

Scouts 
Cotswold Edge

Mafeking Redevelopment Proposal

Table of Contents

Table of Contents.....	1
1. Summary	2
2. Background.....	3
2.1 A Brief History	3
2.2 Our accommodation problem.....	3
2.2a Site Photos	4
2.3 Endorsement of proposal	5
2.4 Our demography and inclusivity	6
2.5 Opportunities for young people	7
2.6 Our role in the local community	7
3. Proposal.....	8
3.1 What are we seeking to build	8
3.2 Where this will be built	9
3.3 Timetable and organization	10
3.4 Communications	10
3.5 Project costs and fundraising.....	10
3.6 Measuring Success	10
4. Benefits.....	11
4.1 Benefits to our young people	11
4.2 Benefits to our Scout District	11
4.3 Benefits to our community	11
4.4 Demand for a facility in the community	12
5. The Future	12
5.1 Site Enhancements.....	12
5.2 Facilities.....	12
6. Project Contacts.....	13
Appendix 1: Site Location.....	14
Appendix 2: Outline building plan.....	15

1. Summary

The current building used by Cotswold Edge Scout District & Zeus Explorer Scout unit is rapidly deteriorating structurally and it is considered too unstable for continued use as a Scout hall.

The proposal is to demolish the existing building and construct a replacement hall that will not only be used for the primary purpose of Scouting in the Ram Hill/Henfield/Scout District area but will also provide meeting facilities for use by all sections of the community including non-profit groups such as local clubs and societies and other youth organizations on the basis that only costs of use and maintenance are recovered.

Mafeking Hall is situated near Coalpit Heath in the small rural area of Ram Hill. The site is accessed off a private lane and joins Serridge Lane to the north of the site. The site is surrounded by open fields, to the north, south and west and there are some neighbouring properties to the east. The site is surrounded by existing hedgerow with several trees located around the perimeter.



Tullett Field looking towards hall



Small Activity Field



Tullett Field looking towards Serridge Lane

2. Background

2.1 A Brief History

The site was acquired for 1st Coalpit Heath Scout Group from 1945 when the land was given by Mr William Blackmore to the Group, the First Mafeking Hall was opened on 4th May 1946 by Mr F Haydon Dimmock, Editor of "The Scout". This wooden hall was once the R.C. Chapel used by the Army at Corsham. The site was purchased from the group by South Cotswold Scout District (Now Cotswold Edge Scout District).



That existing building was becoming unsuitable for the District use, plans were submitted for the current building with work starting in September 1971. This was completed in January 1972 and officially opened by the then County Scout President Lt. Col. The Lord Wigram M.C D.L.J.P on 19th July 1972.

In early 2000's the District was given the opportunity to purchase an additional field (now called the Tullett Field) and lane to ensure we had more space for young people to use and enjoy. The Tullett Field was opened by the then County Scout President George Pesynski on 18th June 2003. This addition expanded the size of the site and the activities that can be undertaken.

2.2 Our accommodation problem

The current building is now past its suitable use and has been patched up and repaired over its 40-year life to a point it is no longer viable to keep up with repairs.

The list of works that need to be done include but not limited to:-

- Roof needs replacing,
- Kitchen needs replacing,
- Toilets need modernisation and the toilet block foundation needs replacing,
- A number of alterations to allow the hall to meet current Equality Act regulations,
- The current building has no suitable insulation and does not meet energy requirements,
- Re-wiring as the current system is outdated and botched together,
- Underpinning of some areas of the existing foundations,
- Repairs to the existing walls, guttering's, and soakaways,
- And the list keeps going on:-

The above works to bring the current building up to a minimum requirement needed to meet current regulations would be more than £300,000 which we currently do not have or can find at this time.

2.2a Site Photos



2.3 Endorsement of proposal

We undertook a survey in 2019 asking members of the district about the future of the site including:

- Do you use the site?
- Should the site be sold / or part sold to fund the development
- Replace the current hall
- Remove all facilities and be a greenfield site.
- Are the facilities meeting the needs of the District?

