

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 6 January 2020

Portfolio:	Leisure and Community
Subject:	Remodelled Ferneham Hall Planning Application
Report of:	Director of Leisure and Community
Corporate Priorities:	Leisure Opportunities for Health and Fun

Purpose:

To seek approval for the detailed designs to be submitted as part of the planning application for the remodelled Ferneham Hall.

Executive summary:

The concept design (Appendix A) and budget cost for the remodelling of Ferneham Hall and the preferred operator for the new community arts venue were agreed by the Executive on 26 September.

Overseen by the Ferneham Hall Project Member Working Group, the development of a design that best matches the Council's agreed vision has rapidly progressed.

Following extensive work, a detailed design to be submitted as part of a planning application was approved by the Member Working Group on 3 December 2019.

The Leisure and Community Scrutiny Panel commented on the designs on 16 December 2019.

The proposed detailed external design (Appendix B) is presented for approval. Work is ongoing on some of the technical aspects of the design. Therefore, there may be minor alterations to this design ahead of its submission as part of the planning application.

If approved, the design, potentially subject to minor alterations, will be submitted as part of a planning application later in January 2020. The estimated determination date will be in March 2020, following a period of public consultation.

Recommendation/Recommended Option:

It is recommended that the Executive:

- (a) considers the comments of the Leisure and Community Scrutiny Panel;
and
- (b) approves the principle of the detailed design for the remodelled Ferneham Hall, as outlined in Appendix B to the report, and that this, including any minor alterations be submitted as part of a planning application.

Reason:

To enable work to progress on the project to remodel Ferneham Hall into a new community and arts entertainment venue.

Cost of proposals:

The budget cost of the project is £12.35m to be funded by current and future CIL receipts was approved at the 26 September Executive.

Appendices:

A: Concept Designs
B: Top Level Designs

Background papers:**Reference papers:**

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Executive Briefing Paper

Date:	6 January 2020
Subject:	Remodelled Ferneham Hall Planning Application
Briefing by:	Director of Leisure and Community
Portfolio:	Leisure and Community

INTRODUCTION

1. This report provides an update of the Ferneham Hall remodelling project and then seeks approval for the detailed external designs to be submitted as part of a planning application.

PROJECT UPDATE

2. The concept design and budget cost for the remodelling of Ferneham Hall and the preferred operator for the new community arts venue were agreed by the Executive on 26 September 2019. Overseen by the Ferneham Hall Project Member Working Group, work on design preparation has rapidly progressed.
3. In October 2019, following a formal tender process, BH Live was appointed to manage the operation of the new venue. BH Live are an experienced theatre operator and are now working closely with officers to create a diverse and attractive programme, as well as providing input into the ongoing planning.
4. The Council's HR Team have continued to work closely with employees of Ferneham Hall to support them in finding new positions and to identify suitable redeployment opportunities within the Council wherever possible.
5. The final show at Ferneham Hall took place on 5 January. Decommissioning the building in preparation for the remodelling works will begin shortly.
6. The development of the tender documentation including the specification for the procurement of a construction contractor is also progressing well. In addition, the potential for incorporating low or zero carbon (LCZ) technologies such as photovoltaic panels (solar panels) is being explored fully, with the aim of helping the Council achieve its aim of becoming carbon neutral by 2030.

DEVELOPING THE TOP LEVEL DESIGN

7. One of the key areas of work has been the creation of a design that best matches the

Council's ambitious vision for the new venue, namely:

- A main auditorium with around 800 seats
 - Improved stage and backstage areas
 - A flexible smaller secondary performance space of 100 seats
 - A flexible studio space
 - Community rooms/space for hire
8. This required the design team to work closely with officers and members as well as BH Live to achieve this ambitious vision.
 9. The original concept design (Appendix A) presented to the Executive in September consisted of bricks painted white with copper coloured covering on part of the roof (mansard) and fly tower.
 10. Following the meeting, further consideration was given to the external finishes. Concerns were raised about the cost of maintaining the visual appearance of the white brick, and the Council's Development Management Team also expressed a preference for an external finish that was more harmonious with local materials and integrated more closely with the remaining areas of red brick on the building.
 11. With this in mind, the design team researched local buildings and brick making techniques which Fareham is renowned for. A combination of grey and red bricks is a prominent feature on a number of Georgian buildings on the High Street and West Street. This was seen at the time of building as a symbol of wealth, as grey bricks were much rarer than red bricks and therefore more expensive. The grey colour came from the bricks which were fired at the edge of the brick kiln, an area that got hotter than all the others, therefore changing the colour from red to grey.
 12. Fareham red bricks were well known for their quality, with a high profile example of their use being the Royal Albert Hall.
 13. The proposed detailed external designs (Appendix B) reflect this local character and heritage. Bricks in grey and white are laid in a lattice pattern with red accents throughout. Red bricks are also prominent in the two entrance areas which have been upgraded overall with the addition of canopies and improved glazing providing a greater sense of arrival.
 14. Some of the original red brick walling from Ferneham Hall will be retained and form part of the remodelled building as can be seen in Appendix B.
 15. The fly-tower and mansard above the main auditorium are covered with a zinc coating in a distinctive light bronze/gold finish, which compliments the red and grey brickwork on the rest of the building.
 16. This updated design creates an enticing and vibrant looking building, which will complement the exciting programme that BH Live are preparing. The overall footprint of the building will only see a small size increase from 1,839.2m² to 1,918.3m² with the internal space growing by 630m². This approach will help minimise the remodelling costs.

17. Considering all the additional facilities and internal space the new venue will have, the marginal footprint size increase demonstrates that the remodelled building is going to work significantly harder and much more efficiently in terms of space utilisation than Ferneham Hall.
18. The interior of the building does not require planning permission, and the internal designs are currently being developed by the design team.

SCRUTINY PANEL COMMENTS

19. The detailed external designs were presented to the Leisure and Community Scrutiny Panel on 16 December 2019. Members very much preferred the new designs, particularly the updated brick work with its historical links to the Borough. They thanked Officers for their hard work and recommended that the Executive approve the top-level designs for submission as part of the planning application.

NEXT STEPS

20. If approved, the detailed external designs, including any necessary minor alterations that may follow this report, will be submitted as part of a full planning application later in January. A period of public consultation will follow, and it is anticipated that the application will be presented to the March Planning Committee.

CONCLUSION

21. A set of detailed external designs for the remodelled Ferneham Hall have been developed. If approved, they will be submitted as part of a planning application later in January.

Enquiries:

For further information on this report please contact Lindsey Ansell (Ext 4567)