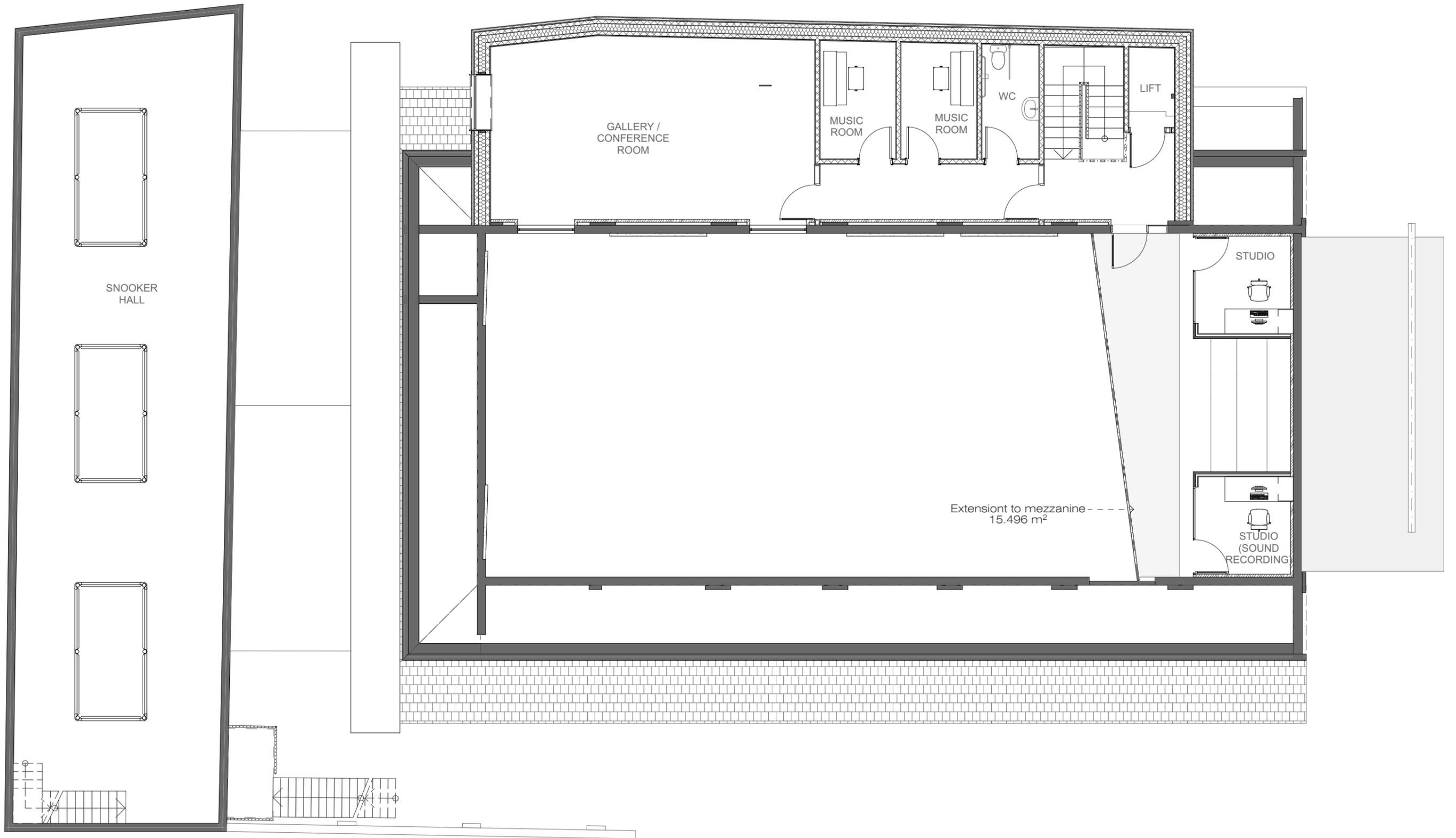
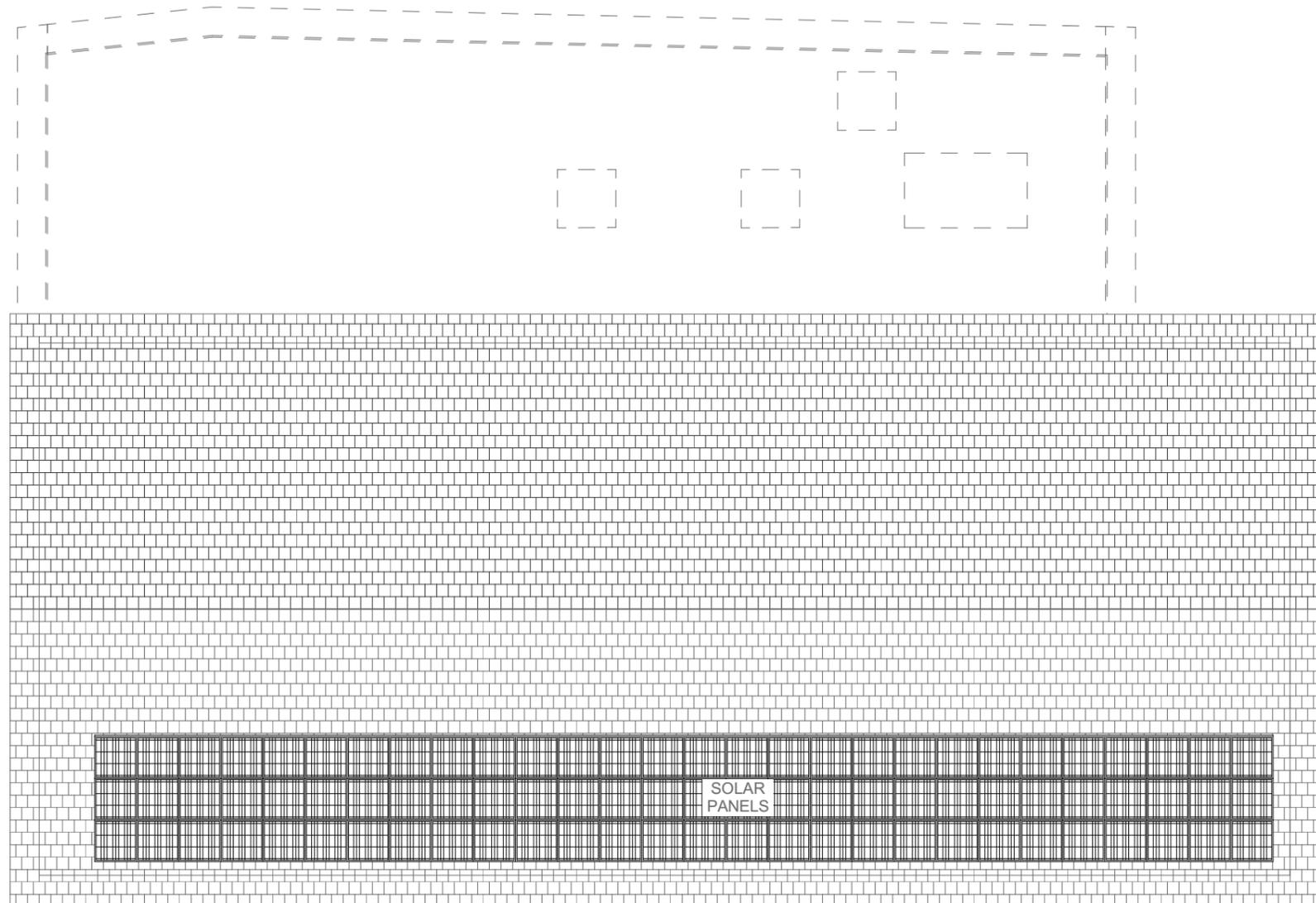
