

# WELCOME



*to the consultation for a new  
Community Centre for Westcott.*

## WELCOME

Westcott Village Hall Trust exists to provide a village hall in Westcott, but our buildings are failing. The Charities Act requires your Trustees to look to the future, and we have been working on a project to deliver a new community centre in Westcott. This consultation presents a set of potential options. The project team needs your views before we progress towards a planning application.

## PROJECT CONTEXT

**The Hut** site on **Furlong Road** has been out of use since 2018 and has sadly fallen into disrepair. Attempts were made to restore it, but the cost of doing so was found to be prohibitive.

**The Village Hall** (formerly the Reading Room) on **Institute Road** has reached the end of its economic life and replacement is required if the needs of existing and potential future users are to be met.

## THE CURRENT POSITION

The Westcott Village Hall Trustees have been careful financial stewards and have accumulated most of the funds needed to prepare and submit a planning application for a development scheme which could deliver a new community centre for Westcott.

**The Trust funds are only sufficient to do this exercise once, hence the importance of this consultation exercise. It is crucially important to secure planning permission first time.**

There is an opportunity to deliver a new community centre by redeveloping both sites (The Hut and the Village Hall) where the land value from residential development would fund a new community centre. Notwithstanding this, we are aware that there may still be a deficit and the Trustees have therefore prepared the ground to make gap funding applications by grants and from other public sources.

## THE POTENTIAL OPTIONS

Having carried out various assessments of the two sites, a set of potential options has been prepared, which present realistic schemes to achieve this goal.

The project team has sought to address known issues, particularly relating to access and parking. The presentation boards identify the site considerations the project team has taken into account in preparing the redevelopment schemes. There are then three options for each site.

**Please let us know your preference by completing a survey at the consultation event or online.**

If your preference is for the new centre to be at Furlong Road, there are two alternatives for both sites (**Options A and B**). If your preference is for the new centre to be at Institute Road, there is only one option for each site (**Option C**).

## THE STORY SO FAR

1892

The Reading Room land is gifted to the village by charitable trust and a first building is constructed.

1959

The Hut land is gifted to the village by charitable trust and the building is constructed shortly afterwards.

1966  
-67

The current Reading Room building was completed with a 30 year design life.

2018

The Hut closes due to fundamental building issues.

2019  
July

After years of disagreement, the two sets of charity Trustees sign Heads of Terms contemplating a merger, and the possible inclusion of a medical practice in a redevelopment.

2022  
February

Public Open Meeting held to consider proposals to merge the Hut and the Reading Room charities.

2022  
May

The Charity Commission formally approves the merger of the Hut and the Reading Room charities into Westcott Village Hall Trust CIO.

2023  
5th April

The CIO Trustees resolve to progress the redevelopment of the Hut and Reading Room sites and to appoint a team of professional consultants.

2023  
7th September

Meeting with Mole Valley District Council to consider a wider range of options, discounting those which have too much planning or financial risk.

2023  
September

After years of attempting to deliver a replacement surgery as part of any redevelopment, the Trustees and Dorking Medical Practice agree that this is not achievable.

2023  
1st November

Public Consultation Event

# SITES

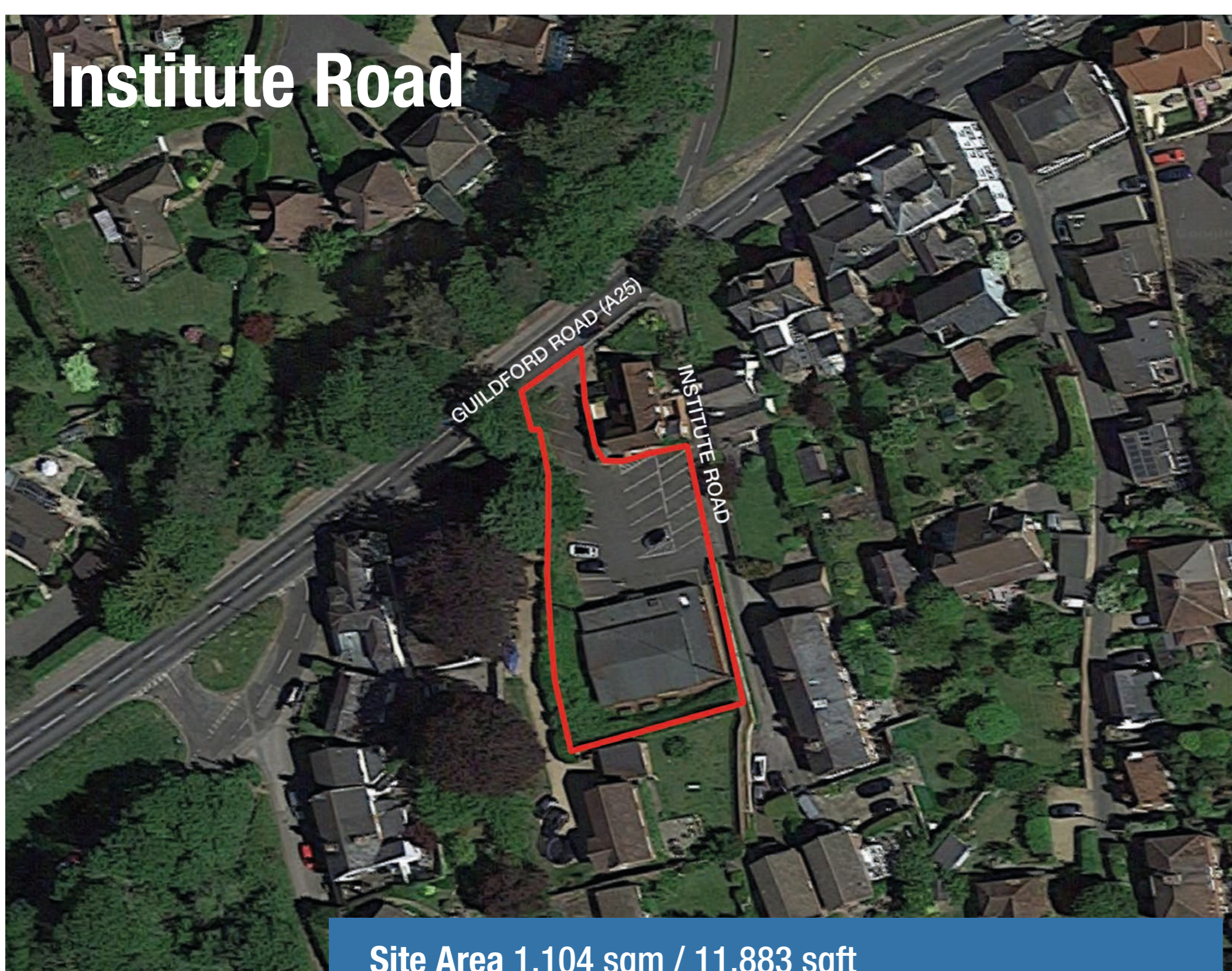


- the two sites owned by  
Westcott Village Hall Trust



— Westcott Village Hall Trust Land Ownership Boundary

## Existing Westcott Village Hall Site



### Institute Road

Site Area 1,104 sqm / 11,883 sqft  
Existing Building Footprint 246 sqm / 2,648 sqft  
Existing Car Parking 21 spaces  
Existing Building Built 1966-7

