



Community Building

Since the Last Consultation

- Planning Application has been submitted
- New Location of building- planning officer indicated they would refuse planning application as submitted and required changes.
- New drawings being presented here today.
- Global Pandemic affected Timelines of external stakeholders.

Designing the Community Building

- Over 2018 hall and shop requirements were determined and published into the Community Hall requirements document.
- A project plan to take through design, planning, build and fit out was developed.
- A planning pre-application was put forward. The response from SODC was positive and encouraged us to move forward and fund the first phase of architectural services. We developed a tender document and sought responses from five local architects. We got three quotes back and employed Owens Galliver of Pangbourne.
- Two designs were put forward to the village, and though both had appeal, the expected cost (£1M-£1.3M) raised serious concerns. It was then decided to explore other options – notably pre-fabricated buildings – to meet the maximum cost of £850k (including move-in costs; a 'latch-key operation').
- After a tendering and interview process, Kingswell Buildings was commissioned to put forward designs for the Community Building.





The Submitted plan...

- After considerable work, consultation and engagement with Kingswell, a plan for the Community Building was put forward to SODC to seek planning permission.
- During the planning officer's evaluation, he determined that 'BREEAM Excellent' would be required (as per SODC Local Plan Policy) and after discussion it was agreed that this could be finalised as a condition.
- Significant concern was raised by one resident that borders the field. After the planning officer's visit to that home, he determined that this needs to be addressed or he was minded to refuse the application. Discussion with Kingswell and with the Planning Officer led to the conclusion that the only option was to move the building along the railway track.
- Additionally (because of a consultation response from Sport England), the planning officer requested that the new proposal would include a full-size football pitch because moving the building would then create an objection by Sport England because it would no longer meet exception 3 of their policy (see next slide).

The Sport England issues...

“Dealing with the community building first, Sport England is satisfied that the proposed development meets exception 3 of our playing fields policy, in that:

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.'*

The overflow car park will sit behind the goal of a football pitch, therefore there will be need to be some fencing to protect the cars using the car park from damage caused by ballstrike. This can be achieved by a planning condition. If the condition is attached the proposed car park overflow would meet our planning policy exception E2 in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' “

The architect/Kingswell has therefore put together a different option which allows the Parish to work on Sports England requirements.



This architectural floor plan depicts a large institutional building with a complex layout. The plan is oriented with North at the top, as indicated by the north arrow in the upper right corner. The building's overall dimensions are 200'0" wide by 200'0" deep. The layout includes several key areas:

- Classrooms:** Located in the upper left and upper right sections, with dimensions ranging from 10'0" to 12'0" wide and 10'0" to 12'0" deep.
- Cafeteria:** A large central area, 20'0" wide by 20'0" deep, featuring a central island and surrounding seating.
- Kitchen:** Located in the upper right, 10'0" wide by 10'0" deep, with a central island and surrounding equipment.
- Library:** A large area in the lower left, 20'0" wide by 20'0" deep, with a central island and surrounding shelving.
- Administrative Offices:** Located in the lower right, with dimensions ranging from 10'0" to 12'0" wide and 10'0" to 12'0" deep.
- Hallways and Restrooms:** A central hallway system connects the various rooms, with restrooms located throughout the plan.
- Playground and Paving:** A large paved area, 20'0" wide by 20'0" deep, is located in the lower left, adjacent to the library.
- Canopy:** A large canopy structure, 20'0" wide by 20'0" deep, is located in the lower right, adjacent to the playground.

The plan includes detailed dimensions for various sections, such as 10'0" x 10'0", 12'0" x 12'0", and 20'0" x 20'0". A north arrow is located in the upper right corner, pointing towards the top of the page. The plan is drawn to scale, with a 1" = 10' scale bar provided in the lower right corner.

Exterior Design



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

Ideas for Sports England

- Mini football Pitch for under 11s
- Moving the play equipment to be closer to the community building and village shop/café
- Outdoor gym equipment for adults
- Tennis Court

Cost estimates Our Budget

- Building £750,000
- Fit out Hall and Shop £100,000
- Total £850,000
- Expected source of funds
- Glebe development £400,000 to £700,000
- Fund raising £450,000/£150,000 (dependant on Glebe Development)
- Total £850,000 We are working to seek grants from The National Lottery & SODC and potential other granting bodies (when we have planning permission)