

CLIENT : **Bedhampton Social Hall**
PROJECT : **New extension on South elevation to create bar and storage area**

LOCATION : **21 Bedhampton Road, Havant PO9 3ES**

DATE : 20th December, 2016

1.0 Background

Bedhampton Social Hall was constructed in 2000 with Havant Borough Council as the client. PWP Architects were the principle designers and therefore Bedhampton Social Hall have appointed PWP again to aid them with this extension.

The building until now has not been altered. There is a large multi-use hall together with further meeting rooms and lounges, a kitchen and various storage around the building.

The Social Hall has to cater for a number of different groups who use the hall and other functions. They do have bar equipment but this is set up on an ad hoc basis either within the kitchen hatch or on tables within the hall. It is felt that there have over a number of years been drawbacks with this arrangement, reducing the capacity of the hall for functions or the ability of the kitchen to properly function if a bar is also working out of the same opening.

When not in use the bar equipment is moved back into a store which also holds other pieces of equipment as well as electrical switch gear. It is now felt that a permanent position for the bar and its dedicated and secure cellar store should be found.

Re-purposing existing storage within the building for the bar has been considered but as many groups who use the hall not unreasonably store various pieces of equipment ready for use, storage within the hall is beyond capacity and therefore these proposals also contain a modest increase to the storage within the hall.

2.0 Use

Bedhampton Social Hall is used throughout the day and most evenings including weekends. Groups can hire the hall but many groups regularly use the hall on a weekly basis.

The hall is open for functions such as dances and sometimes weddings. Although a bar is not always necessary for all functions the Social Hall are required by the market to provide this facility as many of their competitors do. The revenue from such functions is important for income helping with the day to day running of the Hall.

It is not imagined that the use of the hall for such functions will increase as a result of these proposals as the hall already has a high usage.

3.0 Amount

The bar area has a small counter enough to cater for the same level of drink etc. that the

temporary mobile bar offers. To keep the hall functioning to its best bar waiting is included in the proposed extension.

The associated cellar store acts as a glass collection area and will also include glass washing facilities together with a small number of beer barrels and other drink stocks. Unlike the current arrangement this cellar store can now be securely maintained and access more easily controlled.

The remainder of the extension will be further much needed storage and accessed off the existing rear of stage storage. This will mean that with careful organisation the user groups equipment will be fully accessible in a short time and moved into the hall ready for use without having to negotiate other groups equipment.

The extension occupies an area South West of the existing hall. This area is not used for overflow parking and therefore will not affect the vehicle capacity of the site.

4.0 Scale

The hall is a single storey building. The hall has an open ceiling and this is ceiling is taken into the new extension for both the bar area and the store. Initial discussions with Havant Borough Council Maintenance officers showed their preference for a pitch roof as an extension of the hall to be used. Due to a smaller footprint the ridge of the pitched roof of the extension is less than the ridge of the main hall.

The overall internal floor area of the new extension is 35m². 17.7m of this is for hall storage and the remained bar area and cellar store.

5.0 Landscaping

South of the existing hall is currently laid to rough grass. Some of this grassed area has some Grass protection to allow occasional overflow car parking, however the area of the extension is outside this zone.

The intention is to reinstate the grassed area after construction with the inclusion of a path to service the rear cellar door.

6.0 Appearance

The existing building is constructed in facing brickwork with plinth and header details of cant bricks of contrasting colour. Roof material is fibrous cement slates. Windows and doors are timber stained a light brown colour.

The intension is that the new extension will use materials and details to match the existing building in all respects.

7.0 Parking and Access

With the increase of the public space to the hall limited to 10.5m² it is not considered necessary to increase the amount of parking for the Hall. There will be no level change between the hall and the public area of the bar so full accessibility will be maintained.

8.0 Other issues

The existing hall is fitted with a sound monitoring system to cut power to sound systems if doors are opened or if sound levels rise above an agreed level. All the windows are fixed shut

so a full ventilation system was designed at the time of original construction.

Because the bar area is effectively an extension to this sound monitored space, any new windows will be secured shut. Equally the rooflight will be fixed only. There are no new external doors proposed. Additionally as the increase in construction methods both for sound, passage of heat and air tightness have improved significantly since 2000 then the new extension will offer much better acoustic reduction performance than the existing fabric.