

# Welcome

We would welcome your views.

Following the Village Plan and the Village Plan Review, and also after a consultation in February 2017 we have been working to understand the requirements for a building on the Recreation Ground to house a new Hall and Community Shop.

We have asked the following for their requirements:

- Amenities Charity
- Community Shop
- Parish Council
- Women's Institute
- Historical Society
- The School
- Parents Association
- Pilates
- Zumba
- Ballroom Dancing

The work you will find in the hall today is a result of working to meet all of those requirements, developing designs, budgets, plans etc.

Nothing is set in concrete. We will take account of your views as we firm up the plans and work towards a full planning application in Spring 2019.

Please fill in a feedback form.

# Village Hall - History

There have been concerns about the longevity and the suitability of the Village Hall in South Stoke for the 21<sup>st</sup> century and beyond for some time. The Amenities Charity in the last few years has commissioned two surveys of the building. The first one identified areas of structural damage caused by damp. These were dealt with and the result was a new stage as the old stage had to be removed to enable us to access the damp areas.

Our attention was then drawn to the historic nature of Temperance Halls like ours and we researched the possibilities of renovating and refurbishing the building to restore it to its former glory. We got quite excited about this, consulted with an expert and enthusiast of such work. He suggested that before embarking on any significant expenditure, we should ask a structural engineer to have a look at whether renovating it was a viable activity. This we did.

He identified a number of problems. Most significantly the walls of the building are not supported by any trusses but are simply resting on the foundations and held in place by the roof. The back wall is noticeably leaning at an angle. The result of this survey was a recommendation that we should not pursue the renovation and that it was not worth spending significant funds on the building.

We were disappointed by this but felt obliged to accept the conclusions. At this point, we determined to keep the village hall ticking over while the Parish Council and the village as a whole considered their options.

After a public consultation in 2009, there was a majority support in the village for pursuing a joint shop and village hall building. Various venues were considered and the Recreation Ground was supported as the most suitable by a small majority of submissions.

All of the hall users were asked to submit details of the kind of facilities they would both need to see, and like to see, in a new village hall. The shop board carried out a similar exercise for the shop. These requirements were then put together into a basic space plan. This plan was agreed not as a design but as a means of achieving the various requirements and meeting the various needs. The venue it was decided should be left open and the building designed in such a way that it could be built in any appropriate space

In order to look into this in more detail and produce some possible designs for the buildings an architect was employed to help develop detailed drawings for discussion.

On studying these drawings, the Amenities Charity reported back that they were concerned about the dominance of the building if it was situated on the rec and insisted that re-designing an improved play area would have to be in the budget. This was agreed.

They were also beginning to think that the advantages of combining the two facilities into one build were being outweighed by the size and potentially urban look of the building. A rural look with natural materials was asked for. Consequently the architect was asked to re-visit the plans and come back with designs for both a single building and two separate buildings that had a rural appearance in both cases.

# **South Stoke Community Shop - History**

The South Stoke community carried out a consultation in 2009 as the foundation step in the development of a village plan. 83% of the community completed a consultation paper. 88% of the responses placed a shop at the top of the 'wants' list. The Parish Council committed to try and establish a community shop as the first priority in the Village Plan Published in 2009.

When no permanent premises for the shop could be identified, the Parish Council gave approval to locate a temporary shop on the site of the demolished cricket pavilion on the recreation ground.

The shop was incorporated as a not-for-profit, limited liability company under the Industrial and Benevolent Societies Act.

Temporary planning permission was granted in August 2012 for three years.

Funding for the project was obtained mainly from the Big Lottery Fund and SODC. The community raised 20% of the funding required through the sale of shares, donations and fund-raising events.

A decision was made to purchase old sea freight containers and to fit them out to provide a small shop with adjacent store, office and disabled toilet.

Trading started in March 2013.

An extension of the planning permission to March 2019 was granted in 2015. A further application has been submitted to extend permission until March 2022. A pre-application consultation with SODC in 2018 indicated that an application for permanent premises for the shop on the recreation ground would be received positively.

The shop has traded successfully for 5 years thanks largely to the part time manager and a large team of dedicated volunteers.

# Community Building Project - Key Dates

Feb-16 Presentation of Shop premises to PC  
Apr-16 Village Meeting on the Shop  
Aug-16 Joint meeting Shop, Amenities, Housing, Parish Council  
Sep-16 Joint Hall & Shop working group formed  
Oct-16 Design Assumptions Document  
Nov-16 Requirements Document  
Feb-17 Village Consultation  
Apr-17 Village Meeting  
Jul-17 Pre-application Planning advice  
Nov-17 Architect selection  
Nov-17 Visits to other halls  
Apr-18 Village Meeting  
May-18 First draft plans  
Jun-18 Review of plans with Amenities, Parish Council & Shop  
Aug-18 Council committee formed

