

Marino Community Hall Community Engagement Feedback Final report to Council



Community consultation was undertaken during **31 October** and ran until **13 December 2019**.

OVERVIEW OF COMMUNITY ENGAGEMENT ACTIVITIES

31 October 2019

Hall Management Committee - 4 attendees

6 November 2019

Marino Early Learners Childcare - 15 children (3-4 years old), 2 staff
Children were shown pictures and engaged in conversation about the Hall, site and community. They were asked about likes and dislikes and what they would like to see. All ideas collected were added to the ideas wall on Making Marion. Most children had either walked or driven past the hall and recognized it from a picture, a few had been inside. (pictures provided at end of report)

10 November 2019

Marino Community Hall Kids Market

Staff attended the two hour community kids market to talk face to face to the hall users, collect ideas and promote the Making Marion page and workshops. It's estimated that between the two 30 families who attended were spoken with some from outside the Marino area.

14 November 2019

Staff attended a series of workshops offered at different times and days. Light refreshments were provided and we sat in the hall and we asked people a series of questions including

What do you like and what can be improved about:

The Hall | The Site | The Community

General Workshop 1 – 3 attendees

General Workshop 2 – 4 attendees

Hall Users Workshop – 7 attendees

21 November

Parents with children workshop – 1 attendee

Over 50's workshop – 4 attendees

Multicultural workshop – 0 attendees

Groups and Clubs – 6 attendees

A total of **24** people engaged with us via the face to face workshops. People indicated they felt listened to, enjoyed the way they were engaged and were happy with the process.

David Bagshaw provided a series of concept designs and is attached to this report.

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Online engagement stats

256 people have visited the site at www.makingmarion.com.au/marinohall

16 people have provided ideas via the online submission form.

Marino Community Hall - I wish this was...



For many generations the Marino Community Hall has served the community of Marino and surrounding suburbs by providing a place to meet, try art, do yoga and occasionally have a dance. However it's time for us to start thinking about the future for both the Hall and the piece of adjacent land the City of Marion has recently acquired. But before we do anything we want to hear your thoughts on a few key elements to ensure that the site is enhanced for the benefit of the whole community. Over the next six weeks we will be seeking your ideas for what the site could be used for in the future. We will simply be asking 'What would you like to see Marino Community Hall and vacant land used for?' and getting you to answer by completing the statement 'I wish this was...'



We want you to get involved so we can start to build a picture of how the site could be used, from modifying the current structure to potentially starting fresh and building something the community wants and will use. We will be seeking your thoughts in a number of ways including:

- Via postcards that can be collected at **various places** around Marino and if you live locally, will be delivered to your mail box. You can even **print a downloadable version**. They are free to post back.
- **Filling out your idea/s here on Making Marion** from 1 November.
- Inviting you to attend a Community Satisfaction workshop. **Check the dates and sign up here.**

You can respond in any way you wish. We are looking for written comments, photos, short videos, and if you're feeling artistic drawings or collages of what the site might look like. This means whether you're 5 or 85 anyone can get involved.

While we cannot promise that these ideas will be developed, we want to hear what people in the Marino area have on their wish list so we can make the most informed choices for you, the site and the community in the future.

Consultation starts 1 November. Share your ideas by 13 December.

If you need more information please contact the Community Engagement Coordinator - communityengagement@marion.sa.gov.au

WORKSHOP SIGN UP FORM

I WISH THIS WAS...



FAQ

Why are you consulting with the Marino Community about the Marino Community Hall?

When will the consultation take place?

How can I submit my idea for the future of Marino Community Hall?

What happens once the consultation is finished?

What ideas can we submit?

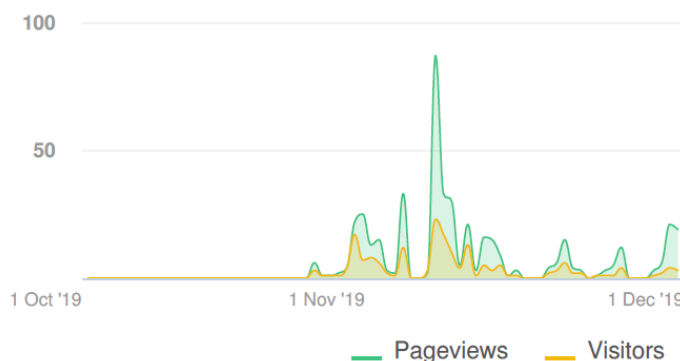
Document Library

Marino Community Hall blank layout - draw your idea (394 KB) (pdf)

Marino Community Hall postcard - print and return (Marino residents will receive one in the ...)

Screenshot of Making Marion page

Visitors Summary



Highlights

TOTAL VISITS	256	MAX VISITORS PER DAY	23
NEW REGISTRATIONS	4		
ENGAGED VISITORS	19	INFORMED VISITORS	60
		AWARE VISITORS	140

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Art and Craft Ideas
Idea: Arts and craft classes Description: 'I have done painting animals' (Submitted on behalf of a child at Marino Childcare)
Idea: Animal art mosaic Description: 'My mummy does mosaic' - Many children like the idea of depicting local animals on the hall including sharks, magpies, seagulls, crabs and worms. Maybe a beach. There was also call for a dinosaur. (Submitted on behalf of a child at Marino Childcare)
Idea: Re-do mural Description: Use painters from Marion rocks station (Submitted by an attendee at the Kids Market 10/11/19)
Idea: Dedicated Gallery space Description: (Submitted on behalf of a workshop participant)

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Business and Technology
<p>Idea: Computers for a business hub Description: Shared space for small businesses and start-ups (Submitted on behalf of a member of the Hall's Management Committee)</p>
<p>Idea: Hall hire for parties and events Description: (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: Rooms for teaching Description: I wish there were some rooms equipped with boards, chairs/tables for residents to teach others (Languages/maths/other skills). The rooms would be available for booking. Also meeting rooms for the community to use. (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: More for the young - technology Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Wifi accessible area Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Office area with meeting space Description: (Submitted on behalf of a workshop participant)</p>

