

**21-05**

RIBA STAGE 1: FEASIBILITY REPORT

**SIMPSON VILLAGE HALL - REDEVELOPMENT OPTIONS**

For: Simpson & Ashland Parish Council

Date: May 2021



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1.0 INTRODUCTION

Site address:

Simpson Village Hall

Simpson

Milton Keynes

MK6 3AD

Following analysis of the existing context and the brief, a range of initial design options have been developed for further discussion and feedback.



Fig 1: MK Council map extract: location plan

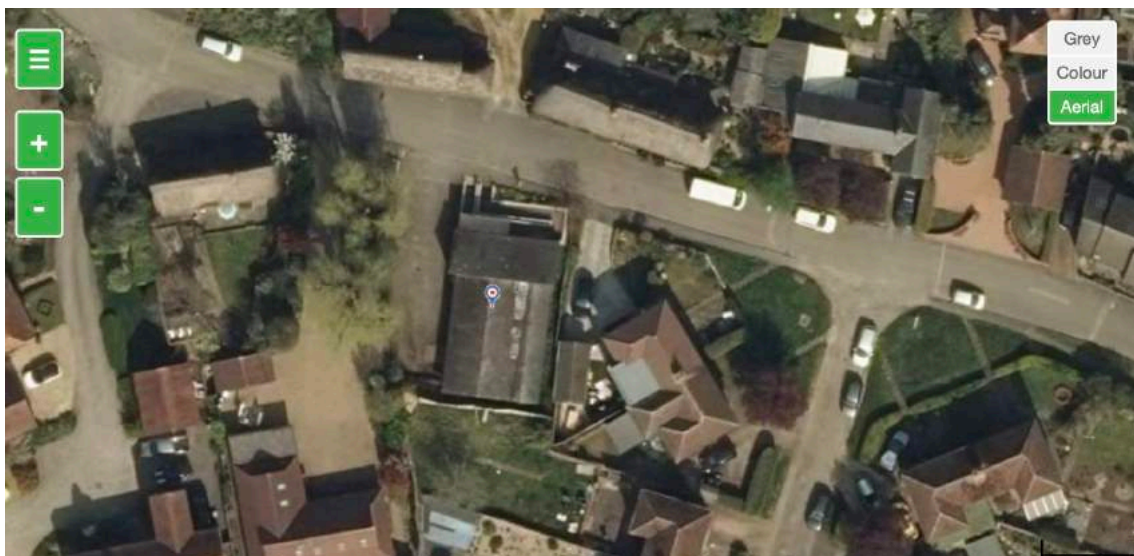


Fig 2: MK Council map extract: Aerial view

Archive drawings of the existing hall have been made available for the purposes of the initial design exercises.

A measured building and topographical survey will be required to facilitate the next stage of the project.