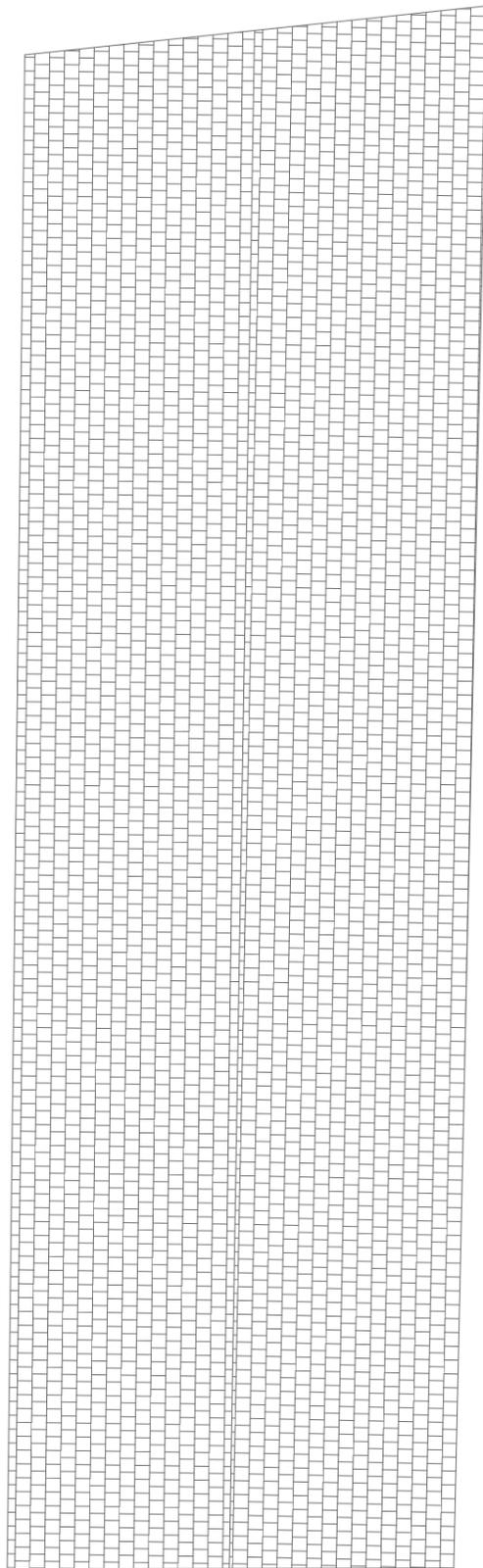
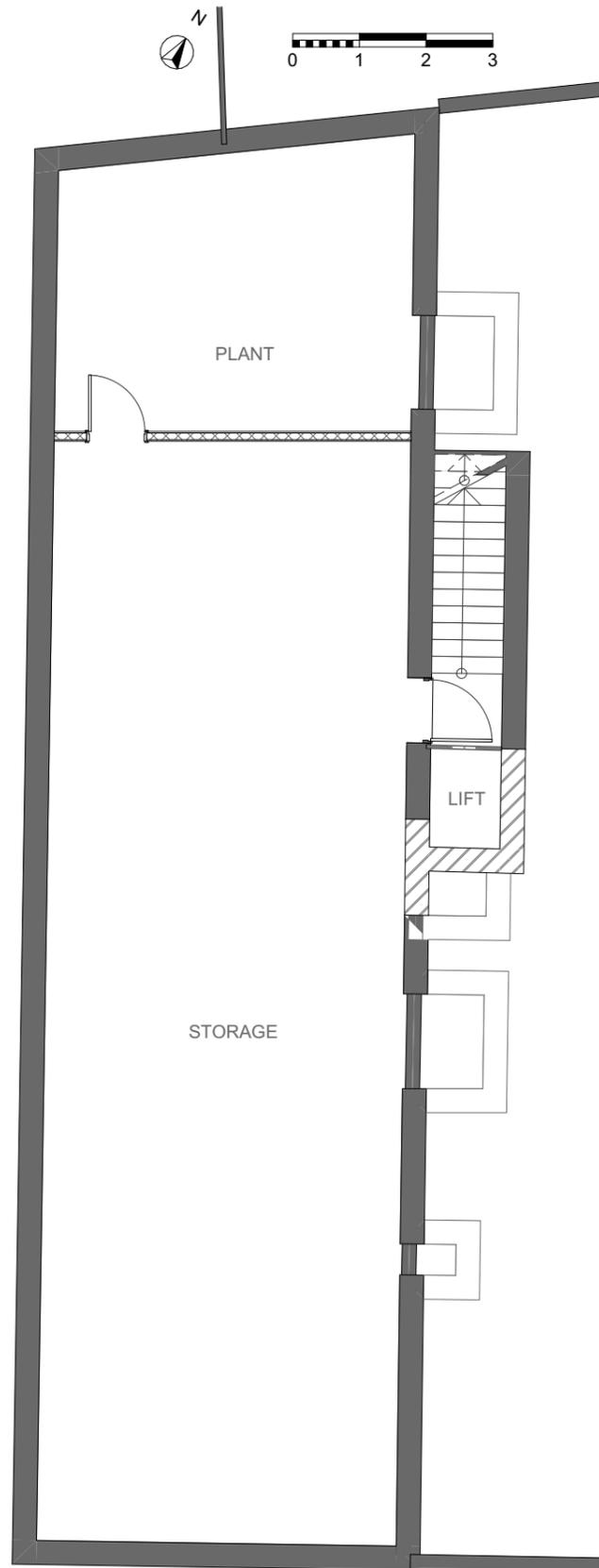


