



# Barrhill Memorial Hall

## A Springboard Towards the Future

### 2013

This project is part-financed by the Scottish Government, European Community, Ayrshire LEADER 2007-2013 Programme and Barrhill Memorial Hall Community Association.



The European Agricultural Fund for Rural Development: Europe investing in rural areas

anderson bell+christie  
architects





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## FOREWORD



*Arial View of Barrhill*

The Refurbishment of the Memorial Hall is highlighted in Barrhill's Community Futures Community Action Plan as a priority in order to improve the activities and facilities available for community use and prevent further decay of an important building. In order to take this forward, Anderson Bell Christie Architects were appointed by Barrhill Memorial Hall Community Association (BMHCA) to prepare 'A Springboard to Make it Happen'. The work has been part financed by the Scottish Government, European Community and Ayrshire LEADER 2007-2013 Programme and is also part financed by BMHCA.

This report builds upon previous feasibility work reported in October 2010. A more detailed design option is identified to improve and upgrade the building and bring it up to modern day requirements ensuring it has a viable future for continued community use.

Further community consultation was carried out to identify present community needs and views. The preferred design option outlined in this report is thought to best meet those needs and also be adaptable to a wide variety of future community needs and potential social enterprise opportunities. This option forms the consented Planning Application and is accompanied with a Cost Plan identifying the Construction Budget.

## 0.0 EXECUTIVE SUMMARY

### **Background**

"Barrhill District War Memorial

At a Public Meeting of the Inhabitants of the District, acting on the principle that the finest monument that can be erected is one which performs some useful purpose, it was agreed that a Public Hall with Reading and Recreation Rooms be erected in memory of those who had fallen, and in honour of those who had served in the War." These were the words used on 28<sup>th</sup> February 1920 in a letter to the Barrhill people appealing for public subscriptions. Four years later, in 1924, funds had been raised and Barrhill Memorial Hall was constructed and officially opened.

Capt. Euan Wallace of Kildonan, who later became a long serving member of Parliament, had gifted the land and also employed the already well established architect, James Miller. Although itself relatively modest, Barrhill Memorial Hall is in good company with grand buildings such as Turnberry: also designed by Miller.

### **The Need for Refurbishment**

Its historical importance, both as a War Memorial and as an example of Arts and Crafts Design by a prominent architect, highlights the need to preserve what is an iconic building for the district.

Additionally, the important social value of the Hall, for today and the future, is to "perform useful purpose" for our community, and this is no different to when it was first built. The demands placed on the Hall have, however, changed over the last ninety years and the layout of the building no longer allows it to fully perform the useful purposes our community needs. It does not easily accommodate different users at the same time; there is no storage for user groups; the kitchen is too small and, together with the toilet facilities, is in need of upgrading to meet modern demands.

### **The Springboard project**

The project now reported was carried out from Summer 2012 to Autumn 2013, for Barrhill Memorial Hall Community Association, by a Design Team led by Anderson Bell Christie Architects and takes forward previously developed proposals for refurbishment and extension of the Hall. It concludes several years of community consultation during which alternative designs, to meet both present and future needs, have been investigated and discussed. It provides planning and cost information regarding the proposals which will allow the Association to take the next steps towards refurbishment.

This report identifies how the benefits the building has to offer the community, can be increased by changing the layout combined with having an extension which is in keeping with the original Arts and Crafts architecture. In addition, the quality of the design and the facilities it will be able to offer, will help it to approach economic sustainability while also supporting local business and the development of tourism.

The Design Team's main tasks have been:

- to examine the present condition of the building and establish costs for renewal, repair and building fabric upgrading work necessary to arrest the present deterioration of the structure and to ensure that it can remain an efficient resource for the future;
- to consult with the community and discuss the present and potential use of the building, and then to develop design proposals which enable maximum benefit to be gained from the Hall by giving it flexibility in the way it may be used;
- to prepare and obtain a Planning Consent for the agreed re-planning, refurbishment and extension.

A number of options were explored and a new design established. This was widely distributed for comment prior to making an application for Planning Consent.

The extension is designed to enable a retail outlet and a visitor information point to be incorporated and be the basis of community enterprises providing employment and funds. Being an attractive building, it is expected it will be of interest to visitors and be a good location from which local crafts and/or foodstuff could be both produced and be available for sale. Space will be available to promote local history, wildlife, activities and places of interest and so help visitors to the area, maximise their enjoyment. It is also intended that there should be public toilet facilities available even when the Hall is closed, accessible direct from the car park.

### **Repairs are Required**

The building structure requires significant fabric repairs including re-roofing, new windows and full thermal upgrading. The specialist condition reports carried out established the extent of work required. In particular, there is significant rot and dampness at floors and walls, exacerbated by failed drainage of both the Hall's and neighbouring ground.

Costs were obtained for the fabric repairs only, and also for fabric repairs plus extension and re-planning. These indicate that whilst repair and upgrading is more easily affordable at this point in time, it would be a short term solution that would not tackle the basic problems of the building including its poor plan layout, inadequate storage and small kitchen.

### **Next Steps:**

#### **(a) Technical**

The essential steps towards any building refurbishment and development are set out by The Royal Institute of British Architects (RIBA) and are included in the Appendix. Before construction can start, there are several stages we must go through:

- ⤴ Stage E: detailed design drawings are required with material specifications followed by an application for a Building Warrant.
- ⤴ Stages F, G and H include the preparation of production drawings and schedules for tendering and invitations to tender. It is only once these stages are complete that a more accurate idea of cost will be obtained.

To cater for this development process, funders often have a two part funding process with part 1 funding for pre-construction and part 2 for the actual construction.

## **(b) Funding Coordination**

The Memorial Hall Community Association now wishes to enlist someone to liaise with potential funders: local and national. It is expected that this Community Officer will develop and implement a funding strategy to enable the refurbishment of the Hall but initially, it will be necessary to fund the preconstruction, technical stages.

They will need to update the business plan and demonstrate to funders, the feasibility of the newly refurbished Hall being economically sustainable once it is being used proactively. It is expected that they will need to liaise closely with South Ayrshire Council concerning both the current lease agreement and future funding, and also liaise with the architects' design team, through the technical stages.

## **Final Conclusions**

Following the successful completion of this Springboard Project, Planning Consent for the proposed design has been obtained.

These visionary proposals, to enhance and extend the building and 're-focus' it within the village and local life, will help the Association achieve its aims of creating a dynamic heart for the community, capable of supporting social, economic and community growth.

This project has been part-financed by the Scottish Government, European Community, Ayrshire LEADER 2007-2013 Programme

and

Barrhill Memorial Hall Community Association



*View of hall approaching from the North*



*View of hall approaching from the East*

# 1.0 INTRODUCTION

## 1.1 Background

A few years ago, the community of Barrhill carried out a significant amount of research and developed its Community Action Plan - 'Barrhill Thriving in the 21st Century- Community Futures Community Action Plan 2008-2011'. The plan describes the type of place the community wants Barrhill to be and what needs to be done to achieve that. It states the priorities and objectives the community's windfarm benefit funding should help to achieve. The refurbishment of the Memorial Hall was highlighted as one of the main priorities for improving the community facilities and activities of the village. The Barrhill's Community organisations subsequently commissioned Collective Architecture in 2010 to produce a feasibility study for the Memorial Hall refurbishment and an adjacent village car park. A re-appraisal was completed in 2011, and subsequently community development activity focused on the car park, and on an efficient heating system and future strategy for the Memorial Hall.

