

23035 Bromham Community Hub

Redevelopment of the former Bromham Social Centre site to provide a new community hub and future community facilities.

Revision
P3

Date
March 2024

BROMHAM COMMUNITY HUB

OXFORD ARCHITECTS

CONTENTS

1.0 INTRODUCTION 3

2.0 CONTEXT 4
- 2.1 Site Context
- 2.2 The Existing Site
- 2.3 The Former Bromham Social Centre
- 2.4 Site History

3.0 PLANNING 9
- 3.1 Planning History
- 3.2 Existing Clubhouse
- 3.3 Pre-planning Consultation

4.0 DESIGN PROCESS 10
- 4.1 Site Constraints and Opportunities
- 4.2 Design Development: Iteration 1
- 4.3 Community Engagement
- 4.4 Design Development: Iteration 2
- 4.5 Design Development: Form and Materials

5.0 PROPOSED DEVELOPMENT 15
- 5.1 Layout
- 5.2 Amount
- 5.3 Scale and Use
- 5.4 Sustainability
- 5.5 Appearance and Materials
- 5.5 Wider Masterplan: Outline Element
- 5.6 Quantum of Development
- 5.7 Landscaping
- 5.8 Visual Representations

6.0 ACCESS 25
- 6.1 Car Parking
- 6.3 Waste and Recycling
- 6.3 Bins
- 6.4 Bicycle Shelter

7.0 SUMMARY 26
- 7.1 Supporting information
- 7.2 Conclusion

8.0 APPENDICES 28
- 8.1 Document Issue Sheet
- 8.2 Public Consultation minutes

Revision	Date
P1	26.10.2023
P2	29.11.2023
P3	26.03.2024
Written	PB
Checked	TM

1.0 INTRODUCTION

This statement supports a hybrid planning application to Wiltshire County Council for the proposed redevelopment of the Bromham Social Centre site, New Road, Bromham, SN15 2JB.

The application has been prepared on behalf of our client, Bromham Parish Council and sets out the proposed redevelopment of the former Bromham Social Centre to provide a new Community Hub building and associated landscaping, as well as further future development options for the site.The proposed footprint of the community hub building is 496m^2 and would remain as use class F2(b) - a hall or meeting place for the principal use of the local community.

The report will explore the existing site, the proposed scheme, and how consideration has been given to the site's surroundings.

This hybrid application comprises of a Full Plans submission for the Community Hub building, car park extension and associated landscaping, and an Outline Application for further community facilities, including a new sports pavilion, village shop, two possible future extensions to the Community Hub building and 3 residential dwellings.

The proposed scheme will return community facilities to the village of Bromham following the devastating fire to the former Bromham Social Centre in 2021 and provide a hub for village life to flourish.

Also as part of this application, we would like to regularise the use of the existing temporary cabin on the site, up until occupation of the new Bromham Community Hub only.

Reference to other documentation

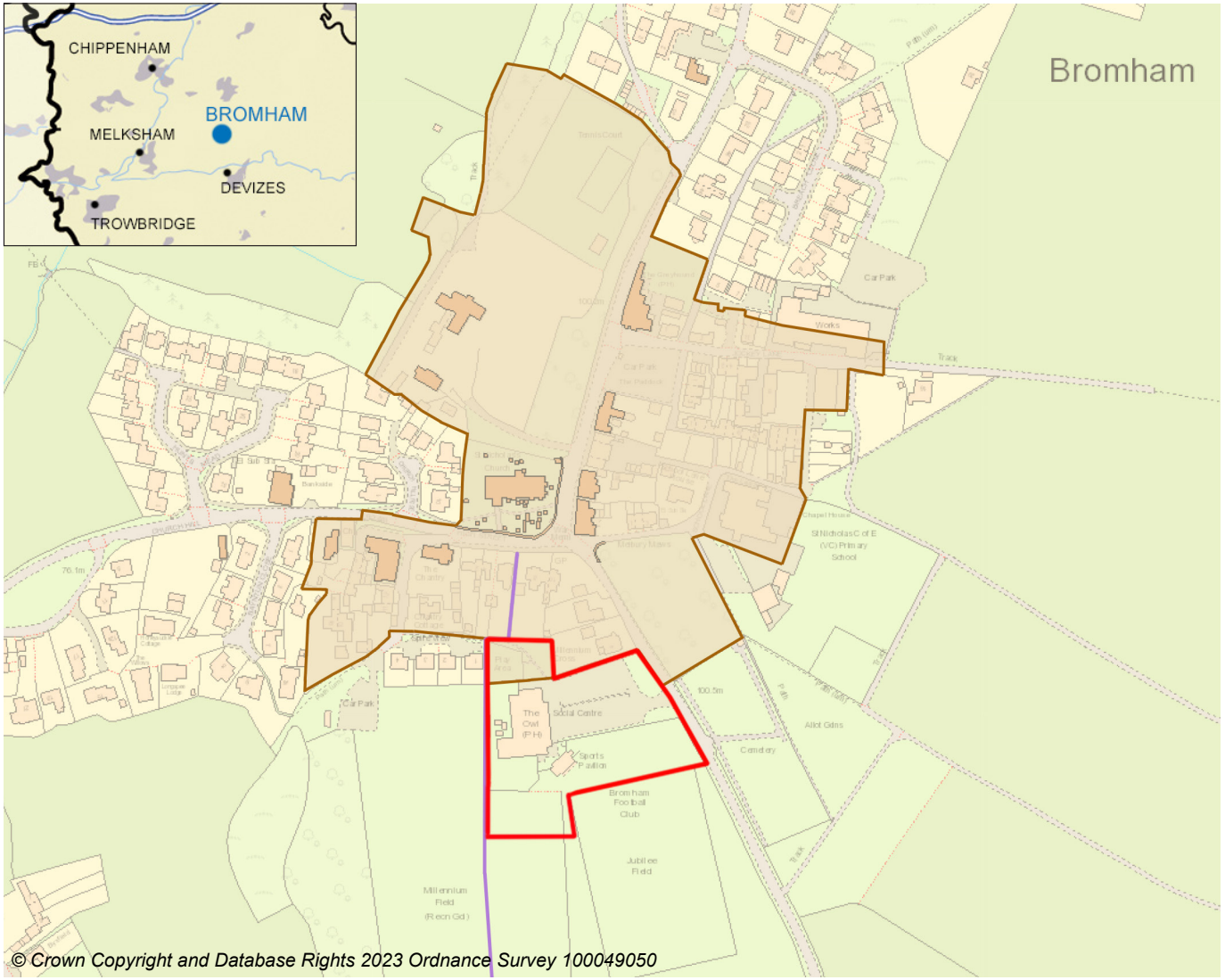
This report should be read in conjunction with all submitted drawings and documents by Oxford Architects and the design team consultants. Please refer the Document Issue Sheet in Appendix A.

2.0 CONTEXT

2.1 Site Context

The site is located off New Road, to the south end of the village of Bromham in Wiltshire. The village is approximately 3.5 miles from Devizes to the south-east and the same distance to Melksham to the west.