Henley Community Hub - Trinity Hall

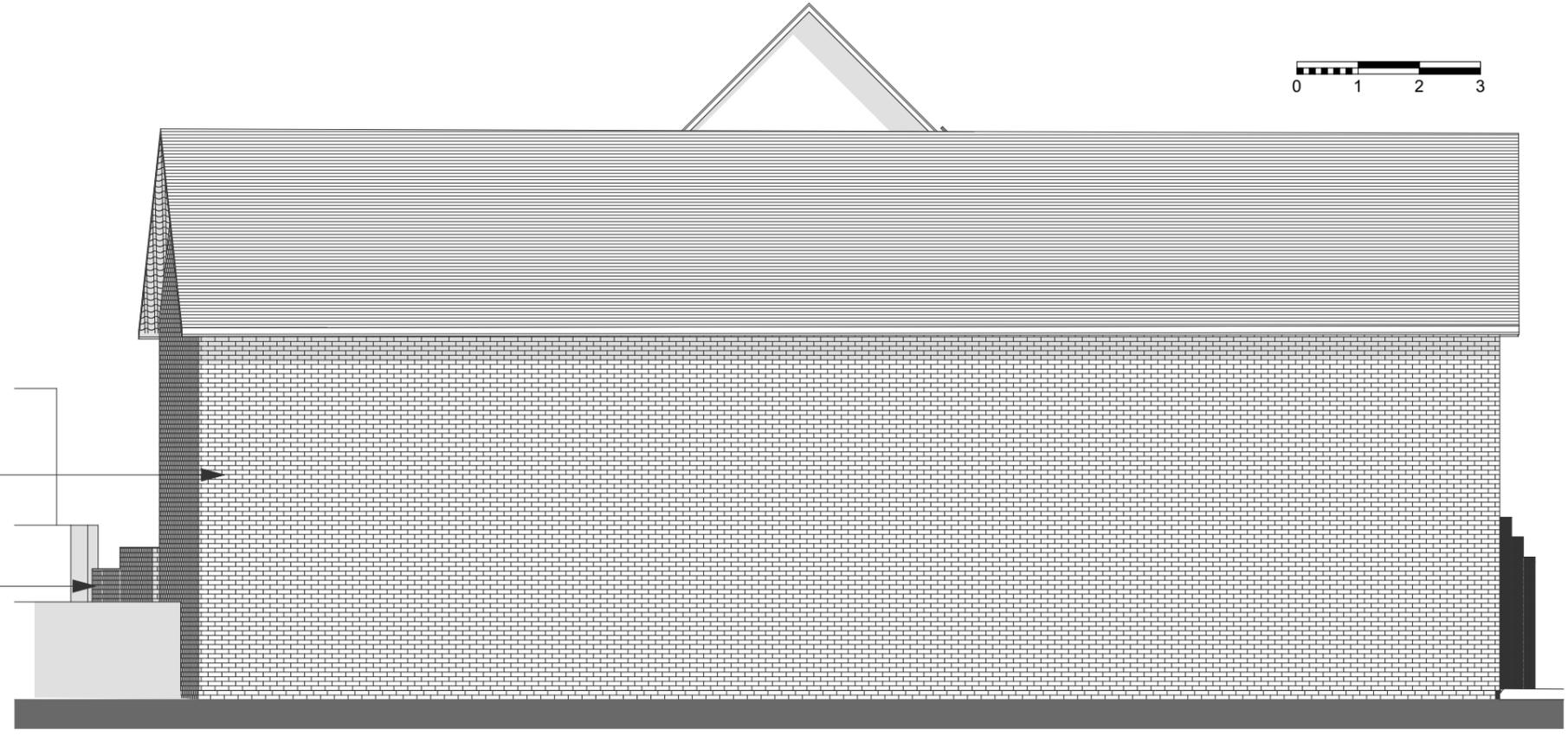


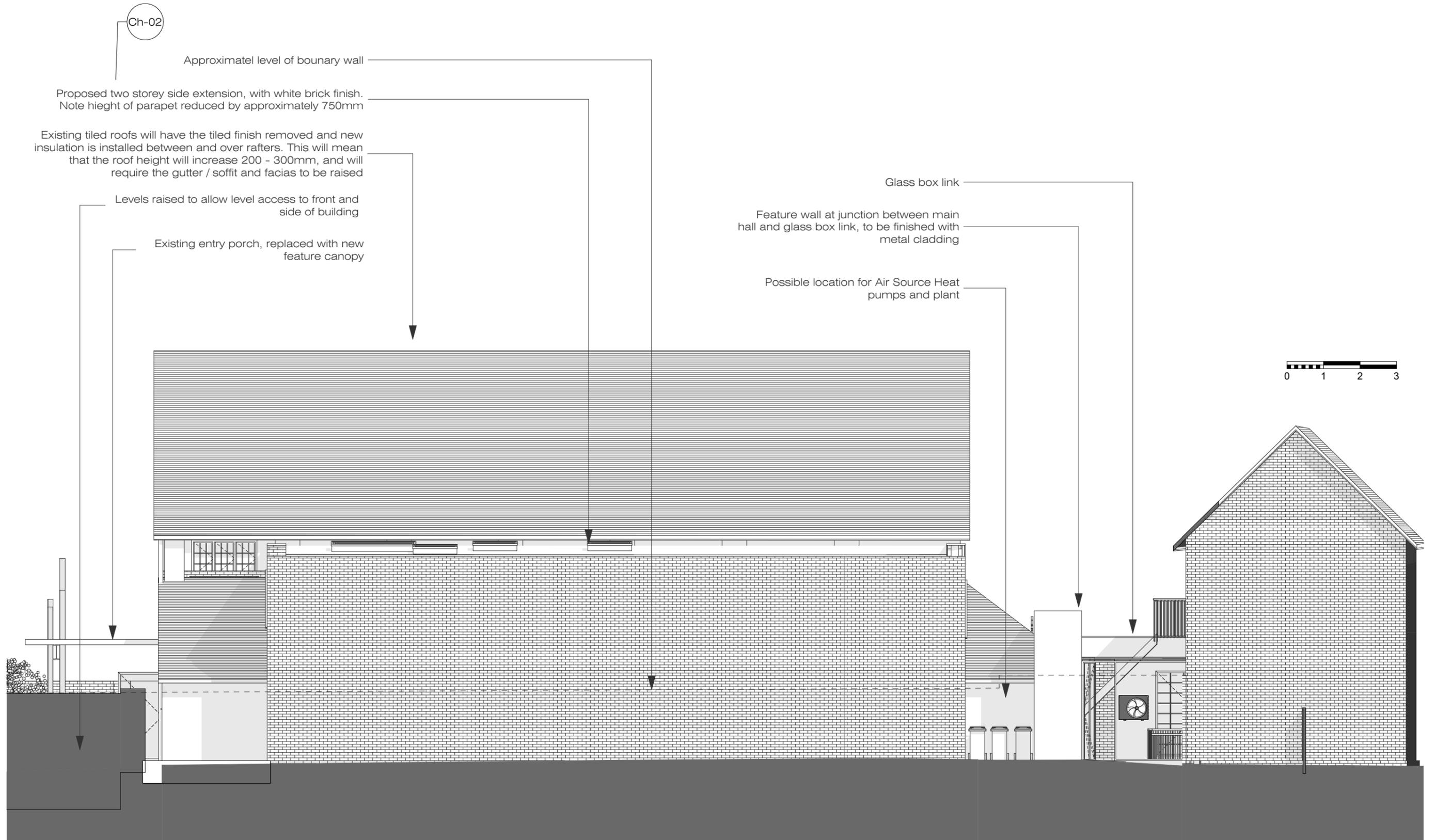