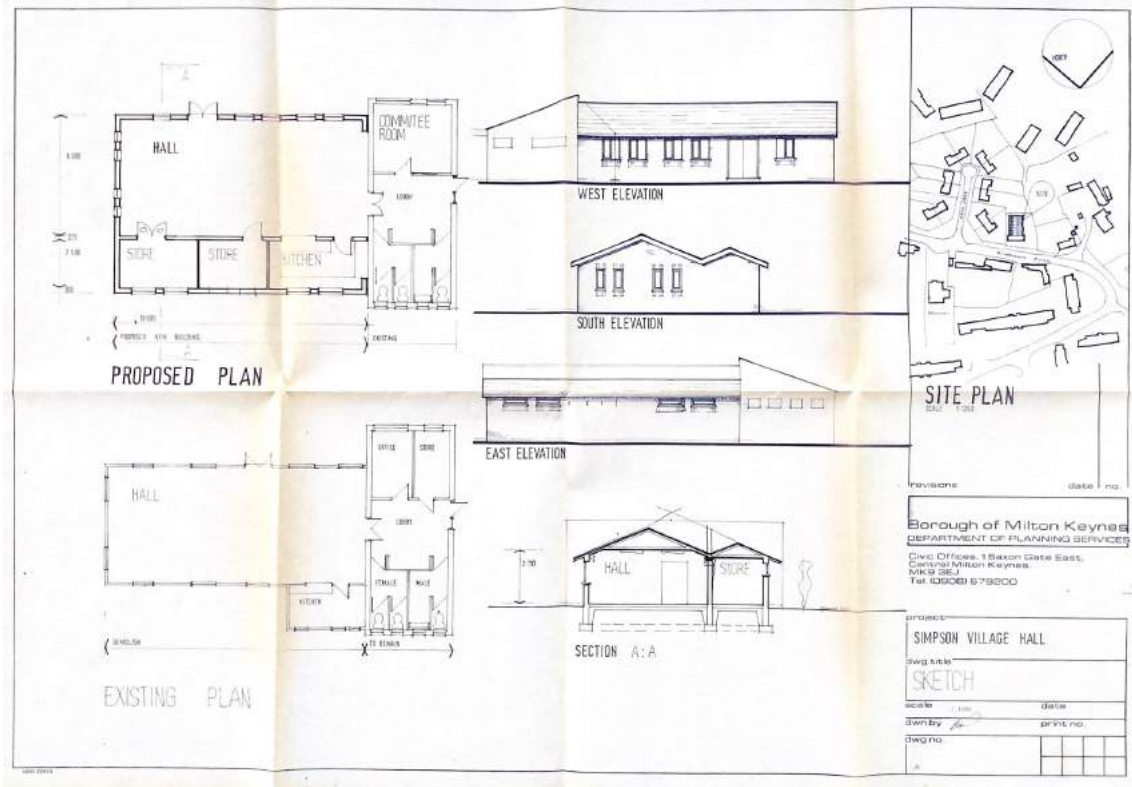


Fig 3: Archive drawing of the existing church hall

2.0 THE CONTEXT/SITE

The site, whilst constrained on the south and east, has a generous street frontage and an open hard standing area to the west used as a car park. The street frontage is functional but congested with the space taken up by the extensive ramp and steps. The hard standing/car park area does not encourage the link between inside and outside.



Fig 4: OS map (reduction)

Potential improvements:

Maximise the use of the external spaces.

- Provide a gathering space on the street frontage.
- Improve amenity by making an external garden/courtyard linked to the hall. Additional hedging and tree planting.

The current site area is approx 415 m2.

We have indicated the site boundary in red. For detailed property boundary information reference should be made to the Land Registry deeds.



2.1 THE EXISTING BUILDING

THE ENTRANCE ACCESSIBILITY AND WELCOME

The existing ramp and steps, with the small canopy over the entrance, do little to signify a welcome. The ramp feels intimidating and cuts off the entrance from the footpath. The main facade is windowless providing no hint to the interior spaces.

Potential improvements/options

- Provide a more welcoming and less intimidating entrance
- Modify the entrance to provide easy access at street level with the change of level once inside.
- Provide a more extensive entrance canopy.
- Upgrade the ramps and steps.
- Provide a window to reveal the foyer space.



Fig 5: view of the village hall entrance and extensive ramps and steps

THE BUILDING FORM AND ORGANISATION - SPATIAL QUALITIES

The building is utilitarian in design and construction. The entrance lobby is small giving access to toilets and stores. The linear hall is very low in respect of its size and is flanked on the east side by the kitchen and stores. There is little connection to the exterior.

Potential improvements/options:

- Provide a more significant entrance foyer with space to gather.
- Modify the roof to increase the height of the hall.
- Provide a better connection to the exterior.



Fig 6: interior view of the existing hall

## FUNCTION

Lack of space for reception and office, compromised disabled toilet, toilets in need of updating.  
Parish Council to clarify any specific functional requirements.

### Opportunities:

- Various locations for new office.
- Reorganisation of toilet facilities.
- Extension opportunities - front side and first floor.
- Potential for larger hall on first floor

## ENVIRONMENTAL/FABRIC ISSUES/SUSTAINABILITY

The building has poor levels of natural light and ventilation.  
The roof form with valley gutter is also vulnerable to rainwater leaks.  
Levels of insulation to be investigated.  
Gas boiler feeding hot water radiator system.

### Potential improvements/options:

- Modify roof form to improve light, provide cross ventilation.
- Add sedum roof to improve biodiversity and attenuate rainwater run off.
- Collect rainwater for reuse.
- Improve insulation (particularly to roof) and airtightness to reduce heat loss.
- Mechanical Ventilation Heat Recovery (MVHR system winter mode)
- Renewable energy - potential for photovoltaic panels.
- Manage transition from gas to electric heating by air source heat pump(2025 recommended, potentially by 2035).
- Specialist advice/assessment recommended for renewable energy strategy/cost benefit.



3.0 PLANNING POLICY

The site is located in the heart of the older part of the village and in close proximity to a number of Listed Buildings. Following feedback on the feasibility study options further concept design development will be needed to explore the proposals in relation to the existing buildings to demonstrate that the proposals are appropriate to the context.

