

An architectural rendering of a large, modern building with a prominent gabled roof. The building is divided into sections with different roof pitches. The main entrance area on the left has three sets of glass doors labeled 'JORDANS', 'VILLAGE', and 'HALL'. To the right, there is a smaller entrance labeled 'NURSERY'. The building is surrounded by a paved plaza with a grid pattern. Several stylized human figures are scattered across the plaza, including a man in a suit, a woman with a child, and a group of people. In the background, there are trees with red and grey foliage. The overall style is a clean, line-art architectural drawing.

# The future of Jordans Village Hall

Presentation to Jordans Village

Tuesday, 6<sup>th</sup> October 2015

# This evening's meeting

- Why are we meeting?
  - To update the village on ideas and options for the Village Hall
  - To gain the views of residents on the options
- Agenda
  - Introduction – Paul Wilson, Chairman, JVL
  - Options for the Village Hall – Gordon Hamme, VHC Chairman
  - Ideas for a new Village Hall – Ewan Stone, DRDH Architects
  - What next? - Bob Hall, member of VHC & MC
  - Questions and Answer session – Jackie Lomas, member of VHC & MC

# The original “temporary” Village Hall



TEMPORARY VILLAGE HALL

Built by workers in their spare time. Opened 11th October, 1919

# The Village Hall

- Much loved building
- Has survived 100 years
- Outlived its intended working life
- Expensive to maintain and run
  - Made a loss every year for past 8 years
  - Cumulative loss 2008 – 2015 = £29,337
  - Will get more expensive in the future
- Used during the week for nursery
  - Valuable contribution to village vitality, but storage issues
- Inflexible layout restricts uses and numbers, and makes some events impossible

Year	Income	Expenditure	P&L
2015	9,434	10,366	-932
2014	8,059	11,552	-3,493
2013	8,256	14,001	-5,746
2012	10,424	14,849	-4,425
2011	10,881	14,017	-3,136
2010	11,133	20,356	-9,223
2009	8,275	9,464	-1,189
2008	6,133	7,326	-1,193
<b>SUM</b>			<b>-29,337</b>

# Options

- Do nothing
  - Ongoing Costs £10,000 + per year minimum, and likely to increase
  - Major refurbishment will be needed in the future
- Renovate
  - Cost £150,000 - £200,000
  - The problems of inflexible space and restricted use will not be resolved
- Rebuild
  - Cost approx. £500,000 - £750,000
  - Flexible space enabling more events and activities for village residents
  - Purpose built nursery
  - Environmentally friendly, efficient building for the next 100 years +
  - “Once in a lifetime” opportunity to celebrate Jordans centenary in 2019

# Renovate

- The Village Hall receives constant expenditure on maintenance, most recently in 2010 when the wooden cladding was repaired, and a new floor and new doors were fitted.
- To carry out a full renovation we would need to replace/improve:
  - Roof
  - Exterior weatherboarding
  - Heating & ventilation system
  - Windows & doors
  - Paint & decorate
  - Toilet facilities
  - Kitchen
  - Storage capacity
  - Re-wiring & lighting
  - Refurbishment estimate £150,000 – £200,000
- Ultimately, even if we renovate we are still left with an inflexible layout, and inadequate capacity which will restrict the use of the hall over the next 100 years

# A new facility for Jordans

- Benefits for the community
  - Community Enrichment
  - A first class Nursery with its own storage space and kitchen
  - Local craftsmanship, art, & music
  - Social events & gatherings
  - Environmentally efficient
  - Original features such as the fireplace can be retained
  - Collaboration with The Ark on projects which benefit their residents and the Village
- A fitting celebration of our centenary
- A Village Hall for Jordans residents for the next 100 years
- Concept plans drawn up by DRDH Architects; detailed plans to be drawn up in next stage

