

PIRTON VILLAGE HALL
High Street, Pirton, SG5 3PS

OUTLINE APPLICATION FOR S106 FUNDING

Description of Pirton Village Hall

Pirton Village Hall was built in 1933 on land donated by a villager. The hall owns the freehold land of the property. In 1970 the hall was registered with the Charity Commission (charity registration number 302444).

The aim of the hall is to provide a place for leisure, recreation and educational activities in order to improve the life of the inhabitants of Pirton and its neighbourhood.

The hall has six trustees and a Management Committee that meets 4 times a year consisting of the trustees, a representative from Pirton Parish Council and representatives of groups who use the hall on a regular basis.

The hall is extensively used throughout the week by a diverse range of clubs and groups including pilates, yoga, craft group, table tennis, carpet bowls, film clubs, Play Aloud (a weekday out of school child care club), a SEND group, and Pirton Players (a community based amateur dramatic society). It is also used for a wide variety of activities throughout the year for Pirton's older community, community events such as quizzes, dances, Pumpkin Show, craft events, children's parties and private functions.

In February 2019 an extension saw the addition of a Bar Room that interconnects to the main hall. Whilst this enhanced the use and capacity of the hall, the hall is now at full capacity in terms of bookings, usage and number of people it can accommodate.

Proposed project

The proposed new developments from Gladmans (25/01696/OP) and Blakeney Homes (25/02064/OP) would see Pirton's residential community increase substantially. Given the current capacity issues the hall is experiencing it is highly unlikely that the hall in its current format would be able to accommodate additional capacity generated as a result of the proposed new developments and subsequent increase in population.

The current configuration of the hall is four rooms - the main hall (Strawplaiters Hall), a smaller meeting/activities room (Pumpkin Room) the Bar Room and The Pear Tree Room (which is solely used by Play Aloud). The hall also has a newly refurbished kitchen, a small cloakroom, toilets and a car park. The attached floorplan sets this out.

Whilst the four rooms in the hall are well utilised, the use of one sometimes precludes the use of another. For example, there are currently limitations using other rooms in the hall when Play Aloud or the SEND group are utilising the hall due to appropriate safeguarding measures in place when children or vulnerable adults are using the hall. With the current hall layout restricted access cannot be given to the rooms used by Play Aloud or the SEND group and therefore the other rooms in the hall cannot be utilised by others when these groups are taking place.

The Management Committee are keen to explore opportunities where the main hall can be separated from the Pumpkin Room and Pear Tree Room, which will provide increased capacity, availability and accessibility of the hall whilst ensuring safeguarding measures are protected.

A solution is to upgrade the side door entrance to allow separate access into the main hall. A ramp would be required to enable easy access for those with disabilities or young families with pushchairs. A locking mechanism would be required on the doors between the main hall and the foyer to ensure the rooms were secure and separate from each other when multiple bookings were in place.

The current toilet facilities would require upgrading to provide adequate facilities for the rooms at both the front and back of the hall. This would include enhancing the toilet facilities for those with disabilities and improved child changing facilities.

Physical access to the hall would also require improvement. The driveway up to the hall, the car park and access to the hall entrance(s) would require resurfacing to ensure the hall was fully inclusive and safe for all users, taking into account disability, use of mobility aids and prams/buggies. Ramps, clear walkways, disabled parking, cycle racks (to encourage cyclists especially from the new developments which are not in the village centre) and an even surface would be required to ensure safe and accessible entrance/exit for all users. The surface area of the external access to the hall, including the driveway and car park has suffered over recent years following increased usage of the hall due to the population growth already seen in the village. Further population growth will require essential improvement of the external access areas to ensure the hall can safely accommodate increasing numbers of both activities and footfall.

The Management Committee believes the project proposal would be a practical and cost-effective way to increase availability, inclusivity and accessibility for the additional people who would want to use the hall facilities.

Expenditure for project

The considerations set out above are complex and encompass safeguarding, disability, diversity, accessibility, safety and capacity. The Management Committee are developing these proposals and are in the process of obtaining detailed costings.