The car park and heating system and hall proposals were taken forward as separate developments to suit their differing natures and timescales. The refurbishment of the Memorial Hall is now being progressed by BMHCA and the car park development by Barrhill Community Interest Company. As a first stage of development to reduce the Hall's CO2 emissions and reduce its running costs, the Hall's heating system was upgraded in 2011, when a new bio-mass boiler was installed with CARES and LEADER funding via Community Energy Scotland and Scottish Power Windfarm Community Benefit. At the time of writing this report, the works to the car park are on site and are due to be completed in November 2013.

In order to take forward the long-term development of the Memorial Hall, in July 2012 BMHCA appointed Anderson Bell Christie to lead a multi-disciplinary team and work with them to develop more detailed designs, carry out technical investigations and prepare more detailed cost estimates for the project.

The timing for this work required to take into account South Ayrshire Council's then recently announced plans to re-furbish the Barrhill Primary School, and the fact that it had been agreed that the School could use the Memorial Hall for decant purposes during the works. The timetable for the School renovation was clarified in the course of the project and the school is now occupying the Hall until the School project reaches completion, anticipated to be summer 2014.

This has meant the prolongation of the Hall development project, as work cannot start until the Hall is no longer required by the School. However, a key finding of this work is that funding, in addition to that presently understood to be available via the Windfarm Community Benefit monies, is required to best ensure the viability and sustainability of the Hall for the long term future. It is therefore recommended that potential additional financial support should be explored through the Big Lottery Growing Communities Fund and other potential funders.



*View of hall approaching from the West*



## 1.2 Barrhill Memorial Hall Community Association

Barrhill Memorial Hall Community Association is a voluntary, community, and charitable organisation. It has its roots in an organization, "Barrhill War Memorial", first formed in 1924 to care for and manage the Hall on behalf of the community within Barrhill and its surrounding area. The Association now has that role and is promoting the Hall's refurbishment and alteration to enhance local social and economic development and bring benefit to the community.

## 1.3 The Need for Refurbishment

Barrhill Memorial Hall was built in 1924 from public subscription as a War Memorial to the local servicemen who died in the First World War. The building was designed by the well-known Scottish Architect James Miller, and built on land gifted by Capt. Euan Wallace. It therefore holds significant social and historical value to the Barrhill community.

It has played a key part in village life, accommodating local interest groups for a variety of activities from mother and toddlers groups to senior citizens clubs. It is also a focus for events for the wider community such as the popular local race night and annual summer gala.

The Scottish Index of Multiple Deprivation (SIMD) gives a ranking of deprivation for a total of 6505 different areas within Scotland defined as datazones. A lower rank number is more deprived. The datazone in which Barrhill is located closely resembles the parish area and so includes Colmonell and Lendalfoot. With an overall ranking of 3049, the area is slightly worse than the national median, but the ranking for individual aspects of deprivation vary considerably. The aspects of deprivation considered are: income, employment, health, education, geographic access, housing and crime. The area has a very low crime rate and the ranking of this aspect, 4862, is within the better 25% of the nation. Geographic access is, however, very poor and, with a ranking of just 84, the area is within the worst 1.3%, and, further, as Barrhill is in the most remote part of the datazone area, poor geographic access causes serious needs for the community.

Barrhill, classed as a 'remote rural' settlement, is somewhat isolated from Ayr, the administrative centre, and also from Girvan, which has the closest of many essential services or sources of entertainment. Consequently, those without access to a car or those unable or unwilling to drive (e.g. young people or elderly residents in the evenings or winter months) are unable to easily access community and cultural activities outside the village. The Memorial Hall offers the most convenient community 'social gathering' space, providing a venue for local clubs and weekly events, making it a very important community asset.



*Windows on the South Elevation*

The Memorial Hall is much in need of upgrading, and in recent years the fabric of the Hall, including windows, render and walls, has significantly deteriorated. In particular, over the last two winters, problems with drainage adjacent to the building have caused frost damage and accelerated dampness within the structure. Condition surveys carried out for this project have established significant rot within the building.

The Hall is not insulated and whilst the installation of the new Biomass heater means that the building is more comfortable to use, it is not efficient to heat and is energy wasteful. Most of the building is poorly suited for present community use. There is limited space - particularly in the kitchen - toilet provision is not appropriate, and the layout of the building makes it difficult for different groups to occupy the Hall at the same time. This has recently acted to restrict the use of the building.

The building is now at a point where it must be refurbished before further serious deterioration leads to structural problems and therefore higher costs to rectify them. This is necessary as the Memorial Hall is not only at present an important part of local life, but is culturally and historically significant to the community. It is a potential community asset that is underused and under threat in the context of future funding. This project therefore represents an important opportunity to upgrade and alter the building to better meet the community's present and future needs, and create a more accessible and better performing facility for the future.

The key objectives of the refurbishment proposals are to:

- Improve facilities and activities for people of all ages
- Be flexible to accommodate different users and uses
- Be robust in use for all community activities and long-lasting to minimise maintenance costs for the long-term
- Promote energy conservation and generation and be efficient to heat and light
- Open up opportunities for more user groups in the future and expand the use of the building by the community and visitors
- Provide potential accommodation for commercial uses – to encourage and support local businesses, both new and existing
- Provide a platform for, and promote, local talent and skills
- Encourage tourism
- Improve access to jobs and employment
- Create new public toilets – predominantly for visitors
- Improve the environment and look of Barrhill

Proposals have been developed to meet these requirements and 'ensure that the future investment in the building will bring best value, and create stimulating spaces that will reflect the commitment and energy of the community'.

## 1.4 Benefits for the Community

The benefits to the community of refurbishment and extension include:

Creation of warm, fit-for-purpose community accommodation that caters for existing and new user groups

Accommodation that complements the proposed community-accessible facilities in the primary school; eg mother and toddler groups, day time community activities

Accommodation for other services to provide outreach, eg NHS and third sector groups

Accommodation to promote local tourism and visitors to the area – area information, services, cafe facility etc.