The site of the proposed community hub is outside of the Bromham Conservation Area, but the boundary of the Conservation Area does cut through the north of the wider site that forms part of the outline application. The public footpath BROM37 goes along (outside) the western boundary of the site and will be unaffected by the proposals.





The public footpath BROM37 next to the play park, to the north of the site.

2.1 Site Context *continued*

The site is neighboured by residential properties to the north, playing fields to the south and west, and by New Cemetery, on the other side of New Road, to the east. Other notable buildings in the village include the Grade I Listed Church of St Nicholas which is approximately 120m to the north of the site.

Throughout the village many of the properties are red brick with clay tile roofs. There are however several buildings that are stone, including the church and the the Greyhound pub. There are also rendered properties to the north side of the village.

Aside from the temporary facilities provided on the social centre site, The Greyhound is one of the main places in the village that is currently used for community gatherings.

As well as the more historic properties in Bromham's centre, there are several more recent housing developments that have been built within and on the outskirts of the village. Many of these developments are constructed in red brick, such as Spire view, but others are a rendered finish, showing the trends at the time they were built in the mid-20th century.



Corner of New Road and School Lane



Terrace properties on High Street



Church of St. Nicholas (Grade I Listed)



The Greyhound pub



Existing play area



Jubilee Field to the south of the site



Houses on Minty's Top



Houses on Spire View



Housing development on Breach Close

2.2 The Existing Site

Following the fire and demolition of the former Bromham Social Centre, the site now contains a portable cabin style temporary clubhouse that has allowed some smaller clubs and meetings to continue. The cabin is however not suitable for larger groups and events for which the former social centre was very popular.

To the south of the site, there is a sports pavilion (incorporating two changing rooms) which serves the multi-use sports pitches and is used by Bromham FC and others.

To the north-west side of the site there is a prominent Oak tree that will be protected during the development. Further north, there is an under 10's play park.

The existing carpark on the west side of the site contains 61 spaces. This overflows into the field to the south when there are large events such as the annual carnival.




The existing sports pavilion


The temporary cabin clubhouse

2.3 Former Bromham Social Centre

The new Bromham Community Hub seeks to replace the former Bromham Social Centre that was lost to a fire in June 2021. The destroyed unsafe building has been fully demolished and cleared, and the site has been levelled and restored to a condition suitable for rebuilding on.

The former Social Centre, built in 1974, initially contained a traditional hall with a raised stage, refreshments kitchen and a small secondary bar. Smaller meeting spaces also provided for a visiting Post Office counter. In 1981 an extension was added to provide an additional lounge, skittle alleys, an additional toilet block and a 2-bedroom steward's accommodation apartment above. In 2012 this extension became a community pub 'The Owl'. The footprint of the building was approximately 800m^2, excluding the steward's accomodation on the first floor.

The social centre was a well-loved part of the local community and has been sorely missed by local residents since the fire. The absence of the main hall, that hosted many events such as weddings and birthday parties, has been especially noticed with nowhere else in the local area providing a venue of this size.



Entrance to the former Bromham Social Centre



The main hall of the former of Bromham Social Centre



The fire at Bromham Social Centre in June 2021.



The derelict site of the Bromham social centre following the fire.

2.4 Site History

The site has long been associated with community use. The Social Centre itself replaced a British Legion Club building that was built c.1924 and handed to the Parish Council c.1940.

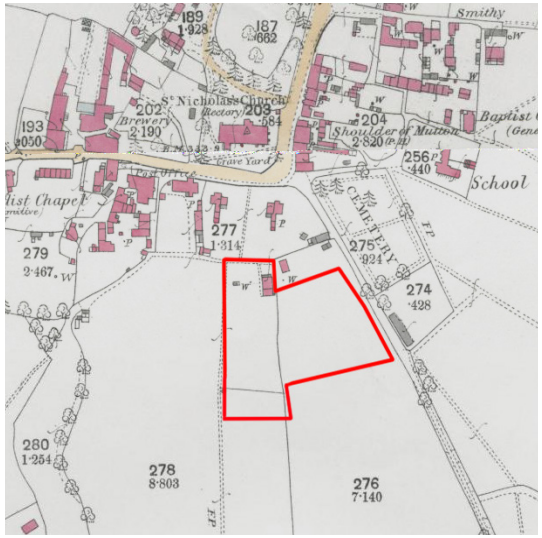
Prior to the site being occupied by the British Legion building, the site was recorded as being next to allotments, although it is unclear the use of the site itself. It may have just been arable fields.



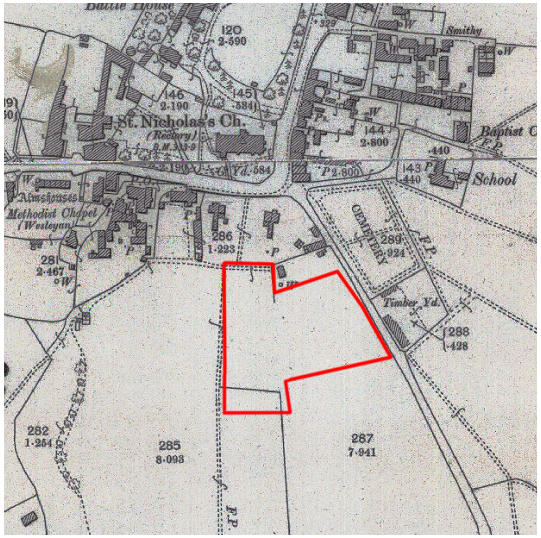
Engraved stone from the Bromham British Legion building



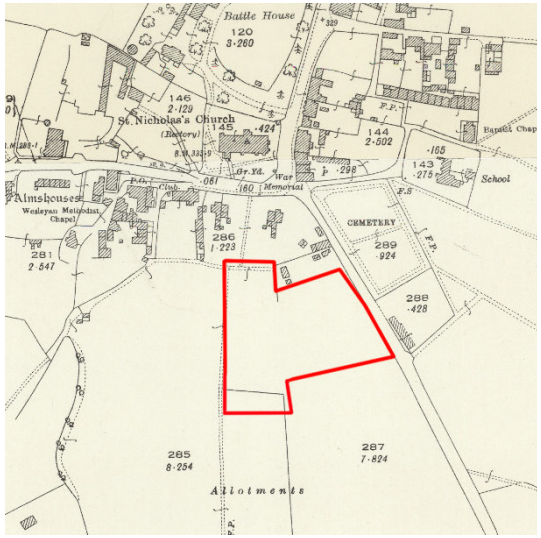
Plaque from the former Bromham Social Centre.



1844-1888 map



1894-1903 map



1898-1939 map

Proposed site boundary

3.0 PLANNING

3.1 Planning History

The site has been subject to several planning applications. A search on Wiltshire County Council's online planning register displays the following applications. All of the recorded applications relate to the former social centre and pavilion.

