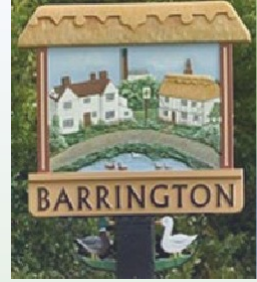


# Open Day 14 October 2023

Rosamund Rhodes-Kemp  
Chair, Barrington Parish Council



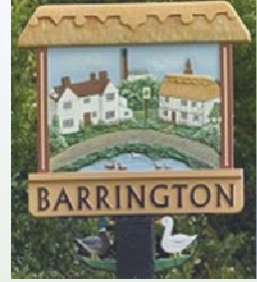
# Update from the Chair



- Introduction – Who's who
- Context and Constraints
- Options Considered
- S 106 Funding for Community Facilities
- Costs
- Other Villages
- Tennis?
- Household Survey
- Next Steps
- Questions at the end



# Who's who



## **Parish Council (PC)**

- *To ensure that proper governance and financial controls are followed throughout in conformance with its statutory responsibilities and the s.106 agreement*
- *PC has both legal and financial responsibility to ensure S106 monies are spent properly and effectively.*

## **Village Hall Trustee (VHT)**

- *To administer a charity, the object being the maintenance of a Village Hall for the benefit of the inhabitants of Barrington and its immediate vicinity.*

## **Sports Groups**

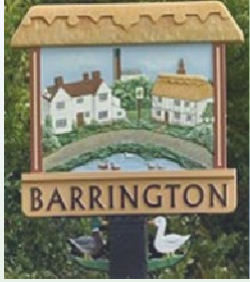
- *To represent the respective needs and interests of the various sport and amenity groups*

## **S106 Joint Working Group**

- *A delegated group to work on behalf of PC and VHT in overseeing the new community facilities development projects and making recommendations for the approval of the respective organisations and the PC.*
- *Includes representative(s) of local residents, sport and amenity groups.*



# Fundamentals



- Economically viable and sustainable project
- Successfully make use of Section 106 funds
- Involve the village in the process throughout
- Leverage and raise further funds to be able to build what the village needs
- Establish effective management for the new community facilities



