

East Meon Village Hall

In accordance with your instructions issued on behalf of the Committee of the East Meon Village Hall, we have inspected both the present premises and the proposed site together with the appropriate plans and report as follows:-

1. The existing Hall and Cottage

Description - The Village Hall is situated just off the main street of the popular village of East Meon which lies in a fold of the downs some 4 miles to the south west of Petersfield.

The site has a frontage to the village street of about 74'6" and a depth of 90' before narrowing down to a width of about 23'6" with an additional depth of about 50'.

Buildings

The site is at present occupied by the Village Hall and the caretakers cottage which comprise the following:-

The Cottage

A detached Victorian brick dwelling with slated roof and immediately abutting the road. It contains 4 bedrooms, 2 reception rooms, kitchen and bathroom. It is generally in only average condition with some roof defects and some rising damp. It would not, in our opinion be possible to retain this cottage and redevelop the remainder as it is sited on a dangerous corner and sight lines would present a fundamental planning problem.

The Hall

To the rear is the Village Hall. Erected, we understand in about 1837, it is of corrugated iron construction both as to roof and walls with the interior match board lined. The ceilings are lofty and the whole building is both unattractive and expensive to maintain. It contains:-

Main Hall, 48'9" x 24' including stage, with oil heater. Games Room 1 20' x 24' with oil heater. Games Room 2 22'6" x 19'6". Store. Undercover lean-to. Kitchen with quarry tiled floor, sink and store adjacent. Male and female W.C.'s.

The general condition is poor with much rusting of corrugated iron which will need replacing in due course, rotting cills and a general air of dilapidation.

In valuing the present Hall and Cottage we are mindful of the fact that the Hall is very old and it would be hard to justify any change of use appropriate to a village community. We value without taking any account of a planning consent under this heading. We therefore value the cottage, hall and site in its present condition in the sum of £11,500 (Eleven Thousand Five Hundred Pounds) with possession. The majority of this value is attributable to the cottage.

Services

Main water, drainage and electricity.

Valuation with Planning Consent for redevelopment

Plans (dated 23.11.72.) have been prepared for demolition of the cottage and hall replacing them with four dwellings. We have seen these plans and they show the following.

Three town-houses in the Georgian style and each containing:-

Lobby, Sitting Room, Living Room/ Kitchen with 3 bedrooms and bathroom above. The internal area of each of these units is approximately 900 sq. feet on two floors. Attached and to the East is a further dwelling with Living Room and Kitchen on the ground floor and with 3 bedrooms, bathroom and Sitting Room on the first floor. The layout of this unit allows for a garage access way to pass beneath the upper floor, with 4 garages at the rear. Each unit has a small garden.

We have spoken to the Planning Authority and they are of the informal opinion that a density of 4 units is acceptable. At the present time however, because of the character of the village, the Architects Panel is seeking to change certain design matter and it will be a while before these matters are agreed. We doubt, however if density will be affected.

On the basis that 4 dwellings similar to those shown on the plan are permitted we value the site with consent in the minimum sum of £24,000 (Twenty Four Thousand Pounds).

Demand for such sites is strong and the only method of sale we could recommend would be by Public Auction.

2. The Site for the New Hall

This is situated in Workhouse Lane about 150 yards from the present Hall. It abuts open countryside and is part of a field adjacent to a dwelling to the east and with cottages opposite.

It is intended to acquire a site with a frontage of some 132' and a depth of some 330' giving a total area of about 1 acre.

A price of £3,500 has been agreed plus costs and we are of the opinion that this is a fair price to pay for one acre on the village outskirts for this particular purpose. We consider it to be eminently suitable for a Village Hall as it fulfils what we would regard as two fundamental necessities:-

- a) a convenient location close to the village centre
- b) it is of a size suitable for the development of a hall, car parking with space for recreational facilities.

The New Building

We have inspected the plans (dated January 1973) and they comprise:-

Main Hall measuring some 67' x 26' with a height to eaves of 11' and to ridge some 13'6"; a stage is incorporated. This part has a pitched roof and adjacent are further rooms, under a flat roof containing entrance porch and hallway; Club Room 20' x 21' with cupboard; Kitchen 20' x 9' we assume with usual fittings; Changing Room 10' x 14'; Committee Room 15' x 8'; also included are male and female W.C.'s and a boiler room for an oil fired boiler. The total superficial area is some 3,270 square feet. The construction is to be brick with aluminium sheet and iron roof, asphalt over the flat roof. The building is set back some 120' and is to be approached by a driveway to parking spaces at the rear for 30 cars. The cost of construction is estimated at £32,000 at current prices ruling and this figure has been confirmed by the architects.

We should be happy to provide you with any additional information you may require.

For Mr. Whiteheads
Whiteheads

Whiteheads