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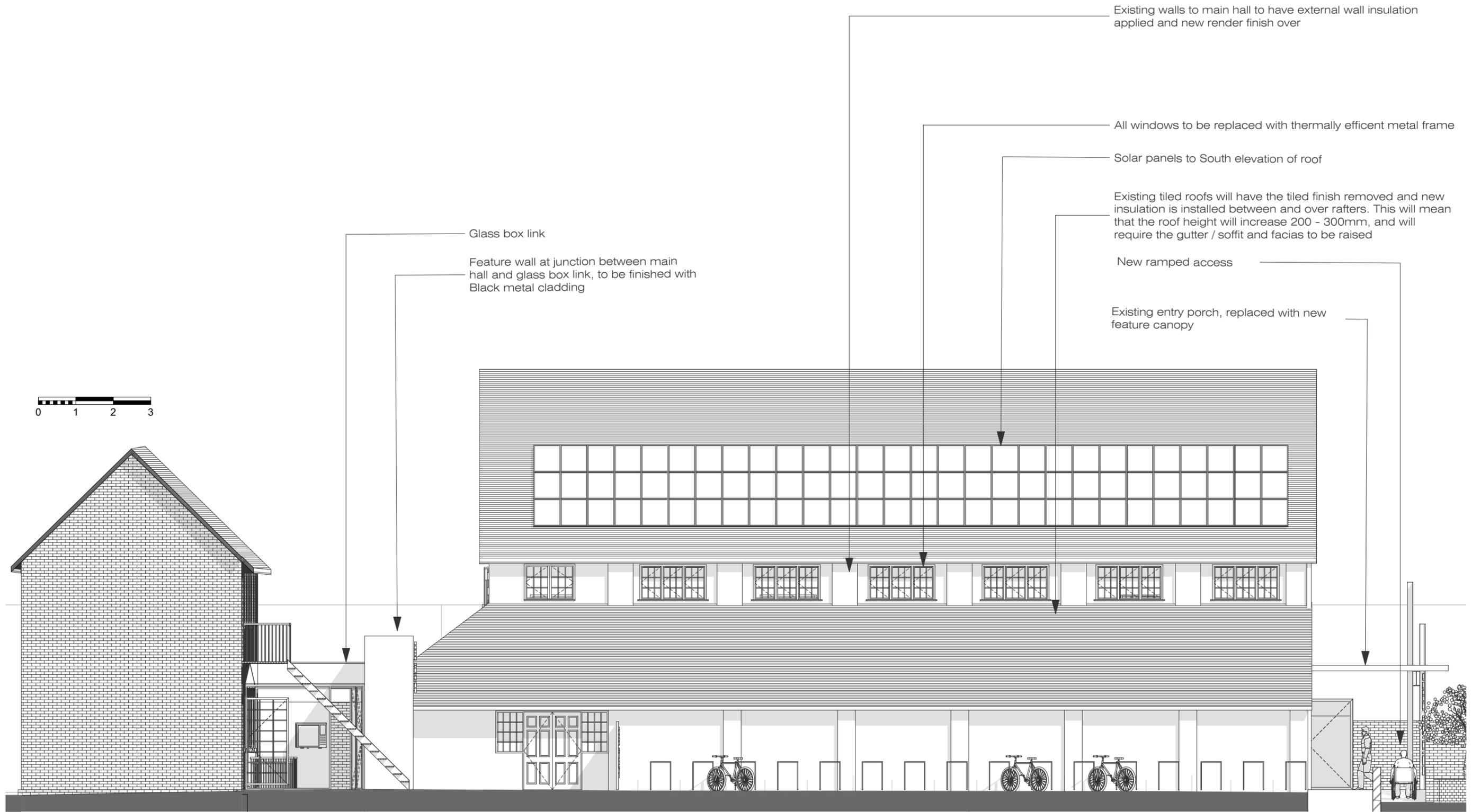


