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Heritage Statement for ABC Memorial Hall

1. A description of the heritage asset.

The asset is (full title) the Aighton, Bailey and Chaigley Memorial Hall.

It was built by public subscription and predominantly by local volunteers and opened in 1965. It is known as the Memorial or Village Hall.

Its significance is

- A reflection of community collaboration to honour those who fell in both World Wars
- The creation of a large building to hold large village events
- Its central location facilitating access for nearby households and a car park for those using their own vehicles
- Supports a variety of local community groups, from Toddlers to W.I. to the two football teams to name but a few regulars.
- It is increasingly used by outside bookings such as weddings, charity fundraising, family celebrations.
- It allows a more modest budget activity, a blank canvas for them to dress accordingly, and generates the income to maintain itself.
- It has been the go-to location for many village/r events from its inception.

2. Assessment of impact.

- The proposed roof tile replacement is a natural result of maintaining the building fabric. They are a material like-for-like (concrete), similar colour (grey) and size.
- It will also allow an inspection of the supporting battens which will be replaced as necessary.
- The guttering, lead work and roof ridge tiles will be replaced on a like-for-like basis. We need to ensure the roof is fit for purpose for the next fifty years.
- The proposed work will not affect its heritage significance. There is no change to the roof pitch, size, roof design .
- All current finials will be retained, and checked for security

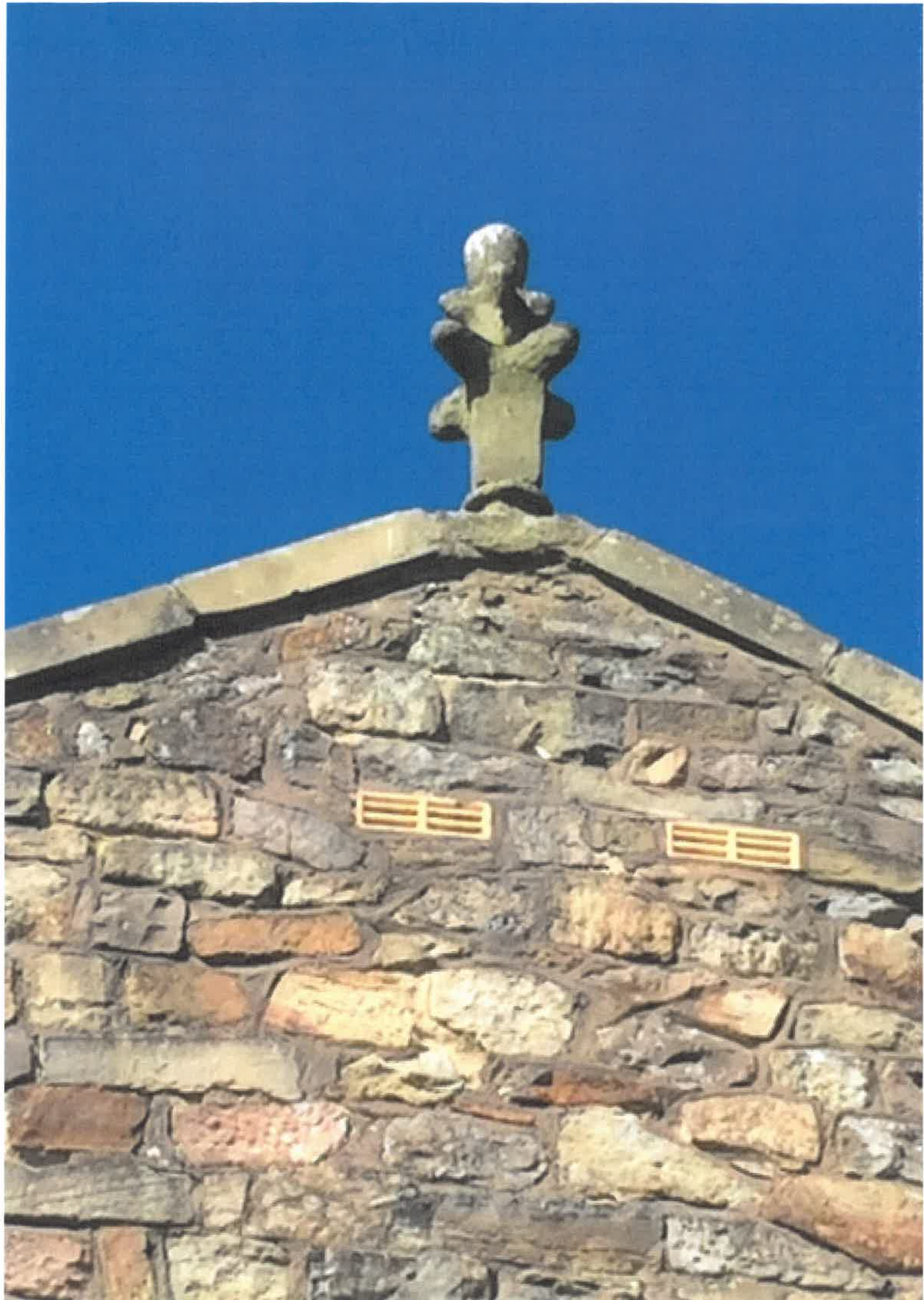
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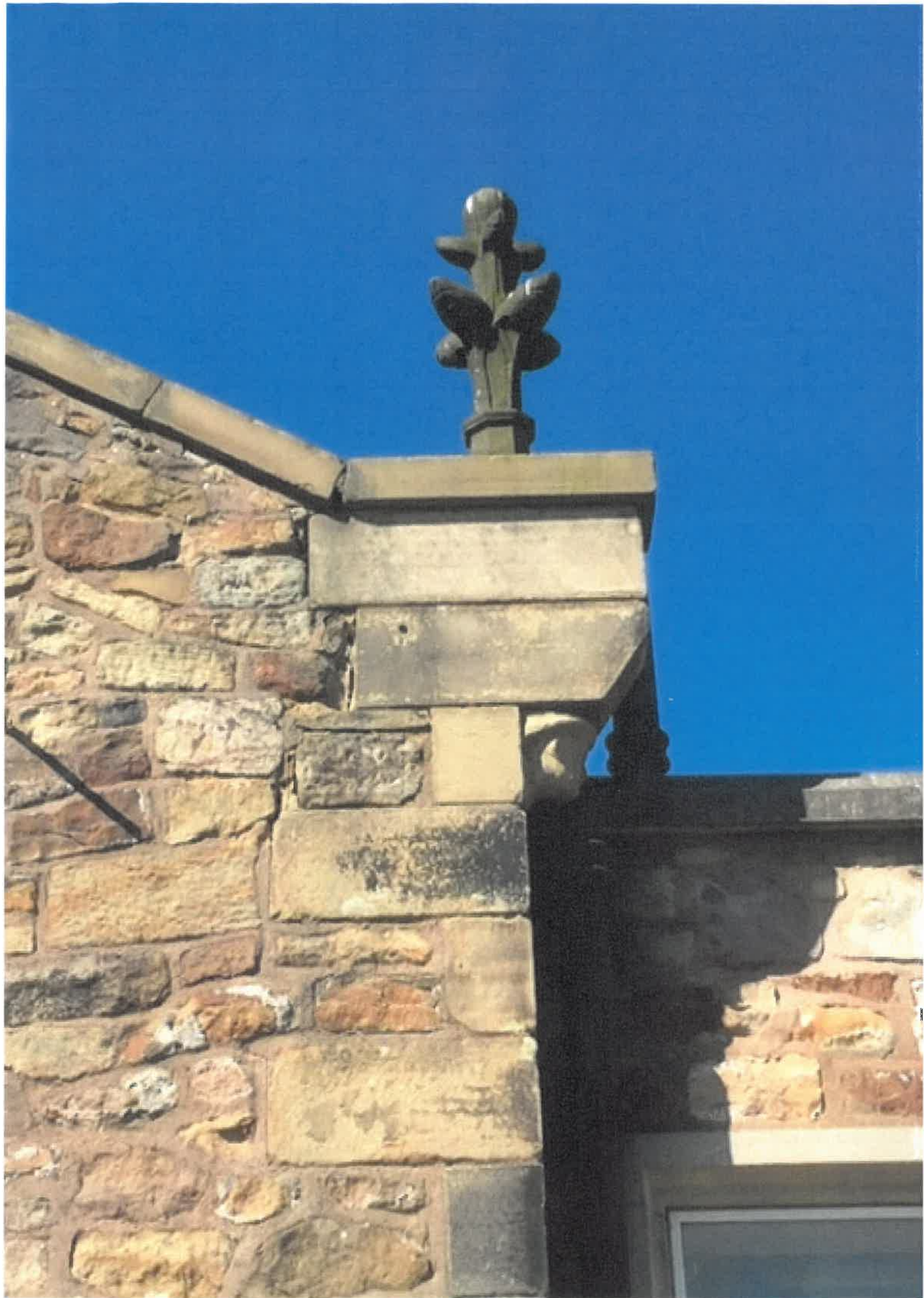
3. Mitigation of impact.