K/75/0603 02.10.1975 Construction of car park. Approved with Conditions 27.11.1975

K/79/0649 19.07.1979 To provide cellar, skittle alleys and tenant accommodation. Approved 13.09.1979

K/79/0890 05.10.1979 Extensions to club premises. Approved with Conditions 22.11.1979

K/11218 25.09.1987 Erection of porch to side. Approved with Conditions 27.10.1987

K/32617 05.03.1996 Resiting of Spectator Shelter. Approved with Conditions 11.04.1996

K/52163/F 29.04.2005 Proposed toilet facilities for spectators. Approved with Conditions 15.06.2005

3.2 Pre-planning Consultation

A meeting was held with Oxford Architects, Bromham Parish Council's Rebuild Comittee and Wiltshire Planning Officer Karen Guest on 17.05.2023. This was however not a formal Pre-application enquiry and so no formal written comments were provided.

The aim of the meeting was to get feedback on the initial proposals, the strategic approach in terms of the wider Masterplan, and what would need to be included as part of the planning application.

Noted comments from the Planning Officer were:

1. *No objection per se to the proposed design approach*
2. *Prefer the use of red brick and timber cladding rather than different coloured cladding*
3. *Consider that the temporary building could possibly be retained for a period of time (say a 5 year permission) its permanent retention would not be encouraged. A justification statement should form part of the design and access statement*
4. *Difficult to argue that any of the technical reports are not needed – they are likely to be requested by consultees in any event.*
5. *Re: FRA, it might be worth checking with the Drainage Team to see precisely what the requirements would be.* (Site is in Flood Risk Zone 1 and no FRA is required).
6. *Consider vehicle movement around the site.*

3.3 Existing Clubhouse Cabin

As noted in the introductory text, the current temporary cabin does not have an existing planning permission in place. The cabin clubhouse was installed in August 2021 to allow groups and meetings that were formerly dependent on the Bromham Social Centre to continue.

As part of this application, we seek to regularise the siting and use of this temporary accomodation up until occupation of the proposed Bromham Community Hub.

The temporary clubhouse cabin has a external footprint of 73m^2 and a GIA of 65m^2. Due to it small size (less than 100m^2), this permission is required only due to the length of time the temporary structure has been/ will be on the site.

4.0 DESIGN PROCESS

4.1 Site Opportunities and Constraints

The proposed site offers a number of opportunities to improve on the outlook and position of the former social centre. Its position is set back from the road and offers views across playing fields to the south and west.

The site is neighboured to the north by residential properties and therefore the privacy of these properties should be considered, as well as minimising any disturbance to these neighbours. Along New Road and Spire View these properties are red brick, 2-storey detached houses. Those along Spire view are more recent additions to the village.

The topography across the site is generally flat with a maximum variation in ground level of 1m across the site.



Right: Oxford Architects' site analysis plan

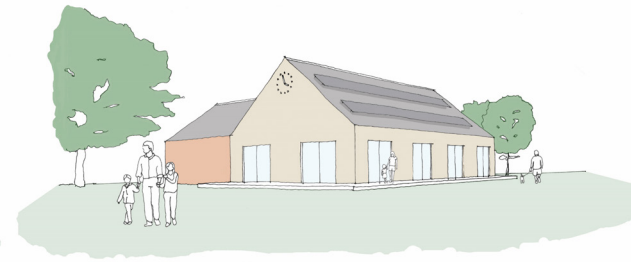
4.2 Design Development: Iteration 1

In developing the scheme, it was considered how the building could allow for future expansion, to provide additional meeting rooms that could be rented out and provide the hub with an additional means of raising funds.

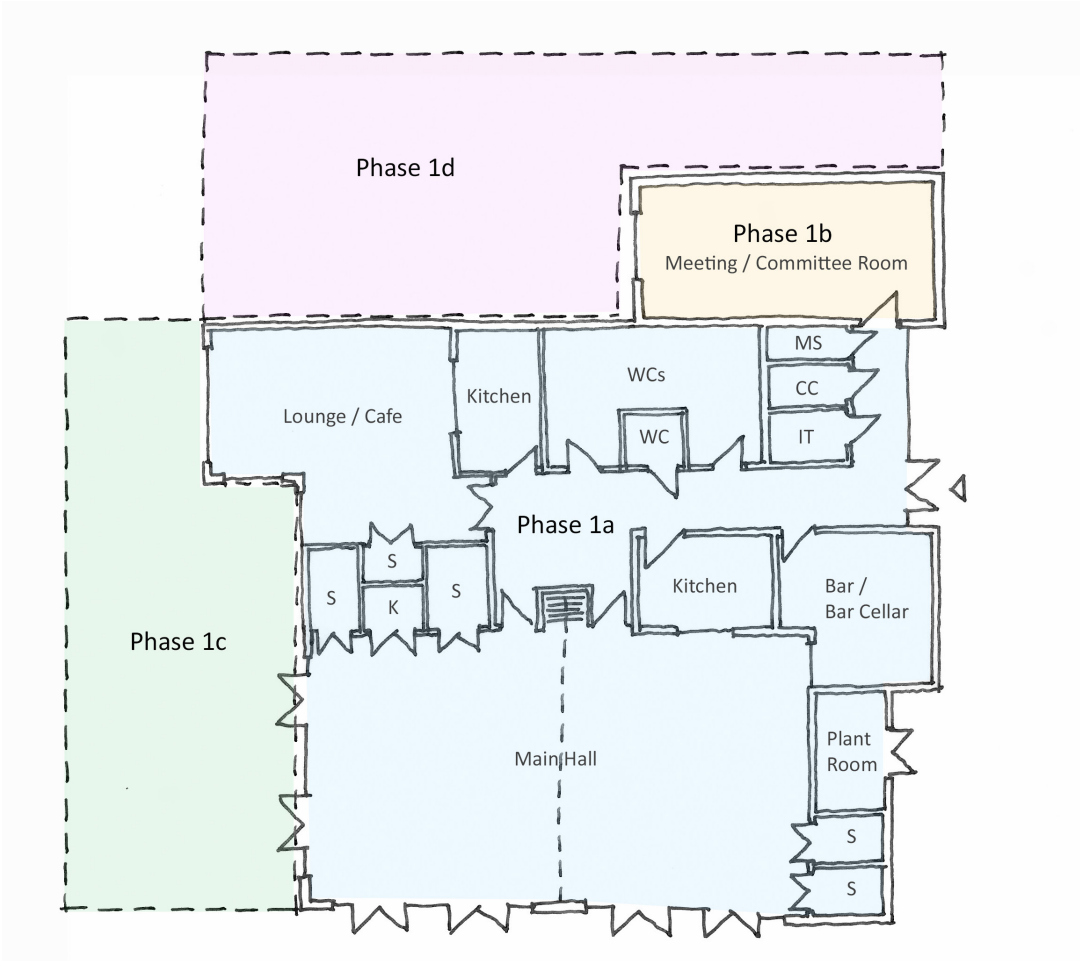
The first iteration of the plan positioned the main hall to the south end of the building, making the most of the views to the south/south-west and was bordered by storage and functional spaces. the lounge was positioned to the north-west of the corner of the building.

