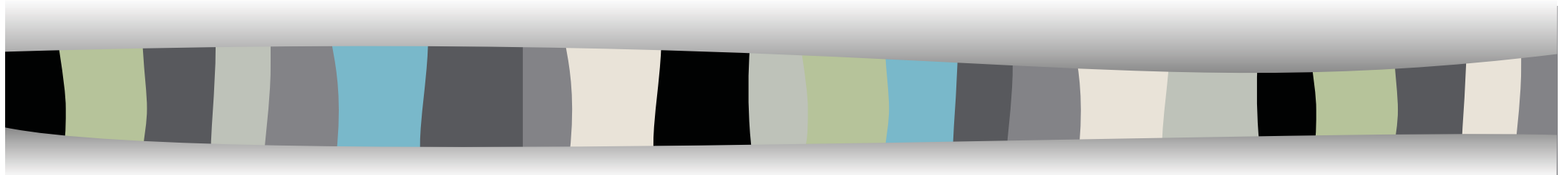


Hall & Shop



Consultation Evening

10th February 2017

Agenda

- Introduction
- Approach taken
- References, Functional layout
- Potential sites
- Next Steps
- Questions & Answers

Chris

David

Maurice

Geoff

Chris

Project Initiation

- Engineer's report on hall
- Shop planning permission
- Community resources
- One or two buildings
- Common facilities required
- Subcommittee August 2017

Setting The Baseline

- Shop business plan, functional needs and space requirements known
- Consultation with hall users to determine functional needs and space requirements
- Assumptions documented relating to future proofing the design
- Design codes considered
- Design basis fixed

Concept Development

- Blocking, layout and common area economies
- Consultation with PC regarding possible sites
- 4 possible sites identified
- Site visits made
- Notional fit of the project to the sites
- Consulted fire and highways officers at SODC

Provisional Outcomes

- Ownership
- Operational responsibilities
- Operational cost funding
- Timeline
- Capital cost differentials
- Funding

