourism and there is a lack of indoor activities and activities for children when the weather is wet - this space could be utilised in this way.

To be successful as a local space it has to have local management not by the council. There is a sufficient interest by competent local people who would participate.

“What do you think the feasible uses of this building are?” In the near future a specific plan would be developed with reference to the feedback collected.

What is the usage of the library is it increasing or reducing? What are the requirements of a library? There is very little funding and it has to be redeveloped extensively to be useful and this is unlikely to happen. People noted young children and older people do use the library as it is as a lending library. It was suggested that a lending library is not of significant use when books can be bought for minimal prices.

Is there a desire or a scope for redeveloping the building from an architectural perspective? One opinion was that a radical change to the architecture of Burgh hall in order to modernise the space would be beneficial.

3. Bookbug event, 19 January 2016

31 adults and 36 children attended.

Event run by Clare and Dot, both Library staff members. Noted that Bookbug format works best with 10-12 children. Have agreed use of the Burgh Hall for this event on a regular basis, as the library does not have a suitable space to host. Free use of the Hall agreed, but this does mean that the event needs to be cancelled if a paying booking for the space is received. Occasionally, they have used the Chambers Room (when heating failed) but this is far from ideal and buggy parking even with small numbers of attendees is very difficult to manage. The full space of the Burgh Hall needed to accommodate this type of drop in event plus all the buggies that parents bring. Buggies are parked to the rear of the hall, with a carpet and circle of chairs for the adults near the stage. Clare has the key to the hall, so do not need caretaker to open / lock up. Burgh Hall heating sometimes too hot and sometimes too cold – wind direction has a marked effect and can result in considerably cooler spaces.

4. Parish Toddlers, 26 January 2016

5 adults and 5 children attended.

Facilities and activities currently missing from Peebles: all attendees considered that there was a good provision for children in Peebles currently, with too much to do after school – though the group did acknowledge that some activities were expensive and required travel. Most activities are for all weathers, so little need for additional wet weather options. Football practice stopped by recent floods – need a 3G pitch in the town.

All the attendees say they like to attend the Museum of Scotland in Edinburgh – although you have to travel, it is free to attend the museum.

What puts you off using the building currently: Less for the younger children at the Tweeddale Museum – would welcome some interactive elements to the museum displays, not necessarily computer interactives, but opportunities to learn through play e.g. dressing up or handling objects or walks e.g. nature walks through the town.

One attendee noted that they did not take children into the library because the children were lively and, as there was no separate area for the children, this was perceived as problematic. Attendees enjoyed the reading and writing groups run by the library – and might be suitable for older children.

What changes could be made to the Chambers Institution to encourage you to use it more: Activities for families are great – already run these, but more would be welcome. A separate children's library. Bookbug is great for tiny tots, but less engaging for older ones. Burgh Hall could have more family activities as it is a good sized hall. Even amateur productions held in the Burgh Hall are quite expensive to attend and cost can build up for a family. Ideas for events could include grandparents passing on skills to grandchildren e.g. knitting, sewing, woodwork etc.

Which halls do you use regularly?

Eastgate Theatre

School (athletics)

Football club

Rugby club

Tumbliboos (soft play)

Glentress

Horse riding

Circus show in Burgh Hall – held recently – an old fashioned, circus in summer holidays

Big Sunday – church event in open air on Tweed Green – and other open air events such as Tweedlove

Drill Hall, noted for Wood festival

5. St Andrews Leckie Parents and Toddlers Group, 26 January 2016

3 adults and 8 children attended

Facilities and activities currently missing from Peebles: use this toddler group on Tuesday to Thursday – all attendees thought there was lots to do with children in Peebles currently.

Training courses in first aid / CPD needed related to work as childminder, currently have to go to Gala – Burgh Hall could be a venue.

Toilets are currently hard to find – if need to visit the toilet when out and about with children, go to the Eastgate car park toilets – these are the best available, but not great.

For café visits, probably first choice is the Eastgate. Previously used Kaleidoscope café and soft play (now closed since the Gytes opened). Costa will be good, but currently very busy as only just opened. Treetop café on Northgate Street does great messy play sessions, but these are generally a treat rather than a place visited regularly.

What puts you off using the building currently: One attendee noted that she disliked libraries – prefers to buy books (often cheap on the internet) and then pass them on to charity shops. When visiting Tweeddale Museum have to park buggy and walk up. It is not feasible to visit the Art Gallery, on the second floor, especially when have more 2 or more under 3s to wrangle.

Do not feel it is appropriate to bring young children into the courtyard, because this would not be respectful – this is not a place for play.

What changes could be made to the Chambers Institution to encourage you to use it more: Music venue? Recent Singing Kettle concert at Burgh Hall very expensive to attend.

APPENDIX VIII COMMUNITY CONSULTATION RESULTS

Main findings from the research for this Report are set out in the following sections:

1) QUESTIONNAIRE

Respondent numbers: Total number of questionnaire responses was 209.

The total number of respondents is disappointing, but it is clear from the views expressed that this does not indicate a lack of interest in the building, but rather consultation fatigue and some mistrust of the current exercise, following on as it does from a series of changes to the management arrangements for the Chambers Institution. While the results from the questionnaire cannot be viewed as statistically significant, we believe they do contribute useful qualitative data on the community's views.

Chambers Institution, Peebles - Community consultation

Friday, May 27, 2016

209

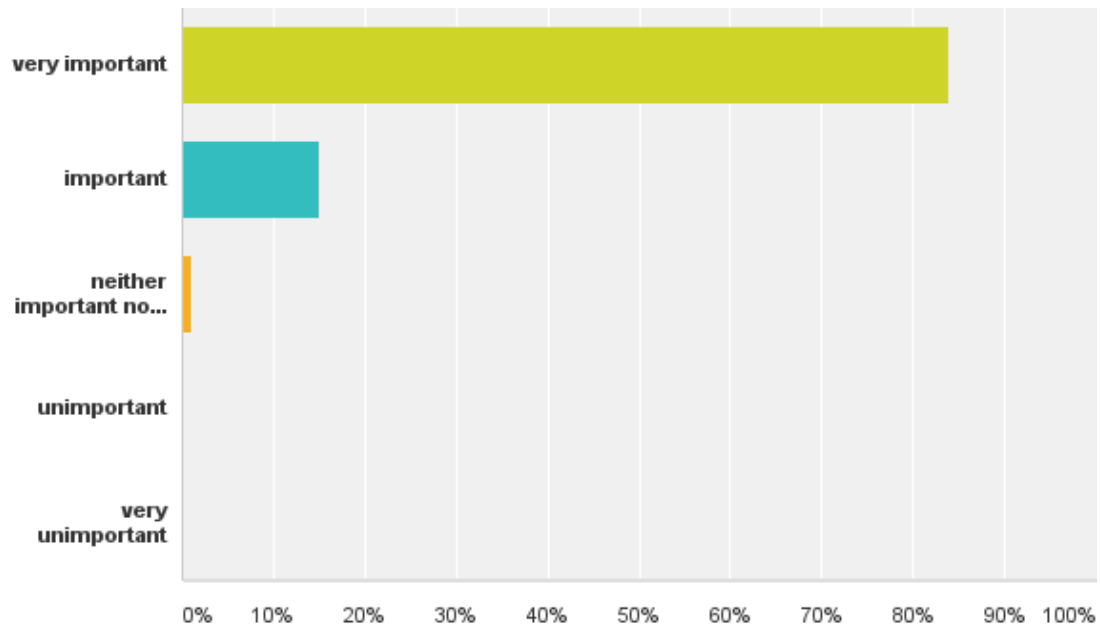
Total Responses

Date Created: Monday, September 28, 2015

Complete Responses: 209

Q1: In your view, how important is the Chambers Institution to the history of Peebles?