We had 114 people complete the survey and the results came out as:

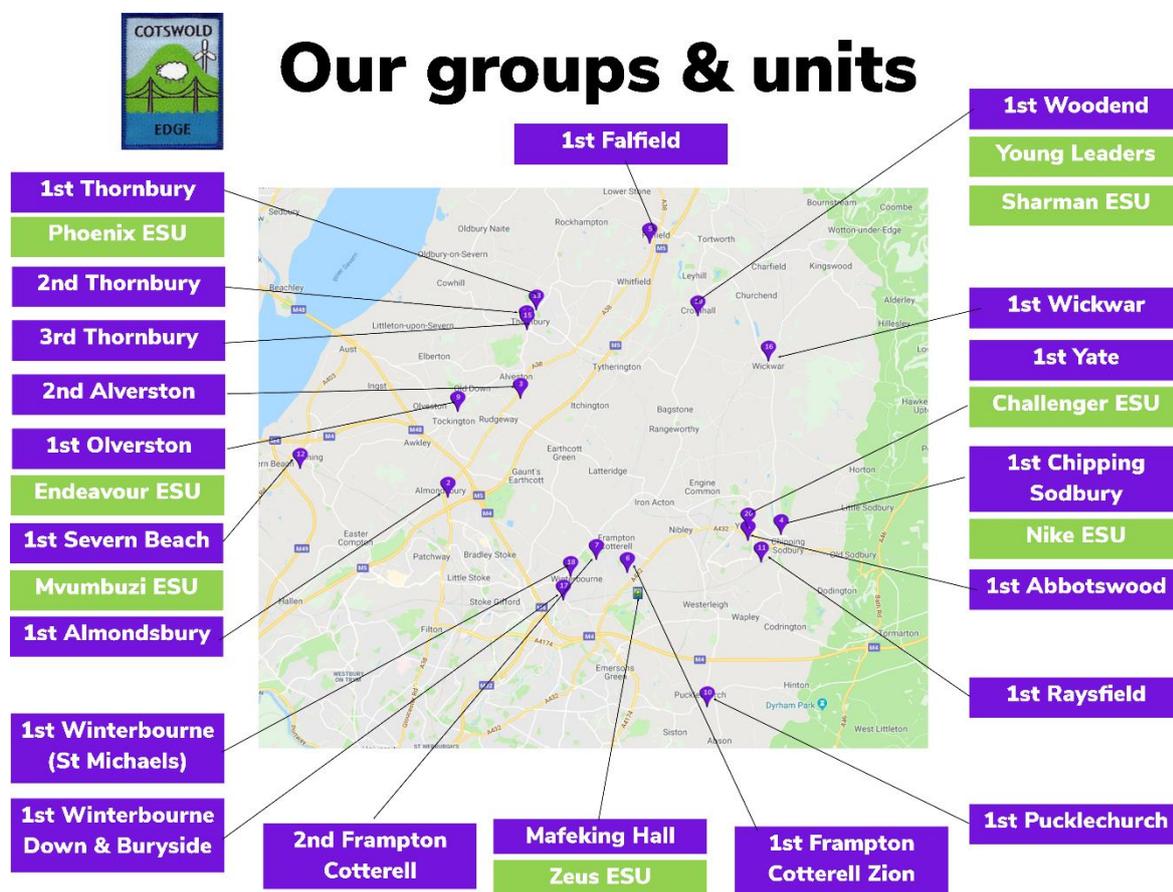
	Yes	No
Do you use the site	94	20
Should the site be sold	15	99
Should part of the site be sold to fund the new development	21	93
Should we replace with a new hall	93	21
Are the facilities meeting the needs of the District	111	3
Remove all facilities and be a greenfield site.	32	82

This information was taken to the District Executive who discussed the survey and comments and started a program to undertake works to assess the site and suitable renewal / renovation projects.