Reviewed at every Parish Council meeting since Aug-16

Reviewed at every Shop Board meeting since Jan-16

Reviewed at Amenities Charity meetings

Numerous Newsletter articles

## Area Summary to Meet Village Needs

	AREA DESCRIPTION	REQUIREMENT	DESIGNED	EXISTING SHOP AREAS
<b>COMMUNITY HALL</b>				
	MAIN HALL	101.9	102.0	
	STAGE AREA	25.8	26.0	
	STAGE STORE	10.6	15.0	
	GENERAL STORE	10.6	15.0	
	MEETING ROOM	21.5	0.0	
	KITCHEN	12.1	12.0	
	BAR	10.2	10.0	
	FOYER	23.9	35.0	
	TOILETS	32.9	27.6	
	JANITORIAL CUPBOARD	4.8	2.0	
	SUB-TOTAL	254.3	244.6	
<b>SHOP</b>				
	TRADING SPACE	44.0	47.0	19.3
	SALES COUNTER	10.9	11.5	6.3
	CAFÉ	20.0	16.0	0.0
	KITCHEN	8.7	9.0	0.0
	MANAGER'S OFFICE	8.7	7.5	4.4
	STORE	6.0	6.0	7.0
	STAFF TOILET	3.5	3.6	6.0
	JANITORIAL CUPBOARD	1.5	1.5	0.0
	VERANDA	TBD	TBD	0.0
	SUB-TOTAL	103.3	102.1	43.0
	TOTAL	357.6		43.0

### NOTES

- 1 Extent of veranda to be finalised when final layout is selected
- 2 Extent of storage above ceilings is to be finalised when final layout is selected
- 3 Areas set in final discussions between the architect and building users

# Ecology And Environment

## Ecology

- The proposed buildings do not require the removal or disturbance of any mature trees
- The site is grassland with no resident mammals.
- Based on these two points the impact of the proposal on the ecology of the recreation ground is considered negligible.

## Environment

- The design is based on the building being clad with natural materials with a low carbon manufacturing requirement.
- Sections of the building will be pre-fabricated to avoid unnecessary transport.
- Building materials will be sourced locally to avoid unnecessary transport.
- Construction labour will be sourced locally to avoid unnecessary transport.
- Building finishes will be kept to the minimum consistent with requirements for hygiene, cleaning and maintenance.
- The building will be insulated to a high specification to reduce heat losses.
- Solar panels will be used to target a 50% reduction in power usage from the grid.
- An air or ground source heat pump will be used to further reduce energy consumption.
- Electric car charging points will be provided for public use.
- Presently rainwater is to be returned to the ground by soakaways; but consideration is also being given to rainwater harvesting, treatment and reuse where appropriate.
- Consideration is being given to boring a well to enable clean aquifer water to be pumped-up for 'domestic' use and to provide water for the proposed ground source heat pump.

# owens galliver architects

Established in Pangbourne in 1992, much of the Practice's work is undertaken in sensitive locations such as Areas of Outstanding Natural Beauty and Conservation Areas, and often relates to buildings of character and age. Most of our clients are based within 60 miles of our offices, and include community organisations, residential and commercial developers, businesses, owner occupiers, as well as private residential clients. We have completed schemes as far afield as Wandsworth, Tring, Reigate, Southampton, Bristol, Andover and Oxford.

Projects include community buildings, refurbishment and extension of Listed Buildings, barn conversions, private houses, domestic extensions, and new developments.

As well as understanding the client's requirements, sympathy with and understanding of the sites and buildings are key to achieving the best possible result for their owners; we pride ourselves on a detailed, well founded and well presented approach, and in helping Clients through the whole "development" process. We like to get fully involved, have a hands on approach, and work with and on behalf of our Clients in a friendly, flexible and committed way to achieve what clients want.



