

# OLDHAMSTOCKS VILLAGE HALL

## Design Brief for new Village Hall



### Background

The Oldhamstocks Village Hall was moved to its current site in 1948, having previously been an Army Hospital Unit. It was constructed and used by the local community, and has served its purpose for over 70 years.

A building report, written by Richard Amos Ltd, was commissioned by Oldhamstocks Community Association in September 2015, which identified a number of issues with the existing hall building.

See attached doc for details.

### Progress to date

The Community has a fully costed design from Simpson & Brown Architects, which was commissioned in 2017/18.

However, due to considerable public concern about the way forward the Community agreed to a mediation/resolution programme via East Lothian Council. The outcome of their report was the creation of a Village Hall Working Group - formed from Community members not on OCA or any other community group.

Their main achievement has been the production of a report following a survey of all the Hall user groups, undertaken earlier this year. The findings of this report have formed the basis of the Design Brief.

One of the key messages the Working Group found during the surveys of User Groups, was the need to provide the Community with more than one design choice for the new Hall - with substantial support for 3 alternatives to the existing Simpson & Brown design.

In light of this, it was felt that a revised Design Brief was required, to reflect the most recent Community feedback and to ensure that each architect would be working to the same set of parameters.

## COMMUNITY STATISTICS

Taken from Working Group report, 4.1

Households in the community	83
Adults in the Community	160
Children in the Community	40
Total population	200

## CURRENT HALL USAGE

See attached report from Working Group, 4.2 & 4.3

## FUTURE HALL USAGE

See Working Group report, 4.4

## EXISTING HALL INFORMATION

See Working Group report, 4.5

Also see 4.5.1 and 4.5.2 for further information.

## DESIGN BRIEF

The Working Group Report have produced a report based on collated feedback from user groups and the community over the last 12 months. This is the most up to date feedback we have from the community.

The following list of requirements is taken from this report.

### MAIN REQUIREMENTS

- Hall on broadly same site as existing
- Timber/sandstone finish, in keeping with village vernacular
- Exterior hall height similar to existing
- Slightly larger Main Hall - width and length
- Ability to section off part of main hall, for smaller meetings etc
- Slightly larger and better laid out kitchen - with range type cooker, double sink, plenty of work surfaces, adequate storage for crockery, etc
- Level outdoor space for classes and games
- Disabled access into and throughout hall
- Access across green to entrance - must blend in with existing 'village green', whilst providing suitable surface for occasional vehicular and disabled access.  
NOTE: It is important that any proposed access should not impede other uses of the village green, such as the flower show marquee/kids races/tug of war
- Double doors for loading/unloading and enhanced access to main hall.
- Better toilet provision, including disabled facilities/wet room/shower and baby changing facilities
- Non slip/easy clean flooring, particularly in kitchen, toilets and main entrance
- Sprung floor in main hall - for country dancing
- Efficient heating system - quick to heat up, environmentally sound, renewable, sustainable, reduction in running costs
- Continuous source of hot water
- Plenty of internal storage (tables, chairs, fitness equipment, Christmas decorations etc) - easy access, secure
- Easily maintained - internally and externally
- Internal lighting - mixed and variable lighting options, inc. dimmer switches etc
- External lighting - options for motion sensitive/timers etc
- Hearing loop
- Affordable to build and maintain
- Ideas for suitable relocation of existing children's play equipment

## COSTS AND FUNDING

Both the capital cost of the new hall - including land acquisition, if required - and its future running costs need to be met from funds the Community can realistically raise.

Key funding sources include local wind farms, which are estimated to provide over £2m of income over the next 24 years.

It may also be possible to raise a bank loan to pay for development costs, with loan repayments and interest being met from windfarm money.

OCA have access to approx £200,000 for initial funding of the project, for example design, demolition, deposits etc.

In considering the costs of other local village halls and known designs, we anticipate our budget will fall somewhere in the range of £350,000 - £650,000.

## PRESENTATION REQUIREMENTS

Design ideas should be provided as follows:

- Sketch drawings of proposed design, to scale, including note of suggested materials, dimensions etc
- Scale drawing of suggested floor plan, anotated
- Outline/estimated costs for project, as follows:
  - Design, project management and any other architectural costs
  - Demolition and associated services
  - Construction costs - services, materials, construction, etc
  - Any additional costs