Answered: 199 Skipped: 10



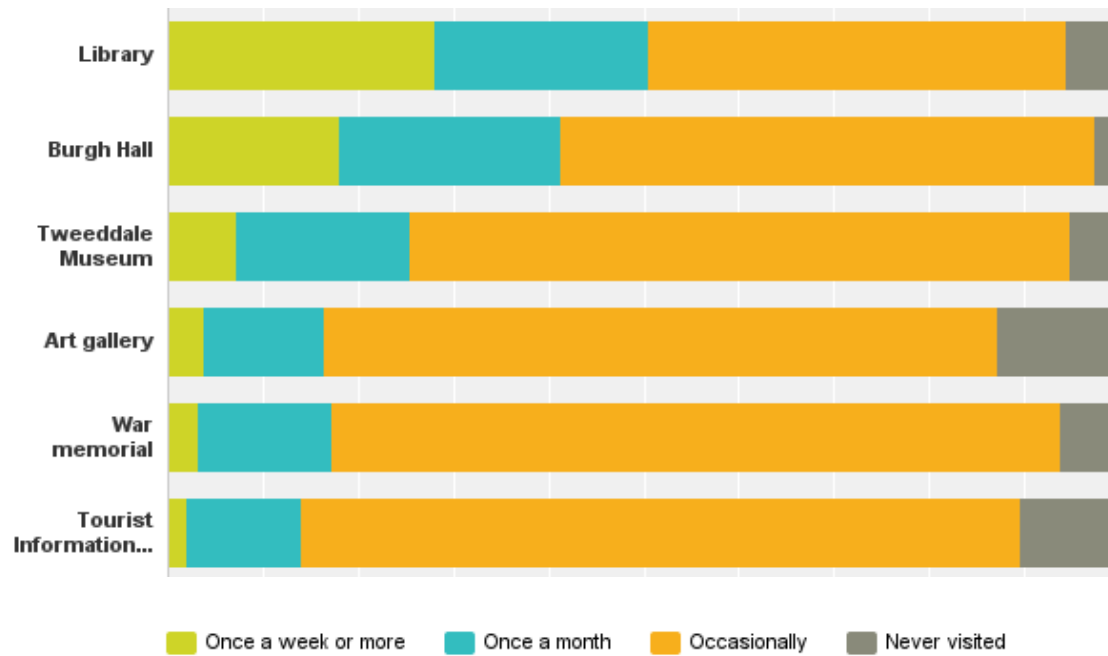
Q1: In your view, how important is the Chambers Institution to the history of Peebles?

Answered: 199 Skipped: 10

Answer Choices	Responses	
very important	83.92%	167
important	15.08%	30
neither important nor unimportant	1.01%	2
unimportant	0.00%	0
very unimportant	0.00%	0
Total		199

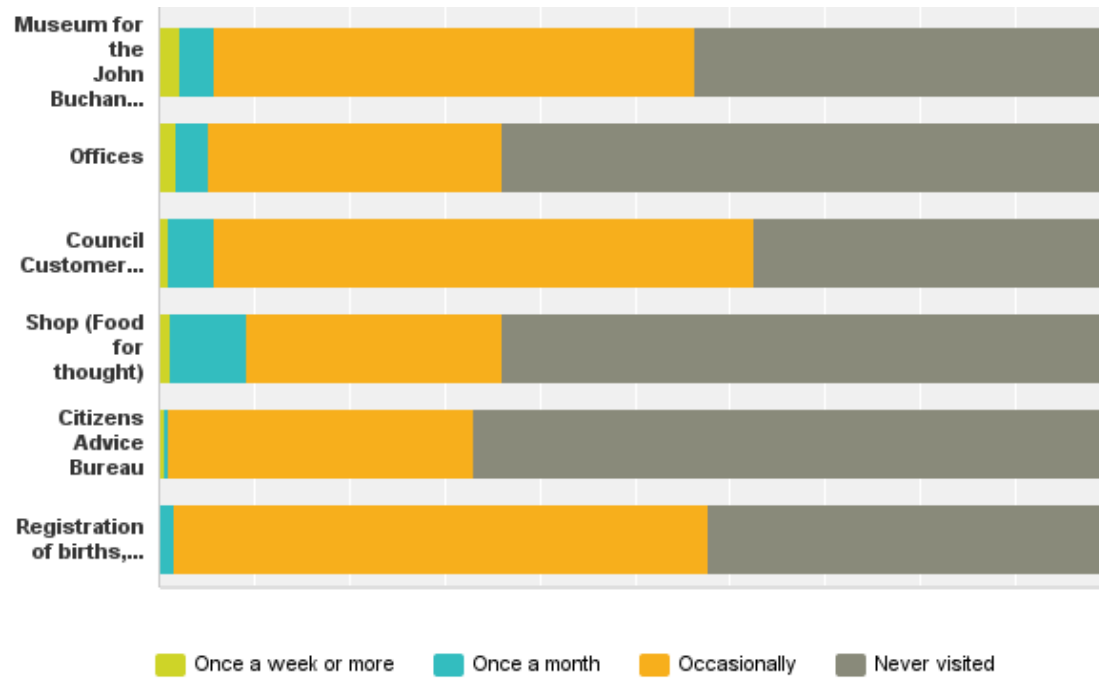
Q2: How often do you visit?

Answered: 206 Skipped: 3



Q2: How often do you visit?

Answered: 206 Skipped: 3



Q2: How often do you visit?

Answered: 206 Skipped: 3

	Once a week or more	Once a month	Occasionally	Never visited	Total
Library	28.06% 55	22.45% 44	43.88% 86	5.61% 11	196
Burgh Hall	18.04% 35	23.20% 45	56.19% 109	2.58% 5	194
Tweeddale Museum	7.25% 14	18.13% 35	69.43% 134	5.18% 10	193
Art gallery	3.72% 7	12.77% 24	70.74% 133	12.77% 24	188
War memorial	3.14% 6	14.14% 27	76.44% 146	6.28% 12	191
Tourist Information Office	2.07% 4	11.92% 23	75.65% 146	10.36% 20	193

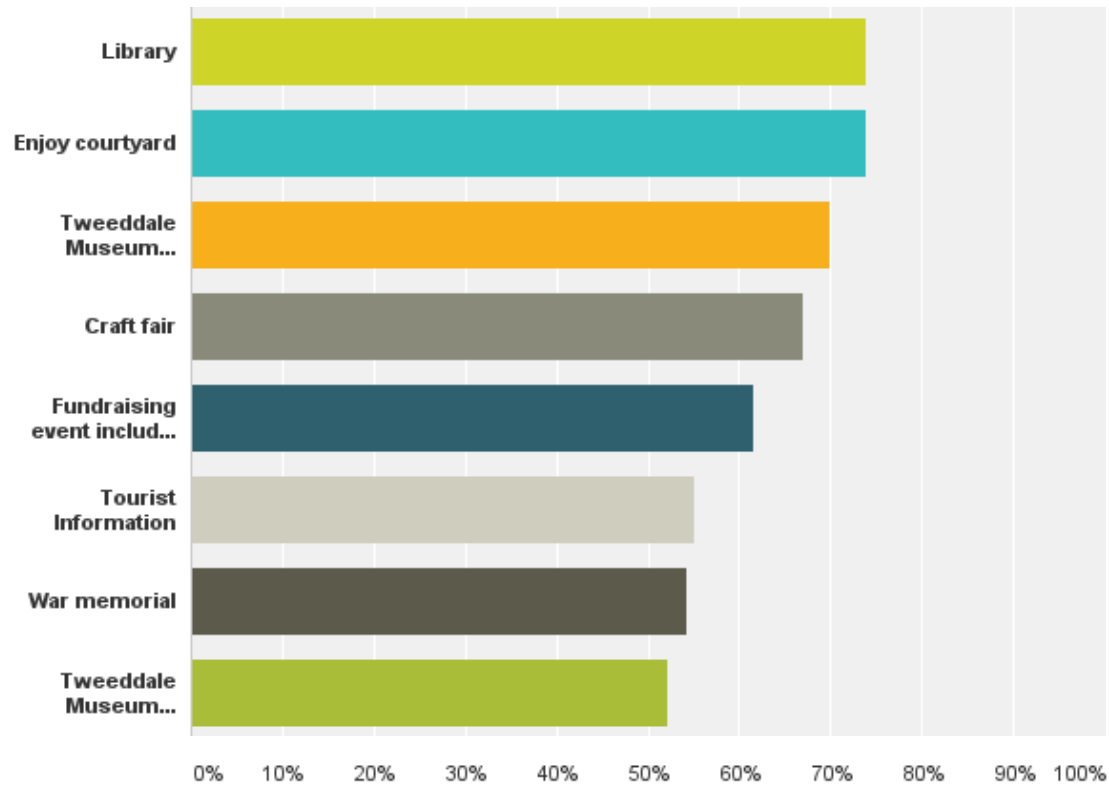
Q2: How often do you visit?