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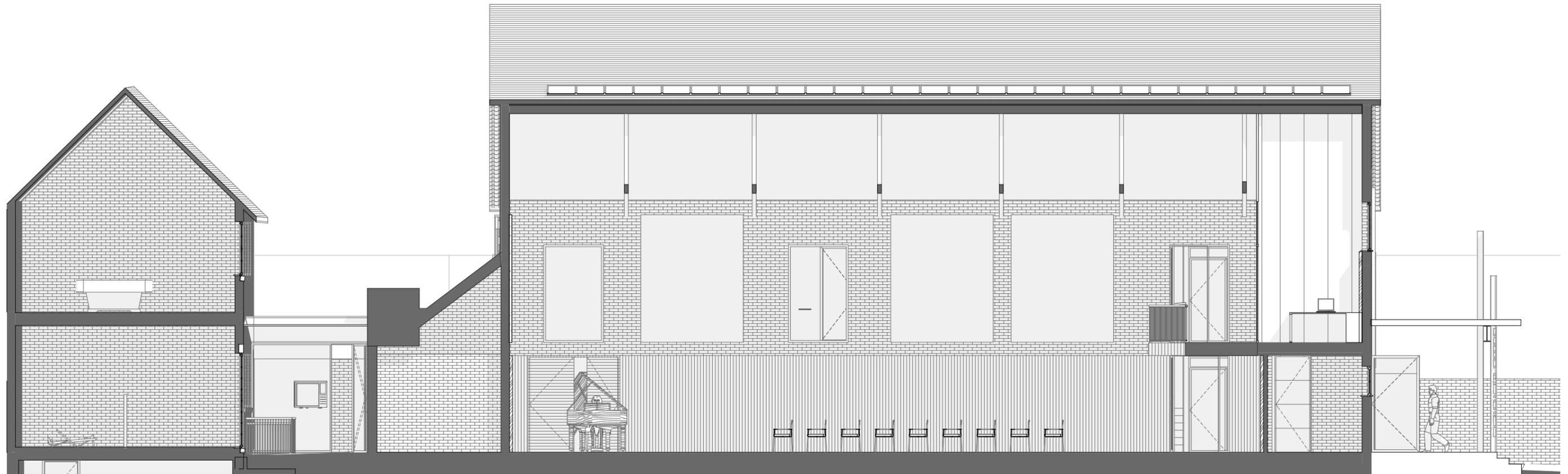




Ch-02



Henley Community Hub - Trinity Hall



Simon Mack Architecture and the Henley Hub have carried out approximately 18 months of consultation for these proposal and have had only positive comments. This consultation has included, a community presentation within Henley Town Hall for which we carried out a letter drop inviting as many of the neighbours as possible to the see the proposals, we have had an event in Trinity hall showing the proposed plans prior to submission, we have engaged with the Local Planning Authority through the Pre Application Planning Advice submission, a presentation to the Local Town Council, as well as a number of articles in the local news paper.

Now that the planning application has been submitted we have had some comments from the local residents and town council, which we would like to address as follows:

Impact on amenity

The main two comments raised by the Town council are that:

