

Memorial Hall – Bishopstoke Heritage Statement



Heritage Statement August 2023

**Memorial Hall
17 Riverside
Bishopstoke
Eastleigh
SO50 6LQ**

Memorial Hall, Bishopstoke

1. Context

Glebe meadow, in which Bishopstoke Memorial Hall sits within, lies along the River Itchen in the Bishopstoke Conservation Area (Picture 1.1 below) The site is predominantly used for recreational activities on open grassed areas with a series of peripheral facilities: skate park to the North; a small dilapidated sensory garden to the West; and children's playground facilities in the South.

The site of the existing Memorial Hall lies on the southern-most corner of Glebe Meadow recreation ground, with two public pathways across the site and a third alongside the Memorial Hall, connecting Church Road and Riverside to Portal Road.



The Conservation Area Appraisal of April 2011 noted that The Memorial Hall is an important building for Bishopstoke's community and has a local significance as it was erected in memorial of the fallen in the two world wars. However, the building itself is not of a robust construction and does not enhance this prominent site within the conservation area.

It is appreciated that this building has an important role in the Bishopstoke community and is locally significant. Should an opportunity arise to improve the facility on this site, Eastleigh Borough Council will seek to ensure a design is provided which offers both improved facilities and enhanced visual amenity, through significant community consultation and involvement. Immediate improvement will be achieved by the proposed planting across the rear of the building in Glebe Field. Proposal – That the Council use its powers as local planning authority to ensure any replacement community building is of a high-quality design and construction responding to community needs.

2. The Building

Constructed in the period of the late 1920s to early 1930's the building is located at 17 Riverside in the Bishopstoke area of Eastleigh and is orientated in a north easterly direction with the entrance facing southwest onto Riverside and the river Itchen.

The property is of a portal frame construction in predominantly timber and is raised above road level by approximately 2m. The main portal frame structure is formed of hollow boxed sections constructed from 6mm ply glued and nailed. Timber portals are mechanically fixed to steel shoes, which in turn are fixed into the structural concrete slab. There are identified rafters with asbestos profiled sheet roof spanning the purlins. The wall construction is formed of lightweight timber shiplap cladding affixed to the external side of the cladding rails with a bitumen membrane sandwiched between. There was no insulation identified in the build-up. Whilst the existing structure is serviceable the building envelope itself is life expired, with failed roof coverings and failing enclosing walls. The building is completely without insulation and performs poorly in terms of thermal efficiency; The current doors and windows are insignificant in providing satisfactory thermal performance. The roof is of considerable age with evidence of water ingress with localised areas of water staining visible. Given the age of the building and anticipated serviceable life expectancy of this type of roof coverings.

Upgrading the existing walls and roof and installing new insulation will improve the thermal performance however the structural frame confirms that the existing portal structure & foundation / slab is insufficient to support any modern cladding system without substantial steel support

reinforcement and underpinning. The external envelope would require stripping back to the structural frame and structurally reinforced & underpinned to allow new external cladding, to provide any significant benefit. Internally, there are significant other compliancy shortcomings regarding internal partitioning and doors fire compartmentation standards and general accessibility, alongside the issues with the internal layout and adjacencies as noted in the Structural Survey & Appraisal undertaken by Smith Foster Consulting Civil & Structural Engineers.

Photograph 1 -
Front
South Elevation



Photograph 2 -
Rear
Northern Elevation



Photograph 3 -
Mature Trees close
to western side of
building



Photograph 4 -
Eastern Elevation



Photograph 5 -
Hall view towards
entrance



Photograph 6 Hall
view towards stage



3. Conclusion

The Memorial Hall is not of a robust construction and does not enhance this prominent site to be of local significance and the building does not have suitable presence in the conservation area and is of inferior quality, the cost of upgrading and adapting the existing building to comply with Health & Safety Standards, - means of escape from the main hall and green room can only be achieved via the south east flank elevation whereas escape provisions to the north west is not feasible due to lack of adequate paving and the overgrown nature of the adjacent boundary. Fire escape doors from the main hall also serve as a potential trip hazard. There is inadequate ventilation within the accessible WC where the gas intake is located. There is no suitable fire rated compartmentation throughout the building. The fire alarm system provided would require upgrading to provide a compliant system with better protection to building users. The main entrance doors are currently inoperable and compromises emergency escape. Access to mezzanine storage areas is also problematic and unsafe. The amount of asbestos containing materials is significant and requires removal and the general maintenance issues are cost prohibitive compared with a new build property. The maintenance burden of the existing structure is estimated to increase over the coming years as the building is considered life expired and has been significantly vandalised. There are many advantages associated with providing a new facility in terms of accessibility, thermal performance, and layout flexibility so it is recommended that the current building is demolished as soon as possible while a new design is established for a new community facility to be constructed that would be better suited on the site and provide increased facilities for the local community.