

## **Architects Brief for the Rebuild of Nocton Village Hall**

### **Our Aim**

The floor slab of the existing Village Hall is subsiding. This subsidence affects mainly the internal walls of the Hall and the internal drainage. The effects on the external load bearing walls of the building are minimal.

In examining the implications of a report by Ward + Cole, Structural Engineers, on the possible remedies for this, it was found that there is considerable dissatisfaction with the current layout of the Village Hall. There are no other comparable facilities within the curtilage of Nocton. The analysis of a survey sent out to villagers is shown in a report at Annex A to this brief.

The existing Village Hall does not occupy the whole of the land that is owned by the Parish Council so there is room for a large increase in floor area. The costs of extending and stabilising the current Village Hall in a way that would do something to satisfy criticisms and increase the usage of the Hall, were found to be comparable with those of a complete rebuild. It was also our opinion that the only way to achieve a result which would go most of the way to counter this dissatisfaction, was to rebuild, unfettered by the limitations imposed by the current building.

Our aim in rebuilding the Village Hall is to address, in the most effective, and cost-effective way possible, the issues arising from this Survey.

### **Our Budget**

The rebuild of the Hall will be dependent on the Parish Council obtaining grants, but we anticipate being able to fund a new hall of approx. 412 Sq m, subject to the provision of three suitable Tenders. This assumes that, in the current climate, building costs remain reasonably stable.

### **Design Style and Usage**

The building should incorporate:

1. A wide, naturally-lit, bright and welcoming lobby with access to unisex toilet cubicles, and room for notice boards and displays.
2. A large Main Events Hall, with storage cupboard(s) off, (prefer one large room for (12) folding tables and (100) stacking chairs, and two or three smaller storage cubicles.) The Hall should have sufficient floorspace to accommodate two carpet bowls mats, each 13m long by 2m wide (rounded up) with 1.5m space at one end for the bowler, 1m between them and at least 2m space down the side for spectators. We anticipate that, given the footprint available for the building, the hall will exceed this requirement.
3. Village Club premises including a lounge bar, storage room and a smaller room for Members Only which will also have direct access to the bar,
4. A basic kitchen (cooker, fridge, microwave, sinks, worktops, long serving hatch to the Main Events Hall and storage for crockery and cutlery). The Kitchen will be used mainly for serving tea and coffee etc. Food usually comes in pre-prepared.

5. A committee room to seat 12 around a table. This room would also have to double as an office with space for Archive Storage.

The New Village Hall will be within the Nocton Conservation Area and adjacent to existing housing. These comprise old stone terraced Estate Cottages, traditional in style, and relatively modern detached stone-faced houses. (See Annex B which gives the site plan) Rather than any attempt to emulate the surrounding buildings we would prefer to see a modern, minimalist design which achieved a sympathetic ambience by the use of natural materials such as wood (or realistic wood-effect) and stone, for the frontage on the eastern side. The existing building is brick faced.

You will see (in Annex A) that most of the feedback in the survey concerned the gloomy nature of the interior of the current building and the relatively antiquated nature of the facilities. So assuming that we can expect modern and pleasant kitchen and toilets, the emphasis must be on the provision of lots of natural light. This could well be achieved by the use of roof lights, which, depending on the type of roofing, could be polycarbonate and fibreglass similar to those in the Phoenix Centre in Collingham. Apart from in the entrance Lobby, high-level windows would suffice, since there are no pleasant views available from the building. A hearing loop should be incorporated into the Main Events Hall at the design stage.

Anticipated activities for the new Village Hall are:

Parish Council meetings

Whole Village Meetings

Committee meetings

Social and recreation (The Village Club)

Arts and Handicrafts

Youth Club

Carpet bowls

Keep-Fit etc.

Dances

Dinners

Talks, lectures and Conferences using Computer and Projector

It is important that if the Club and the Main Events Hall are on opposite sides of the lobby (our preferred option), then it should be possible to open a run of bifold doors or similar on each side of the lobby to provide easy access from Hall to Club, and vice-versa, so as to achieve a large unobstructed space for the more popular events. In any event, depending on the final design, it vital that we are able to open up the main areas of the Hall so as to achieve unobstructed access to the bar and the kitchen from either the Main Hall or the Club, which in normal use would be separate entities. In this mode it is important to achieve a degree of sound attenuation that would prevent noise from events in each of the main spaces, from interfering one with the other. A central lobby would possibly achieve this.

## **Sustainability**

The sustainability and ecological characteristics of this building should largely be achieved by adherence to Building Compliance Regulations, the use of efficient heating systems and provision of as much natural light as possible. We do wish to keep the day-to-day running costs of the building as low as possible, but any other other environmental initiatives must have a realistic payback period and avoid overly increased complication leading to potentially high maintenance costs

## **Project Responsibilities and Point of Contact**

Nocton Parish Council is ultimately responsible for all financial and other issues relating to the delivery of this Project. Responsibility for dealing with the day-to-day and other routine matters to ensure effective oversight of the Project is, however, exercised through its Parish Clerk who will be your first point of contact for all matters relating thereto.

## **Overall Expectations**

We hope to achieve a light airy and pleasant building which will act as a welcoming centre for village life. It should encourage groups and societies to use its excellent facilities and bring back those groups that will go away during the rebuild. It should be in harmony with its surroundings and a fine advert for the village.