

Appendix 4 – Analysis after Public Meetings and Consultation January 2013

Feedback Summary

(from post-meetings - arranged in subjects & frequency & distilled of most rhetoric & waffle)

Conservatory

The proposed terraced area has considerable merit and the further development of an enclosed extension would be particularly beneficial, expanding and enhancing available facilities.

More substantial conservatory extension on terrace

Extend conservatory along whole extension as well

Conservatory to existing building only

Terrace area to be covered in conservatory

Terrace partly enclosed - Sound problem - close off one end

Terrace same level as main floor

Terrace area to be enclosed for security & less noise for neighbours

Fully enclosed conservatory to rear

Conservatory enclosure to enable folding back to create open air feel in good weather

Terrace roof to be full length of building & be more substantial

Conservatory totally enclosed with break out space for large events

Covered area only may become layabout haven

Smokers covered area could be pull-out canopy

Extension

Extension roof line to be continuous with existing roof

Extension as big as possible

Allow access path to North with drains under

Storage extension to include mezzanine floor to maximise space

Use maximum possible area

Terrace roof to be full length of building & be more substantial

Extension to be full height & width with mezzanine to get most benefit

Extension should be in stone

Must be as large as possible to take advantage of this 'one chance' opportunity to improve the hall & it's facilities.

Maximise the storage capacity including mezzanine floor

Separate unit for leasable use - like the Town Trust

Additional rooms

Storage space is important but we must also expand the facilities available to gain maximum benefit from the development for potential users.

Dressing rooms in extension

Changing room area for actors

Separate bar useful for weddings etc.

Changing rooms for sports use (badminton) and / or drama group

Create extra meeting room in extension - with access past toilets & from outside

Better changing facilities

Unisex shower & changing room - maybe get fitness classes going

They would like to see a more attractive, larger entrance hall, prominently displaying details of local businesses

Toilets

Toilet space as proposed seems a bit narrow?

If small committee room to be hired separately it needs own WC

Save space with Unisex toilets & cut ladies queuing time

Toilets - automatic flushes & taps saves water

Toilets - turbo hand driers - no paper to block toilets

Access through kitchen to reach toilets not good health & safety

No to uni-sex - as it might put other potential users off

Car parking

Lack of car parking - Furzebrook hall better

Better facilities & usability will mean more cars - better parking needed

Knock down library to enlarge car park (relocate library into hall complex)

Courtyard the car park for open air events at certain times of the year.

Incorporate a prominent entrance sign for library & village hall.

Extra car parking available at school

Don't lose existing parking (x20 notes)

Storage

Storage space is important but we must also expand the facilities available to gain maximum benefit from the development for potential users.

Storage for all furniture - safer for kids as tempted to climb on it

Extension to be larger to include Town Trust storage

Town Trust may need special climate conditions for storage

Enough storage for all Toddlers group equipment

Heating

New heating system - regain floor space lost to heaters

Better heating

Better heating (x20 notes - heating 'off day')

Heated toilets

New & simpler to use heating system as older folk freeze

Cinema Screen

Drop down screen would be a very useful asset to provide film and presentation to larger groups

Blank wall or drop down cinema screen

Audio-visual projection facilities

A good sized screen for projecting films, talks etc

A projector fixed to the ceiling would be a good idea.

Start again

Knock down & start again - more economic & gets just what we need

Knock it down & start with blank sheet

Knock down & start again linked to library as a full community facility - turning hall 90° would improve efficiency for solar panels (but would lose the hall's best feature - the view!)

Conduct cost comparison between extension & start again - if later cheaper use to combat against any planners objections

Other possible uses

Fixed stage - focal point for hall

Off licence

Separate bar useful for weddings etc.