Answered: 206 Skipped: 3

Museum for the John Buchan Society	2.11% 4	3.68% 7	50.53% 96	43.68% 83	190
Offices	1.71% 3	3.43% 6	30.86% 54	64.00% 112	175
Council Customer Service Contact Centre	1.06% 2	4.76% 9	56.61% 107	37.57% 71	189
Shop (Food for thought)	1.24% 2	8.07% 13	26.71% 43	63.98% 103	161
Citizens Advice Bureau	0.53% 1	0.53% 1	32.09% 60	66.84% 125	187
Registration of births, deaths, marriage / civil partnership	0.00% 0	1.67% 3	56.11% 101	42.22% 76	180

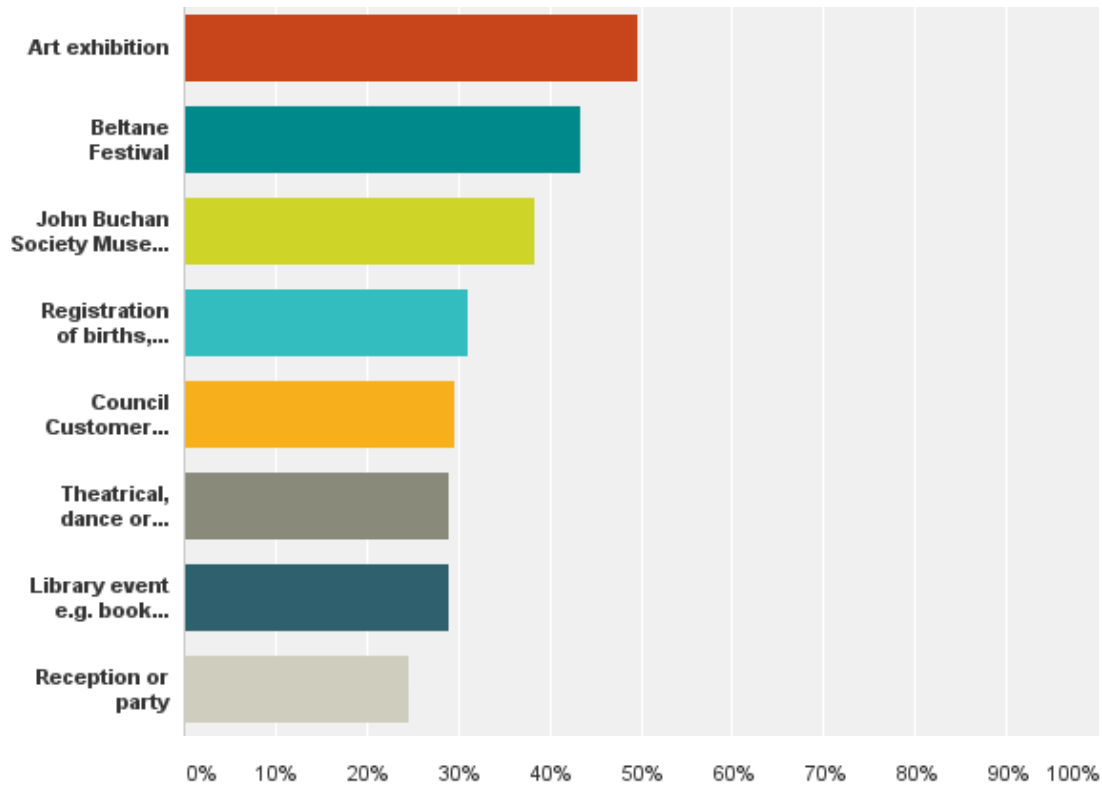
Q3: What do you do?

Answered: 203 Skipped: 6



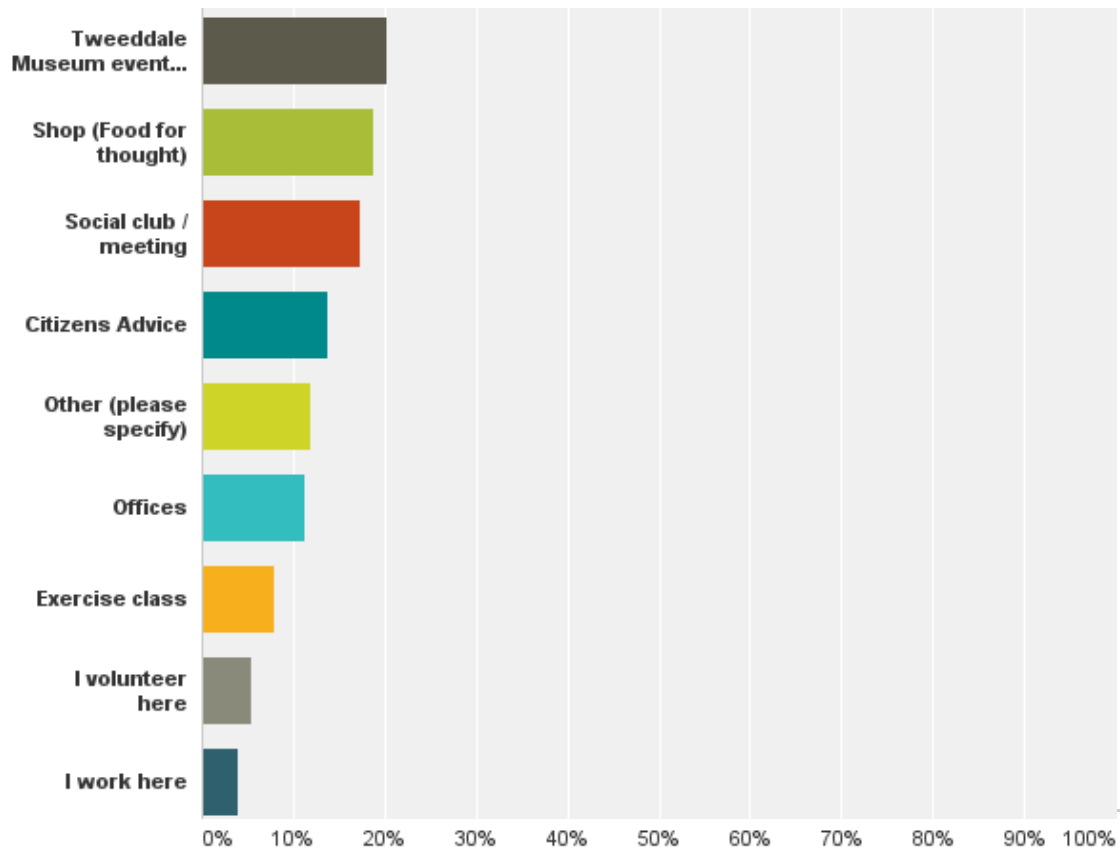
Q3: What do you do?

Answered: 203 Skipped: 6



Q3: What do you do?

Answered: 203 Skipped: 6



Q3: What do you do?

Answered: 203 Skipped: 6

Answer Choices	Responses
Library	73.89% 150
Enjoy courtyard	73.89% 150
Tweeddale Museum exhibition - temporary exhibition	69.95% 142
Craft fair	67.00% 136
Fundraising event including Coffee mornings	61.58% 125
Tourist Information	55.17% 112
War memorial	54.19% 110
Tweeddale Museum exhibition - permanent displays e.g. plaster casts in Chambers Room	52.22% 106

Q3: What do you do?

Answered: 203 Skipped: 6

Art exhibition	49.75%	101
Beltane Festival	43.35%	88
John Buchan Society Museum exhibition	38.42%	78
Registration of births, deaths, still births, marriage, civil partnership or name / vow ceremony, genealogy or production of Extracts	31.03%	63
Council Customer Services Contact Centre	29.56%	60
Theatrical, dance or musical performance, practice or class	29.06%	59
Library event e.g. book reading or storytelling	29.06%	59
Reception or party	24.63%	50

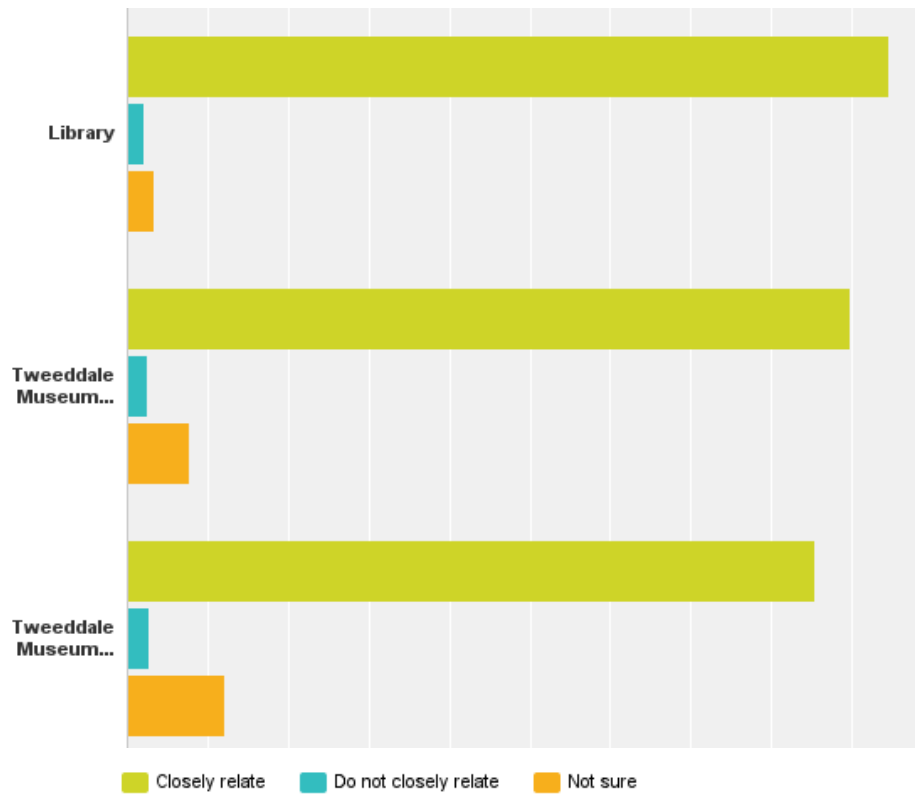
Q3: What do you do?

