

Renewing Partridge Green Village Hall



Consultation options: short version



1

Overview

Overview of this consultation

This review of the options available to renew our Village Hall facility has been produced by a Steering Group involving volunteer residents with a mix of relevant general and specialist knowledge, and has been fully endorsed by Trustees of the Village Hall (PGVHT). It represents our best non-professional assessment of the issues after 8 months' work.

Trustees feel we are now at a point where progress towards renewing the hall facility requires further consultation with the community, and going forward, the engagement of relevant professional advice to take us to the next stage.

We have considered the following options for renewal of the village hall facilities:

1. Adapt and refurbish the existing village hall building, retaining most of its current structure;
2. Demolish the existing village hall and rebuild a new facility on the same site;
3. Demolish the existing village hall and build a new facility in the car park adjacent to the existing hall;
4. Build a new facility elsewhere in the village.

The focus of work to date has been on the feasibility of the options available, so in considering the pros, cons, opportunities and challenges of the viable options we have sought to keep advice factually-based.

In relation to potential project costs and affordability, it is felt that specific financial planning must wait until a clearer project brief is established and a timeline emerges as part of this consultation.

This phase of consultation is to take community soundings on the best way forward, to inform next steps.

3

Steering Group findings: community feedback

Analysis of feedback from the late 2023 community survey

Main criticisms of current Village Hall spaces

The key concern raised in the December 2023 community survey was the limited size and layout of the main hall. **47% said more space is needed.** Comments included: “It seems a space that limits community events rather than inspiring and enabling the local residents”; “Too cold and bare to be inviting” and “not suitable for sports or exercise classes”. Also, 20% criticised current toilet facilities (or the awkwardness of accessing them).

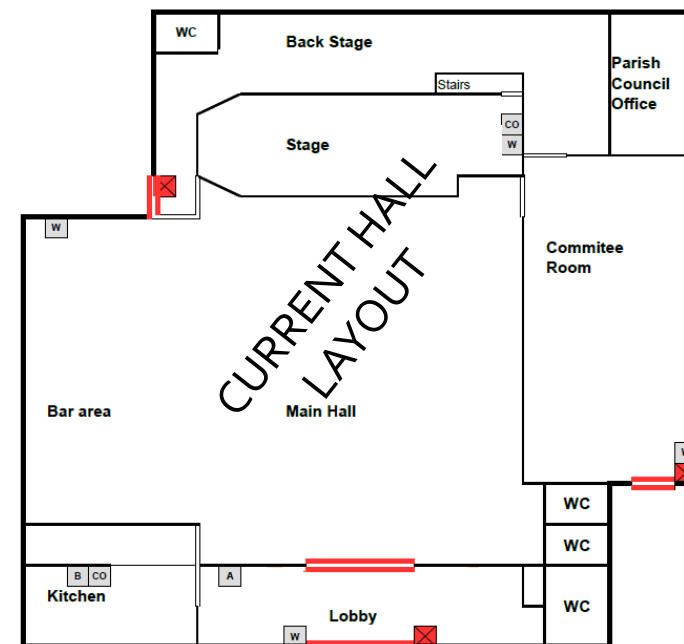
Responses noted the severe restrictions on weekday use, as the pre-school not only need to use the main hall, but the layout means that the entire building needs to be secure during pre-school hours, meaning that the Committee Room is also unavailable at these times.

New activities requested by residents

Feedback showed that residents want a hall with spaces that can support these new activities (in order of popularity):

- film shows
- exercise classes
- indoor sports
- activities for teenagers and children
- social dances
- more meeting spaces.

A desire for better space for private parties also comes through strongly, and many would like a cafe/community hub or social bar area.