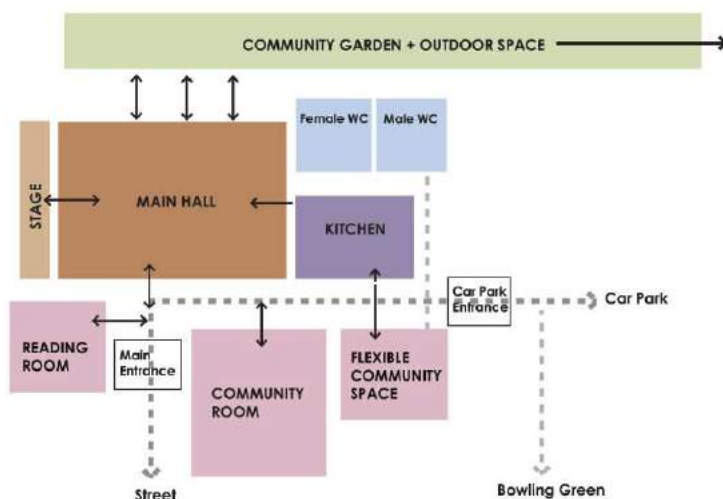
A facility that can support local economic activity and small businesses, including local craft and food production

Refurbishment has the potential to benefit everyone in the local community. It will be of particular benefit to the following groups:

- Members of current user groups
- Those without access to a car
- Elderly residents
- Families with young children
- Young people

In addition, it will be able to contribute to:

- The promotion of tourism in the area
- The development of local businesses and generate commercial activity in the community
- The development of cultural and arts activities accessible to all in the area.



## 2.0 BUILDING A SPRINGBOARD

### 2.1 Background

Going on from the 2010 Feasibility Study, it was considered important to further investigate the extent of necessary repairs and fabric upgrading and thereby gain a more accurate estimate of construction costs. The design should also be further tested to ensure any proposals were appropriate for the community's long term needs. This would give supportive technical information required for funding application submissions.

### 2.2 Design Team

In July 2012, a Design Team was appointed for the project comprising:-

#### **Anderson Bell Christie - Team Leaders and Architects**

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Tel: 0141 339 1515

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Main Contacts: **Karen Anderson & Caroline Dearden**

#### **Brown and Wallace - Quantity Surveyors**

22 James Morrison Street, Glasgow, G1 5PE

Tel: 0141 552 8881

[www.brownandwallace.co.uk](http://www.brownandwallace.co.uk)

Main Contact: **John Edwards & Greg McCallum**

#### **Ramboll UK – M&E Engineers**

Sovereign House, 158 West Regent Street, Glasgow, G2 4RL

Tel: 0141 225 1000

[www.ramboll.co.uk](http://www.ramboll.co.uk)

Main Contacts: **Graeme McCutcheon**

#### **Scott Bennett Associates**

Orion House, Nova Technology Park, 7 The Oval, Glasgow, G33 1AP

Tel: 0141 558 3255

<http://www.sbasotland.com/>

Main Contact: **Colin Campbell**

## 2.3 Tasks

In discussion with the Association it was agreed that the Design Team would:

- Appraise existing work to date - including Community and Funder Consultation
- Carry out detailed surveys
- Determine design options
- Assess outputs to ensure that the design and any development of it allows sufficient space and facilities for these outputs to be met
- Engage with the local community during the design stage, to ensure that the planned refurbishment meets the needs of current and future users and user groups
- Obtain details about probable construction costs and funding scenarios
- Bring together the technical information required to seek funding for the refurbishment.
- Agree preferred proposals, and develop at high level detail in compliance with Building Standards and DDA (for further development to full compliance Post Planning consent)
- Acquire planning consent for the refurbishment proposals of the Memorial Hall
- Provide a detailed cost estimate for the planned refurbishment and consider phasing options

Assist BMHCA in Funding Applications - providing specific information required

## 2.4 Springboard Report

This report summarises the development of a design for the hall and can be used to secure the additional capital funding required for its construction. It:

- Details upgrade requirements together with cost estimates and a development programme
- Provides reasons for the development of the design in a design statement
- Illustrates the proposed design (to RIBA Stage D) which is subject of a recently lodged planning application
- Considers the implications of phasing the work

## 3.0 DESIGN BRIEF

The following design parameters were agreed as critical to the success of any proposals to develop the Hall:

### **Flexibility**

The Hall should be a multi-functional building capable of providing a facility for use by the local community and local clubs on a daily basis, but also a function space for regular use for community events, indoor sports, performance, wedding parties, local conferences and public meetings. Circulation should be clear and direct. This should be accessible to all users including those with disabilities and must comply with the general provisions of the DDA and Part M of the Building Regulations.

### **Circulation Rationalisation**

The present circulation is poor. There are no 'intermediate' spaces within the existing building. In order to access the toilets and kitchen, building users are required to go through the hall or snooker room, interrupting any activity which may be taking place. Similarly there is no intermediate space to wait for hall/meeting room availability, which could also provide an informal meeting space for community interaction. This limits the usability and appeal of the meeting spaces for private/lettable uses and therefore limits the achievable revenue for the building.

### **Accommodation**

The improvements to the existing accommodation and the addition of flexible space should encourage more community functions to take place and allow the possibility for new uses and groups to develop. Accommodation should support new and existing local businesses, and provide a hub for community health, education and support services. It will also become a place where visitors to the area can learn about the unique historical and natural heritage of Barrhill and the surrounding area. Any extension should provide flexibility to allow the present building to adapt for future uses.

### **Storage**

Currently the Memorial Hall has limited storage with the mother and toddler group's toys stored in a damp and cold outdoor shed. Additional storage should be accommodated within the reorganised internal layout.

### **Environmental & Services Design**

The building fabric upgrading and any extension should be designed to use energy as efficiently as possible. The choice of materials, heating, ventilating and lighting systems, insulation and recycling options should minimise lifetime energy use.

The acoustic design should take account of the variety of activities taking place and there must be adequate sound insulation between noisy and quiet spaces.

## 4.0 EXISTING BUILDING AND SITE

### 4.1 Location & Context

Barrhill is a rural area in the southernmost part of South Ayrshire with the village located on the A714 between Girvan and Newton Stewart. Situated within the Duisck Valley, it is surrounded by farmland and woodlands. This tranquil village, close to the Ayrshire coast and the Galloway Forest Park, offers a perfect rural retreat for visitors. It is an ideal base for country walks and exploring the diversity of wildlife that can be found here.

The village is a traditional rural Scottish linear settlement. In terms of building form and scale, it exhibits the local historic character of rural southern Ayrshire. Many of the original buildings along the main street were constructed in traditional local materials such as slate, stone and render. The main amenities within the village are: the Bowling Green; the Trout Inn public house; a train station; Barrhill Primary School (currently being refurbished and extended); and Barrhill Memorial Hall.

