



The Queen's Hall  
High Street  
Cuckfield  
West Sussex  
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## **FC029: Cuckfield Village Hall Redevelopment Working Group Update**

The working group reviewing the plans for the proposed redevelopment of the Village Hall includes the following:

Jo Kells  
Andrea King  
Nick Rowe  
Andrew Symonds  
Sarah Moss  
Sam Heynes  
Jane Forester  
Adrian Podmore

There have been several meetings held to date and the following actions have been completed:

Sketch plans have been completed incorporating high level requirements of the existing users of the hall, as well as exploring increasing capacity to expand it to a multi-user hall throughout the day:

- Parking spaces have been planned at the front of the site.
- Entry to the hall is via 2 separate gates/pathways to create a safe area for preschool, whilst allowing separate users/staff access to the hall whilst pre-school is in session.
- Secure play areas have been allocated, including a covered play area adjoining the hall. Secure fencing will be required at the front.
- Access to use the Holy Trinity School grounds has been allowed for, on the basis that preschool will be able to share their space at pre-arranged times.
- Inside there are 2 separate staircases to the upper floors, including a lift for accessibility.
- 2 halls on the ground floor which can be used separately as 2 smaller halls or as 1 large hall. There is also a kitchen for both halls to access, together with an office space for Pre-school to use and storage areas. Toilets are accessed from the inner hallway, and can also be accessed directly from outside. A utility room has been created where a washing machine can be installed for pre-school use, doubling up as a cleaning station for the cleaners to use and store their equipment.
- 1 hall space on the 1<sup>st</sup> floor, together with a kitchenette and toilets.
- On the 2<sup>nd</sup> floor open plan workstations have been proposed, together with office space for Council staff to use.

Future consideration is needed to identify a potential location for Preschool during the buildings works. Suggestions for further investigation include the hire of a temporary building/toilets for them to use, subject to finding a suitable location for this; pay the rent for an alternative hall on the basis that they return to the Village Hall when building works are completed?

An estimate is being prepared by Peter Liddell to produce the plans necessary to obtain outline planning permission, this will follow as soon as it is available, together with details of other surveys that will be required.

A high-level costing has been prepared for consideration alongside the plans (attached below).

#### High Level Costing

##### **Indicative Cost of Redevelopment of Cuckfield Village Hall**

Demolition of Existing Building	£15,000
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##### New Build:

Ground Floor 601m2	
1st Floor 228m2	
2nd Floor 192m2	
Total 1021m2 @ £22	£2,246,000

##### Toilet, Kitchen, Utilities

Ground Floor 96m2	
1st Floor 25m2	
Total 121m2 @ £300	£36,300

External Paving, Fencing, Landscaping	£15,000
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<b>Sub Total</b>	<b><u>£2,312,300</u></b>
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Professional Fees @ 18%	£416,250
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Solar Panels	£18,000
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WIFI, Screens, Projectors	£15,000
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<b>Sub Total</b>	<b><u>£2,761,550</u></b>
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Contingency @ 10%	£276,155
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<b>Grand Total</b>	<b><u><u>£3,037,705</u></u></b>
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Notes: Areas Approximate  
Pricing levels 1Q21  
Excludes Parking Bay  
Excludes VAT

Prepared by Andrew Symonds, April 2021.

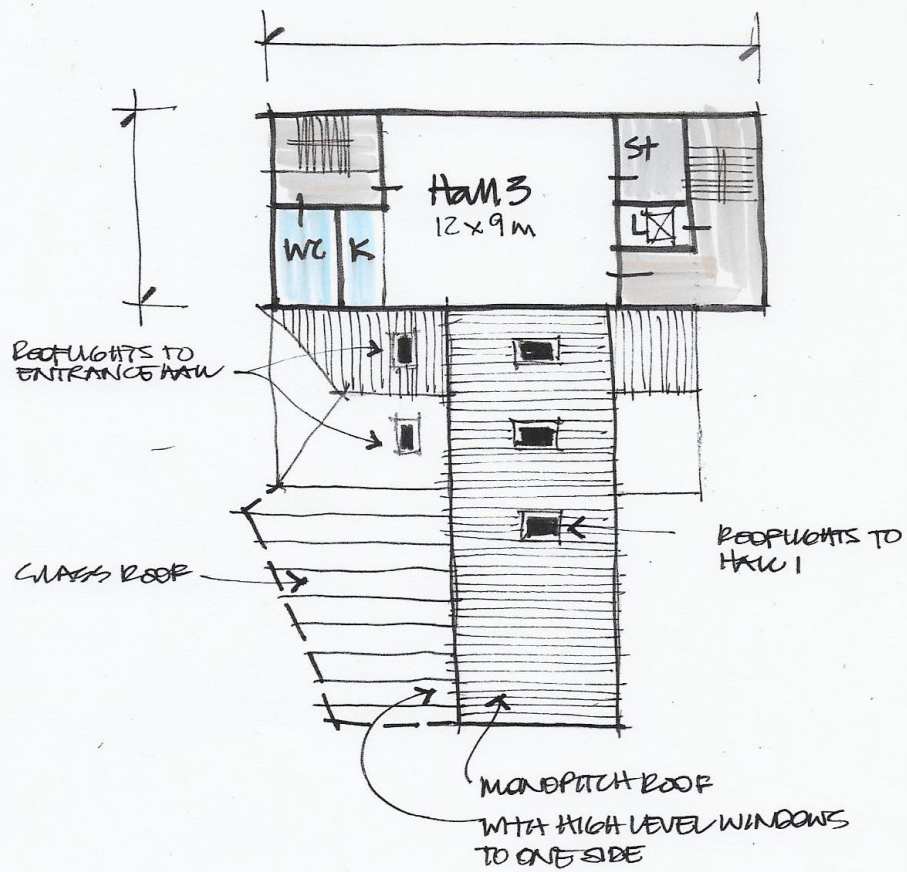
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CUCKFIELD VILLAGE HALL  
sketch - ground floor