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Café, Food and Garden
Idea: Learning to cook Description: I would like to learn to help make food. Chocolate making and cupcakes. (Submitted on behalf of a child at Marino Childcare)
Idea: Somewhere that sells healthy food Description: (Submitted on behalf of a child at Marino Childcare)
Idea: Ice cream shop Description: (Submitted on behalf of a child at Marino Childcare)
Idea: Vegetable garden Description: Somewhere to grow carrots, peas, beans and broccoli (Submitted on behalf of a child at Marino Childcare)
Idea: Bee hives and worm farm Description: We would like to see bee hives to produce 'Marino Honey', local honey and a worm farm to compliment the Community Garden - composting. (Submitted on behalf of a child and staff at Marino Childcare)
Idea: Cafe expansion Description: - Outside seating - Permission to use verge - Training opportunities - weekday opening with an employee (Submitted on behalf of a member of the Hall's Management Committee)
Idea: Localised shops for convenience Description: Baker or grocer (Submitted on behalf of a member of the Hall's Management Committee)
Idea: Somewhere that serves fish and chips plus ice cream! Description: (Submitted on behalf of a member of the Hall's Management Committee)
Idea: Making better use of the coffee shop and expensive barista machine by outsourcing to a local business to run
Idea: Open cafe on Saturdays Description: Many cyclists and dog walkers pass by, open for them (Submitted on behalf of a workshop participant)
Idea: Enclosed area for cafe to not effect neighbours Description: (Submitted on behalf of a workshop participant)
Idea: More active cafe with milk, papers, bread and local produce for sale Description: (Submitted on behalf of a workshop participant)

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Children's Activity and Play
<p>Idea: A new playground Description: Multiple ideas submitted on behalf of a child at Marino Childcare including - hide and seek, snakes and ladders (painted on ground), Jungle Gym, Big slide, Round-a-bout,</p>
<p>Idea: Tennis Description: 'I have a tennis racket' (Submitted on behalf of a child at Marino Childcare)</p>
<p>Idea: Adventure play / nature play space Description: Play space for all including local playgroups (Submitted on behalf of a member of the Hall's Management Committee)</p>
<p>Idea: Basketball hoops Description: 'I like to play basketball' (Submitted on behalf of a child at Marino Childcare)</p>
<p>Idea: Young people - incidental fitness like Table Tennis Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: More parent / child activities Description: * Playgroup / kindergym (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: Kindergym Description: (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: More things for young mums Description: (Submitted on behalf of a workshop participant)</p>

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Community Workshops and Activities
<p>Idea: A boatie version of a Men's Shed</p> <p>Description: A Men's Shed where local men with an interest in Boats can meet and tinker. Many local men work on Boats in their yards, having a collective meeting place would be great. (Submitted on behalf of a member of the Hall's Management Committee)</p>
<p>Idea: A stop for the mobile library services</p> <p>Description: (Submitted on behalf of a member of the Hall's Management Committee)</p>
<p>Idea: Holiday craft workshops in the hall</p> <p>Description: (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: Vacant lot - Community workshop</p> <p>Description: A place to fix your bikes, handyman projects. (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: Fundraising events</p> <p>Description: (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: More community markets</p> <p>Description: Open to more community markets - used clothes market and craft markets. (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: Mens-shed / Workshop</p> <p>Description: (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: Women's support / education groups</p> <p>Description: (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: Adults gym and group therapy</p> <p>Description: (Submitted by a resident via the post)</p>

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Community Workshops and Activities (continued)
<p>Idea: A community centre like Trott Park Description: 2 storey, rent top floor to small businesses. Pay back to council. A permanent cafe/restaurant A library/Education centre Function centre (for hire) Kindergym/gymnasium for children Pop-up shop areas for community use Regular Market Stalls/Markets Outdoor Adult gym equipment (Submitted by a resident via the post)</p>
<p>Idea: Mixed age activities Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Repair day workshops Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Volunteer run library Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Pop up markets Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Community Meeting rooms needed - senior groups Description: (Submitted on behalf of a workshop participant)</p>

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Exercise and Fitness	
Idea: Exercise classes	Description: Running, bike riding (on a safe track), trampoline, bouncy castle and hopping (Submitted on behalf of a child at Marino Childcare)
Idea: Skate/Scooter park and bike workshops	Description: 'Bike workshops to build bikes' and somewhere safe to skate. (Submitted on behalf of a child at Marino Childcare)
Idea: Pool	Description: 'I love swimming' (Submitted on behalf of a child at Marino Childcare)
Idea: Karate classes	Description: (Submitted on behalf of a member of the Hall's Management Committee)
Idea: Gym outdoors	Description: (Submitted by an attendee at the Kids Market 10/11/19)
Idea: Senior group area with fitness sessions	Description: (Submitted on behalf of a workshop participant)

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Garden and Landscaping
<p>Idea: Tranquil garden for the community Description: The current community garden sits between two busy roads and offers no peace and quiet. A tranquil garden to sit and read would be nice for the community. (Submitted on behalf of a members of the Hall's Management Committee).</p>
<p>Idea: Soften outlook with plants Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Planting needed outside - pot plants) Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Seating, trees, garden, lunch area, shade Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Extra garden area for community Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Connectivity between nature and community Description: (Submitted on behalf of a workshop participant)</p>

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Housing
Idea: More houses Description: (Submitted on behalf of a child at Marino Childcare)
Idea: Housing units (2 or 3) - rental and caretaker Description: Build 2 or 3 units behind the hall to rent out. An income for the hall and one set aside for a full time caretaker to maintain grounds, hall and open up. (Submitted on behalf of a member of the Hall's Management Committee)

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Physical Hall Improvements
<p>Idea: The hall needs bigger access for bump-in and out of events</p> <p>Description: (Submitted on behalf of a member of the Hall's Management Committee)</p>
<p>Idea: Hall improvements</p> <p>Description: - more light, open up windows and remove bars so not prison like</p> <ul style="list-style-type: none"> - open space - 2nd room a little too small - sound proofing needs to be better throughout - better room dividers (sound proofed) - more storage - timber decking for outside seating - more spaces added on - flexible stage - ability to darken so better for film showing <p>(Submitted on behalf of a member of the Hall's Management Committee)</p>
<p>Idea: Relief centre from Bush Fire</p> <p>Description: Need: Showers, sleeping equipment, commercial cooking area</p> <p>(Submitted on behalf of a member of the Hall's Management Committee)</p>
<p>Idea: Modernise the outside of the Hall</p> <p>Description: Open up the windows (bigger), re-do the mural and make the cafe permanent with a deck (Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: Rebuild the hall so it has two stories (complex)</p> <p>Description: Top floor cafe with views, bottom floor kindergym and theatre. (Submitted by an attendee at the Kids Market 10/11/19)</p>