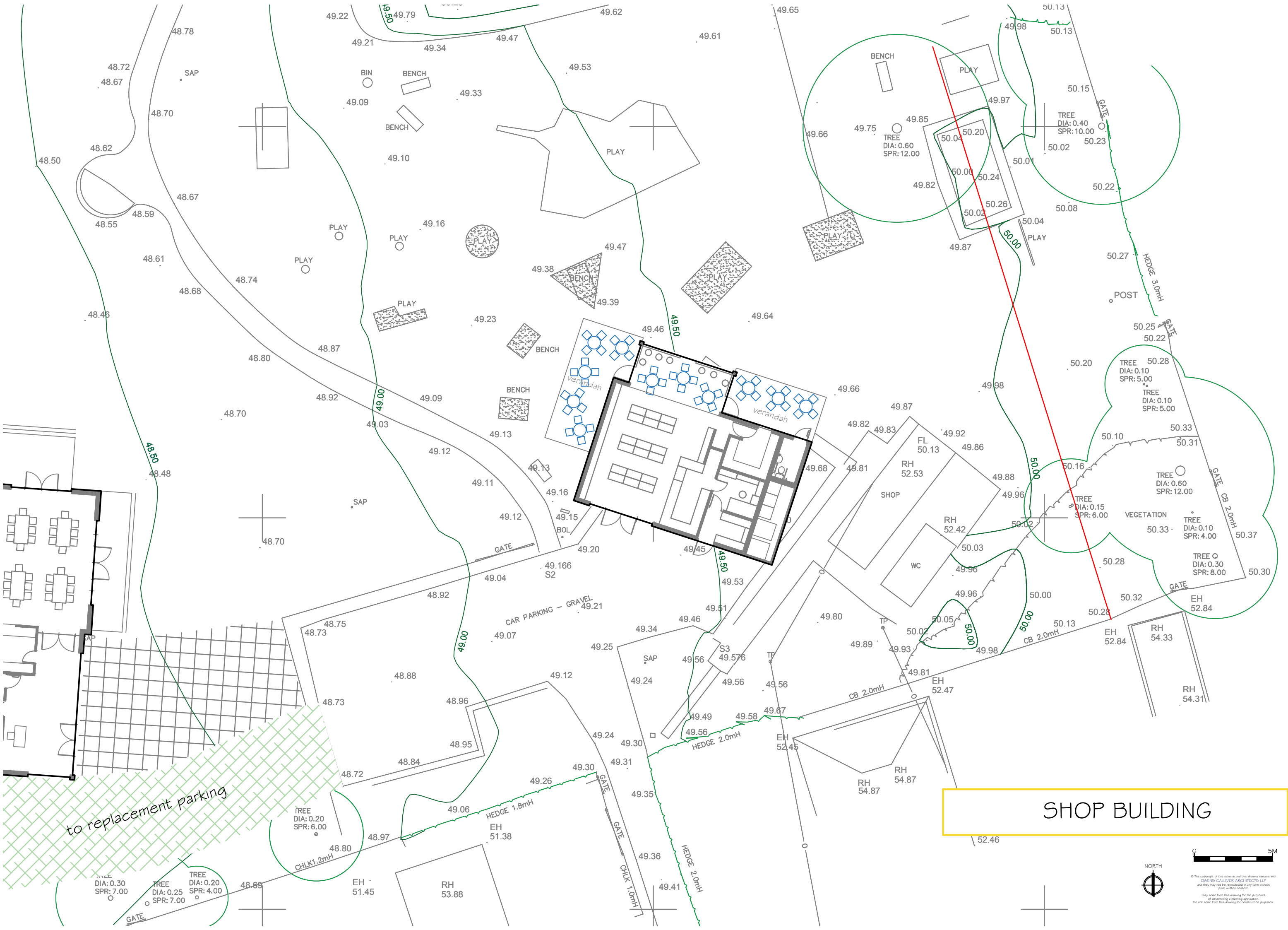
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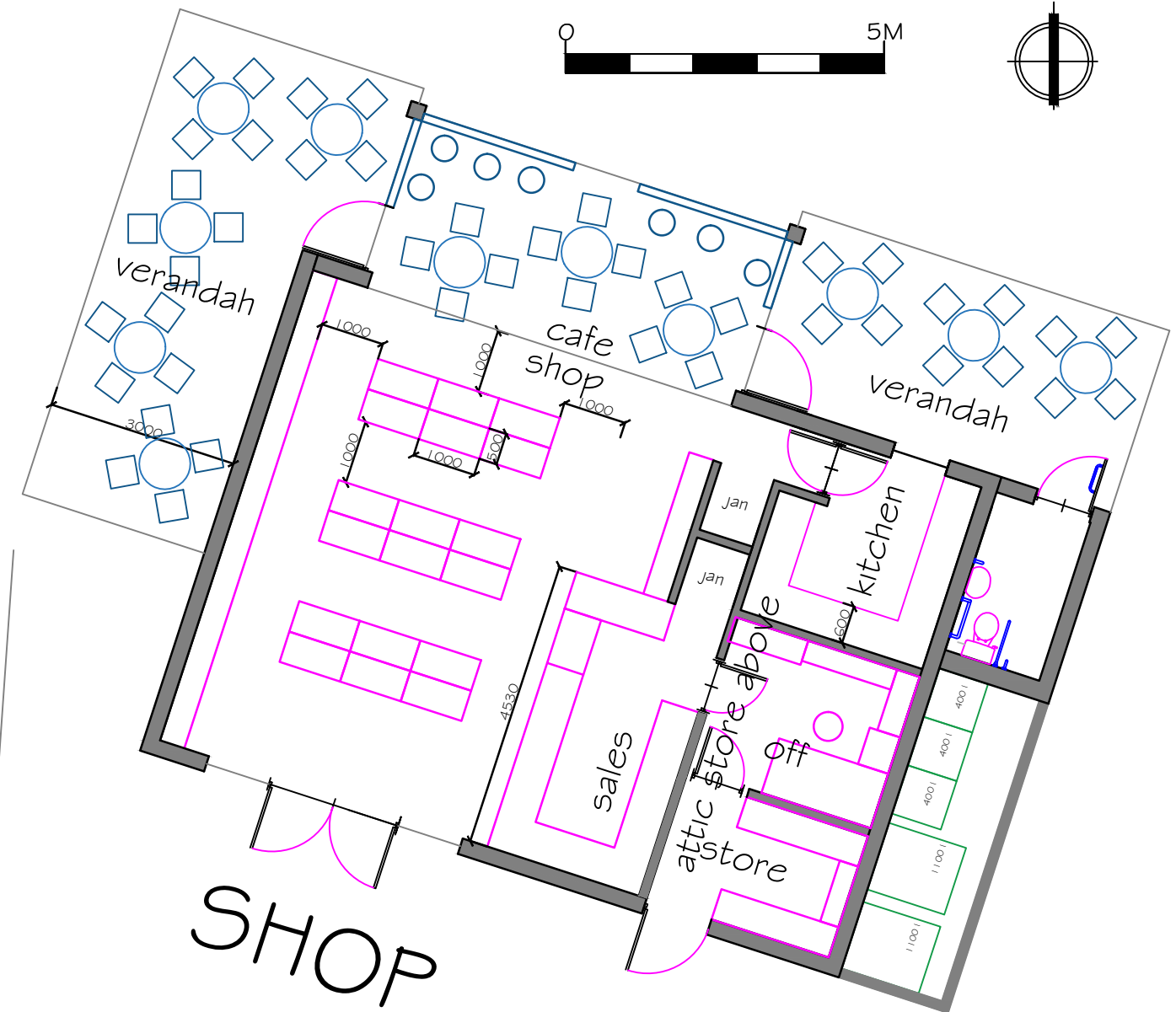
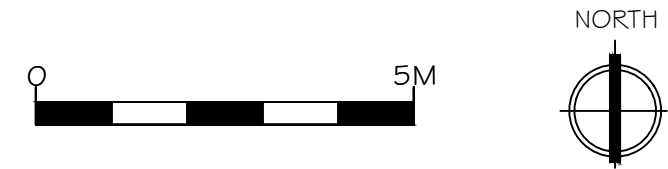


