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## Building for the future

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**The Community and Sports Centre will provide the village with superb, combined facilities for sports and social activities, fit for the 21<sup>st</sup> century. The project will be funded by building some private housing. Outline Planning Approval was granted in 2010.**

**We are now almost ready to submit the Final Planning Application. Once this application has been approved by Uttlesford District Council construction work can proceed.**

Key features include:

### in the new Village Hall and Pavilion:

- a large hall seating up to 150 people
- a smaller meeting room
- a fully fitted kitchen
- a large reception area and masses of storage space
- separate male and female toilets, a disabled toilet and baby changing facilities
- “Home and Away” changing rooms with lockers showers and toilets
- a Club Room providing a place for teams and spectators to congregate and have light refreshments, without entering the main building with dirty boots, etc. This is a new feature not included in the Outline Planning Application.

### and externally:

- the cricket pitch - no longer competing with the football pitches - with new football pitches to the north of the existing Playing Fields
- a floodlit multi-use games area (MUGA) allowing outdoor games all year round
- a storage building for ground maintenance equipment
- a new access road to the north and ample car parking
- 10 market-priced houses to fund the project and 4 affordable homes for local people.

## **New Community Centre = New Community Spirit**



**Despite its obvious and severe limitations, the existing Village Hall plays host to a surprising number of community groups, clubs and events:**

- **The Friendship Club**
- **The Manuden Women's Institute**
- **Parish Council**
- **Guides**
- **Brownies**
- **Children's Birthday/Christmas Parties**
- **Pilates**
- **Line Dancing**
- **ad hoc social events.**

**We will be able to do so much more with better facilities, including a cafe area, bar and comfortable seating:**

- **Youth Club**
- **Cinema Club**
- **Amateur Dramatic Society**
- **Visiting Entertainments**
- **Wedding Receptions**
- **Parties and celebrations**
- **Badminton league**
- **Table Tennis**
- **Keep Fit**
- **Bridge / Whist**

**A modern village hall in Manuden has been the dream of many for years; now the dream is about to become reality.**

# The Proposed New Village Hall / Pavilion



- A large hall with a floor area of 139 sq.m. with priority for village use, including a stage and a roof/ceiling height suitable for badminton, energy efficient and with barn-like architecture in keeping with its rural setting.
- Space for village clubs, social activities, wedding receptions, parties, a hall suitable for indoor sports such as badminton, gymnastics, short-mat bowls etc.
- Seating for 150 people.
- Much more storage space than in the Outline Planning Application.
- A multi-purpose room for smaller meetings and gatherings, once again with priority for village use. This room, adjacent to the main hall can be opened up to enlarge the effective size of the hall.
- A large reception area and a small office.
- A fully fitted kitchen with plenty of storage space; internal and external access.
- Toilets, separate male and female, disabled WC, baby changing facilities.
- All areas accessible to and suitable for wheelchair users. Enhanced acoustics for the hard of hearing.
- 'Home and Away' changing rooms with lockers, showers, toilets and storage space for sports equipment.
- A Club Room providing a place for teams and spectators to congregate and have light refreshments, without entering the main part of the building with dirty boots, etc. This is a new feature not included in the Outline Planning Application.



1:100 South Elevation Overlooking Cricket



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E-Mail: [info@ashbee-architects.co.uk](mailto:info@ashbee-architects.co.uk)

Proposed Elevation - Manuden Village Hall Scheme





1:100 North Elevation Overlooking Football



West Elevation



East Elevation



Paul D. Brown (Arch)  
 Steve Lamb (Structural)  
 Frances (S&P) ASD  
 Tel: 01799 511214  
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 E-Mail: gillies@manuden.co.uk

Proposed Elevations - Manuden Village Hall Scheme





1:100 Proposed Floor Plan

Key:-

- Communal Areas
- Non-Communal Areas
- Changing Facilities & WCs



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 Bells Green, Chippingwood  
 Essex, SS81 4BE  
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 Fax: 01799 591234  
 E-Mail: info@ashdownarchitects.co.uk