## The Former Hut Site

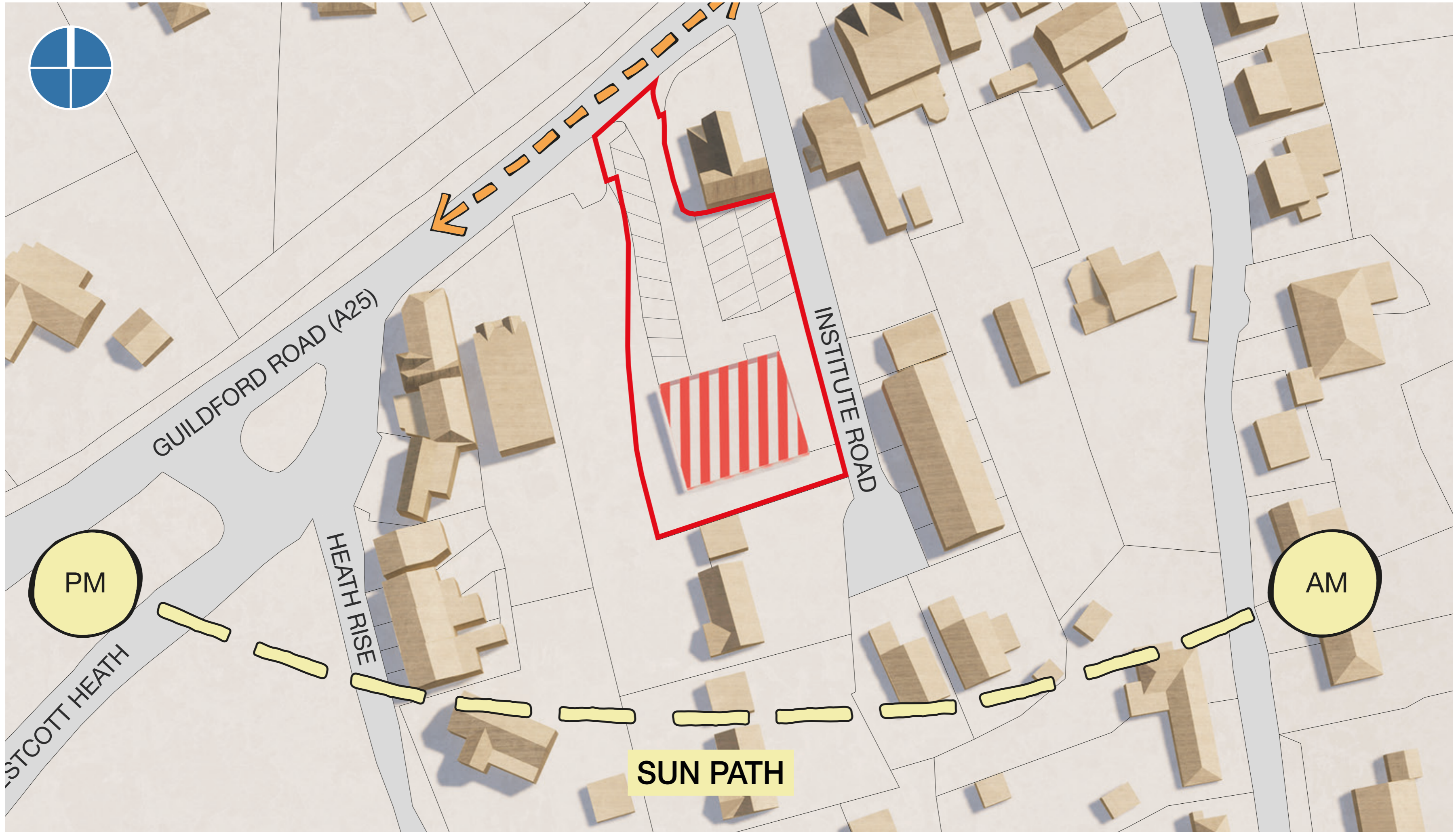


### Furlong Road

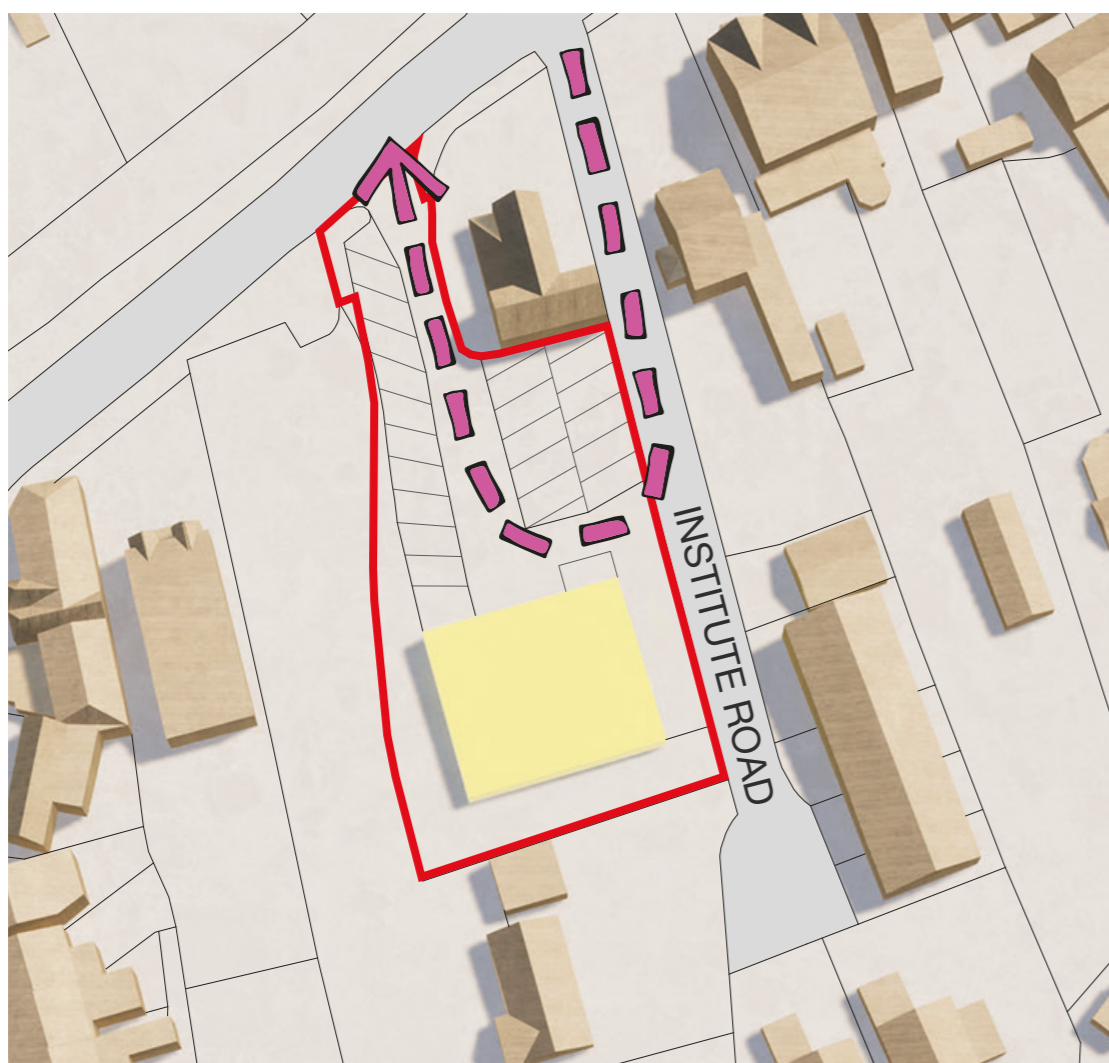
Site Area 1,994 sqm / 21,463 sqft  
Existing Building(s) Footprint 775 sqm / 8,342 sqft  
Existing Car Parking No spaces - on street parking only  
Existing Building Built 1959

# SITE CONSIDERATIONS

— Westcott Village Hall Trust Land Ownership Boundary



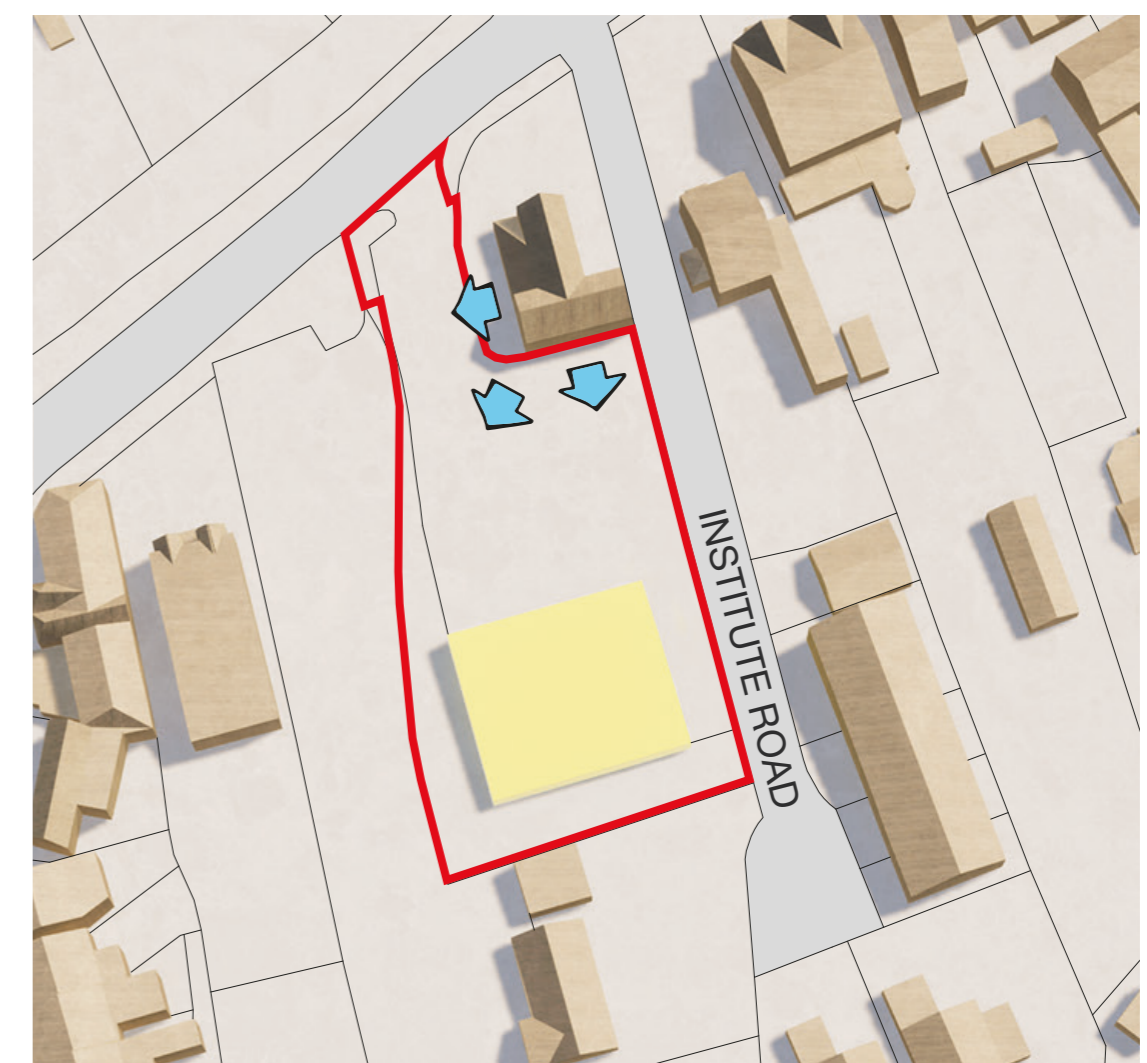
A - Guildford Road, main road through the village. The Reading Room building to be demolished.



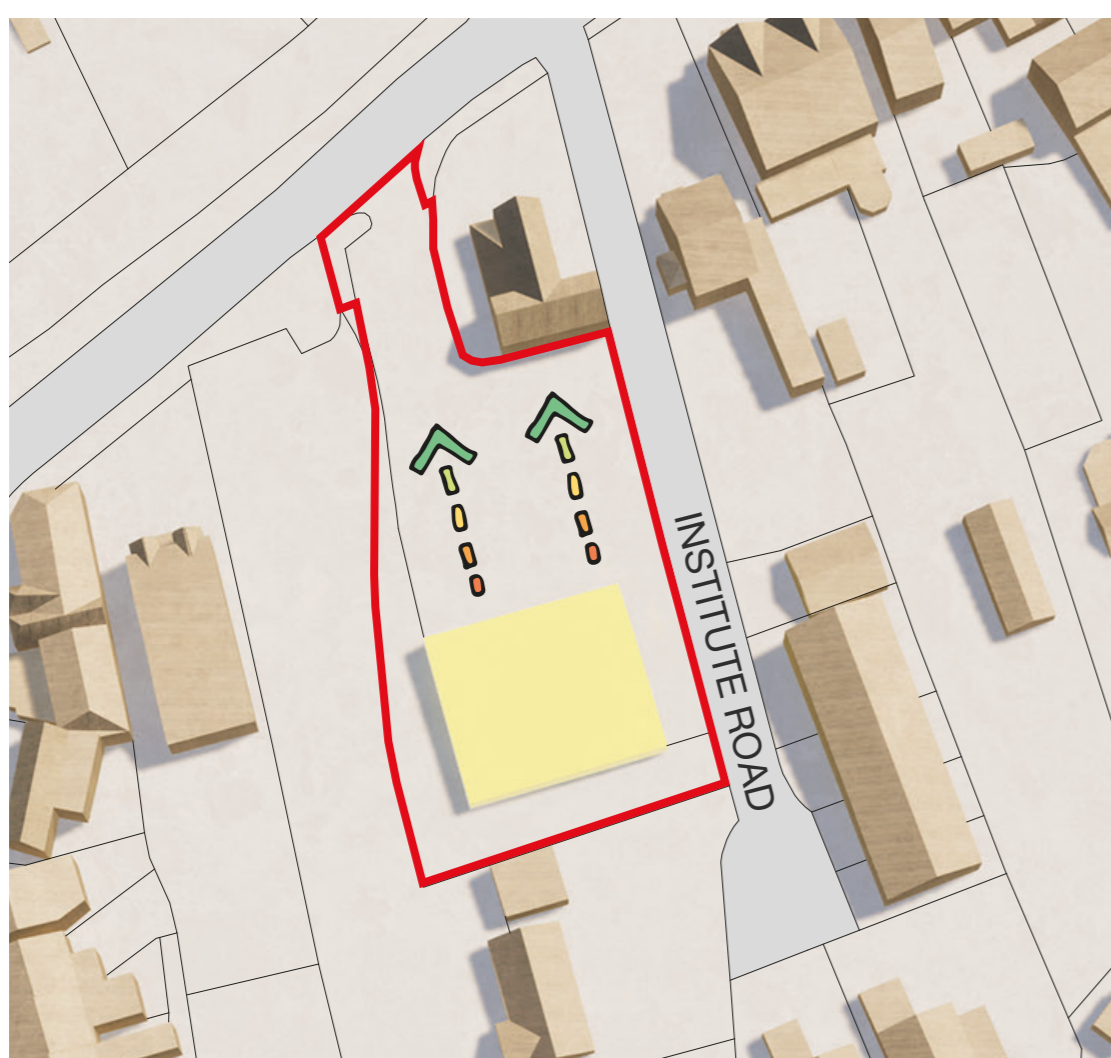
B - Site entrance & exit.