Answered: 203 Skipped: 6

Tweeddale Museum event e.g. oral history recording	20.20%	41
Shop (Food for thought)	18.72%	38
Social club / meeting	17.24%	35
Citizens Advice	13.79%	28
Other (please specify)	11.82%	24
Offices	11.33%	23
Exercise class	7.88%	16
I volunteer here	5.42%	11
I work here	3.94%	8
Total Respondents: 203		

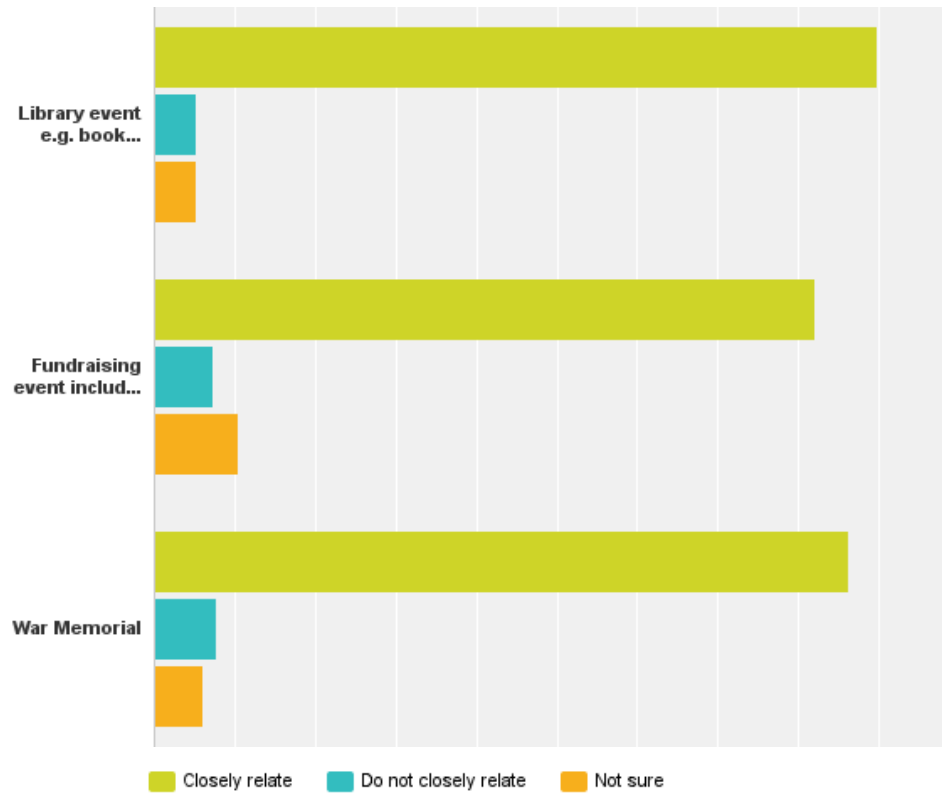
Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9



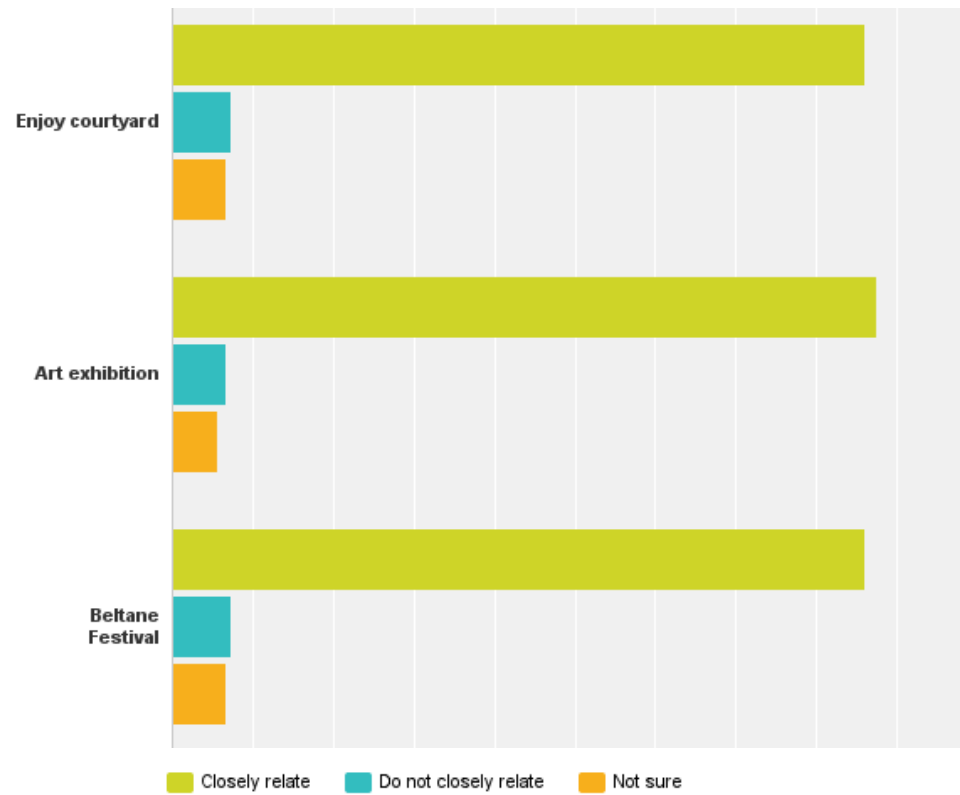
Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9



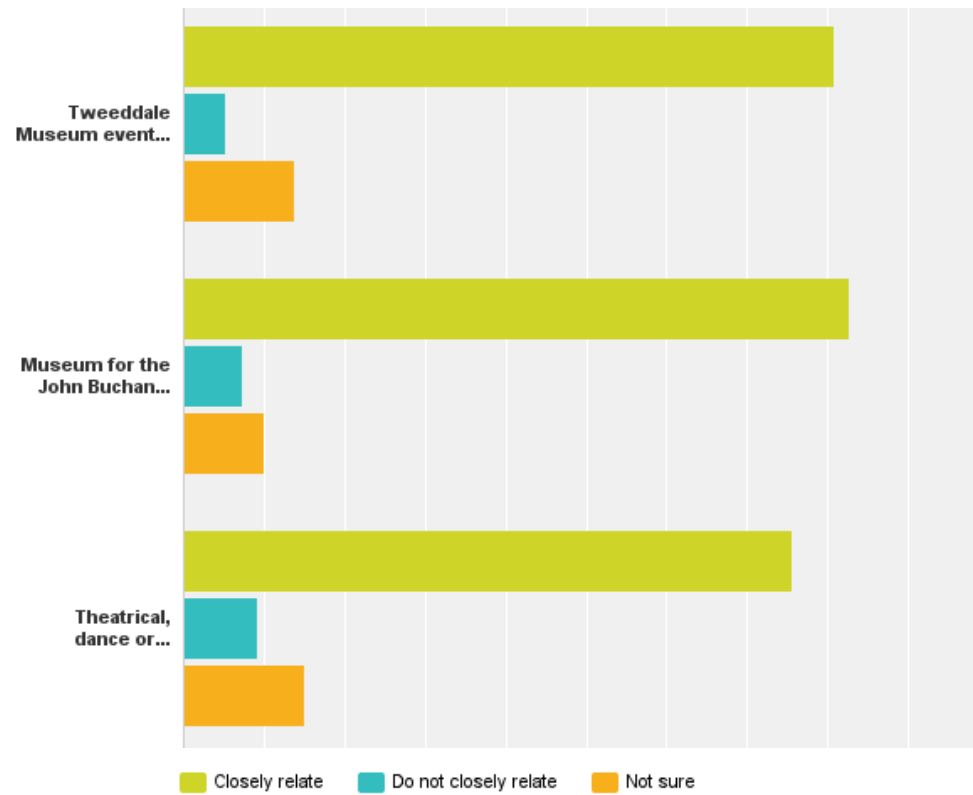
Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9



