

SIDMOUTH TOWN COUNCIL



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To: All Members of the Town Council
Town Clerk

25 October 2024

Dear Sir/Madam,

**Meeting of Sidmouth Town Council
in its Capacity as Trustee
Monday 4 November 2024
on the rising of the Council Meeting**

You are hereby summoned to attend the above meeting to be held in the Council Chamber, Woolcombe House, Woolcombe Lane, Sidmouth.

It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland', written over a horizontal line.

Christopher E Holland
Town Clerk

A G E N D A

PART 'A'

Page/s

1 Apologies

To receive any apologies for absence.

2 Minutes

To confirm the minutes of the Trustee Meeting held on Monday 7 October 2024.

4 – 5

3 Declarations of Interest

To receive any Members' declarations of interest in respect of items on the agenda.

Note: You must also declare the nature of any personal or disclosable pecuniary interests in an item whenever it becomes apparent that you have an interest in the business being considered.

4 Matters of Urgency or Report from the Chair

To consider any items that in the opinion of the Chair should be dealt with as matters of urgency because of special circumstances. (Note: such circumstances need to be recorded in the minutes)

5 Exclusion of the Public

To agree any items to be dealt with after the public (including the press) have been excluded. There are no items which the Town Clerk recommends should be dealt with in this way.

6 Manstone Recreation Ground – 2025 Sidmouth International Jazz & Blues Festival

To consider the following request from festival organisers to use the Recreation Ground for the parking of up to 30 vehicles in conjunction with Sidmouth Association Football Club.

“We are working in advance with all the exciting plans for the 2025 Sidmouth Jazz and Blues Festival which takes place from Friday 23 to Monday 26 May. The festival is exploring avenues to provide additional accommodation options within Sidmouth for customers attending the festival.

We have been in dialog with the Sidmouth Town Football Club regarding overnight motorhome parking facilities which in principle they are very pleased to assist with. We currently estimate that the club can facilitate up to 30 mobile homes/motorhomes located in designated spaces at the club. The overnight parking fees at the football club will be in line with the current overnight fees that the Sidmouth Cricket Club charge during the Sidmouth Folk Festival.

I can confirm that all profits related to overnight fees will be passed directly to the football club.

Formal Request – Use of Manstone Recreation Ground

We are formally requesting the kind permission from the members of Sidmouth Town Council to allow the festival to use the facilities at the Sidmouth Town Football Club for our accommodation requirements.

We wish to attract new visitors to Sidmouth and to attend the festival from further afield locations and overnight accommodation and the facilities that we can offer customers will be of immense assistance.

Accommodation dates would be from Friday 23 to Tuesday 27 May 2025.

Just to advise you, we are not able to offer accommodation at the Sidmouth Cricket Club as the club have games across the days of the jazz festival.

We are also in discussion with Sidmouth Rugby Club regarding both parking and overnight accommodation (motorhomes as they provide for the Sidmouth Folk Festival) however, at this precise time the Rugby Club cannot confirm that they are able to assist us as they plan to resurface the dead ball area at the club and a decision on this will not be made until the end of the Rugby season.

I would be very grateful if you could pass our request onto the members of the council for their kind consideration.”

Ian Bowden – Festival Director

7 The Ham Sensory Garden – Gabion Art Trail

To consider the attached request received from Sidmouth School of Art.

This initiative has been discussed with and is supported by the Sidmouth in Bloom committee, see attached copy email.

8 **The Ham – Expression of Interest for the future use of The Ham Utility Building Agreement to Lease Macerator Building**

13 – 20

Members to consider delegated authority being granted to the Town Clerk in consultation with the Council's legal representative, Chair and Vice Chair to enter into an Agreement for Lease for the former Ham macerator building with Sidmouth Coastal Community Hub for a period of two years to enable them to raise funds to develop the building in line with their plans and submission previously submitted and updated as attached. If funding is successfully raised, a grant of a five year lease would follow. The Council's legal costs in all these matters to be paid for in full by Sidmouth Coastal Community Hub.

SIDMOUTH TOWN COUNCIL
Minutes of the meeting of Sidmouth Town Council
in its Capacity as Trustee
held in the Council Chamber, Woolcombe House, Sidmouth
on Monday 7 October 2024

Ward	Councillors Present:
Sidmouth North	Stephen Blakeway Bernie Davis Stuart Hughes
Sidmouth South	Kelvin Dent Paul Dodds Chris Lockyear (Chair) John Nicholson Rachel Perram Hilary Nelson (Vice Chair) Kevin Walker
Sidbury	John Loudoun
Sidford	Mike Goodman
Salcombe Regis	Ian Barlow Edward Willis Fleming
Apologies:	Francetta Bridle, Lorraine Brown

The meeting started at 8.40pm and finished at 8.45pm.

PART 'A'

The Council, when acting as Trustee to discuss agenda items placed before it, considers economic, social, environmental and equality impacts as a whole and in making its decisions, seeks to strike a balance between the positive and negative impacts on the community in the Sid Valley. When considering issues, Town Councillors exercise their individual judgment based on the evidence before them.

10 Minutes

The minutes of the Trustee meeting held on Monday 5 August 2024 were signed as a true and accurate record.