**D R D H**



# Brief Summary

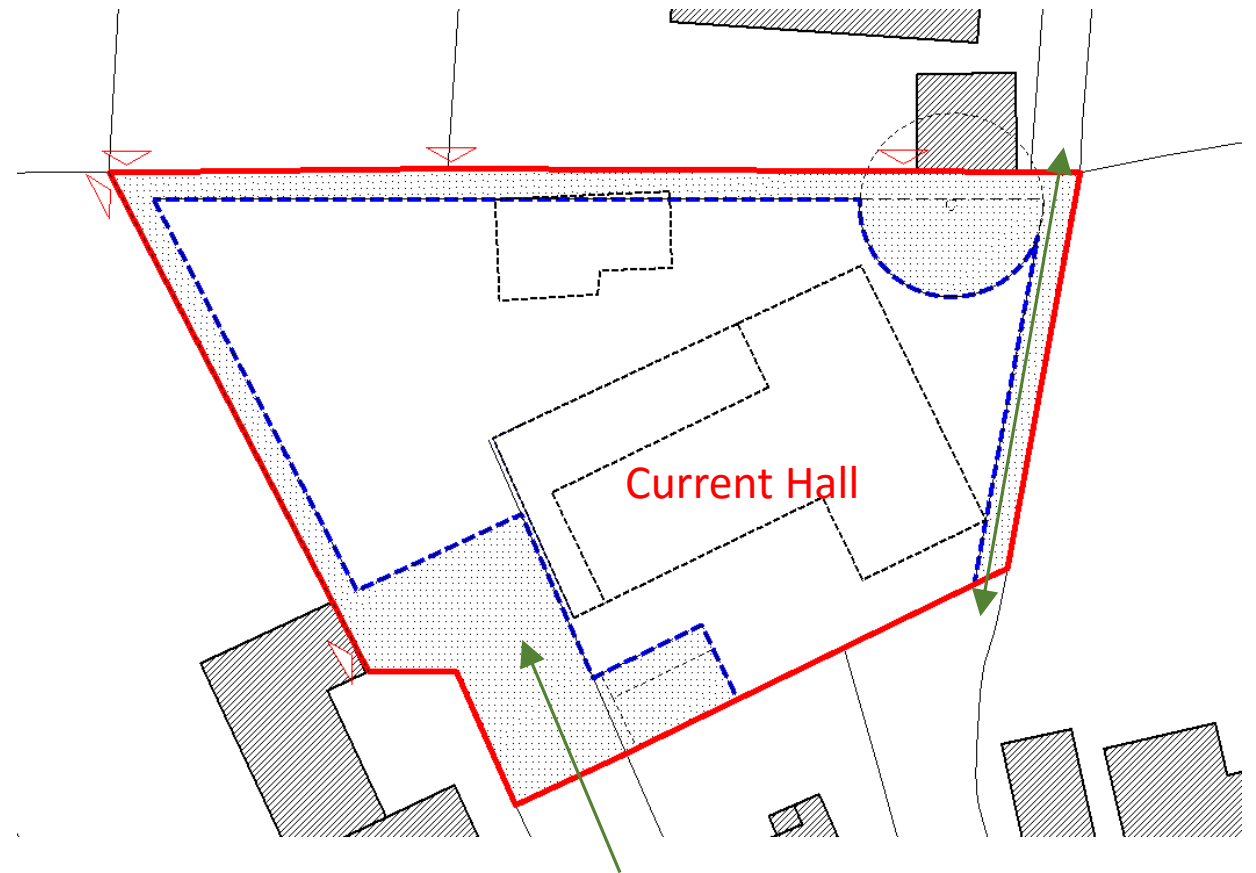
- Room Schedule
  - Main Hall
  - Ancillary Functions – Kitchen, Bar, W.C's etc
  - Nursery – Meets statutory guidance and to operate independently
- Increased Capacity – 100 people seated
- Increased Storage
- Modular flexible stage
- Energy Efficient
- Reflects Arts and Crafts tradition of Village

# Site Plan



# Site Analysis

- Routes Through Site
- Access to Neighbour's land
- Proximity of Neighbours
- Vehicular Access and Parking
- Maximum Buildable Area
- Established Tree



# Feasibility Observations / Aims

- Reflect forms of the village, steep pitched roofs, gables
- Relate sensitively to scale and form of neighbouring buildings
- Three distinct parts – Hall, Ancillary, Nursery
- Two external spaces ‘entrance space’ and ‘garden’
- Compact site

# Testing Form and Capacity



# Building Form

- Three pitched roof blocks
- Orientated East-West
- South facing roof pitch
- Gables face Village Green
- Scale of middle block relates to Village Shop
- Economic simple traditional