The information has been shared with our Groups and Explorer Units and had universal endorsement.

2.4 Our demography and inclusivity

Cotswold Edge District covers a large area of South Gloucestershire mainly North of the M4 with Pucklechurch to the South. With 19 Groups and 7 Explorer Units we are one of the largest Districts within the Scouting County of Avon.



	Male	Female	Total
Youth Membership	1218	444	1662
Adults	243	186	429

	White	Mixed/ Multiple ethic Groups	Asian/ Asian British	Black/ Caribbean or African	Prefer not to say	Total
Youth Membership	1512	22	8	1	119	1662
Adults	349	0	2	1	77	429

	Developmental	Physical	Mental Health	Sensory	Injury	Medical	Prefer not to say	No disability	Total
Youth Membership	82	8	20	23	2	92	69	1366	1662
Adults	4	3	5	1	0	13	166	237	429

2.5 Opportunities for young people

The Mafeking Site has been home to generations of individuals in Scouting who have enjoyed the facilities and experiences they have had. We are working on transforming the site and its facilities to provide a wider range of improved facilities. The Hall project will provide an improved and fully functional facility that is accessible to all potential users.

Our Scouts have recently taken a renewed pride in the site again and have been working on projects including clearing the overgrown sections of the site, planting trees and new hedgerows.



2.6 Our role in the local community

The District Scouts have not always been at the heart of the local community and at times caused issues in the past. Scouting is part of the community and can benefit considerably by using community resources to the full. More importantly, by integrating itself into the community, scouting can contribute to the wider range of activities and organizations provided in it. Community relations is about making contacts, meeting people, and getting involved in the community.

We have been working to improve our community connections and are determined to create a new facility that the whole community feels is accessible and that there is desire across the larger community to use it. Our desire is that Mafeking is in almost daily use and will become a vibrant centre in the community.

3. Proposal

3.1 What are we seeking to build

We are looking to build a simple rectangular shaped, wooden framed building with overall dimensions of 21m x 7m and comprising a gross internal area of 147 sq.m. The proposed building has an eaves height of circa 2.4m and a ridge height of circa 3.5m.

The new layout is to encompass a more flexible facility capable of being shared by a broader community; the project involves the construction of a single-story framed building on a concrete base.

The proposed elevations comprise of 19mm log lap cladding with approximately 6/7 small windows on the front and rear elevations with two double doors to the front elevation. Internal walls would be insulated and covered in Q mark ply. The roof covering of felt shingles.

The proposed construction methodology is to undertake the demolition of the existing hall and toilet block and prepare the site ready for the new foundations. It is envisaged that once the existing building has been demolished and site preparation works completed the core service facilities will be rerouted and the base will be constructed by an appointed contractor.

The second phase will be construction of the insulated timber building to be built on the new base, taking approximately one month with the internal core facilities (Toilets, power, lighting, and flooring) following.

Storage of Scouting equipment will be within the existing buildings to the rear of the current Hall which has a new roller shutter door. The next phase will be repainting and installing new shelving.



Old wooden doors

New roller shutter door

It is proposed that the final phase of external landscaping will be carried out by a managed force of volunteers.

3.2 Where this will be built

The new proposed Hall will be built either in the same location as the current hall or moved back as illustrated below. Moving the hall back has the potential to create a larger space in front of the building for a combined all-season recreation and vehicle access area.

Final decision on building location will be based on the suitability of the ground conditions and any planning requirements or restrictions.



3.3 Timetable and organization

	Target	Completed
Project planning and consultation	January 2021	
Demolition of existing hall	April 2021	
Ground Works / New Base	May 2021	
New Building	July 2021	
Landscaping work	August 2021	

The project is being Managed by the District Executive lead by:

Name	Dean Ashpole-Chapman	Alan Northen
Position	District Commissioner	Deputy District Commissioner
Name	Deb Bryden	Ian Robson
Position	District Treasurer	District Exec Member

3.4 Communications

We are maintaining communication with our members with regular updates and via our district website: <https://cesd.org.uk/mafeking-hall/mafekingrebuild/> also via social media.