C - General proximity to neighbouring houses.



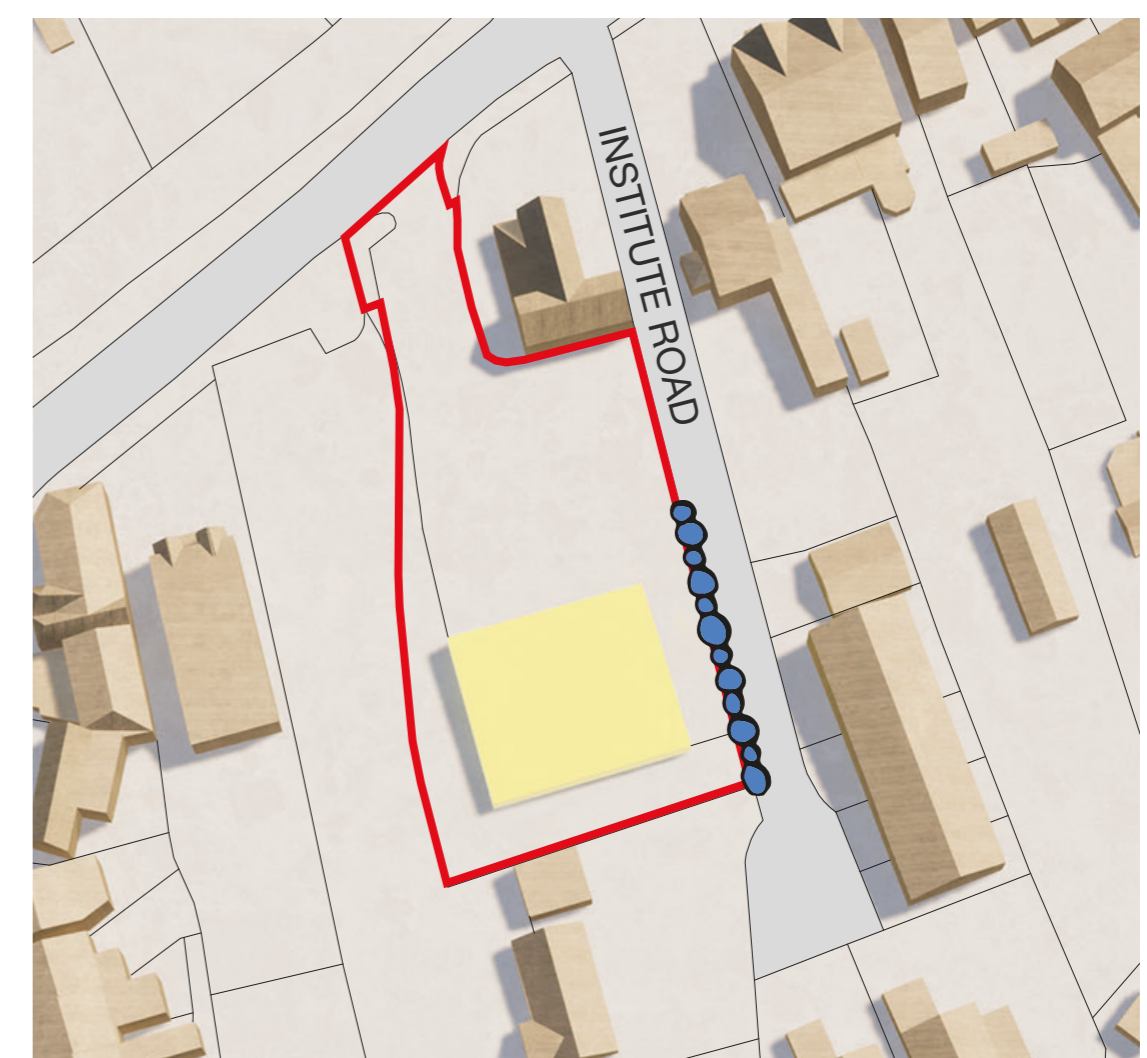
D - Overlooking from the entrance house (Draycote).



E - Direction of fall across the site.



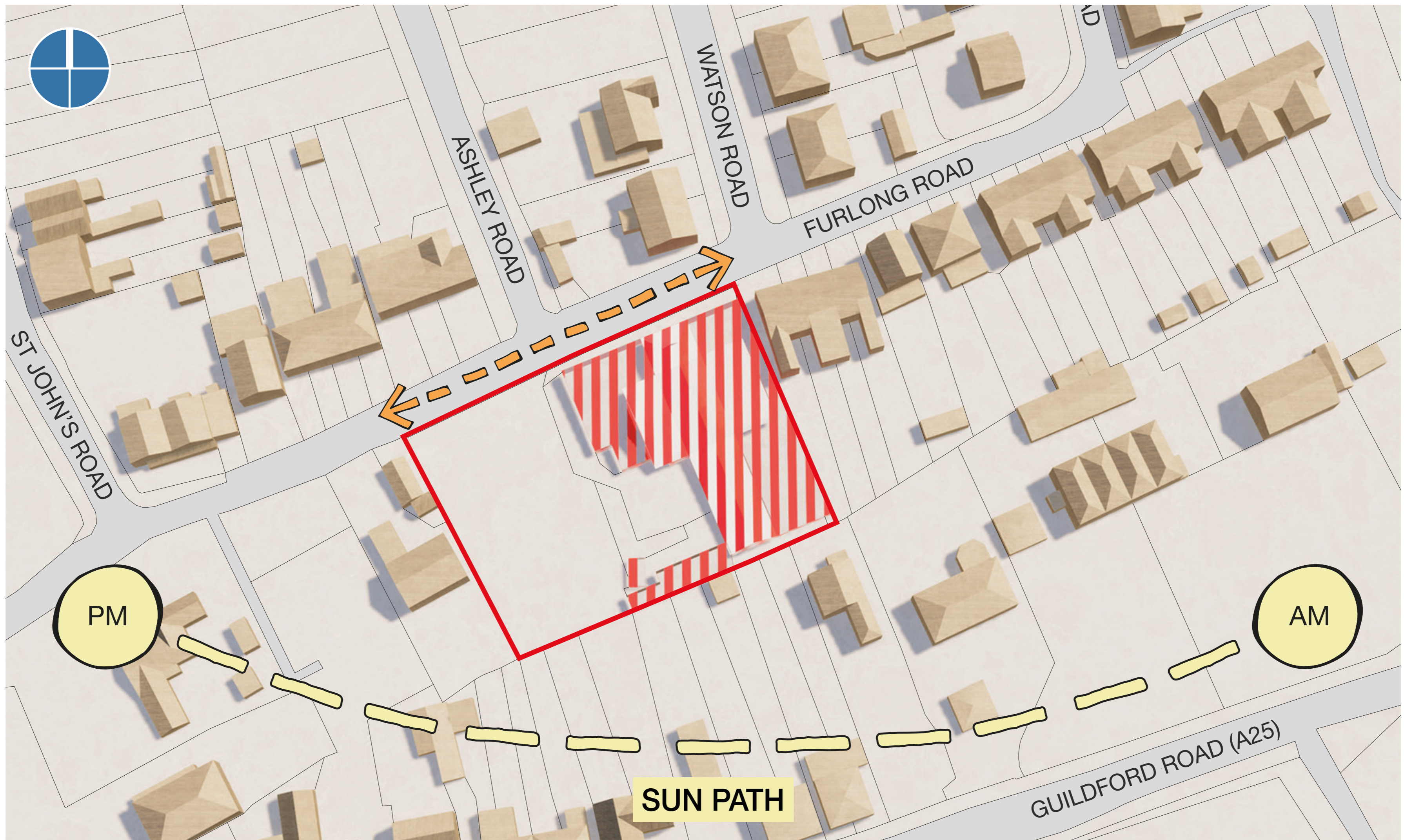
F - Existing trees & bushes.



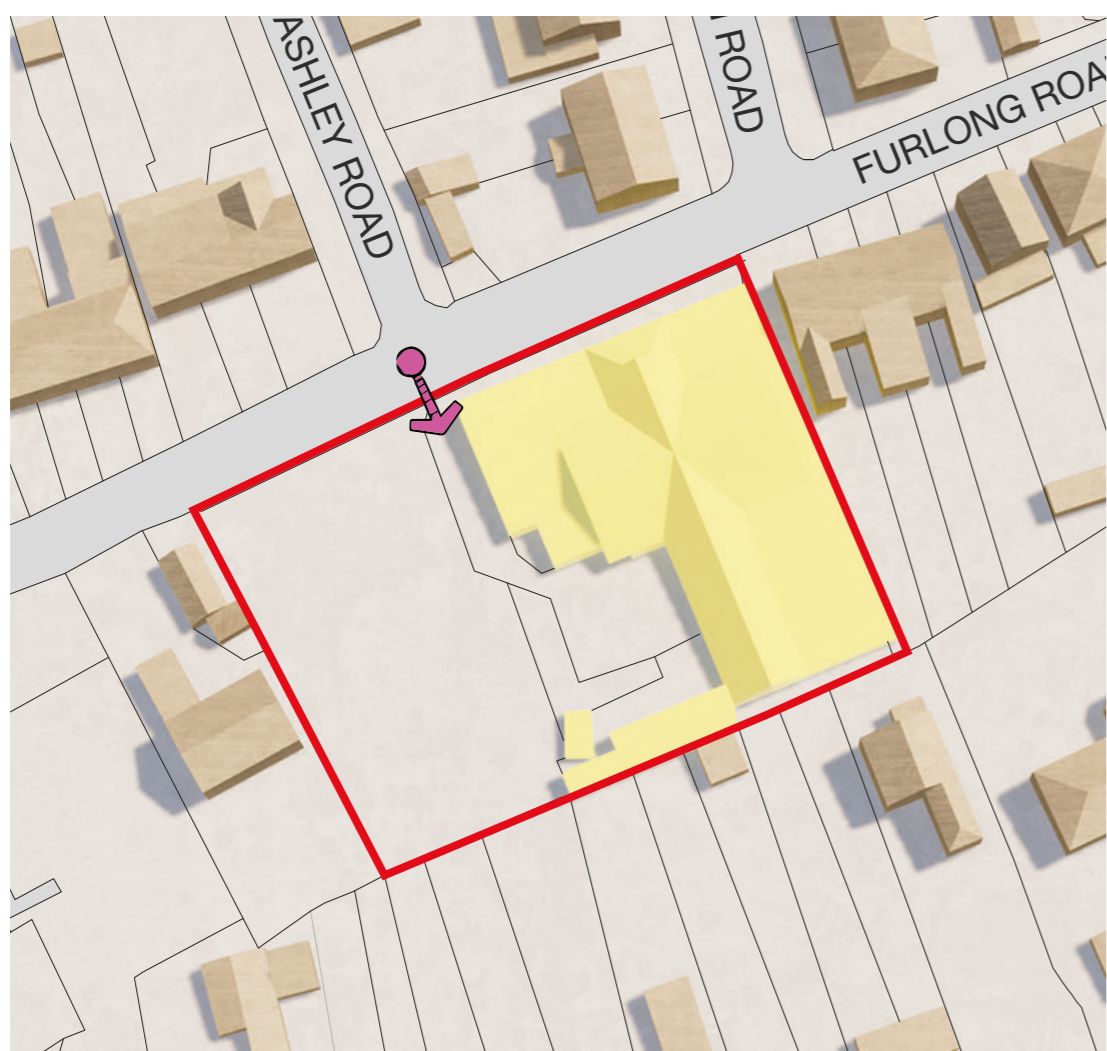
G - Existing wall (flint & brick).