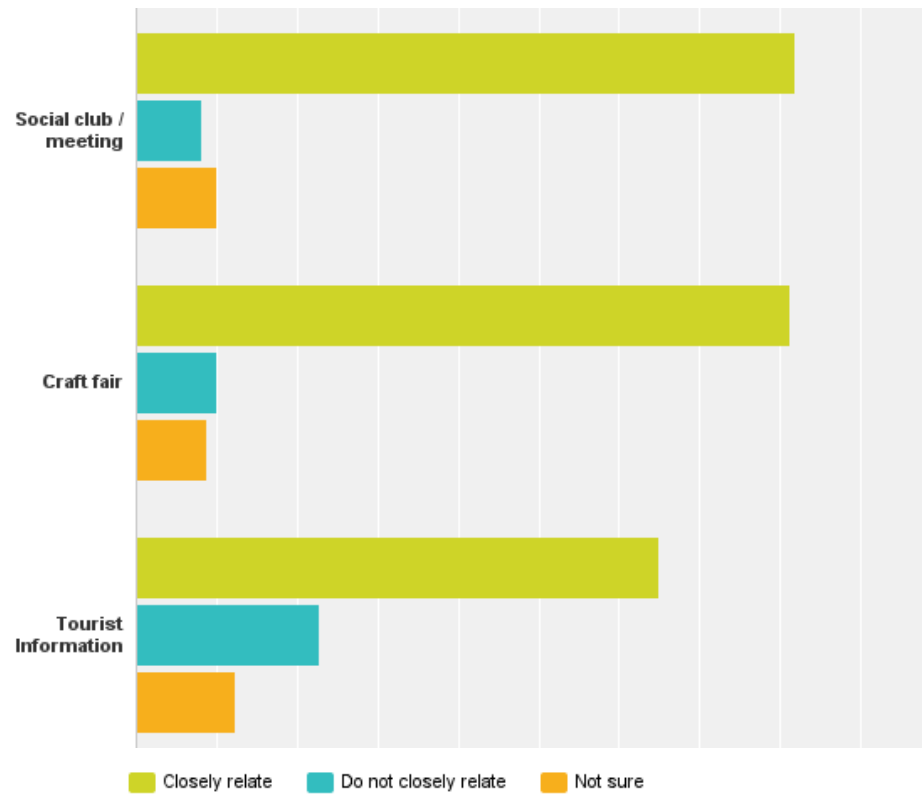
Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9



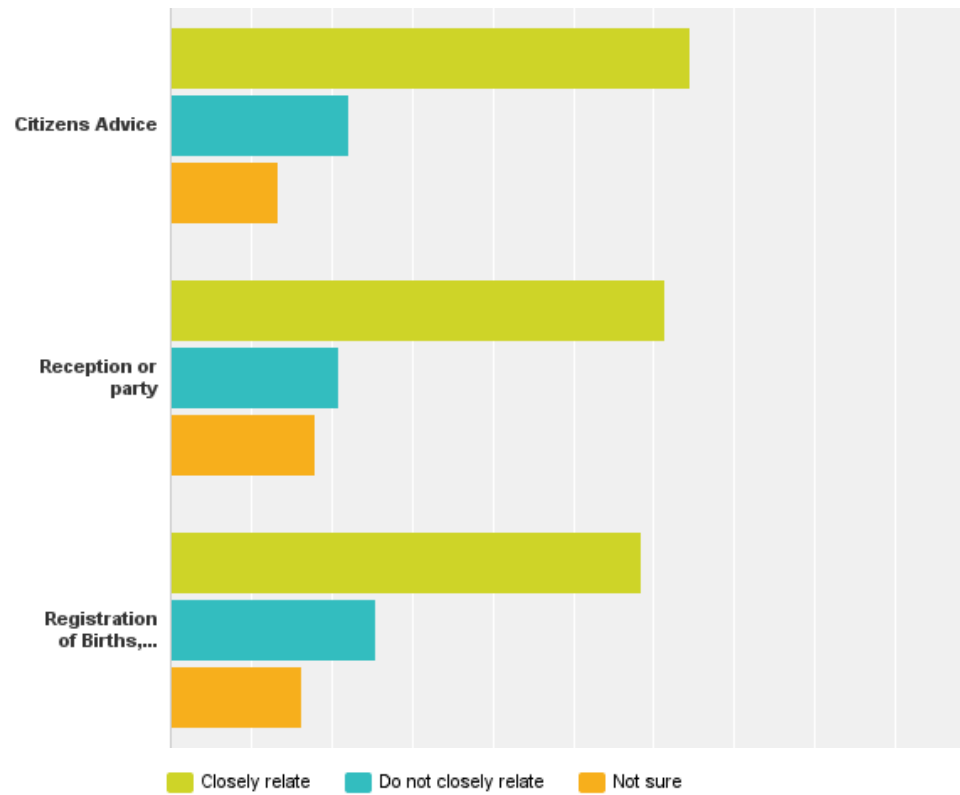
Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9



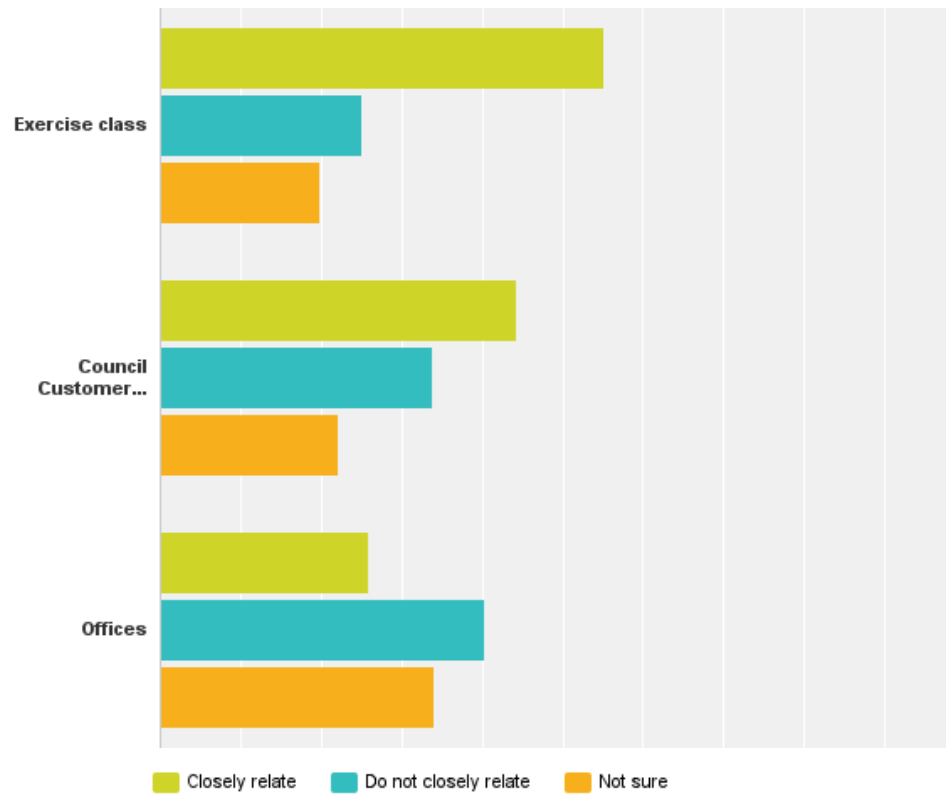
Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9



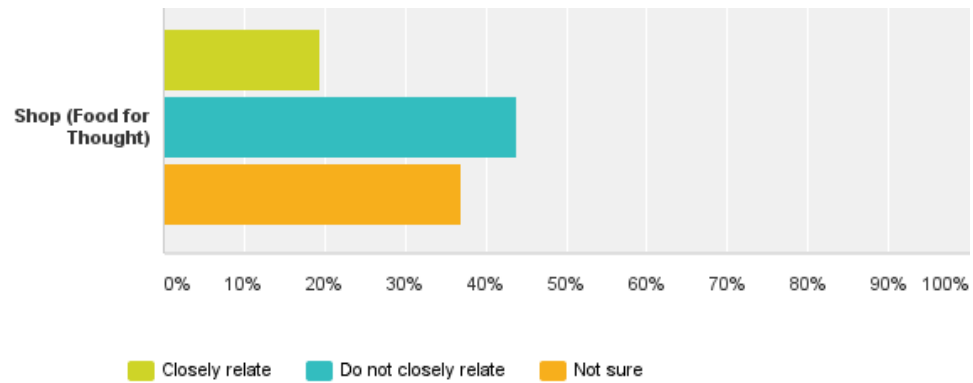
Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9



Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9



Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9

	Closely relate	Do not closely relate	Not sure	Total
Library	94.59% 175	2.16% 4	3.24% 6	185
Tweeddale Museum temporary exhibition	89.69% 174	2.58% 5	7.73% 15	194
Tweeddale Museum permanent displays e.g. plaster casts in Chambers Room	85.34% 163	2.62% 5	12.04% 23	191
Library event e.g. book reading or storytelling	89.71% 157	5.14% 9	5.14% 9	175
Fundraising event including Coffee mornings	82.11% 156	7.37% 14	10.53% 20	190
War Memorial	86.19% 156	7.73% 14	6.08% 11	181
Enjoy courtyard	86.11% 155	7.22% 13	6.67% 12	180
Art exhibition	87.57% 155	6.78% 12	5.65% 10	177
Beltane Festival	85.96% 153	7.30% 13	6.74% 12	178

Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9

	Closely relate	Do not closely relate	Not sure	Total
Tweeddale Museum event e.g. Oral history recording	80.85% 152	5.32% 10	13.83% 26	188
Museum for the John Buchan Society	82.58% 147	7.30% 13	10.11% 18	178
Theatrical, dance or musical performance, practice or class	75.68% 140	9.19% 17	15.14% 28	185
Social club / meeting	81.87% 140	8.19% 14	9.94% 17	171
Craft fair	81.29% 139	9.94% 17	8.77% 15	171
Tourist Information	64.91% 111	22.81% 39	12.28% 21	171
Citizens Advice	64.53% 111	22.09% 38	13.37% 23	172
Reception or party	61.31% 103	20.83% 35	17.86% 30	168
Registration of Births, Deaths, Still Births, Marriage, Civil Partnership or Name/Vow Ceremony, Genealogy or production of Extracts	58.38% 101	25.43% 44	16.18% 28	173

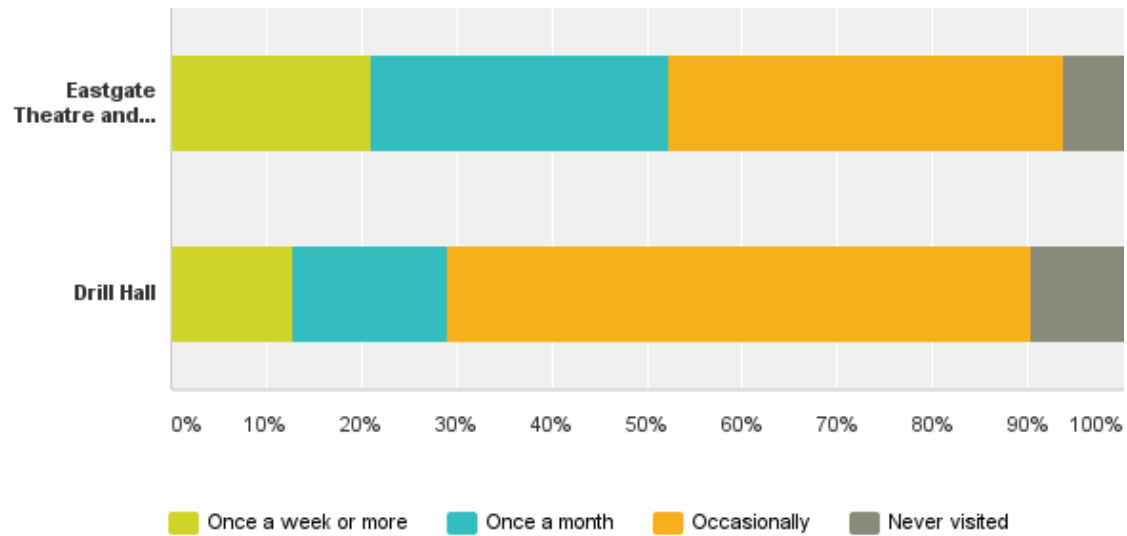
Q4: How closely do current uses relate to Chambers' vision

Answered: 200 Skipped: 9

	Closely relate	Do not closely relate	Not sure	Total
Exercise class	55.09% 92	25.15% 42	19.76% 33	167
Council Customer Services Contact Centre	44.19% 76	33.72% 58	22.09% 38	172
Offices	25.79% 41	40.25% 64	33.96% 54	159
Shop (Food for Thought)	19.38% 31	43.75% 70	36.88% 59	160

Q5: How often do you use other venues in Peebles?

Answered: 201 Skipped: 8



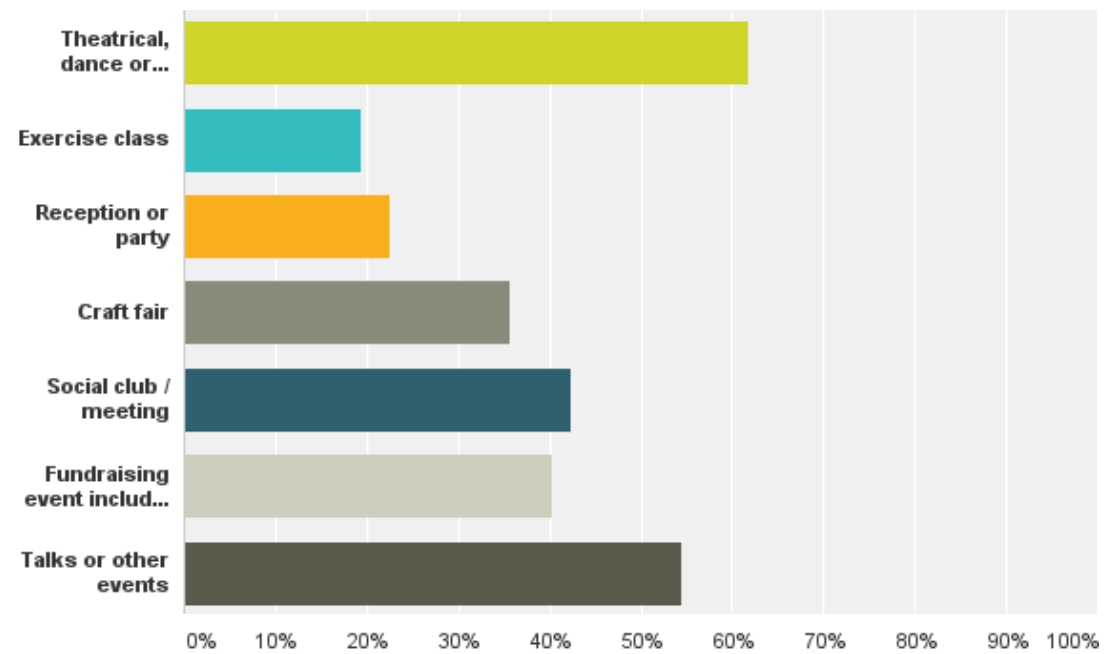
Q5: How often do you use other venues in Peebles?

Answered: 201 Skipped: 8

	Once a week or more	Once a month	Occasionally	Never visited	Total
Eastgate Theatre and Arts Centre	21.03% 41	31.28% 61	41.54% 81	6.15% 12	195
Drill Hall	12.90% 24	16.13% 30	61.29% 114	9.68% 18	186

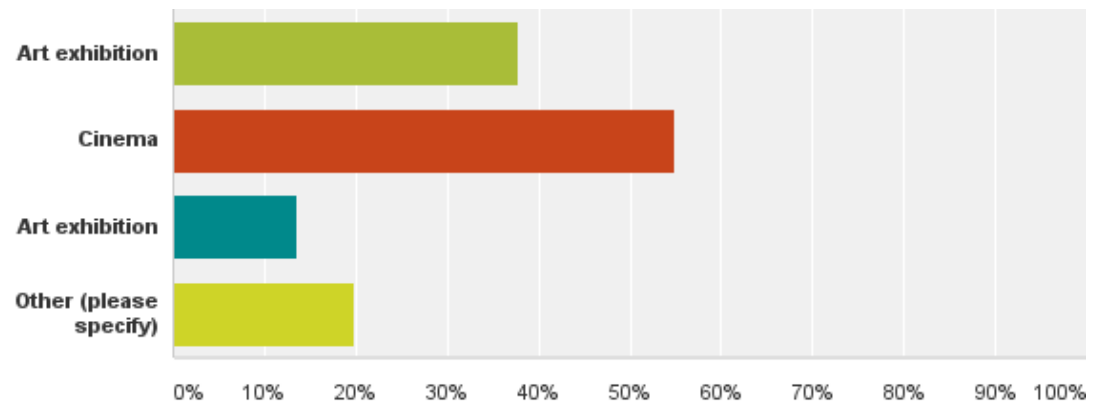
Q6: What do you do there? (tick all that apply)