Short sighted not to have bar facility

Space for snooker table

Skittle alley

Unisex shower & changing room - maybe get fitness classes going

Consider combining the VH with the library to make it a more dynamic village centre

Bring the VH and library together as a community hub or community centre

Craft Shows

Local companies and local people

Art exhibitions

Food days (local produce for sale, tastings and demonstrations)

Business meeting room

Develop an attractive multi-purpose meeting room and "presentation suite" ("the committee room") which could be available for local users and business from further afield wishing to bring personnel out for a business briefings/business visit to the castle/lunch.

Provide wire-free comms facilities, connectivity & white board presentation

At least one wireless router should also be considered

Internet access to attract business people to a "presentation suite".

Increasingly important for social occasions - family parties with Skype connections to relatives in distant lands.

Business friendly meeting room - to attract hire money from local companies

Solar panels

Solar panels feeding new electric heating

Knock down & start again linked to library as a full community facility - turning hall 90° would improve efficiency for solar panels

Are solar panels the best solution - air source heat pumps - can the halls electricity supply cope with exporting?

Solar panels and overall sustainability

Kitchen

New cooker please

Kitchen - better oven, equipment, work tables & space for large groups to work together.

Funding

Hall & Woodhouse brewery can help with funding

Funding - negotiate DCC library lease buy-out to include re-location funding to move library into hall extension.

Other Comments

New sound system with hearing loop assistance (funding already offered for latter)

Electric sockets - sufficient & well sited

Poor wheel chair user facilities

Poor cloaks hanging space & position - Coats & hats & brollies

Need for notices & decorations to be hung on wall surface to be considered

Hall lost a major booking as dreary & needs refurbishment internally

Improve lighting to car park & walkways around building

Door access safety system - allows people but not kids out!

Smoking area for 'pariahs' with roof

Not brown paint - try light green (Not sure what this refers to?)

An area the kids can call their own

Bingo

New & simpler to use heating system as older folk freeze

Drama Group

Fixed stage one end as not getting any younger to ease setting up.
Although the drama group can manage without a fixed stage the fact the other people outside the group have suggested a fixed stage leads us to say that we would obviously support such an idea.

Avoid covering steel work as needed to clamp proscenium arch sections in place

Covering walls will mean existing proscenium arch will no longer be useable.

Need to maintain support system for lighting & over-stage curtains

Work scheduling – major production already advertised for November 2013

Additional changing area to segregate men / women / children

Additional area for scenery / props workshop Sept-Nov – could become extra changing

If storage two storey – create a control room behind end wall with sound proof window in wall

If terrace only a canopy it will be used by smokers (good or bad?)

If full conservatory then additional openings into it.

Conservatory's do cut out light from buildings.

Better changing facilities

Full conservatory good idea

Additional changing room would be fantastic – or a space that could be used

Hidden lighting around hall a good idea

Fixed stage

Would be available to - drama group; visiting groups; other users entertainments – Festivities, Aquarius & might attract other new users wanting a stage
Drama group would donate- good quality red curtains & lighting – which could be left in place.

Town Trust – Tony Brian 480888

Brief discussion with Tony Brian on Tuesday 8th January 2013

Require as much space as possible but the minimum would be the size of a container which they are using currently.

They would like to have increased working space for research work and visitors and would ideally like independent access.

A mezzanine floor would be attractive to them to give even more storage space in the future.

Currently 8' x 8' x 40' = 30m² floor area. 6' high shelving 40' long. Dehumidifier.

Festivities

Possible workshop for Santa's grotto construction

Visited – awaiting feedback – none to date Jun 22nd

Corfe Castle Chamber of Trade - Tuesday 8th January 2013

Attendees:

Steve Clarke of Gallery at 41

Enid Wellman - Secretary

Alasdair Eustace of National Trust

Ian Harris of Pottery Studio

Toddlers

No post-it comments made - but from talking to Cheryl

Enough storage for all their equipment

Door access safety system – allows people but not kids out!

Rainbows / Brownies

Height of small tables just about low enough for youngsters but larger tables are too high.

Removing furniture from hall will make it safer for use with kids prone to climb things.

Storage for the groups needs.

Better heating

Kitchen – better oven, equipment, work tables & space for large groups to work together.