4

Steering Group findings: wish-list of features for a revamped Village Hall

Wish-list of features of a revamped Village Hall

Taking note of what works well at other halls we have arrived at these core space priorities for a new facility:

- i. **Two main spaces, i.e. a main hall and a 2nd meeting room with capacity of at least 40**, with both spaces having independent access to a good-quality kitchen area, and toilets;
- ii. **Size of main hall ideally to be 20m long x 9m wide**, to properly support staged events and most indoor sports. This should include a good quality stage area at one end of the hall (ideally of reconfigurable design). The main hall almost certainly needs to be double height;
- iii. We assume that **the Pre-School will continue to be accommodated** in securable space that meets Ofsted standards. It is highly desirable that the large meeting room provides the internal play area, leaving the main hall bookable during daytimes. In addition, the Pre-School needs its own core admin/storage space, continued access to secure outdoor play space and ideally its own child-suitable toilets;
- iv. A **single main entrance with automated access control** should serve all internal spaces (although there may be a case for a separate pre-school entrance, if possible);
- v. We assume that the **WGPC Clerk's office is still needed**, with access to shared kitchen/toilets;
- vi. A **hall admin office** is highly desirable, for a part-time hall manager who would support customers and market the facility, and also to provide a work base for trustees/volunteers;
- vii. An **entrance lobby** suitable for ticketed events, conference registration etc.;
- viii. Regular users need **ample storage** – as much as possible within the building footprint.

Other key features: designs should focus on securing **lowest possible emissions** for heating, lighting, and ventilation; **flexible temperature control** of all spaces and the **best IT/AV infrastructure** that can be afforded.

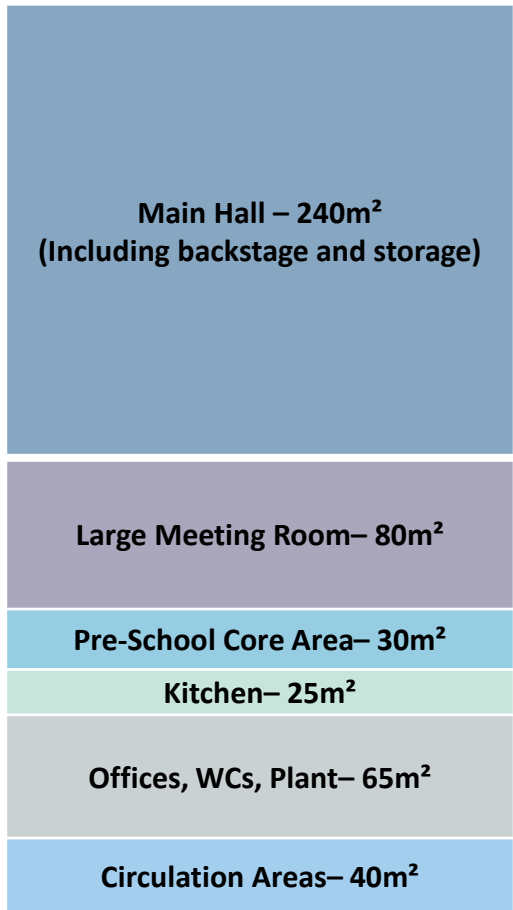
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Steering Group findings: desirable size of new spaces

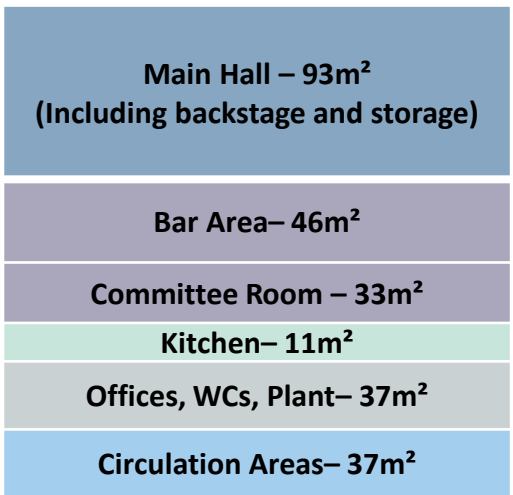
Analysis of desirable size of new spaces

Our spatial modelling work, informed by evidence of what works well elsewhere, our resident numbers and consultation feedback, indicates that a renewal project should aspire to deliver these core space requirements:

Area to meet aspirations



Current Village Hall



The current village hall has a Gross Internal Area (GIA) of **255m²**

The total GIA needed to deliver our full wish-list of desirable spaces is **480m²+**

A key layout aim is to enable the main hall to be used during day-time/weekday Pre-School hours, where this is currently not possible.

