



Design and Access Statement August 2019

Langar cum Barnstone Village Hall

Site Location

The current Langer cum Barnstone Village Hall is located in Barnstone and provides community services for the two Nottinghamshire villages of Langer and Barnstone.

The hall is in Trust to the community and managed on a day to day basis by the Village Hall Management Committee, with the Parish Council acting as Custodian Trustee.



Existing Village Hall

The Hall is a much-used community facility and provides essential services for local residents including an Outreach Post Office. This allows residents access to banking and postal services as well as being able to pay their car tax, bills or collect their Pension.

It has a diverse number of local user groups with activities including amateur drama, indoor archery practice as well as seasonal fundraisers and events.



Existing Village Hall

The original village hall building was purpose-built and constructed from a combination of solid brick walls and concrete wall panels, which were cast on site. The floor, roof and walls are all un-insulated and it still has some single glazed windows. The building fabric is deteriorating and the concrete is showing signs of movement and cracking along cast lines.

The ancillary accommodation has been extensively extended and remodelled on an ad hoc basis to allow its continued use but this has required increasing levels of capital investment and resulted in high running costs. The existing washroom facilities are not accessible to all members of the community with changes of level within the toilets. The later addition of an accessible WC has kept the Hall functioning for less able members of the community but the facilities are basic. Generally the Hall now falls well below current standards, especially in relation to thermal performance and energy use.

The Parish Council have considered carefully the options to retain the hall and further remodel the building to provide ancillary accommodation required but have concluded that this is not a cost-effective solution to meet the long-term requirements of the village user groups or sustainability objectives.



Existing Village Hall Accommodation

The following accommodation is currently provided within the current Village Hall:

Main Hall	139 sqm
Entrance Area	3 sqm
Kitchen	22 sqm
Store Rooms	8 sqm (total)
Toilets	22 sqm (total)
Ancillary Space	13 sqm
Outbuilding Storage Space	21 sqm
Total Area	228 sqm

Total Building Footprint 236 sqm (measured to outside of external walls excluding outbuildings)

The toilets comprise:

