

**Meeting 8 of the New Village Hall Working Group**  
**Held on Monday 18<sup>th</sup> July 2022 at 7.30pm at Hailey Village Hall**

**Present:** Ann Gibson, Andy Smith, Michael Drew, Graham Knaggs (Chair), Judith Knaggs, Phil Sullivan, Caryl Lansley, Martin Crow

**Apologies:** Karl Madden

**This meeting was held in camera to facilitate a discussion with one of the architect companies. Bids have been received from three companies which contain information that is commercially sensitive. The information in these documents should not be made publicly available.**

**Architect Company B (based in Oxford)**

**From 20<sup>th</sup> June note:**

This was the only bidder to include a sketch drawing which, at the very least demonstrated that he had read the brief. There was a free use of space – some wasted(?). A major concern was the use of a second storey and a lift. The Group has been advised against this by both the head of WODC planning and the original Common Leys architect who provided the 2018 feasibility study.

The bid highlighted that consideration had been given on the effect of the proposed building on neighbouring properties, the overall aesthetic, the visual impact on visitors as they arrive on site and how the building would work when in use.

The checklist of documents required for outline planning permission very comprehensive. They identified the 'reserved matters' mechanism that enables outline planning permission subject to subsequent submission of some documents (i.e. the reserved matters).

They included some examples of recent projects that had similarities with our requirements.

Their cost estimates include the provision of both a Quantity Surveyor and an Energy advisor.

**Fees to outline planning permission** were identified as **£31,950**

Reference was made to the 2018 cost estimate of £784,000, highlighting that construction costs have risen disproportionately to inflation. Fees to Handover were estimated at **£58,300**

They estimate that **build cost at today's market rate would cost nearer £2m but used £1.5m in the fees estimates.** An offer to include the services of a Principal Designer was also made along with details of hourly and daily fees.

The two architects, explained details of a number of similar projects that they have been involved in - mainly for sports facilities rather than Village Halls. One of them Lisa had been involved in a Village Hall development for a previous firm. They have worked on Sports facilities for St John's College and a sport + social facilities in Kent.

They praised the contents of the brief which was used in their design.

They described access to the site (they love our trees) as 'discrete' but did not suggest any changes. Their sketch diagrams are concept only and potentially subject to change. They've used a 2-storey solution to avoid a sprawling development. Their concept is to provide multi-purpose spaces that can be used for concerts, weddings etc with appropriate landscaping (external BBQ area was suggested).

Windows need to be positioned to capture the sun. Also, would like the building positioned so it can be seen from the entrance lane. Changing rooms should be positioned close to the playing pitch and should also provide additional loo capacity for larger events. The conference room could be standalone.

They've looked at other Village Halls and generated a couple of pages of ideas as background. There are some 2-storey halls but you need a lift. A 2-storey build generates about a 20% saving over single storey. They've included a lot of storage ("you can never have enough"). You need a hierarchy of required spaces and storage is ancillary.

**Hall size**

They talked about Badminton and avoidance of rafters where shuttlecocks could be lost. It was pointed out that it's not really about Badminton, the hall size is the minimum Sports England size and was selected to facilitate grants.

## **Location**

They've chosen the playground as existing playground equipment can be easily moved. The context and orientation is very important. The hall needs to be south facing. They don't want to 'attack' the playing field and they don't want to cut down any trees. All of this needs to be fed into the design and then prioritised.

## **What about Consultations?**

They explained about holding design workshops with 'experts' including Structural engineers, Landscapers and 'some' community representatives. The workshop should then brain-storm to develop designs. This should produce a starting point and the general orientation of the building. This kind of consultations should beware of 'too many cooks', otherwise there will be distractions and time consuming (and expensive) loops. They are happy to do presentations to the community, capturing all of the options. They gave an example of consultations with the military (officers mess) but there was a 9-year delay - managed to resurrect and update the project and it was eventually built. Another example was a existing hall to be extended. There was a very dedicated 'open-doors' committee involving the Minister, committee chair and building manager (i.e. 3). Everyone wants to be involved but ..... needs to be filtered. The whole scheme needed to be broken down into phases. They kept having to stop/start. They ended up prioritising and identifying phases but standards, regulations and changes to specifications caused delays.

## **What about refurbishment?**

They would need a brief – everything is do-able. Could phase replacement of the changing rooms first if that's what we wanted. Would recommend a feasibility study for all options. Cost / payback – needs to repay over X years.

## **How may staff do they have in their operation?**

A total of 16, of which 3 are partners, 2 building surveyors, the rest are architects.

## **Sustainability of materials?**

Timber cladding was discussed – i.e. its life, maintenance – will wear down nicely. Can be locally sourced and has a smaller impact on the environment. Render has also improved over the last few years – can now be self-coloured and quite robust with a guaranteed life of 25 years. This usually comes down to the cost / benefit issues.

Also need to look at insulation. The structure will need to be very well insulated and air tight and well ventilated. Kingspan panels are more cost effective than lambswool for example.

A new set of regulations came in a few weeks ago.

## **Thermal mass**

This is the ability of a material to absorb, store and release heat. Materials such as concrete, bricks and tiles absorb and store heat. They are therefore said to have high thermal mass. Materials such as timber and cloth do not absorb and store heat and are said to have low thermal mass. This is a factor in cost effectiveness of running costs vs build costs.

## **Cost to outline planning?**

This is £32K but there will be the costs of additional consultancy fees not covered in the quotation.

GALK

24<sup>th</sup> July 2022