Badminton

Must not lower height of ceiling or obstruct ceiling void

Existing floor still acceptable

Woolcraft

They posted 22 notes – all on the same theme – I can only assume the heating wasn't working that day!

Save existing larger car park – group of 70 folk come from countywide & some bring spinning wheels

Don't lose existing parking + Better heating (x20 post-it notes)

Heated toilets

Hello Peter,

Wool Workshop did express its views about the hall revision and quite a few people put suggestions onto your board.

I have one question though – are you able to advise how long the hall will be unavailable (2 months? 6? Longer?) and if it is likely to be this year – first half? Second half? It would be most helpful to have some indication.

If I may add my own thoughts on the car park situation, I have had some experience of this. Our group boasts around 70 members, and any given week an see an average of 40 individuals attending. Whilst people do car-share where possible, that still means there are a lot of cars. As many of our group carry equipment with them (such as spinning wheels) parking in the village or neighbouring roads and walking the rest of the way is simply not an option. The chaos in the car park when the Doctors Surgery was there was very difficult to manage each week, with cars parked 3 deep in places. Whilst one-off events such as weddings etc. wont be effected (as people will attend such events regardless of parking facilities), regular use is very much affected by such things. General attendance at Wool Workshop has risen since the Doctors Surgery has moved, and this is because people know they can be sure of a parking space. Before then, if they were late setting off, some didn't bother to come as they knew they wouldn't be able to park. So in answer to your question "Will a few additional car parking spaces be of more value than maximising the size and area of any extension" I think the answer has to be "what is the point of an extension that means fewer people attend".

Kind regards, Beverly Evans.

Youth Club

Access to a 5-a-side facility

Skate facility – even a mobile one

Fitness gym – all ages

IT / Wi-fi connections

Chill-out area with DVD/TV

Comments from Users & Other organisations

(Any specific comments have also been included in feedback summary above)

Antique Fairs

Fixed stage to get rid of heavy units (but if all 'stuff' removed from hall then no worry)

Conservatory of any sort will rob lots of light from main hall windows

Need plenty of notice if shutting hall as adverts go out early

Alan met Janette the organiser, brains and energy behind the Renaissance Fairs which have now been running at the VH for 16 years. She is very enthusiastic about the plans but said that she hoped it would not increase their hire charges and raised the point that regular users should get a special fixed rate compared to the one off hirers of the VH.

Parking is not a particular problem for this group as they use the school car park for all stall holders, leaving that the VH car park for visitors only

The main feature for the antiques fair is STORAGE so that they have the complete floor area available to them. They would then get more stall holders (11 there on Sunday but the quietest part of the year and even then the hall looked packed)

They would like to see the committee room completely cleared to open up the space for their use

A bigger kitchen with more storage for glasses etc altho' this is not crucial

Lot of discussion on the covered terrace and its construction. They are a little against any canopy but like the idea of the terrace. Canopy objection is that it would have posts and support structure which would spoil the view (I said that we should be able to design a cantilever canopy without the need for any vertical supports as long as it is not totally enclosed)

Redecoration and a facelift to the existing hall would go down well with them.

We went on consider why the VH is not used more at weekends for full day events such as the antiques fair. Janette suggested things like:

craft Shows

local companies and local people

art exhibitions

food days (local produce for sale, tastings and demonstrations)

Janette said that she would even consider arranging and managing such days if there was interest. I think she would be a useful person to involve with our group, particularly when we get to the business case. She used to be the PA to the Managing Director to Fred Perry Sports Wear.

Aquarius

New cooker please

A good sized screen for projecting films, talks etc.

A projector fixed to the ceiling would be a good idea.

Unanimous support for a totally enclosed terrace. It was strongly felt that a partially covered terrace would be a mecca for the local youth and a smoking shelter (although I don't think it will be a legal smoking shelter as I don't think you can have one that is more than 50% enclosed. In fact, I don't think the VH has to provide a smoking area. The businesses that do provide them, do so because they know they will lose business if smokers are not catered for. Having said that, smokers will need to go outside and it might be that a smoking area will mean that all their cigarette butts are in one place!)