11 Declarations of Interest

There were no Declarations of Interest received for items on this agenda.

12 Ratification of decision(s) made under Delegated Authority

Members were asked to note that, using delegated authority, the Town Clerk had, in email consultation with all Members, given permission to Anderton & Rowland Fun Fair to hold a Carnival fun fair on The Ham. Details as follows:

Permission was granted for the use of the Ham by Anderton and Rowland Carnival Funfair:

1) Dates and times:

- Arrive and set up on Tuesday 24 September from 8am to 5pm
- Set up on Wednesday 25 September – 8am to 5pm

- Fun Fair on Thursday 26 to Friday 27 September – 5pm to 9.30pm
- Fun Fair on Carnival Day Saturday 28 September – 1pm to 10.30pm
- Take down and leave site on Sunday 29 September – 8am to 5pm

2) Take down must not commence on Saturday 28 September.

3) Simon DeVey be reminded of the conditions listed on the application form:

- All litter is to be removed from The Ham prior to departure.
- On site security is to be arranged and paid for by Rowlands Fun Fair.
- No single use plastics are to be used and/or sold at the event.

RESOLVED: That following consultation with Members by email, the permission given to the Anderton & Rowland Fun Fair to hold a September Carnival fun fair on The Ham, be ratified and agreed.

.....
CHAIR OF THE COUNCIL



Application to use Trustee Land

When making assessments the Town Council, as Trustee, will consider the economic, social, environmental and equality impact of the event as a whole and in making its decisions will seek to strike a balance between the positive and negative impacts on the community in the Sid Valley. When voting on these decisions Town Councillors will exercise their individual judgement based on the evidence before them.

For permission to:	Create gabion art space in the Sensory Garden for art exhibitions
Name of Applicant:	Louise Cole, Sidmouth School of Art
Description of Event: <i>(You must supply a summary of planned activities and basic risk assessment together with relevant Public Liability Insurance documentation)</i>	<p>Sidmouth Outdoor Art Spaces – Sensory Garden</p> <p>Installation of 5 environmentally and reusable gabion baskets with inbuilt space for high quality reproduced weatherproof artworks in the Sensory Garden.</p> <p>Sidmouth School of Art working with Sidmouth Coastal Community Hub is seeking permission from Sidmouth Town council to install 5 outside public art displays.</p> <p>The free-standing gabion art displays plus a mounted wall display on the end of the Macerator building would provide exhibition space to display the many and varied art projects Sidmouth Coastal Community Hub and Sidmouth School of Art deliver. The gabion displays would enable us to work together with others to use this creative exhibition space e.g established and local artists, photographers, schools, Open studios, and for people to experience interactive public art spaces.</p> <p>Each free-standing gabion base will consist of a 1000mm square gabion basket, infilled with stone - with an option to plant stone with succulents.</p> <p>The structures will then comprise a cube made of marine grade ply, secured to the gabion base with wire rod.</p> <p>The 4-sided cubes will house 4 fixed Aluboard 1000mm by 750mm which artwork will be printed onto.</p> <p>This will give space to display between 20-24 more micro artworks than is presently possible on the billboard and provide flexible opportunities to host art exhibitions open to all with careful curation by Sidmouth School of Art to provide enhanced opportunities to showcase more artwork.</p> <p>We believe this will be of benefit to Sidmouth, continuing to improve the present cultural offering and building on the now established evidence base that art is a pathway to wellbeing as well as being of economic benefit as residents and visitors enjoy art in alternative spaces.</p> <p>This flexible art space will offer additional exhibition space to continue to build on the traction built through our Sidmouth Makes Art project including successful participation projects such as the Sidmouth Festival of Flags project.</p> <p>This space would also be attractive to potential grant funders and sponsors to raise funds to support each exhibition project and to continue to develop work of relevance to the community. The artworks would support our commitment to inform, educate and engage the public about the environment and biodiversity issues through their displays. The proposal also supports our work and that of others to improve and enhance the natural and built environment through projects such as the Wave Border and Coral Reef Garden and the Riverside Walkway Revitalised project for community use in the Port Royal area.</p> <p>This initiative also aligns with the Sid Valley Neighbourhood Plan and the East Devon Cultural Strategy culture-strategy-2022-2031.pdf (eastdevon.gov.uk) of</p>

which we are active implementors of to realise the shared East Devon vision for **East Devon to be a VIBRANT CULTURAL ECOSYSTEM whose distinctive communities and outstanding natural environment are enhanced and enriched through creativity, curiosity and collaboration.**

Outdoor art spaces offer the viewer an opportunity to access the arts without the confinement of an indoor gallery. With the ongoing improvements to Port Royal, Riverside Walkway, the Ham gardens and Playpark. We believe the Sensory Garden as a tranquil wellbeing space and carefully curated planting by SIB will be enhanced by having such an exhibition space on offer.

The structures also have the additional benefit that for specific projects they could be moved to other sites such as the Esplanade, The Knowle Amphitheatre area subject to appropriate permissions.

