

ABBEY ST BATHANS VILLAGE HALL
DESIGN STATEMENT
- PROPOSED REPLACEMENT

camerons



Aerial View of Areas Surrounding Abbey St. Bathans Village Hall

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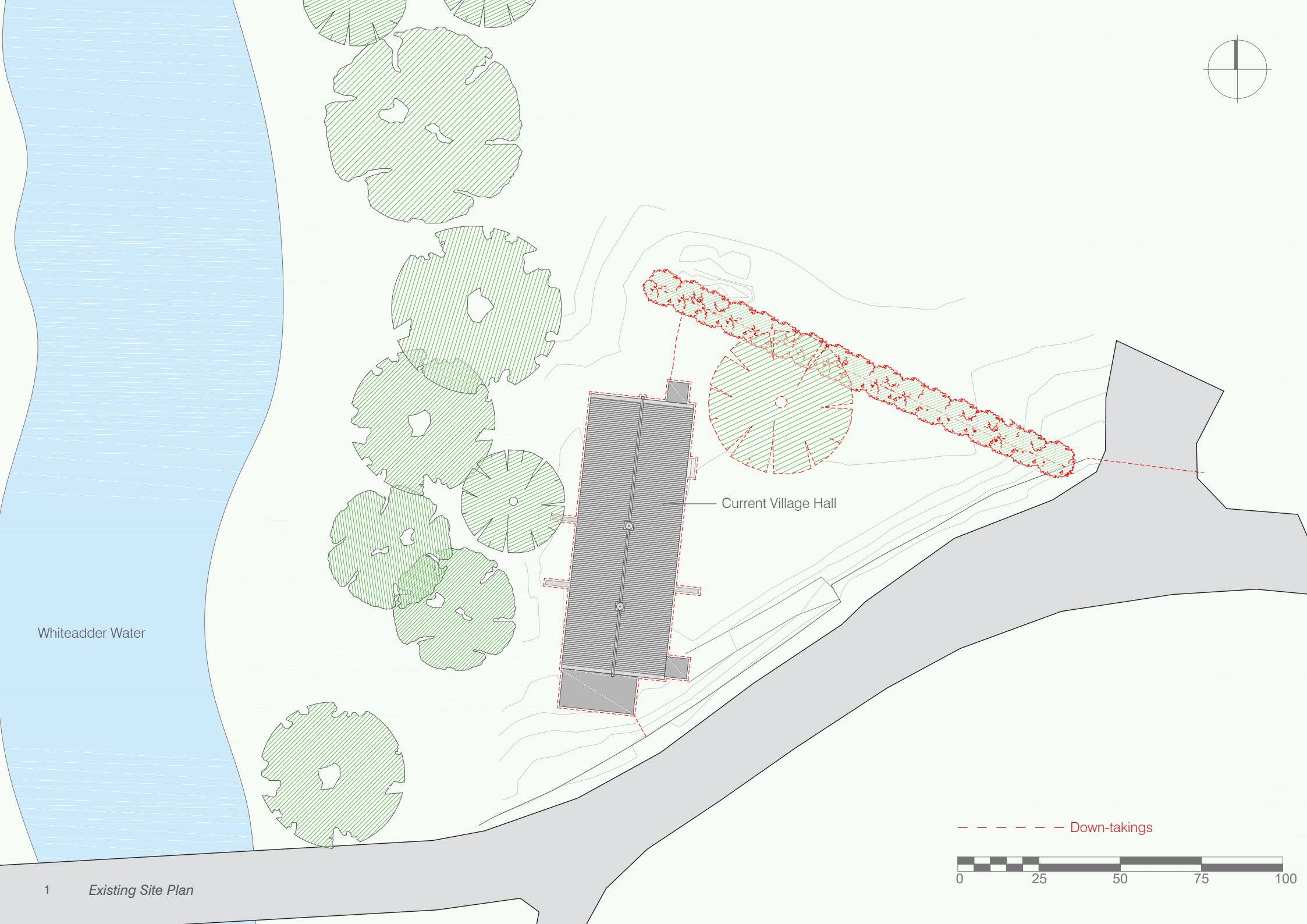
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Whiteadder Water

Current Village Hall

Down-takings



ABBEY ST. BATHANS

Nestled in the steep wooded valley of the Whiteadder Water, Abbey St Bathans is a small picturesque village in a rural part of East Berwickshire.

ABBEY ST. BATHANS VILLAGE HALL

Dating from the second decade of the 20th century, with its striking blue façade and red tin roof, Abbey St Bathans Village Hall has long been an unmissable feature in the landscape. Although its original function may have partly been a drill hall, it remains popular to this day as a venue for community gatherings, formal meetings and events of various kind.