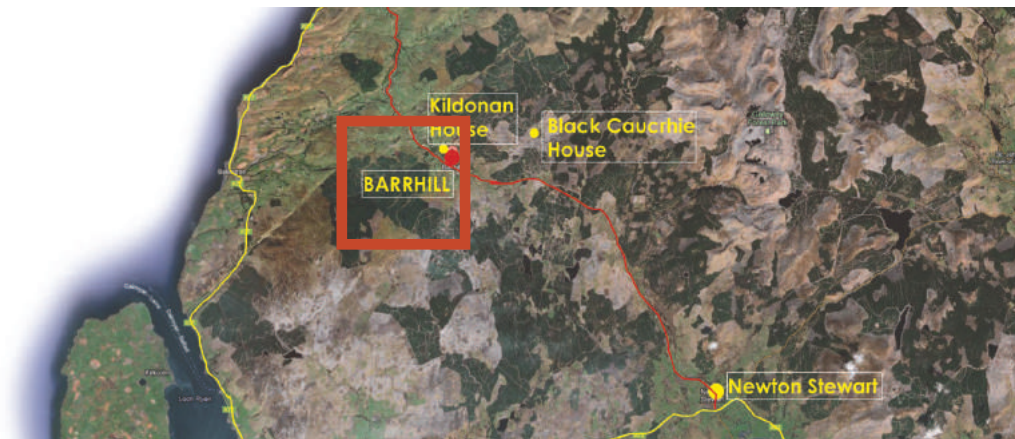
1865



1924



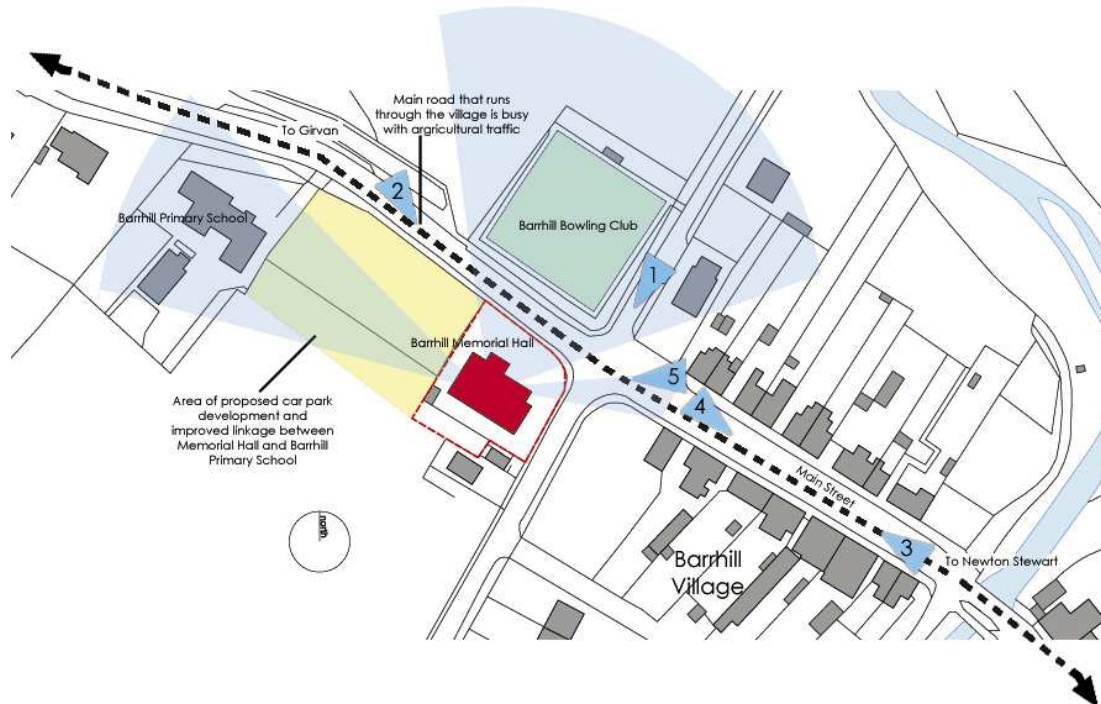
2013



### 4.2 Building Background and Site Analysis

The Memorial Hall is located on the main thoroughfare (A714) that bisects the village, and occupies a prominent position at the northwest entrance to the village. It is presently a major focal point upon entering the village and effectively greets visitors to the village arriving from the north. There is a direct visual connection between the Hall and Barrhill Primary School to the west, and the new car park between the sites will service the two facilities with new footpaths to link them together. Immediately opposite the Hall is the village Bowling Green. This collection of important community buildings identifies this part of the village as a significant junction, and a meeting point for all ages.

The building is given further prominence by the lack of buildings in its immediate vicinity. Set back from the road, it is one of the largest buildings in the village. Any alterations to the existing building should be mindful of its current scale, providing additions that sit well in the locale and complement the Memorial Hall's aesthetic. The prominent location of the Memorial Hall will attract those visiting the village and surrounding area, and therefore it is ideally suited to provide a tourist information point with facilities for local area interpretation and also a space that could encourage and showcase local crafts. The new car park will also increase the accessibility of the Hall to a wider group of visitors.



#### 4.3 Existing Building Condition and Constraints

The Memorial Hall is an example of the Arts and Crafts style of buildings in South Ayrshire by well-known Scottish architect James Miller. It is not a listed building, but it is of architectural interest for that reason. The building is of traditional masonry construction with a render and paint finish, the roof is clad in Scottish slates and the windows are of timber with typical fenestration of this period. The building consists of a large dual pitch roofed hall along the back of the site (stretching east to west), with a series of three small gables facing north addressing the street. One of these gables forms the entrance and another houses the reading room, which has two Arts and Crafts wooden and glazed cabinets containing the parchment memorial inscriptions. The last gable contains what was the billiards/meeting room. There is a cluster of lean-to additions to the western elevation, housing the kitchen and toilets that do not follow the pattern or symmetry of the buildings original massing.

Drawings of the Existing Building can be found in **Appendix C**.

Surveys have established the presence of extensive rising damp and timber rot throughout the building which will require the replacement of timbers, rainwater goods, slates and windows, as well as internal finishes in order to restore the building to its former glory. These are included in **Appendix D**. There is a clear need also to further improve the thermal performance of the building and so reduce running costs. The Barrhill Memorial Hall is culturally and historically important to the community as well as socially and potentially economically valuable. In addition it is architecturally of interest in a wider Scottish context. The repair and upgrading of the building should take all of these factors into account.



The building is located at a low point with sloping fields to the south. For much of the year, the ground around it is waterlogged as a result of failing field drains. This has contributed to the deterioration of external walls and has caused internal dampness and rot.

In the course of the project the contractor for the new car park reported finding a field drain close to the school, and a broken, glazed fireclay pipe at the Hall/car park boundary - the latter was repaired and both were connected to the car park drainage system. Whilst this might improve the situation, further land drainage, on and off the Hall site, is required to protect the building in future and this should be carried out as part of the refurbishment. Drainage proposals and record drawings are included in **Appendix D8**.

