NUTFIELD VILLAGE HALL

PROPOSALS FOR UPGRADE AND REFURBISHMENT

Summary:

Nutfield Village Hall has been a key part of Village life for many years and remains a valuable Village asset. It provides a venue for a multitude of diverse activity and is well used by several local groups, societies, institutions and individuals.

However, the building is of a bygone era and is real need of modernisation, upgrade, refurbishment and repair to enable it to be more energy efficient and survive in the years to come, and provide a venue that will be comparable with other local community buildings.

The space / spaces and amenities it provides are good but are now compromised and not as efficient as they could be and, in common with many older buildings of its time, it does not provide sufficient 'storage' areas to meet the demands of modern society.

The Village Hall Management Committee have done, and continue to do, an excellent job in the day to day upkeep and maintenance of the building but the scale and extent of the works required to update and improve the fabric of the building, the facilities and amenities it provides, will require external professional support to establish a comprehensive development plan for both the building structure and the re-modelling of the internal spaces.

An Architect will be required to look at what the Committee have in mind and agree a final implementation plan with them. Architectural plan, elevation and detail drawings will be required for future construction works. Planning permission may also be required because of the proposed changes to the external elevations of the building.

A Structural Engineer will be required to assess the current state of the building, and the impact on the structure of the proposed development plan. Detailed structural drawings will be required for subsequent Building Regulations approval and future construction works.

A Project Manager will be required to co-ordinate and manage the relationships between the Committee, the Architect and the Engineer and to prepare a Scope of Works and draft contract terms for the execution of the works. The Project Manager would also produce and issue Tender Documents to be sent out to prospective contractors and for negotiating and appointing a contractor to do the works.

These professional services should be implemented before any commitment to expenditure on the actual building and a budget for the development has been agreed, and funding established.

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Outline Proposals:

The following represents an overview of some of the ideas the Committee have been thinking about.

Externally:

The front elevation of the building should be updated to make it more appealing and address maintenance issues currently needing attention.

An extended covered 'porch' area would provide greater weather protection for people coming to and going from the Hall.

The flat roof above the existing entrance and side extensions needs repair and could be replaced with a pitched tile roof more in keeping with the main roof and surrounding structures.

The current pitched tile roof needs maintenance repairs.

The Gable End on the front elevation of the roof is currently timber clad and in need of renovation. A change to 'tile hung' on this elevation would be more in keeping.

New entrance doors to the front, rear and side of the building incorporating a keypad entry system would improve current ingress and egress.

External security lighting needs updating.

Entrance Lobby:

The entrance lobby is a good sized space but needs a full makeover. This would predominantly be redecoration and improved lighting, together with cosmetic upgrades.

An independent cloakroom area should be created. This could be created by using the area currently within the Ladies WC used for the school children's changing area as a dual space, with a door incorporated to maintain school children's changing when required.

Female WC:

Cubicles require complete refurbishment, exposed pipework needs to be concealed and old sanitary ware replaced. Redecoration and enhancement to flooring and lighting is required.

Wash hand basins need replacement and the 'exposed' boiler and pipework needs to be concealed to prevent 'misuse', especially as the school children's changing area is currently included within this space.

Male WC:

Cubicles require complete refurbishment, exposed pipework needs to be concealed, and old sanitary ware replaced.

Urinals need to be replaced. Currently mismatched due to replacement in part in the past.

Wash hand basins need to be replaced.

Re-decoration and enhancement to flooring and lighting and cosmetic upgrade is required.

Disabled WC:

Currently compliant with regulations but needs tidying and complete redecoration. Flooring and lighting enhancements are also required.

Main Hall:

Remove existing flat ceiling to expose roof timbers. Insulate between rafters and overboard.

Introduce new beams and modern variable mood lighting to create a feature ceiling that gives the feeling of more space and provides an attractive vista. This will also enhance theatre productions on the stage. Due to the size of the main hall area, the current floor to ceiling height and the old fluorescent light fittings, the space has a tendency to feel claustrophobic currently. New LED lighting would also increase energy efficiency.

Introduce anechoic material within the roof space to improve general sound quality

Remove existing storage cupboards along side wall which currently restrict space and create a non uniform space.

Redecorate throughout including various cosmetic changes.

Replace old staking chairs.

Bar:

The bar area is currently too large and takes up space that could provide much wanted storage area for tables and chairs and other large items.

The alcove area in front of the bar is also oversize and is effectively creating wasted space.

The bar could be reconfigured into part of the alcove area still leaving adequate room for a service queue and access to the kitchen.