Despite its importance and popularity however, the building is fast approaching the end of its natural life. The building's deterioration is obvious not just in its worn-out exterior, but also in its poor environmental performance, resulting in issues such as dampness and rot. The inevitable discomfort and high running cost aside, concerns have also been raised about the structural integrity of the structure.

COMMUNITY ACTION PLAN

Following consultation with the local community, planning for a new village hall has been identified as a priority in the Community Action Plan. And the village hall as a meeting and gathering place, particularly for the younger children, should be the primary function of any new village hall design.



↑ Images of Abbey St Bathans Village Hall



Whiteadder Water

LAYOUT KEYS

- (1) Proposed village hall
- (2) 2no. disabled parking bays
- (3) Vehicle turning space
- (4) Tarmac road surface
- (5) Gravel road surface
- (6) 6no. parking bays
- (7) Livestock control gates
- (8) Bicycle stands
- (9) Replacement tree and hedge
- (10) Agricultural fencing

0 25 50 75 100

DESIGN STRATEGY

Introduction

Drawing inspiration from the current village hall and its woodland surroundings, the proposal aims to create a replacement building that is simple in its physical form but offers flexible yet robust functionality, meeting the growing need of the local community.

Location

Albeit larger in its foot print, the proposed village hall would occupy the same location and adopt the same orientation as the existing building, retaining a strong local identity that is deeply felt by residents and visitors alike.

Access to Building

Whilst the principle entry point remains on the eastern façade, two additional doors are proposed for the rear of the building, providing ease of access to the kitchen and store room.

A prominent feature of this proposal is the addition of three sets of double doors under a shelter access on the eastern elevation. As well as a striking visual statement, these additional access points improve the daylight filtration into the building, allowing the new building, the hall in particular, to be utilised in a variety of different ways.

Parking

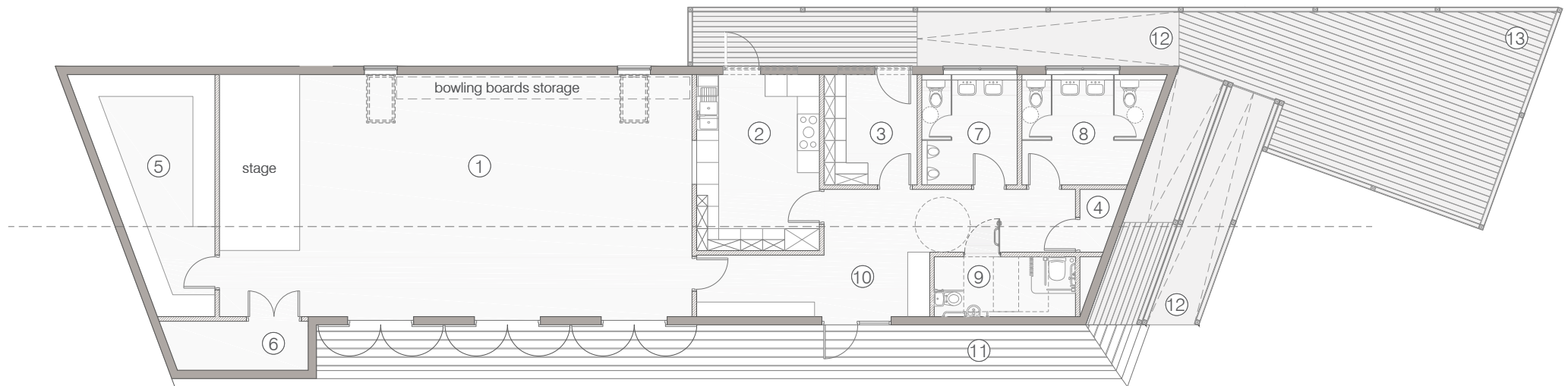
The proposed parking provisions would invariably improve the current arrangement where limited parking is only available along the adjacent public road. Designated parking bays and bicycle stands will provide visitors a managed and safe environment, particularly When the hall is in use and there could be a lot of pedestrian activity in the area.

Accessibility

Disabled parking spaces and accessible ramp access to the building would bring universal accessibility to the village hall that is also currently lacking.



