

Britannia Village Hall Advisory Group #1

Summary Meeting notes – 11.3.2021

Attendees: The group was made up of 7 Britannia Village residents, and 6 stakeholders. Facilitators included Helen Fernandes (HF) – interim CEO West Silvertown Foundation, Dan Hill (DH) – Client Lead, WSF, Alice Hamlin (AH) and Meredith Bowles – Mole Architects, Chris Carthy – Igloo Development Managers, Frances Young – DLP Planning, Emily Bowyer-Zaryi - WSF.

Meeting purpose: To establish the advisory group and to explore the site of the current Britannia Village (BV) Hall.

Summary notes:

- HF thanked everyone for coming and explained purpose of the group, emphasizing that a wide range of residents with different views and circumstances had been purposefully chosen to represent different interests including those from different tenures and backgrounds.
- DH explained the vision of the project to provide “A beautiful, flexible and inclusive new centre and affordable homes at the heart of a proud community”. He laid out the plan for the coming months of the project and the role of the group to champion the project.
- HF highlighted that the majority of feedback from the community survey in January was positive. She outlined the main concerns and questions which had been raised by residents in the survey and public meeting on 11th Feb (Why do we need more housing? Unclear how the Foundation has been using the annual Management Fee from Britannia Village General Management Ltd.; how the hall is in disrepair when WSF retains a surplus; and what about the out of use playground). These have now been added to the FAQs.
- AH presented a site analysis and there were four group discussions. Key points included:
 - There was a strong feeling to see more and better facilities for the Village.
 - Most people really liked the feel and character of the Village.
 - Real desire to see the Village Green improved and other areas greened.
 - The Village can feel cut off from the surrounding areas
- AH showed the outcomes of the survey, possible schematic arrangements of the different elements of the hall and some street views to start group discussions. Key points made:
 - Community Centre should be prominent, welcoming and obvious.
 - Some preferred to see separate community buildings and housing, while others preferred ground floor community facilities with housing above.
 - Some concerns about how parking and pick-up/drop off would work for Centre visitors and new residents.
 - Keen to see if a new building on site of existing electricity sub-station on Wesley Avenue might be possible.
 - Some concerns that some possible uses (such as Café) might prove unviable.
 - Keen to ensure that height of new buildings very carefully considered. Some concerns expressed on impact of new buildings and immediate neighbours in terms of light, privacy and outlook – particularly along Evelyn Road.
- DH reassured the group that their views would be taken into consideration and used to form some options for the site.
- HF thanked all attendees.

Next meeting 6th April.