Please see attached examples of similar outside galleries <https://www.adur-worthing.gov.uk/worthing-seafront-gallery/>

The image below is another example of a similar though larger gallery run by Brighton Council, those created in this project would use local materials and suppliers and be designed to be in keeping with the area through the type of stone/pebbles and how they are stacked similar to a dry stone wall approach.



The gabion structures would be curated and created as a partnership between SCCH and SSA as is the case with the very popular Sidmouth Wallspace and Telephone Box Museums of Contemporary Art and Antiquities, with the added benefits of partnership working with other local organisations, schools and artists and photographers as well as artists of significance regionally, nationally and internationally.

We are seeking permission to install the Gabions as soon as possible and to host a first exhibition in February /March as part of our ongoing Your Town My Town project with renowned photographer JJ Waller. (More information is available about this project here [Your Town My Town | Sidmouth School Of Art \(sidmouthart.org\)](http://YourTownMyTown|SidmouthSchoolOfArt(sidmouthart.org)))

Please see the attached pdf ‘artists impression’ document to visualise the exhibition space with gabions which have been designed to ensure flow and disabled access. Sidmouth in Bloom have also helpfully provided a to scale drawing of the area. Discussions with SiB have helped to hone this proposal in order to use the space well and ensure access for vehicles and disabled access is well designed to complement the continuous work of SIB in the Sensory Garden and is well aligned to the aims of both organisations.

Once the site set up is complete there will be a site safety meeting and further risk assessment completed to inform any further mitigation actions required. We have asked those with experience of similar projects run by other councils and no risks have been identified and the community and visitor engagement with them has been positive.

Sidmouth School of Art has it’s own public liability and insurance cover.

This new art space builds on the trial of the Winter Lights Festival and the interest it generated and the opportunity to develop the enjoyment of the Sensory Garden and its benefits to the public.

A marketing and publicity campaign will support each exhibition to maximise our continued cultural profile raising of Sidmouth and the benefits socially and economically of cultural regeneration and of public art in towns and cities. Evidence from the Arts Council England [Art, culture and the economy | Arts Council England](http://Art,cultureandtheeconomy|ArtsCouncilEngland) and The House of Lords [Contribution of the arts to society and the economy - House of Lords Library \(parliament.uk\)](http://Contributionoftheartstosocietyandtheeconomy-HouseofLordsLibrary(parliament.uk))

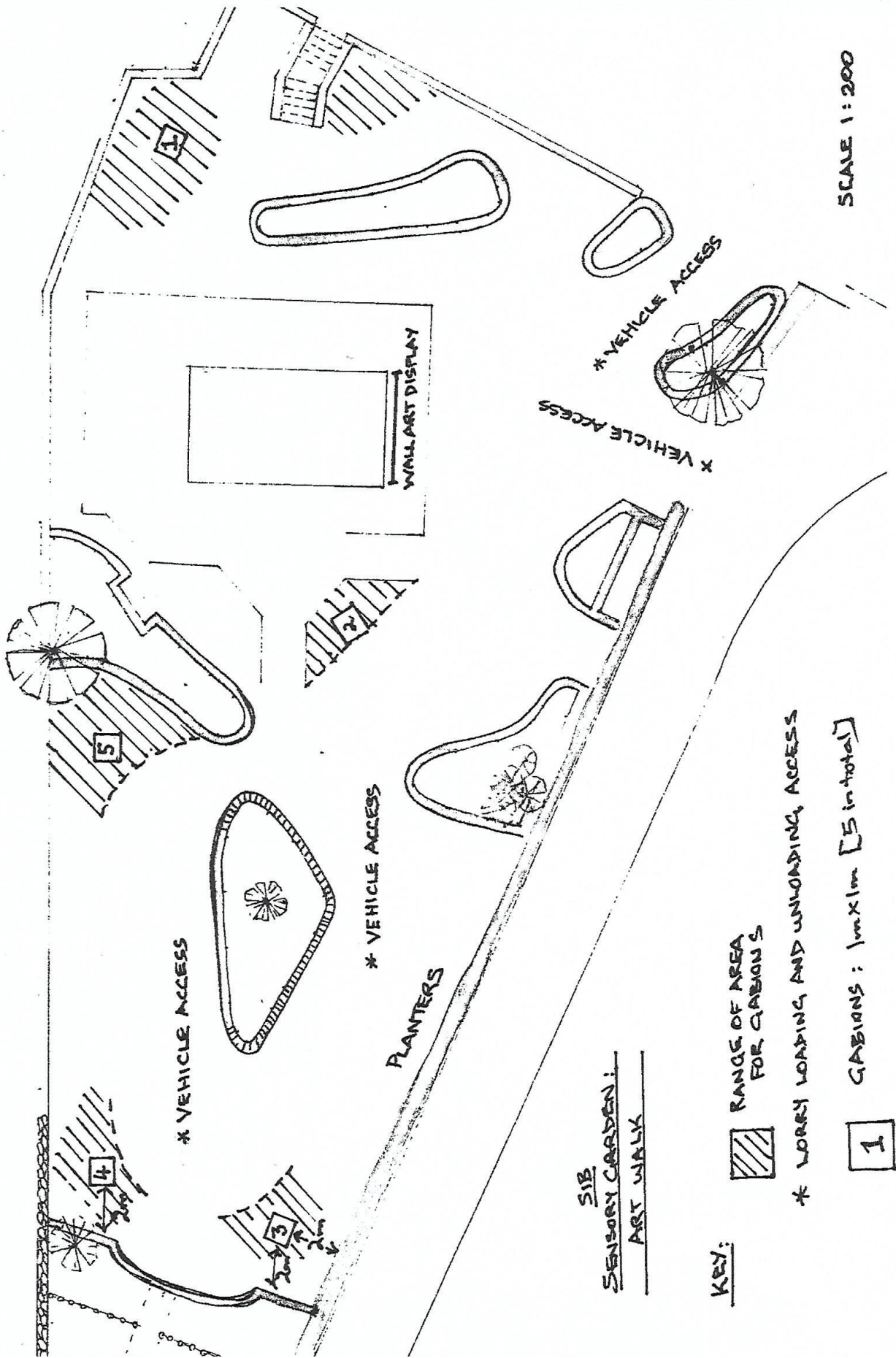
The use of the gabions which would be designed to complement the planting and stonework in the Sensory Garden also supports the Sidmouth Town Council Tourism and Economy 2024/5 priority to “Maximise the use of Open Spaces owned by the Town Council or held as Trustee.” (T&E Committee Minutes, June ’24)