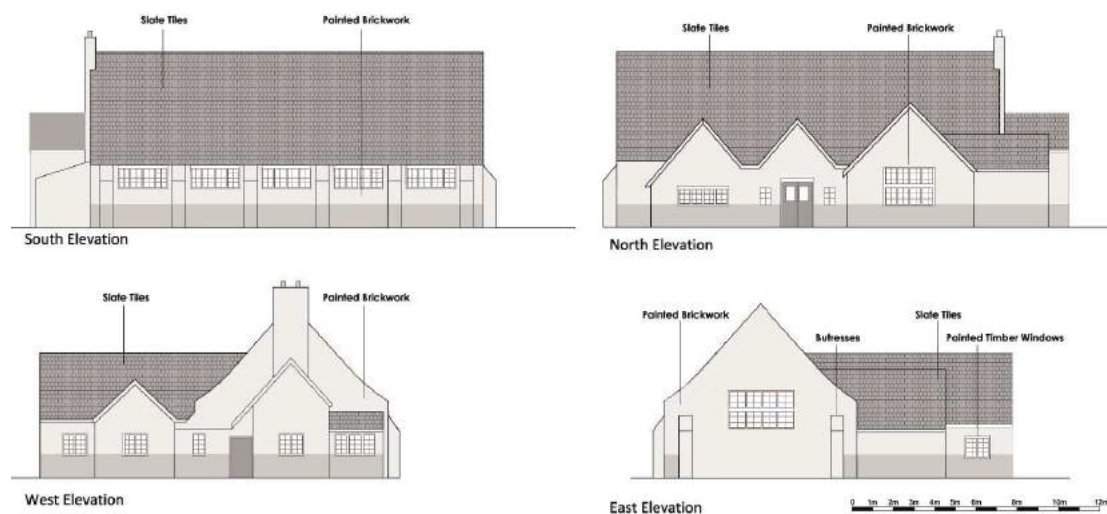
## Heating System

During Barrhill's Climate Champions' project funded by the Climate Challenge Fund the thermal performance of the existing uninsulated building, and also that of an indicative proposed new design, were determined by Chris Morgan of Locate Architects. In addition a feasibility study for Renewable Energy Heating funded by Community Energy Scotland was carried out by the Engineering Support Partnership (ESP).

In line with their recommendations for potential heating sources and system sizing a wood pellet a Windhager Biowin 26kW boiler was selected and installed. This was sized to meet an optimum sizing rather than to meet peak loading. The boiler is claimed to have a high efficiency, down to 30% of its heating capacity, and is therefore expected to run efficiently when the building is fully insulated in the future.

At the time of this work although the cost of cavity wall insulation and loft insulation is nominal, it was decided not to insulate as the outer wall to the cavity was, and still is, exceptionally damp and the inclusion of a cavity fill, before this problem is rectified, risks bridging dampness to the inner wall. Access to the sloping part of the ceiling is difficult and also insulation of the horizontal ceiling would be of dubious value because the hall is freely ventilated into the loft space.

Details supporting of this work are included in an **Addendum Appendix**.



## 5.0 PROPOSALS DEVELOPMENT

### 5.1 Initial Considerations

#### Design Approach

Due to the community, cultural and historic value of the building and its inherent architectural character, it is viewed that there is a strong case to preserve, enhance and refurbish the existing building. The local Planning Department concurs with this view.

Early assessment by the Project Team confirmed earlier findings that the present building's failings can be tackled and it can be upgraded to provide an energy efficient envelope with good heating. The architects identified that the plan layout can be adapted to work efficiently and new usable rooms for activities can be made by creating circulation, and relocating the toilet facilities to create required storage. It was also established that an extension could transform the present plan layout and accommodate present and future community requirements. The design proposed complements the building's Arts and Crafts character and acts to make the present building much more prominent and attractive. Located adjacent to the car park and with a feature roof and areas of glazing, it will literally signal its presence for visitors and the building's new improved status.

#### Sustainability Strategy

As an early part of the project, the Team considered how best the development could maximise energy performance and incorporate best practice sustainable design, taking into consideration the newly installed Biomass heating system. It was agreed that this could be done by both active and passive measures. As a broad strategy it was agreed that a 'Fabric First' approach should be adopted that would ensure that the building envelope would minimise heat loss and any alterations to the building would enable passive solar gain and natural ventilation.

#### Accessibility

The existing building has some significant accessibility issues which will be addressed in order to create an 'accessible for all' community facility. These include dealing with:

- Awkward entrance doors
- Difficult internal accessibility to all accommodation and toilets
- Lack of internal signage and poor lighting
- Narrow, small kitchen
- No DDA compliant access to garden space
- The provision of dedicated parking for those with disabilities - in the adjacent car park

## **Future proof**

The building alterations proposed and extension design are viewed as being as ‘future proof’ as possible, in that they can accommodate a number of different uses should needs change. The architects have demonstrated how the space can be used in a number of different ways e.g. as café/shop or meeting/social area or tourist information/business support area. Its prominent design acts to maximize the commercial success of these potential uses as a beacon at the north entrance to the village – as well provide as provide a flexible space that the community can make maximum use of.

## **5.2 Condition Surveys + Further Investigations**

Initial condition surveys were completed by the Project Team to determine what further investigations were necessary to establish the current condition of the building and to evaluate what engineering works (M+E and Structural) would need to be considered when developing the proposals.

The M+E Engineer’s Condition Report (**Appendix D1**) confirms that heating and hot water had been upgraded to suit the existing building layout, however the ventilation, drainage, small power, lighting, and fire detection will require upgrading and repair for the existing building demand and for the future extension.

The Structural Engineer’s Condition Report (**Appendix D2**) confirmed that the building was in reasonable condition for its age and form of construction, however highlighted the high water run-off which was causing some damage to the masonry at the back of the building and that further rot survey should be undertaken to assess the level of damage.

Following the consultants’ condition report recommendations, BMHCA commissioned detailed site surveys to determine the condition of the existing building and quantify the extent of repairs required to in return, make the building more usable and sustainable. This information alongside the Outline Specification (**Appendix H**) formed the basis for the Cost Plan for Refurbishment Only (**Appendix J1**).

### **Topographical Survey (See Appendix D4)**

A detailed Topographical Survey was carried out to confirm site boundary, dimensions and levels and has been used as the basis for the proposal. The proposed car park layout adjacent to the site has been overlaid with this information to determine the relationship and provide access between the 2 developments.

### **Site Investigation (See Appendix D3)**

The site investigation report included desktop survey, ground investigation and soil tests, which found acidic ground conditions, with negligible contamination levels and fairly shallow rock. This determined that the foundations should be strip or pad footings set at similar levels to the existing building, either on or just above the rock, and that the concrete in contact with the ground should be designed to Design Sulphate class of DS1 and an Aggressive Chemical Environment for Concrete (ACEC) designation of AC-2z.

### **Asbestos (See Appendix D5)**

A demolition and refurbishment Asbestos Survey was undertaken by South Ayrshire Council which confirmed there is Asbestos (type1) present in the kitchen attic. It is recommended that all asbestos detected within the surveyed property be removed prior to refurbishment or demolition in order to comply with current legislation.

Rot Report (See Appendix D6)

An intrusive Rot Survey highlighted a substantial amount of repair was required to the roof cladding and structure and ground floor joists, as well as replacement of some of the internal finishes which were subject to wet and dry rot damage. In isolation, the level of work required would be very disruptive but was identified as a priority to prolong the longevity of the building.

CCTV (See Appendix D7)

The CCTV survey confirmed the location and configuration of the existing underground drainage system but also highlighted its poor condition. Parts of the survey had to be abandoned due to obstructions, including root growth within the pipeline. Repair to the existing drainage has also been highlighted to be prioritised in line with the rot repairs.