# SITE CONSIDERATIONS

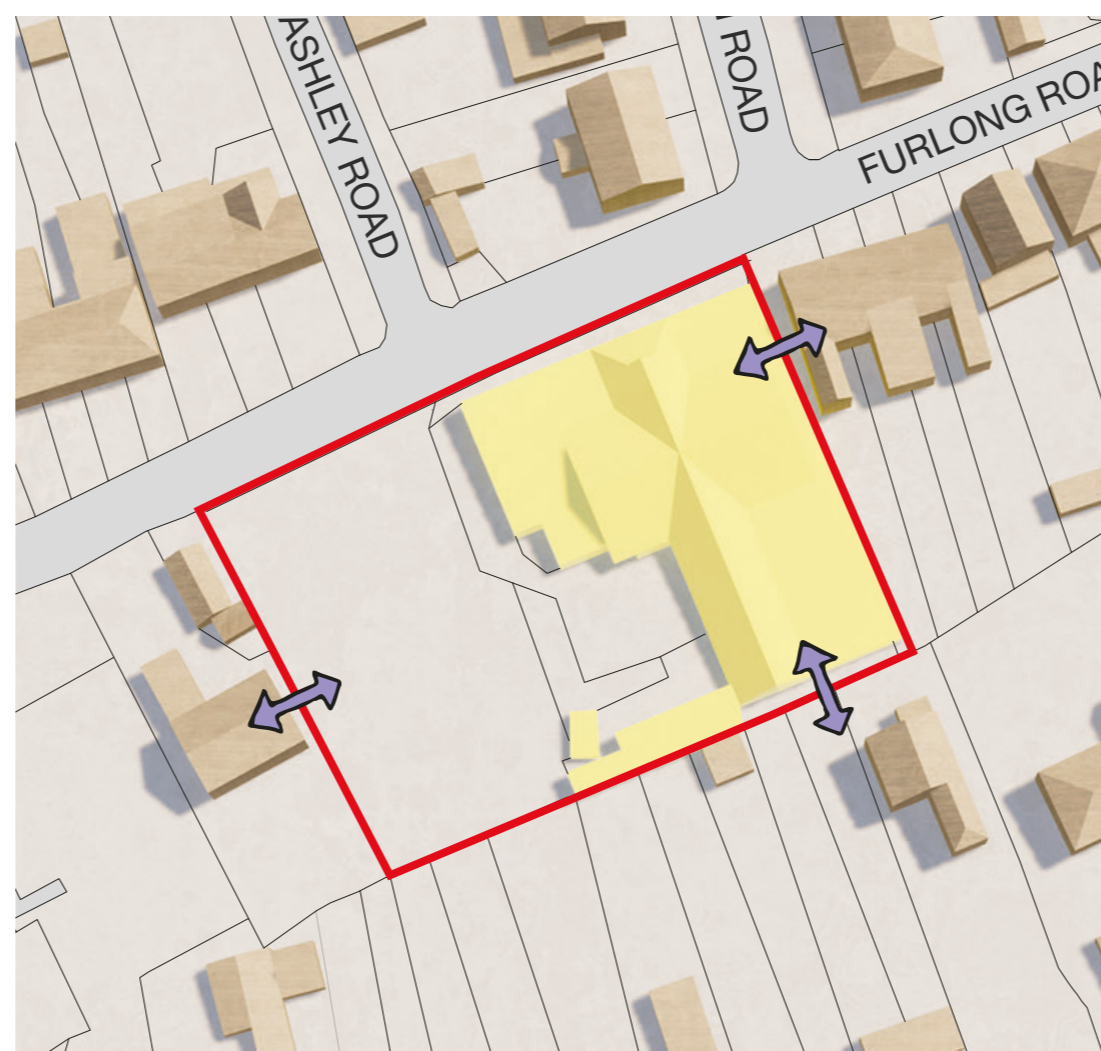
— Westcott Village Hall Trust Land Ownership Boundary



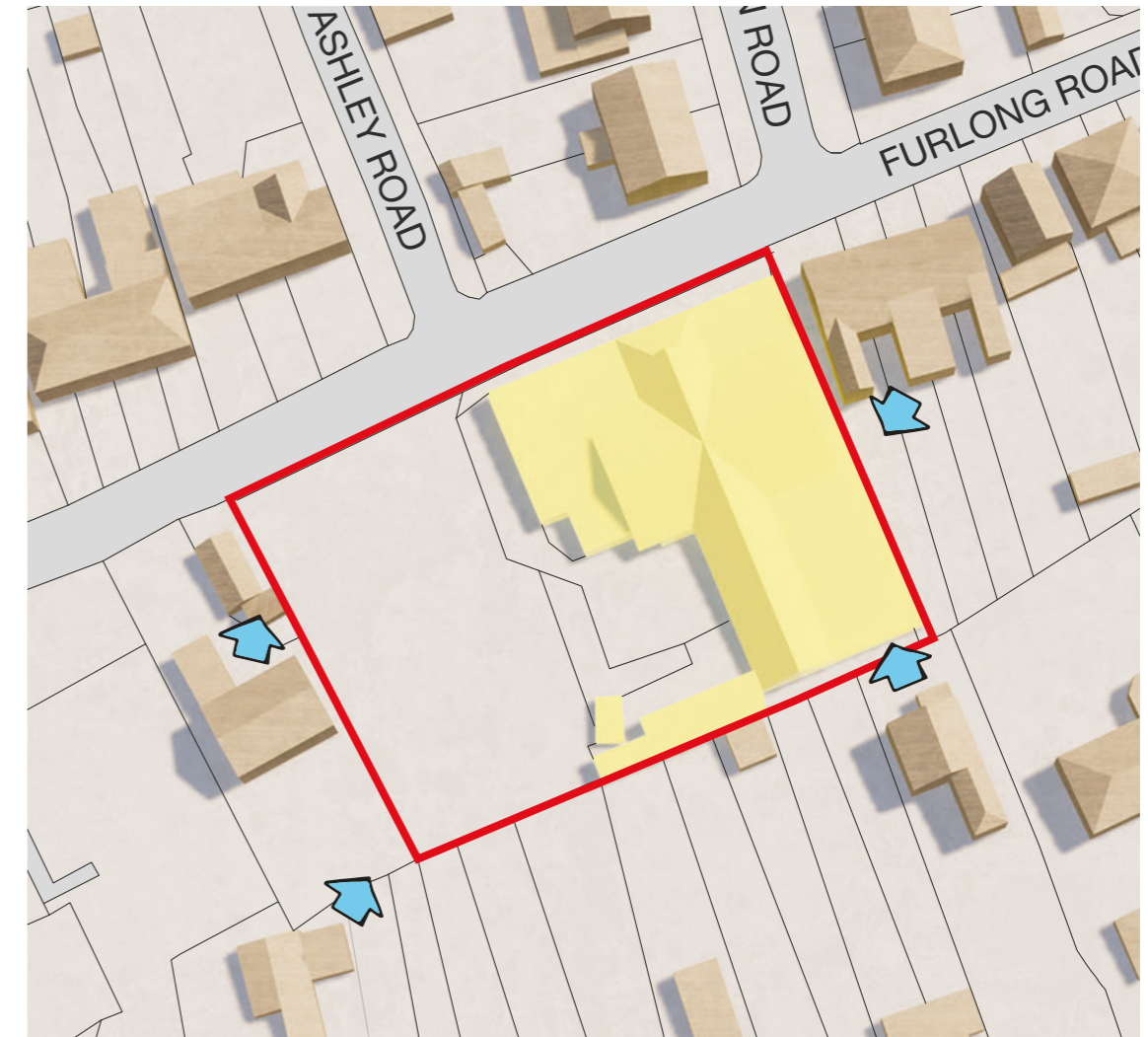
A - Street frontage. The Hut building to be demolished.



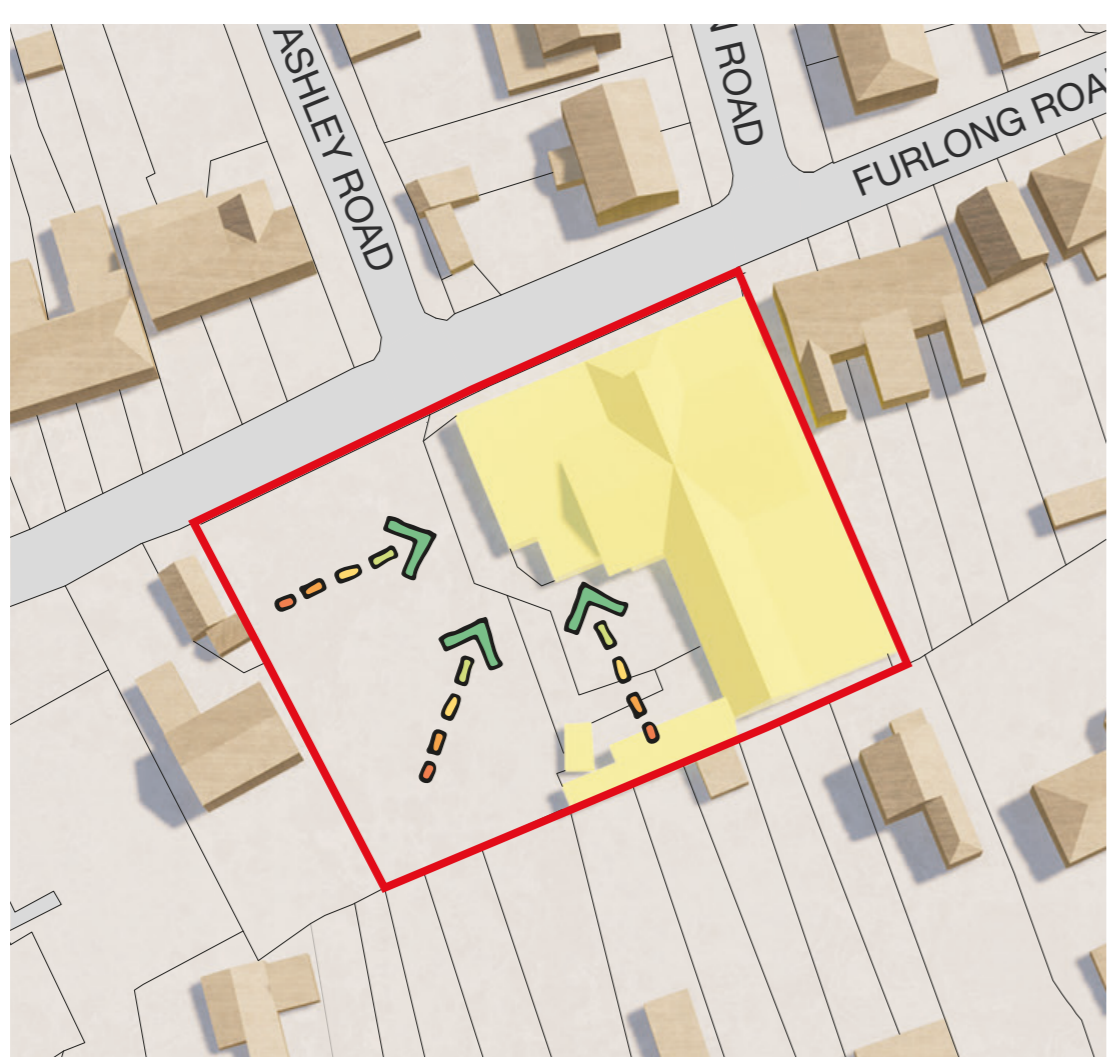
B - Existing site entrance for pedestrians.