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Physical Hall Improvements (continued)
<p>Idea: A modern flexible space</p> <p>Description: * Permanent cafe</p> <ul style="list-style-type: none"> * Space for playgroups / creche * Bike track for younger children * Nature play * Space for indoors sports/yoga/roller skating * Hire space with pizza oven * Kitchen facilities * Art / Craft classes - pottery <p>(Submitted by an attendee at the Kids Market 10/11/19)</p>
<p>Idea: A practical, yet visionary complex showing that Marion Council is indeed worthy of Marino!</p> <p>Description: - 2 storey building</p> <ul style="list-style-type: none"> - catering/teaching kitchen - community meeting/teaching/seminar rooms - larger room (soundproofed) for music group rehearsals (upper level) - Free wifi - changing rooms/showers - self-sufficient w.r.t. energy consumption - art room - yoga / physical exercise room
<p>Idea: Complete new build</p> <p>Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Public toilets added open when hall not</p> <p>Description: (Submitted on behalf of a workshop participant)</p>
<p>Idea: Hall use expanded, gallery, dance, workshops, rehearsal spaces</p> <p>Description: (Submitted on behalf of a workshop participant)</p>

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Physical Hall Improvements (continued)
Idea: External lighting - smart lights Description: (Submitted on behalf of a workshop participant)
Idea: General storage area and shared equipment Description: (Submitted on behalf of a workshop participant)
Idea: Communal Signage Description: (Submitted on behalf of a workshop participant)
Idea: Temporary encroachment license to have decking/chairs outside Description: Make more inviting (Submitted on behalf of a workshop participant)
Idea: Timber decking Description: (Submitted on behalf of a workshop participant)
Idea: Sheltered outdoor area Description: (Submitted on behalf of a workshop participant)
Idea: Add extra buildings Description: (Submitted on behalf of a workshop participant)
Idea: Public Toilets Description: (Submitted on behalf of a workshop participant)
Idea: Outdoor area with Pergola Description: (Submitted on behalf of a workshop participant)

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Transport and Parking
Idea: Responsive bus - community bus stop Description: (Submitted on behalf of a member of the Hall's Management Committee)
Idea: Bollards or road treatment to protect those sitting outside the Cafe / Hall Description: (Submitted on behalf of a member of the Hall's Management Committee)
Idea: More disabled parking Description: Currently only one spot (Submitted on behalf of a member of the Hall's Management Committee)
Idea: Disabled parking Description: (Submitted on behalf of a workshop participant)
Idea: Car park better signed and remarked/planned out Description: (Submitted on behalf of a workshop participant)
Idea: Community Bus to connect to other places Description: (Submitted on behalf of a workshop participant)
More parking – underneath and on top. Opened up to the street, similar to what has been done in the café. No views being utilised.

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Useage of Hall
Idea: Engaging more groups to make regular use of the hall
Idea: Ensuring the current users are given first option to return when modernised and use of other local centres whilst Marino modernised
Idea: Signage needed to promote hall and activities Description: Current signage to small and could be electronic and bigger (Submitted on behalf of a workshop participant)
Idea: Utilise the whole site by building new back from the road Description: (Submitted on behalf of a workshop participant)
Toilets that are accessible to everyone at all times. Community garden users would like to use public toilets. Toilets for the stage or the small hall rather than traipsing through the main hall.
Viable commercial kitchen, broadens the usage market.
Rebuild it so that it can provide what is needed. Flexible spaces, several spaces available to use. Moveable dividing spaces – like Adelaide Oval's moveable spaces. Sound proofing may be an issue.
Person's Shed – for men and also women, sharing knowledge. Repair Shed – bikes, or things they can't work out how to fix etc. a place to make things and share skills to make things. Crafts. Improve recyclability and reuse. Person's shed links with the Community Garden. Share resources.
Entrepreneurial space – shop, café, basic shop, business of sorts. Keep it business and community space, not residential. More economically viable for the future of the hall.

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A Wordle visually representing a collation of common themes

access active area art bikes build cafe car changing community craft equipment
facilities flexible food garden group gym hall kids kindergym library light local lots marino markets
meeting nature needed neighbours open outside park people play promotion public quiet
room shed size space stage transport used value windows workshop young

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Email submission received by David Bagshaw – Chair of 5049 communicator



Marino Community Hall – Process & preliminary response

Jan 31 2019

Background

Following the commitment by council to purchase the additional land and undertake a detailed review of options for the Hall to meet the current and future needs of the community (the Feasibility). I wanted to confirm my understanding of what the optimal process and resourcing would be to complete the task that this amazing opportunity has presented; particularly given the tight timeframe. Given the overall time line for the next Federal Election – May 2019. The process needs to be in good shape by March 2019 ie 2 months, if the co funding options from Federal Government are critical.

The Hall Committee as the current custodians and champions of the Hall will have a key role in the process. However the task ahead is complex and involved so the approach should be to partner with Council on the process where each party brings skills and expertise within their resources and capacity. This should be an equal partnership in terms of steerage, developing the terms of reference and the parameters/brief for the eventual outcome. Perhaps a joint working party could be established with the Hall Committee, Community rep(s), the Council Admin (assets and community development reps) and a ward councillor; to map and steer the process.

The Council will need to do some heavy lifting on this process; in close consultation with the committee/community as equal partners.

The reason for this model is to ensure that the outcome is owned by all, respects the history, and responds to current and future demands of the community in a flexible and sustainable way. Above all it will still be a community lead initiative, but with full support of council including resources.

Possible Feasibility Process in brief:

- Set up the working group
- Establish the terms of reference and governance
- Confirm the key stakeholders
- Confirm overall objective/vision
- Confirm the overall time frame- is there a deadline (eg Federal election, Grants?)