Proposed Floor Plan - Manuden Village Hall Scheme

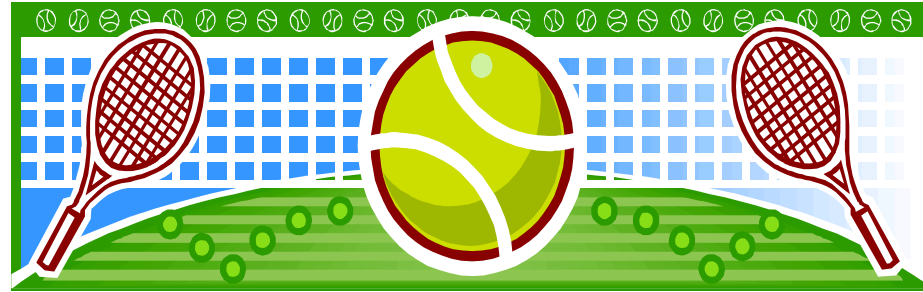




## The Facilities – Main Features

	No.	Size	Notes
<b><u>New Building:</u></b>	1	630 sq m	Energy efficient. Disabled access to all parts of building Barn-like style to fit countryside setting
<b><u>Village Hall Area:</u></b>			
Entrance Foyer	1	52.3sq m	Includes cloakroom and small office
Multi-Use Hall	1	16.4m x 8.5m x 6.1m clear height	Seating for 150 people Badminton court Portable equipment for Table Tennis etc Acoustic induction loop for the aurally impaired Semi-sprung hardwood strip floor Permanent
Stage	1	8.5m x 3.6m	Permanent
Meeting Room	1	8.68m x 5.17m	For smaller meetings etc.
Kitchen	1	5.35m x 7.9m	With servery
Bar/store	1	2.05m x 2.8m	Separate from kitchen with own store
Store Rooms	5	60 sq m	Including 2 large lockable store rooms opening on to main hall
Toilets	2	Male 2.8 x 2.6m Female 4.1 x 2.7m	Separate male and female
Disabled Toilet	1	2.6m x 1.5m	Disabled WC and baby changing facilities
<b><u>Pavilion Area:</u></b>			
Changing Rooms	2	6m x 4.8m each	En suite showers, WCs and benches Can accommodate two football/cricket teams
Officials/Disabled Changing Room	2	8m x 5.6m in total	En suite WC and shower
Club Room	1	5.84m x 5.75m	For teams to assemble before games, for spectators and light refreshments
<b><u>Externally:</u></b>			
Multi-Use Games Area	1	34m x 37m	Fenced off all weather surface, floodlit for 2 Tennis courts, 5-a-side football, netball, hockey, basketball
Cricket Pitch	1		No longer overlapping with football
Football Pitches	2/3		Space for 2 full size and 1 junior pitch
Machinery Store	1		Mowers for pitches, goal posts, etc.
New Access Road			New access road with adequate site lines
Footpath			From existing entrance to Village Hall and Pavilion with low level lighting
Car Parking			92 spaces

# Multi Use Games Area



The sports facilities will include a Multi Use Games Area (MUGA). This is a cost effective way of providing for a range of sport, recreation and play activities on one site.

The MUGA will be the size of two tennis courts, fenced with recessed storage areas, rebound panels for ball games and low level directional floodlighting. Its surface will be sand filled synthetic turf on top of a rubber shock pad.

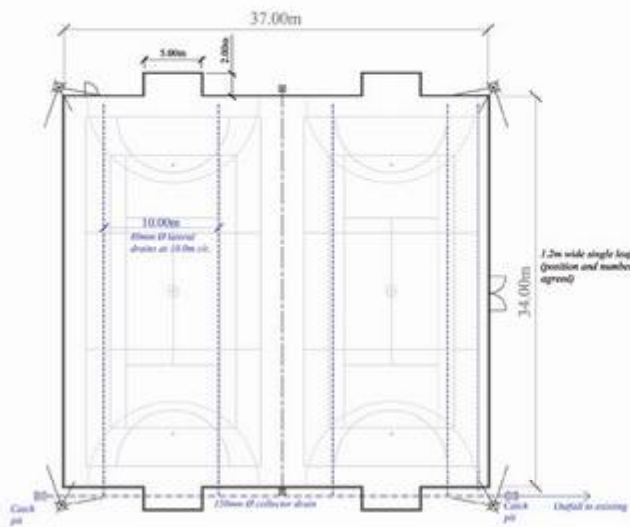
It will be useable all year including the long, dark winter nights. It will be low maintenance.

Activities that can be accommodated include: netball, five a side football, fitness training, basketball, hockey and tennis.