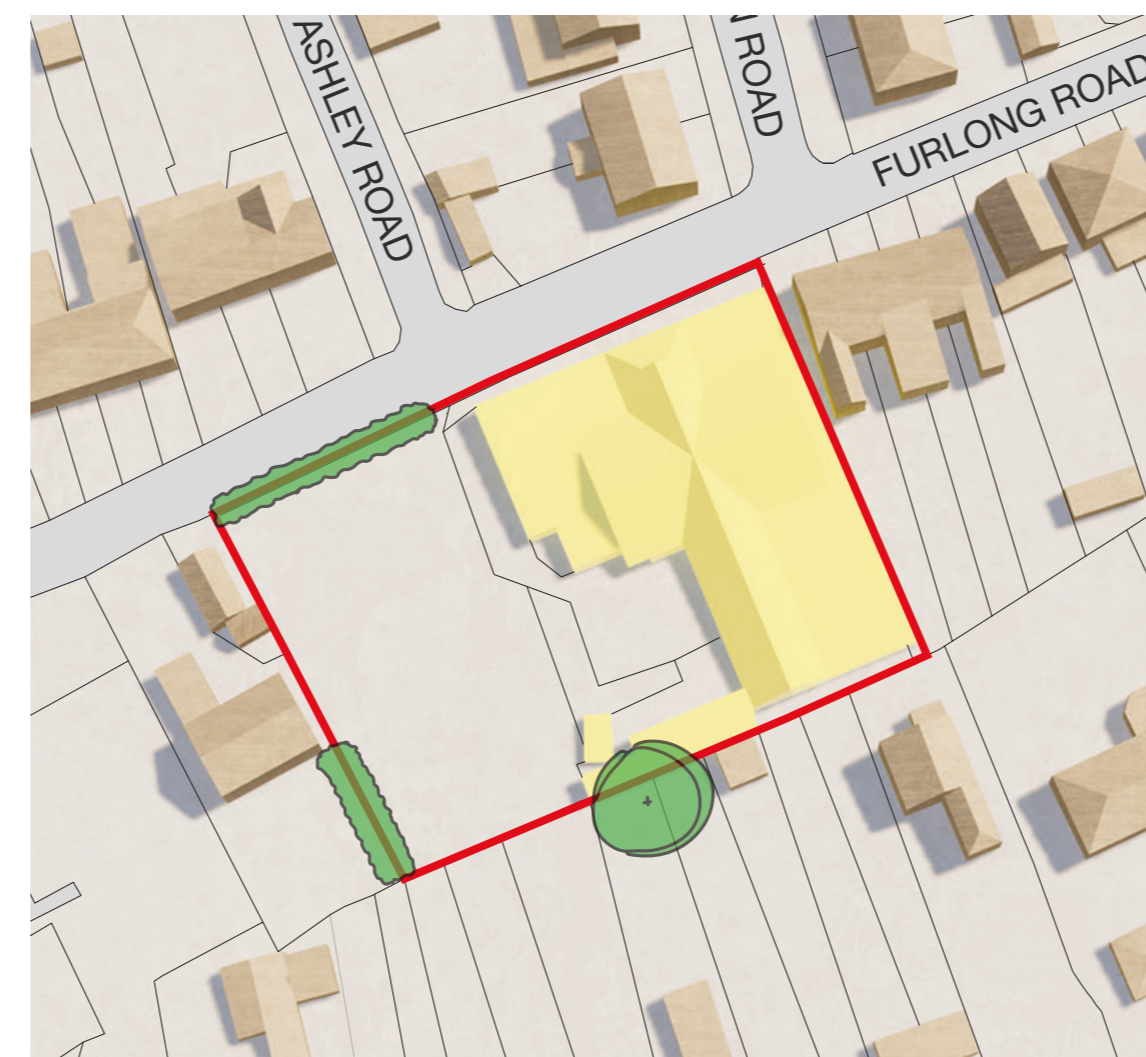
C - General proximity to neighbouring house.



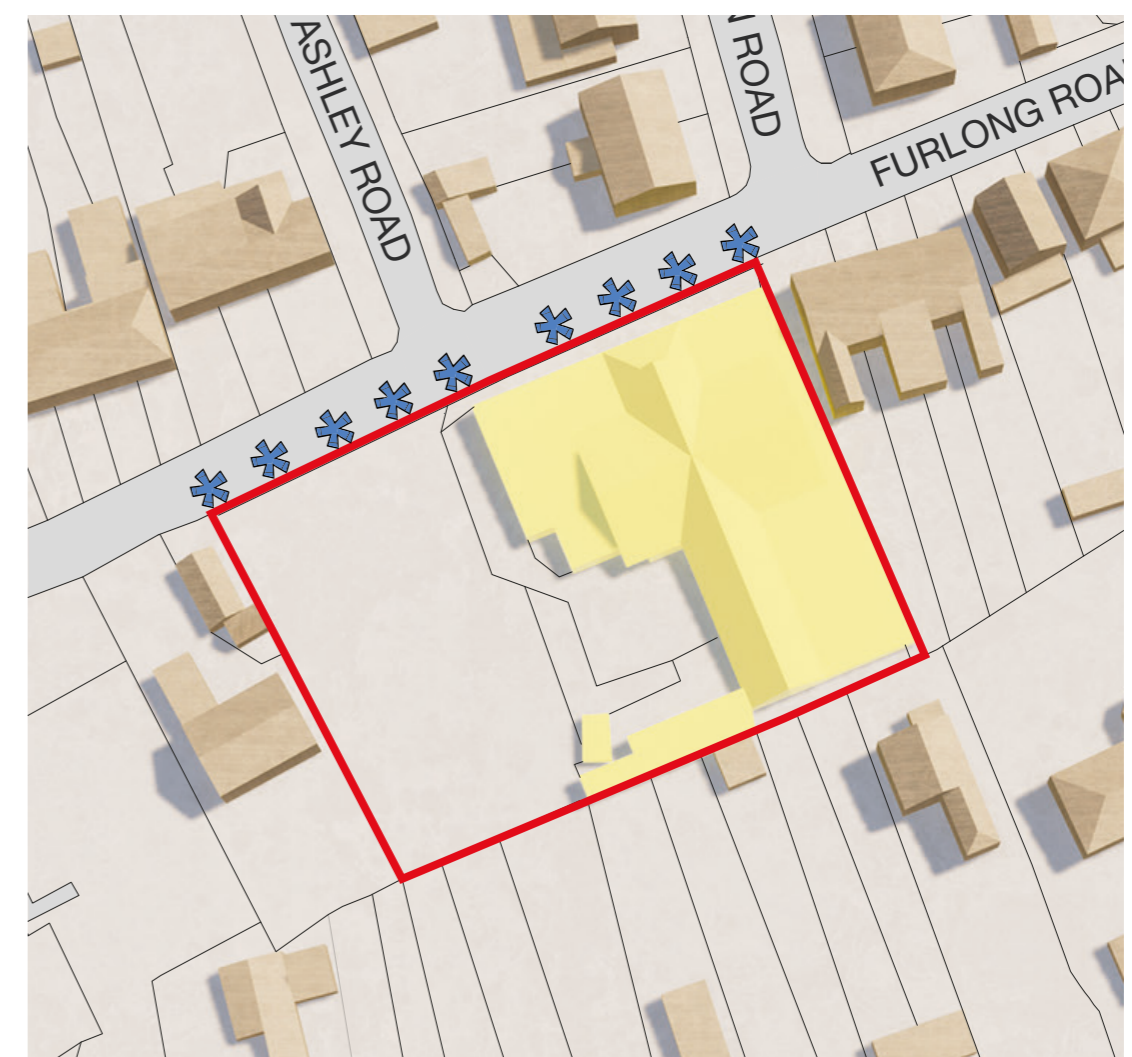
D - Overlooking from neighbouring house.



E - Direction of fall across the site.



F - Existing trees & bushes.



G - Existing on-street parking.

# OPTION A

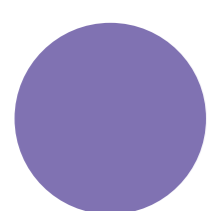
## INSTITUTE ROAD



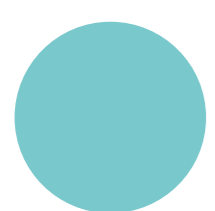
### Four family homes in an informal layout



#### Summary



2 x Four-Bedroom Semi-Detached Homes.  
2 x Car parking spaces per home.



2 x Three Bedroom Semi-Detached Homes.  
2 x Car parking spaces per home.

#### Features

- Partially retained flint & brick wall.
- South & west facing gardens.
- Existing access points retained.
- 2-storey homes.
- 2 carparking spaces per home.
- Existing Draycote parking arrangement retained.

# OPTION B

## INSTITUTE ROAD



### Four family homes fronting Institute Road



#### Summary

- 2 x Four-Bedroom Semi-Detached Homes.  
2 x Car parking spaces per home.
- 2 x Four-Bedroom Detached Homes.  
2 x Car parking spaces per home.

#### Features

- Completes the street scene on Institute Road.
- Single access point via Institute Road.
- Introduction of layby/passing place.
- 2.5 storey homes.
- 2 carparking spaces per home.
- Existing Draycote parking arrangement retained.

# OPTION C

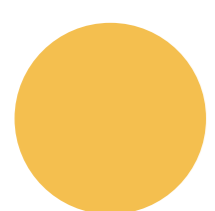
## INSTITUTE ROAD



### Replacement Community Centre and dedicated parking



#### Summary



1 x Community Centre, 300sqm (3,200sqft).

23 x Car parking spaces.

