

South Milton Village Hall Redevelopment

Up-date Meeting held at Village Hall on

Wednesday 16th February 2022

Steve Harding, Nick Townsend and Andrew Lethbridge (Architect) presented the latest outline plans for the Village Hall re-development (with supporting outline drawings on display) to approx 30 + residents. The plans reflected changes made in response to the initial public open meeting on Monday 16th August 2021 and further refinements suggested by Andrew and the VH Committee.

Key developments are as follows:

- a) Maintenance of street scene.
- b) Re-orientation of main hall at 90⁰ to the current hall to produce an L shaped configuration of the major spaces with flexibility to partition (with acoustic screens) to suit a variety of different uses. And with each area having independent access to the kitchen and toilet facilities.
- c) A significantly larger Kitchen area.
- d) The inclusion of an opening glazed area on the eastern elevation allowing direct access onto the garden with safe play area and parking.

Overall, the plans presented are for a building of 2966 sq ft (275 sq meters) with a better proportioned main hall of 1829 sq ft (170 sq meters) cf the current main hall of 104sq meters. The overall plans were well received.

The following issues were raised and discussed:

- 1) The need to ensure the efficiency of the acoustic screens for simultaneous multi use of the hall – Andrew suggested Dittisham Village Hall provided a reassuring example.
- 2) Possible safe access problems for the car park entrance and the road where the building might obscure vision, though a new splay should accommodate both incoming and outgoing vehicles at the junction with the road. *Post meeting note from a comment by e mail: Access during construction must be carefully planned, possibly the site could be accessed via the gate on Hillingsdown.*
- 3) Whether the current (unused) Chimneys and “attic” windows on the roof of the current hall were essential components of the ‘street scene’ or could be excluded to provide more functional benefits (eg the glazed opening onto the garden area) and achieve a better overall design. These issues are likely to be the subject of negotiation with the planning authorities.
- 4) The possibility that the re-development might require the total demolition of the current building with a similar re-construction of the front elevation to preserve the street scene rather than attempting to preserve the current fabric. This, for a variety of reasons, incl technical, potential issues connected with dampproofing and insulation of the finished construction and, importantly total demolition would be needed to achieve VAT exemption for the new building (which might save c. £100K – 150K in overall costs).
- 5) The porch area on the front elevation. Whilst this will no longer be the main entrance it may provide a useful secondary access/exit and maintain a useful secure weatherproof space for the library and defibrillator without the need to access the main building. Further consideration on this is needed.

- 6) Adequate storage provision. Steve reassured everyone that there is sufficient storage space in the current plans to match all the storage requirements of the current Hall together with all materials held in the outside sheds.
- 7) It was felt that some indication of scaling would be useful to clearly identify how the new spaces would accommodate specific activities of various user groups eg bowls and table tennis – Andrew offered to provide an indication.
- 8) The need to provide for segregation between the car park and other pedestrian areas and the ultimate need to provide a management plan for the car park. Additionally, it was felt that a slightly larger car park was desirable but this would be dependent upon additional land donated by the landowner.
- 9) Heating – will probably be via a ground source heat pump, taking advantage of the likely excavations required for the new car park to install, supported by solar panels in unobtrusive areas of the new building. Insulation requirements for the new building will be exceptionally high – well in excess of current minimum building requirements.
- 10) Skylight windows – careful consideration will be needed of siting to ensure these do not conflict with potential hall usage eg cinema and to ensure easy maintenance.
- 11) Scale of costs and timescale – currently unknown best approximation is a build cost of around £600K - £650k, with 4 years planning and fundraising plus at least 1 year for physical construction.
- 12) On-going communication – all channels to be used to ensure inclusivity of all village residents, especially younger families. Incl, Village website – www.southmiltonvillagehall.uk - (where current plans and comments will be posted), newsletters, Sock Club and public meetings and drop in opportunities.