

# Welcome Trust Genome Campus Extension

## Village Presentation

### Possible changes to the Village Hall

Hinxton will be in the perhaps unusual position whereby it will have two community spaces:

- The existing Village Hall
- The new Community Facility – the hall area will be a minimum of 245 square metres (plus ancillary rooms)

HPC believes there will be both a temporary and permanent increase in demand for the existing Village Hall.

**Temporary** - because the new Community Facility will not be delivered at the start of the development as it only needs to be delivered before the 500<sup>th</sup> home.

**Permanent** - because new residents will still be attracted to the village and village events. And there is the unlikely scenario that fewer than 500 houses are delivered and WT chooses not to deliver the new Community Facility.

We await details of the proposed temporary community facilities that the WT is obliged to provide on the existing campus until the new community facility is built. It would seem appropriate that these could be used by Hinxton village to host events whilst works were being undertaken to the existing hall.

Due to the increase in demand from the new Hinxton residents, WT and SCDC agreed to include provision in the S106 for the costs to extend and rebuild/refurbish the existing village hall.

**However** please note that there is no obligation on HPC to agree to extend the Village Hall if there is a clear consensus from the village not to do so. Hence, the purpose of this consultation and HPC’s aim to seek wide opinions on the proposal from residents of the village.

If HPC decides not to accept the funding to extend the existing Village Hall, the new Community Facility on the campus will be increased in size by 90 square metres (i.e the additional space will be effectively transferred onto the campus).

### Existing layout

The upper drawing shows the current layout of the hall with the front door to the High Street and accessible entry on the allotment side.

The lower drawing shows a possible proposed layout with the area shaded pale red denoting the area of the new extension.

It would extend out toward the allotments by 4.2metres or 13 feet and 8inches.

The orange shaded areas are the existing walls and the blue shaded areas are the new walls.

The toilet block would not be demolished but would be reconfigured to make better toilet provision including a fully accessible toilet and baby change facility.

A new accessible entry point from the rear would open into the lobby.

The kitchen would be made wider.

There would be larger windows to the green side and also a pair of large opening doors

