

Farringdon Village Hall News No. 4 November 2021

We issued Newsletter no. 3 in August 2021 and provided progress the Architects were making collating all the ideas and putting them into a coherent concept plan.

After a number of iterations, sketches and comments from the FVHCT Trustees, we now have an agreed concept plan. This will be submitted to the Planning Authority to give them a chance to provide advice and comments so that these can be incorporated before Application for Planning Consent is made.

The completed Concept Plans will also be available for the village residents to see, meet the Trustees and the Architects, and to ask questions before we have a referendum to decide if we should proceed with the project.

As a Taster here are a few sketches of the developed scheme.

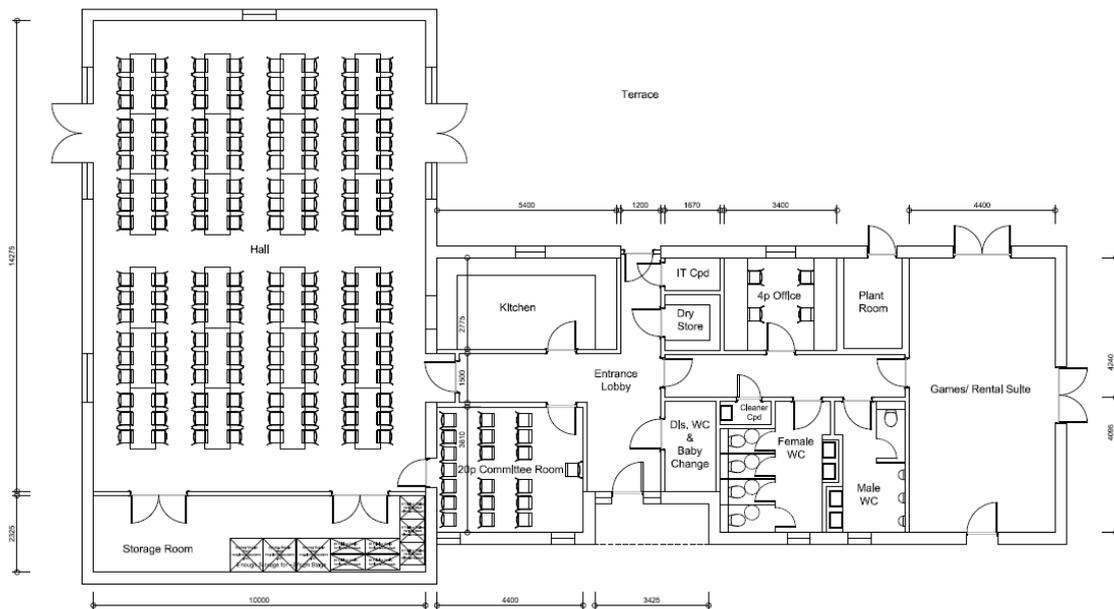


Figure 1 Plan of the Village Hall



Figure 2 View of East side of the Village Hall



Figure 3 Plan of the Village Hall Site

01/10/21 Update 100% plan and roll out
revisions note

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project
Farrington Village Hall

no
Proposed Site plan

scale
PRELIMINARY

scale 1:200 @A1	date October 2021
sheet 775	revision SK21 PR/01

The Farringdon Village Hall Charitable Trust (FVHCT) has been informed that there are a number of Village Residents who are putting forward alternative proposals for use of the funds that currently reside in the Charitable Trust. The terms of the Trust are such that those funds must primarily be used for the provision of a new Village Hall. It is only when that has been found to be impossible that the funds could possibly be considered for alternative use and this would have to be agreed with the Charities Commission and be subject to a change in the Deed of Trust. It is not guaranteed that the Charities Commission would agree to any proposed change or could allocate the funds elsewhere. There have been suggestions that the FVHCT funds could be used to convert All Saints Parish Church into a community centre. There have been some misconceptions in the arguments put forward to support that proposal:

1. The Farringdon Parish Council happens to be the Trustee of the Farringdon Village Hall Charitable Trust. That does not mean the institutions are interchangeable. The FVHCT cannot raise funds through the Council Tax.
2. Farringdon Parish Council and the FVHCT do not own, or have an interest in, All Saints Church Farringdon and have no locus to make proposals to convert a place of worship on consecrated ground into a community centre. That is a matter for discussion by those who wish it and the Diocese of Winchester.
3. All Saints Church Farringdon is a Grade 1 listed building in a Conservation Area. As such it has a protected status and any small alteration would be very difficult to achieve.
4. The Parochial Church Council did consider the addition of a small Village Room on Church Green. This proposal was summarily dismissed by the Environment Agency as:
 - a. Inappropriate development in the Conservation Area
 - b. Insufficient access
 - c. Insufficient parking
 - d. Intrusive into the setting and curtilage of All Saints Church
5. The FVHCT Trustees are required to seek and pursue opportunities to provide Farringdon with a Village Hall. They can spend some of the accumulated capital in exercising that requirement. Expenditure to date has been minimal.
6. Gosport Road is an important communications link. The residents alongside it are constantly complaining about the speed of traffic through the 30mph zone in the Village. A properly designed road junction to the proposed village hall together with re-establishment of the full width footpath on the West side of Gosport Road will go a long way to increasing the safety of road users and pedestrian in Lower Farringdon.
7. Siting a major Village Facility in Lower Farringdon will encourage a more integrated village atmosphere for residents.
8. A survey of Farringdon residents strongly showed support for a Village Hall and that the facilities should include but not limited to:
 - a. Theatre
 - b. Committee Room
 - c. Sports Facilities (including outside tennis courts)
 - d. Party/reception facilities (weddings, harvest suppers, over 65s dinners etc)
 - e. Office for rent
 - f. Kitchen
 - g. Other space (dog training, Pilates/Yoga, Young people group, club room, etc)
 - h. Wild life area
9. The Farringdon Village Hall Newsletters have kept Village Residents informed about:
 - a. The search for a suitable site (Newsletter No. 1);
 - b. Results of the Village Consultation and briefing given to the Architects (Newsletter No. 2);
 - c. Progress and changes to the concept plans following suggestions from Village Residents (Newsletter No. 3).
10. FVHCT are proceeding cautiously to a predetermined plan. Once the concept plan has been established and feedback received from the Planning Authority (SDNP), then cost estimates and a detailed Business Case will be developed to demonstrate that the plan is feasible and sustainable.

We look forward to receiving the support of the Village Residents as we move to the next phase of the project.