



Proposal for a new

Rowledge Village Hall

Pre- Application Public Consultation





How is a new hall possible?

With no satisfactory way to repair or replace the existing hall, the Trustees were losing hope of being able to keep the hall open much longer. We rely on only ten local volunteers, (with no Council support) .

It is therefore very fortuitous that an excellent site has become available on Fullers Road - a perfect size and location close to other village facilities. The site has been refused planning consent for a house, but we believe that it could be acceptable for a Community Building.

The RVH Trustees have agreed an Option deal with the site owners at an affordable price, subject to planning. Our cash reserves and the existing site value amount to over two-thirds of the overall funds required, so the Trustees have decided to proceed with a planning application.

We still have to persuade the Planners and Councillors to allow a new Community Building on this site, so your views matter. Please send comments, (for or against), to the e-mail or postal addresses on the back page.

Why do we need a new hall?

Rowledge has a thriving village hall community but, sadly, the much-loved 100-year-old building is becoming increasingly dilapidated. It urgently needs a completely new roof which isn't possible because the existing timber structure is too lightweight to carry the load - even without insulation.

Re-building on the existing constricted site would still leave us with the current major deficiencies: a kitchen that is too small for catered events; inadequate storage; very limited outdoor space; no on-site parking; no lobby with direct access to cloaks & toilets; no acoustic separation of the large and small halls. Crucially, where would existing users go for up to two years during construction work?



View from Fullers Road looking east



Site Plan



Aerial photo

Where is the new site and what will happen to the existing hall?

The new site is almost three times the size of the existing one and fronts onto Fullers Road - close to the Recreation Ground, School and village clubs.

It is surrounded by mature trees and has attractive gardens to the front and rear, with on-site parking for twenty-one cars (including three disabled spaces).

The existing hall will be sold as housing development land for between two and four houses, but will remain in use during construction of the new hall.



What are the main advantages of building a new hall on a new site?

Main Hall

- Net-zero carbon target.
- Larger usable floor area.
- Stage that folds up into wall recess.
- Larger and more flexible storage facilities.
- Direct access and view over protected terrace and garden.
- Direct access to kitchen and servery.
- New meeting room.

Small Hall

- Same size as existing with vaulted laminated-oak-framed interior.
- Veranda and terrace with footpath access from Fullers Road.
- Sliding glass doors onto terrace.
- Greatly-improved storage facilities.

Link Block

- Draught lobby/fire escape with access to all areas, including upstairs meeting room.
- Foyer serving both halls.
- Toilets serving both halls.
- Full kitchen with direct access to both halls and rear service area.



Please send comments to:

info@rowledgevillagehall.com

or by post to:
RVH Bookings Secretary
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For further detailed responses to FAQs and access to draft-planning drawings, go to our web-site :

www.rowledgevillagehall.com