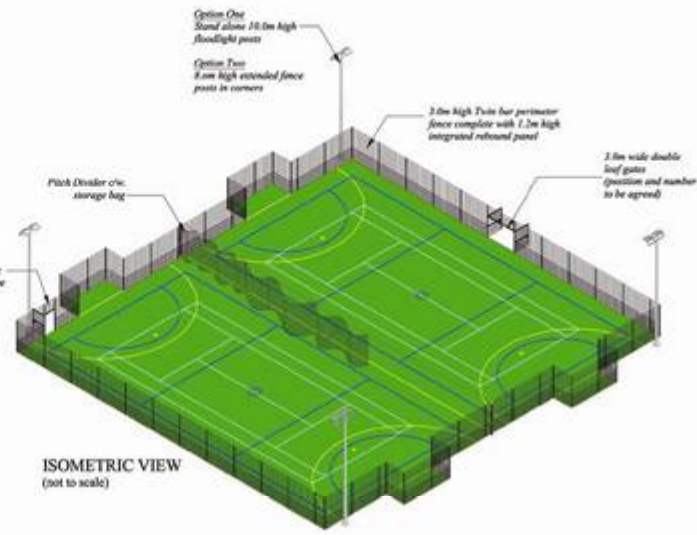
MUGAs are also suitable for recreational and play uses such as Youth clubs, Brownies, Cubs etc.

It will be an important source of income for the site as a whole.

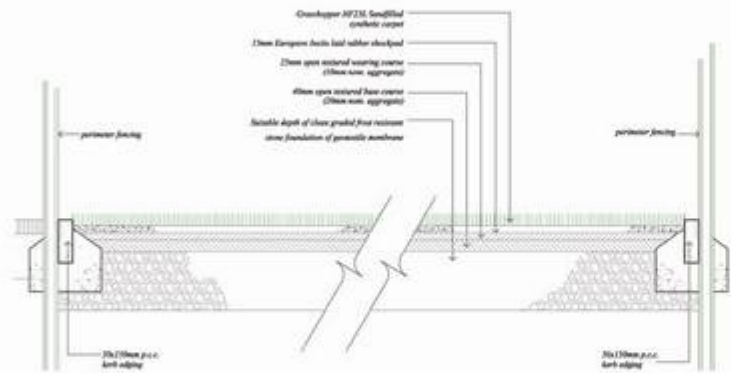




GENERAL LAYOUT  
(SCALE 1:250)



ISOMETRIC VIEW  
(not to scale)



TYPICAL CROSS SECTION  
(SCALE 1:10)

**PREDOMINANCE OF MARKINGS**

TENNIS - WHITE - CUT IN  
NETBALL - BLUE - PAINTED ON  
5-A-SIDE - YELLOW - PAINTED ON  
HALFWAY LINE - YELLOW - TUFTED IN

<b>PROJECT TITLE:</b> PROPOSED MUGA MANUDEN SPORTS & COMMUNITY CENTRE		<b>CLIENT:</b> MANUDEN SPORTS & COMMUNITY CENTRE	
<b>DRAWING TITLE:</b> GENERAL LAYOUT & TYPICAL CROSS SECTION		<b>DRAWING NUMBER:</b> CLS/11/23794/01	<b>REVISION:</b> B
<b>DATE:</b> 18.11.2011	<b>REVISION:</b> Fence details amended	<b>SCALE:</b> as shown @ A2	<b>DATE:</b> 26.10.2011
<b>DATE:</b> 23.11.2011	<b>REVISION:</b> Synthetic amended	<b>SCALE:</b>	<b>DATE:</b>
<b>DO NOT SCALE: All dimensions must be checked/verified on site.</b>			
Charles Lawrence Surfaces Ltd. Head Office: Grand House, Grove Way, Hemel Hempstead, Herts, UK, England Tel: +44 (0) 1462 812381 Fax: +44 (0) 1462 812382 E-mail: sales@charleslawrencesurfaces.co.uk www.charleslawrencesurfaces.co.uk		 © Charles Lawrence Surfaces Ltd. Copyright, Design and Patents Act 1988 - The copyright in this drawing, and the design rights in any qualifying design featured in this drawing, belong to Charles Lawrence Surfaces Ltd. Reproduction of this drawing, or the manufacture or construction of any article to a qualifying design depicted in it, is an infringement of these rights.	

# Affordable Housing



The Rural Community Council of Essex carried out a [Housing Needs Survey](#) in Manuden in 2008. The survey showed a need for some affordable housing. Four such houses will therefore be built within the housing development as a whole. Two of them will have two bedrooms and the other two will have three bedrooms each.