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Jan 31 2019

- Agree on the tasks and allocate resources based on capacity and skill sets, including in-house and outsourced support
- Prepare detailed time line with milestones
- Confirm the budget and resources are adequate for the process
- Confirm the vision and objectives for the project
- Review the Risks and opportunities set up a management plan
- Undertake Community Consultation/needs analysis including wider survey and information/workshop sessions for the community.
- Review of alignment of the consultation outcomes with the objectives with City of Marion Strategic Plan including Draft Community Facilities Review findings etc
- Develop a generic facilities brief ie what functions are needed and their interrelationships
- Develop a “look and feel” character and message statement for the project
- Review options for commercial elements in support of the project eg Day care, apartments, co working office/resource space, café- (social enterprise model), restaurant etc
- Develop an operational model for the facility ranging from Volunteers only through to Paid Management.
- Develop high level concept plans for the building and site, to test the brief and logistics including maintenance of operations during the project
- Develop delivery methodology and program
- Undertake high level cost plans for the options, which may include “do nothing” major staged refurbishment/adaptation through to new build
- Develop a business case for the project including funding options
- Present the draft proposal back to the Community for endorsement
- Take the proposal to Council for sign off and support for the next steps
- Seek funding opportunities
- Add water and stir occasionally.

This is an example of how it may run, but will be a good starting point for discussion with Council as they develop the brief for the process, which is currently being drafted. It is critical that the key stakeholders have input into this document as it will shape the outcome. Many are well under way as a result of the committee’s good work.

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Options Development

In reviewing options the following **background information** is already secured:

- Detailed Conditions Audit on the building
- Some level of survey of the community on needs
- Adjoining land purchased to allow for flexibility in planning
- \$50K grant from State Government towards improvement
- Successful activation events and activities at the hall to demonstrate capacity and community engagement.
- Strong vision for the Hall
- Many ideas and precedents for similar facilities
- Outline Brief developed by the Hall committee through workshop and meetings
- High level of commitment by the Local Ward Councillors

In order to aid discussion and brief development it is good to have some conceptual plans to respond to. There are clearly 2 options:

1. *Adapt and extend*
2. *Replacement – new build*

Both options need to respond to a brief for the facility, established through consultation and engagement with all the stakeholders as well as include provision for the future potential yet to be realised.

The attached broad concepts updated (following preliminary feedback from the Hall Steering Group – 30 Jan) are really spatial diagrams to provide notional arrangements in response to the current outline brief. They are a tool to aid discussion on what is possible and there are of course other options which will develop during the feasibility process.

Both options set out to:

- Reflect the aspirations of the community and the outline brief
- Seeks to maximise the development potential of the site whilst respecting the context.
- Car parking provisions to occur on the new land.
- Capable of staging in the short and long term depending on the demand and business case.
- Provide multipurpose, flexible and adaptable activity spaces
- Ensure all spaces are independently accesses and acoustically separate from other activities
- Ensure that the infrastructure is capable of allowing the spaces to accommodate potential future needs eg “Black Box” Theatre space.

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Jan 31 2019

- Ensure that there are adequate storage within and outside of the activity spaces
- Provide flexible support spaces such as specialised wet areas and administration spaces
- Some other specialist spaces such as the “cafe” and “workshop”
- Options for non allocated activity spaces to be adapted for commercial use eg Restaurant, Residential, Office space, Day Care,
- A secure and accessible “courtyard space” with Northern aspect available for outside activities
- All activity spaces are able to open up via the “concourse/verandah” to the courtyard
- Service access for deliveries is maintained.
- Where possible maintain a single entry point for clarity, security and control. (Note upper level access from the car park would be an option)

Clearly there is a long way to go but hopefully they will stimulate conversations within the committee and with Council reps.

Common to both Concepts

- They are **notional** and **not to scale**
- Both options assume the **vacant land to the East is developed for car parking** and the existing car park is excavated to form a near level site with retaining walls to provide level access to all areas. It should be possible to access the upper level direct from the car park if desirable. **The impact of the 2 storey sections will be minimal** due to the cutting in below street/natural level.
- **A lift and stair access** is provided to the upper level in both options.
- **The concourse/verandas link** all the spaces including the important access to the external courts. They are generous in size to allow for crush space, informal activities and displays to happen/be accommodated.
- **There are various flexible activity spaces**; some are sub dividable with acoustic rated movable partitions. These activity spaces could be used commercially for income generation and cross subsidy for offices or support the Office Hub/Knowledge centre depending on the programming needs and the financial model. The opportunity for hospitality also exists.

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- There are **wet areas** for kitchens (commercial and satellite), toilets and changing facilities/showers.
- There are **resource areas and storage** throughout, there will never be enough!! Need to establish protocols on storage for groups and have a hierarchy of storage including off site and or shed/container stores?
- The collocation of a child care centre has not been considered as it will require too much space, but the provision of a “**play group/crèche**” could be accommodated.
- **Service access** is via Newlands Ave.
- **The arrows** on the plans indicate the flow and access envisaged. Glazing will be extensive to suite access and orientation.
- The **overall floor area** provided is **increased by 80 % approx** and is very flexible in usage. Staging is an option to tailor the facility to the business model. This is a master plan approach
- No attempt has been made to make any **specialized activity areas** at this stage. However the spaces would be adaptable.
- **The look and feel** for the development will be modest, low key and organic to continue the “community feel” and ensure it is welcoming and maintains the spirit of the original hall.

Adaptation Concept

In this concept the **old hall and kitchen is demolished** but the **large Hall etc is retained and adapted**. The Stage is removed and the main hall reworked to provide more space to the café area and to be capable of dividing into 2. **The overall size will be larger than the current large hall** by one bay. Access to the hall(s) will be via the concourse with direct access to the outside court and other facilities.

The courtyard is to provide sheltered safe outdoor activities and good solar access. The workshop and activity spaces can spill out into the courtyard.

The upper level is provided to the southern side to Bakewell St and the car park, maintaining single storey to the northern side to allow for good solar access. The viewing deck on the NW will allow views down the coast.

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Catering could be provided at this level with a satellite kitchen served by the main kitchen (dumb waiter)?

The scale and the configuration of the additional accommodation will be sympathetic in both form and appearance to the modest unassuming language of the hall.

The construction can be staged to allow use of the hall during development with minimal temporary works. This will naturally add a modest premium to the build cost, but will maintain the services and income. The preliminary Staging diagrams should allow operations to continue and there will maybe sub-stages within each stage.