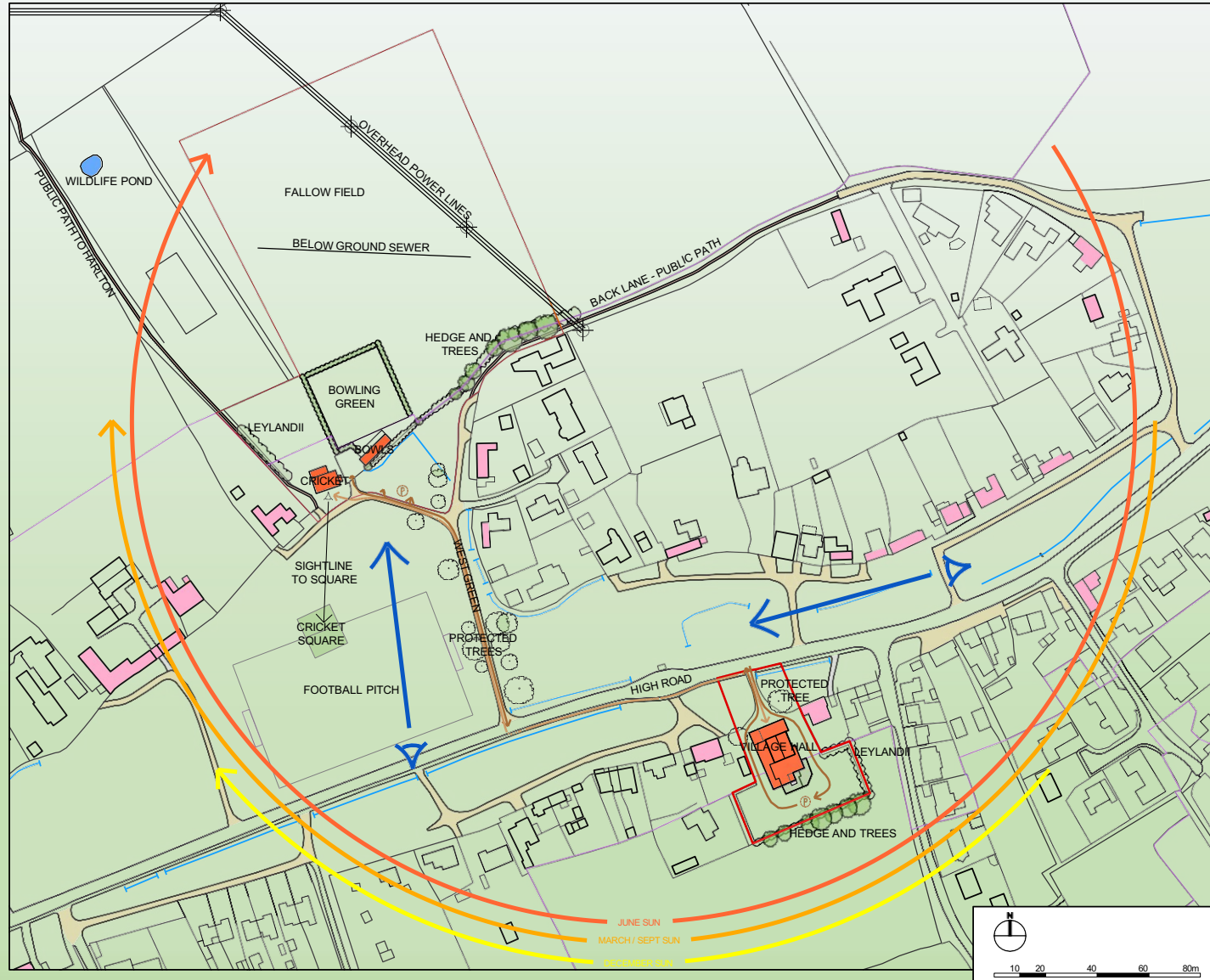
# Sites and constraints



Key view north across West Green



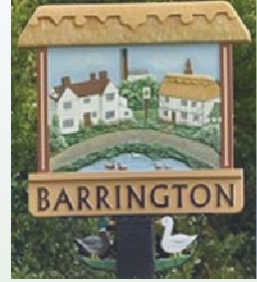
Key view west along the Green



- SITE BOUNDARY
- CONSERVATION AREA
- LISTED BUILDINGS
- ▶ PROTECTED KEY VIEWS
- NEW COMMUNITY FACILITIES
- VILLAGE GREEN
- PATHS ON VILLAGE GREEN
- PUBLIC PATH
- ⊥ OVERHEAD POWER LINE WITH POLE
- ENVIRONMENTAL CONSTRAINTS**
- SUN PATH
- TRAFFIC**
- ↻ VEHICLES
- P PARKING
- ⋯ PEDESTRIAN ROUTE BETWEEN SITES



# Constraints on what we can do



## Planning

- Conservation area - retain character
- Listed buildings - adjacent to both sports and village hall sites
- Maintain views along and across the Green
- Modern building standards will need to apply

## Physical

- Tight / sensitive access to both sites
- Limited plot size for Village Hall
- Football Pitch: tight space and overhead power cables
- Location of existing bowls club / green

## Financial

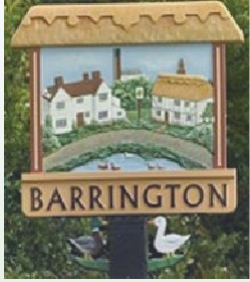
- Core funding from S106 £2.4M insufficient to do everything
- Further sources of funding required – PC can raise some through a Public Works Loan
- Management and operating costs for the facilities

## Legal

- Parish Council is the responsible authority for the s106 monies
- Parish Council is now the owner of the Pavilion and the nearby land allocation
- Village Hall Trustee is the owner of the Village Hall and the land through a Trust



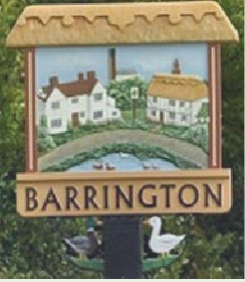
# Design Goals for the project



- **The Village Hall becomes a hub at the centre of community life**
- **Sports facilities enable the clubs to widen participation and grow**
- **Robust, durable and attractive materials, energy efficient, low carbon design to keep running costs low**
- **Flexible and welcoming designs that enable a wide range of uses and activities into the future**
- **Design sensitive to the village context and character with a strong identity for Barrington and welcoming to visitors**
- **Facilities are accessible, valued, enjoyed and shared by everyone in the village**



# What was considered: pros and cons



Single site option (everything behind the SP)

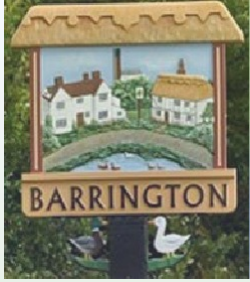
Two sites option with a Refurbished VH

Two sites option with New Build VH and different footprints to accommodate different needs / uses