### Proposed layout





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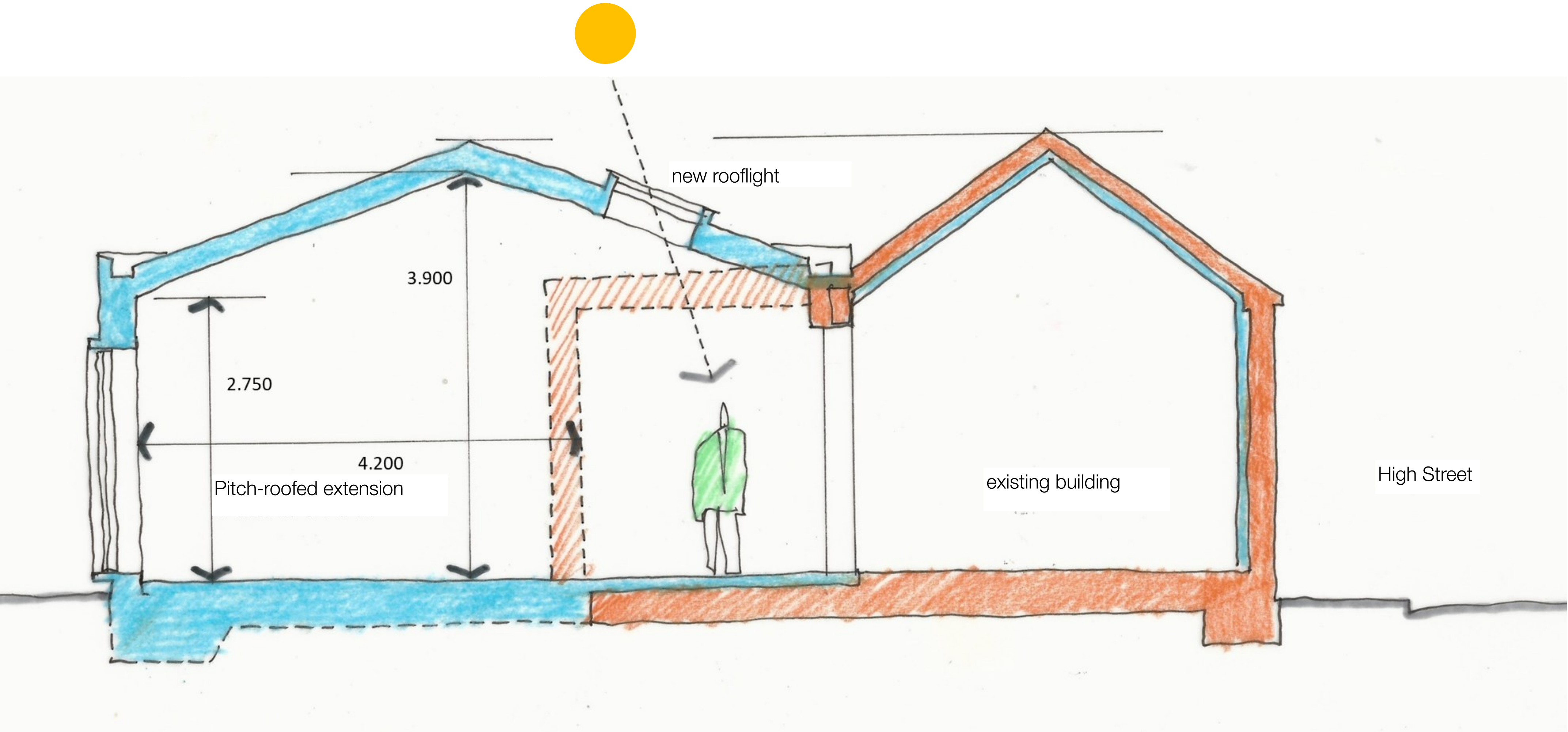
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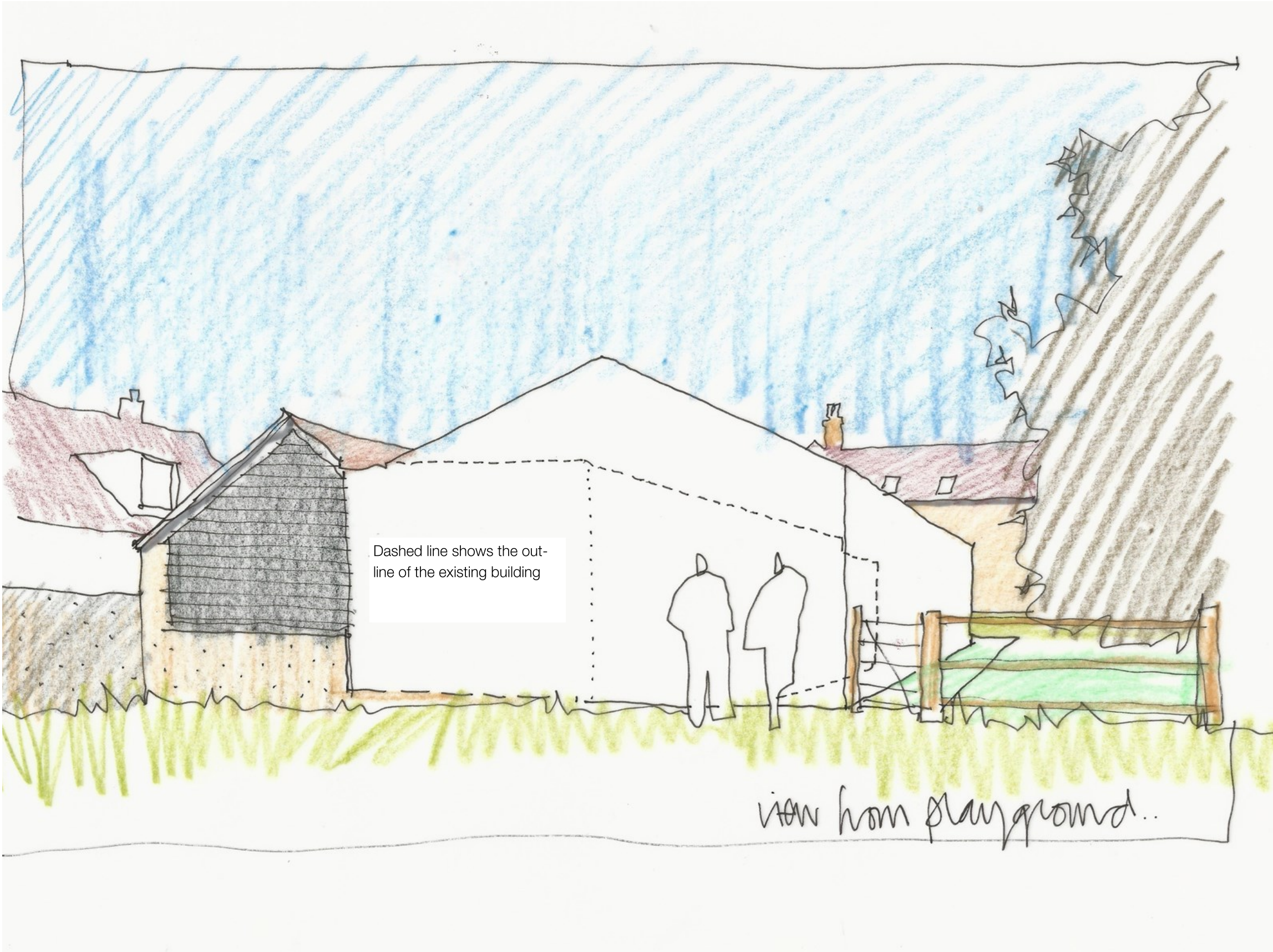
In order to keep the costs to a minimum and to ensure that we have a robust and long lasting building the new extension is proposed to have a simple pitched roof with a single valley gutter where it meets the existing roof—which would be retained. This valley will need a seasonal clean to remove leaf debris. The new roof would have a ridge that would be no higher than the existing ridge and therefore not evident from the High Street pavement view. It would be seen from the playground.

The orange shaded parts of the drawing below show the elements of the existing building that would be retained. The blue shaded parts show the new building and also where it is proposed to line inside the existing building with new, additional insulation in order to ensure that in the future energy bills can be reduced. The hatched orange part shows the flat roofed part of the existing building which is proposed to be removed.

### How might we extend the building?



### View from the playground





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The intention would be to leave older parts of the existing Village Hall unchanged externally to preserve its character on the High Street.

The proposed new extension and the refurbished toilet block would have a new external wall finish and the new extension would have a pitched roof with the same height as the existing ridge line.

#### Current



#### How might it look ?



#### Material ideas

It will be important to select affordable, long lasting and sustainable materials that are appropriate to our village setting that will require minimal maintenance and up-keep.

The adjacent images show a natural larch boarding that will not require treatment.

The image far right shows a simple green roof with wild flower planting– a possible idea for the flat roofed toilet block