Sidmouth School of Art is an active member of the Arts and Culture East Devon Network supporting the implementation of the East Devon District Council Cultural Strategy which aims to strengthen, promote and grow arts and culture in East Devon, offering high quality creative opportunities, accessible to people of all ages, in all communities.

There are eight core themes to the strategy. Key themes include strengthening and supporting community-led culture organisations to enhance the quality of life and wellbeing in East Devon’s towns and villages, protecting and enhancing the environment, growing cultural tourism alongside the new Tourism Strategy, as well as supporting new places of culture to ensure East Devon residents,

	especially children and young people, can experience high quality culture in their local areas.
<p>Dates requested: <i>(This must also include set up/take down days where appropriate)</i></p>	<p>Installation December/January 2024/5 for first exhibition February/March 2025 for one year with a view to review with potential to continue after first year</p> <p>We would anticipate 3 to 4 exhibitions over the year in partnership with other groups, artists and events e.g. Your Town My Town, the Sid Valley Biodiversity Festival, young people’s art project. Each exhibition would follow on from the previous to ensure that there is a continuous rolling programme of art on display. (Materials used for printing are similar to the Riverside Walkway artboards and therefore not subject to the weather and salt as the billboard medium is.)</p> <p>This request would therefore end in March 2026 following a year of exhibitions.</p>
<p>Start/End times: <i>(This must include operating times and also set up/take down times)</i></p>	<p>Weather conditions will be accounted for in our site risk assessment and any decisions which need to be taken should adverse weather impact safety considerations for the installations.</p> <p>Exhibitions will have the added advantage that they will be freely accessible and not require stewarding, though there would be multiple promotional opportunities to take photos and promote with artists and the community to highlight new shows.</p> <p>Each gabion can be relocated to a different site – once filled they can be easily moved using a forklift truck, they do not require permanent fixing to the ground.</p> <p>Similar initiatives supported by councils in other areas have gained national publicity and are low cost, no carbon impact opportunities to develop Sidmouth’s cultural offer.</p>
<p>Licences applied for: <i>(Please supply a copy of any licences)</i></p>	No licencing requirements.

PLEASE NOTE:
No charge will be made for the use of The Ham
For Community Events



SCALE 1:200

SIB
SENSORY GARDEN:
ART WALK

KEY:

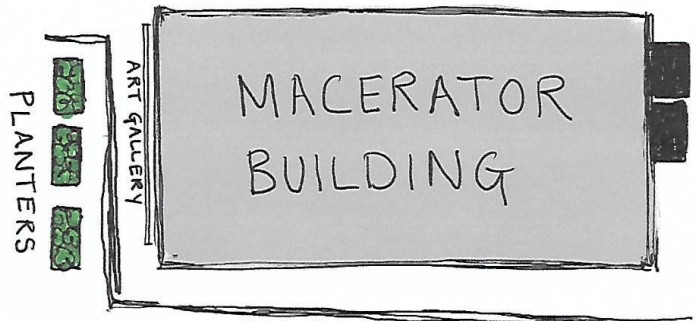
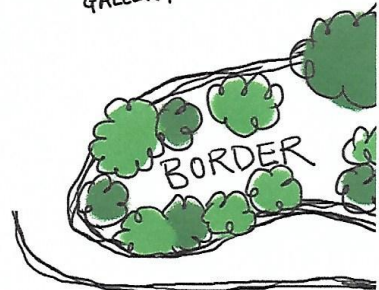
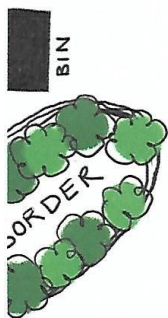
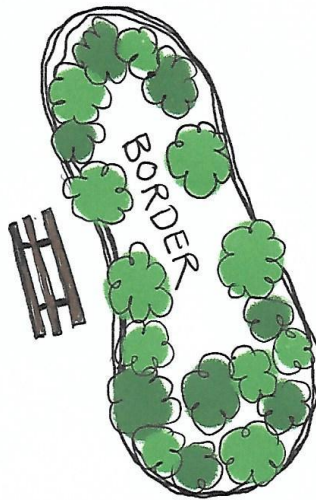
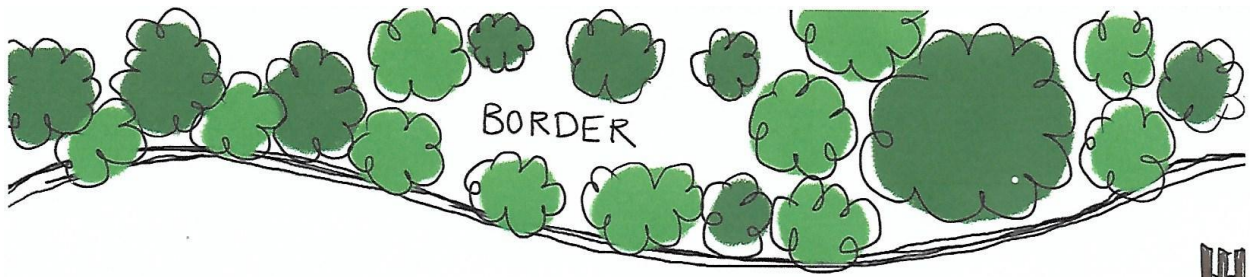