Male 1x WC / 1 x Urinal

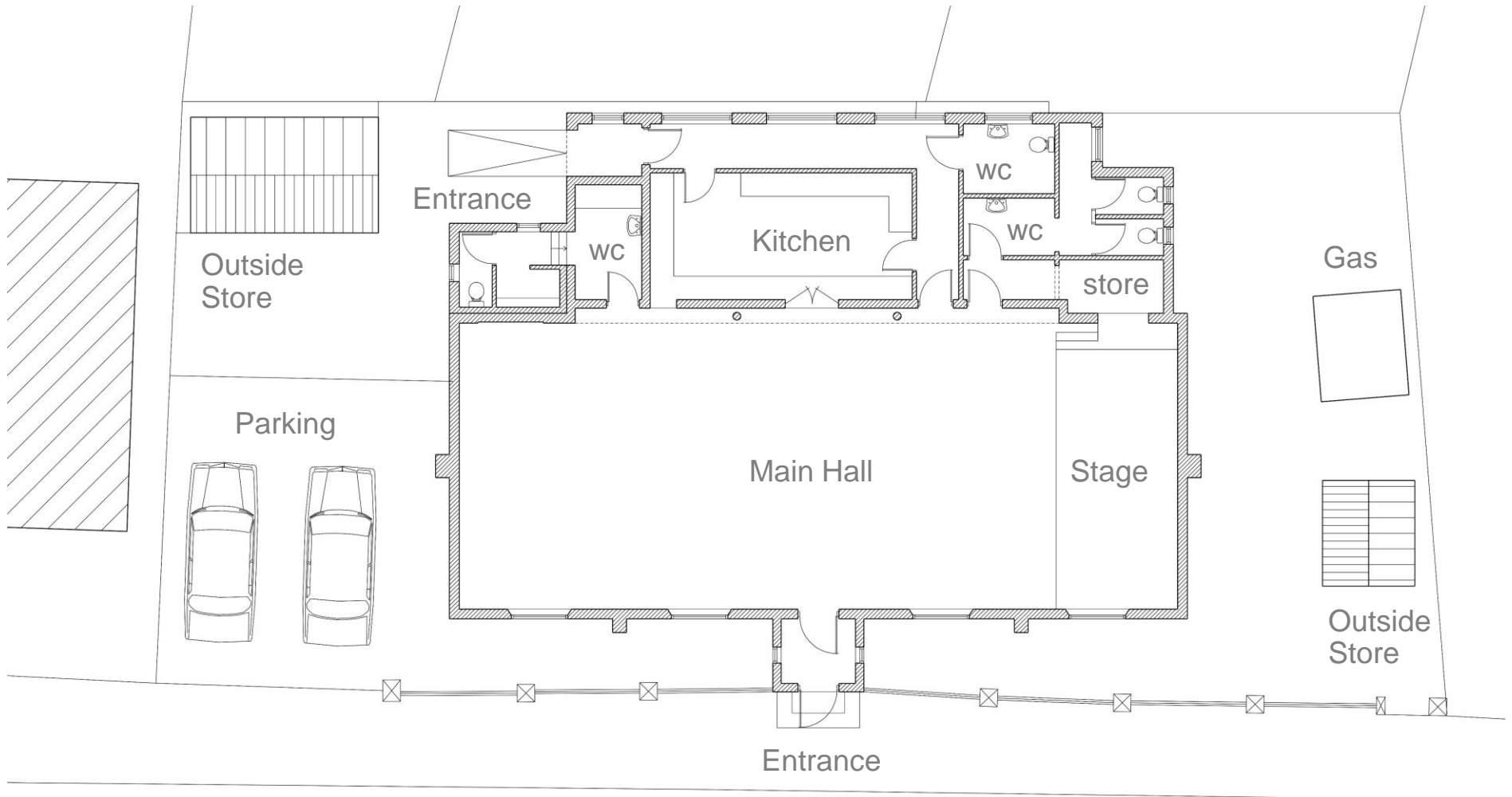
Female 2 x WC

Accessible 1 x WC / Baby Change

Car Parking x 2 Accessible Spaces

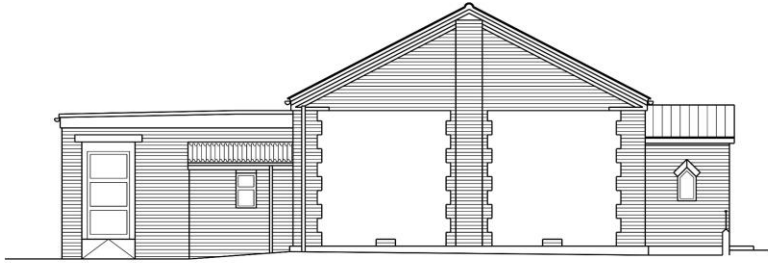


Existing Village Hall Layout

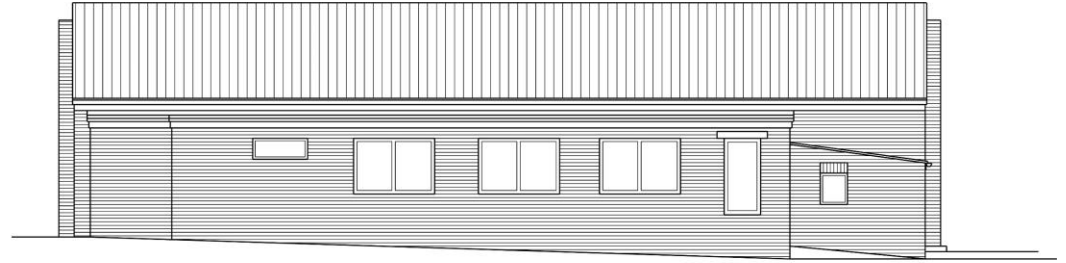


Existing Village Hall Elevations

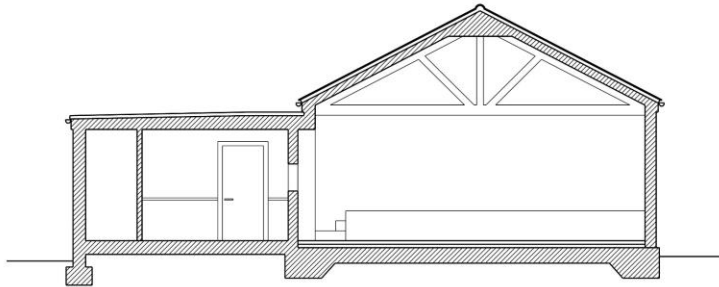
The Main Road streetscape shows the context of the adjoining ridge and eaves heights.