- The proposals are essentially replacement works and therefore have a minimalist impact on any heritage impact.
- We will be choosing Marley modern tiles with similar colour and size; the lead work will be retained; the guttering similarly; coping stones will be re-pointed; all quoins will be checked and secured as necessary
- Where items are beyond repair, they will be replaced on a like for like basis. I understand that the local quarry was the original source for the stonework and is still in operation today.










Heritage Statement (source: WarwickDC.gov.uk)







Townscape Appraisal Map

- | | |
|---|--|
|  | Proposed extension to conservation area boundary |
|  | Listed Buildings |
|  | Buildings of Townscape Merit |
|  | Significant open spaces |
|  | Important trees |
|  | Important tree groups |
|  | Important views |
|  | Registered Parks and Gardens |
|  | Focal buildings |



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Impact Statement

1. How will the community/neighbours be affected?

- The publicity of the application will self-generate awareness and we will include information on the village notice board
- We will ensure the community is forewarned about the commencement of the building work through the village production of 'Round the Green' which has a very high distribution particularly in the main village.
- The joint Parish Council and Village Hall members will ensure that any concerns and feedback is shared and investigated to allow transparency and openness in all that we undertake.
- Health and Safety: whilst it will be part of the builders' responsibilities, the joint Parish Council and Village Hall committee will maintain both an observational and active part in keeping this aspect to the forefront during the work in progress period.

2. Risk assessment

- The builders will conduct a risk assessment and all actions to ensure both pedestrian safety, vehicular parking boundaries, any activities conducted within the building during progress will be assessed, checked and decided upon prior to the event
- This will be on-going and dynamic throughout the project time scale

3. Visual / Environmental

- Whilst the work is being conducted, there is to be expected a certain amount of noise, disturbance and inconvenience (lorries reversing into the car park, scaffolding barring entrances etc.)
- The selected builders are local family members with children/grandchildren themselves. Their reputation stands very highly in the community and it is something that they would strive to maintain.
- We will ensure that recycling of waste is maximised, and unrecyclable items minimised.

The community know that the project is in the pipeline. We hope that we can meet both their expectations for renewal as well as the future improvement of the building