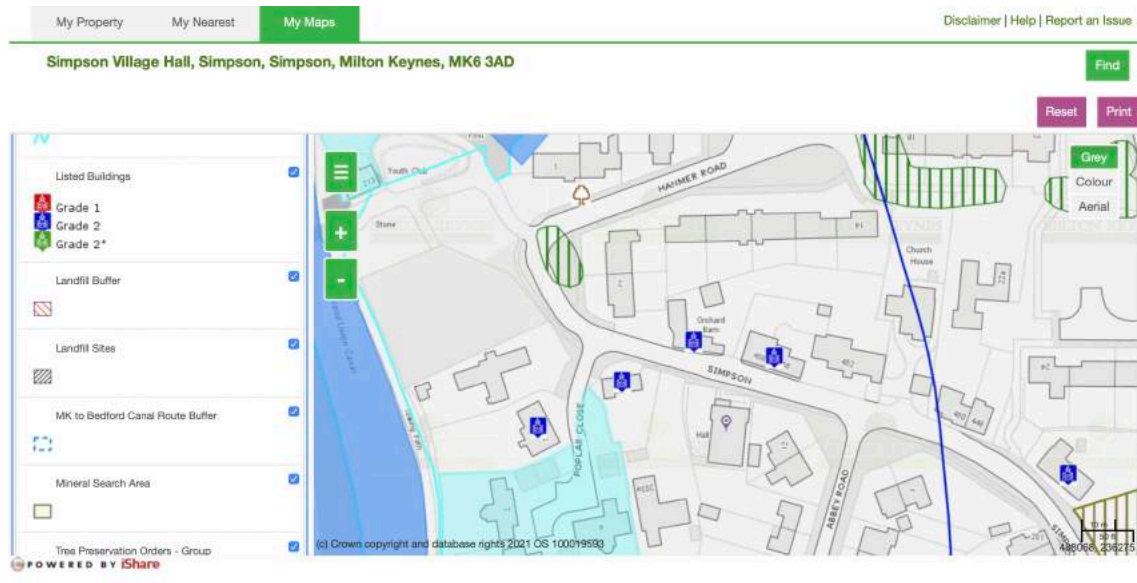


Fig 7: MK Council map extract: showing the location of listed buildings.

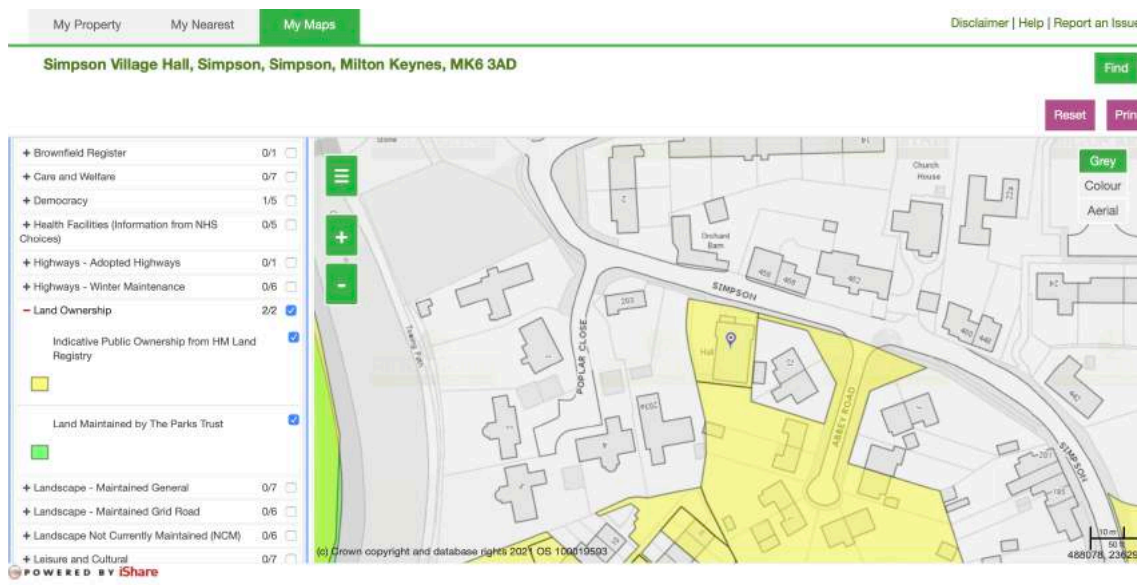


Fig 8: MK Council map extract: public ownership (subject to community assist transfer).