East Elevation



South Elevation



Sectional Elevation

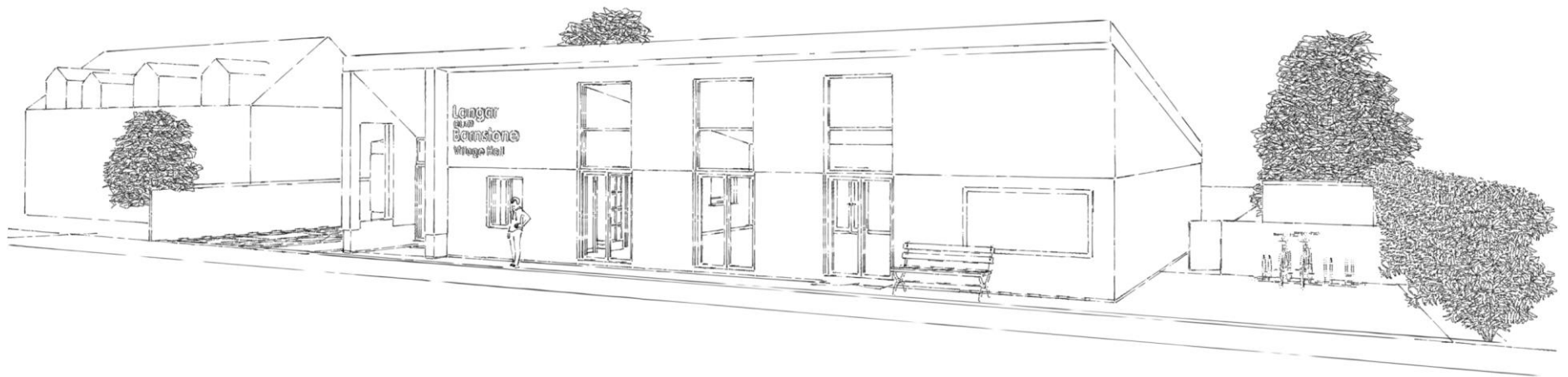


North Elevation



Main Road Streetscape





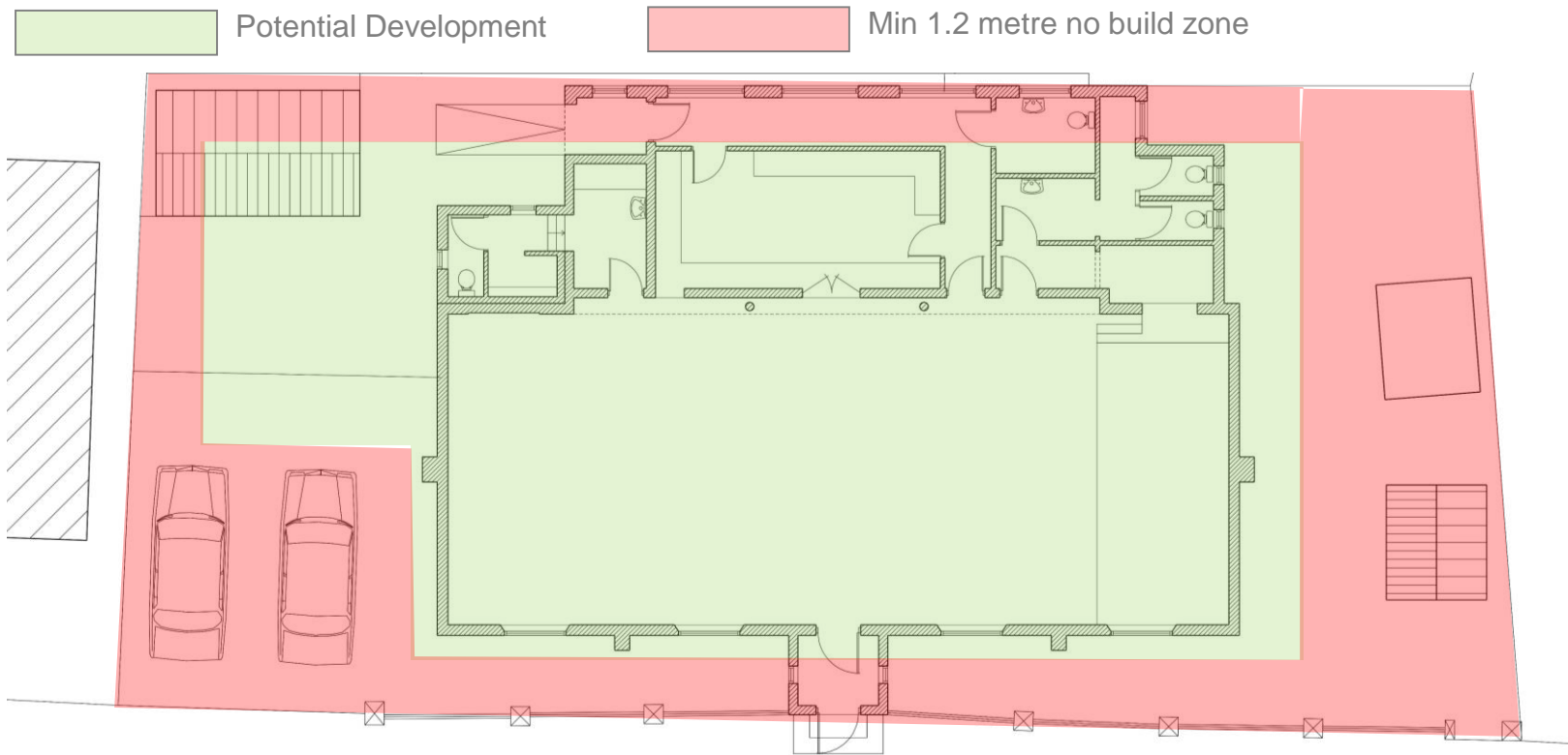
Proposed Design

Langer cum Barnstone Village Hall

Proposed Village Hall Design Considerations

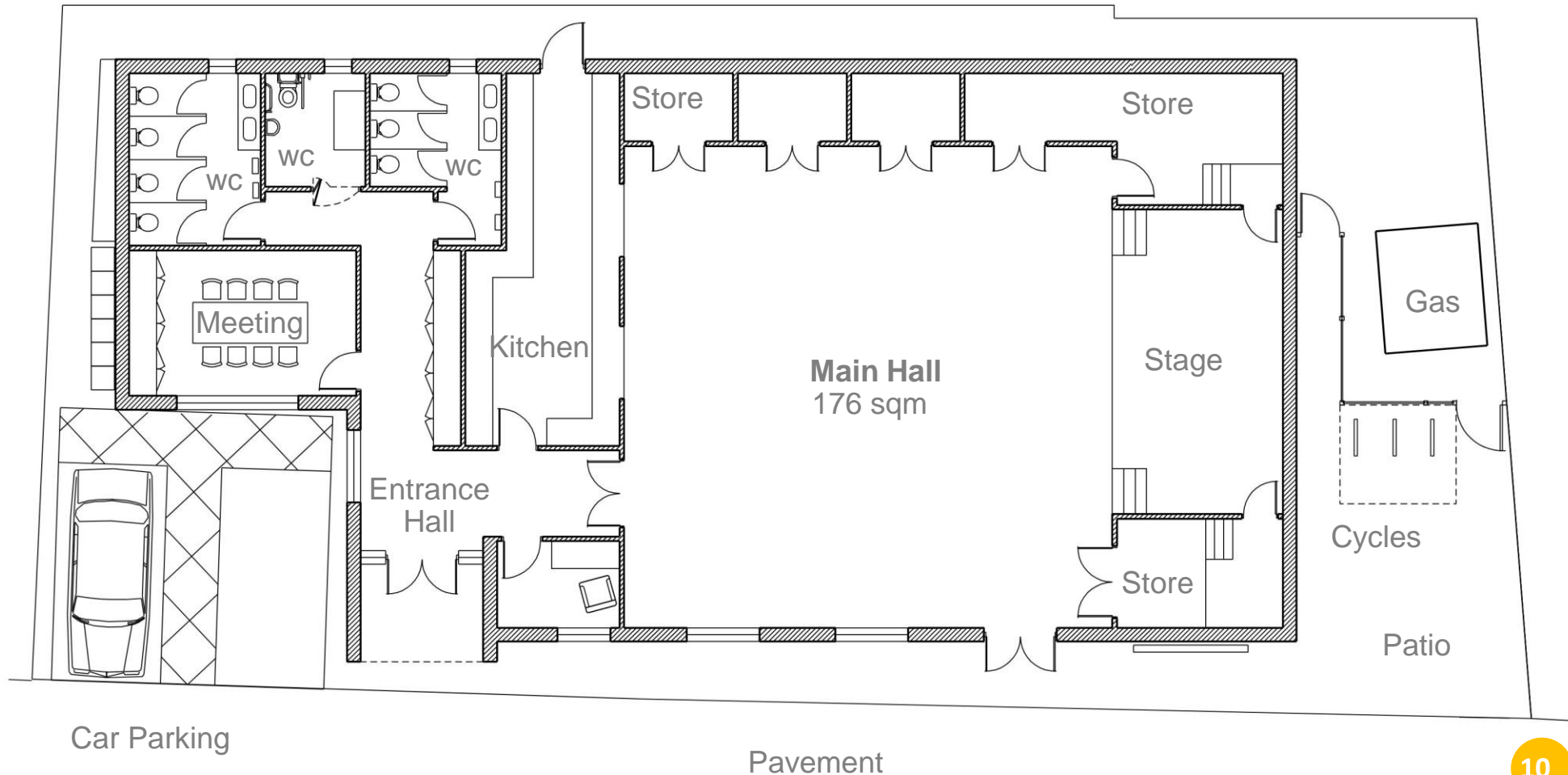
The Parish Council and local residents are very committed to keeping the Village Hall in the heart of the community and ensuring that the