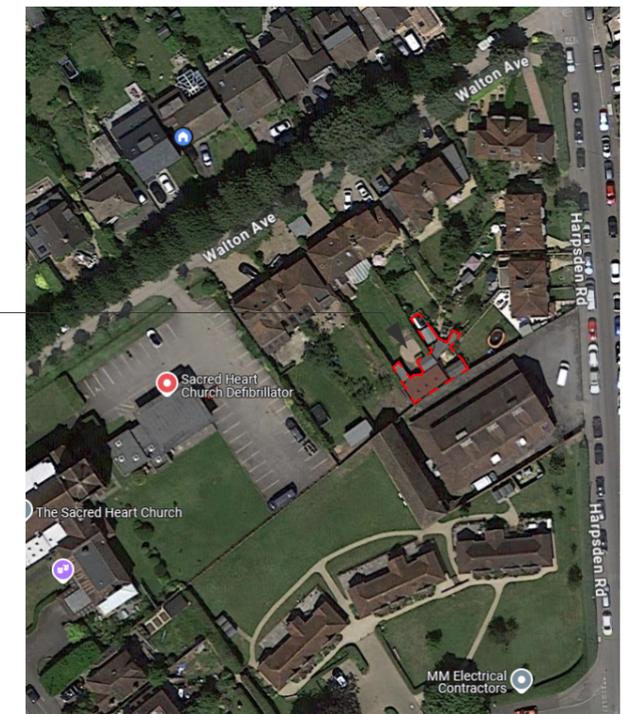
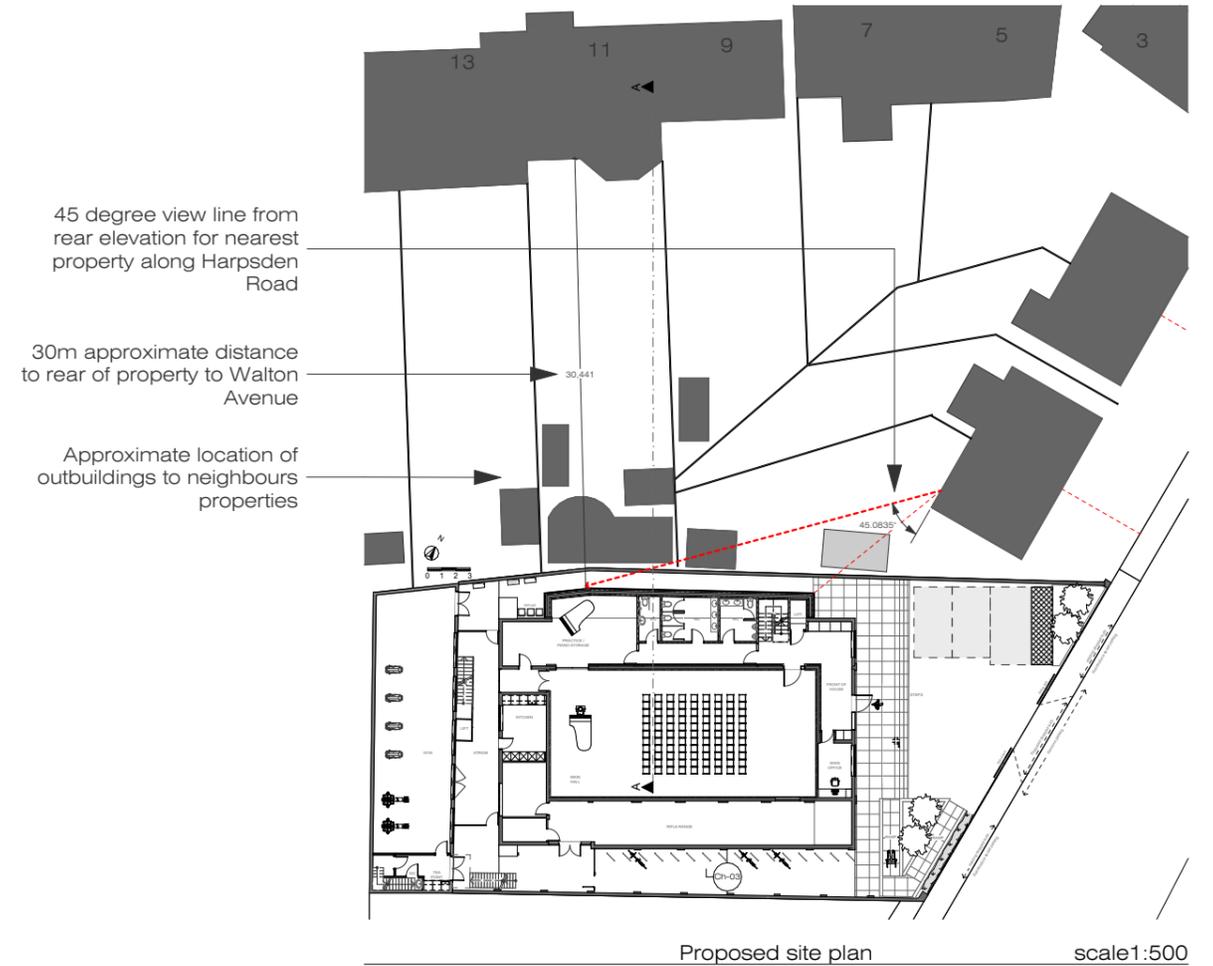
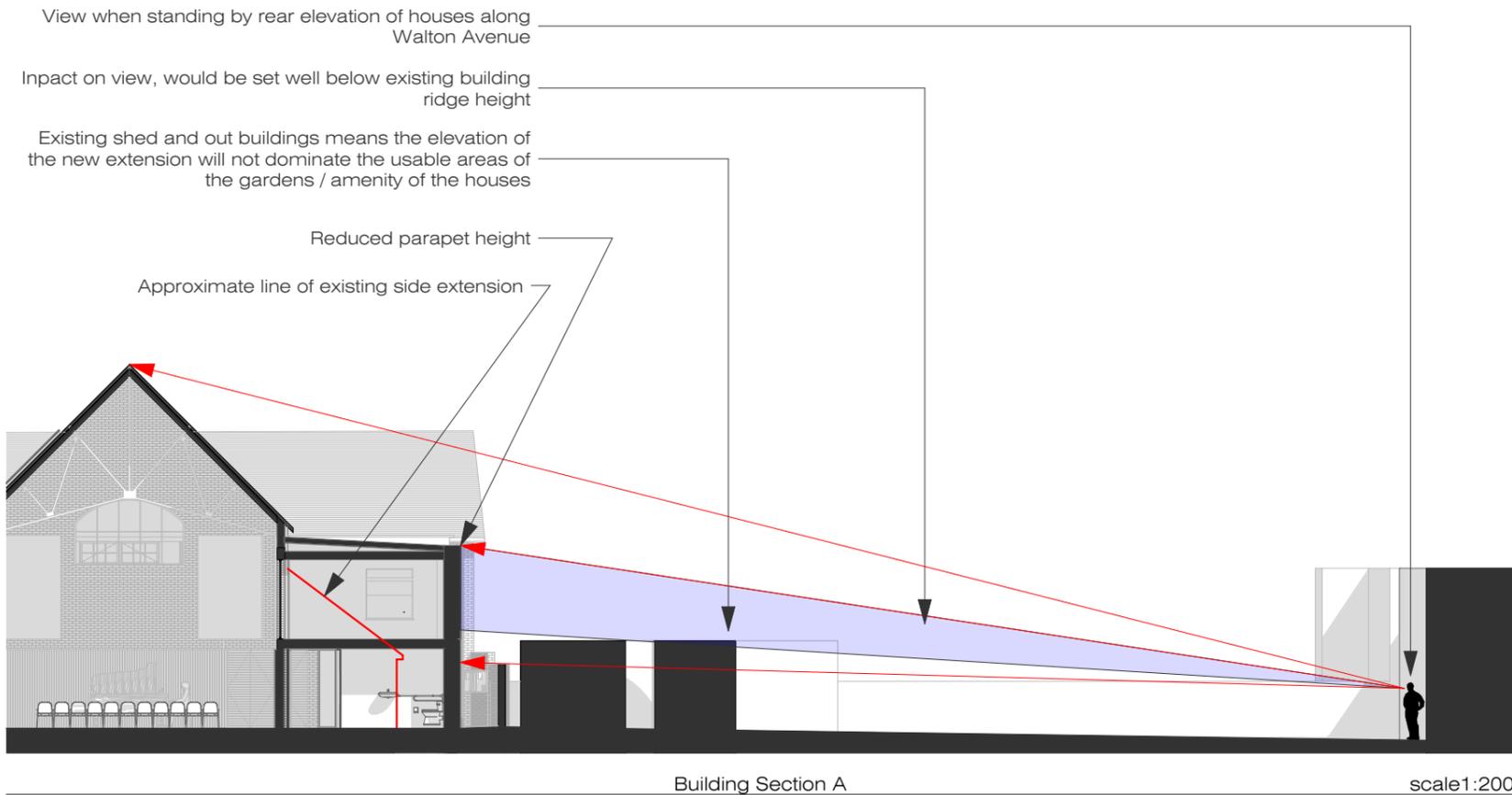
“The Norther elevation would have adverse impact on residential properties along Harpsden Road and Walton Avenue, causing loss of daylight and over bearing impact”