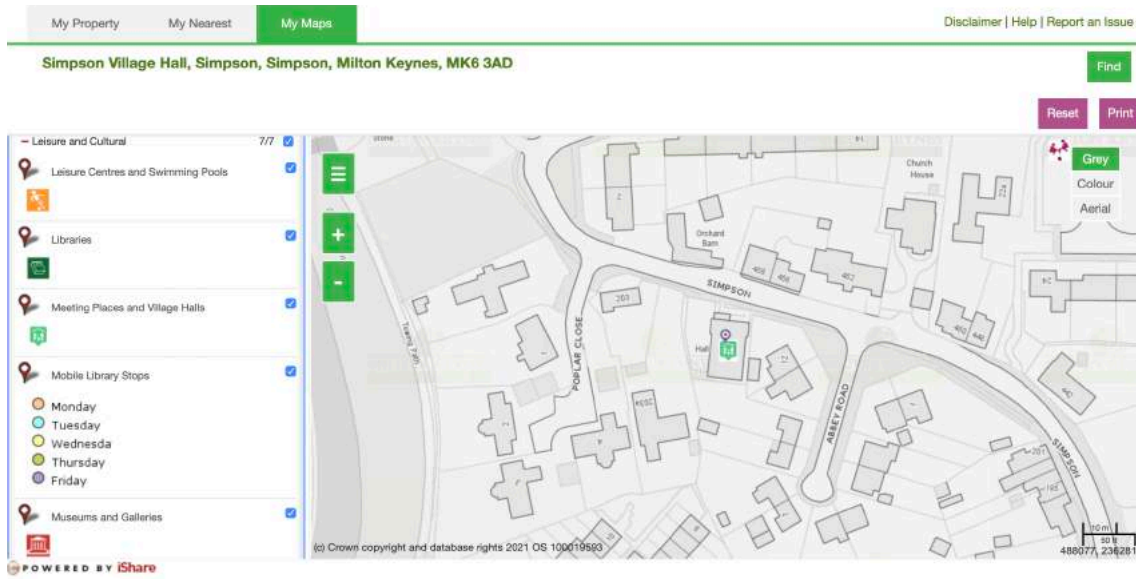


Fig 9: MK Council map extract: designated meeting place/ village hall

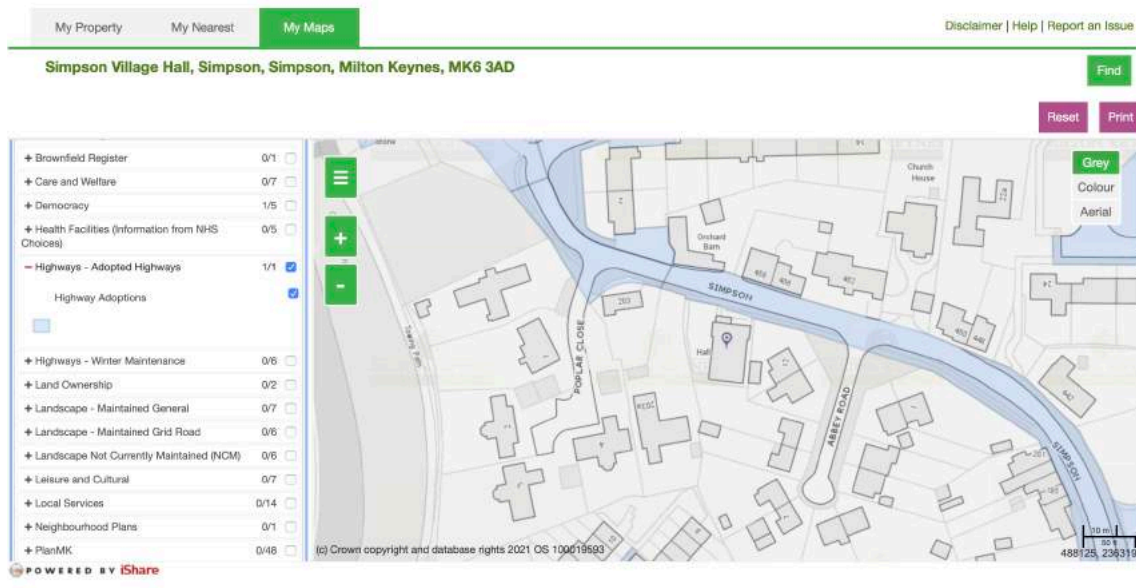


Fig 10: MK Council map extract: adopted roads

Any development will be subject to planning approval from the local authority, Milton Keynes Council.

4.0 CONCEPT DESIGN OPTIONS

Five initial concept options developed as follows:

1. First floor extension and new entrance canopy
2. Front extension creating a two storey building
3. Side, single storey extension
4. Front, single storey extension
5. Front, single storey extension with new roof



Fig 11: summary of options - elevations as viewed form the car park

Refer to the drawing pack for more information.

A list of the feasibility drawings and options is included below

- 21-05-1-05--existing GF
- 21-05-1-06--existing elevations
- 21-05-1-11--proposed plan GF alternative 1
- 21-05-1-12--proposed plan FF alternative 1
- 21-05-1-13--proposed elevations alternative 1
- 21-05-1-14--proposed plan GF alternative 2
- 21-05-1-15--proposed plan FF alternative 2
- 21-05-1-16--proposed elevations alternative 2
- 21-05-1-17--proposed plan alternative 3
- 21-05-1-18--proposed elevations alternative 3
- 21-05-1-19--proposed plan alternative 4
- 21-05-1-20--proposed elevations alternative 4
- 21-05-1-21--proposed plan alternative 5
- 21-05-1-22--proposed elevations alternative 5