

MEETING NOTES – Meeting with Proposed Community Centre Architect
– Hugo Hardy – Wednesday 30/4/25, 2pm

Present:

HPC: Cllr R Simpkins, Cllr R Wallond, G Merry (clerk)

S106 W.G: A Johnson

Hugo Hardy

HH took explained the process/stages: -

- Stage 1: Preliminaries/feasibility, understanding of existing conditions, local consultation
- Stage 2: Sketch design to detailed design, leading to costings/pricing
- Stage 3. Planning Application
- Stage 4: Technical Design – deep detail
- Stage 5: Tendering
- Stage 6: Build

Discussed ideas for consultation and local focus groups. 2-3 Open Days - public can ask questions. WG can ask people for help. Less about engaging community leaders as their voice can often be louder than residents.

HH is the Lead Consultant and Principal Designer. He will write the tender spec. He will visit the project weekly during the build and act at as a clerk of works. There are now new legal stipulations (since Grenfell) affecting liability. HH will do quality control throughout, as otherwise would be contractors checking their own work. This included in his management fee. He will have oversight of everything. Suggests putting 10% extra in the budget though.

GM explained aspirations have grown since initial consultation. A better build if funding will allow. The PC is pulling together as much as possible. HH suggested going for the ideal then reducing as necessary – all agreed. Lottery funding was discussed – large amounts are available and other PCs have been successful e.g. £1-2 million.

A walk-round took place:

GM outlined current security concerns e.g. dark corners, having to enter dark changing rooms alone at night, to switch on heating for meeting room etc. Safety for any building manager will be important as opening up/locking up alone.

The Hall is likely to need the same footprint, so the café area likely to go at another end (playground end). Going up one storey discussed but possibly not for the hall, due to ball games (scouts etc). HH feels structure is sturdy enough to build on.

Current passageway to go and a new central area with café serving area, bar area and toilets to service all sides/functions of the building from the centre.

Looked at area round the back of pavilion. Drain structure and likelihood of large and significant roots were noted. May be possible to put in deck or upper level towards the canopy as tree roots will limit building at ground level. In-fill therefore to the side will be better (may need to move gym?).

Changing rooms were viewed and the need to meet F.A. requirements discussed.

Ongoing Brief:

- 2 rentable spaces needed plus potential divider in large space.
- Efficient layout of drainage, water, kitchen etc.
- Central service area
- Public art gallery/installation and workspace, possible upper level – to be considered.
- Extend footprint minimally, as much as foot pitch requirements will allow.
- Probably not a new build but a renovate.
- Storage to the back. Public space, café, patio seating area, viewing gallery etc to the front (Rec. facing)

Actions:

- HH will sketch the designs to go to an informal public consultation on **Saturday 5th July** (plus potentially weekday evening after, if items can be left). Refreshments etc and invite public to drop in. W.G. members and Cllrs on hand to host, field questions etc. HH will also provide 3D visuals.
- Obtain all comments and compile/analyse. Then refine the designs.
- HH will send docs to GM to circulate.
- GM to supply HH with list of stakeholders.
- **Interim W.G. meeting with HH on Wed 18/6/25 at 2pm.**

£££:

As much S106 as possible has been applied for – should know by end of May.

£50,000 of council EMR funds available, some of which can cover costs in this first stage.

HH will invoice at the end of each of the 6 stages. 15-20% at the end of the feasibility stage.

GM stated a fixed fee for the end of stage 1 is preferred for the PC to know cost. HH will advise.

HH left hard copies of preliminary designs with GM