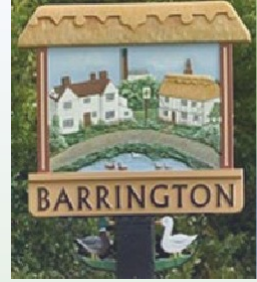
# One Site



- Favoured by Architect, but:
  - Pre-Application response from SCDC “Amber Lights” throughout – No “Green Lights”
  - Site very tight for all facilities
  - Legal difficulties in transfer of Village Hall land
  - Impact on Conservation Area
  - Traffic volume across the Green
  - Neighbours’ understandable concerns
- Rejected by PC and JWG



# Two Sites

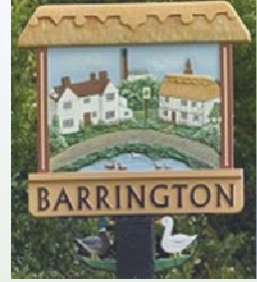


9 Preferred Two Site Option E/F

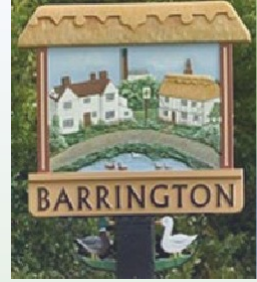




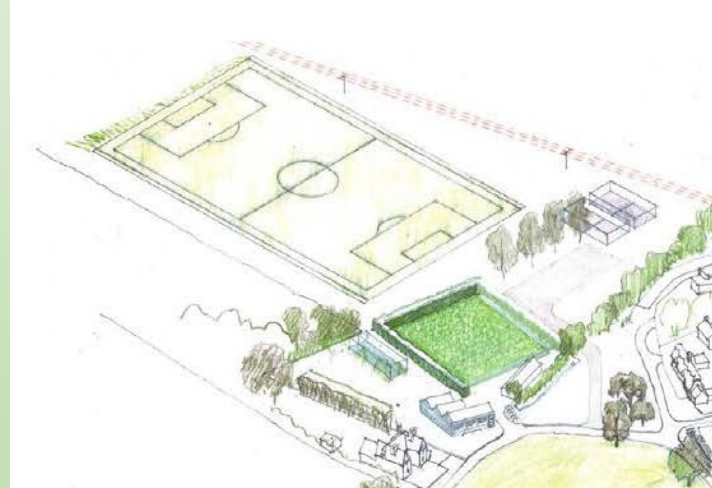
# Two Sites: Village Hub



- Key decision is to demolish or refurbish VH
- Not listed - but strong emotional connections
- Demolish and Re-build saves 20% VAT (could save £250,000)
- Refurbish is viable but limits possibilities
- Re-build as a Village Hub allows more flexibility, greater inclusion and activity, and improved environmental standards
- Re-build could “reflect” the original VH in a new Village Hub design



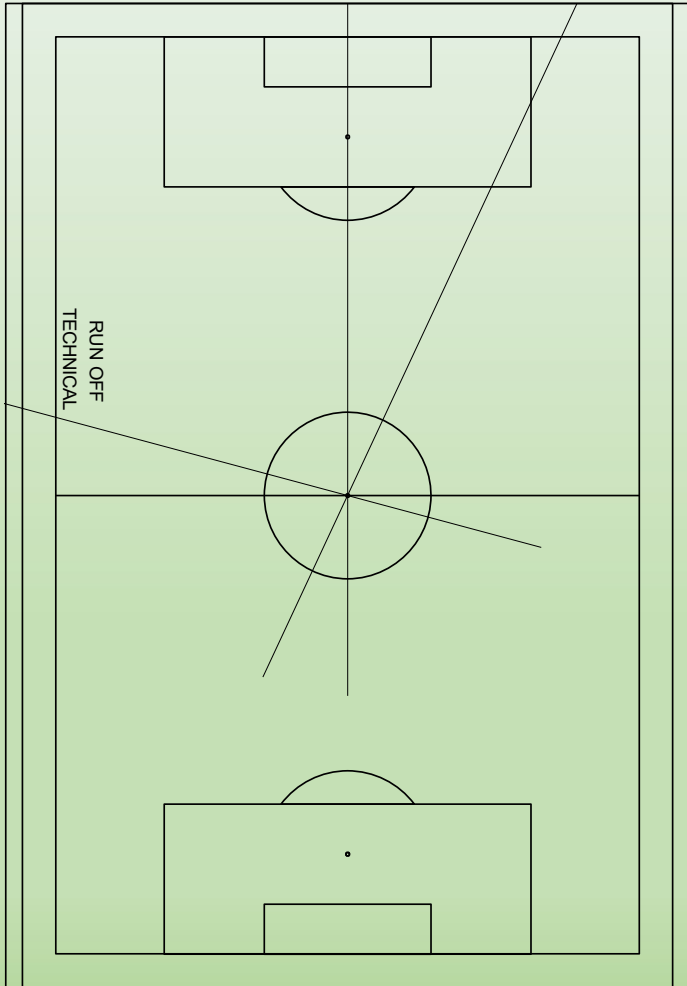
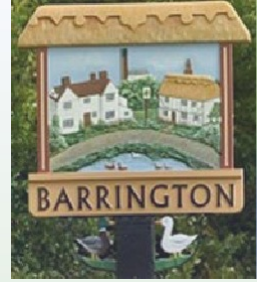
# Two Sites: Sports Pavilion