#### Features

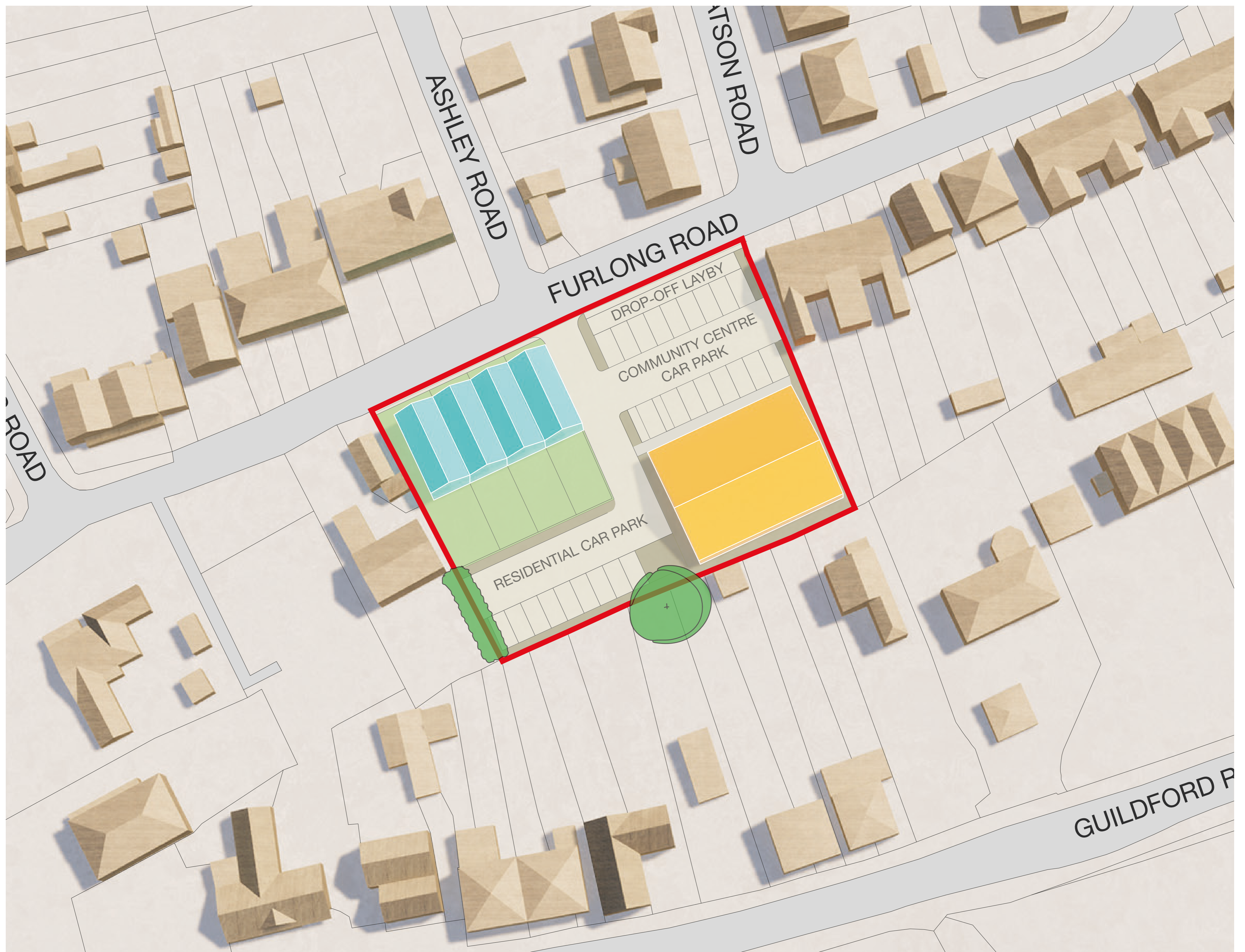
- New single storey Community Centre replaces the Reading Room on a similar footprint.
- All parking and access arrangements retained.
- Flint & brick wall retained.

# OPTION A

## FURLONG ROAD



### Community Centre, eastern side



#### Summary

1 x Community Centre, 300sqm (3,200sqft).  
17 x Car parking spaces.

4 x Three Bedroom Terraced Homes.  
2 x Car parking spaces per home.

#### Features

- New single storey Community Centre on the eastern side of the site.
- Four two-storey terraced homes with private car parking courtyard, 2 per home & a visitor's space.
- Community Centre car parking courtyard of 17 spaces.
- Furlong Road on-street parking retained, but reduced to provide a drop-off layby.

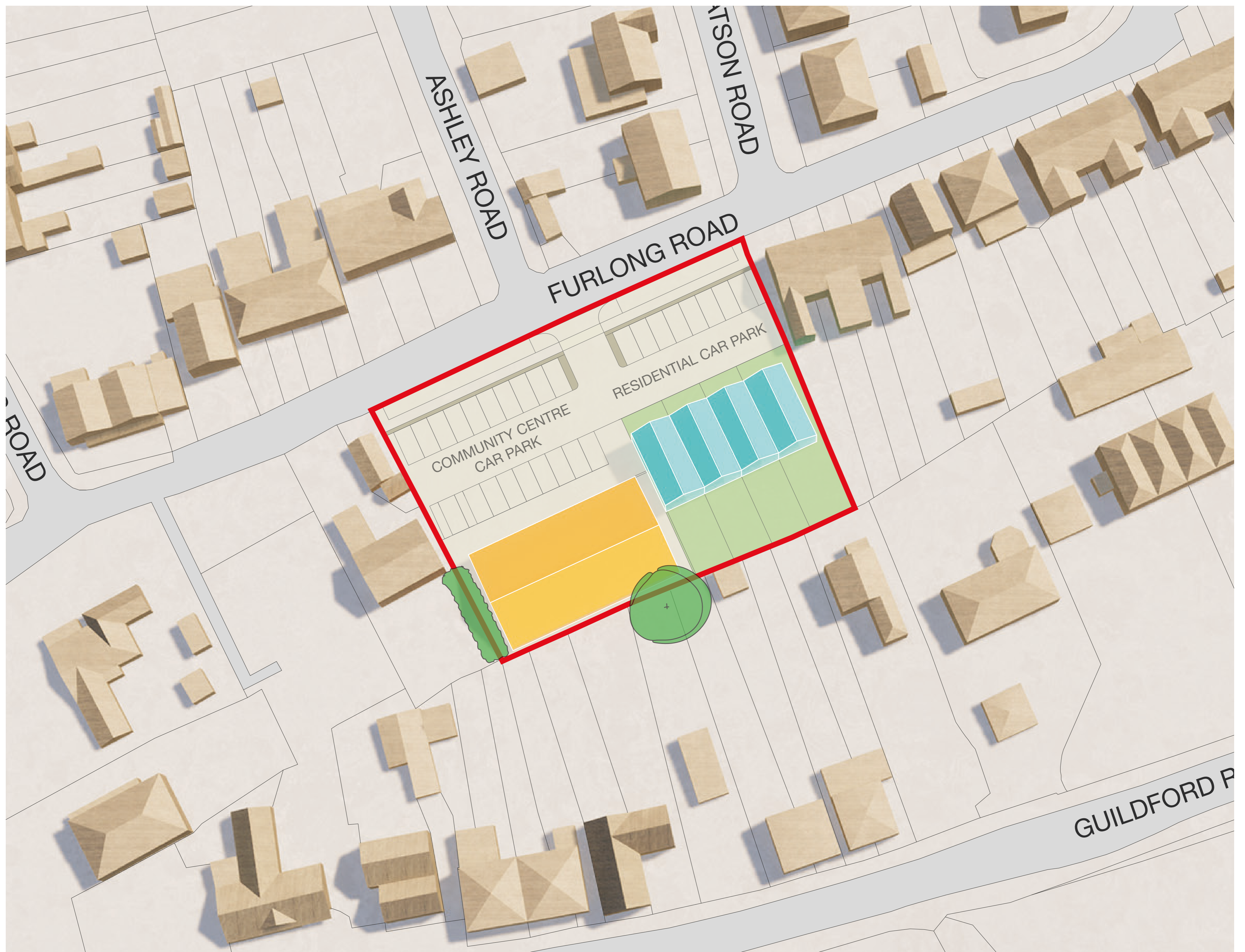


# OPTION B


## FURLONG ROAD




### Community Centre, western side



#### Summary

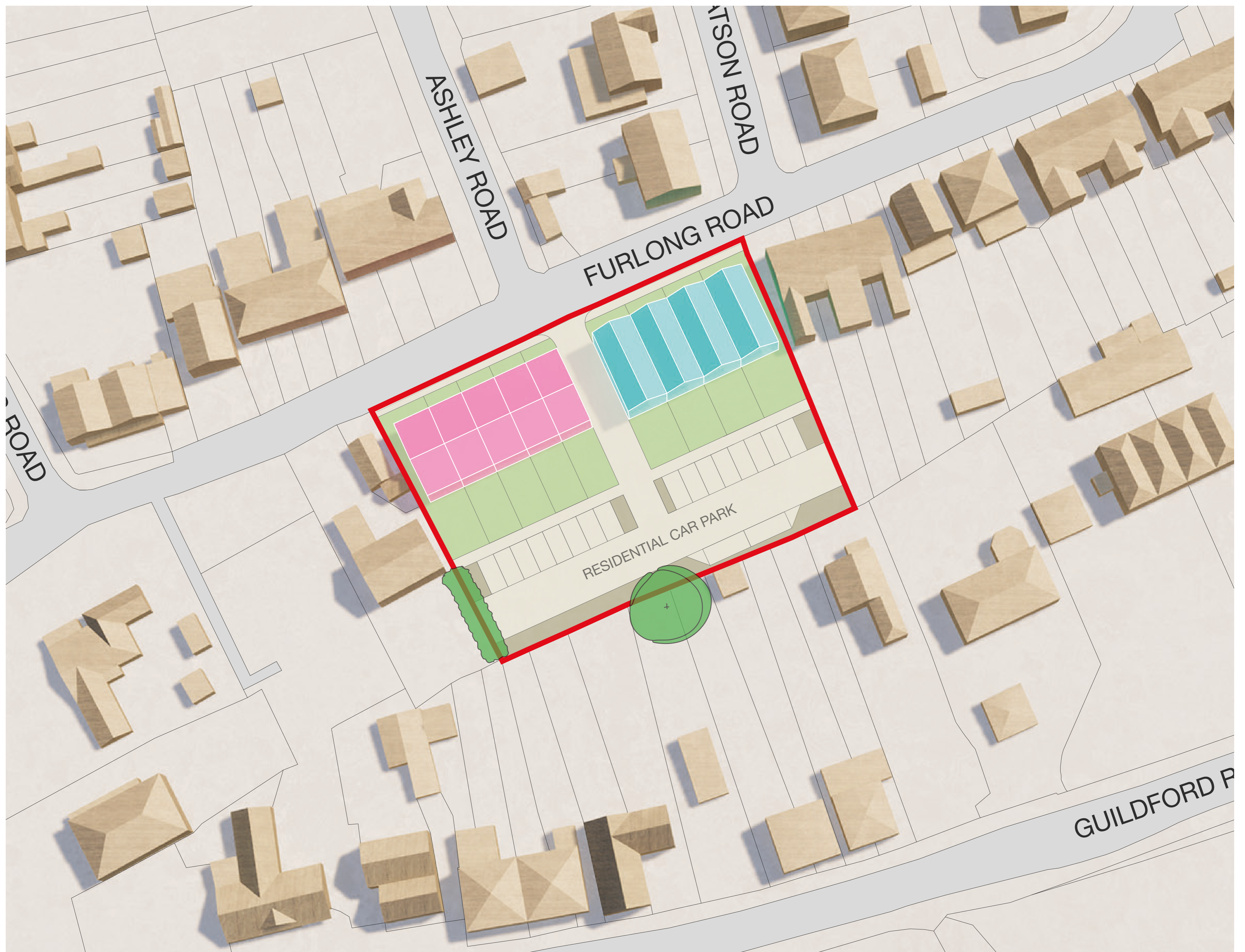
 1 x Community Centre, 300sqm (3,200sqft).  
19 x Car parking spaces.

