Rhossili Village Hall
Proposal for a New Extension

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Rationale

Hall availability

• Hall should be available more often for local people to book at weekends.
• The Hall isn’t made available on Saturdays if Bunkhouse is full because toilet (and kitchen) facilities aren’t being/can’t be shared as originally expected.
• Sharing the toilets when Bunkhouse is full and there’s a big event in the Hall, especially a children’s party, is not feasible.
• Local people booking children’s parties at weekends are currently being offered Sunday afternoons only.

Hall storage

• The Hall is running out of storage space.
• One of the seat racks is being left in the Hall because it no longer fits in the store.
• The event tables are already stored in the Hall, along with a fridge.

Conclusions

1. Provide new toilets dedicated to the Hall.
2. Provide new storage space for the Hall.

This assumes that there will continue to be sufficient demand for the Hall facilities in the future to justify the effort and expense.
Proposal

1. Convert the current Hall Store into new toilets.
2. Extend the Hall alongside the Car Park, to provide new larger storage space.

NB: This work would be best undertaken when the Hall roof is being replaced, although it could be achieved by a less than optimal “lean to” approach in the short term. Either way, the light reaching the Hall would be reduced, which could be mitigated by installing large glass areas along the new east wall and skylights to the extension roof.

There is considerable scope for a fresh design using large areas of glass and stone.

If these works go ahead, we could also address some other issues:

• The Hall could have its own entrance directly from the Car Park
• We could replace the existing buttresses and east wall, with a thinner structure
• Large glass panels/doors could replace the windows and uPVC door along the existing east wall, although the heating radiators would need to be redistributed.
• If the side extension goes beyond the end of the main Hall:
  • The Lower Meeting Room could be enlarged and improved
  • Side access to the stage could be improved and be considerably safer
  • The area at the bottom end of the Car Park could be improved significantly

Drawings showing the existing and proposed layouts follow.
Plan showing key elements only
Plan showing location of new toilets
Plan showing locations of new toilets and new storage and wall alongside the car park

(But this door is already an Emergency Exit..)

New Toilets?

New Storage?
Plan showing new entrance option 2

New Storage?

New Toilets?
Plan showing new entrance option 3

New Storage?

New Toilets?
Plan showing new entrance option 4

New Storage?

New Toilets?
Plan showing steps down from Hall to Meeting Room level and extended wall

New Storage?

New Toilets?
Plan showing an improved layout for Meeting Room and stage access

New Storage?

New Toilets?
Plan showing suggested layout for Car Parking

New Storage?

New Toilets?
Front and Side Elevations - Existing
Front and Side Elevations - Proposed
Side Elevation – A couple of alternative designs

Glass panels lined up with existing windows and door

Full height glass panels lined up with existing windows and door
Car Parking


Notice how the required “aisle” width decreases with the specified parking angle.

Currently our parking spaces are 4.8m long, 2.5m wide, and the “aisle” alongside the Hall is around 6m.

The bulk of the cars illustrated on the Proposed Plan are parked at 60° to the boundary, which gives us an acceptable “aisle” width of 4m within which to manoeuvre.
Next Steps

Some key considerations (apart from Can we afford it?):

1. *Is there sufficient need?*
   The Trustees need to be confident that there is sufficient demand for the Hall facilities and will continue to be in the future. It would be best to base any decision on evidence, and follow up any eventual development with an awareness/marketing campaign. Of course if this development is done well, it might stimulate demand.

2. *Will there be sufficient new storage?*
   Smallest new storage shown is 50% larger than the Hall Store. The min. internal width needs to be determined for the storage area to be effective and not impede parking.

3. *What do we want at the bottom end of the Car Park?*

Action: If the Trustees agree to take this forward, then we should:

1. Determine our priorities and agree an outline specification, including what we can leave out when the costs soar and the tenders arrive.
2. Appoint an Architect and line up a Project Manager as early as possible.
3. Get a professional estimate of the cost of all of this so that we can get an idea as to when we might have sufficient funds to go ahead. [Architect or QS to do this]
4. Ensure that someone is responsible for applying for appropriate grants.
5. Keep the community fully informed, if not directly involved, at every stage.

Rob Symberlist, 01-Aug-14