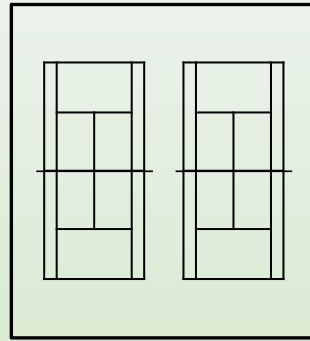
- Sports Pavilion needs demolishing and replacing
- Question is how much accommodation is required?
- Land allocated is an awkward shape – with power lines over – and tight fit
- Access is a challenge
- Football moved away from the Green
- Seeking 3<sup>rd</sup> Party sports funds introduces unnecessary conditions for little return
- May be done in phases
- Therfield example a good basis



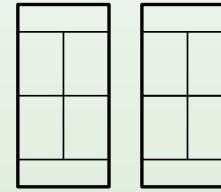
# Sports - modelling sizes of pitches and courts



FA ADULT FOOTBALL OR TWO JUNIOR PITCHES ACROSS THE WIDTH



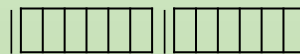
TENNIS x 2



PADEL TENNIS x 2



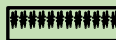
CRICKET NETS x 2



CAR PARKING 24 SPACES



CYCLE PARKING 24 SPACES



**NOTES**  
DO NOT SCALE FROM THIS DRAWING  
ALL DIMENSIONS TO BE VERIFIED ON SITE

**KEY**

**FOOTBALL**

Football pitch FA adult 110 x 70 yards  
Orientation between 285 and 25 degrees north south  
Inc run off, technical area and 'respect' spectator zone 107.899m x 74.98m

**CRICKET**

Wicket 22 yards/20.12m x 10ft/3.05m  
2 nets 20.12m x 6.1m

**TENNIS**

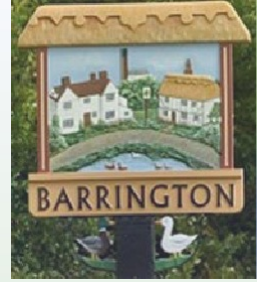
Court 23.770m x 10.970m orientation north south  
Pair of courts 36.570m x 33.530m

**PADEL TENNIS**

Court 20m x 10m orientation north south  
Pair of courts 20m x 23.6m  
Tensioned weld mesh and rebound enclosure

## Tennis, Padel or Pickle?

- Have a look at the videos
- Sign the feedback sheet for your preference
- Bowls green is a major constraint



# Architect's Costs Model

Unfortunately, the Architect's costings came as a blow:

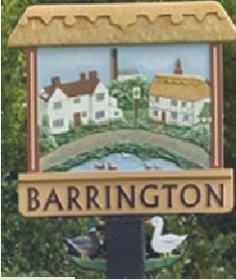
Village Hall		£
Option E1		2,981,000
Option E2		3,002,000
Option F		3,728,000
Sports Facilities		£
Option E1 and F		2,182,000

**Village Hall Total** ranges from  
**£2.98 - £3.72 Million**

**Sports Facilities Total**  
**£2.18 Million**

**Plus £1.5 million in Fees**

Available  
S.106 monies  
Total  
£2.5 Million



# Other Facilities in nearby Villages



- We have visited eight local villages' facilities and talked to those involved
- The project will be delivered but with a different approach
- With the agreement of the Joint Project Team, we will set a clear Business Case and Budget for a Village Hub and new SP.
- The PC will consider a Public Works Loan to make up the shortfall on the SP