SHOP BUILDING



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107 sqm gia shop  
258 sqm gia hall  
365 sqm gia o/a  
TWO BUILDINGS





# HALL BUILDING

NORTH



0 5M

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## TWO BUILDINGS



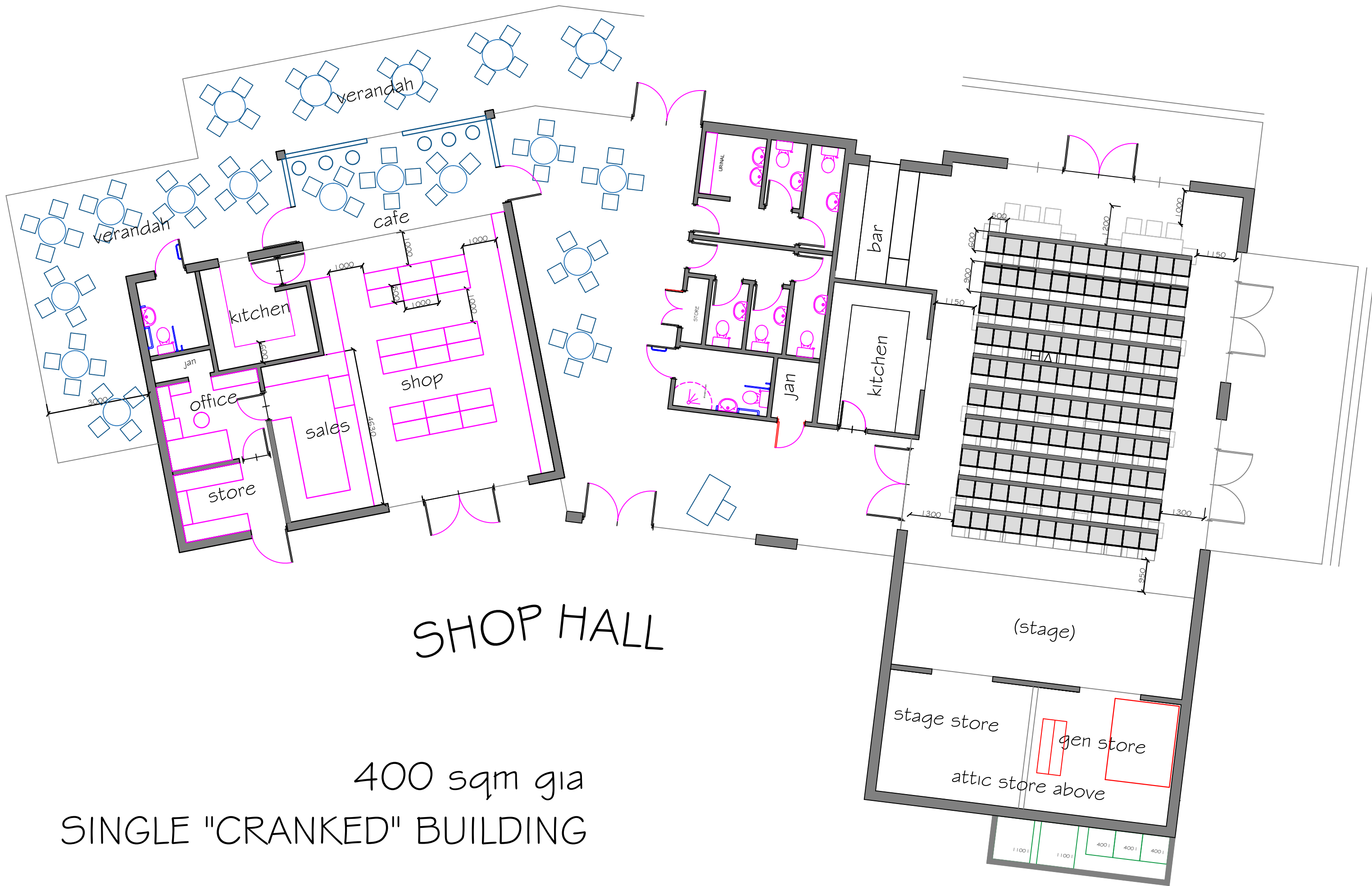


TWO BUILDINGS





# SINGLE "CRANKED" BUILDING









## CRANKED BUILDING





CRANKED BUILDING

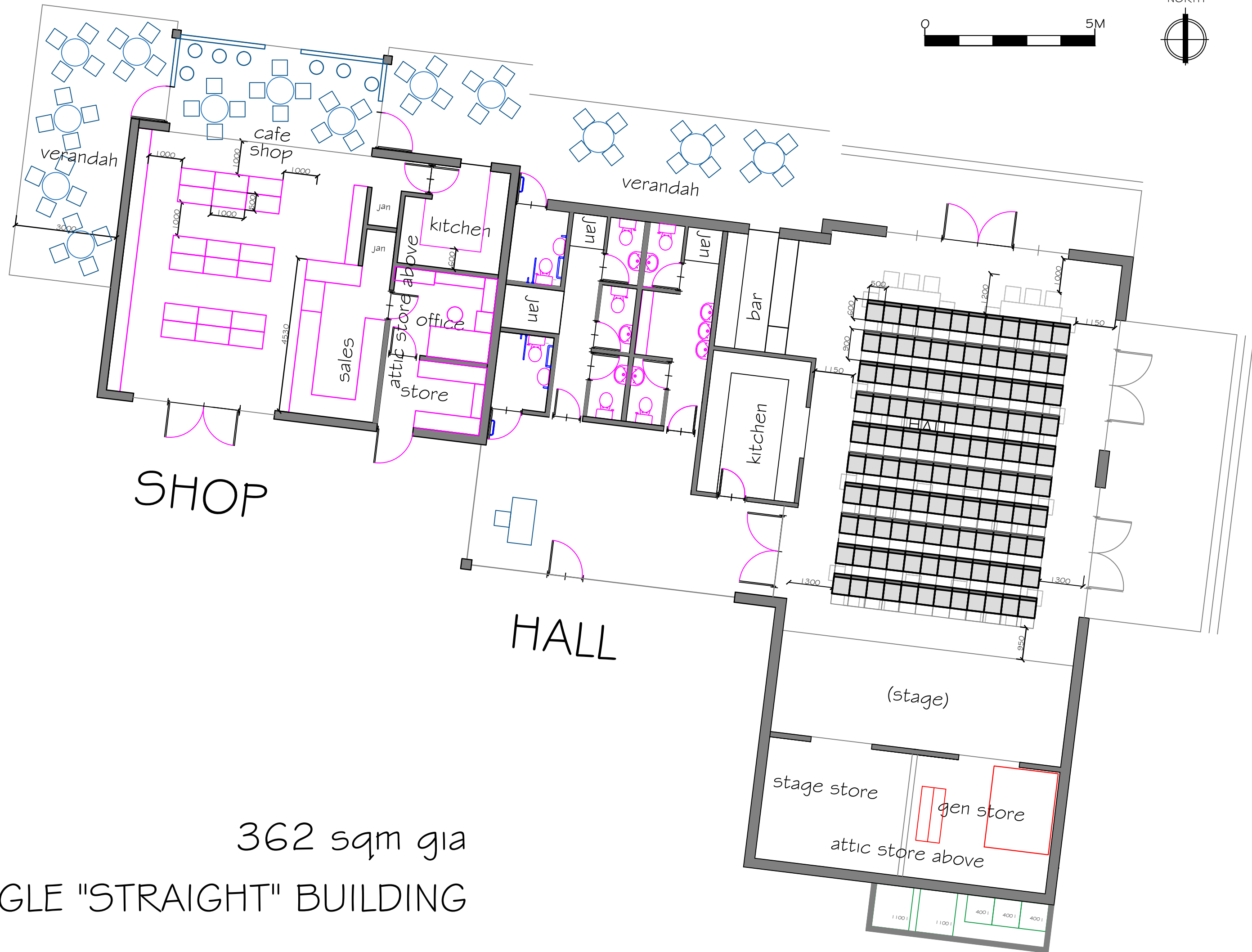




SINGLE "STRAIGHT" BUILDING



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362 sqm gja

SINGLE "STRAIGHT" BUILDING







## STRAIGHT BUILDING





STRAIGHT BUILDING



# **SOUTH STOKE COMMUNITY BUILDING**

## **KEY FACTORS**

- The village shop is a daily focal point
- The village hall is a centre for communal activities
- The hall and shop activities complement each other
- The existing shop and playground work well together
- community buildings relate well to recreation grounds
- The recreation ground as a village centre needs signposting
- The village is in the Area of Outstanding Natural beauty
- The recreation ground is on a north south axis
- The recreation ground is approached from the south
- There are houses on the north, south and east boundaries