Part of the reason for proposing a larger new Meeting Room is to accommodate the Pre-School during daytimes, and at other times a range of group meetings, plus activities for many other groups (dance, yoga, etc) that do not need the full Main Hall.

Not included in this is the external play area needed by the Pre-School; the current building provides a modest 56m²; the aspiration would be for up to 100m² play area in a new facility.

6

Site options overview

Site options – overview

We have explored the following broad site options for delivering a major renewal of our hall facilities:

1. **Adapt and refurbish the existing village hall building, retaining most of its current structure**
2. **Demolish the existing village hall and rebuild a new facility on the same site**
3. **Demolish the existing village hall and build a new facility in the car park adjacent to the existing hall**
4. **Build a new facility elsewhere in the village**

After detailed feasibility assessment, **options 1 and 3 above were found to be not feasible in practice** (see the full presentation for detailed reasons why).

However, our assessment has concluded that **options 2 and 4 are potentially feasible**.

The specific design aspects, potential benefits and challenges of each of these options are explored in following sections.

7

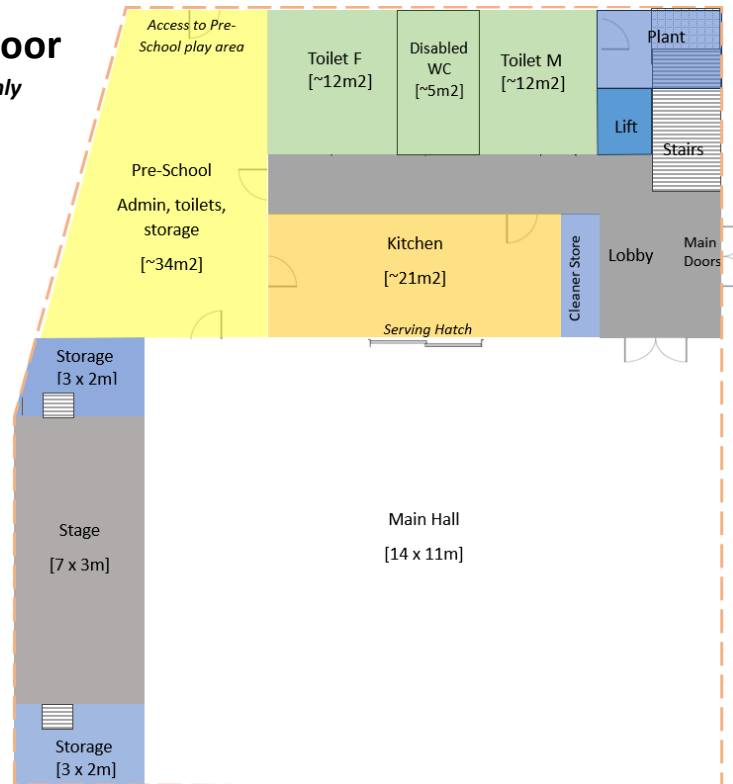
Option 2 Rebuild a new facility on the current site: spatial design feasibility