The provision of a bar area would be beneficial.

A larger kitchen is needed, especially for outside caterers.

Parking is an issue if large gatherings are to be encouraged.

If the Library were to be incorporated in the VH, more parking space.

Red Harris of WHY Jewellers

Mike Witham of Swanage Railway

Juliet Glover of CC Parish Council

Diane Viney of National Trust Shop

David Churchill of Purbeck "Mack" Support

Jayne of The Sweet Shop

Alan was invited to present proposals to them and a good level of interest, support and suggestion. They would be prepared to go into print if required to support our plans for the planners and funders Alasdair from the NT will provide separate support as already intimated to Peter Smith

Alan said the VH committee would give consideration throughout the process to supporting local businesses

They suggest that we should maximise the storage capacity including mezzanine floor

They would like to see a more attractive, larger entrance hall, prominently displaying details of local businesses

They fully support the idea of solar panels and overall sustainability

They would like us to consider combining the VH with the library to make it a more dynamic village centre

They would like to have regular updates on progress.

Library committee.

They have said that they would like in due course to discuss bringing the VH and library together as a community hub or community centre, *(physically in same building or organisationally???)* altho' they accept that now might not be politically the time to discuss this until after all matters with the DCC are resolved.

Other interesting suggestion is that the car park between the two facilities is also thought about and laid out as a courtyard which could be used for open air events at certain times of the year.

This would enable us to incorporate also a prominent entrance sign to the two facilities.

David Watson

All very interesting last Saturday morning; clearly, a lot of time and effort has gone into progressing the project to date and all involved are to be commended. As I indicated at the gathering, I soon realised that my thoughts and observations would be too much for a small post-it-note, so here goes.....

My main concern is that the most and best use is made of the area previously occupied by the Doctor's Surgery. As I see it, neglecting the prohibitively expensive option of demolishing what currently exists and starting again, there will only ever be one upgrade to what the village has now. I may be mistaken, but I don't see a further extension being added in the future. I believe therefore that, as a matter of principle, maximum use should be made of all available space for this likely once and only upgrade; including as much as possible of the area occupied by the hedge adjacent the Castle Inn garden.

Rather than the Northern extension E/W walls being inset compared to the existing structure, I would at least favour continuation of the existing building lines to maximise available internal volume. As I understand it, the priority is to provide good utility rather than try and attract an aesthetic appeal award from Prince Charles!

I agree there is a need for additional storage space but I am concerned that, if the new build goes ahead as drawn, all that will happen is that we will very quickly fill it and the longer-term benefit to the village would be eroded; an over-simplification perhaps but I fear we'd simply end up with what we have now as far as useful accommodation is concerned. Additional storage area should be included but carefully thought through regarding current and perceived future requirements.

As I have already discussed with you, my personal (strong) view is that the new works should include a stage and attendant utility rooms/areas which could also be used for additional storage purposes when the

staging was not in use. The mezzanine option mentioned at the meeting would contribute to the provision of useful floor space and mitigate the impact of area taken up by a staging structure.

Regarding the question of "Who would use the stage?", I don't believe that the implied notion it would not be used is correct. It might be that Double-Act would wish to use it, perhaps not for every November performance, but surely for some? It would (as we both know) a great relief to DA supporters not to have to construct a stage prior to every performance period! The same argument would of course apply to all potential users requiring staging. Would the added utility of a stage not attract more users and thus contribute to hall funds? If effectively promoted, I think there is little doubt it would.

Car parking of course remains an issue. As far as I am aware, there is still reasonable support for a village library and there are enough volunteers to at least "get it off the ground" when the time comes, though, its long term future is by no means assured. If all the available building space could be utilised, it occurred to me that a library annex could be included in the hall structure at the North West "corner", perhaps even bringing the new-build line West in that area. It may sound a bit "novel" but consider:-

The existing Library could be demolished to provide additional parking space. (Don't like demolishing things but it seems a logical thing to do.)