“The cladding would be inappropriate.”

We would like to suggest that these concerns are addressed by replacing the Corten look cladding with a white brick which would be similar to the existing elevation of the hall and along side this reduce the new extension parapets along the boundary by approximately 750mm, this would help bring down the visual mass and would make the view from Walton Avenue, not much different to the existing.

In regard to the properties along Walton Avenue, the rear elevation of the houses are approximately 30m+ away from the extension, alongside this, the extension is set lower than the existing structure we do not think it would be dominating, please see the below section. As can be seen in the google maps (see below), nearly all the gardens along Walton Avenue which are adjacent the extension, have sheds, outbuildings and planting which both mask the bulk of the extension and means that the garden space and amenity used is pulled away from the boundary.

The nearest house to the town hall on Harpsden Road is at an angle to the hall and the rear window site line has the extension over 45 degrees. There would be not loss of light to the house, only some of the garden. When looking at the hall from the rear of this house the extension is still generally below the view line to the ridge of the existing roof, and the extension does not extend along the length of the boundary to this house, only the to end of the garden, most of which is adjacent their shed.



The Environmental protection team have requested details on :

"Noise assessment The noise assessment should include details on type of events to be held (weddings, live music, music in the gym etc) as well as noise from plant such as the air source heat pumps show in the drawings. The noise report should be prepared in line with in line with principles of BS4142 (2014) Method for rating industrial and commercial sound and BS 8233:2014 Indoor ambient noise levels for dwellings to ensure any development has minimal impact to the residential area surrounding the proposed site."

The current hall is used as a community space and has been used for activities such as dog training, dance school, judo classes, Ukrainian community centre, as well as larger events such as the Henley living advent calendar where there was between 100- 150 people attending a live band music event.

To the rear of the hall there is an existing snooker hall as well as a space at ground floor which is predominantly used as a gym / training area for members of Henley Rowing Club.

In regard to the type of events, it is envisage that the usage will allow for the continued use of these type of events, alongside an emphasis on Henley music school which is a Charitable Incorporated Organisation. Henley music school currently provides all forms of music education to anyone in Henley-on-Thames and surrounding areas, mostly for school aged pupils. They wish to have a permanent home to be able them to continue to provide:

- * Free to school music clubs and after school clubs.
- * They provide heavily subsidised or in some cases free curriculum support for the local state schools. Putting on Music introduction and fun days .
- * Individual music lessons in any instrument, with free loan of instrument for a period of time, until they can either afford it, or have no need of it. The relocation of the hall will provide appropriate storage for these instruments as well as private tutor rooms, which currently many schools are not able to offer
- * subsidies for children who otherwise wouldn't be able to afford lessons or clubs, offering up to 100% bursaries on fees.
- * specialist piano lessons for autistic children.
- * curriculum lessons to three Henley schools. These are tailored to fit budget, and in some cases are free to the school.

The type of concerts proposed would predominantly be those associated with the school aged members of the Henley music school, and not envisaged to be later evening events.

It can be noted from the plans, that the proposal is to reduce the existing kitchen and pantry from 28m² to 14m². The Henley Hub have indicated the possible use for weddings, but it is envisaged this would be a rare occasion if ever. It will not be an amenity aimed as a "wedding party" venue, the kitchen is smaller than the typical domestic house kitchen and would not be suitable for large catered events. There are a lot of other "wedding venues" in the Henley areas more suited for providing the appropriate facilities and better suited.

It can be seen from the plans / areas provide with this application that the extension is to provide mostly ancillary spaces to the hall, such as

- * Separate Male / Female WC facilities
- * Fully accessible WC
- * Better circulation and lobby space, which will help reduce noise loss
- * Stair access to the first floor and mezzanine level (currently a steep stair access)
- * Closed access between the hall and the annex.

Only a small portion of the new extension will be taken up to create new "activity" space, these new use areas would be

- * 2 new single music tutor rooms
- * An additional meeting space

As part of the works the existing fabric of the building will be upgraded including new external insulation, internal sound insulation, double glazing and appropriately sealed external doors, all of which will considerably reduce any noise leakage, currently there are solid walls and windows where the glass does not fit the frame.

Between the main hall and the rear annex there will be a new glass link added between the buildings, this will also help reduce the noise from the gym area.