The CCTV survey also informed proposals to provide new surface water drainage at the back of the site to minimise any further damage to the building. In addition to on-site drainage, proposals include a new field drain to connect into the existing drainage via the car park drainage which discharges into the local waterway. Initial discussions with the adjacent farmland owner and car park development confirmed this was achievable.

### **5.3 Detailed Brief and Design Development**

The Project Team's task was to vision how the present building could best meet the community's accommodation needs. Their task was to maximise value for money. Specific briefing requirements included:-

- The rationalization of toilet provision with 24 hour access so it could replace the public toilets
- The provision of accessible, flexible space for meetings and community activity
- The improvement of kitchen space so that it could be used to cater for events in the hall and be used for teaching
- Providing storage within the building in lieu of external sheds

The architects prepared a number of options in plan drawings outlining potential reconfiguration of the existing internal arrangement with various extension options. (Refer to Appendix 5)

These were used as working discussion tools at a series of meetings with the Association. At these meetings, new options emerged based on conversation and consideration and the architects updated the drawings accordingly. Further key priorities emerged in order of importance:-

- The rationalisation and improvement of the quality of circulation to allow meeting rooms to become private
- The creation of a flexible community space to facilitate future uses
- The desire, if affordable, to introduce a room divider in a larger room to make smaller meeting areas.
- The proposal to create a public tourist venue for visitors to learn more about the village and surrounding area

All options were given to the Quantity Surveyor to cost, in conjunction with the emerging preferred Building Fabric Upgrading.

The architects also identified that there was a real and positive benefit if an extension was added to the north west facing side of the buildings as this can:-

- Create an attractive, flexible informal meeting space
- Create spill out and break out areas for functions being held in the main hall
- Provide a focal point for the village
- Create visual linkage and connect the Memorial Hall with the car park and passing traffic
- Give the opportunity for connection to the street and front garden area
- Create space for a café/shop/visitor and community information point and potentially a heritage display wall

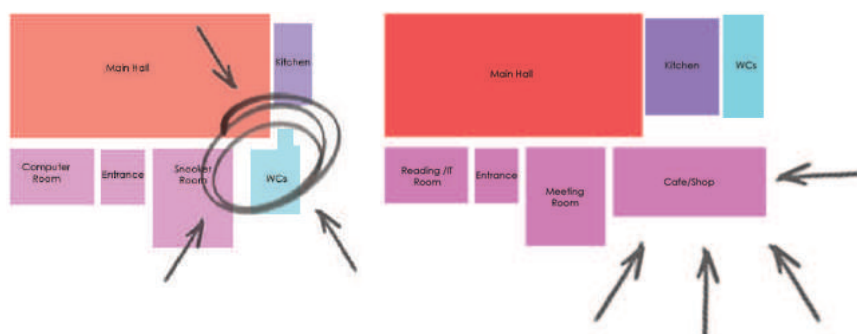
#### 5.4 Design Approach/Concept

The kitchen and toilet areas were later additions to the Memorial Hall. Therefore their removal will not impact on the preservation of the original James Miller design. These spaces and facilities no longer meet the community's requirements and do not conform to current building regulations. The western elevation is also the main elevation viewed when entering the village. Currently this is closed off and does not offer any visual connection to the school or to arriving visitors.

The proposal for a new extension aims to rationalise the circulation, provide new kitchen and toilet facilities to meet community needs, and create a new multi-functional community space. The extension will be glazed to open up the building to the street and allow passers-by glimpses into the Hall.

The main north and west facades will benefit from an improved visual connection with the street and wider context to enhance the Memorial Hall's presence within Barrhill as a public and community facility. The prominent north-western corner of the building sits at a critical point of the village entrance and is an opportunity to connect with visitors and passers-by.

The proposal is for a new extension along the western facade with a concept to place a glazed beacon or lantern at the corner signaling activity and welcoming visitors. This is an appropriate function considering its location within the village and will be important as a local focus. It will provide a small hub within the building for an informal meeting space. The composition of the glazing and supporting structure would be reflective of the Arts and Crafts distinctive style to tie it into the existing building.



Proposed Diagrams - Circulation / Entrance

## 5.5 Building Fabric Upgrading and Renewables

Ramboll carried out a thermal modelling exercise considering the options to upgrade the existing roof, floor, walls and windows as well as exploring renewable technology options which would complement the recent heating upgrade works. This was used to determine the best approach to insulation and heat loss prevention and informed the detailed proposals for the building. It is included in **Appendix I** and is based on the final proposals.

With regards to maintaining the character of the Memorial Hall's architecture, it was considered more appropriate for the building to be insulated from the inside, and new double glazed conservation windows specified. The thermal model confirmed this did not have any negative impact on the efficiency of the building.

The thermal model considered the options for various levels of internal insulation of the building on walls and roof and for the potential upgrading of the windows to double glazing. The relative costs and energy consumption benefits of these were considered in broad terms.

Ramboll's thermal model utilised predictions of likely use of the building in future (based on the initial feasibility study) to determine the best cost-in-use proposals for the incorporation of renewables. This established that the most viable option that the building should adopt is the use of Solar Photovoltaic Panels on the roof for the generation of electricity.

The thermal model also reviewed the heating strategy, analysing the capacity of the new heating system against the final preferred design proposal. Due to the difference from the previous architect's proposal, the heating loads varied and it was evident that additional heating would be necessary to meet peak loads. However the report concluded with identified possible funding streams and feed-in tariffs should additional renewable technology be implemented within the scheme. This would counterbalance the uplift in cost for increase in energy demand.

## 5.6 Consultation and Responses

On **Thursday 29<sup>th</sup> March** a Public Open Event was held to discuss the emerging proposals with the Community, Building Users and representatives of User Groups. This was well attended and provided the architects with an opportunity to explain and discuss the various design options they had developed and obtain opinion and thoughts on them. The Association also consulted on where the community felt it was important to spend funds and which community facilities/activities should be prioritised.

Attendees were asked to complete a questionnaire and 12 completed forms were handed in.

(A copy of the questionnaire is included in **Appendix E**). Responses were generally positive about the proposals and agreed that an extension was required to meet the community's needs now and in the future.

Further consultations were held with the Association during the course of the development of the proposals. Once the proposals were developed to a level of detail, a design leaflet was distributed throughout the village and BHMCA and ABC gathered comments through emails and discussions. (Posters, Leaflets and presentations of options can be found in **Appendix E**)

Generally comments were positive and suggestions were made as to how the proposals could be improved and this informed the final proposals which were signed off by BHMCA.

## 6.0 FINAL PROPOSALS

Following the consultation with BMHCA and subsequent consultation with the community the final proposals were signed off. The Proposed Drawings can be found in **Appendix F** and were the basis for the Planning Application approved by South Ayrshire Council in November 2013.

### 6.1 Design Principles

**The design principles are as follows:**

#### **Form and Function**

The proposals for the Memorial Hall refurbishment preserve the original architectural character, whilst the new extension along the western facade provides a modern face that reflects the aspirations of the community, but is reflective and influenced by the original design.