New Build Concept

The level of accommodation and principles is similar to the Adaptation concept; however **the scale of the components is larger** for improved efficiency and construction optimization. It groups the new 2 storey components on the SE and SW edges smaller scale single storey components to the NE. This again allows for good solar access for the buildings and the courtyard

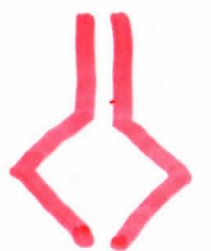
This Option can be staged. The car park to be constructed first followed by the southern new build whilst the hall is still functioning with minimal temporary works. This will naturally add a modest premium to the build cost, but will maintain the services and income. The preliminary Staging diagrams should allow operations to continue and there will maybe sub-stages within each stage

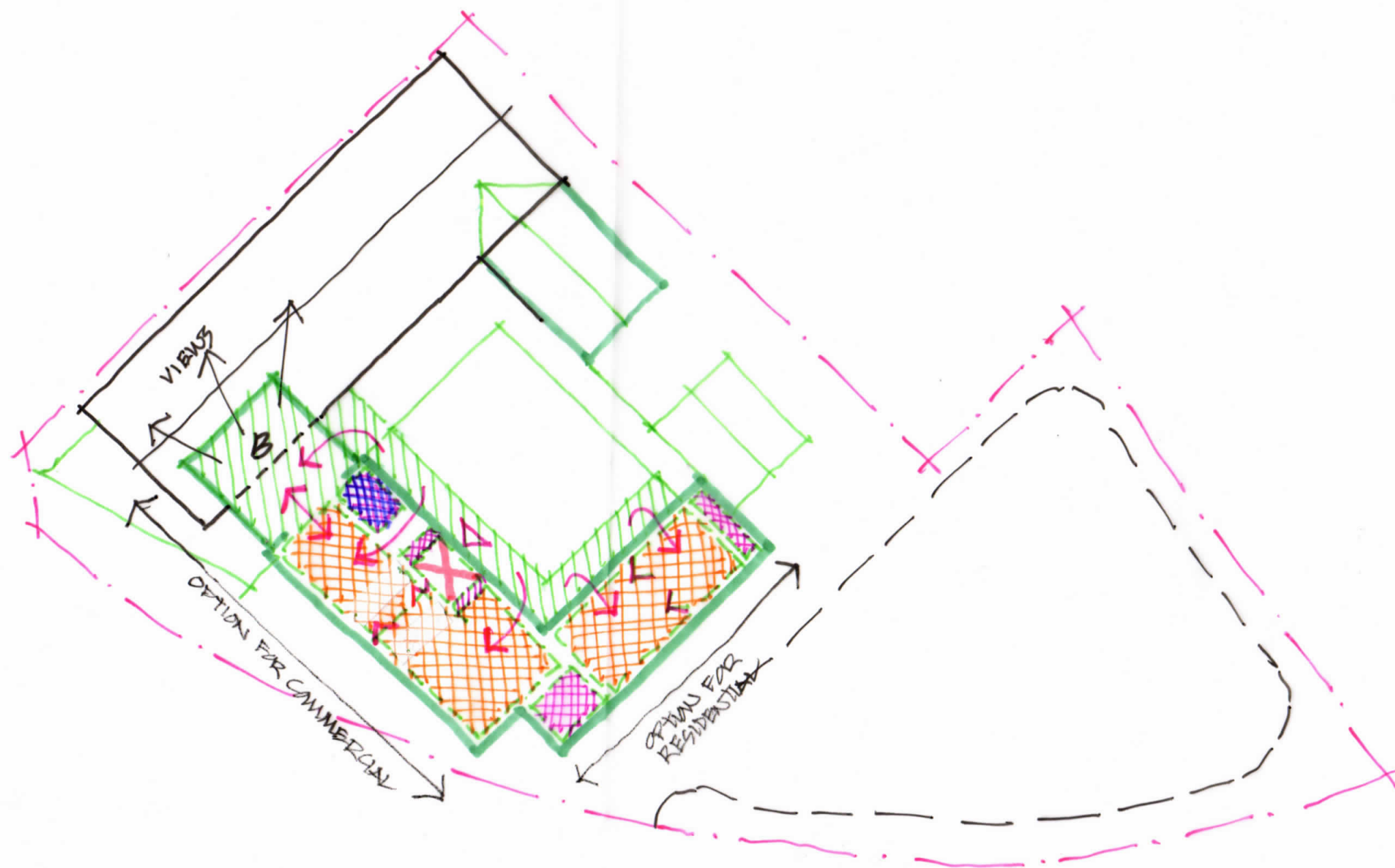
These conceptual diagrams are not for sharing wider than the Hall steering group(including Local Councillors and project manager from CoM administration) and should not form part of the brief package that goes to the consultants, so as not to pre-empt what they may come up with.



MCH - ADAPTATION OPTION CONCEPT - LOWER LEVEL (NTS)

