

Marden Parish Council

Community Facilities Working Group (CFWG) Meeting
on Thursday 20 May 2021 by Zoom

Notes of the Meeting

Present: David Bennett (Chairman and PC), Dave Tidball and Dave Lloyd (Marden Church), Chris Wathen (Parishioner), Kate Ryan (PC) and Jess Tidball (MVT).

In attendance: Alison Sutton, Parish Clerk; Tim Sullivan (CBW).

1. **Apologies** – Steve Miles (MRGT), Angela Sasso (Parishioner); Jackie Walton (CBW).
2. **Action Plan**
 - Tim talked through the Action Plan – as below
 - Agreed that **Tim** will:
 - Check whether Mechanical & Electrical included a Zero Carbon Report within CWB's agreed costs for the project, if not then will obtain quote for report
 - Ask QS for budget for phosphate costs
 - Check that Landscape Study included within CWB's agreed costs for the project, if not then will obtain quote for report
 - **Tim** will send quotes as necessary to Alison by 2 July, so PC can consider them at July meeting.
3. **Possible amended options**
 - 2 possible amended plans from CBW – as below – considered
 - Option from Dave T – as below – considered
 - Discussed that the likely outcome, given the need to keep within the maximum budget while providing a workable footprint that also included the most suitable environmental features, would be to move back to the former smaller footprint (option 3b approved in October 2016) – as below
 - Key to this design is that had future expansion factored in
 - **Alison** to send Tim information on this
 - Agreed cannot make any recommendation to PC, or community, until costs of both amended options and particularly 3b option available.
4. **Working on Business Plan with MVT**
 - Agreed David Bennett will send MVT draft operating costs and discuss them at next MVT meeting so can be added to Business Plan document.
5. **Next steps** –
 - Wait until **Tim** comes back to PC with a) quotes for studies and b) costs of various options as above.
6. **Next meeting** – TBA

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Marden Community Centre/Parish Hall – CBW Action Plan

Following the Community Facilities Working Group Meeting on the 20th May 2021 CBW Architectural Design Ltd was asked to speak to Kelly Gibbons (Planner) and put together an Action Plan for the next Parish Council Meeting on 15th June

Planner:

On 26th May 2021 Kelly Gibbons confirmed that she would be happy to accept amendments to the current plan (submitted for planning) so long as any amended plan was no larger than the current plan. The

Archetype plan submitted for planning showed an internal area of 335m² approximately. The goal for CBW and the Consultant team is to reduce the plan area if possible, while providing for all the redline requirements in the building design. Therefore, minimising costs so the Community Centre/Parish Hall can be built within Parish Council budget.

Actions:

CBW are to complete the study of a single storey option and that of a two-storey option and provide high level costings for each option. Submit for consideration by the Community Facilities Working Group and the Parish Council. The initial review of these has produced two options.

The Single level option – to maintain the same area as the Archetype plan, has resulted in a very similar plan. The only difference is the inclusion of separate male and female toilets as opposed to the unisex toilets in the Archetype plan. See Sketch issued with this AP.

To maintain a similar area, the two-level plan has to compromise on space. In the case of the attached two storey plan – it is the small meeting room, that has reduced in size.

CBW to continue developing a scheme following input by PC and CFWG. Work with the Quantity Surveyor to have these accurately costed.

Input from QS – (Vincent & Partners) required. Geoff Davies of Vincent & Partners advised that a £1200/sqm build cost would have been expected, but that this may now increase due to the current shortage/demand on some construction materials.

When the design is at a more developed stage, the QS will evaluate costs, taking into account all the factors impacting on the build.

In addition, CBW to work with Herefordshire Planners to discharge planning conditions.

Zero Carbon Report

Carry out a Zero carbon Feasibility Report to investigate the most suitable and cost-effective zero carbon technologies for electricity generation, heating, and cooling within the building. This report would be carried out by the Mechanical and Electrical Consultants - (Thornley and Lumb), so would incur an additional cost. CBW require CFWG and PC approval/authorisation to engage Thornley and Lumb in this stage to carry out the report. It will be crucial in determining the final design of the building.

Recommendation: That this is commissioned sooner, rather than later. Obtain a fee quote for approval as soon as possible.

Landscape Study:

Initiate a soft and hard Landscape Study that investigates the ecological features agreed by the Planners – incorporating swales, trees, hedges.