The cost of the project detailed below are an early estimation. Visits have taken place to assess the work required, and two initial quotes have so far been received. More detailed quotations will be obtained if this application progresses.

Description of work	Estimated cost	Quotes (excl VAT)
Upgrading a side door and lobby area to allow separate access to the hall, including installation of a ramp to ensure the entrance is fully accessible.	£10,000	Quote 1 – £5,325 (does not include internal access/lighting improvements to rear lobby). Copy attached.

Description of work	Estimated cost	Quotes (excl VAT)
Installation of a locking mechanism to doors between the main hall and foyer to allow rooms to be securely separated and enable multi use of the hall. Installation of a one-touch system for all fire exit doors.	£5,000	Quote outstanding
Upgrade of toilet facilities including disabled toilets and child changing facilities	£10,000	Quote outstanding
Resurfacing of access to hall to improve accessibility including resurfacing driveway, car park and pedestrian access to hall entrances, including markings for disabled parking and a bicycle rack.	£45,000	Quote 1 - £35,247 (does not include parking bays & bicycle rack). Copy attached.
Total value of S106 funding applied for	£70,000	

How the project will increase capacity and diversify the hall to support the increased population

Providing the facility to separate the main hall from the foyer and adjoining rooms, and providing an additional entrance/exit by adapting the side door will increase the capacity by enabling multi use of the hall. Multi use of the hall is currently often prohibited due to protective safeguarding measures in place. Increasing capacity of the hall will allow additional activities and events to take place and therefore meet additional demand which will arise from the increased population of the village as a result of the proposed new developments.

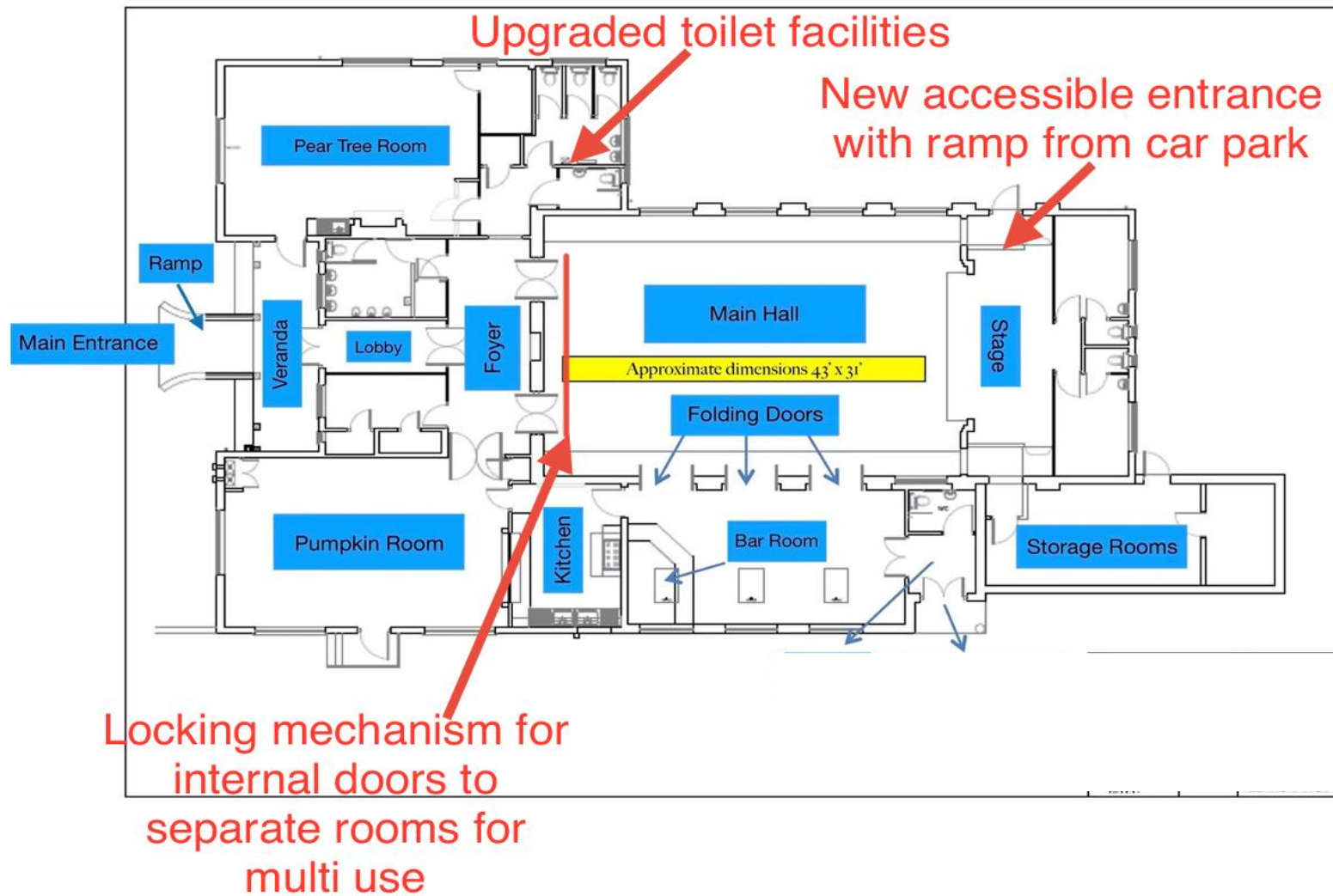
The proposed improvements in the project will also increase accessibility for older members of the community, individuals with disabilities and young families making the hall a more inclusive and accessible environment for the local community.