# Appropriate Scale

- Takes its place amongst other gables facing village green

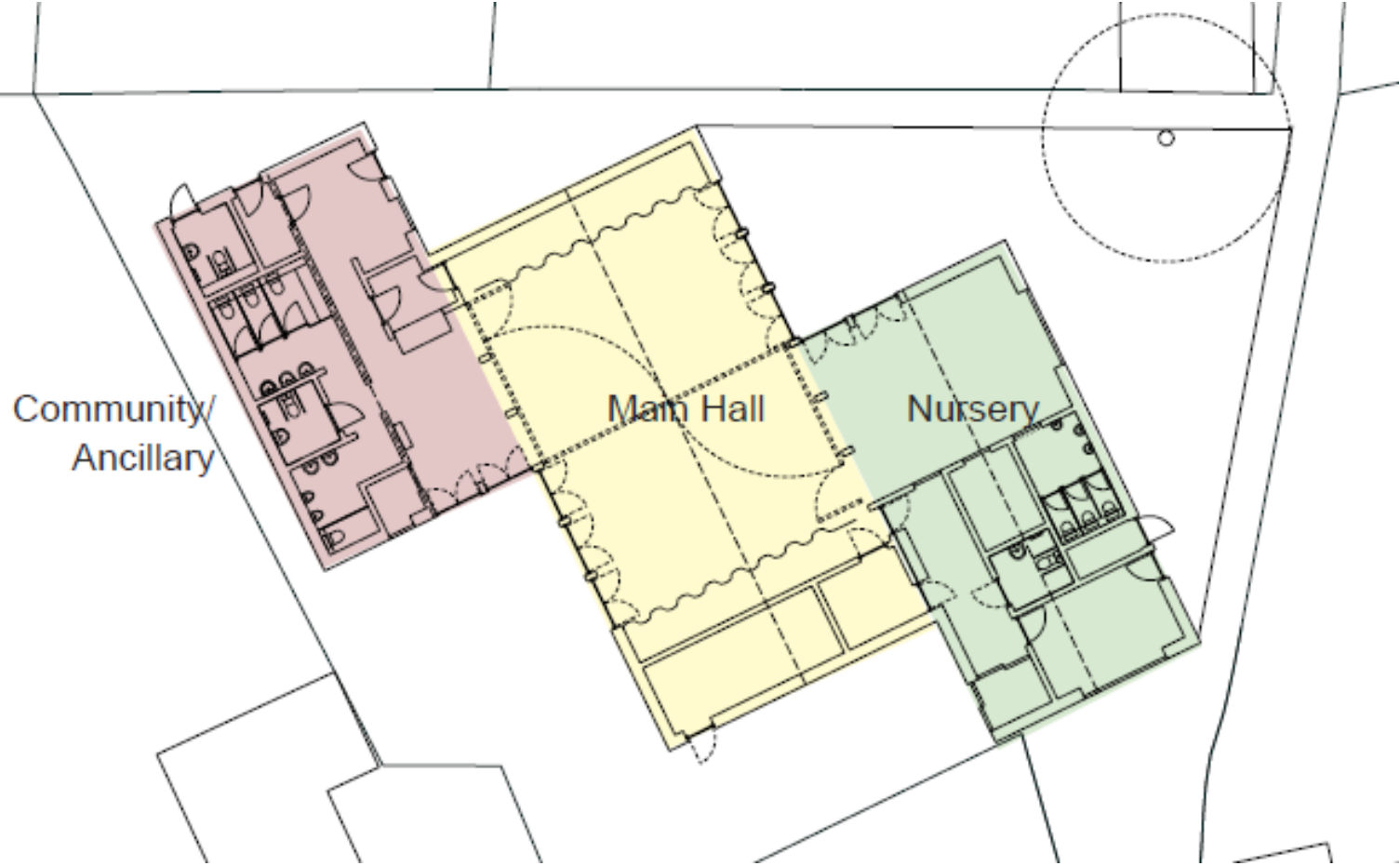


# Village Hall Proposal





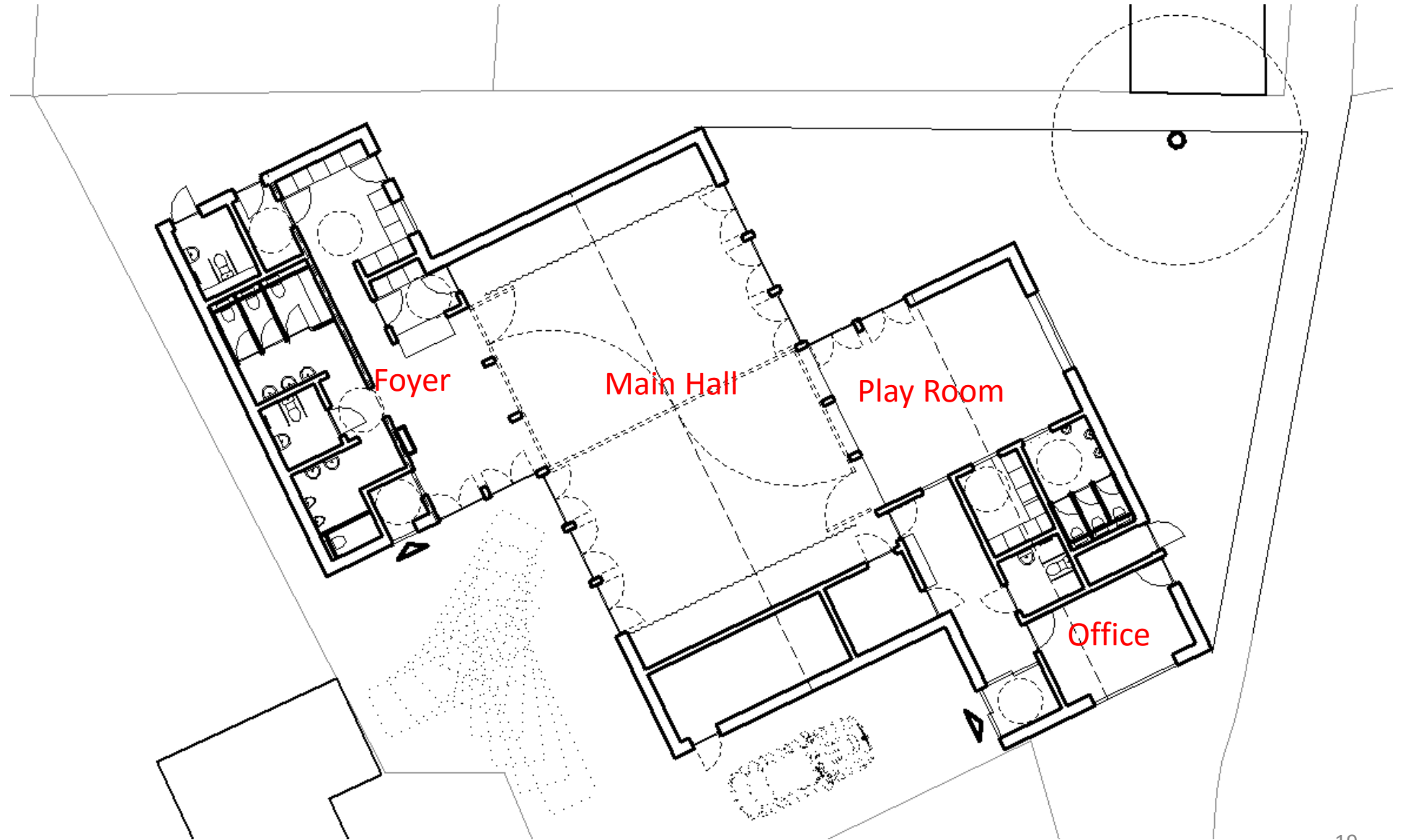
# Three Blocks



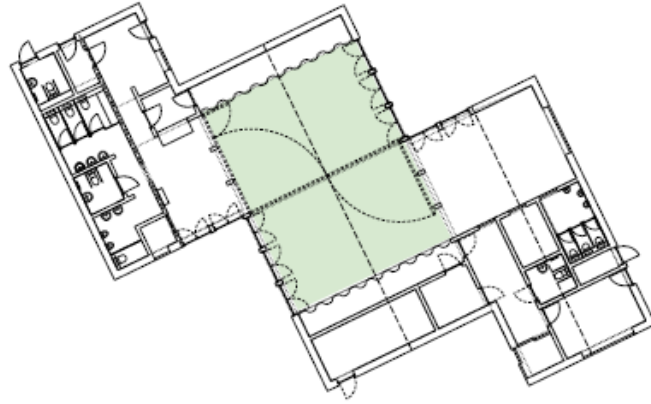
# Two External Spaces



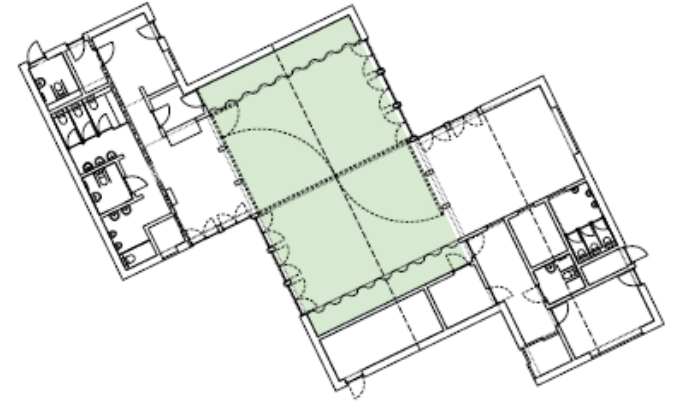
# Plan



# Flexible Interior



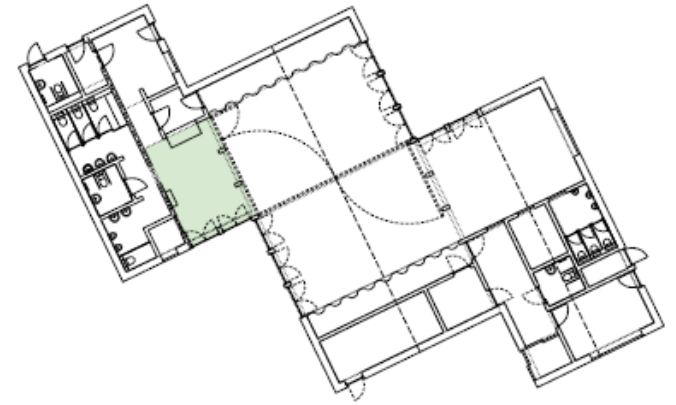