In conjunction with Pelham Structures we have agreed in principle that the [English Rural Housing Association](#) will own and manage the houses.

Because the houses will be built outside the village development boundary, the housing association, in conjunction with Uttlesford District Council, will [allocate them as a matter of priority to people with a strong local connection](#) to Manuden. In rural areas, such as this, there is no “right-to-acquire” houses owned by housing associations so the houses will remain more affordable than open market houses - and available to local people - in perpetuity.

[Pelham Structures](#), our preferred developer for the whole project, has built a number of Affordable Houses within larger housing developments. They all sit comfortably beside the market price houses and share the very attractive design features and external appearance that distinguish Pelham Structures’ buildings in general.



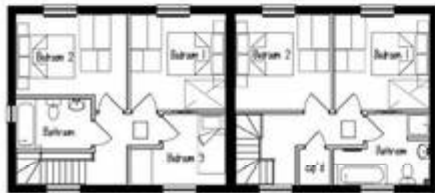
ROOF PLAN



FRONT ELEVATION



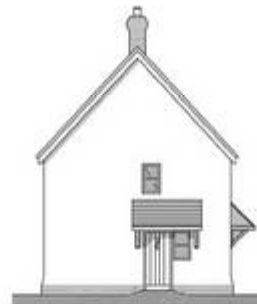
FLANK ELEVATION



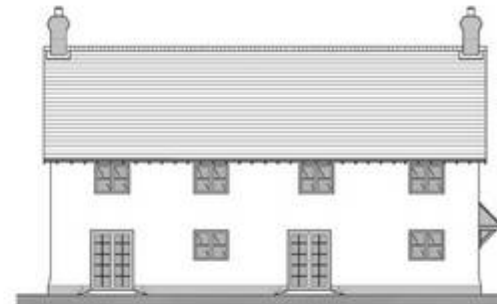
PROPOSED DWELLING - FIRST FLOOR  
Plot 13 & 14 (11 & 12 Handed)



PROPOSED DWELLING - GROUND FLOOR  
Plot 13 & 14 (11 & 12 Handed)



FLANK ELEVATION



REAR ELEVATION

Date	Description	Drawn By	TS
Project Name: Manuden Housing Drawing Title: Plot 11-14 Proposed Floor Plans and Elevations		Project no.: 6526666 Drawing no.: 010	
Scale: 1:100 (p. A1)	Date Permitted: 05/12/2010	Drawn by: C201	
Date Drawn: 05/12/2010	Time: 11:14		

Proposed Floor Plans and Elevations - Plots 11- 14 Manuden Housing Scheme

# The Site Layout

**The new houses are required to finance the project, as well as complying with the housing needs survey of 2008, all other means of funding has been exhausted.**

The proposed layout of the site takes account of advice from Uttlesford Planning Control and is subject to Final Planning Approval:

- The houses need to be sited close to the existing houses at the edge of the Village.
- The mixture of detached, semi-detached and Affordable Housing is appropriate to the village's needs.
- Essex Highways require a new access road to the north because of the increased volume of traffic which the new facilities will create.
- The existing houses adjacent to the Playing Fields will continue to use the existing access road, but this road will become much quieter as vehicular traffic for the community and sports facilities and the new houses will use the new entrance.
- The footpath from the Street to the Community Centre will have low-level lighting at night.
- By moving the football pitches it will be possible to restore the cricket square to its former glory and rest it during the winter.
- There will be two full-sized football pitches and one mini-soccer pitch. This should enable the same amount of football to be played as currently, with more flexibility in wet weather.
- The MUGA is sited away from the houses and screened by the new hall.
- The Children's Play Area will stay where it is.
- Extensive tree planting will take place to replace trees removed and soften the view of the development on the road from Clavering. For each tree removed approximately 3 more will be planted.







Street Scene - North Elevation



Street Scene - South Elevation



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Fax: 01709 512794  
E-Mail: info@hills.co.uk

Proposed Street Scene - Manuden Housing Scheme





Unit 5, Stone Yard,  
 100, 101, 102, 103, 104,  
 105, 106, 107, 108,  
 109, 110, 111, 112, 113,  
 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Proposed Site Plan - Manuden Housing Scheme

Scale 1:1000





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 White Green, C. Barnham,  
 Emsay, N. Hants. RG24 0LJ  
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 E: info@sidhamstructures.com

Proposed Site Plan - Village Hall Scheme



# The Village Owning its Own Facilities



The proposal involves the acquisition of **FREEHOLD** ownership of **16.8 acres** for the village; that is some 5 acres of the current playing field and an additional 12 acres.