121218

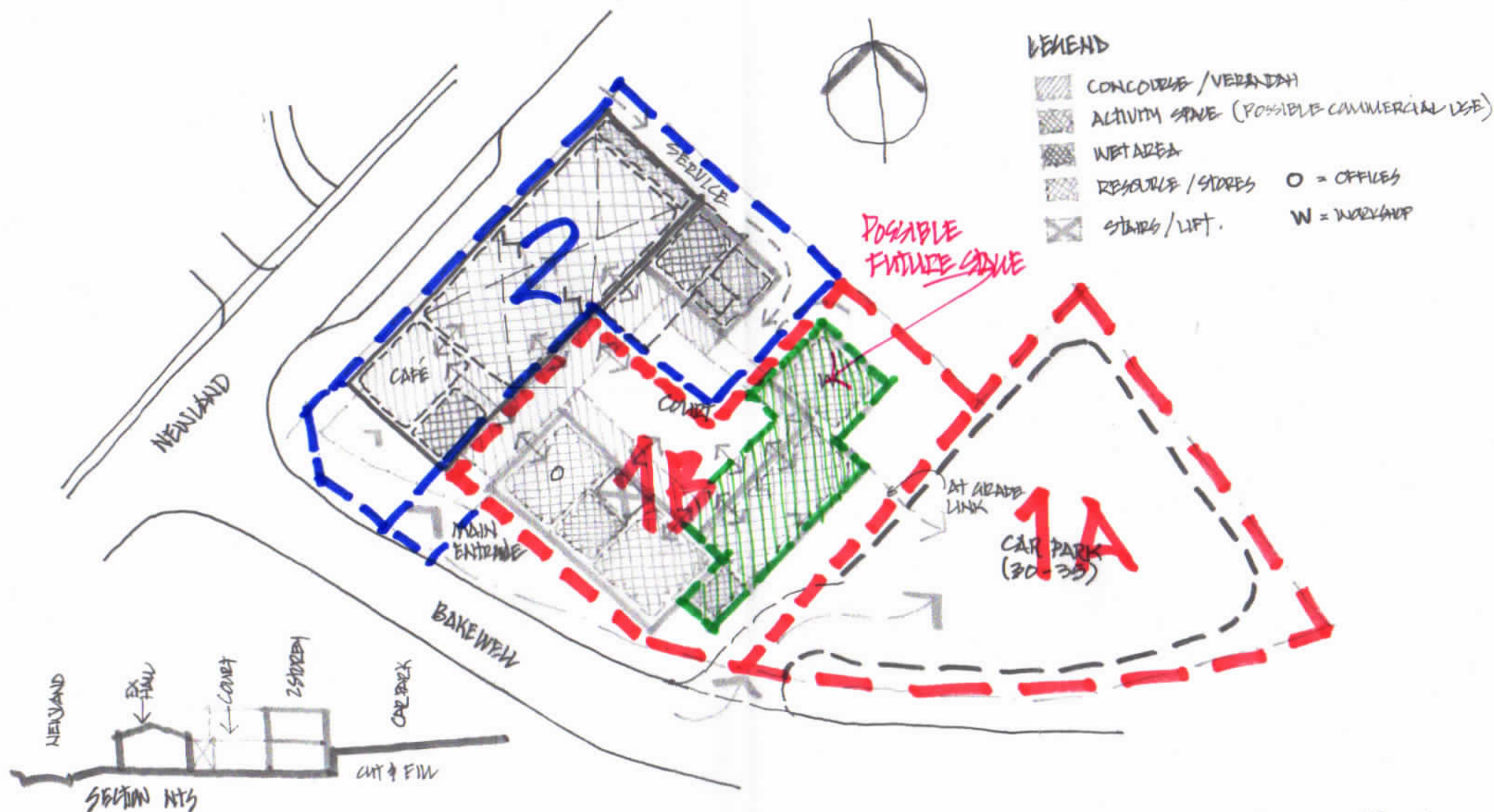




MCH - ADAPTATION OPTION CONCEPT - UPPER LEVEL (NTS)

121218





MCH - ADAPTATION OPTION CONCEPT - LOWER LEVEL (NTS)