The current bar area could then be closed off, the rear glazed door removed and infilled, a new access door from the hall provided and a new large storage area created. This area could then house tables and chairs which are currently stored in areas of the main hall and on the stage thereby creating more 'event space'.

Kitchen:

Likewise, the kitchen area is oversize for the hall catering requirements and is poorly configured creating an inefficient use of space. The kitchen fittings and fixtures (excluding the cooker range) are old an in need of replacement.

The boiler in the kitchen area needs to repositioned and enclosed to provide safe working space for kitchen users and to prevent unauthorised 'tampering' with the controls.

The old fluorescent lighting in the kitchen needs to be replaced by modern LED downlighters to improve energy efficiency.

By reconfiguring the kitchen area and replacing the existing cupboards and work surfaces, the area at the rear could then be made into a Cleaners store / general utility store.

With a door inserted into the new kitchen dividing wall, access to the store from inside the hall could be achieved. The current doorway at the back of the kitchen area would then also provide access from the rear entrance when only the stage and officials rooms were in use.

This storage area would then also release areas within the officials rooms at the rear of the hall currently being used for cleaners and utility storage thereby making these rooms into more useable office and event areas.

Stage:

There is a large stage to the rear of the hall which is well suited for theatre productions, concerts, conferences and presentations. The stage is accessed from the hall via two doors either side of the proscenium arch.

The proscenium arch has full curtains on the hall side, but also a solid folding sectional wall on the stage side. This folding wall (although in need of refurbishment) therefore enables the stage to be separated from the hall when not in use and could thus make the stage a self-contained event space that could be used when the full facilities of the hall are not required. There is also a doorway to the rear of the stage which allows access the lobby from the rear pedestrian door from outside, and also to the toilet within the adjacent officials rooms.

There is however evidence of damp rising from beneath the stage and in the north side external wall which needs to be addressed. The Engineer could advise further on this.

The tables and chairs, and other extraneous items currently stored on the stage could be rehoused in the new storage room off the main hall as previously described.

The electrical switches and various controls mounted on the side walls require tidying up and enclosing in a lockable cupboard (which could run down one side wall of the stage) for safety reasons and to prevent 'tampering' from unauthorised persons.

The fluorescent strip lighting would need to be replaced with modern LED lighting to increase energy efficiency, and the flooring would need to be replaced.

The whole stage area would need to be redecorated throughout.

Officials rooms:

To the rear of the stage there is a later extension to the building which houses the officials rooms. This area can be accessed from an independent rear access door, from a door to the rear of the stage, and from the rear side entrance lobby. This makes it not only a fully integrated space within the general hall facilities but also able to be a totally separate space which could be used for events and activities that do not require the full facilities of the hall. It could also be used independently from the Stage area.

The officials rooms comprise a dedicated Parish Council office, a large committee room, a toilet and a small storeroom. Whilst the Parish Council office would remain dedicated for Parish Council use only, the committee room and other areas could be used for a variety of separate events.

The storage unit currently built into one corner of the committee room could be removed resulting from the creation of the new storage room created in the old kitchen area. This would create more usable floor space.

Likewise, a photocopier which currently sits in another corner of the committee room could be moved into the small storeroom when not in use.

The toilet is serviceable but in need of redecoration.

The flat roof over this extension area requires inspection and repair where necessary.

General:

The Village Hall has done great service for the local community over a significant number of years and during that period has had a number of small additions and alterations made or done to it to improve the 'offer' it provides to users and also the potential 'hirers'.

It provides the Management Company with a steady revenue income which has enabled the building to be sustained up to now.

However, like any building of this type and age, a number of smaller additions and alterations whilst effective for the purpose intended, can cause the building to become less cohesive and less efficient than it could otherwise be.

The current building is certainly not energy efficient and therefore incurs levels of energy costs that could be mitigated via a comprehensive refurbishment.

The proposals outlined above are an initial thought process as to how this valued building could be refurbished to make it more efficient, provide greater flexibility of use, attract more users and generate increased income.

They are also aimed at making the building an environment that meets the requirements of society today, that is attractive to current and future user groups, and that will survive to serve the community for many more years to come.

These proposals may be better understood by reference to marked up existing floor plans that demonstrate the intent.

These proposals are not fully detailed or definitive, and given the nature and scale of them, it would be prudent to seek the assistance of professionals well skilled in this type of work, in order to maximise the opportunities available to the hall Management Committee.

The proposals represent a considerable future expenditure, a significant period of 'downtime' for hall use, and a considerable personal involvement from the Management Committee.

A fully considered scheme, a robust budget and the ability to fund the works are therefore essential if these proposals are to be undertaken and completed successfully.

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