NOT TO SCALE  
April 21 NR

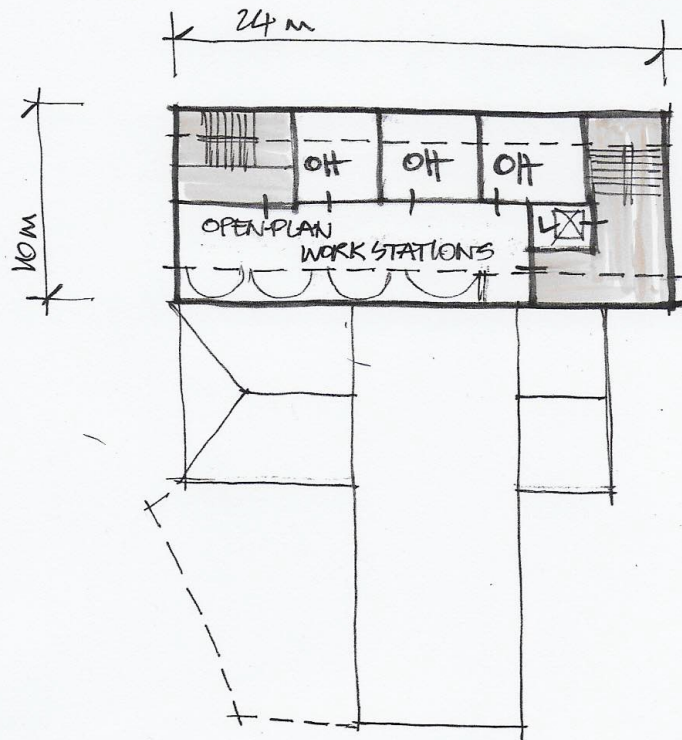
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CUCKFIELD VILLAGE HALL  
Sketch - first floor

NOT TO SCALE  
April 21 NR

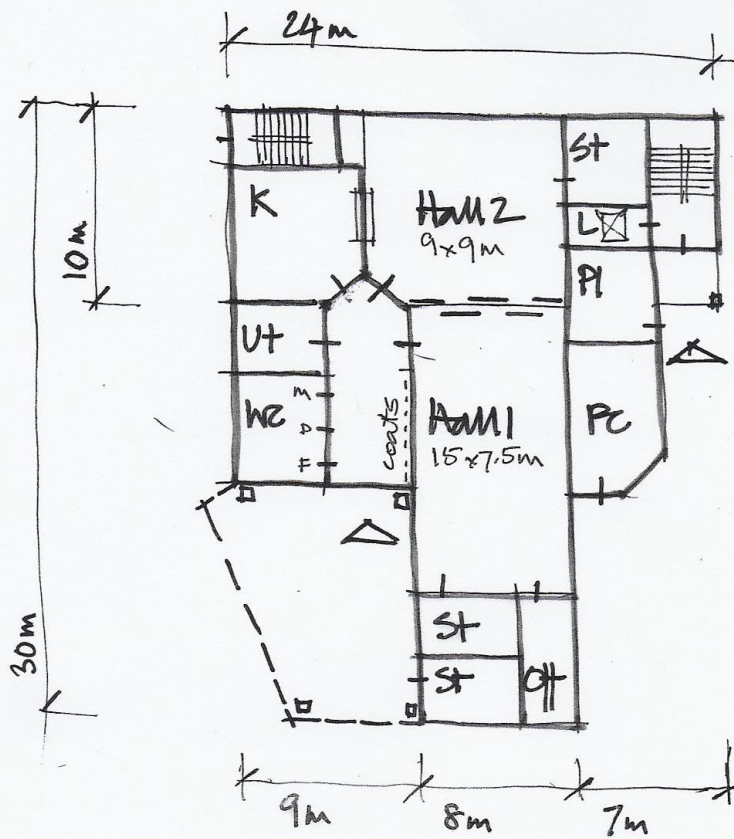
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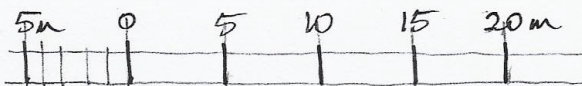
CUCKFIELD VILLAGE HALL  
Sketch - second floor