3.5 Project costs and fundraising

Description		
Building	£	32,789.00
Base	£	19,740.00
Electrics	£	3,000.00
Toilets	£	3,000.00
Kitchen	£	2,000.00
Guttering & Drainage	£	500.00
Fire Alarm	£	1,000.00
Signage	£	146.00
A/C (Heating)	£	2,000.00
Planning	£	1,500.00
Demolition	£	10,200.00
Additional Costs	£	3,000.00
Sub Total	£	78,875.00
Contingency 10%	£	7,886.90
Grand Total	£	86,761.90

Income	
Existing Funds	£ 27,569.75
Fundraising	£ 17,795.64
Total Income	£ 45,365.39
Balance	£ 41,396.51

Costs and income as of 14/01/2021

Project costs above include VAT @ 20%.
This project is subject to Zero Rate Build (HMRC)

3.6 Measuring Success

We will continue to monitor usage of the site by our Members and from local organizations who are wishing to hire the building.

4. Benefits

4.1 Benefits to our young people

We believe our project will bring benefits to our young people by providing an inviting, warmer and more accessible building. The building will be sited in the current flexible outdoor space which will make it a unique facility in the area. We are able to offer outdoor games, camping, backwoods cooking and a whole host of other life skills development opportunities. Our locations close to large residential areas makes the site accessible for our young people either on foot or by bicycle whilst at the same time giving them a sense of distance from their day to day neighborhood.

“Mafeking is a fantastic place to meet friends and take part in fun, exciting activities. It was a very important place for me during lockdown. We could safely meet here when everything else was closed”

“Mafeking has been a place to release my stress and replace it with long lasting memories with friends.”

“Mafeking provided me with a safe place to meet friends during lockdown. It allowed me to discuss the issues I faced in a safe friendly environment”

“As my mum is a nurse and dad living away from home, I was at home all day on my own during lock down, meeting adults and friends safely at Mafeking was a Godsend”

4.2 Benefits to our Scout District

The project will enable us to use the building more especially during the colder winter months - the current building is very cold, damp and therefore unsuitable. By providing better facilities for our members and a potential new home to new groups in the area we will be able to offer a larger range of activities and encourage greater engagement with the larger community.

4.3 Benefits to our community

We believe this project will open the site to the local community who have been generally excluded from using the site either through lack of awareness of it or due to its presentation which has made it undesirable. With an improved building sited in already pleasant open spaces we will be able to confidently offer and promote its use to organizations in our local community

4.4 Demand for a facility in the community

We found when trying to secure a new temporary home for our Zeus Explorer Scout Unit to meet on a Tuesday night that local venues were fully booked, and costs were too expensive for the Unit to afford. After speaking with local Councilors, we believe there is a need in the local area for a new Community Facility. We believe that our location will also be beneficial to local businesses looking for a venue to undertake team building events and or meetings.

Community venues near to the Scout hut are:-

- Coalpit Heath Cricket Club & Paul's Place
- Henfield Hall, Ram Hill
- 1st Frampton Cottrell (Zion United Church) Scouts
- Zion United Church Hall
- 1st Winterbourne Down & Buryside Scouts
- Manor Hall, Coalpit Heath
- Coalpit Heath Village Hall
- The Miners Club
- St Savior's Church Hall
- Westerleigh Village Hall
- The Brockridge Centre

5. The Future

5.1 Site Enhancements

As the site is improved other improvements need to be undertaken for example:

- Site entrance & lane need to be resurfaced
- New fencing to be installed
- Continued management of the hedgerows to provide better space for wildlife

5.2 Facilities

The site currently offers basic facilities to our members including soft archery, fire lighting and a large space for physical activities.