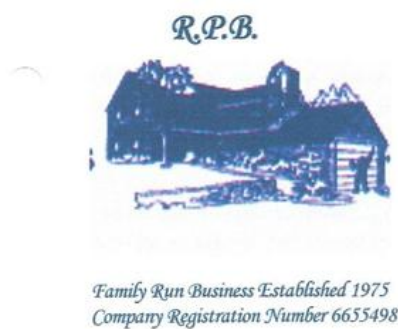
Contact Details

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25 August 2026





R.P.B. Building and Roofing Contractors Ltd.

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Unit 10, Cam Square, Wilbury Way,
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Mr D Gentle

Date: 24.08.2026

Ref: Pirton Village Hall

Quotations for works to village hall as follows:

Disabled Access & Fire Exit

Quotation for the forming of new disabled ramp in concrete including new handrail.

Supply and fit new UPVC door and frame including top light window. Panic bar internally and keyed access from on the outside.

Price £3,675.00 plus VAT

Timber Door

Quotation for removing existing timber door and frame.

Supply and fit new UPVC door including internal push bar and external keyed access.

Price £1,650.00 plus VAT

Due to new bank instructions all Cheques must be made payable to : RPB Building and Roofing Contractors Ltd

PLEASE NOTE ALL PAYMENT DETAILS WILL BE SENT TO YOU UNDER PLANE COVER

HOUSE BUILDING - EXTENSIONS - PROPERTY IMPROVEMENTS - MAINTENANCE - SLATING & TILING - ROOFING

VAT Registration Number 322289761
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Project Title: Pirton Village Hall, Hitchin

Date: 19/08/2026

Quote Description: Re-surface rear carpark (700 sqm)

Quote Ref: PVH-03

Total

- Set up safe working zone.
- To level and prepare area for Bituminous material
- To saw cut joints where necessary.
- Paint inside joints using colas cold applied bitucold bitumen compound where necessary.
- To spray area with K-140 bitumen emulsion bonding coat where necessary.
- To supply and lay 60mm of A20 dense binder course, all laid to suit all levels and falls.
- To consolidate whilst hot with machine roller
- To supply and lay 40mm of 10mm SMA surface course, all laid to suit all levels and falls.
- To consolidate whilst hot with machine roller.
- Joint sealing at all construction joints and where new work interfaces with existing.
- Remove safe working zone.
- Leave site and all areas clean and tidy, removing waste to appropriate licensed tips.

EXC VAT

£35,247.00

Please note quotes are valid for 30 days from date received. Invoices are due within 30 days from date received.