The internal organisation of the accommodation places the public spaces along the front gable addressing the street, and positions services such as the toilet and kitchen towards the back of the site. The main hall maintains its hierarchy and street presence due to its scale.

The vicinity of the flexible community space with the kitchen would open up the possibility of new uses. This could include creating a small cafe for the Hall users and visitors; or creating a community enterprise offering locally made produce; or a gallery for local crafts and art work to be displayed; or a place to enjoy the fruits of labour following a cooking class in the commercial sized kitchen. The potential retail use of the flexible community space is aimed to complement the existing facilities in the village rather than compete, and would hopefully encourage new businesses to start.

#### **Roof Preservation**

One of the unique features of the Memorial Hall is the roof geometry and how it skews at the eaves, a characteristic of its Arts and Crafts style. The refurbishment proposal preserves this detail by insulating internally and proposing to reuse the original tiles once necessary repairs have been completed. This will be prioritized on the public elevations and conservation tiles will be installed at the rear elevation to make up for any deficit as well as the new extension to match the existing building.

#### **Glazing**

Another distinctive feature of the building is the existing fenestration, which identifies the building's Arts and Crafts design. The existing windows are in poor condition and will be replaced with a like-for-like product to preserve the character of the Memorial Hall, whilst ensuring the building performs more effectively for the use by the community.

#### **Maximizing Light**

The glazed corner of the extension has been designed to maximise daylight & reduce the demand of artificial light, as well as providing views out and offering passers-by a glimpse into the life of the community. It embodies the concept of the lantern, a light at the heart of the community, and relates to the Arts and Crafts principles that the original Memorial Hall was based upon.

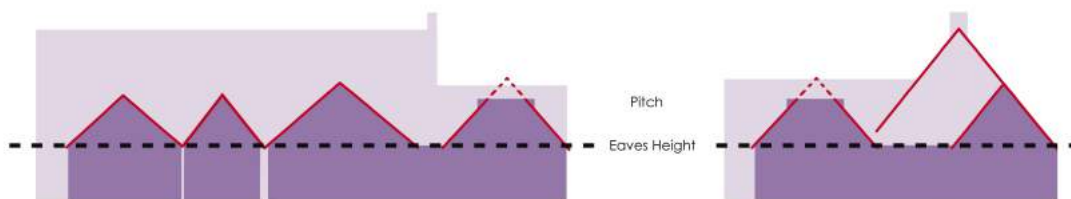
## Materials

Materials have been selected to complement and conserve the appearance of the existing Memorial Hall. This includes the proposal for the application of a smooth silicone based render following the repair of the masonry structure, which provides a durable and minimal maintenance finish with a suitable long life span. Similarly the rainwater goods will be replaced with powder coated aluminium products.

The extension will be clad in fibre cement panels with a smooth textured finish to complement the render. It will be grey to tie in with, but offer some contrast to, the white render, and differentiate the original accommodation and old vs new. Similarly the glazing bars and steel frame of the extension will be grey.

## Elevation Studies

The elevations of the Hall can be broken down into dual pitched volumes. There is a pattern of gables of varying sizes along the north facade which extrude from the large main hall mass. The north-west elevation presents a mish mash of various extensions added later in the life of the Hall in front of the large hall gable. The massing of the proposed extension is broken into 2 elements to continue the gable pattern along both the north and west facades. It is of modest scale, similar to the small gables, to ensure the main hall remains the largest volume from which the subsidiary spaces are extruded. The hipped pitched volume of the 'lantern' on the corner allows the gable pattern to be continued on both facades, whilst setting it apart as a public facility. The geometry of the roof with flat roof sections allows the extension to stitch into existing buildings.



**Further details of the design proposals are explained in the Design Statement in Appendix G.**

## 6.2 Phasing and Capital Costs

Due to the current availability of funding and timing of further funding, the option of phased works was considered. The first phase of works would focus on the necessary repairs to the existing building identified in the surveys but were such that they would not prejudice future required improvement work. Due to the intrusive nature of the repairs the first phase would also need to include the upgrade of the external fabric of the Memorial Hall.

Despite the improvement these works would achieve to the Memorial Hall, these works would not address the current community requirements nor facilitate the flexibility for future needs. This is only achievable with an extension and internal re-organisation. There would also be a premium for splitting costs into phased development as well as the danger that the improved building would fall into a state of disrepair if it did not generate enough income with the existing hall's internal arrangement.



The costs for the phased proposals were examined and developed. This was an iterative process that required us to consider the potential impacts of phasing the work. The key aim was to establish what the relative difference in cost would be and their relative value to achieving the Association's objectives.

The costs were split into:-

- 1) 'Core' Works Costs: the repair of the existing building fabric and refurbishment of the external envelope and services (**Appendix J1**)
- 2) 'Extension' Costs: based on the preferred and final design option, which include the 'Core' works. (**Appendix J2**)

It was noted that in particular there were risks associated with the required services upgrading. And if the project requires to go ahead in phases, it will not be possible to upgrade all services in the first phase.

### **6.3 Further Funding**

Scottish Power Windfarm Community Benefit funding is available locally for projects that bring benefit to communities. These funds are mostly managed by Carrick Futures and also by Barrhill Community Interest Company.

Taking into account the current cost plan, it is evident that further funding should be sought.

Other potential funders include:

- LEADER
- SRDP
- SPGET
- Climate Challenge Fund:
- BIG Lottery
- Fundraising

To take the proposals for the Hall forward, it is now necessary to make formal applications for funding and the completion of this Report provides the Association with all the necessary technical information required. An earlier business plan needs to be updated, possibly by the original authors Star Development Group, and a Development Officer should be enlisted who will complete a Business plan for the future use of the Hall and seek funding to enable the refurbishment to take place.

## 6.4 Project Management

Going forward, this development of the Hall will be managed by Barrhill Memorial Hall Community Association. The proposals are fully supported by all within the Association's Committee who are actively driving the Memorial Hall development forward.

Upon satisfactory completion of this Project Development Stage it is proposed that they will seek funding for the updating of their present Business Plan and the employment of a part-time development worker to manage the implementation of the Hall Development.

On completion, Barrhill Memorial Hall Community Association will continue to manage the facility with respect to room hires, employing part time staff and carrying out regular maintenance work with help from a development officer and a Sub-Committee with representatives of Hall User Groups. The development officer will also be tasked with the promotion of the newly upgraded facility with its improved attractive, adaptable and comfortable accommodation.



*View of the hall as existing*



*View of the hall as proposed*

## 7.0 CONCLUSION

### 7.1 Barrhill Memorial Hall in the 21st Century

The Memorial Hall has been a valuable facility for the community since it was first built in 1924, and once refurbished, will give the local community the improved facilities it requires now and those required to meet the needs of future generations. The refurbished and extended Hall can once more provide a focus for social activity in the area, drawing the community together across the generations.