RANGE OF AREA
 FOR GABIIONS

* LORRY LOADING AND UNLOADING ACCESS



GABIIONS: 1m x 1m [5 in total]



Copy email received from Sidmouth in Bloom committee:

Subject: Art installations

Hilary and Chris Holland,

I have sent Louise and Coco the amended correctly scaled diagram for positions of the art gabions which are now agreed on by all the SIB volunteers with the agreed (currently 5) number of gabions for the art installations.

SIB supports an Art Walk (or Trail) through the town but the art within the Sensory Garden is to be called an "art trail" or 'art space' or similar. It is not a 'Gallery' as it is a Sensory Garden. Louise will be amending the application and we wish this venture well to increase the interest in the area.

SIB has also asked that at least once a year, a display of children's work based on biodiversity eg drawing of plants, insects, animals etc to be shown on the gabions, and also a large display on the Macerator wall which would add interest and a learning device for all.

Please accept our support for this project.

With regards,
Lynette Talbot and the SIB team.



Sidmouth Coastal Community Hub

Expression of interest for the future use of the Ham Utility Building for Community use with an integrated income generation activity

Sidmouth's community **"classroom on the coast"** for everyone to enjoy.

info@sidmouthcoastalcommunityhub.org

www.sidmouthcoastalcommunityhub.org

Sidmouth Coastal Community Hub CIC has a vision to repurpose the building to become an art, culture and education centre with a kitchen garden and café – an incubation space with a social purpose - to create, nurture and grow.

Create: art and crafts, a space to make and exhibit, engage and explore creativity including partnership art projects with Sidmouth School of Art

Nurture: healthy and seasonal food and drink in the community café – grown and from zero waste sources, learning: information and skills such as soil to plate, growing for biodiversity, enabling biodiversity with bird and bat boxes, bug hotels, reducing carbon & cooking demos

Grow: ideas, plants, food, connections with other local groups with shared aims

SCCH is a community interest company – not for profit and continuously funding and delivering community projects. We are experienced innovators reimagining unloved spaces into purposeful spaces that enhance and improve their look, feel and practical community use to lead to positive change. We have over the past ten years been working to support the cultural regeneration of Eastern Town/Port Royal through a range of community-based projects and events including Sidmouth Sea Fest, the Coral Reef and Wave Border Community Garden, Climate Conversations event with EDDC, Sidmouth Wallspace, the ongoing Riverside Walkway Revitalised project and with Sidmouth School of Art through the new Winter Lights Save Our Seas Festival.

This new space will provide a location for an ongoing programme of activities that enable young people and adults to develop their creative confidence, to get involved in workshops and projects that benefit the community and the local environment and which have a positive impact on wellbeing. Small scale nurturing activities will be curated in the space and led by SCCH with community groups also able to run activities in the facility adding an additional small income stream.

The space will be designed to use as an accessible "classroom on the coast" and include a small facility for a community wellbeing café. This will provide a modest ongoing income generation stream alongside work experience and volunteer opportunities. This is akin to the value-based approach of the Community Waffle House model but unique and bespoke to Sidmouth and the site.

Our **idea** is well matched to all of the original EOI criteria set by STC and demonstrated below, we have not yet developed full costings at but following a number of site visits, community and funder conversations, since the original EOI request, think our vision is possible and achievable. Once a lease agreement is in place with STC we will be in a position to cost the improvement works to be able to activate funding applications to support the development costs.

Sidmouth In Bloom are supportive of our ideas which build on our community garden project in the area. Enhancing this space will help to promote social behaviour in the area as opposed to anti-social.