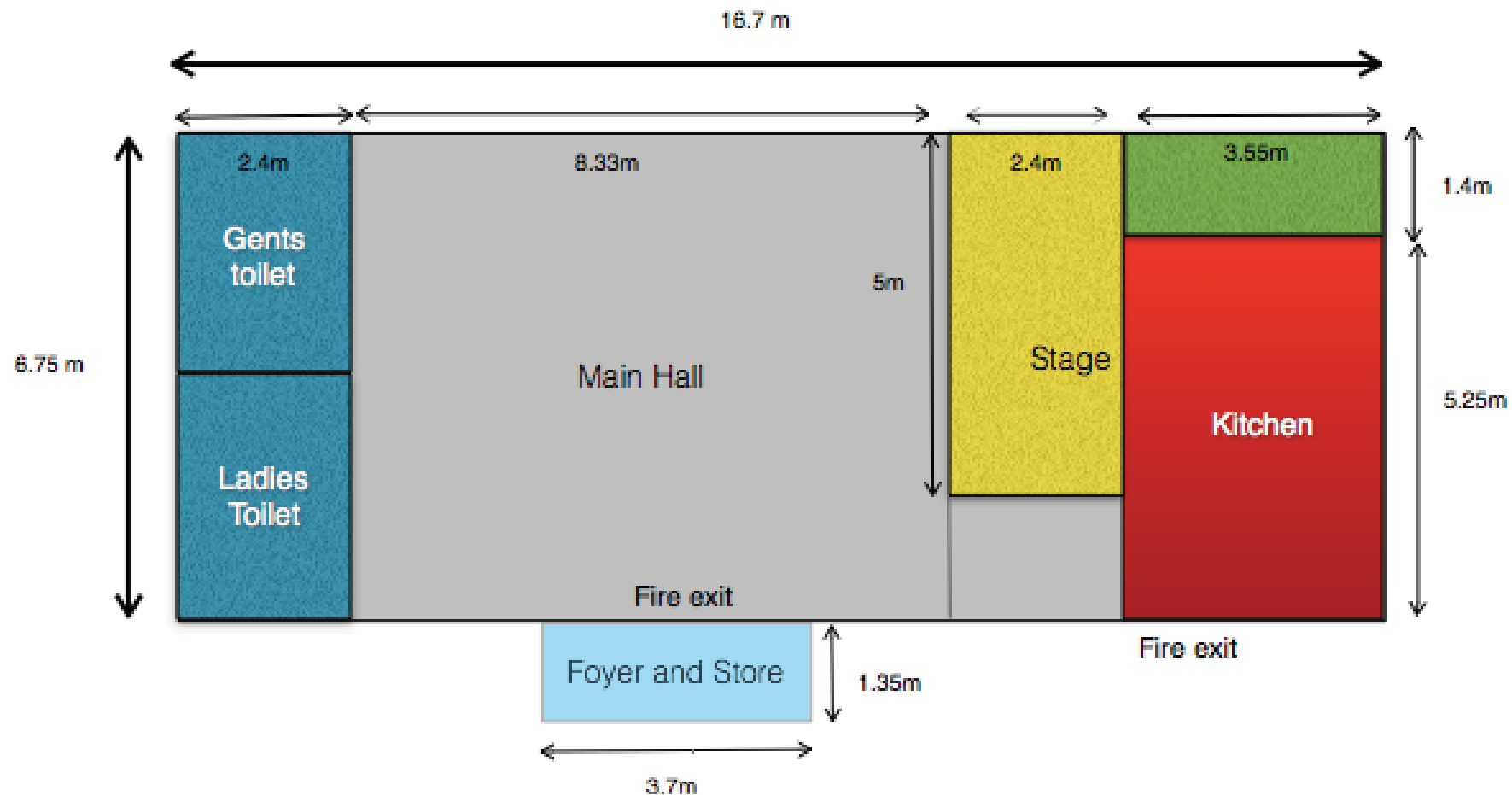
Reference Data

- Sports England- Village and Community Halls design guidance note
- Communities and Local Government Guidance document
- Building regulations Part B, C and M
- Regulatory Reform (Fire Safety) Order 2005
- BS6465-1:2006 Sanitary installations