Answered: 191 Skipped: 18



Q6: What do you do there? (tick all that apply)

Answered: 191 Skipped: 18



Q6: What do you do there? (tick all that apply)

Answered: 191 Skipped: 18

Answer Choices	Responses	
Theatrical, dance or musical performance, practice or class	61.78%	118
Exercise class	19.37%	37
Reception or party	22.51%	43
Craft fair	35.60%	68
Social club / meeting	42.41%	81
Fundraising event including Coffee mornings	40.31%	77
Talks or other events	54.45%	104
Art exhibition	37.70%	72
Cinema	54.97%	105
Art exhibition	13.61%	26
Other (please specify)	19.90%	38
Total Respondents: 191		

Q8: How will your ideas for the Chambers Institution help achieve the following outcomes? :

Answered: 144 Skipped: 65



Q8: How will your ideas for the Chambers Institution help achieve the following outcomes? :

Answered: 144 Skipped: 65

Answer Choices	Responses
We have strong, resilient and supportive communities	78.47% 113
Our young people are successful learners, confident individuals., effective contributors and responsible citizens	75.69% 109
We value and enjoy our built and natural environment	75.00% 108
We live in well designed, sustainable places where we are able to access the amenities and services we need.	69.44% 100
Our children have the best start in life and are ready to succeed	62.50% 90
We are better educated, more skilled and more successful	59.72% 86

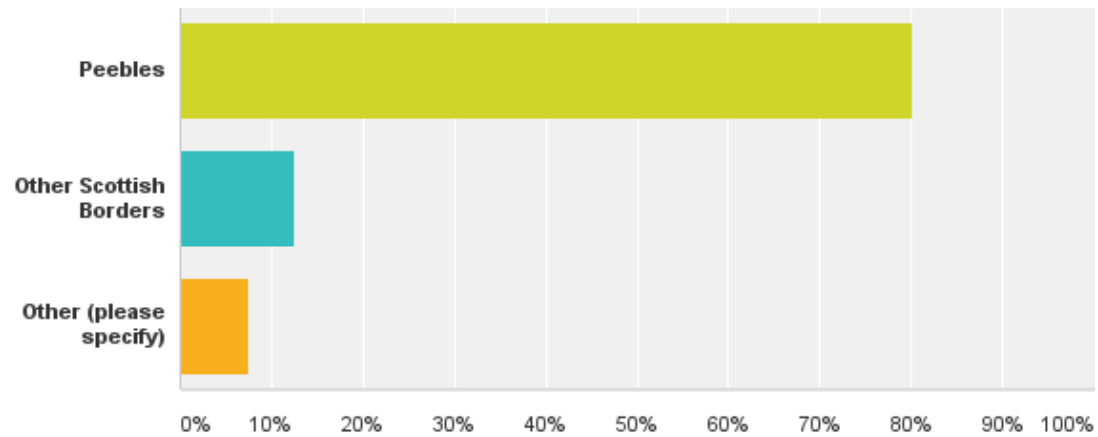
Q8: How will your ideas for the Chambers Institution help achieve the following outcomes? :

Answered: 144 Skipped: 65

Our public services are high quality, continually improving, efficient and responsive to local peoples needs	55.56%	80
Scotland is the most attractive place to do business in Europe	39.58%	57
We have tackled the significant inequalities in our society	37.50%	54
We reduce the local and global impact of our consumption and production	23.61%	34
Total Respondents: 144		

Q13: Please tell us a little about yourself -Where do you live? (please tick one)

Answered: 201 Skipped: 8



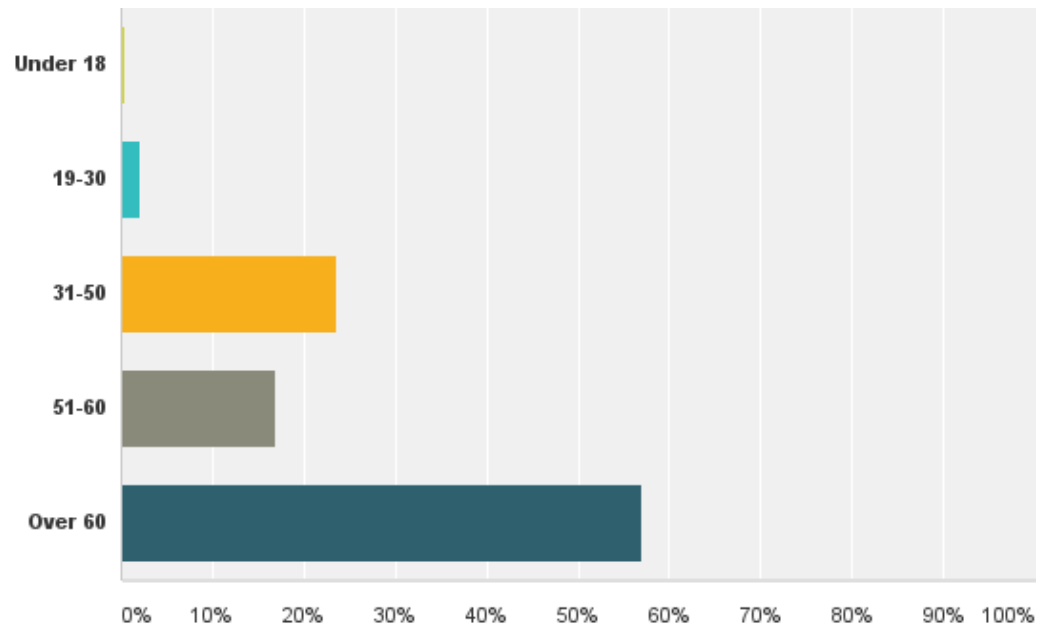
Q13: Please tell us a little about yourself -Where do you live? (please tick one)

Answered: 201 Skipped: 8

Answer Choices	Responses
Peebles	80.10% 161
Other Scottish Borders	12.44% 25
Other (please specify)	7.46% 15
Total	201

Q14: Please tell us a little about yourself -How old are you? (please tick one)

Answered: 200 Skipped: 9



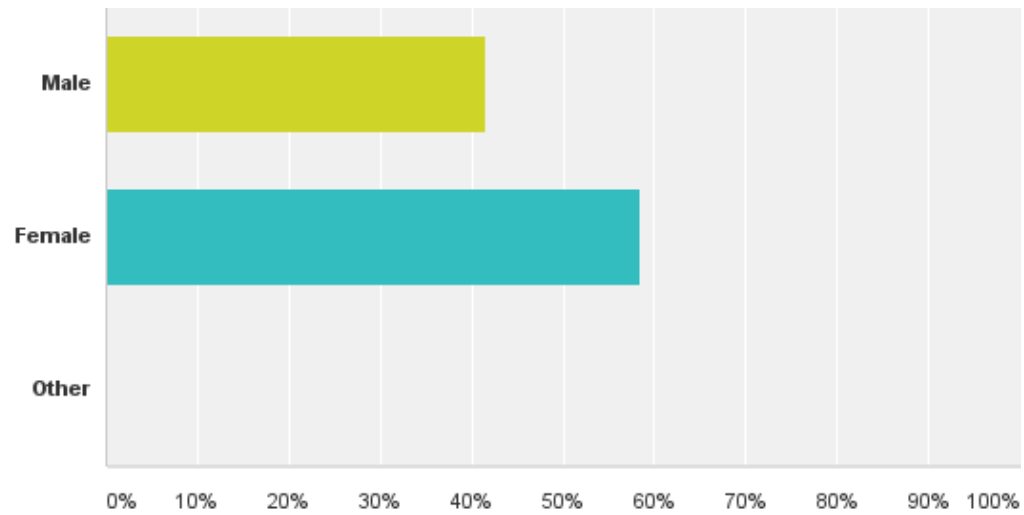
Q14: Please tell us a little about yourself -How old are you? (please tick one)

Answered: 200 Skipped: 9

Answer Choices	Responses	
Under 18	0.50%	1
19-30	2.00%	4
31-50	23.50%	47
51-60	17.00%	34
Over 60	57.00%	114
Total		200

Q15: Please tell us a little about yourself -Gender

Answered: 193 Skipped: 16



Q15: Please tell us a little about yourself -Gender

Answered: 193 Skipped: 16

Answer Choices	Responses
Male	41.45% 80
Female	58.55% 113
Other	0.00% 0
Total	193

2) STAKEHOLDER WORKSHOPS

Respondent numbers: Total number of responses was 28.