Company Number 08762270

Registered Address C/o Duncan Akers of Easterbrook Eaton | Cosmopolitan House | Old Fore Street | Sidmouth | Devon EX10 8LS

Our **vision** for the space reflects the fact that the location within the Sensory Garden and by the river and next to the play park where parents and grandparents have also expressed support for a small café nearby. The area is currently in need of upgrading to match the sensory garden sense of wellbeing and is conducive to a community centre with a year-round programme of art, planting, growing and education focussed activities – to be accessible to people in the community and to visitors including children and young people.

Our **approach** is about building relationships and making connections that lead to new collaborations which support mental health and wellbeing. We see this as an opportunity to continue with our aim to improve previously unloved spaces that people value and which enhance the Port Royal area as part of its cultural regeneration and attractiveness to both residents and visitors. This was highlighted in the Sid Valley Neighbourhood Plan and is well aligned with the Visit Sidmouth aims and branding to promote Sidmouth as a quality and sustainable tourism destination. Our vision for this space also aligns well with East Devon's Cultural Strategy. SCCH are part of the East Devon cultural ecosystem and a member of the Arts and Culture East Devon network sharing core values including Connected with Nature, Resilient, Collaborative, Diverse and Inclusive.

Programming Activities

Example activities would see a hybrid of free and paid/income generating, community and visitor targeted:

- **Community Classroom on the Coast** (all ages): Art workshops, public art and exhibitions, knowledge exchange; planting and growing tips, plant swaps, art projects for schools
- **Community Kitchen Garden/Soup Kitchen** – raised beds to grow to eat – e.g. edible flowers, herbs and salads
- **Cooking demonstrations** – sharing knowledge of healthy and seasonal cooking, how to use unusual ingredients such as seaweeds, using up 'waste' ingredients etc.
- **Pop up events** e.g. open days promoting community groups, recruiting volunteers and fundraising, awareness raising e.g. climate change, biodiversity, marine conservation, cultural events.

The centre would house a small but well-designed kitchen capable of serving small plates, food and beverages and cooking demonstrations. This would operate on a fairtrade and sustainable basis. In order to repurpose the building using sustainable/recycled materials and local suppliers in this way we would anticipate:

- Remedial work to the interior roofspace and ceiling and add skylights
- Sliding or bi-fold glass doors to be installed (side facing the play park)
- Installation of lighting and heating and upgrade of toilet and basin facility
- Creation of a canopy/covered area to site tables and chairs outside
- Creation of a Community Kitchen Garden – raised beds e.g. salads and fresh herbs
- Installation of kitchen facilities for café and demos
- Effective storage solutions internally and to the riverside end of the space to house outdoor workshop equipment.

SCCH – would lead the project as a community interest company with a strong track record of fundraising and delivery of collaborative community projects such as Sidmouth Sea Fest since 2014 – a collaborative community platform with heritage and sustainable development at its core and including a current 99k project with the Arts Council of England. SCCH would seek to raise capital funds for the building work with an expectation of some match funds to be available from the council and other local grant sources and community crowdfunding.

SCCH would work together effectively as a community steering group in liaison and consultation with the town's Voluntary and Community Groups to develop the space. SCCH has clear community purposes and good knowledge and relationships with others with café business experience. Together we would create an innovative and sustainable use for the building and deliver an improved and attractive space.

The combined team has construction, business, education, supporting mental health and events and marketing experience skills. This would respond to the ongoing challenges to the community including Covid pandemic recovery, increased mental health and wellbeing needs, cost of living and climate crisis – all of which have resulted in rapidly shifting behaviours as people place greater social value to outside spaces and places with a community purpose.

SCCH is aware that the relationship with South West Water is key given the covenant on the building and the need for a trusting relationship to seek to ensure that the challenges to the area regarding sewage and flooding as a result of heavy rainfall are important to the success of the project. We would seek to work with them and involve them in the project.

In order to apply for any building/capital funds to support the improvement works we would need a long lease that gives permission for the use of the building for the stated purposes and required consents for the refurbishment works and installation of services e.g. a minimum ten-year lease that would go beyond the end of any works and grants to support the development costs plus gives a reasonable lifespan initially. This is usual practice to allow the project to establish and with consideration for what funders will expect if they are to invest in capital funding. As a community Interest Company that is non-profit making – we would expect there to be a lease agreement that demonstrates a shared purpose with the council that the building is primarily for the benefit of the community and will provide a positive social purpose and enhanced visitor experience ie. a notional or peppercorn rent.

We would expect the income generated from the café and use of the space to cover the core costs of managing and staffing the building after an initial investment period to develop the centre. It would not be an ongoing cost to the council after two years but would see a social value return on investment in terms of community wellbeing, active citizenship and as another community and visitor asset – contributing to the ongoing cultural regeneration of the Ham and Port Royal area – a community aspiration detailed in the Sid Valley Neighbourhood Plan.

Macerator Shed Equipment, Fixtures and Fittings Wish List

Art and Cultural Space – social purpose i.e. not for profit – i.e. non-commercial use though with small facilities for income generating.

Proposal and Vision attached to this document which was the basis for the Sidmouth Town Council decision to grant permission to Sidmouth Coastal Community Hub to lease the building for these purposes – subject to planning permissions and funding.