New Library heating and maintenance costs would be reduced; modern design and materials, fewer outside walls etc, etc. I would suggest this may improve the future viability of the library by sympathetically reducing the burden on supporters.

I do not know whether the library internet connection remains on the nice-to-have agenda once "the village" takes charge, but if this moved with the library, the potential for the Hall to have it too may seem feasible - WiFi a user attraction maybe? Useful for tele-conferencing? Perhaps the Hall could be connected to the telephone system also if thought to be beneficial.

Should the Library "fail" at some future time, the Hall would gain an integral room available for smaller functions/meetings, with toilet and kitchen facilities conveniently located.

With the hiatus surrounding Council long term library site "rent" v's a one-off discharge payment, might there be room for manoeuvre regarding a compromise agreeable to both parties which could contribute to relocation funding?

The WC modifications are well overdue as we all know but I do believe the male/female segregation should remain. As I suggested at the time, it would be wise not to make any changes that might put off any potential future "customers"; uni-sex toilets would be a negative point for the majority I believe.

I understand that a proposal was made to glaze and enclose the Easterly patio area. This sounds an excellent idea to me and I would fully support it. Any resulting loss of internal hall light could be made of for with additional low-wattage efficient lighting. I have heard horror stories, and experience of, glazed enclosures becoming uninhabitable in hot and sunny conditions but with this area located on the East facing wall, I don't believe it would be a significant problem. Adequate ventilation capability will still be required of course.

Solar panels on the roof were mentioned as having the potential to supply all the hall's electrical needs. Is the plan/belief that the electrical power generated during daylight hours would be fed to the national grid and thus effectively pay for night-time consumption? Presumably a similar argument would apply summer v's winter. We are all aware that the initial outlay can be very costly; I would be interested to have sight of the cost/return analysis if possible.

Does the new plan include audio-visual projection facilities? Laid-on capability could enhance Hall attraction to potential users.

Attracting "customers" to use the new and much improved structure will clearly be desirable. Have there been any discussions regarding a promotion strategy?

That's my tuppence-worth (for now!), please let me know what you think.....or maybe.....better not!
Be bold!!!! Cheers, David.

Eileen van Lehyold

To Corfe Castle Village Hall Committee

"Making Our Village Hall Great"

A couple of observations:-

- 1 Awareness of the poor, present conditions, of "Cloaks - Hanging" Space and location. Coats 'n' 'ats ALSO BROLLIES! Are always going to be items to "take care of" in the British Climate. How to accommodate better facilities and where - ?? Thoughts needed
NB. When Aquarius have their annual party we wheel out the clothes rail with hangers, and place in main hall.
- 2 Often forgotten! - electric sockets: sufficient & well sited
Good luck Eileen

Robin Swaine

Thank you for the comprehensive up-date on the progress of the village hall proposed modification plan this evening.

Suggestions and ideas were requested:

- Whilst the need to utilise storage space is recognised as an important element of the modification, we must also make sure that we also expand the facilities available in order to gain maximum benefit from the development for potential users and not simply create store rooms. However, I am sure the proposal has taken this into consideration.
- With sympathetic and sensible development we could develop an attractive multi purpose meeting room and "presentation suite" ("the committee room") which could be available for local users and business from further a field wishing to bring personnel out for a business briefings/historic visit to the castle/lunch.
- In the longer-term the provision of wire-free comms facilities and white board presentation and connectivity could be provided at an acceptable cost. The provision of at least one wireless router should also be considered in this proposal.
- The installation of a drop down screen similar to that which serves the main hall in Corfe Castle village school would be a very useful asset and worthy of consideration to provide film and presentation to larger groups in the main area of the village hall.

The proposed terraced area has considerable merit and the further development of an enclosed extension would be particularly beneficial, expanding and enhancing available facilities.