Main Hall



Main Hall including storage/stage areas



Main Hall divided to create multipurpose space and nursery play room

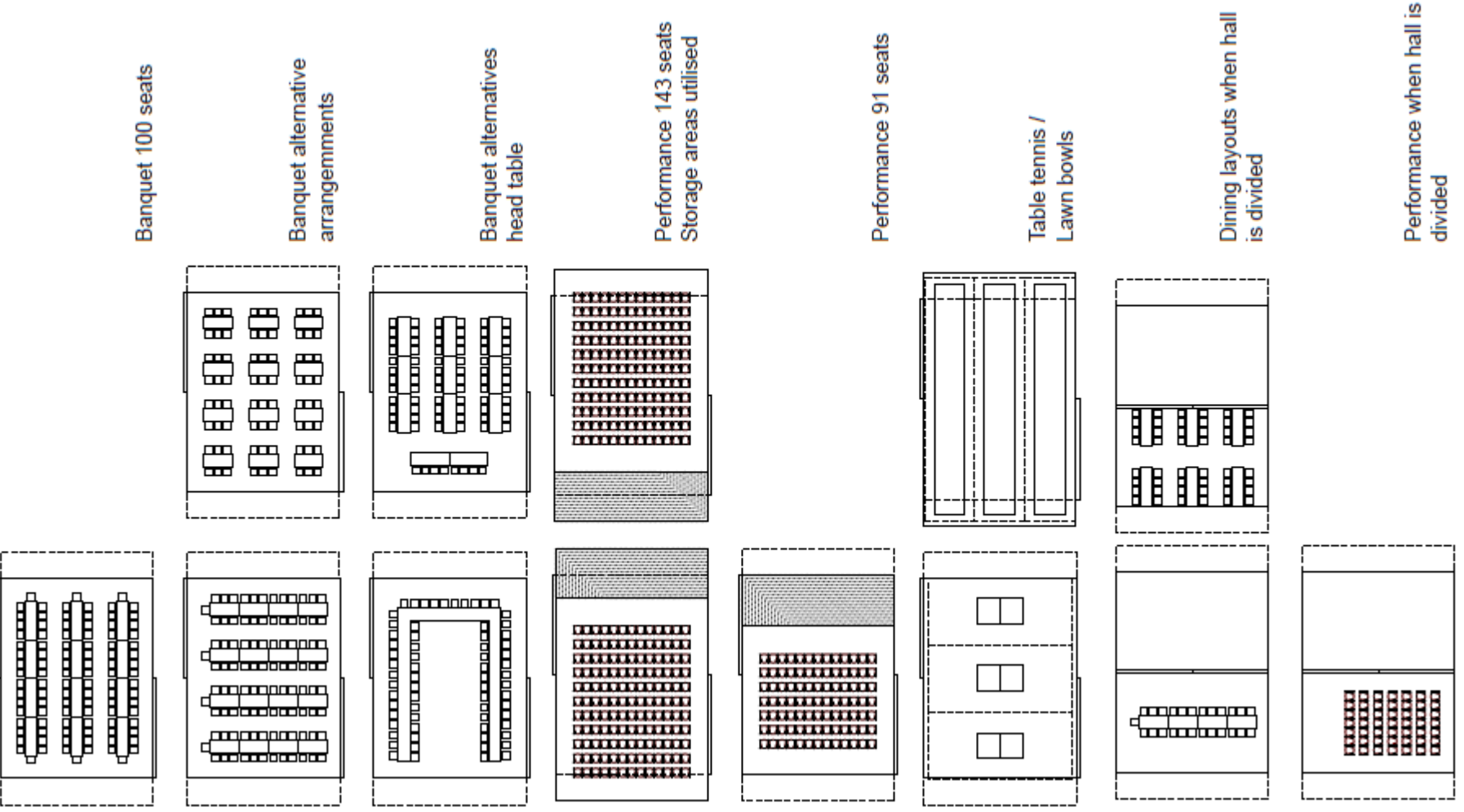


Bar/function-room operating independently

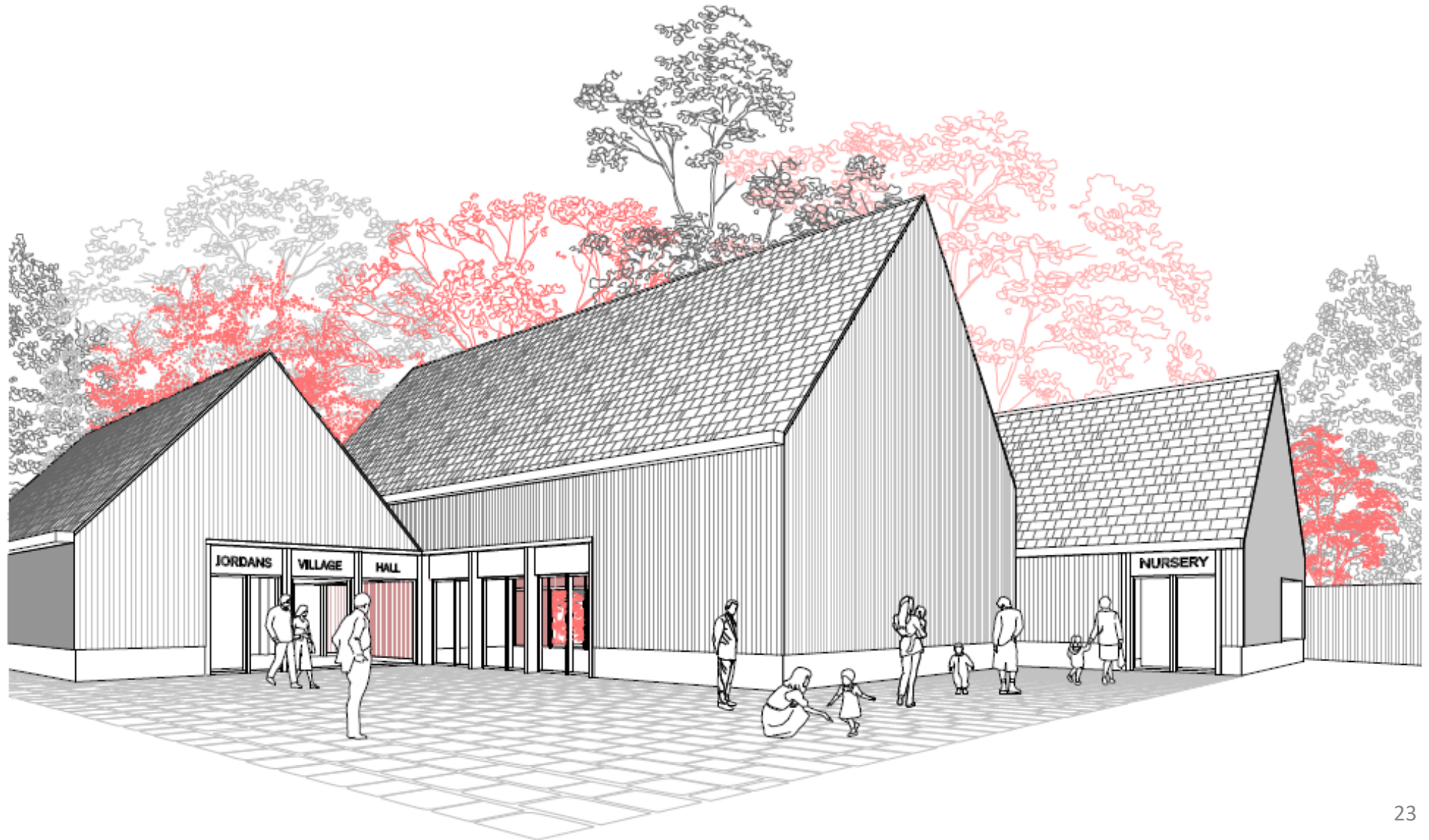
# Nursery – Flexible Space



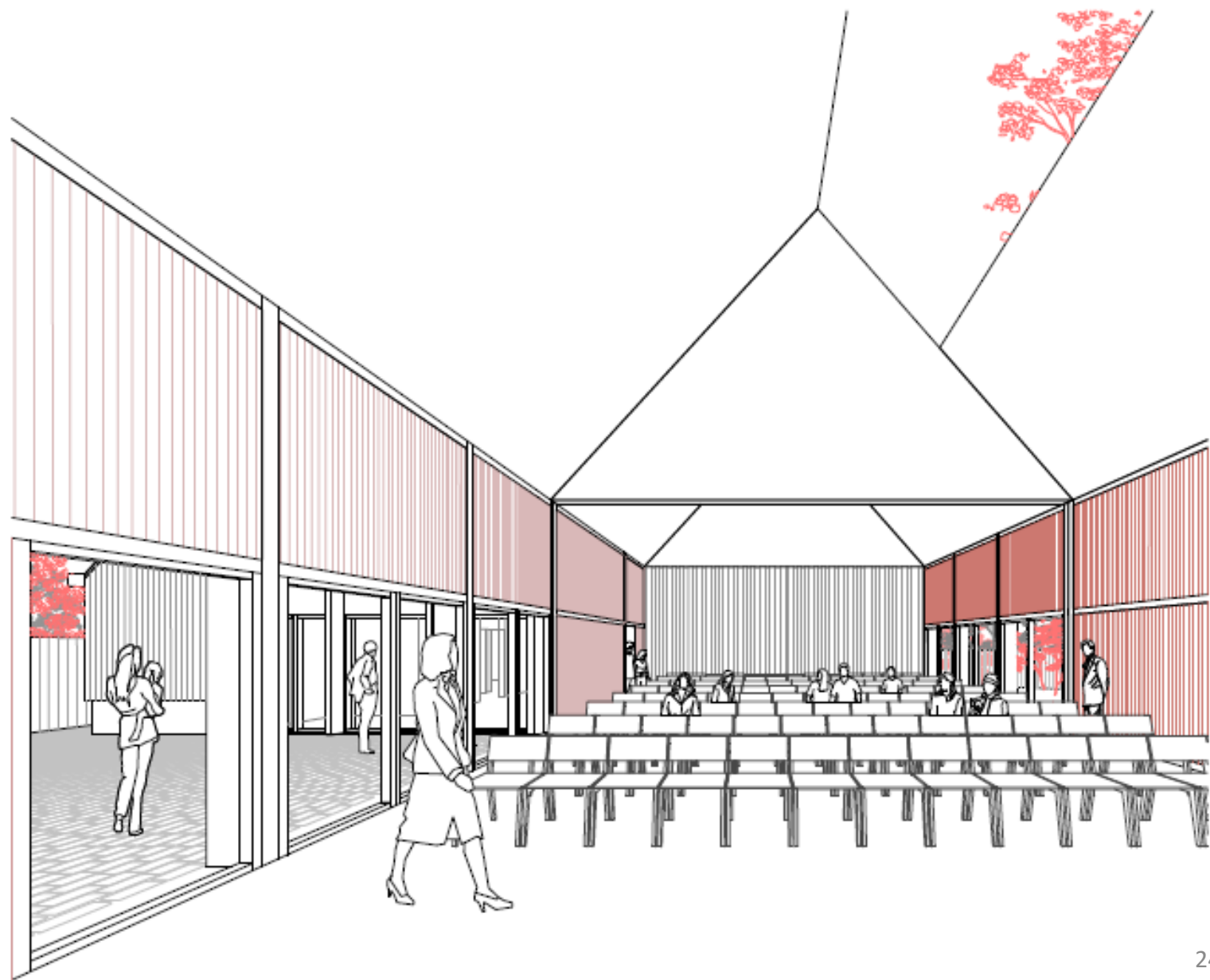
# Main Hall – Increased Capacity & Flexibility



# Entrance



# Hall





# New Village Hall



# Rebuild challenges - design

- If the village supports the rebuild option, architects need to do more detailed design work
- Designed to minimise running costs and environmental impact
- Design subject to JVL's planning policies
- Detailed designs will help us refine the cost estimates
- The designs will be reviewed in the light of how much money we can raise
- Interim arrangements will be needed for nursery and village events while the hall is being rebuilt, including using the school and Meeting House facilities

# Rebuild challenges - planning

- We can seek normal planning permission from Chiltern District Council
- An alternative - Community Right to Build (introduced in 2010)
  - Available in area with neighbourhood plans in preparation or completed
  - Available to organisations such as JVL
  - Allows community to hold a referendum on planning for community buildings
  - Grants available for feasibility (up to £10k) and planning studies (up to 40k)