accommodation is of a high standard to continue to meet local needs and attract new user groups, at the same time being cost effective and with lower maintenance costs. The following design considerations were established with the Parish:

- To avoid any maintenance constraints there will be a clear site perimeter of 1.2 metres.
- The new ridge height will respect those of the surrounding buildings.
- The two accessible parking spaces will be retained on site.
- The building mass will step down towards Sunrise Cottage.



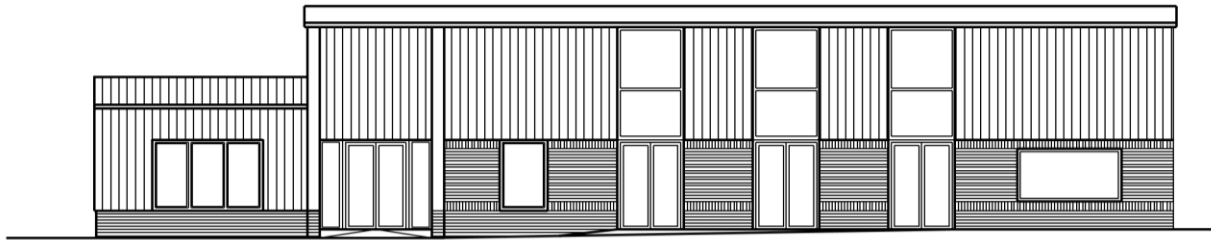
Proposed Village Hall Floor Plan

Following consultation the floor plan was been designed to accommodate the minimum length of hall to meet the needs of user groups whilst providing suitable toilet, storage and catering facilities. The addition of a separate meeting room is essential to enable two user groups to operate within the facility at one time.