Rebuild a new facility on the current site: internal space configuration

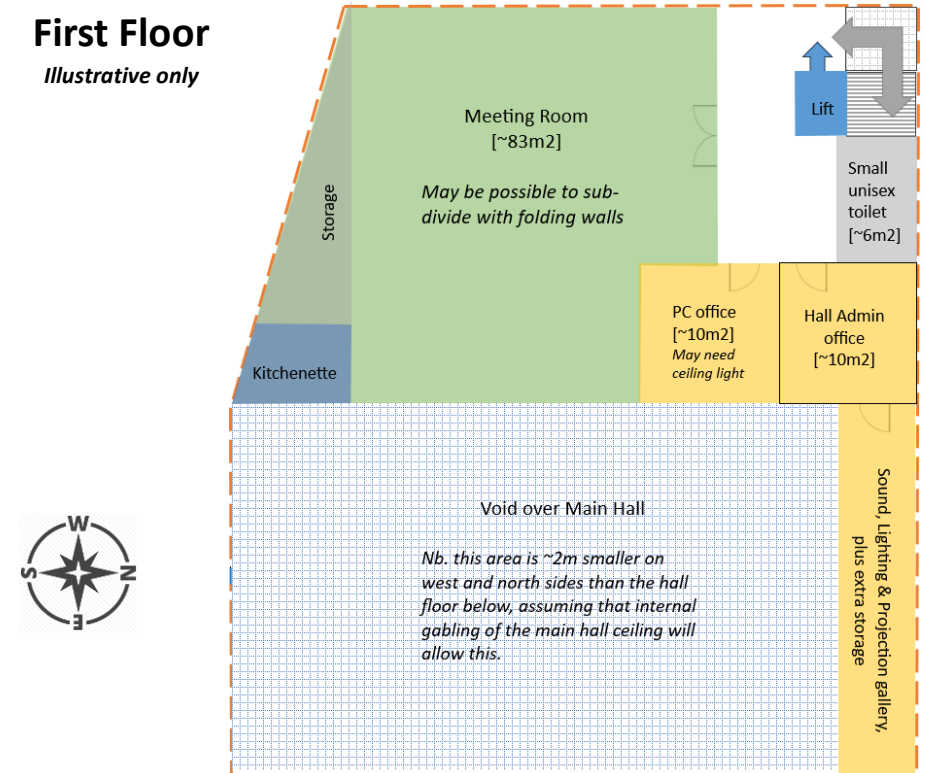
Re-using the footprint of the current hall, the illustrative block plans below show that it is possible to arrange spaces over two floors to deliver most of the desired improvements. A double-height main hall, oriented north-south, allows a workable arrangement of other spaces. The main hall and large upstairs room can be used at the same time. WC, kitchen and Pre-School internal facilities would be improved and new offices delivered. A new build would mean modern insulation, ventilation, safety and IT standards; a new low-emission heating system would be efficient and economic.

This option does involve spatial compromises. Since both main hall and pre-school must be on the ground floor, the pre-school's daytime use of the main hall would continue, constraining future bookings/income generation. The pre-school would lose some external area. Apart from the hall, space for other areas is not generous. As the site is fully utilised, there seems little or no scope for future growth and adaptation of the building (except possibly upwards).

Ground Floor
Illustrative only



First Floor
Illustrative only



8

Option 2 Rebuild a new facility on the current site: other issues

Other considerations for the option to rebuild on the current site

For this option, the following legal and planning issues would need to be considered and addressed:

Consider and seek to mitigate foreseeable impacts on users and neighbours

The fact that this option would probably take the village hall out of use for at least a year implies a severe impact on current users of hall, unless satisfactory transitional arrangements could be found. This would be particularly problematic for the Pre-School as Ofsted would need to re-inspect all changes of venue.

It will be important to consult both the wider Partridge Green community for general support, and immediately-affected neighbours directly, to fully understand and seek to mitigate any objections. Potential issues include design, ridge-line height and impacts of construction (site compound; noise etc.)

Legal and Planning aspects needing to be pursued

- Ensure the site ownership registration is clear and sufficient (including with regard to access), and as far as possible avoiding any unregistered land abutting, as this creates uncertainty and potential future legal issues.
- As Horsham District Council own both the current village hall car park and Village Hall Lane, the support of relevant HDC departments (Planning, Property & Facilities and Economic Development) will be needed, and specific agreement on future land ownership arrangements and any changes to the car park or Village Hall Lane. This process will require considerable WGPC-led liaison with HDC.
- Engage professionals to draw up a detailed draft redevelopment scheme and secure outline planning permission (which for this option should not require change of use).

Overall, the Steering Group and Trustees agree that this option is broadly feasible.