Existing Village Hall

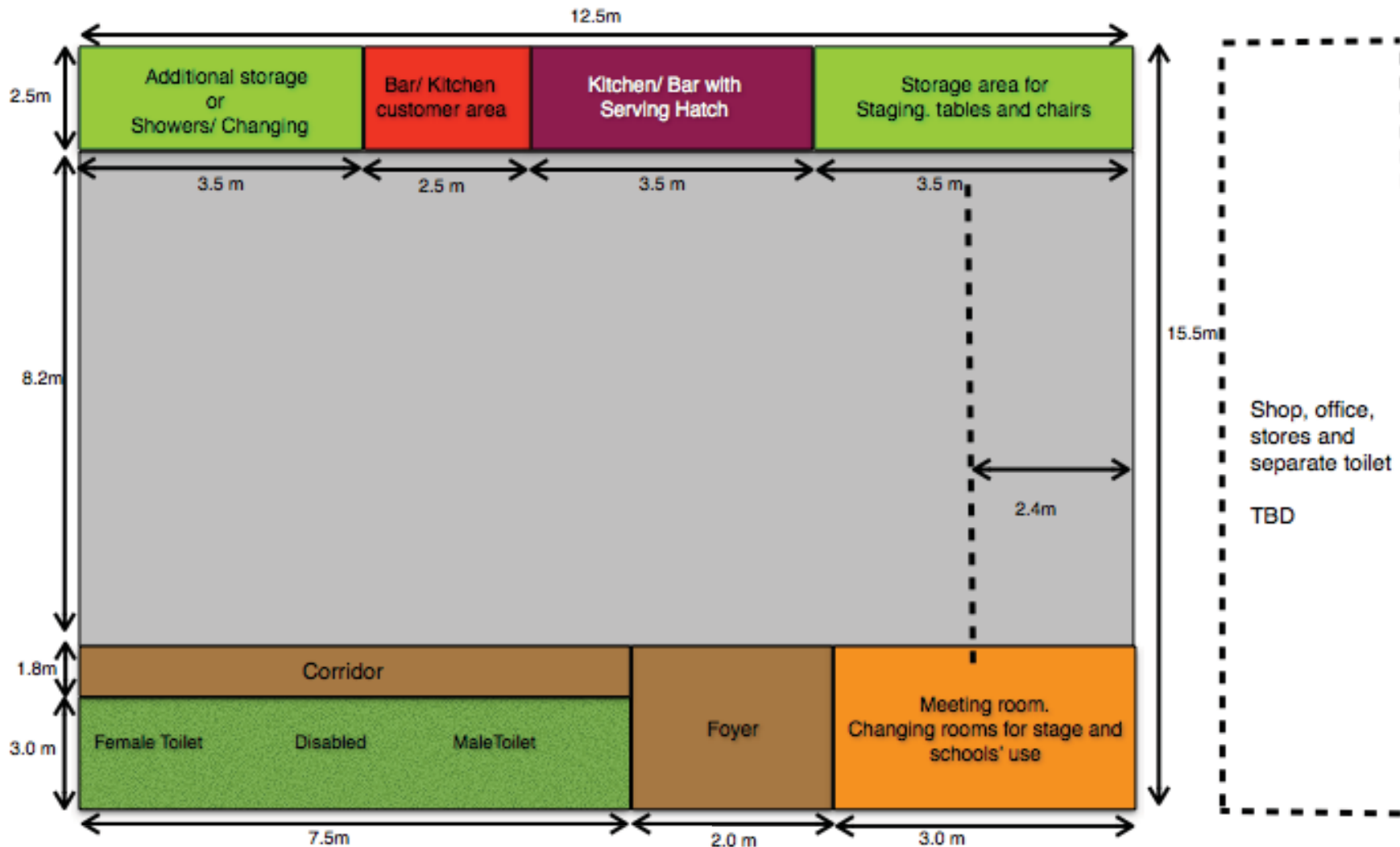
Main Hall= 56.22 m²

Overall footprint= 112.73 m²

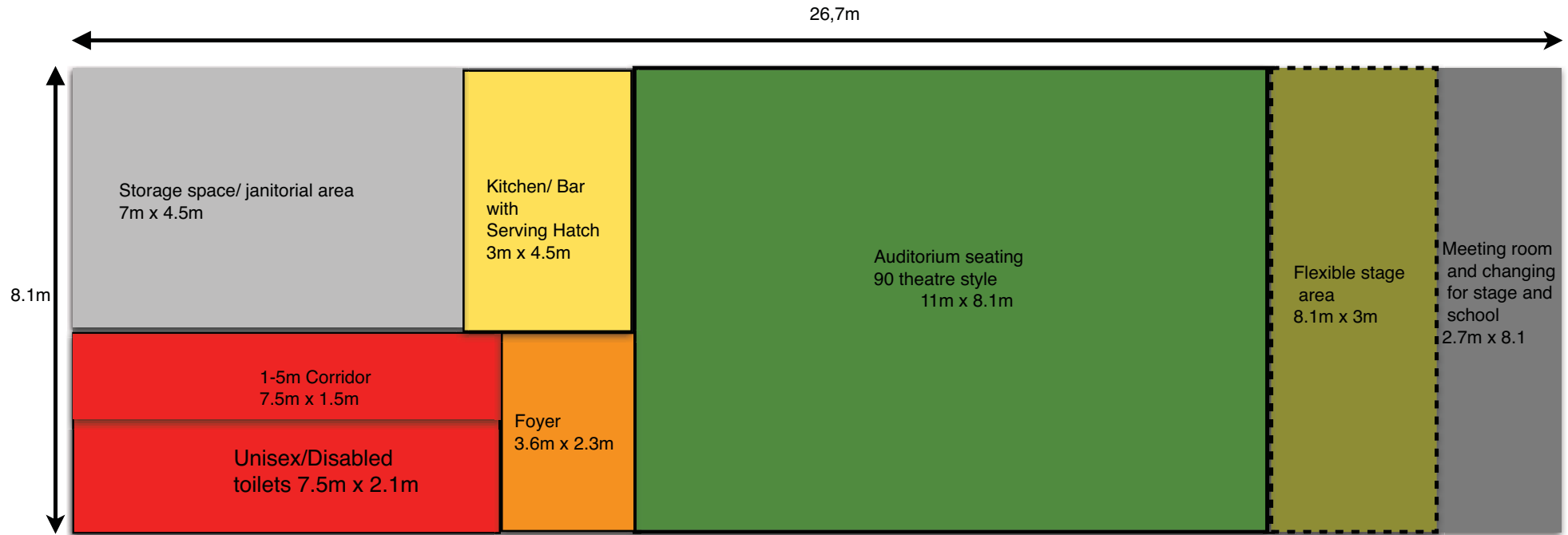


New Hall Functional layout

Note: This drawing is not to scale and is a 'informed wet finger' only of the village hall footprint with the requested draft design functionality.
The overall footprint (not including the shop) is **193.75 m²**. The current hall is **112.75 m²**



