

## **A. THE ALTERNATIVE SITES CONSIDERED FOR THE BCA MENS' SHED**

Barnes has a considerable amount of open space. But it is already allocated for use as commons, playing fields, parks, recreation grounds, and allotments. The difficulty in finding sites is acknowledged in the Borough's plan.

*8.1.9 ....it can be difficult to find new sites for community use, especially for use by voluntary groups.....Consequently, the potential of re-using, refurbishing or redeveloping existing sites for continued social or community infrastructure use must be assessed in order to preserve a sufficient range and amount of such infrastructure across the Borough.*

Before the Wetlands location was offered for the Mens' Shed site, other locations had been considered by the BCA but were not viable for various reasons. These other locations were:

### **1. Oddfellows Hall, Westfield Avenue**

The hall had been disused for several years but there were plans to sell it. The BCA did not have the funds to buy it. It was hoped the Hall would have to remain for community use, but planning permission was granted for housing and two houses are now there.

### **2. Allotment land, Trinity Church Rd and Railway Side**

The BCA investigated the possibility of finding space on one of the allotments in Barnes. However, it soon became apparent that there was a great demand for allotments in Barnes - and in the borough generally - so there was little support for such a location.

### **3. Castelnau Centre**

The Castelnau Centre was considered, it being a location at the heart of Upper Barnes. But no external space was available.

### **4. The Depot, Mortlake High St**

Any possibility of locating within the Depot was ruled out. It is a private commercially operated site and the rent and other costs were way beyond the means of the BCA.

### **5. Vine Rd Recreation Ground**

Another location was the Vine Rd Recreation Ground. But all the space is allocated to maintenance or earmarked for future plans.

### **6. Barn Elms playing fields - derelict building**

The derelict building by Beverley Brook is in a highly visible position on MOL; requires very major refurbishment to the fabric and installation of services including drainage; is liable to vandalism because there is no security; has access off a busy road; and any parking/delivery provision would not sit well on the MOL.

### **7. London Wetlands Centre**

This location was freely offered; was on MOL but virtually invisible; on a tarmac car park; close to the 'clients' it would serve (the Wetlands, the playing fields, the centre of Barnes for the residents); is accessible by bus; has good access for deliveries; has security; has services available; is not objected to by neighbours. It was the only choice.

## **B. THE ROLE OF BCA MENS' SHED IN SUPPORT OF OTHER ACTIVITIES**

Whilst the purpose behind the Mens' Shed movement is to provide occupational recreational facilities for chiefly (but not necessarily exclusively) retired men, the facility works well when the Shed interacts with and supports the community in which it is established. The Shed's facilities and volunteers will support existing activities on the MOL.

These existing activities on the MOL are the visitor attraction of the London Wetlands and the sports activities on the playing fields along with their associated pavilions/changing rooms. Both the Wetlands and the sports will be supported by the volunteers using the equipment installed in the Mens' Shed. The kind of support is set out below:

### **1. Wetlands Centre**

The Wetlands Centre has a continuous maintenance requirement, some of which can be provided by the Mens' Shed. Whilst the WWT has heavy equipment necessary for the maintenance of the grounds etc, the Shed will be equipped with lighter equipment which will be used for the repair or replacement of items such as:

- Fencing
- Outdoor and indoor tables and seating
- Bridges
- Gates
- Hides
- Bird and bat boxes
- Display panels and exhibition stands
- Kitchen appliances and equipment
- Signs
- Valves, pumps
- Lighting
- Some office equipment

### **2. Barn Elms playing fields**

The sports activities do not have workshop facilities but have 'light' outdoor items needing repair or replacement. There are also a range of different items in the buildings which support the sports, namely the pavilions, changing rooms and boat house. The boat house can do most repairs for rowing but the Shed can help with those repairs for which the boat house does not have the right equipment.

Examples of items that the Shed will repair or replace are:

- Pitch posts and flag posts
- Goal posts and netting
- Barriers and fencing
- The grandstand
- Pitch markers
- Some outdoor machinery
- pontoons for fishing lake
- Tea urns, kettles, cookers, fridges in pavilion
- Tables and chairs
- Changing room benches, hooks etc

- Outdoor and indoor taps, washers, valves, sprinklers, showers

### **3. Barnes residents**

The BCA Mens' Shed is close to the centre of Barnes and will have parking for deliveries. It will be very accessible to the residents of Barnes, who will bring items needing repair – which will serve the environmental agenda of making products last longer as well as save money for the residents and the Council (in rubbish collections). The type of items include:

- Bicycles and buggies
- Tools and garden equipment
- Knife sharpening
- Kettles, toasters, radios, computers, driers, vacuum cleaners, fridges
- Furniture
- Ironing boards
- Toys

Furthermore, if such items are donated rather than being thrown away, and they can be repaired and resold, they will help to raise funds for the WWT, Barn Elms Trust and Mens' Shed project.

*Michael Buckley RIBA  
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*End.*