121218

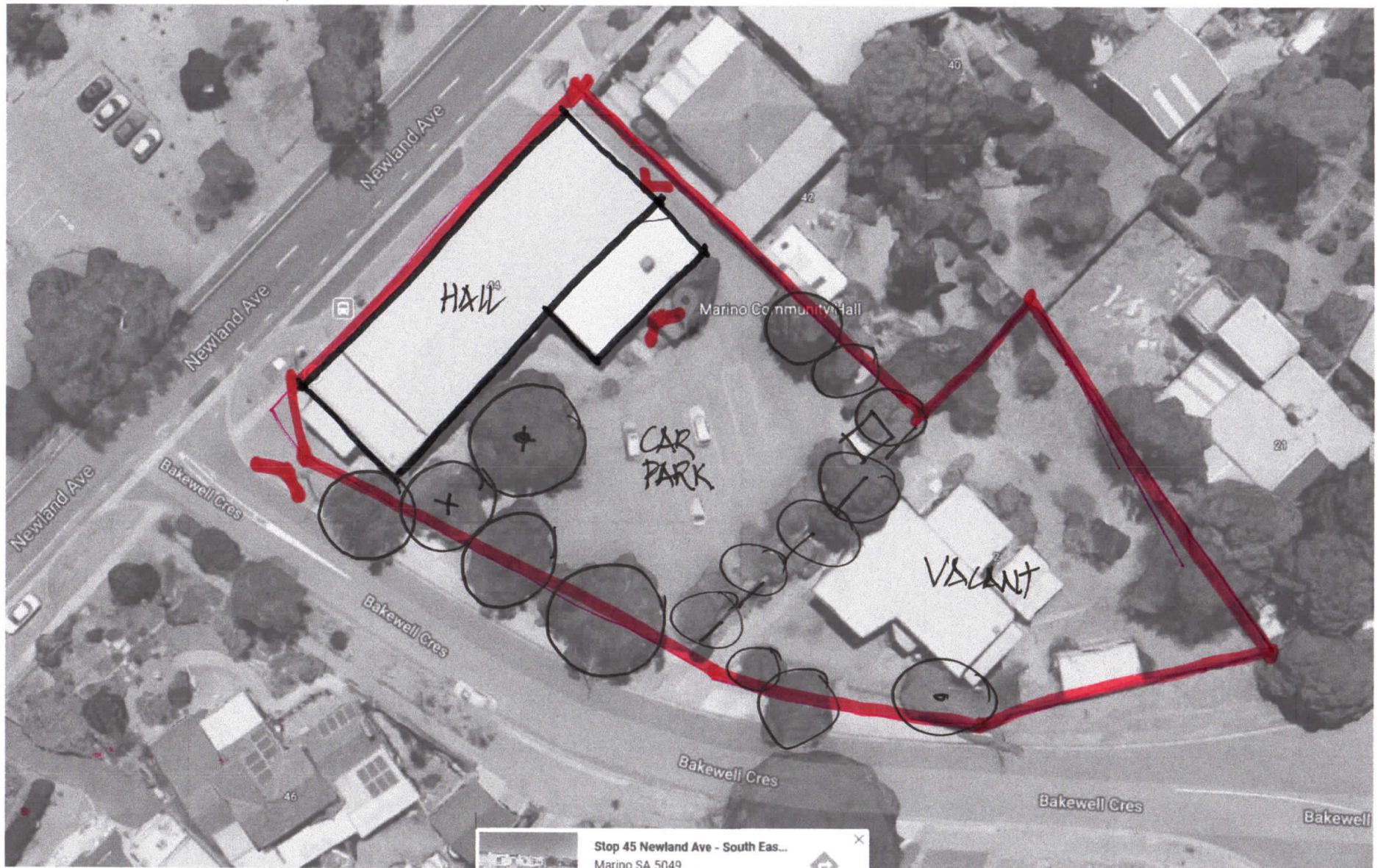


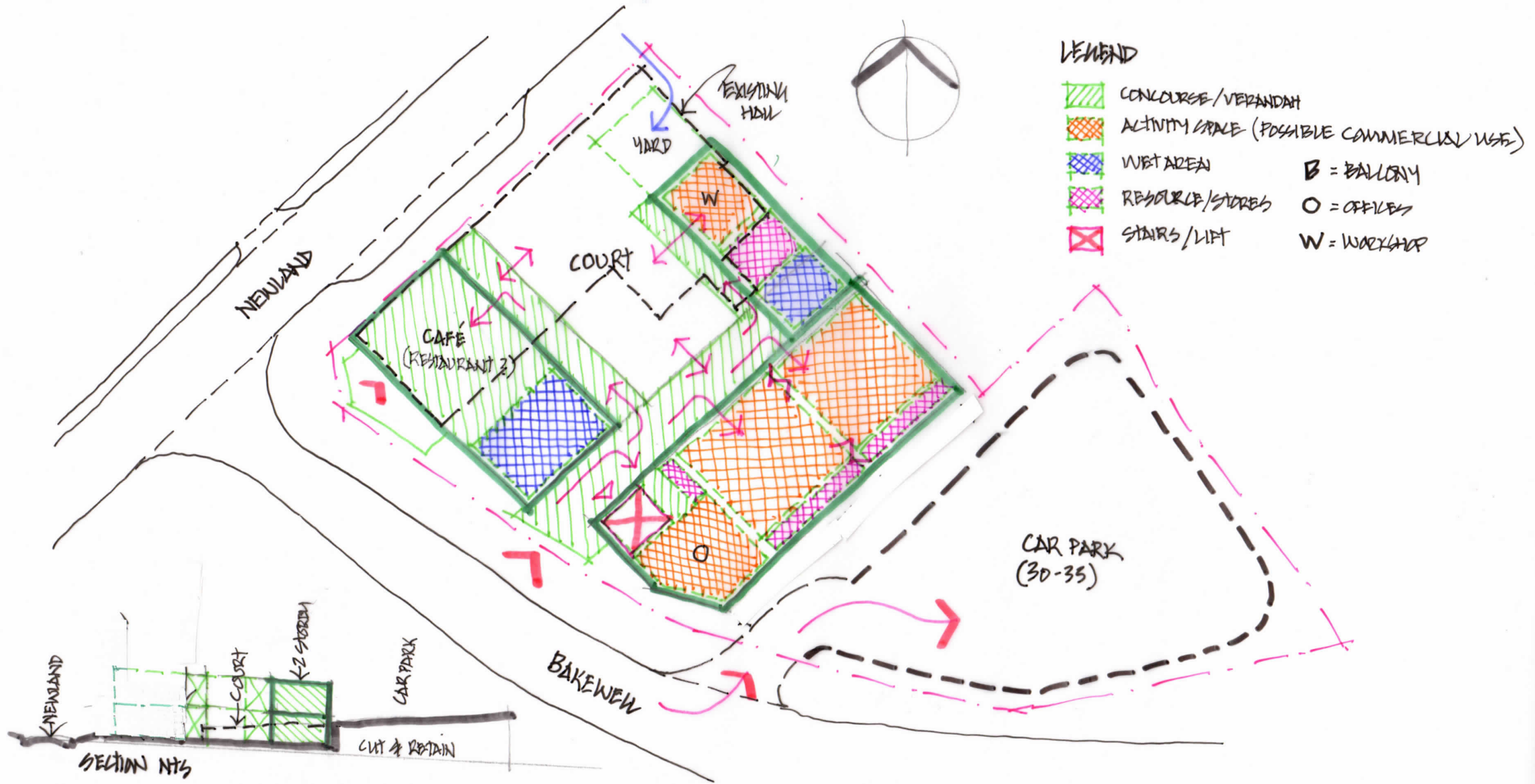


MCH - ADAPTATION OPTION CONCEPT - UPPER LEVEL (NTS)
STAGING

121218

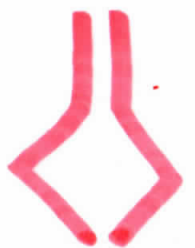


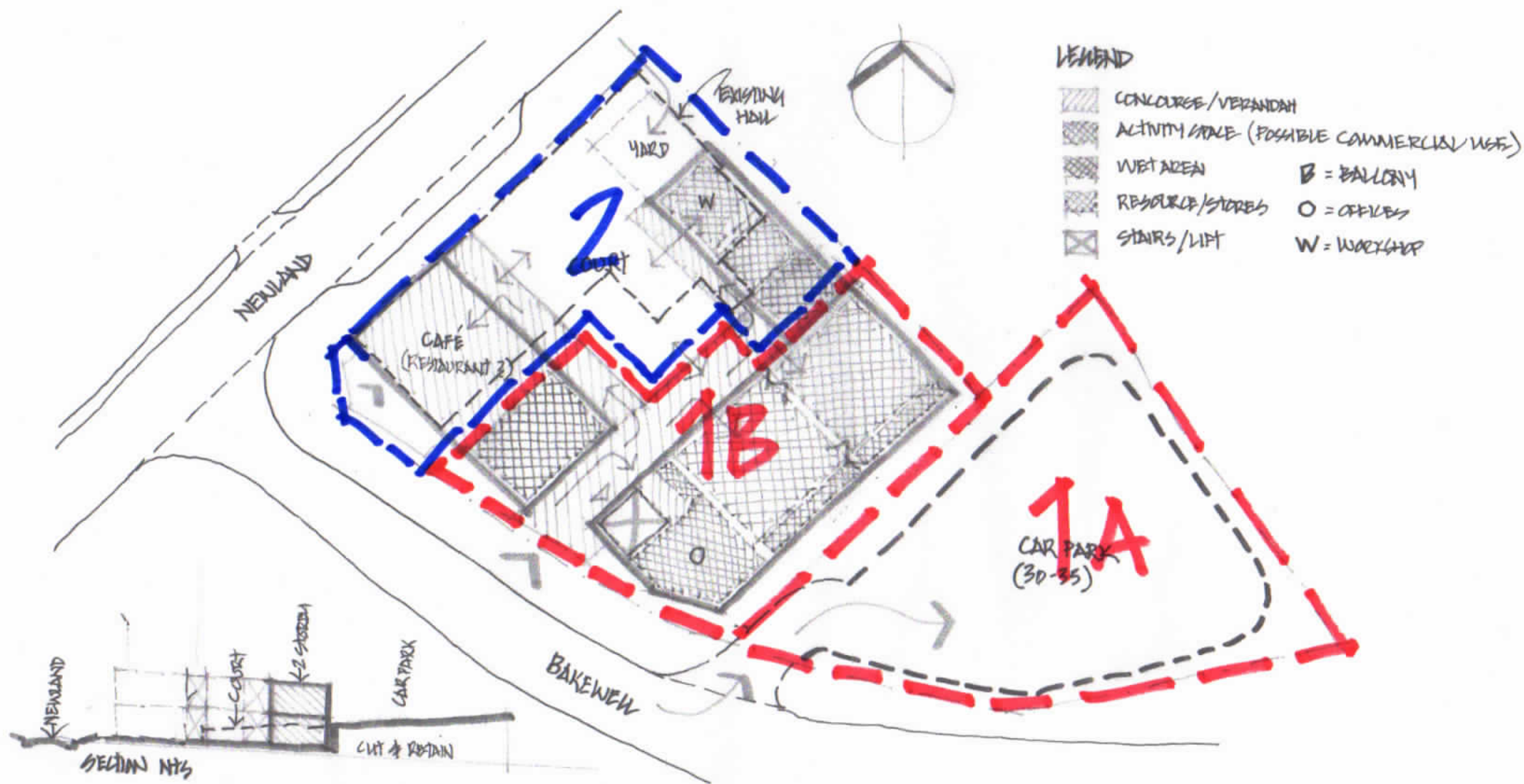




MCH - NEW BUILD OPTION CONCEPT - LOWER LEVEL (NTS)