- There is a main line railway to the west
- There are footpaths to the north and to the south
- The playground is new and well designed
- There is a useful football pitch
- The recreation ground slopes significantly
- The shop needs to continue trading during construction process



## **SINGLE STRAIGHT BUILDING**

- **A single building so both uses can work together**
- **Located to tuck building away**
- **Shop and café adjacent to the playground**
- **Shop position is visible from Cross Keys Road**
- **Shop angled to maximise direct sun on to café and terrace**
- **Orientation of shop means recreation ground and playground still visible from the entrance**
- **Construction in two linked phases so shop continues to trade [shop built before hall]**
- **Three pieces of play equipment moved [swing, slide, spinning ring] and some benches**

## **SINGLE CRANKED BUILDING**

- **A single building so both uses can work together**
- **Located to tuck building away**
- **Shop and café adjacent to the playground**
- **Shop position is visible from Cross Keys Road**
- **Shop and hall at angles creating internal foyer for use by shop and hall**
- **Café can support activities in the hall**
- **Shop is easily seen and closes the vista from cross keys road**
- **Foyer provides through view from front to playground**
- **Construction in two linked phases so shop continues to trade [shop before hall]**
- **Two pieces of play equipment moved [swing and slide] and some benches**

## **TWO BUILDINGS**

- **Two buildings to simplify building form and spread out development**
- **Shop and café adjacent to the playground**
- **Shop position is visible from Cross Keys Road**
- **Shop located on existing car park so existing shop unaffected by construction**
- **Hall located in under used area**
- **Hall set at low level**
- **Having two buildings creates a “place” between them.**
- **Phasing of buildings easy [either hall or shop first]**
- **Playground unaltered**

## **MAIN FEATURES COMMON TO ALL SCHEMES**

**Hall to seat up to 120 in theatre use, or 64 on tables of 8, both with stage**

**High ceilings and exposed structure in both hall and shop/café**

**Natural materials wherever possible for structure and walls**

**Low carbon sustainable design including photovoltaic panels and air source heat pumps**

## CLADDING

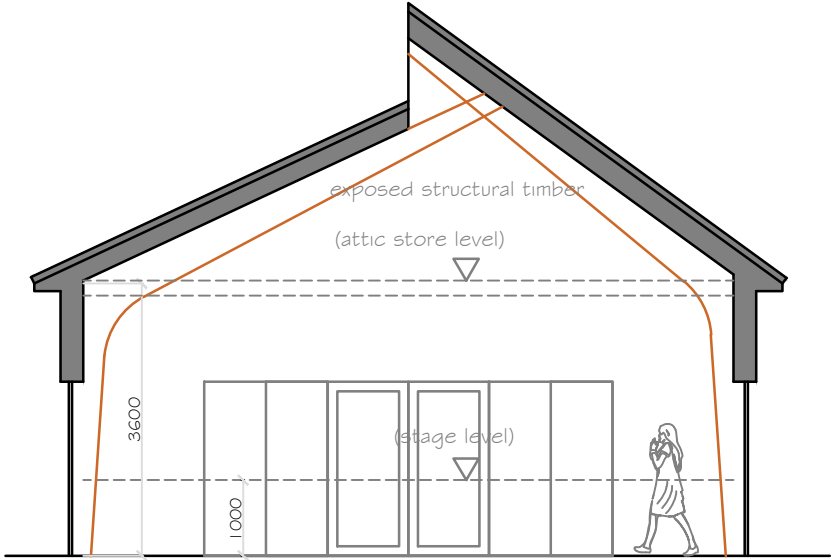
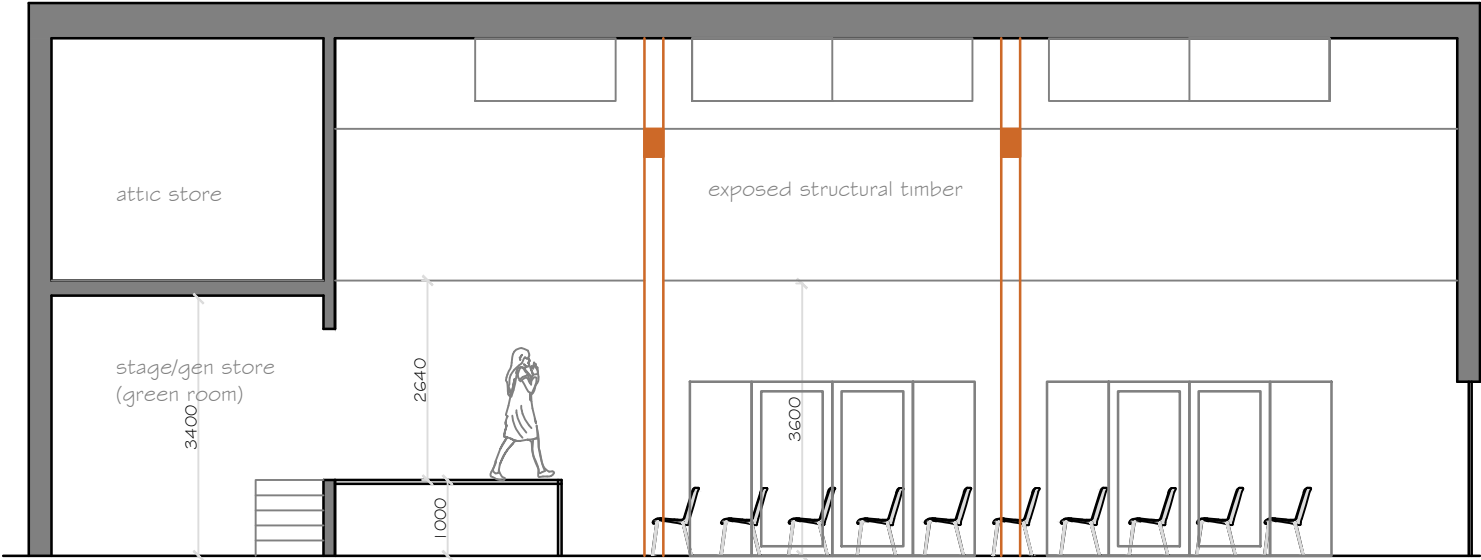


