

PICKMERE PARISH COUNCIL

COMMUNITY BUILDINGS CONSULTATION

For some time, the Parish Council has been considering the current and future needs of the Village in respect of its needs for an appropriate community building or buildings. We believe they should be cost effective, sustainable and versatile space(s) for varied uses.

The Parish Council has some proposed **IDEAS** and would like to invite ALL parishioners to view and comment on these.

At this stage, the **ideas** are just that. You will be able to read the rationale supporting each idea and see a simple outline plan.

We are keen that everyone has a chance to see these and we are most keen to collect your feedback.

Once we have received your feedback, we will consider how to proceed, but until we have completed the consultation we will not be undertaking any detailed plans or costings.

Please make every effort to attend one of the Consultation sessions – everyone's opinion is important to help us to identify a preferred way forward.

The drop-in consultations will be at the Village Hall on

Wednesday 31st October 12-4 pm

Thursday 1st November 6-9 pm

Saturday 3rd November 9-12 am

EVERY VIEW COUNTS – PLEASE TELL US WHAT WOULD BE THE BEST SOLUTION FOR YOU AND YOUR FAMILIES FOR THE FUTURE

**THE FUTURE OF
PICKMERE
COMMUNITY
BUILDINGS
CONSULTATION**

WHY HAS THE PARISH COUNCIL STARTED THIS CONSULTATION?

- The Parish Council has concerns the current buildings will not be sustainable.
- We want to engage with you all to understand the present and future needs for the Village.
- We want to provide accommodation capable of hosting the various needs of community activities.
- We recognise the current inefficiencies and costs for energy, insurance and maintenance and wish to share our ideas for alternatives with you.
- We have recognised we need an effective maintenance schedule to plan and budget to undertake the right works at the right time to provide appropriate, safe and sustainable building(s).
- There is a clear opportunity sympathetically to promote the lakeside usage.
- We want to know from you what additional activities you enjoy that we may be able to provide for all villagers.
- The Parish has a long-standing requirement for equipment storage.
- The Community Group has asked for a larger and safer kitchen and tea room at the Pavilion.
- We recognise a need for a defined and controlled area for additional car parking.
- We consider a village building of 50 – 70 m² (equivalent to or slightly larger than the current village hall) to be a flexible and useful asset for the village.

IN SUMMARY, PLEASE HELP US TO CONSIDER THE BEST IDEAS YOU CONSIDER ARE NEEDED FOR PICKMERE'S COMMUNITY BUILDINGS NOW AND INTO THE FUTURE –

YOUR OPINIONS AND IDEAS ARE VITAL AND INTEGRAL BEFORE ANY MORE DETAILED PLANS ARE CONSIDERED. THANK YOU FOR ATTENDING AND WE ARE GRATEFUL FOR ALL YOUR CONSTRUCTIVE FEEDBACK AND INPUT.

On the next display boards you will see some concepts behind four ideas your Parish Council has been considering. Please talk to us and leave any comments on the post-it notes (along with your postcode if you prefer) so we can incorporate your thoughts and ideas before considering developing any of these ideas in any greater detail:

The ideas are:

- 1. To retain, refurbish and extend the village hall**
- 2. To internally modify the layout of the pavilion**
- 3. To internally modify the layout of the pavilion and to add a 12m² extension to the tea room**
- 4. To provide a single community building located at IROS achieved by doubling the existing floor area**

Before we introduce you to our ideas, here is why the Parish Council have considered and questioned the "status quo" in preference to doing nothing other than essential maintenance at these buildings.

PRO's	CON's
<ul style="list-style-type: none"> • We preserve the perceived heritage of the Village Hall • There is no / minimal change and it preserves what people are used to • We undertake remedial maintenance only 	<ul style="list-style-type: none"> • There is a cost associated with doing nothing - 2 buildings to insure, maintain and manage • No additional storage for the marquees or any IROS village activities • Kitchen needs are un-met at both buildings • Inadequate car parking at the Village Hall • Current issues concerning the fabric condition of the village hall are not addressed e.g. damp-proofing, blown brickwork as well as being inefficient in terms of energy • The space is inadequate for desired uses at both buildings • There is no separate meeting room at the Village Hall

IDEA 1 – RETAIN, REFURBISH AND EXTEND VILLAGE HALL

Parish Council Considerations

A remodelled village hall of approx 50m²; a meeting room of approx 12-15m²; extended car park for 20 cars; furniture store room; no building plan encroachment into greenbelt; a sustainable and energy efficient building.