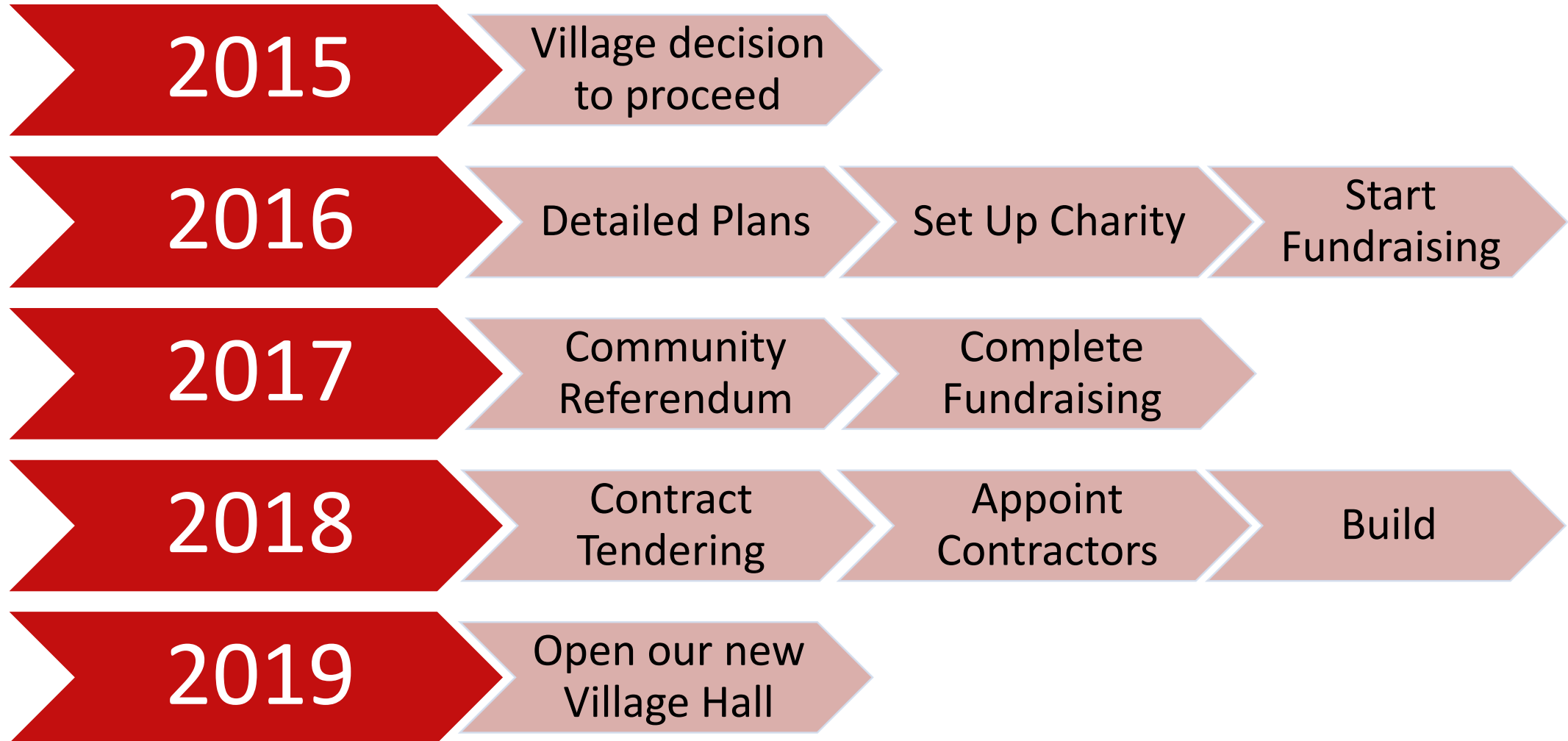
# Rebuild challenges - fundraising

- We will need to raise approximately £500,000 - £750,000
- The cost of a new building will not be met from the rents or the Road and Amenity charge
- Possible sources
  - Community events
  - Jordans residents, ex residents and supporters
  - Charitable trusts (Edward Cadbury Foundation, landfill operators, Heathrow, etc)
  - Lottery
  - Local authorities
- The hall's running costs should be covered by income from lettings

# Rebuild challenges - organisation

- Do we need to set up a charity?
  - Gift aid
  - Added credibility with donors
  - Avoids VAT on building costs
- The charity would lease the Village Hall site from JVL and manage it as a self funding venture

# Rebuild Timescale



# Example - Westbury

- Small village, population 500, near Brackley
- Village hall with sports pavilion built 1975 by locals
- 2010 hall beyond useful life, inefficient, uncomfortable
- Parish Council held public meeting, sent out questionnaires, support for rebuild
- Early 2014 volunteer project manager started fundraising, has raised £850k by mid 2015 (£575k from Lottery, £75k from landfill operator)
- Old hall demolished in July 2015
- Charity being formed to run the new hall (280 sq m)



# Example – Penn Street

- 1924 first village hall built, burnt down 1948
- Second village hall built 1953, but roof collapsed in 2000. Hall had asbestos panels, demolished 2004
- New building of 147 sq m completed 2008, cost £190k
- Funded by community, Lottery, local authorities, landfill tax and other donors





# Q&A

- Please feel free to ask us your questions

# What next?

- With regard to the Village Hall, Jordans residents need to decide whether to:
  - Do nothing
  - Renovate the Hall
  - Build a new Hall
- Please give us your views on the form before leaving tonight, or by 29th October via the Estate Office
- We will distribute the form and a summary of the options to each house for those who can't attend tonight
- Please don't return the form if you have completed one tonight!

# Thank You

We welcome your questions and comments

Prepared by the Village Hall Committee:

Gordon Hamme

Bob Hall

Pat Holdsworth

Jackie Lomas

Judy Umney

Chris Jenkins