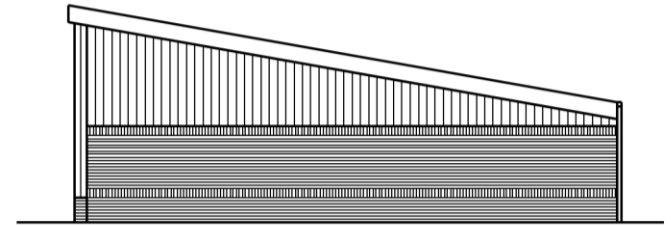


Proposed Village Hall Elevations

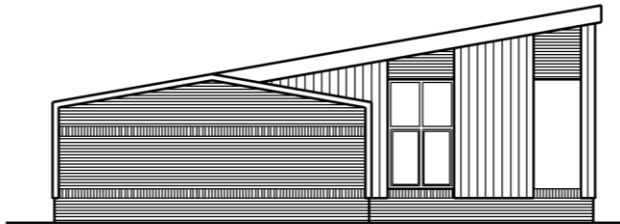
The proposed elevations reflect the Parish Council's desire to create a cost-effective contemporary building from vernacular rural materials. The massing responds to the adjoining buildings by stepping down towards Sunrise Cottage.



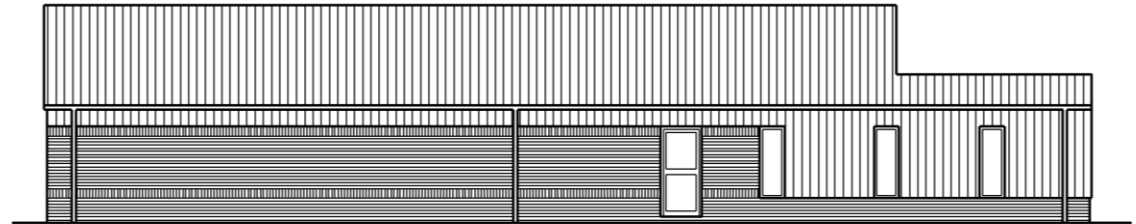
North Elevation



West Elevation



East Elevation



South Elevation



Main Road Streetscape

Proposed Village Hall Materials

A combination of traditional building materials and modern forms are combined to create a contemporary building.

The traditional rural blend brick base has been selected to provide a hard-wearing lower surface and texture to the façade. The contrasting timber cladding to the entrance porch will enhance and identify the entrance to the street.

The windows and doors will be finished in dark grey aluminium to match the upper wall sections which will be clad in durable Cedral cladding.

The building will have a Sarnafil standing seam roof.



Windows
Grey Aluminium
Double Glazed
Windows



Timber Cladding
Vertical Installed
Natural Timber
Entrance Feature



Facing Brick
Forterra Hampton
Rural Blend



Cedral Cladding
Vertical Installed
Anthracite Cladding

Enhanced Standards of Environmental Performance

View from Main Road looking towards the entrance



The replacement building fabric has also been designed to achieve high levels of acoustic and thermal insulation to reduce running costs and meet new regulations.

The use of masonry cavity walls and traditional building materials will help reduce sound transference. To further minimise noise transfer into the adjoining rear gardens all the main hall windows face outwards onto Main Road and will benefit from double glazing.

An air conditioning system is also proposed to allow sealed use of the hall during activities if required.