We would like to develop our offering to include but not be limited to:-

- Archery
- Shooting
- Tunneling
- Outdoor Pizza Making/Oven
- Improved camp fire circle
- A pre setup camp for groups who just want a few nights away and do not have all the necessary equipment.

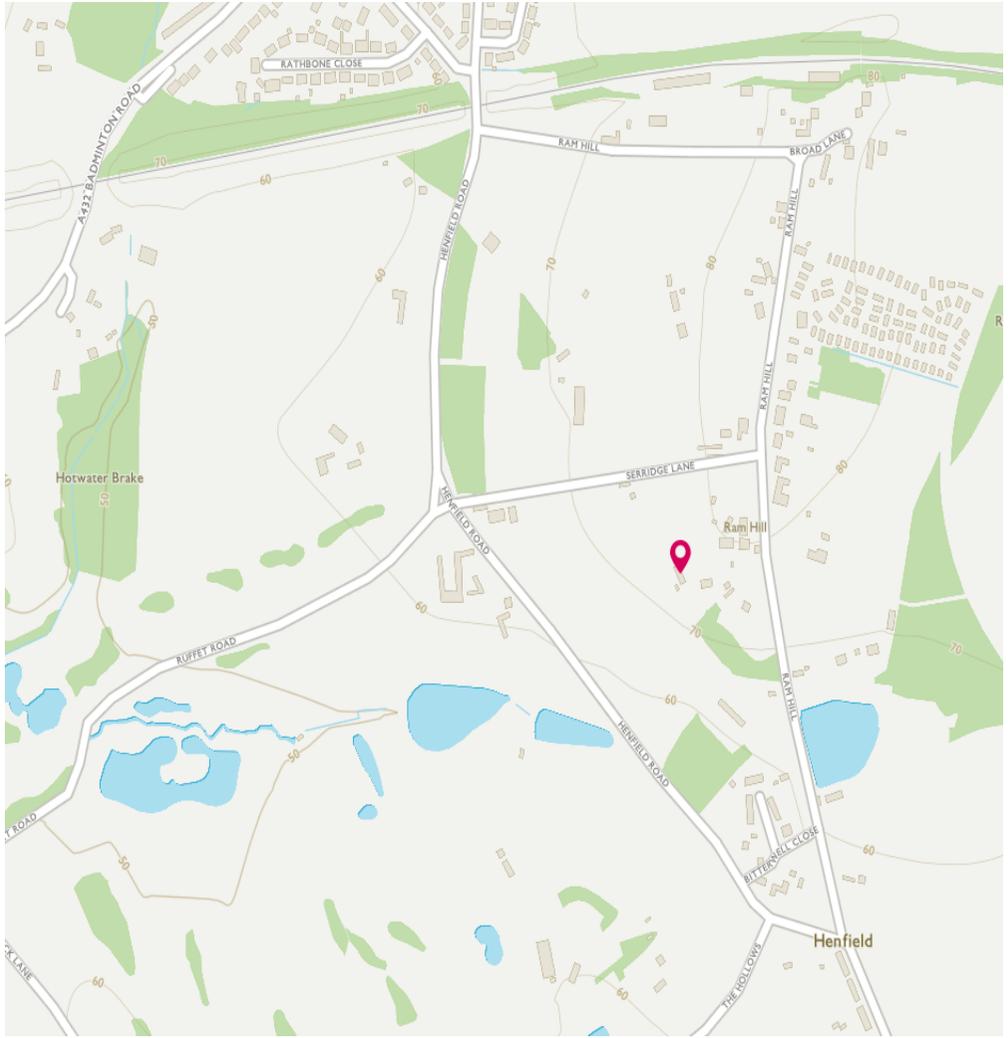
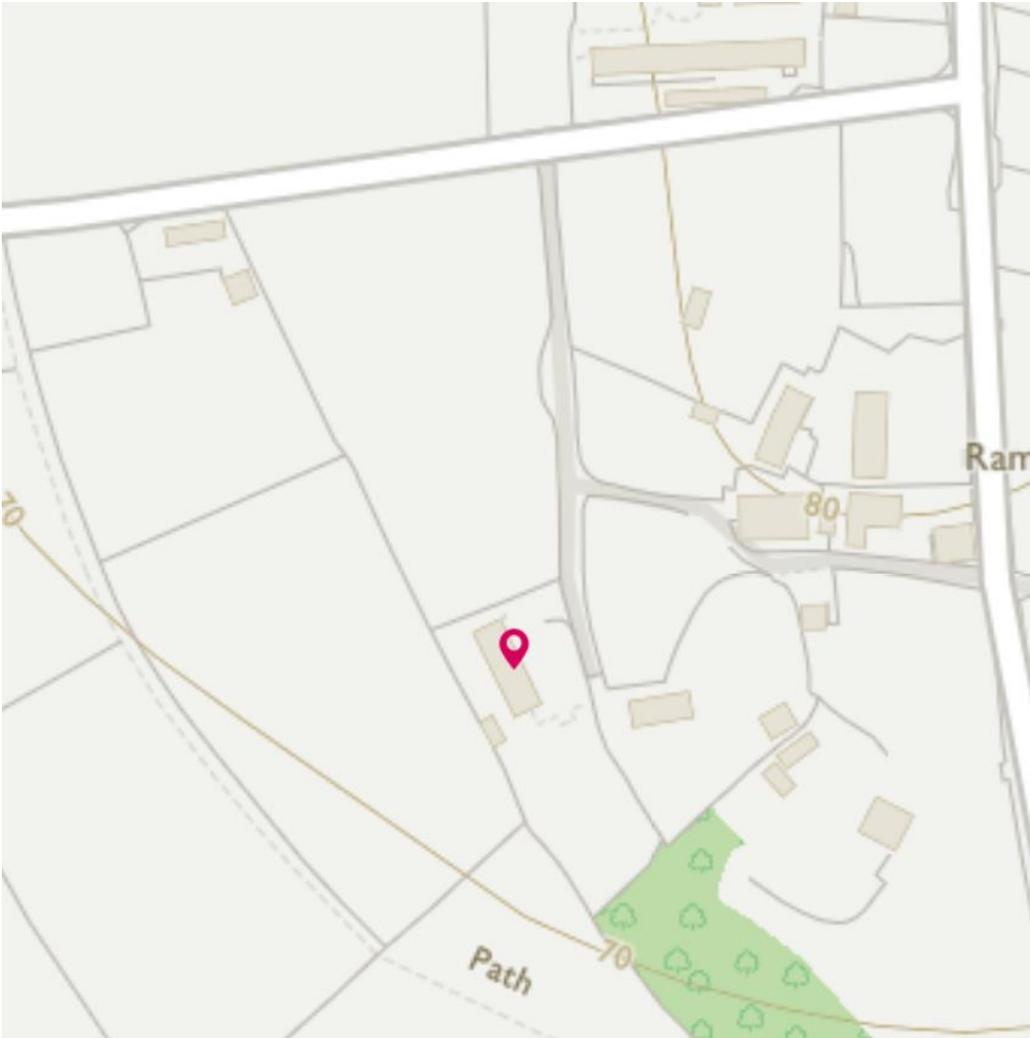
6. Project Contacts

Name	Dean Ashpole-Chapman	Alan Northen
Email	dac@cesd.org.uk	Alan.northan@cesd.org.uk
Telephone	07810306291	

Name	Deb Bryden	Ian Robson
Email	treasurer@cesd.org.uk	ian.robson@cesd.org.uk
Telephone	07519927909	07393993751

Site Address	Mafeking Hall & Campsite Serridge Lane, Ram Hill, Coalpit Heath, South Gloucestershire, BS36 2UF
What 3 Words	///deeper.direction.camp
OS Grid Ref	ST 155 677797

Appendix 1: Site Location



Appendix 2: Outline building plan