The present mother and toddler group will be able to provide much enhanced activity with easy access to their toys and equipment and enjoy a safe south facing outside play area. Groups aimed at retirees will enjoy warm and comfortable facilities with changing for keep fit and storage for their equipment, and catering facilities suitable for lunch clubs and social events.

Local youth will benefit from the new extension as it is designed to allow them to 'hang around' in the 'café' area – to see and be seen. As well as socialising they will be able to take part in skills building. The new Hall facility can provide wi-fi and accommodate gym equipment, table tennis and table football etc. There is potential to develop local skills in cookery and baking using the new kitchen as a focus for classes and potential for night classes, including local craft classes.

Local social life will be enhanced and supported as the new kitchen will allow catering for community functions but will also attract private functions, weddings and parties etc.

The extension will play an important part in wider community benefit, signalling the building's enhanced facilities and giving it more prominence to those travelling down the A714. Importantly, it can provide potential new income, in the form of a small local craft or produce outlet, perhaps selling coffee and cake whilst providing information about the area's historic and landscape attractions, and activities available for visitors to this scenic area. This in turn will contribute to wider economic development, complementing existing tourism related businesses in the area and encouraging others to develop craft or food related ones.

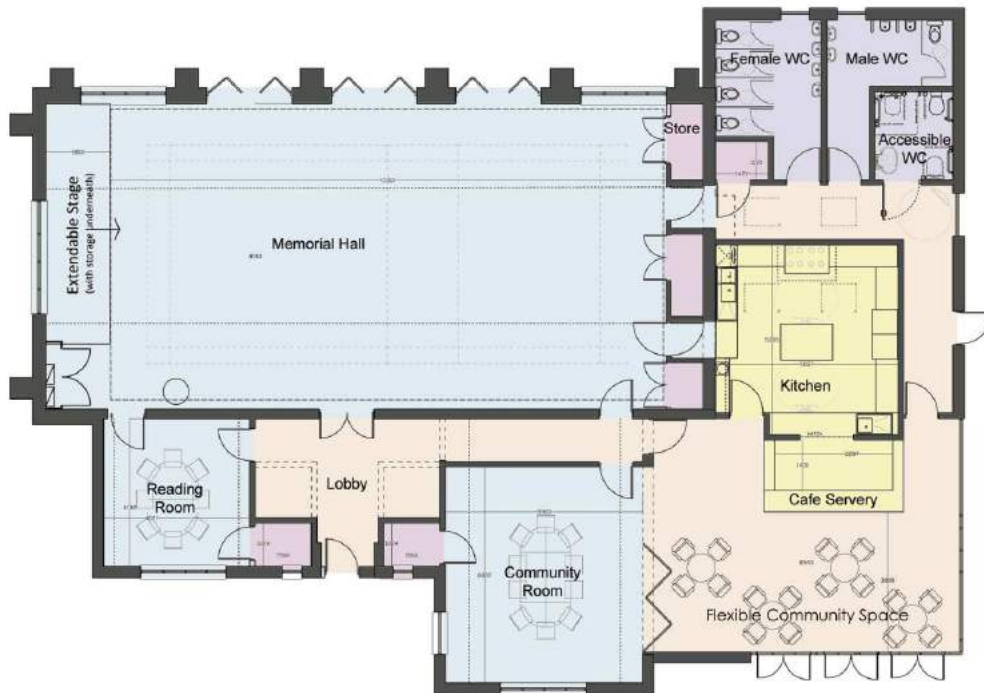
The potential for local outreach and service provision will also be provided by the extended Hall as public and voluntary organisations will be able to use accommodation as required for local clinics and drop in sessions. This is particularly important for those local people who do not have access to a car, including the elderly and families with young children.

These are some of the many ways in which the proposals to refurbish and extend Barrhill Memorial Hall will enhance and support the lives of the remote community which it has served for nearly four generations. Other activities are unknown now, but will develop and will be driven by individuals within the community of the future. Local people we talked to in the course of this work were sure that the community needs to provide facilities for future generations and that it is now time to invest in the facility to ensure the community develops and retains active local families and individuals. This cannot be achieved by fabric repairs and upgrade alone.

Given the community, cultural and historic importance of the Hall, proposed investment in the facility should be of a high quality, with imagination and sensitivity that re-focuses the building in community life and highlights its position in the village. This will ensure that the Hall will continue to be special and valued by the community for generations to come. In that way, the Memorial Hall will once again become a dynamic and vibrant heart for the community and the Association will play a key part in providing opportunities for local social, economic and community growth.



Elevation + Roof Proposals



Layout and Function Proposals



## **APPENDIX A: Barrhill Community Action Plan**

A.1 - 'Barrhill Thriving in the 21st Century- Community Futures Community Action Plan 2008-2011'



## **APPENDIX B: Barrhill Memorial Hall Design Brief**

B.1 - BMHCA Brief

## **APPENDIX C: EXISTING DRAWINGS**

C.1 - AL(0)001 - Location Plan

C.2 - AL(0)010 - Existing Site Plan

C.3 - PL(0)001 - Existing Ground Floor

C.4 - PL(0)002 - Existing Roof Plan

C.5 - PL(0)003 - Existing Elevations North and East

C.6 - PL(0)004- Existing Elevations South and West

C.7 - PL(0)005- Existing Sections A3 Landscape

## **APPENDIX D: SURVEY REPORTS**

D.1 - Existing Services Report

D.2 - Existing Structure Report

D.3 - Site Investigation

D.3.1 - DETS

D.3.2 - Site Investigation Aitken Draft Logs

D.3.3 - Site Investigation Location Plan

D.4 - Topographical Survey

D.5 - Asbestos Survey- Demolition and Refurbishment

D.6 - Rot Report

D.7 - CCTV Survey

D.8 - Drainage Existing + Proposed





## **E: Community Consultation**

E.1 - Community Consultation - Drop in Day Poster 23.10.12

E.2 - Community Questionnaire 23.10.12

E.3 - Design Leaflet 04.03.13

E.4 - Design options presentation 12.06.13

E.5 - Final Proposals Poster 20.06.13

## **F: Proposed Drawings**

F.1 - PL(0)100 - Proposed SitePlan

F.2 - PL(0)101 - Proposed Plan

F.3 - PL(0)102 - Proposed Roof Plan

F.4 - PL(0)103 - Proposed Elevations South and East

F.5 - PL(0)104 - Proposed Elevations North and West

F.6 - PL(0)105 - Proposed Sections



## **G: Design Statement**

G.1 - Design Statement



## **H: Outline Specification**

H.1 - Outline Specification



## **I: Thermal Model Reports**

I.1 - Thermal Model Report

I.2 - Renewable Energy Heating Insulation - Technical Feasibility  
Study and Outline Design (April 2010)



## **J: Cost Plan**

J.1 - Cost Plan- Refurbishment only

J.2- Cost Plan- Refurbishment and Extension



## **Addendum Appendix**

1. Barrhill Memorial Hall Energy Performance & Sustainability Report
2. Heat Loss - Barrhill Hall Existing
3. Heat Loss - Barrhill Hall Proposed