The future phases of of the works were positioned to the north and west sides of the building to minimise impact on the use of the spaces to the south side of the building when under construction.

It was however considered the lounge could be repositioned to make more of the views to the south.



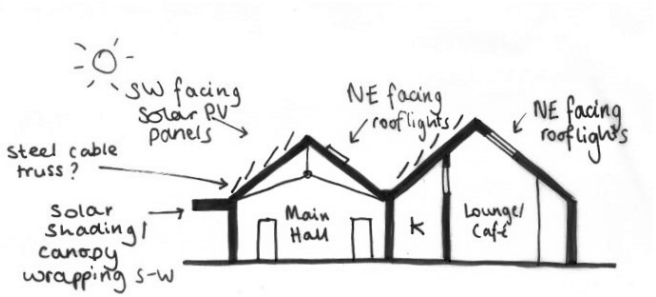
Initial concept sketch for design iteration 1.



Plan development: Iteration 1

4.4 Design Development: Iteration 2

The desire to make the most of the views across the fields to the south and west resulted in the plan being rotated to allow both the Main Hall and the Lounge/Cafe to open out on to a terrace to the south.



Sketch section showing two pitched roofs

This plan option lends itself to splitting the mass of the building into two pitched roof forms, which in turn maximises the roof area available for south-west facing solar PV panels.

The position of the lounge/cafe to the front/ south-east of the building also allows for better visual connection towards the future re-located play area.



Plan development: Iteration 2

4.3 Community Engagement

The wider community in Bromham has been involved throughout the design process of the new hub building and masterplan, withs several meetings held to share the progression of the scheme design and receive feedback.

10th May 2023: A workshop meeting was held with the Rebuild Commitee with discussions around the initial layout ideas in small groups. Thoughts were then fed back to Oxford Architects for comments and response to any queries at the end of the session.

18th May 2023: Following the Community workshop and the meeting with Karen Guest, the planning Case Officer, a second meeting was held to present the initial scheme design options to Bromham Parish Council for thoughts and feedback.

19th June 2023: A community consultation event was held by Bromham Parish Council's Rebuild Commitee to receive feedback on the developed design. At the meeting there was a vote on the scheme design, everyone voted in favour with a few abstenations.

All events were attended well and provided useful comments and feedback that has been fed into the design proposals.

A 'buy-a-brick' scheme has also been established by the Rebuild Committee to raise additional funds for the community hub build.

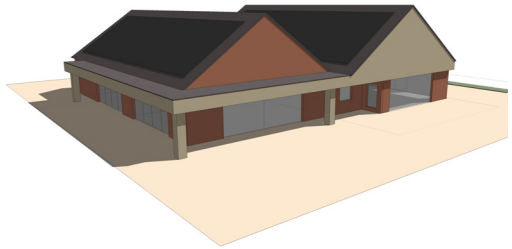
A new website has also been set up to share with the community updates on the development of the scheme for the hub and the wider site. The website will also become the main platform for community engagement as the project progresses.

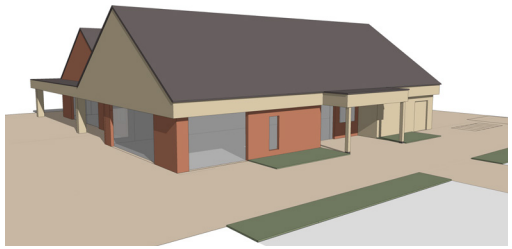
www.bromhamhub.org



Bromham Village Consultation meeting on 19th June 2023.

BROMHAM
COMMUNITY HUB





Initial 3D model views presented at the consultation meeting on 19th June.

4.5 Design Development: Form and Materials

In developing a form that consists of two pitched roof elements, it was important to establish a visual hierarchy in the form of the building, externally. This has been achieved by varying the scale and materials of the components.

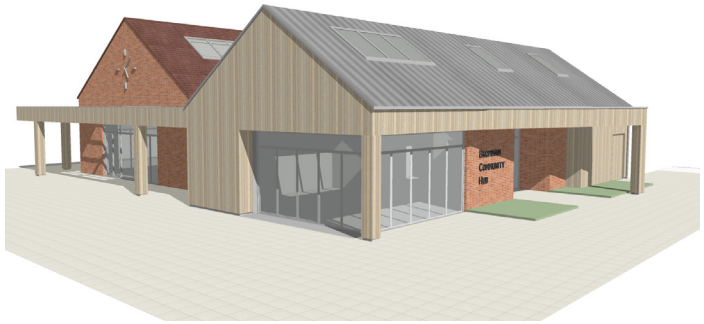
By cladding the main hall element in red brick, it grounds the building in the landscape and ties it to the materials found locally in Bromham.

It was considered that the pitched roof element containing the Lounge/cafe and the Entrance Foyer should be smaller in scale and clad in a light-weight material to provide a contrast. Materials such as metal cladding, timber and timber effect cladding have been considered to contrast with the red brick element.

With the main hall being south-west facing and with the requirement to have glazing to open up the hall to the outside terrace and the landscape beyond, solar shading will be required. The concept of wrapping a band of the light-weight material around the brick structure to form a canopy/ brise soleil was developed as a way of breaking up the mass of the brick building on the south-east and south-west elevations.