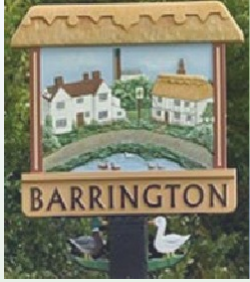


LITTLE SHELFORD Sports & Recreation Trust	
Appendix 1 - Budget Cost Plan	
Item	Cost
1. Fees	
1.1. Local Authority Planning	1,000
1.2. Building Control	2,000
1.3. Structural Engineering	5,000
1.4. Mechanical/Electrical Services	10,000
1.5. Quantity Surveying	10,000
1.6. Construction Project Support	10,000
1.7. Construction Insurance	10,000
1.8. Construction Contingency	10,000
1.9. TOTAL	68,000
2. Site Expenses	
2.1. Temporary Road Traffic Management	10,000
2.2. Temporary Site Accommodation	10,000
2.3. Temporary Facilities	10,000
2.4. TOTAL	30,000
3. Working Materials	
3.1. Structural Steelwork	10,000
3.2. Brickwork	10,000
3.3. Concrete	10,000
3.4. Roofing	10,000
3.5. Windows & Doors	10,000
3.6. TOTAL	50,000
4. Subcontractors	
4.1. Groundwork & Foundations	10,000
4.2. Steelwork Erection	10,000
4.3. Brickwork	10,000
4.4. Concrete	10,000
4.5. Roofing	10,000
4.6. Windows & Doors	10,000
4.7. TOTAL	60,000
5. Professional Fees	
5.1. Quantity Surveying	10,000
5.2. Structural Engineering	10,000
5.3. Mechanical/Electrical Services	10,000
5.4. Quantity Surveying	10,000
5.5. Construction Project Support	10,000
5.6. Construction Insurance	10,000
5.7. Construction Contingency	10,000
5.8. TOTAL	70,000
6. TOTAL ANTICIPATED COST	238,000



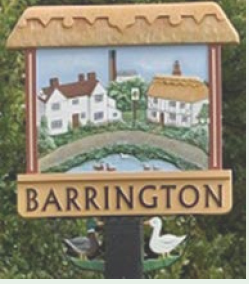


# Village Survey: Placeholder

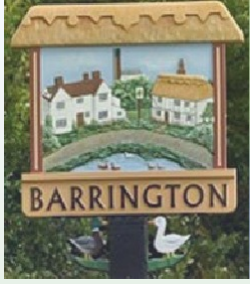


- See Separate and Independent Presentation of Results from Linda Howells.

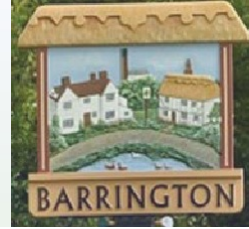
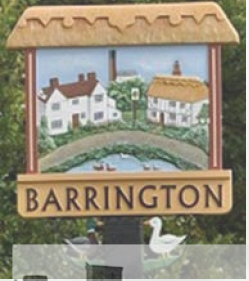




# The Household Survey Outcome:



- Thank you, Linda:
  - Response rate is fantastic
  - Shows how people use Barrington
  - Shows what people want to see – local priorities
  - Helps support the Business Case
  - Lots of other feedback



# The Next Steps

To Sum Up:

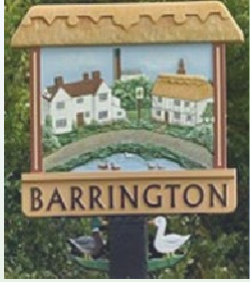
- The project will be delivered but with a different approach and responding to what you told us in the Village Survey
- With the agreement of the Joint Project Team, we will set a clear Business Case and Budget for a Village Hub and new Sports Pavilion
- The PC will consider a Public Works Loan to make up the shortfall on the SP

9 Preferred Two Site Option E/F





# Achieved to Date



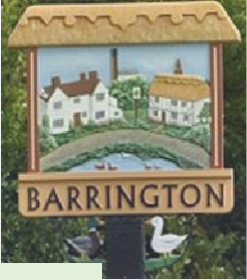
We have a clear route map:

- On the Costs
- On the Site Options = Two Sites
- On what can be fitted in to each site
- What the Village wants
- Informed by experience of other local villages

*Our goal is to get designs submitted for planning permission next year and construction in 2024/25*



# Thank you



Thanks for all the hard work, time, consideration and commitment from all those involved.

Any Questions?