In regard to the plant and the requested noise report that should be prepared in line with in line with principles of BS4142 (2014) Method for rating industrial and commercial sound and BS 8233:2014 Indoor ambient noise levels for dwellings to ensure any development has minimal impact to the residential area surrounding the proposed site, we would request that this is addressed as a condition to allow a full mechanical and acoustic design of the proposals to be developed to suit an approved scheme.

Parking:

These proposals are not to increase the capacity of the main hall, the proposals are to provide the facilities for the hall that suit modern requirements to allow the continued use of the community hall, for example the current WC's are located directly off the hall (no lobby) and consist of two small cubicles to one end, we want to ensure this hall has safe facilities for all generations and also allow better accessibility, (at ground and first floors). It can be seen the areas provided that the current WC area is 17.5m² whereas the new facilities are 53.5m²+24m², this includes appropriate stair and lift access between the two floors.

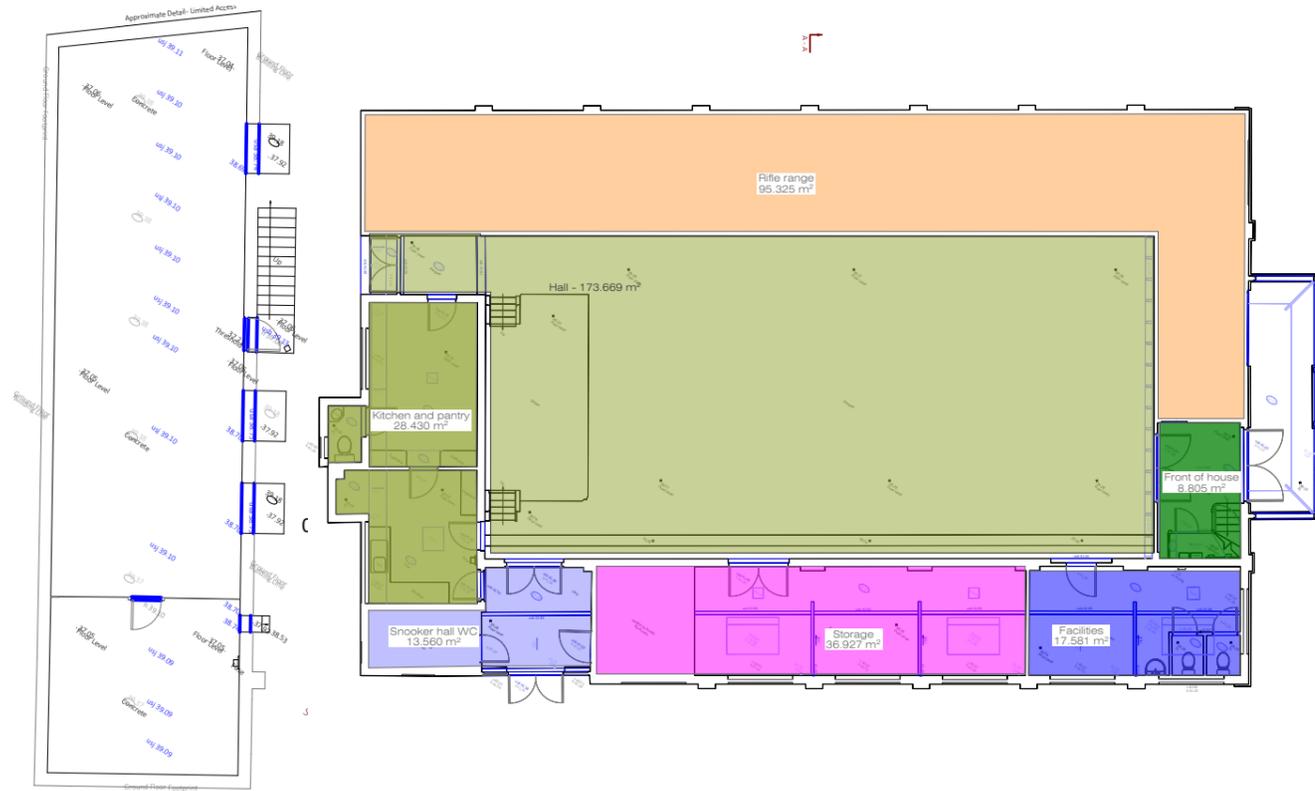
Currently on the site there is an "In and out" drive to the front of the hall, in theory negating the use of the front area for parking, one has been blocked to allow a small element of parking but it means the access in and out of the site is difficult and can cause congestion whilst vehicles endeavour to negotiate their way through the existing fences. These proposals will consolidate these into a single easily accessed vehicle entrance and allow for three parking bays.

Alongside this we will be providing bicycle bays and promoting all travel by modes other than the private car for journeys to and from site.

We have increased the number of bicycle stands and indicated as 'Sheffield' type cycle stands

The Highways officer has supported the scheme and has indicate some conditions to be included as part of a conditional approval which we would agree to including the preparation and approval of a 'Travel Plan Statement' to include proposals for all travel by modes other than the private car for journeys to and from site.

Henley Community Hub - Trinity Hall



Proposed usage of main hall (excluding existing annex)

Current usage of main hall (excluding existing annex)

Hall	173m2
Kitchen and pantry	28m2
Snooker hall WC	13m2
Storage	37m2
Facilities	17.5m2
Front of house & circulation	9m2
Rifle Range	95m2
Total	372.5m2

Hall	173m2
Kitchen and pantry	14m2
Snooker hall WC	-
Storage	41m2
Facilities & circulation (GF)	53.5m2
Front of house & circulation	24.5m
Rifle Range	84m2
First floor:	
Facilities & circulation	24m2
Practice rooms, meeting room & circulation	63m2
Total	477m2
New link	42m2

Adjustment

None
Reduced by 14m2
Relocated to Annex
increased by 4m2
increased by 4m2
increased by 36m2
Reduced by 10m2
increased by 24m2
increased by 63m2