12/2/18





MCH - NEW BUILD OPTION CONCEPT - LOWER LEVEL (NHS)
STAGING.

121218



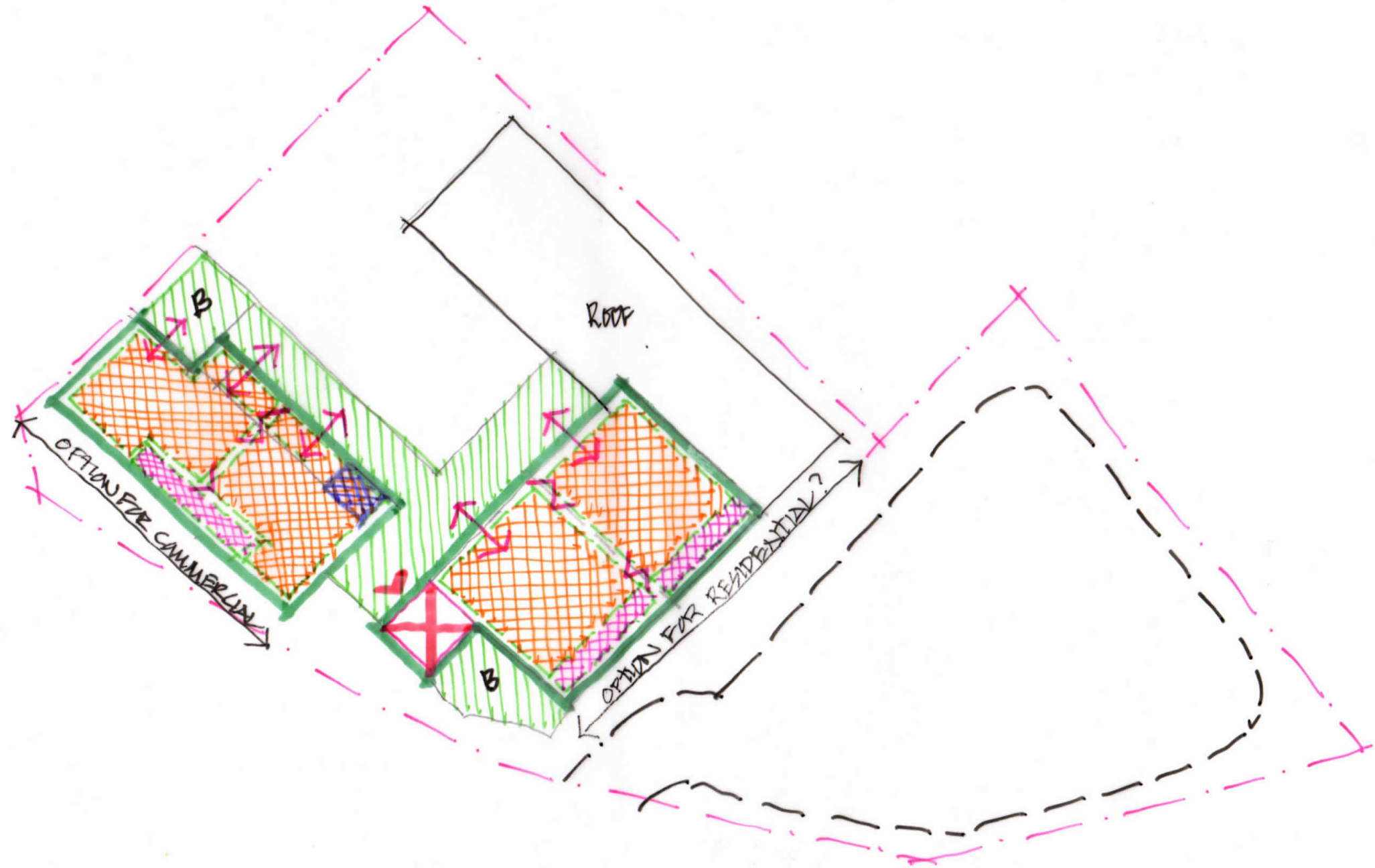


MCH - NEW BUILD OPTION CONCEPT - UPPER LEVEL (NTH)

12/12/18

STAGING





MCH - NEW BUILD OPTION CONCEPT - UPPER LEVEL (NHS)

12/2/18