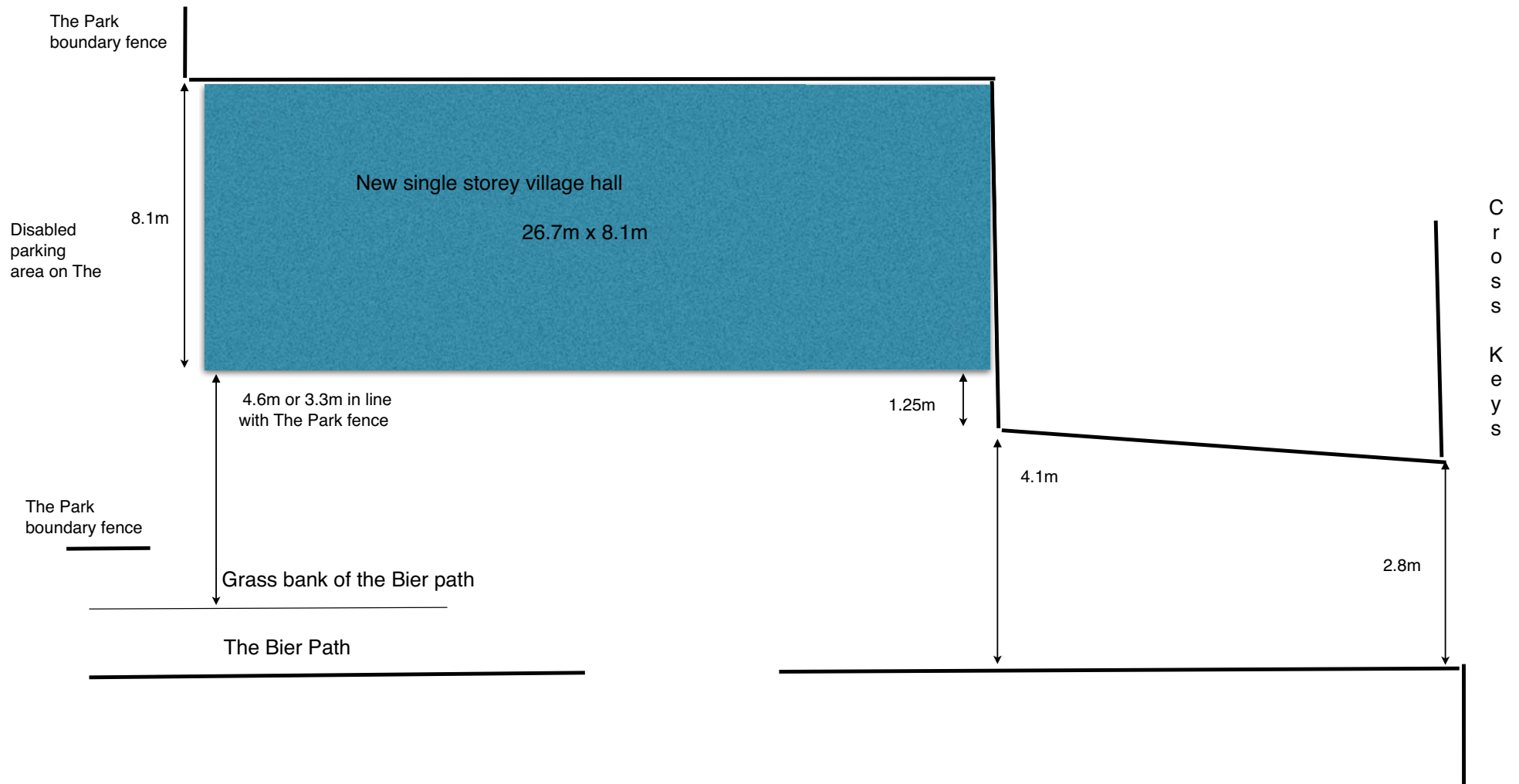
New Hall Existing site



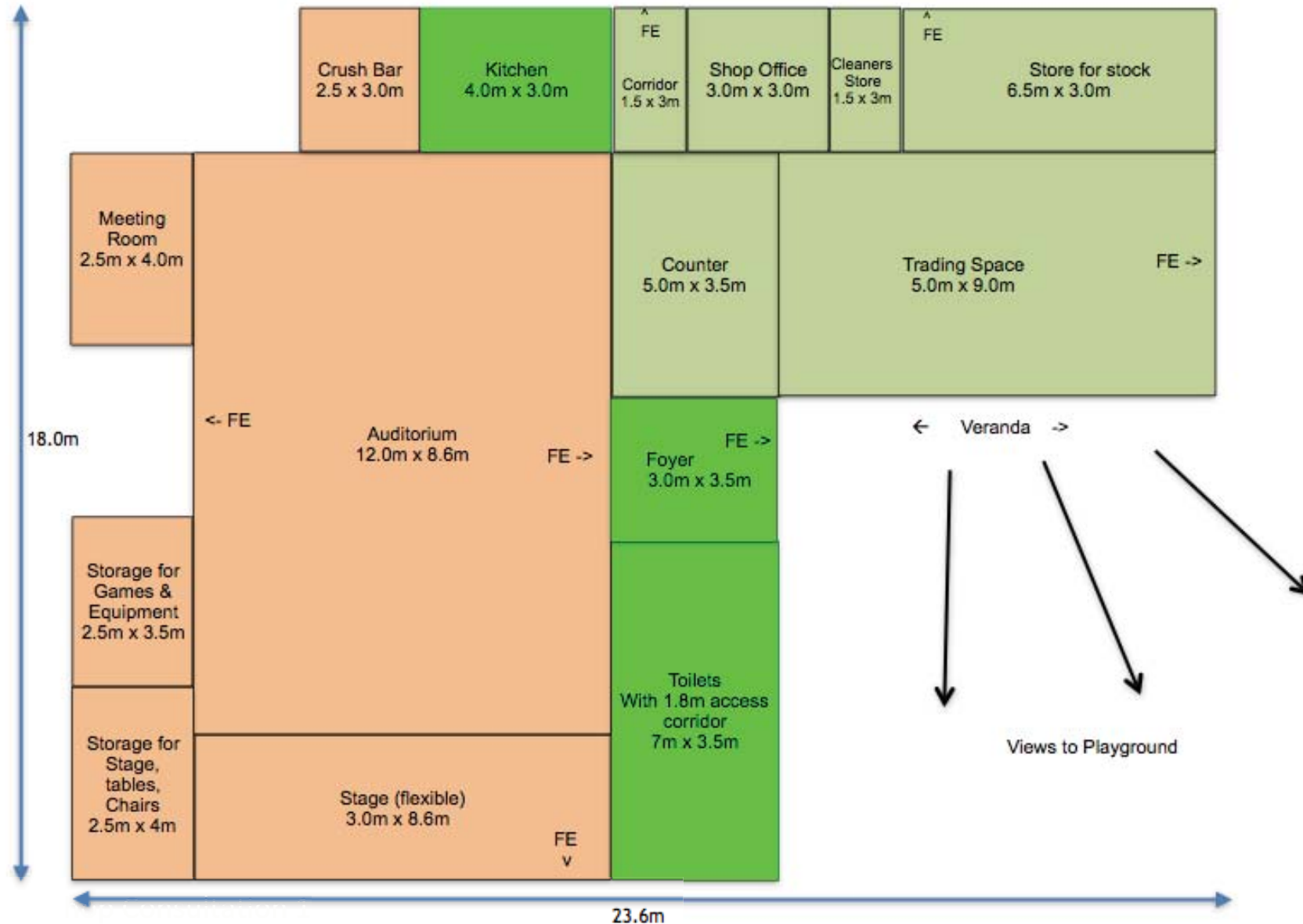
Access road to building and disabled parking in an area of the Park

Existing Site External layout

Not to Scale for general info only



Combined Hall & Shop



Possible Sites

1. Recreation Ground near existing shop
2. Recreation Ground near Railway
3. The Glebe
4. The Park
5. Existing Village Hall site

Considerations

- Space
- Neighbours
- Shop proximity to playground
- Emergency Services Access
- Access
- Car Parking
- Services
- Costs

Parking & Emergency Services

- Current UK planning guidelines
- 1 parking space for every 3 seats
- Plus Disabled Spaces
- 34 spaces + 2 disabled = 945m²
- 3.7m width for fire engines
- 45m to building

Potential Sites Map



Recreation Ground

- Village owns land
- Playground exists
- Shop exists
- Services exist
- OK for fire engine
- 12,000m²
- Shop trading during build
- Access is narrow, one-way
- More neighbours than other sites
- Railway end less neighbour impact but more noise, more service cost

The Glebe

- Biggest space, 19,200m²
- Access off Wallingford Rd
- Village car park?
- Space for Hall, Shop, Playground, Sports
- No Railway noise
- Little impact on neighbours
- Land owned by Diocese
- Plans for housing
- Moving Playground
- Services
- It has been a green field forever

















The Park

- Leased to village
- Allows community buildings
- Fewest neighbours
- Provides a use for Park
- Approx 9,000m²
- Currently limited access
- Access from Ferry Road expensive, semi-blind bridge
- Playground would be more hidden, fewer outsiders
- No room for sports

Existing Village Hall Site

- Village owns the land
- Services exist
- Hall close to school, pub and church
- Very limited access
- Very close neighbours
- No parking
- No room for shop
- Limit hall to 90 max
- New access from Ferry Road expensive

Site Assessment

Site	Space	Neighbours	Access	Cost
Recreation Ground				
The Glebe				
The Park				
Existing VH Site				

Next Steps