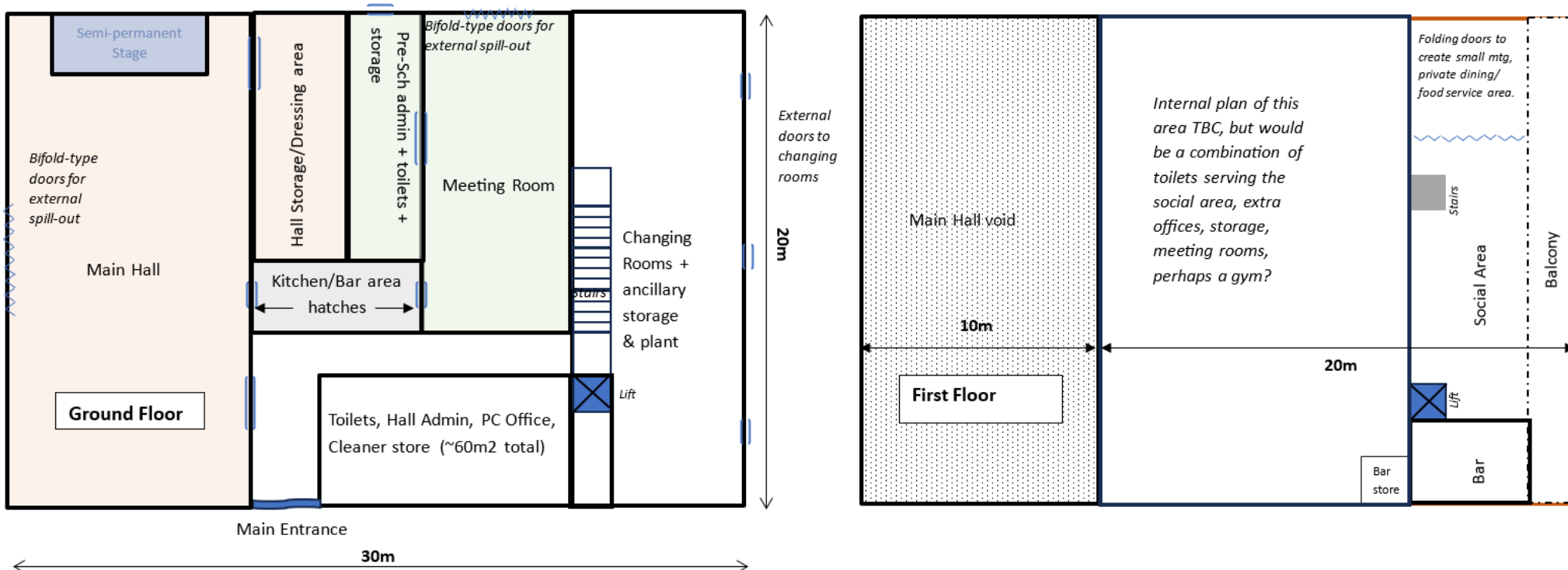
However, it does require further consideration as to whether it represents the best way forward in terms of quality of likely results, value-for-money and risk.

9

Option 4: New build in a new location: space options at KGV site

New-build option on the KGV site – max footprint and internal spaces

Analysis of potential sites for a new hall elsewhere in the village shows the King George V recreation ground (KGV) to be the only feasible option. The KGV is owned by WGPC in partnership with Fields in Trust (FiT) and has the physical and legal capacity to deliver the desired 480m²+ GIA new hall, whilst also replacing existing changing room and social club facilities. The (illustrative only) plans below show that these requirements can be delivered over 2 floors within a 20 x 30m (600m²) rectangular footprint. Although FiT guidance does limit the non-sports-related area of new building in the KGV, a scheme of this size, part of which would replace existing sports facilities, seems to fall within those limits.



The extra space required to replace existing changing rooms and social space, combined with allowing an upper floor to accommodate a double-height main hall, means that the usable internal area of the building would rise to 700m²+