## ROOFING

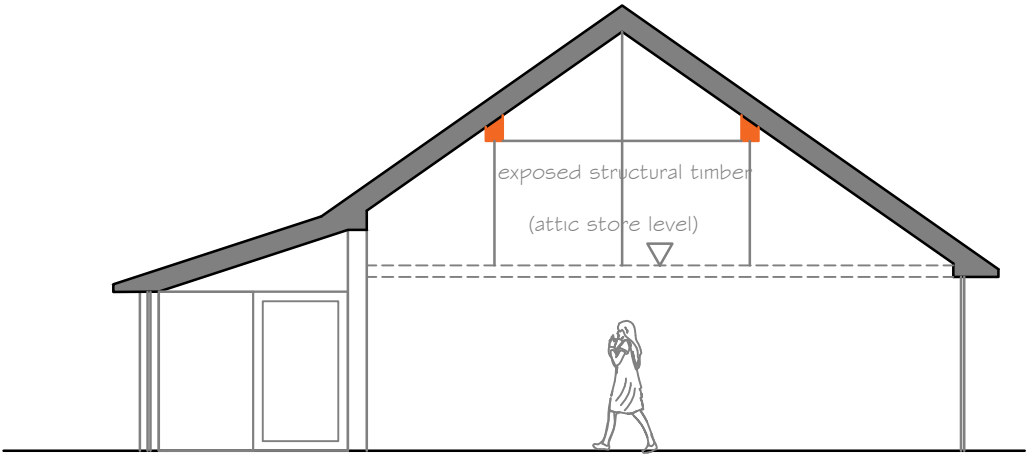


## STRUCTURE





# HALL



# SHOP

# TYPICAL SECTIONS





## STRAIGHT BUILDING



CRANKED BUILDING





TWO BUILDINGS

# Draft Project Budget

## Demolitions, Preparations/Play Equipment Relocation:

Demolition of existing shop buildings	£15,000
Site Hoarding	£21,500
Relocate play equipment	£50,000
	<hr/> £86,500

## New Community Building:

Shop/café area & associated office/kitchen & stock room	
100m2 @ £2,400	£240,000
Stage, stores & green room	
160 m2 @ £2,400	£384,000
Single storey middle section, bar, kitchen, toilets & stores	
100m2 @ £2,400	£240,000
Adjustment for sloping site	£15,000
Bin store Allowance	£7,500
	<hr/> £886,500

## External Works, Fit Out:

External Works	£63,000
Build Total	<hr/> £1,036,000
Fit-out Hall	£20,500
Fit-out Shop	£26,000
Building plus Fit-out	<hr/> £1,082,500

Contingency Sum, over 15%	£167,500
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<b>Grand Total</b>	<hr/> <b>£1,250,000</b> <hr/>
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# Funding Plan

<u>Build &amp; Fit Out Target</u>	<u>£1,250,000</u>
S106 from Glebe development	£650,000
Grants	£525,000
Events	£25,000
Donations	£25,000
Sponsorship	£25,000
<u>Total Funding</u>	<u>£1,250,000</u>