The Larick Centre, Fife by Collective Architecture



Form and material development model



Croydon Youth Zone by John Puttick Associates

5.0 PROPOSED DEVELOPMENT

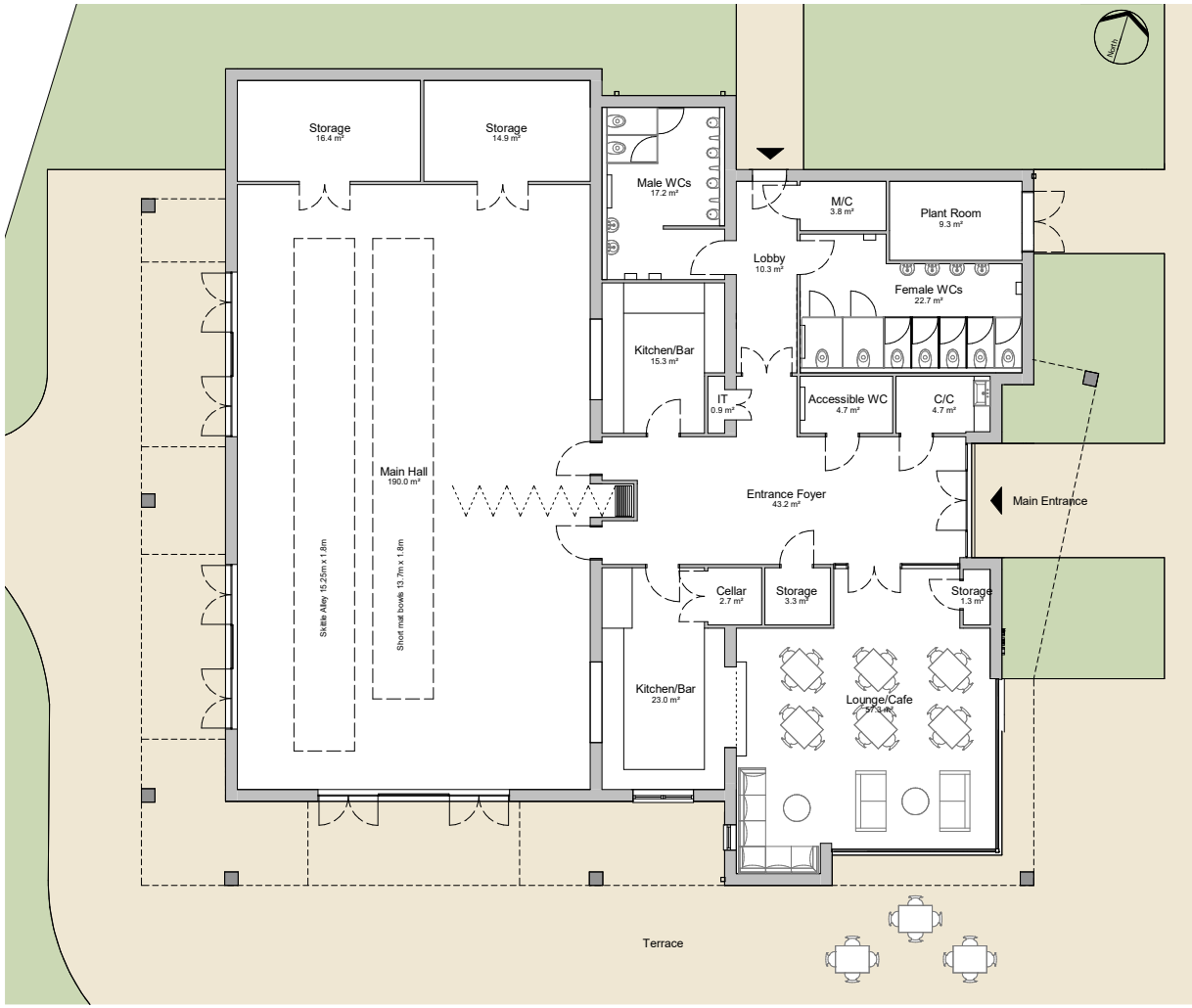
5.1 Layout

Oxford Architects have worked closely with Bromham Parish Council to develop a scheme that provides the community facilities lost with the fire of the former social centre, but in an efficient layout that is economical to run and provides operational flexibility.

Following the positive consultation meeting in June the building design has been finalised, to further improve certain features and ensure regulatory standards are met.

The new building will comprise of the following accommodation:

- Entrance Foyer with Accessible WC and Cleaner's Cupboard
- Lounge / Café, capable of holding smaller meetings and events
- Main Hall, capable of being divided into two smaller spaces with direct access to two storage rooms. As one large hall the space can accommodate a 15.25m skittle alley. The Main Hall will have direct access to a paved terrace.
- Primary Kitchen/ Bar serving the Lounge/ Café and the Main Hall
- Secondary smaller Kitchen/Bar serving the main hall, meaning two events can be served by seperate bars simultaneously.
- Male and Female WCs
- Maintenance Cupboard
- Plant Room



Ground Floor Plan as Proposed. Refer to full scaled drawing.

5.1 Layout continued

The building is positioned to maximise views across the fields to the south and west and utilises this orientation with solar PV panels on the south-west facing roofs. The main entrance to the building is from the east side, creating a visual connection from the car park with a angular porch canopy breaks the uniform front façade.

5.2 Amount

The proposed building has a footprint of 496m^2, compared to the former Bromham Social Centre, which had a footprint of approximately 800m^2.

A more efficient use of space and opportunities for multi-functional spaces have allowed the proposed Bromham Community Hub to have a smaller footprint whilst providing many of the same functions.

5.3 Scale and Use

The proposed building has been designed to be in keeping with the scale of the surrounding buildings in Bromham, whilst providing the necessary facilities in an efficient manner.

Externally, the form of the building is split into 3 sections, visually reducing the massing of the community hub. The larger pitched roof sits at the west/ back of the site and contains the main hall and storage. The position of the main hall allows the glazing on the south and west sides to connect the space to the playing fields and landscape beyond. The scale of the Main Hall makes it suitable for sports, community and social events. The space will also contain a movable partition wall that will allow the hall to be divided into two, providing flexibility and allowing more groups/ events to use the space simultaneously.

The smaller pitched roof section on the east side of the building contains the Entrance Foyer, Lounge/ Cafe, WCs, Plant Room and maintenance facilities. The Lounge/ Café will also be used for smaller groups such as coffee mornings and parish meetings.

The narrow, shallow pitched central element of the building allows light into land-locked functional spaces such as the kitchens/ bars and WCs. This roof section also means that valley gutters are not required between the two pitched roofs, which can be difficult to access and maintain.

5.4 Sustainability

The sustainability strategy for the scheme requires further detailed consideration and calculations by specialists. Allowances have been made within the design for solar photo-voltaic panels to the south-west facing roofs and for the use of air-source heat pumps to provide renewable sources of energy to run the building. By utilising renewable sources of energy as much as possible, running costs can be kept to a miniumum.

A fabric-first approach is also critical to providing a building that is efficient and economical to run. With high-quality materials and detailing, the performance of the building materials will be maximised and energy consumption will be reduced.

5.5 Appearance and Materials

The main palette of materials consists of:

- Red brickwork, a mix of bonds and detailing to add variety to large brick walls.
- Vertical timber or timber effect cladding
- Clay roof tiles, as found throughout Bromham
- Standing seam metal roofing
- Polyester powder-coated, aluminium framed windows: RAL colour to be confirmed.

Specification for each material will be finalised prior to commencement of works, with test panels for client/ Wiltshire Council approval.

The contrasting aesthetic of the two main elements of the building will tie the building to the local vernacular whilst introducing an element of contemporary architectural design.

Key to the brief was to create a welcoming and obvious entrance to the building. Adjacent to the main entrance doors, 3D lettering reading *Bromham Community Hub* will be installed on the brick wall.











North-east/ Entrance elevation - not to scale. Refer to Oxford Architects' drawing 5100.



South-east elevation - not to scale. Refer to Oxford Architects' drawing 5101.

5.6 Wider Masterplan: Outline Application

Alongside the Full Plans element of the application for the proposed Bromham Community Hub building, car park extension and landscaping, a wider site masterplan has also been developed to provide the community with future development options to support the needs of the village. These items form the Outline element of this hybrid planning application, as shown on the plan adjacent. These elements would seek further permissions via reserved matters applications if pursued.

(2) **Village shop**
This would be a separate project that would be self-funded with a commercial lease to an operator. The ultimate size of the shop would be dependent on operator requirements.