The Landscape Study would be carried out by both CBW and the Landscape Architect – (Landscape by Design) As for the Zero carbon report having the additional input from LDB requires CFWG and PC approval/authorisation. It will be crucial in obtaining planning approval for the siting of the building and how it integrates and impacts on the movement of people/traffic and the ecology of the site.

Recommendation: That CBW works with LBD to develop the Landscape design. Approval for Landscape architect's costs required.

Drainage Design:

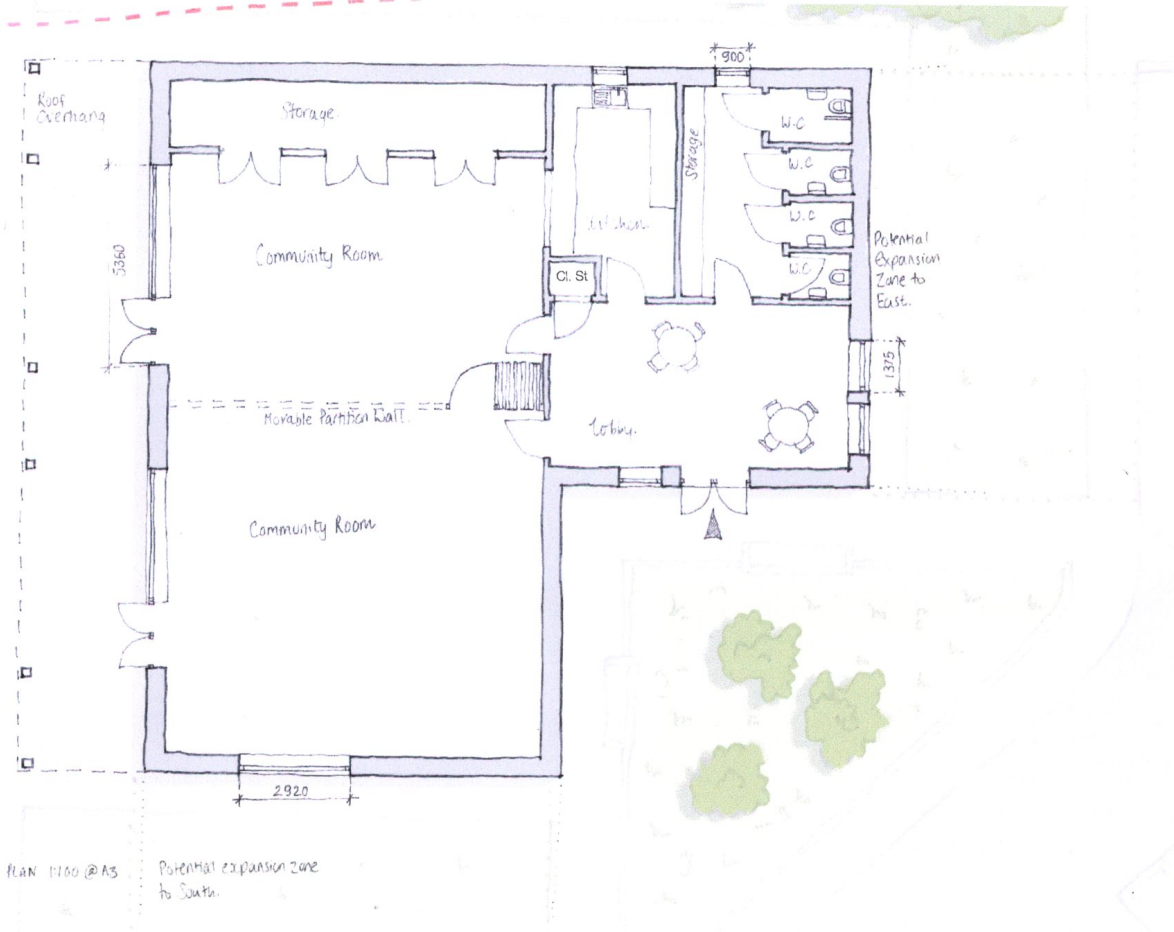
In conjunction with the Landscape study, a Sustainable Drainage System (SuDS), should be investigated and designed into the Landscape scheme. Input for this will be required by the Civils and Structural Engineers – Shire Consulting. AS the drainage design is being developed the Phosphate issue on the site should also be discussed with Herefordshire Council and a solution established.

Recommendation: Approval for input by Shire Consulting required in the next month or two to resolve site drainage and Phosphate issues.

Option 3b floor plan

Marden Community Centre

Floor Plan



1:100 @ A3



PLAN 1:100 @ A3

Potential expansion zone to South.

North

Dave Tidball's suggestion