 4 x Three Bedroom Terraced Homes.  
2 x Car parking spaces per home.

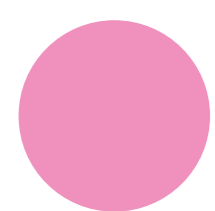
#### Features

- New single storey Community Centre on western side of the site.
- Four two-storey terraced homes with private car parking courtyard, 2 per home.
- Car parking courtyard for Community Centre of 19 spaces.
- Potential for the majority of on-street parking along Furlong Road to be retained and set back within the site to allow the flow of two-way traffic.

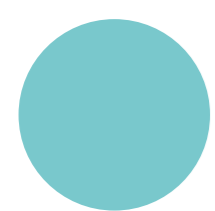
### Terrace of nine homes



#### Summary



5 x Two Bedroom Terraced Homes  
2 x Car parking spaces per home.



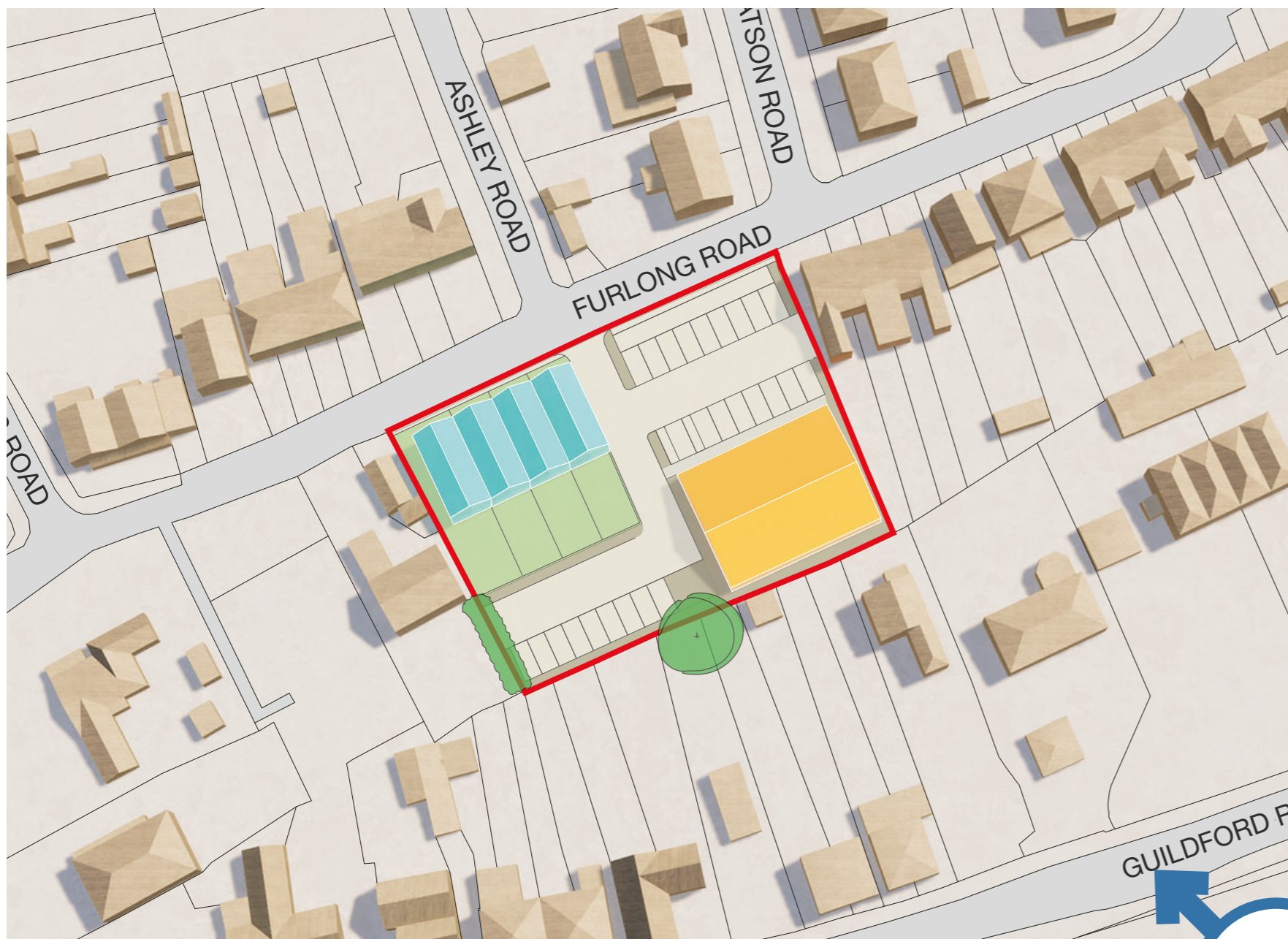
4 x Three Bedroom Terraced Homes  
2 x Car parking spaces per home.

#### Features

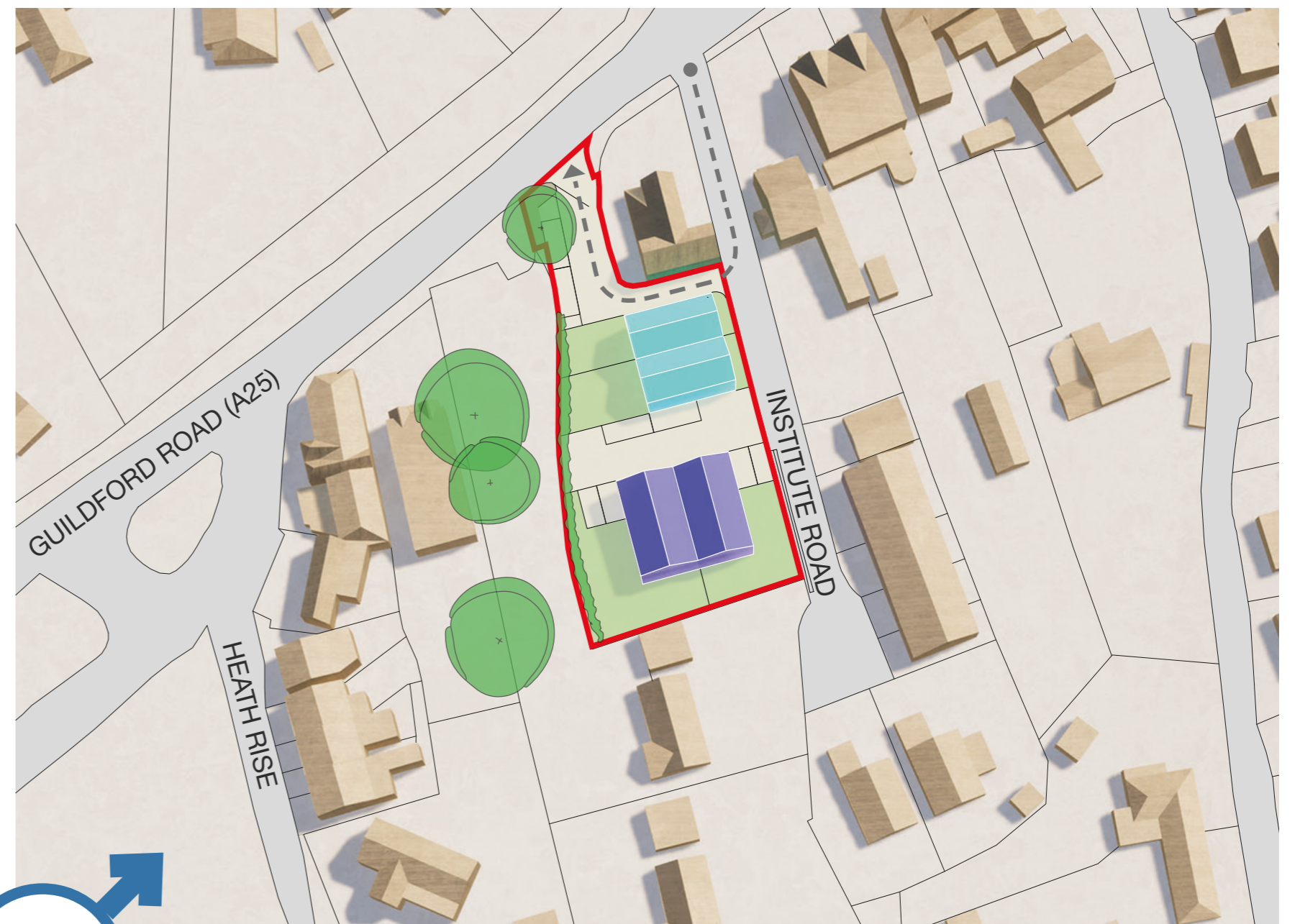
- Terrace of nine two-storey houses completes the Furlong Road street scene.
- Car parking courtyard at the rear of the site.
- Footpath along entire site frontage.
- Potential for the majority of Furlong Road on-street parking to be retained.