(3) **New Sports Pavilion**
This would be a separate future project subject to Sports Council funding and grants.

(4) **New Housing**
In line with the requirements of the Local Plan. Based on current budget and forecast costs, the housing plots may assist with funding the Community Hub.

(5) **Relocated Play Park**
Future project subject to provision of housing and new sports pavilion.

(6) **Extended car park (part of Full Plans element)**
Existing spaces: 63 Proposed: 83

(7) **Occasional event vehicular access**
Provision of occasional event vehicular access to Jubilee Field.

(8) **Extension to the north-west side of the Community Hub**
Future extension to the main hall and to add a meeting/ committee room.

(9) **Extension to the south side of the Community Hub**
Future extension to the cafe/lounge.



Masterplan drawing not to scale. Refer to Oxford Architects' drawing 2300.

5.7 Masterplan: Quantum of Development

The existing GIA of the site over all existing buildings is: 155m^2.

The proposal seeks Full Plans permission for: 465m^2 of non-residential development, 635m^2 of outline non-residential development and 306m^2 of residential development, totalling **1406m^2.**

The total site area is: 8252m^2 / 0.83 hectares

Existing	***GIA(m^2)***
Sports pavilion	90
Temporary cabin	65
Total existing	155

This existing total does not take in to consideration the **800m^2** footprint or the 2-bedroom apartment steward's accomodation of the former Bromham Social Centre.

Proposed	***GIA(m^2)***
Bromham Community Hub	465
Full plans total	**465**
New Sports Pavilion	100
Village Shop	370
Housing	306
Future extensions to hub building	165
Outline total	**941**
TOTAL	**1406**

The net additional gross internal floor area across the site is therefore **1251m^2**, if the former social centre building is not included in the existing area.

The GIA of the proposed Bromham Community Hub building with the outline elements of the future extensions added, totals **630m^2.** This remains smaller than the size of the 800m^2 former Bromham Social Centre.

It is considered that the scale of the development (full plans and outline elements) proposed is suitable for this size of the site.

The proposed housing is shown as a terrace of 3 properties. These properties are shown as 3 bed, 5/6 person houses with a GIA per house of 102m^2. In part, this residential development looks to replace the residential accomodation that was within the former Bromham Social Centre building.

5.8 Landscaping

The landscaping around the community hub will be a mixture of paving to the terrace and paths, and soft landscaping to other areas to the perimeter of the site. The aim is to create a better physical and visual connection to the playing fields to the south and west, and to the arable landscape beyond.

As part of the works to extend the car park, a few of the existing trees would need to be removed. The landscape plan adds in new trees to replace these and soften the perimeter of the car park, in line with the recommendations of the arboricultural report.

A landscaping plan has been prepared by Johns Associates to support this planning application.

Bromham Community Hub Landscape Plan by Johns Associates (not to scale). Please refer to full scale drawing as part of the application.



5.9 Visual Representations



Visualisation for illustrative purposes only. Please refer to drawings.



Visualisation for illustrative purposes only. Please refer to drawings.



Visualisation for illustrative purposes only. Please refer to drawings.

6.0 ACCESS

6.1 Car Parking and Vehicular Access

The primary access to the site is from New Road and leads to the car park that is part of the site. In the first instance, the proposed community hub building will be served by the existing car park that contains 61 spaces.

Following the completion of the community hub building construction and the removal of the temporary cabin, works to the car park will be undertaken to increase capacity to 83 spaces. The enlarged car park will then be suitable to cater for the potential future development of the village shop.

Within the car park works and as shown on the Masterplan drawing, EV charging points will be provided to at least minimum standards for the spaces allocated to the proposed housing and the remainder of the spaces associated with the community hub.

It is also proposed to create an occasional event entrance into the field to the south of the car park. This would be used primarily for the annual carnival to allow floats and tractors to park in the field.

Further details on vehicular access can be found within the submitted Transport Assessment, produced by Entran.

6.2 Pedestrian Access

Pedestrian access to the community hub will predominantly be from the car park to the east of the site. A new pathway will also run in front of the new commnuity hub and provide a connection to the existing path running towards Spire View.

As part of the Outline masterplan, the path to the north that current runs around the edge of the play area will be re-routed to go around the edge of the proposed housing and connect to BROM37 to the north. The public right of way BROM37 will otherwise remain unaffected.

6.3 Bins

An external bin store has been included in the scheme to the north-east of the main building. This bin store has been sized to allow for 3 no. 1100L bins. This is a comparable amount to what had previously been provided for the former larger social centre. The position of the bin store provides easy access from the external door of the community hub on the north-west elevation.

The distance from bin store to the collection point within the car park is approximately 15m.

6.4 Bicycle Storage

To the front of the bin store, 4 covered Sheffield bike stands are proposed to accomodate 8 bikes.

7.0 SUMMARY

7.1 Planning Validation Checklist

In compliance with Wiltshire Council's validation checklist, we have reviewed the requirements and include the following reports within our hybrid planning submission:

- Ecological Assessment / Protected Species Survey
- Land Contamination Assessment / Ground Investigation Survey
- Transport Assessment
- Arboricultural Report / Tree Survey
- Proposed Landscape Plan

7.2 Ecology

A Preliminary Ecological Appraisal has been prepared by Wildwood Ecology. Provided the recommendations outlined in the report are implemented in full, the proposed development will adequately mitigate, compensate and enhance the protected, priority and notable habitats and species within and adjacent to the site. Please refer to full report for details.

7.3 Land Contamination

A Geo-Environmental Site Investigation Report has been prepared by Earth Environmental and Geotechical to support this application. The investigation concluded that ground conditions are suitable for strip/pad foundations. All soil samples tested (6 no.) were classified as non-hazardous and that there is a low potential risk from soil contamination to workers during construction. Please refer to full report for details.

7.4 Transport

A transport assessment has been prepared by Entran to support this application. The report concludes the proposals are consistant with local policy in highway terms, providing a safe means of access for all vehicles useing the site and will have no impact on highway safety.

7.5 Arboriculture

A BS5837 compliant arboricultural assessment has been conducted by ROAVR. The report identifies any potential impacts on the existing trees. It is considered that adequate space has been allowed between all retained trees and the proposed development works, mitigation planting has been proposed in response to removing 7 trees from the site.

7.6 Landscape Design

As referred to earlier in the document, a landscape plan has been prepared by John's Associates. An indicative planting list has also been provided and is submitted with this application.

7.0 SUMMARY

7.7 Conclusion

The proposed scheme for Bromham Community Hub has been designed in a manner that is sympathetic to the character of the village, but also in a way that accommodates the needs of the community. The scale, massing and appearance of the proposed community hub has been carefully considered to provide a building that sits comfortably within the village setting and that will be looked after by local residents for generations to come.

The proposal responds to the brief provided by Bromham Parish Council to provide flexible and functional spaces, and to be of high-quality construction to ensure the efficient and economical running of the building.