These are budget figures not commitments

# Possible Grant Plan

Grant Body	Fit	Funds	Plan
SODC Capital Grants	Very Good		£300,000
WREN - FCC Community Action Fund	Very Good	£5,000,000	£200,000
Pye Charitable Settlement	Fair	£463,000	£10,000
Toe2 – Trust for Oxfordshire’s environment	Good		£7,000
Doris Field Charitable Trust	Good	£401,000	£1,000
Big Lottery	Good	£190,000,000	£150,000
Garfield Weston Foundation	Good		£20,000
Taylor Wimpey	No		£0
Cumber Family Charitable Trust	OK		£2,000
The Bernard Stanley Charitable Foundation	Very Good		£10,000
Grundon	No		£0
Biffa	No		£0
Bloor Homes	No		£0
Chiltern Leader	Fair	£0 Brexit!	£0
Tutor Trust?			
Henry Smith Charity?			
Bernard Sunley Charitable Foundation?			
Wolfone?			
My Community?			
Total		Total	£700,000
		Success Rate	75%
		Plan figure	<u>£525,000</u>

Note: Most grants require planning permission before we can submit

# Operating Costs

- We are planning an efficient building
- Good insulation in walls and roof
- Double-glazing
- LED lighting to minimise power for lighting
- Smart heating controls
- Solar energy panels
- Air-source heat pumps
- The building will be secure
- Alarms for fire, flood and intrusion
- CCTV cameras and proximity lighting to deter vandalism

A local Village Hall was similar to our current village hall, and their new Village Hall is similar in construction to the one we are planning.

In broad terms, they HALVED their running costs for a building TWICE the size.

## Planning Stage Risk Assessment

	Risk	Severity L/M/H	Mitigations
1	Planning application rejected	L	1. Address rejection points and re-apply 2. Appeal against the planning decision
2	Architect withdraws from project	H	1. Discuss and address reasons for withdrawal 2. Appoint replacement architect from previous selections 3. Seek additional funding from the PC
3	Diocese funding not forthcoming	H	1. Project viability to be reviewed 2. Replacement funding methods to be investigated
4	Insufficient grant funding	M	1. Identify and seek alternative funding methods 2. Investigate ways to improve village fundraising
5	Major objection from villagers on planned site for community hall	M	1. Log and discuss ways to alleviate the objections 2. Review alternative site(s) on the recreation ground
6	Local fund raising activities not supported by villagers	H	1. Gain understanding of the reasons why and address 2. Ensure good publicity of events 3. Set up visible target figure and performance to date chart
7	Objection by villagers to one combined building	M	1. Separate shop and community building plans being produced with the associated costs and financial implications
8	Proposed sites encroach on the adventure play area	M	1. Monies to be set aside in the proposed project budget to move, enhance and maintain the play area
9	Risks to the recreation field environment	L	1. An environmental impact assessment will be performed as part of the project to minimise any impacts
10	Cost of ownership of new Community Hall Note: With use of the listed mitigations the running costs of a similar Village Hall was reduced from c£800 p.a. to c£400p.a. for a hall twice the original size	L	The Community building design will include: <ul style="list-style-type: none"> <li>• Solar panels for power generation</li> <li>• Air source heat pump</li> <li>• High standard of insulation</li> <li>• Use of low carbon footprint materials where possible</li> <li>• Pre-fabrication of building components to reduce carbon emissions</li> </ul>
11	Noise level/ disturbance to Community Hall neighbours	M	The Hall design to ensure: <ul style="list-style-type: none"> <li>• Sound disturbance levels are kept to a minimum</li> <li>• The current plan is that vehicular disturbance would be kept to a minimum by placing the main car park on the Glebe and restricting access to disabled, delivery and service vehicles only</li> </ul>
12	Vehicular access to the Community Hall and recreation ground	M	See second bullet point in 11. above
13	Site safety following successful planning approval	H	Following successful planning approval and fund raising a construction contractor shall be appointed they will be responsible for ensuring the key Health and Safety legislation: <ul style="list-style-type: none"> <li>• The Construction (Design and Management) Regulations 1994 are adhered to to ensure site safety</li> <li>• The Parish Council will be responsible for ensuring the construction phase of the project does not start until an adequate health and safety plan is in place</li> </ul>

# You Can Help

There are a number of ways you can help:

1. Fill in the feedback form.
2. If you have specialist skills in planning, building, fund-raising, or communication, get involved with the committee.
3. Talk to your friends, club or society about how you might help raise funds for the project.
4. We are keen to find a couple of people to help keep the village informed about the project.
5. We need people to help us raise money from sponsorship and from simple donations.
6. And you can always just make a donation now!

On any of the above, please see one of the committee.

They are:

Geoff Ward, chair

Maurice Scarratt

David Kennedy

Chris Bertrand

Lou Verrill

Shannon Stegeman

Sally Woodall

Kevin Flynn