

# Project to remodel and extend Soham Pavilion

By

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**Soham Town Council**

## Slide 1

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c1

comqua77@gmail.com, 29/09/2017







Pen and ink drawing of the front and side of 'The Place' showing the veranda





- **In late 2007 we had a Community Facilities Audit on local rooms and halls suitable for hire to community groups when extensive local consultation was carried out.**
- **The results presented to the Town Council clearly indicated that Soham was lacking in halls which could be rented at a reasonable rate.**
- **Also we discovered that a piece of land owned by the Town Council may be coming forward for development and could provide a useful pot of money**

**When embarking on a project like this there are a number of steps which have to be carried out**

- 1. Consult the community**
- 2. Council must decide what they want**
- 3. Instruct an architect**
- 4. Approve the plans and estimated cost**
- 5. Seek funding**
- 6. Seek planning permission**
- 7. Prepare brief for tendering**
- 8. Select Contractor**
- 9. Start build**
- 10. Iron out snags**
- 11. Project completed**

**It turned out not to be quite as simple  
as that for our project.**

**It has taken from 2008 to 2017 to  
complete only Phase One of our  
project because of a number of  
problems encountered along the way.**



**The Council took time to discuss and consult on what was wanted**

- **Build a new hall which would seat between 120 to 160 people**
- **Provide appropriate storage space**
- **Remodel the front Pavilion building updating the office space and providing a suitable room for a Council Chamber together with appropriate IT systems**
- **Remodel the access to the Pavilion from the Fountain Lane car park including providing a safe, well lit pedestrian access**
- **Use local firms where possible**





**Additional view of the back building behind  
which is the tractor shed and fuel tank**





**Roadway to the Pavilion across the  
Recreation Ground which is lit but has  
no footpath**





**Poor access for both vehicles and pedestrians**

- **We prepared a brief from our discussions which would inform a feasibility study.**
- **This was sent to three local firms of architects who had been recommended to us**
- **They were asked to reply by July 2008**

- **We finally chose the design suggested by Archial whose architect was George Wright.**
- **The plans included keeping some of the special interior features in the Pavilion. The access to the Recreation Ground and the car parking would also be improved.**
- **The cost of the feasibility study was £50k and the estimated cost for the project was £1.4million**





Lovely tiled  
fireplace in what  
was our Council  
Chamber /office





Just inside the front door  
showing the mosaic tiled  
floor



**Part of one of the halls available for letting. This also had a moveable screen to divide it into two smaller rooms**

**Following discussions with East Cambs District Council and with Cambridgeshire Acre it became clear we would need to**

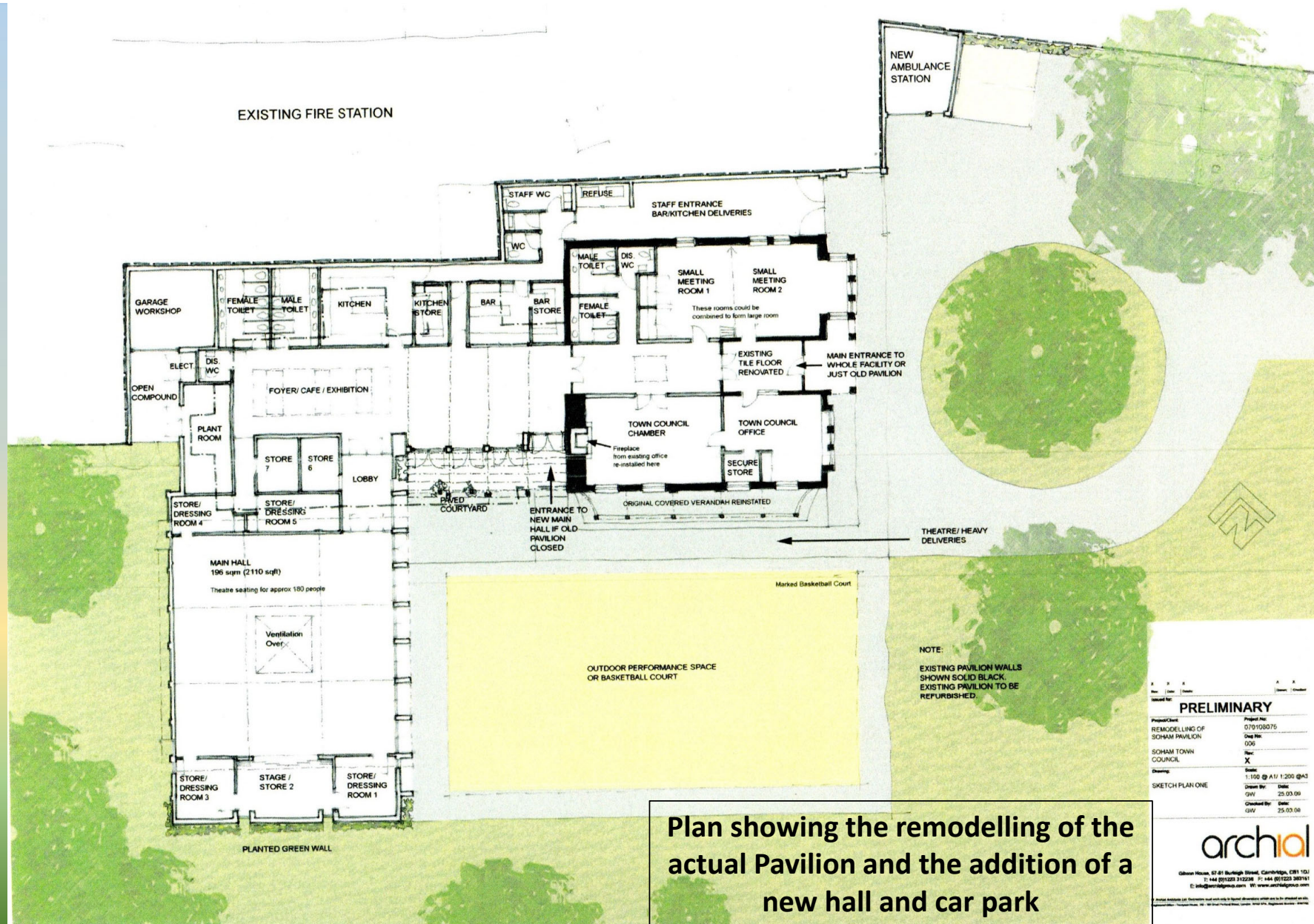
- prepare a business plan,**
- identify the fees required and**
- investigate what grant funding we might be able to access.**

**Also as the Pavilion is in a Conservation area English Heritage would need to be consulted**









Rev	Date	Revised By	Revised Date
1			
<b>PRELIMINARY</b>			
Project Name		Project No.	
REMODELLING OF SOHAM PAVILION		070108076	
Client		Drawn By	
SOHAM TOWN COUNCIL		DDB	
Drawing		Scale	
SKETCH PLAN ONE		1:100 @ A1/ 1:200 @ A3	
		Drawn By	
		GW	
		Date	
		25.03.09	
		Checked By	
		GW	
		Date	
		25.03.08	

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