Chambers Institution Community Consultation - Stakeholder consultations

Friday, May 27, 2016

28

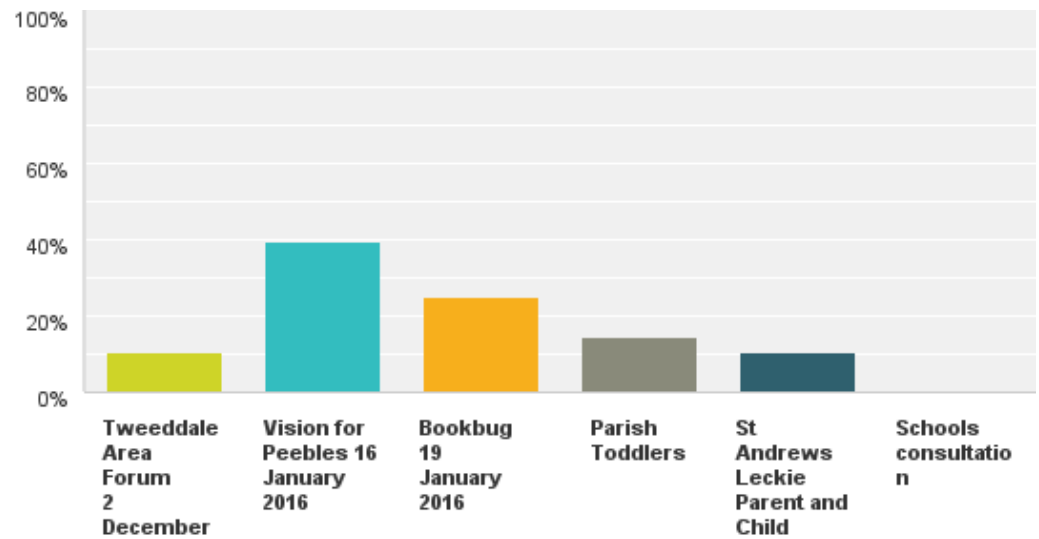
Total Responses

Date Created: Wednesday, January 20, 2016

Complete Responses: 28

Q1: Stakeholder consultation event

Answered: 28 Skipped: 0



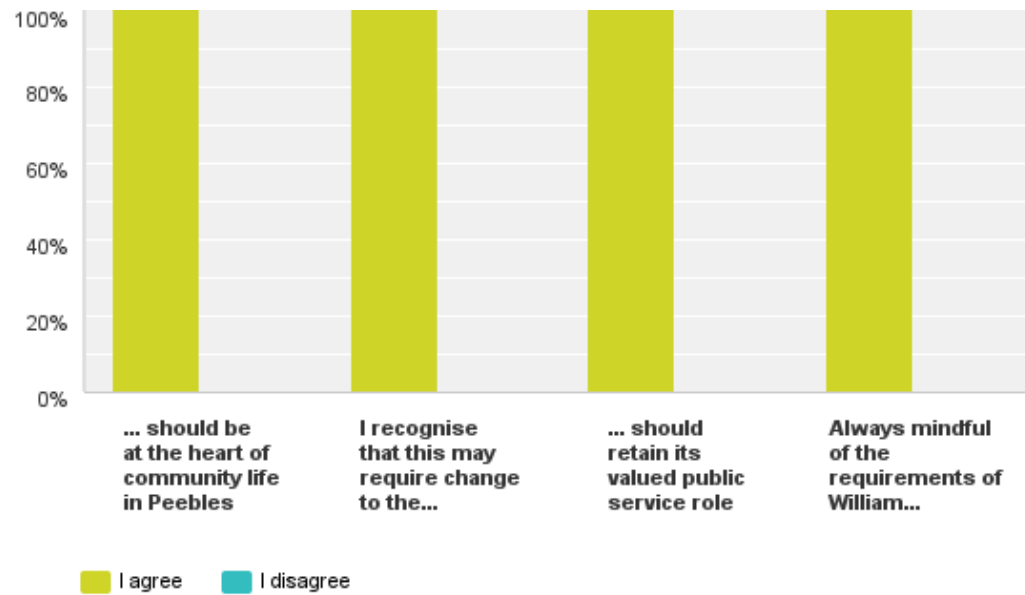
Q1: Stakeholder consultation event

Answered: 28 Skipped: 0

Answer Choices	Responses
Tweeddale Area Forum 2 December 2015	10.71% 3
Vision for Peebles 16 January 2016	39.29% 11
Bookbug 19 January 2016	25.00% 7
Parish Toddlers	14.29% 4
St Andrews Leckie Parent and Child	10.71% 3
Schools consultation	0.00% 0
Total	28

Q2: The Chambers Institution in the 21st century ...

Answered: 28 Skipped: 0



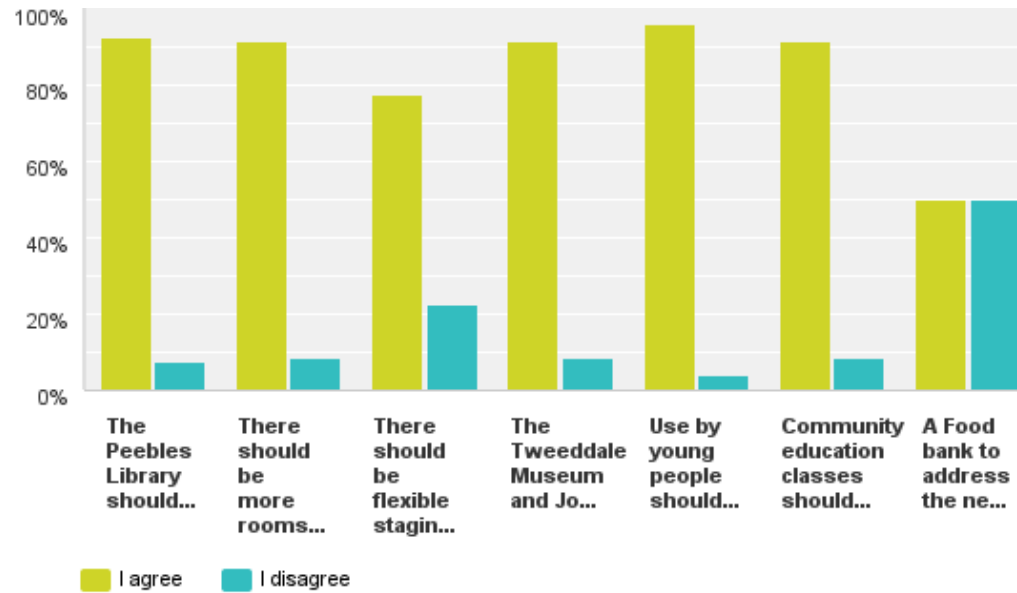
Q2: The Chambers Institution in the 21st century ...

Answered: 28 Skipped: 0

	I agree	I disagree	Total	Weighted Average
... should be at the heart of community life in Peebles	100.00% 27	0.00% 0	27	1.00
I recognise that this may require change to the buildings' layout to ensure access and facilities are appropriate	100.00% 27	0.00% 0	27	1.00
... should retain its valued public service role	100.00% 27	0.00% 0	27	1.00
Always mindful of the requirements of William Chambers' bequest, I recognise that the range of services provided may change with time in line with the needs of the community	100.00% 24	0.00% 0	24	1.00

Q3: Suggestions from community consultation

Answered: 27 Skipped: 1



Q3: Suggestions from community consultation

Answered: 27 Skipped: 1

	I agree	I disagree	Total	Weighted Average
The Peebles Library should be allocated some ground floor space	92.31% 24	7.69% 2	26	1.08
There should be more rooms suitable for meetings and classes	91.67% 22	8.33% 2	24	1.08
There should be flexible staging in the Burgh Hall	77.27% 17	22.73% 5	22	1.23
The Tweeddale Museum and John Buchan Story could collaborate more / share space	91.30% 21	8.70% 2	23	1.09
Use by young people should be promoted through provision of spaces they want to use eg suitable for social events, meetings	96.00% 24	4.00% 1	25	1.04
Community education classes should be run at the Chambers Institution	91.30% 21	8.70% 2	23	1.09
A Food bank to address the needs of vulnerable people locally should be located at the Chambers Institution	50.00% 10	50.00% 10	20	1.50