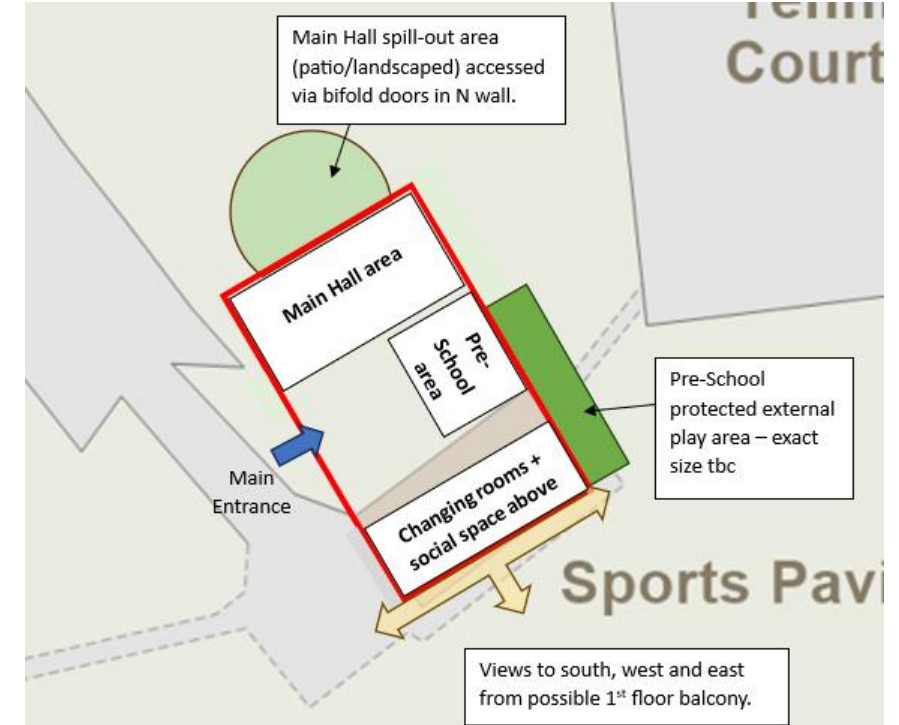
10

Option 4: New build in a new location: potential location in KGV

New-build option – potential location and orientation in KGV

These block plans suggest how a new hall might be located and oriented over the existing sports & social club site without disturbing other facilities. With sympathetic design and resident consultation, a 2-storey building of this size might be introduced to this part of the recreation ground without being unduly intrusive. Existing parking (perhaps slightly extended/remodelled) seems adequate, although the entrance splay/build-out area may need changes.

Outdoor sports would benefit from new facilities, and the new hall offers scope for complementary indoor sports that would be new to the village (e.g. short-mat bowls, pickle-ball, table tennis). The right-hand plan suggests ways in which the hall's indoor spaces might relate to outdoors, taking advantage of the opportunities of the site.



11

Summary of feasible options

In summary, having reviewed these original potential options:

- 1 Adapt and refurbish the existing village hall building, retaining most of its current structure;
- 2 Demolish the existing village hall and rebuild a new facility on the same site;
- 3 Demolish the existing village hall and build a new facility in the car park adjacent to the existing village hall;
- 4 Build a new facility elsewhere in the village (specifically, the King George V field),

we have concluded that in practice only options 2 and 4 are feasible. The key features of these two options are:

	Option 2: Rebuild in current site	Option 4: new KGV facility
Gross Internal Area Achievable	Approx. 480m ² (excluding upper area of main hall) – is <i>just</i> enough to deliver wish-list internal spaces.	The site can amply provide m ² required for all wish-list spaces (plus replacing existing sports/club facilities)
Community Survey wishes achieved?	Largely, but ongoing pre-school daytime use of main hall will affect sustainability. External play area would reduce. No room for future growth.	Yes, all space aspirations deliverable. Potential scope for future extension if needed.
Legal/Planning	Depends on WGPC leading successful dialogue with HDC to secure planning support.	Depends on WGPC securing HDC planning support (include redevelopment of current hall site).
Impact on users and neighbours	Hall closure during rebuild severely impacts users - temporary arrangements may be needed. Good design should be able to mitigate any neighbour concerns.	No impact on hall users, but KGV sports facility users may need temporary arrangements. Good design should be able to mitigate any neighbour concerns.
Location/access	Excellent pedestrian location. Car park already exists	Acceptable sub-10-minute walk for most residents. Parking space is probably sufficient but access from Shermanbury Road may need reworks.

Thank you for watching this presentation!

We hope you now
feel able to give
us your views on
the site options,
by completing
our short survey



– either in paper form before you leave, or
online by visiting the WGPC website.