In order to repurpose the building using sustainable/recycled materials and local suppliers in this way we would anticipate:

- Remedial work to the interior roof space and ceiling and add skylights
- Sliding or bi-fold glass doors to be installed (side facing the play park)
- Installation of lighting and heating and upgrade of toilet and basin facility
- Creation of a canopy/covered area to site tables and chairs outside
- Creation of a Community Kitchen Garden – raised beds e.g salads and fresh herbs
- Installation of kitchen facilities for café and demos
- Effective storage solutions internally and to the riverside end of the space to house outdoor workshop equipment.

Design Principles

We are aspiring to ensure the new space takes account of all access needs including physical and wellbeing needs including designing for neurodivergent needs e.g. Autism Spectrum Conditions

For example: impact of design and materials to use space flexibly, reduce impact of lighting, shadow, sound, texture and make positive decisions about natural materials and reduce design decision negative impacts. Taking account of visual and hearing impairments and access for those with physical disabilities. The building is within the Sensory Garden and would need to integrate well with the planting and purpose of this wellbeing space.

We would like to take account of these considerations from the outset to aim for the most accessible, sustainable and environmentally positive approach within the constraints of the building and the opportunities it presents to create a welcoming, functional, welcoming space.

Our initial wish list to support the above bullet point list is:

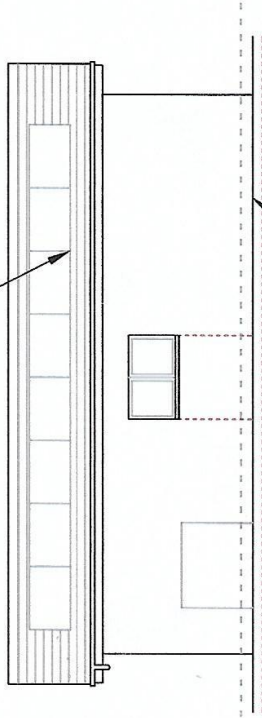
1. Black out blinds on the sliding or bifold doors
2. Outside shutters to the glass doors
3. Low impact, bat friendly adjustable lighting inside and outside of the building
4. Careful selection of materials used for low carbon impact, reduction of noise and reverberation e.g. chairs on flooring
5. Accessible toilet and lobby area
6. Sinks for art and creative activities which are accessible e.g. may be lowered/and or wheelchair accessible
7. Heating – adjustable and low carbon impact and clean air and ensure there is no condensation on the glass doors etc
8. Explore the option of solar panels

9. Velux or similar roof windows for additional lighting and ventilation with blinds to reduce glare/heat
10. Raised or floating flooring around the whole building to maximise use of outdoor space, enable access for all, reduce health and safety risks and provide access to services such as water and sewage system should it be needed by South West Water.
11. Additional sinks for small café to service groups using the space for tea/coffee/small plates
12. Cooking facilities e.g. worktops, oven, hob, coffee machine, kettle, food preparation – small scale
13. Waste facilities for general waste, recycling, food waste
14. Wall or ceiling mounted projector for useful presentation facilities for educational/art classes etc with pull down screen to view which can easily be retracted to avoid using valuable wallspace.
15. Sockets and facilities for wi fi, charging points etc that are well located and accessible
16. Flexible storage for equipment e.g. chairs and tables to be stored in housing unit which does not impact on the small space indoors which needs to be useful for a large group up to 16 indoors with wheelchair access around a central table which could be split to reconfigure for small groups.
17. Clever wall and suspended storage solutions internally for art materials and café equipment to ensure maximised clear space for people and activities plus options for 1) storage to the rear of the building e.g. where the current door is. (Water tanks and electrics considered which are to the rear of the building.) 2) storage to the rear – river side adjacent to the water butts.
18. Consideration of the Water butts at the rear of the building used by Sidmouth In Bloom
19. Consideration of sound proofing e.g. roof space lining and insulation against heat and cold
20. Consideration for future use as small cultural event space e.g. adaptability for place for sound equipment, small performance space.
21. Outside integrated weather proofing over decking area to maximise capacity when possible e.g. awning/sail or other structure which can be easily retracted or permanent – depending on how this impacts planning permissions required – and with consideration of weather conditions e.g. storms
22. Materials used need to be optimised for salt, wind and water given the location of the building.
23. Consideration of reducing impact on sight lines, looking over and noise for local residents.
24. Roof – removal of existing wood panels to expose shallow roof pitch for velux windows and consider best option to insulate and board or leave the beams exposed.
25. Consider the Building Projects Guidelines from the Arts Council of England to ensure compliance to be eligible for funding.
26. Flood management planning – this will need to be in collaboration with South West Water who have agreed to work with SCCH to develop.

Please see below for external and internal photographs of the Macerator Building and the location.