Features

Removal of stage, screen toilets from hall; create a furniture store within the existing space; add a small extension for a new meeting room; negotiate provision of additional land to form a larger car park.

Requirements and pre-requisites

Planning permission, land acquisition, funding strategy, detailed design

PRO'S

- Do-able
- Use of existing building
- Relatively low impact on the village
- We believe we could extend the footprint of the car park
- We believe planning permission for alterations and extension would be available
- The possible extension would not alter the look of the existing building from the road
- This idea preserves the current village hall heritage
- Development of the village hall would mean less development at the pavilion

CON'S

- This idea does not address all the recognised needs, so some additional development would also be necessary at the pavilion
- To achieve the sustainability criteria, any development is likely to be high cost
- Essential insulation and cladding has to be external to achieve a worthwhile internal space
- Requires the agreement of Crown Estates for additional land to create a larger car park
- The expenditure is all new and additional and which does not currently exist
- Does not address the need for storage of marquees

IDEA 2 – TO MODIFY THE PAVILION INTERNALLY

Parish Council Considerations

An enlarged kitchen; a store room of approx 10m² for marquees and furniture as well as retaining the existing toilets

Features

Internal modifications to achieve an enlarged kitchen and store room

Requirements and pre-requisites

Detailed design, funding strategy

PRO'S

- This is achievable within the existing structure making better use of the existing footprint.
- Relatively cheap
- Minimal impact
- Substantially achievable by Parish volunteers
- Storage provision is created where it is needed
- No planning requirements
- A modern building
- Ample space owned by the village

CON'S

- Finance needs to be raised to undertake the works
- No additional space is provided for the tea room
- Toilets will have to be accessed from outside the building
- This idea adds no additional versatility for other uses

IDEA 3 – TO MODIFY THE PAVILION INTERNALLY AND TO ADD A 12m² EXTENSION FOR AN ENLARGED TEA ROOM

Parish Council Considerations

An enlarged kitchen; a store room of approx 10m² for marquees and furniture as well as retaining the existing toilets plus an extension of 12m² to provide an enlarged tea room

Features

Internal modifications to achieve an enlarged kitchen and store room as well as an extension to the current tea room

Requirements and pre-requisites

Planning permission, funding strategy and detailed design

PRO'S

- This is achievable by a modest increase in the footprint.
- The modestly enlarged building could be useful for more activities
- It is an enhanced facility for the village
- Relatively cheap
- Minimal impact
- Internal alterations are substantially achievable by Parish volunteers
- Storage provision is created where it is needed
- A modern building
- Ample space owned by the village

CON'S

- A development of this size would still require the refurbishment of the Village Hall
- Finance needs to be raised to undertake the works
- The 3m extension could be visible to some homes
- Toilets will have to be accessed from outside the building
- The extension requires professional building assuming planning permission is granted

**IDEA 4 – A SINGLE COMMUNITY BUILDING LOCATED AT IROS
ACHIEVED BY DOUBLING THE EXISTING BUILDING FLOOR AREA**

Parish Council Considerations

A re-modelled pavilion providing a village hall, storage, kitchen, toilets and suitable provision of parking. Integrates a village community building with the attractive outlook over the lakeside and benefits of the open space

Features

A main hall of up to 70m² which can be sub-divided for a variety of community uses; a kitchen that meets the needs of a modern village hall; a store large enough for both marquees and furniture; internal toilets and a more flexible shape to allow better use of the internal spaces

Requirements and pre-requisites

Planning permission, funding and cost control strategy contingent on the sale of the Village Hall, potential grant funding and detailed design

PRO'S	CON'S
<ul style="list-style-type: none"> • Meets all the currently desired requirements now and for the foreseeable future • It is a sustainable, cost effective single community asset • The location is better suited to the attractiveness of Pickmere Lake as a popular Village amenity • The likely costs are significantly funded from the sale of the existing village hall • We believe additional car parking spaces can be created outside the IROS land • The enlarged building is totally flexible and versatile 	<ul style="list-style-type: none"> • Loss of the heritage of the Village Hall • Funding • Possible additional traffic on the approach roads • Planning permission needed for both change of use of Village Hall and building consent • There is a larger footprint on the IROS • The asset needs to be carefully managed to benefit the entire community without causing a nuisance to residents in the near vicinity • There is still a need for additional car parking.

COMMENTS FOR IDEA 1

Retain, refurbish and extend the Village Hall