Floor Plan

Coloured perspective floor plan

Proposed Village Hall Accommodation

The following accommodation will be provided:

Main Hall and stage	139.2 sqm
Entrance Area	11.6 sqm
Clerks Office	5.3 sqm
Kitchen	24.4 sqm
Meeting Room	14.8 sqm
Store Rooms	38.4 sqm (total)
Toilets	25.5 sqm (total)
Total	278.1 sqm
Total Building Footprint	308.1 sqm (measured to outside of external walls)

The toilets comprise:

Male 1x WC / 2 x Urinal

Female 4 x WC

Accessible 1 x WC / Baby Change

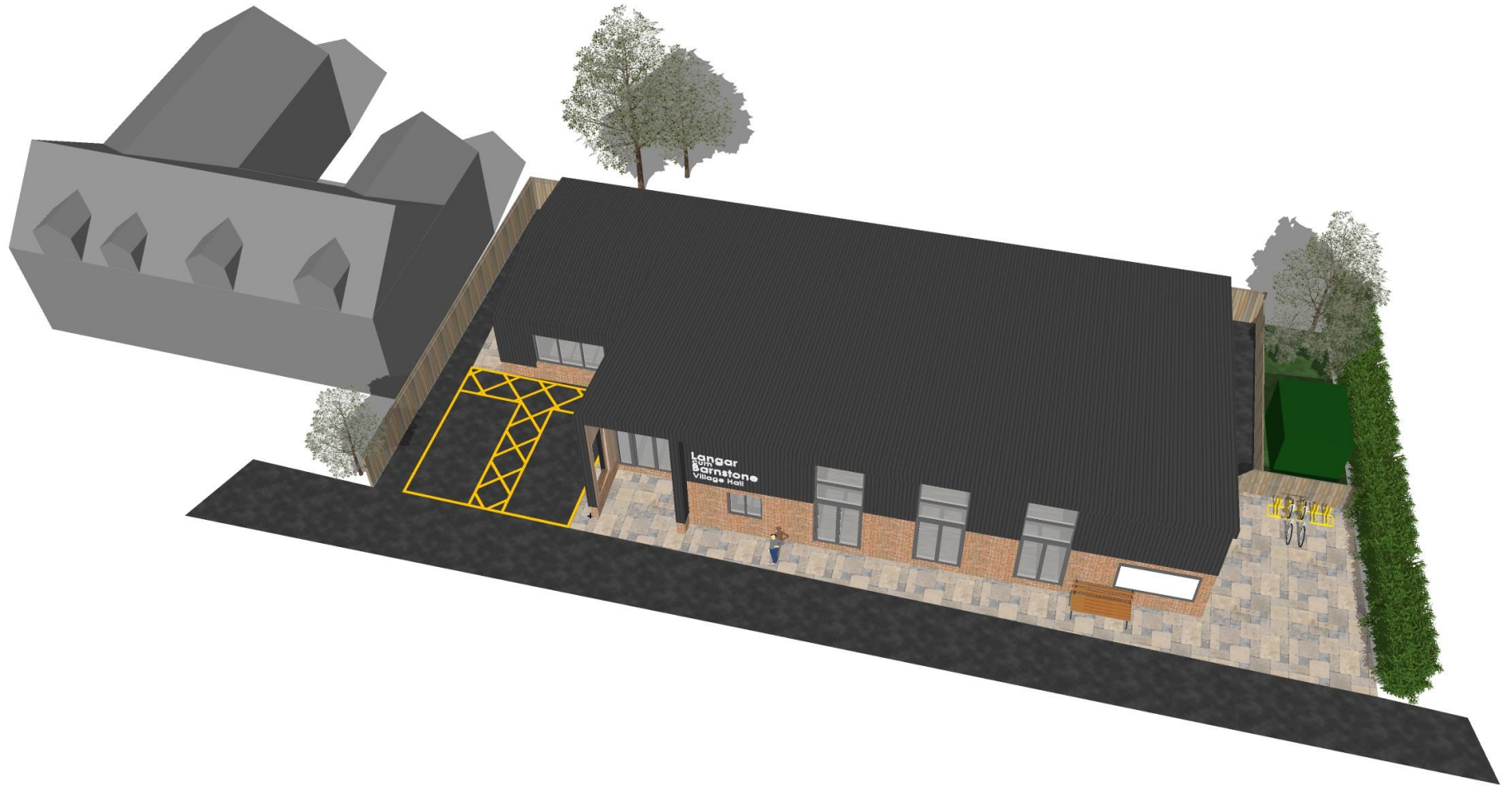
Car Parking x 2 Accessible Spaces

Proposed Village Hall

Perspective view from Main Road



Proposed Village Hall



Proposed Village Hall Renewable Energy

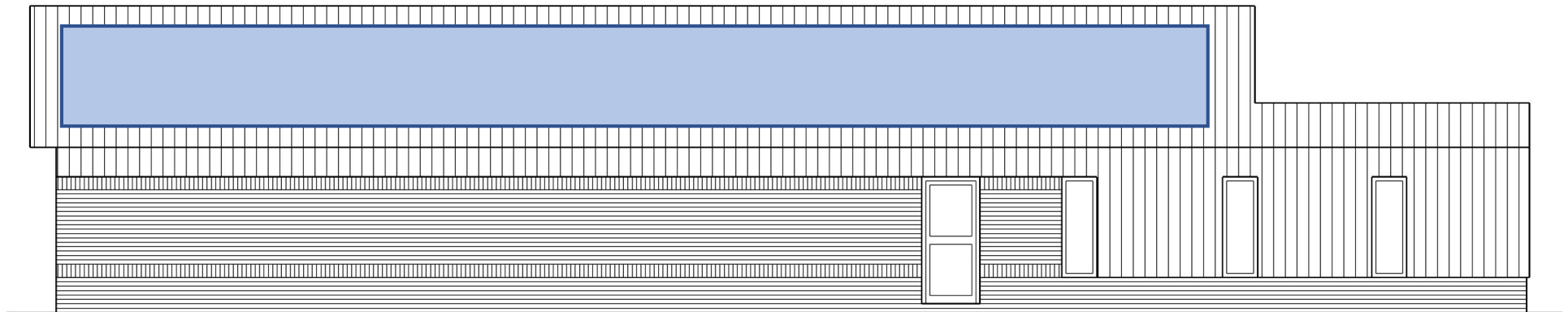
To minimise the carbon footprint photo-voltaic solar electricity panels will be installed as funds allow to provide and produce electricity for the village hall.

Hybrid Cell Installation

The Hybrid cell system combines crystalline cells with thin film to maximise overall performance and would be installed by a firm accredited with the Microgeneration Certification Scheme.

When the system is producing more electricity than is required this will be fed into the national grid.

The proposed installation will be integrated into the roof shape. The system will still work when the sky is overcast generating a third of normal electrical output.



Proposed South Elevation

Proposed Village Hall Accessibility

The design of the replacement building will include improved access facilities, with a covered entrance approach leading to a level door threshold. Retained from the original hall are the two accessible parking spaces adjacent to the entrance and with level access. Access for event holders will be through an alternative entrance to the kitchen at the rear of the building. Inside, the Hall is all on one level with accessible toilets and baby change provision. All the connecting corridor spaces have also been designed to accommodate wheelchair movement.



Village Hall Information Evening 6th August 2019

A Village Hall Information Evening was held on the 6th of August at which the Parish set out its vision for the future of the Village Hall. Local residents were invited to discuss and comment on the proposals.

In response to the comments that were received during the event the following changes were made to the designs:

- The length of the Main Hall was reviewed to provide the maximum possible space for the Archery Group.
- A small external seating / patio area has been introduced to the west of the Village Hall.
- A new close-boarded timber fence 1.8m high on concrete gravel boards will be installed to the south boundary with the private gardens to the rear of the Village Hall.
- A Sheffield-style bicycle stand will be provided adjacent to the patio area for visitors.



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