Solar panels to rear - size and number to be confirmed

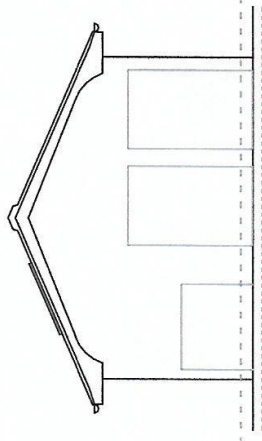


North Elevation

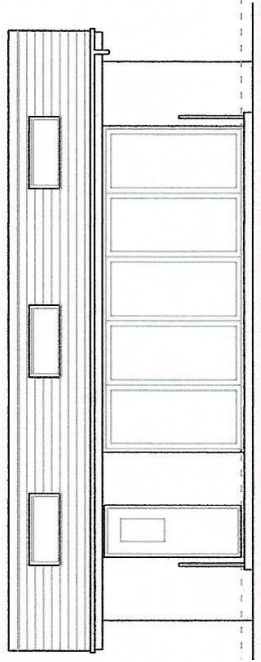
Red dashed line - Existing external level

Grey dashed line - Existing internal level

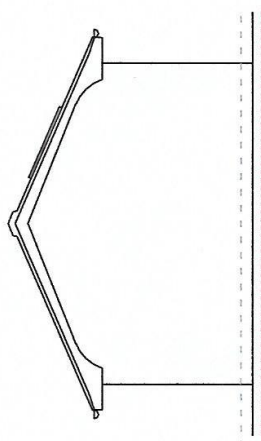
Solid line - Potential decking level to align with the levels of the wider area.



East Elevation

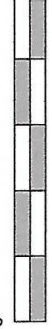


South Elevation



West Elevation

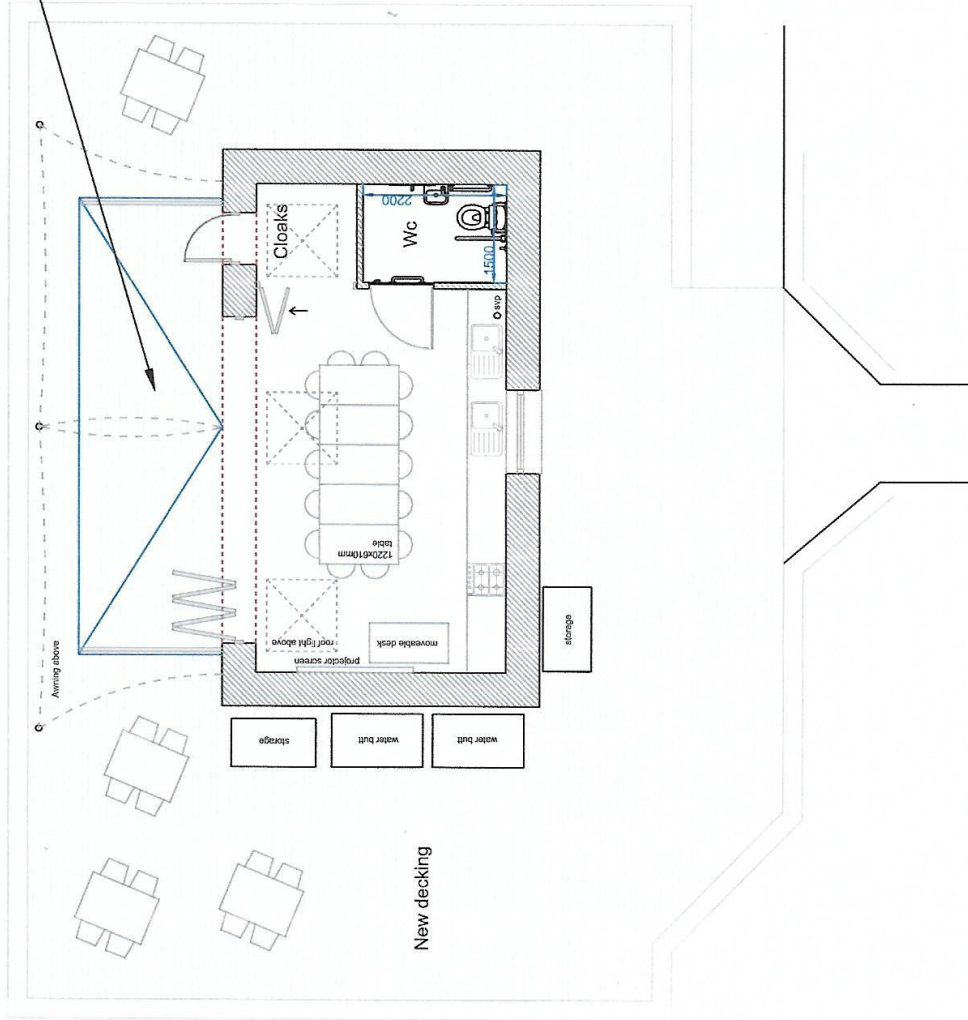
0



TITLE: Alterations to: Macerator Building The Elm Sittingbourne	
DRAWING: Proposed Elevations	
DATE: 21.07.24	SCALE: 1:100 at A3
DRAWN BY: RB	
DRAWING NUMBER: MB-101 (C)	



Blue lines show
extends of 1:12
accessible ramp



Floor Plan

TITLE: Alterations to: Macerator Building The Ham Sturminster	
DRAWING: Proposed Floor Plans	
DATE: 21.07.24	SCALE: 1:100 or A3
DRAWN BY: RB	
DRAWING NUMBER: MB-100 (C)	