NOT TO SCALE  
April 21 JR

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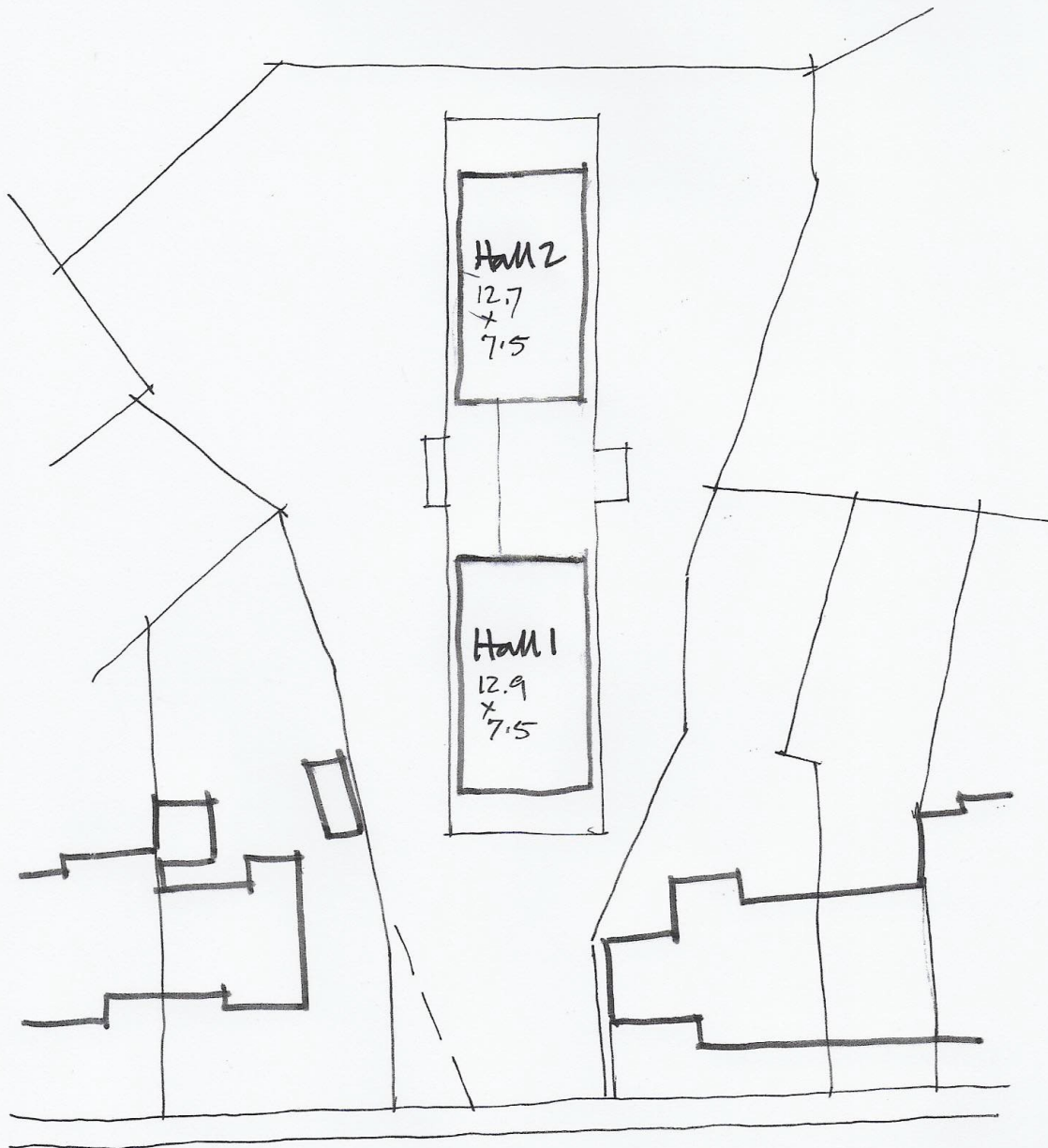
NOT TO SCALE -  
VERY APPROXIMATE DIMENSIONS



CUCKFIELD VILLAGE HALL  
Sketch - dimensions

NOT TO SCALE  
April 21 VR.

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CUCKFIELD VILLAGE HALL  
Sketch - existing building

NOT TO SCALE  
April 21 YR.