The site will be vested in trustees who will hold it for the benefit of the village.

It is **difficult to over emphasise the importance of permanent ownership** of the land and all the facilities. (The Playing Fields are currently leased from the Battlement Trust.)

Changes and improvements can be made from time to time - subject to planning permission - as the village requires, without reference to any third party. Grants are also more readily available for freehold sites.

Investments can be made for the long-term benefit of successive generations of village residents.

**The social and recreational amenity purpose of the site can be protected for ever!**

# Sustainability and the Environment



## Energy Conservation

All the houses and the community facilities, will be constructed to the highest standards of **energy efficiency**, as required these days by Building Regulations.

A **bore hole** will provide part of the water supply. Waste **water will be conserved**. Hot water, for instance, from showers and baths will pass through heat exchangers so as to provide more clean hot water.

Other economically viable ways of making the buildings as green as possible are currently being researched.

## Ecology of the Site

Surveys have been conducted by professional consultants and established that:

The development of the site will not have a detrimental effect on **the bat population**. The new buildings may provide a more suitable habitat for bats than the currently undeveloped site.

**No evidence of reptiles** was found on the site.

Except for a section of trees adjacent to the houses bordering the Playing Fields and adjacent to the road, most of the trees in **the plantation will have to be felled**. In general they are of a very poor quality. **New trees will be planted** to more than double the number removed.

In overall terms the development should in due course enhance the ecological value of the area.

## Flood Risk

A flood risk assessment concluded that with the construction of effective soakaways there would be no increased risk of flooding to the village. Sewage will be treated in on-site facilities.



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## Building for the future

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### Final Planning Application Nearly There!

The Exhibition held in the Village Hall on 6<sup>th</sup>/7<sup>th</sup> January was well attended and the plans for the project received almost unanimous support. Thank you to everyone who did attend and for your comments. As a result the Steering Committee believes its mandate to proceed with the development has been further reinforced. In response to the principal issues raised at the exhibition:

- 1) It is argued by some that the **new road access** is too far out of the village and should be re-sited nearer the planned new houses. This point of entry for the new road has been approved by Essex Highways as being in compliance with safety regulations and accepted by Uttlesford when they approved our Outline Planning Application. An entry point close to the new houses would be no further away from the difficult turning from Maggott's End and would have more difficult sight-lines. It would also involve the wholesale removal of a large part of the high banking and overhanging trees which form such an attractive and distinctive feature of the approach to Manuden from the north. We will take the matter up with our road consultants again but doubt very much that the case for change will be supportable.
- 2) There were many questions about the **Affordable Housing**. The number of Affordable Houses planned, namely four, was set as a result of the Housing Needs Survey conducted in the village in 2008 and accepted by the English Rural Housing Association, the nominated supplier. It remains the best estimate of the likely need. Two of the four houses could be made available on a part-equity basis but in the meantime, of course, economic conditions have worsened. Reduced mortgage availability has made it more difficult, in the experience of the Housing Association, to find willing buyers who have the necessary deposit and can secure a mortgage. Sadly the rent-only option is no longer as attractive as it was, rents being much higher than they were and tenancies are for a fixed period, not for life. Anyone with connections to the village who is interested in applying must as a first step register their interest with Uttlesford DC Housing Department.
- 3) The Steering Committee remains committed, with Pelham Structures, to find ways to make the houses and community building **environmentally efficient**.
- 4) No clear view emerged at the Exhibition about the external surfaces of the community building so the Steering Committee has decided on "**aged brick**" on all the upper parts of the building - a sample of "aged brick" was on display at the exhibition - combined with **light-coloured wood boarding** on some of the lower parts of the building. The committee feels this is a good balance between an attractive appearance for the building and its long term maintenance cost.

All the other issues raised at the exhibition are being examined by the Steering Committee. A number of good suggestions were made which will be incorporated in the design. For instance, Alison Watson's idea for an outside covered area for pushchairs etc to stop muddy wheels in the entrance area is a winner!

In all 19 people volunteered their help in future, either in fundraising or the on-going management of the community facilities when they are up and running. All 19 can expect to hear from us soon.....!

**The material shown at the exhibition is now available on the Manuden village website.**

We will now get on with renewed momentum with Pelham Structures to submit the final planning application in the next few months.

*From the MC&SC Steering Committee.*