The re-instatement of a purpose-built community venue in Bromham will mean many of the social groups unable to operate fully since the social centre fire will be able to return, and allow village life to thrive.

The elements of the masterplan that form the Outline part of this hybrid application seek to further improve community facilities in the future. We especially welcome officer's feedback on these aspects of the masterplan as we look to develop them further in the future.

Any queries please do call or contact:

Phillippa Courcoux or Tony Mullin on 0117 958 1500

pcourcoux@oxford-architects.com
tmullin@oxford-architects.com

Thank you.

8.0 APPENDICES

8.1 Document Issue Sheet

Drawing Schedule and Issue Record

OXFORD ARCHITECTS

Job 23035 /1.4/ TM / PB

23035 Bromham Community Hub

Project Originator Volume Level Type Role Drawing No.	Description		Scale	19.07.23 PLANNING	02.08.23 CLIENT ISSUE FOR CO	29.08.23 CONSULTANT COORD	20.10.23 RED LINE AMENDED /	26.10.23 REVISED TREE PLANT	29.11.23 **REVISED PLANNING**	05.02.24	07.03.24	21.03.24	25.03.24	**26.03.24**
1000 Series - Concepts & Visualisations														
2000 Series - Site Plans														
	Site Location Plan		1:1250@A3				P1							**P2**
23035-OA-ZZ-XX-DR-A-2010	Area Lease Plan		1:250			**P1**								
23035-OA-B1-01-DR-A-2100	Existing Site Plan		1:250@A1		**P1**									
	(Existing topo - by others drawing)													
23035-OA-MP-XX-DR-A-2300	Proposed Masterplan - Outline Application		1:250@A1				P3	P5	P6	P7	P8	P9	P10	**P10**
3000 Series - GA Plans														
23035-OA-B1-00-DR-A-3000	Ground Floor Plan as Proposed		1:100@A2	P1	P2		P3	**P4**						
23035-OA-B1-01-DR-A-3001	Roof Plan as Proposed		1:100@A1				**P1**							
4000 Series - GA Sections														
5000 Series - GA Elevations														
23035-OA-B1-ZZ-DR-A-5100	Elevations as Proposed - Sheet 1		1:100@A1				P2	P3						**P4**
23035-OA-B1-ZZ-DR-A-5101	Elevations as Proposed - Sheet 2		1:100@A1				P2	P3						**P4**
23035-OA-B2-ZZ-DR-A-5105	Outline Indicative Elevations as Proposed		1:100@A1											**P1**
23035-OA-B1-ZZ-DR-A-5200	Refuse and Recycling Store Elevations as Proposed		1:100@A3					**P1**						
6000 Series - Room Layouts & Enlarged Dwgs														
7000 Series - Reflected Ceiling Plans & Finishes														
8000 Series - Details														
9000 Series - Schedules														
Sketches														
Distribution														
Client: Rebuild Committee / Bromham Parish Council / BROMHAM COMMUNITY HUB CIO				e	e		e	e	e	e	e	e		**e**
Landscape Architect												e		
Arboricultural Consultant													e	
Planning: Wiltshire County Council							e	e	e					**e**
Building Control:														
QS														
Structural Engineer														
M&E Engineer														
Principal Designer														
Contractor														
Reason for Issue							I	I	I	I	I	I	I	I

I = for information, P = Preliminary, A = Approval, T = Tender, C = Construction, F = Final Construction

BOLD: Current drawing revision

8.0 APPENDICES

8.2 Community Consultation Event Minutes: 19th June 2023

BROMHAM PARISH COUNCIL & THE REBUILD SUB-COMMITTEE
CONSULTATION EVENT TO DISCUSS THE OUTLINE ARCHITECTS OPTION 4 FOR THE NEW COMMUNITY HUB AND FUTURE EXPANSION. MONDAY JUNE 19TH 2023

PRESENT: Chairman of the Parish Council P Paget, Councillors, Chairman of the Social Centre Rebuild Committee J Seed and Committee Members plus Parishioners. Total in attendance 63
Plans on display around the marquee for inspection before the meeting started.

1. **Welcome by the PC Chairman Peter Paget**: A Fire on June 14th now 2 years ago destroyed the Social Centre. A Subcommittee of the PC was formed and have been working hard resulting in this now planning stage.
2. **Update and plans from J. Seed of the Rebuild Committee:**
   It has taken a long time to get to this stage due to knowing what we could build depending on funding and finally being told that funds would only come from the PC insurance claim and not the contractor. Following a previous consultation meeting where there was a clear view not to take up a loan increasing the Precept/Council Tax. A process to engage an architect to design a new building based on a guide from a village survey – a new hall in the most appropriate place. Other things and other factors all needed to be considered – the old hall accommodated a dwelling so therefore not to lose this it has been included in the Master Plan. The village has lost its shop and the possibility of a new pavilion all considered. But there is not sufficient funding at this time so the Master Plan is for possible planning 5/10/15years ahead.
   The Master Plan: This is not part of the detailed planning; it might happen in the future. The proposed new houses situated on the play area are not going into the detailed planning application. The play area to be relocated. If no grants are received with only the minimum funds the housing/land may be a possibility. There is a grant application proceeding of £250.000.
   Proposed Track: A track included leading to the Millennium Field for access for car parking only – no plans for building on the Millennium. (This was strongly challenged by a resident from Spire View feeling that it is access for future development on the Millennium Field giving a reference to Rebuild Minutes of voting recorded)
   The Hall: option allows for possible future extensions/expansion areas. It was identified in the village survey that the village required flexible space in the new building, the new design meets this requirement in a split hall and a lounge/café giving 3 meeting areas with access onto a terrace and recreation fields, considered for future functions. A café/bar as well as an extended bar/kitchen off the hall. Storage WCs and a plant room, the whole building moved back to allow extra parking which has been realigned.
   The Pavilion: Two years ago the pavilion required major refurbishment but has now been revived along with the club. Possible future project for the Football club through Sport England grants etc.
   Shop: Contact has been made by a local business and discussions taken place. So this possibility has also been considered and added to the master plan in a position opposite the hall entrance. There is a covenant on the Jubilee Field which will need to be addressed by a retailer.
3. **PC/Rebuild discussion and consultation:**
4. **Questions from public:**

- **The capacity of the new hall?** Same as old hall without the stage. 180/125 seated with tables.
- **PC Indemnity Insurance to be pursued**? Has been investigated. The contractor was proven to be negligent therefore his insurance would not pay out, to continue to pursue was not viable Possibility for a group of parishioners or individuals to make a claim against the Indemnity Insurance.
- **Will the new car park have charging points**? Cost may be the deciding factor.
- **Bar/Café**: **Will there be a permanent bar for 7 days/week a community pub?** Difficult to replicate what we had before was not a going concern. The formal accounts indicated the SC and the Owl was not profitable.
  This was strongly questioned, the Owl run its self and to use the local public houses is too expensive. Looking to the future voluntary v employed to be considered, employing permanent staff, deciding how it is run, opening hours? It was felt by the rebuild committee that there are insufficient funds to sustain this full time. As we go forward there is room in the plans to consider, however all events will have the option of bar and catering support.
  It was raised that village halls in Somerset are rapidly closing as a result of not being economically viable.