## POTENTIAL SCHEME COMBINATIONS

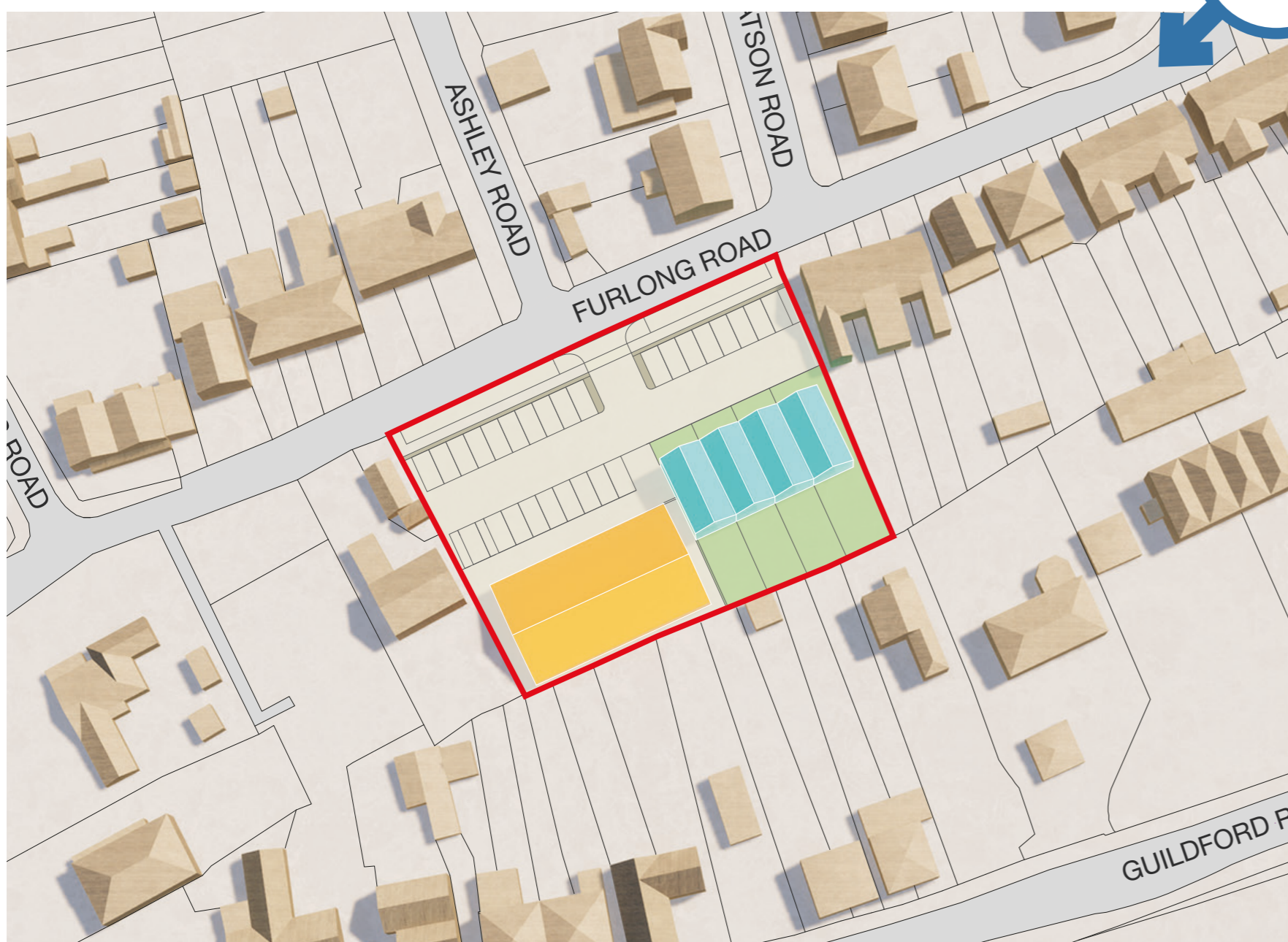
### Community Centre at Furlong Road



Option A - Community Centre, eastern side.



Option A - informal layout.



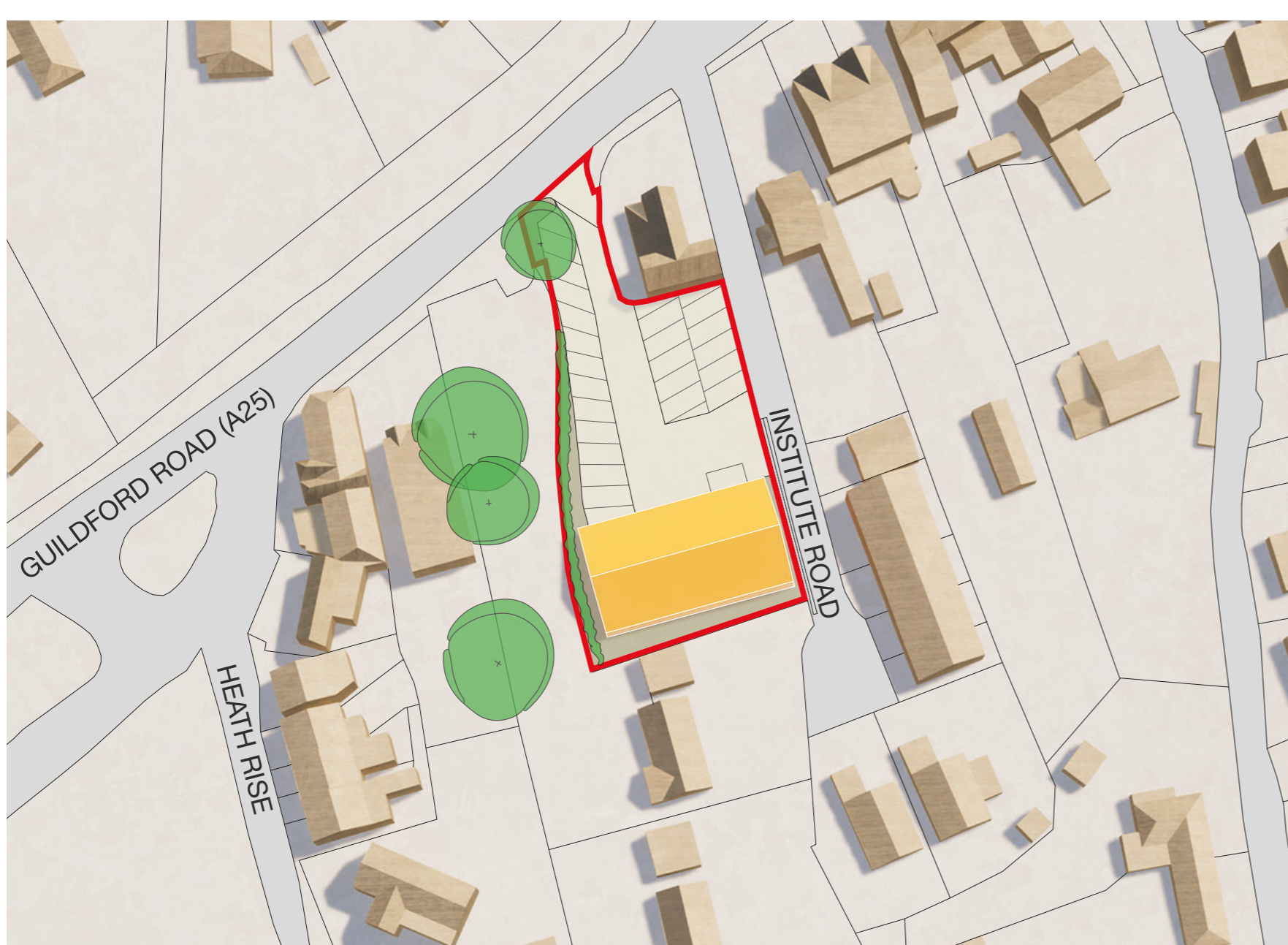
Option B - Community Centre, western side.



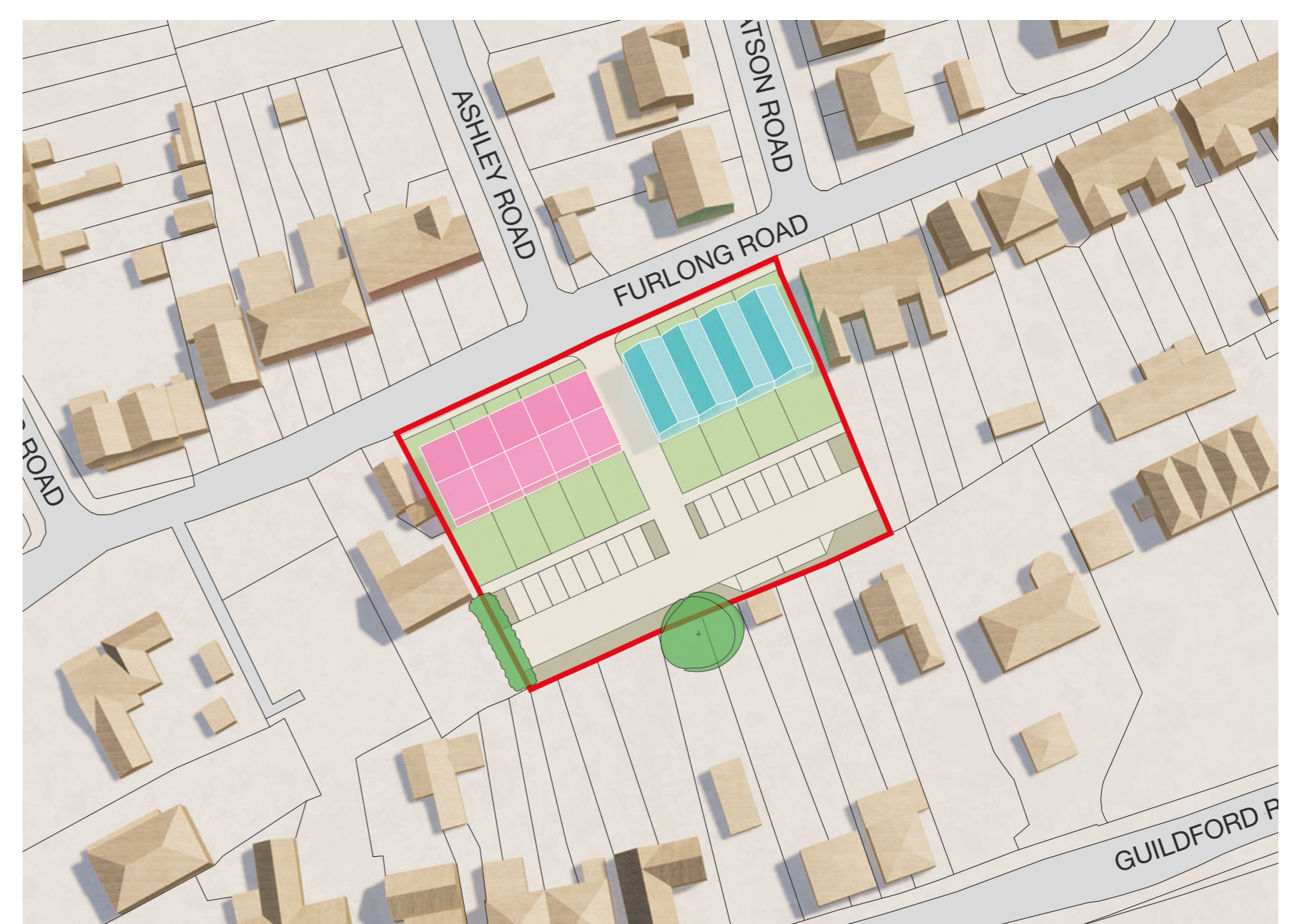
Option B - Fronting Institute Road.



### Community Centre at Institute Road



Option C - Community Centre, western side.



Option C - Fronting Institute Road.



# NEXT STEPS



*on our path towards a new Community Centre for Westcott.*

## YOUR VIEWS

Please feel free to ask us any questions and we look forward to receiving your views and comments.

Complete the survey via the QR Code or link below, ask one of the team to assist you, or fill in a paper survey, available on request.



<https://www.westcottvillagehall.com/>

## NEXT STEPS

**November 2023**

Summarising your views and comments

A report will be prepared summarising the feedback received. This will enable the Trustees to decide which option to take forward.

**December 2023**

Pre-application meeting with Mole Valley District Council

Before committing to the time and expenditure of the full planning application we will meet with MVDC to discuss the village's preferred option. The objective will be to address any early concerns they share with us.

**February 2024**

Village Consultation

We plan to share the final draft planning application for comment prior to submission.

**March 2024**

Planning Application

Submit Planning Application for consideration by Mole Valley District Council.

**Delivery**

On receipt of planning consent the Trustees will run a process to select a developer and/ or contractor to build the scheme.

## THANK YOU

*Thank you from the Westcott Village Hall Trustees.*