Although not the ideal plan due to funds available we have a business plan to the funds available. We are aiming for the best we can get from a broad agreement for the best we can achieve.

- **Architects Cost/brief?** Based on the known amount of funds available approx. £800,000 with further fundraising. A £250,000 grant which is in progress. Building based on 400 sq. meters @ £2500/sq. meter. The drawings presented are 445 sq. meters. There is also a 'buy a brick' fundraising scheme which it is hoped the village can support. We will need extra funds from fundraising to fit out and furnish the building.
- **How do we decide to go ahead:** Will the architect cost more than the £18555 if the master plan is included? Why could we not just build the centre on the original site? To produce the Master plan has cost extra. This planning has over complicated the process; we should just concentrate on one thing at a time. Reply: Any plan needs to consider the future via a master plan; all issues have been considered and discussed with WC planning.
  This is a two part hybrid plan, with the master plan being outline planning only with the new hall being detailed plans. Both giving options for the future to be considered.
- **Why do we have to have a masterplan:** Will the architect cost more than the £18555 if the master plan is included? Why could we not just build the centre on the original site? To produce the Master plan has cost extra. This planning has over complicated the process; we should just concentrate on one thing at a time. Reply: The building needed to be sited correctly to allow for any future proposals to develop the overall site in the future. It was required that the building was designed to be sensibly extended in the future when funds allow. It was also desired that the living accommodation formerly in the Social Centre was located within the overall site. A new sports pavilion is a likely requirement in time and there have been recent requests for a shop given the recent closure of the old shop. The Planning Authority requires that any future needs are seen to have been considered within the detailed application for the new building. By providing a master plan to support the detailed application it is evident all issues have been considered. The master plan has been informally discussed with WC planning who indicated that this would have been requested anyway if not included with the original submission for the new building.
  This planning application will be a hybrid plan, the new hall will be a detailed application with the master plan being outline planning only. Both giving options for the future to be considered i.e. extensions to the hall and the development of other new facilities.
- **Difference in cost and timing for the Hall only without the master plan**? Cost the same as the detailed hall plan is the actual planning application with the master plan with in the whole process as a supporting application for an outline only application
- **Access Track:** Concern for residents of Spire View and The Chantry that this track will lead to future housing development on the Millennium Field as discussed in the SC Rebuild minutes and vote taken 11/4 to discuss on the 12.04.23. It was stated that this was discussed to investigate to raise funds, but for the Chantry carpark, but this could not be pursued due to a covenant prohibiting development. These concerns have also been voiced at Parish Council meetings. Concern that the Rebuild committee is PC Councillors (8/12 councillors. 8/16 committee) so is already decided when taken to a PC meeting. There is current direct access via the Chantry therefore no need to create a track that will require the removal of existing hedging and trees. The Chairman PP stated this point has been raised at PC meetings by the resident and to move on with this meeting.
- **How will other villagers not at this meeting have their opinions taken into account – is the wider community being represented by those present?** Procedures followed, great note was taken of the survey completed. Meetings have been well advertised and attended.
- **Hall - no stage proposed:** A stage will take up 25% of the hall space which requires heating. A portable stage is a possibility at a cost of £8,000 but adding a stage to the hall plans -40sq. meters at a cost of an extra £100,000. Concern that a hall without a stage will be the same as any other hall, therefore not as attractive as a venue. The commercial value to be taken into account to be able to rent out to make money. It was felt that the past income figures do not support usage of a stage. This was questioned and not agreed with. How many outsiders hired the hall as a venue, a need to attract external hirer's not just villagers? The past figures/accounts have been looked at. The new hall will be a more flexible space.
  Revenue as a whole considered with the need to look at the plans and how to generate funds.
- **Hall use - will there still be space for skittles, short mat bowls and curling:** proposed floor space the same as the old hall.
  - **What will be achieved with the available funds –**The shell should be completed with the Insurance funding plus the grant of £250,000, with a further £50,000 for non-capital expenditure. Expenses for kitting out fit for use (furniture fixtures and fittings) may be achieved

from grants and funds raised by the village. The £250,000 grant application is with the Secretary of State, but other options may be available i.e. Lottery etc.

- **Social Centre Management/Charity Meeting cancellation query:** This was cancelled due to incorrect wording on the agenda. A new Charity has been set up (CIO). However to dissolve the old charity where the PC are Custodian Trustees (i.e. who hold the Building asset only), and the Management Committee who are legally responsible for the business, it must be agreed by the villagers that it is acceptable to dissolve the charity and to transfer all remaining assets/funds, to the new compatible Charity. Once approved at a village meeting this is then put forward as a scheme to the Charity Commission for approval. The 1972 Trust/ Charity could not own, the new charity in its own right can. The new charity has 5 trustees who are required by the Charity Commission rules stand down in 18 months for new trustees to be appointed. The 'members' of the charity are the residents of the villager giving more transparency. All being re-assessed to take further.

- **What is the follow up to this meeting?** The plans to be taken to the PC for agreement.

Although a binding vote could not be taken a show of hands as a general consensus of the detailed design plan presented for the new hall was taken in show of support. The show of hands indicated unanimous support with no hands raised for objections.

A vote of thanks was given to all for their opinions and input and we must appreciate the work all done by volunteers.

P Paget closed the meeting at 8.20pm

Proposed SC Hub plan and Future Master Plan


Bins / Recycling
Meeting / Committee Room / Office / WC
Plant Room
Bicycle Parking
Possible future Hall expansion
WCs
Kitchen / Bar
S
S
WC
CC
MS
IT
S
Main Hall
S
Lounge / Cafe
Kitchen / Bar
Possible future Lounge / Cafe expansion
Terrace
Phase 1
Phase 2
Phase 3
OXFORD ARCHITECTS
Project: Bromham Community Hub
Drawing no. SK004_b
Date: June 2023
Drawn by: AB
Scale: 1:200@A3 approx

MASTER PLAN



1. Bromham Community Hub

2. Possible Future Shop
Separate project that would be self-funded with a commercial lease to an operator

3. New Sports Pavilion
Separate future project subject to Sports Council Funding and Grants

4. Possible New Houses
As separate project either to be sold to help fund the Community Hub works or local need housing or a combination.

5. Relocated Play Park
Future project subject to provision of housing and new sports pavilion.

6. Extended Car Park

Note: Items 2-6 are possible future projects as part of a masterplan. None of these items are currently intended to be part of the detailed planning application for the new community hub but will form part of the planning submission for Outline consent of the future masterplan.

OXFORD ARCHITECTS

Project: Bromham Community Hub
Drawing no. SK010
Date: June 2023
Drawn by: AB
Scale: 1:500@A3 approx



OXFORD ARCHITECTS

The Workshop
254 Southmead Road
Bristol BS10 5EN

Tel: 0117 958 1500