↑ *Precedents that inspired our design*



FACILITY KEYS:

- (1) Hall
- (2) Kitchen
- (3) Store
- (4) Store
- (5) Store
- (6) Store
- (7) WC (male)
- (8) WC (female)
- (9) Shower room
- (10) Entrance lobby
- (11) Sheltered access
- (12) Accessible ramp
- (13) Patio

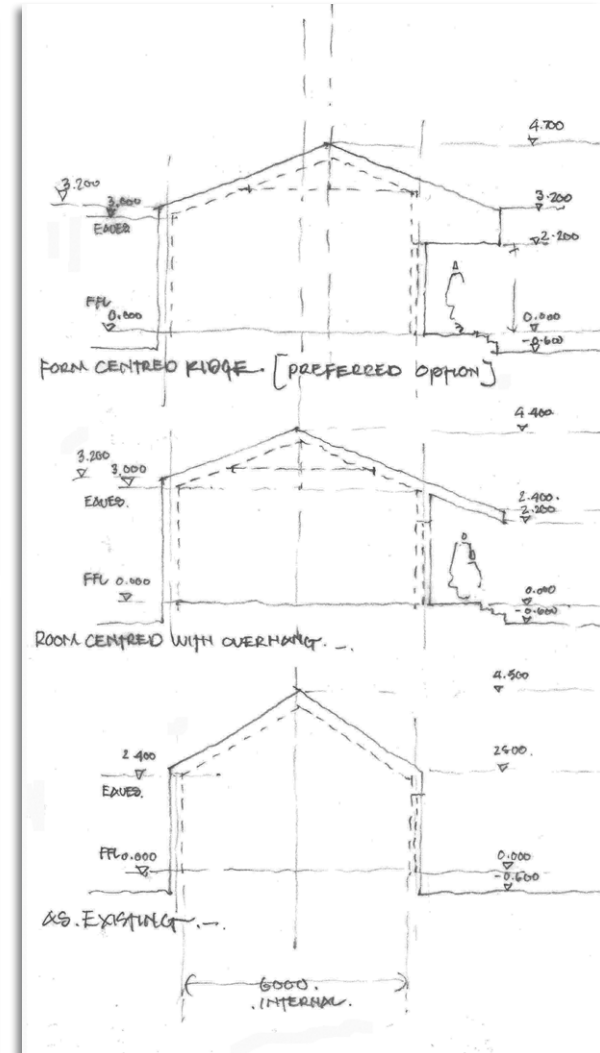
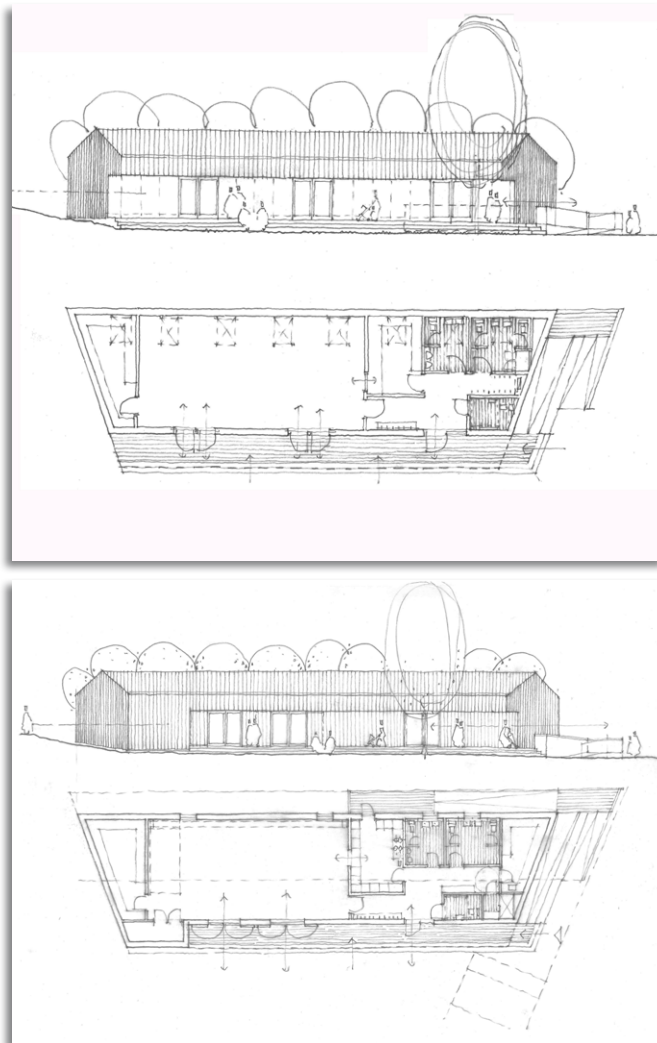
Internal Arrangement

Taking on board the basic form and functions of the existing hall, the new village hall, in accordance with the wishes of the community, offers a more spacious 'meeting/gathering hall' and a set of supplementary rooms with clearly defined functionality. The increased provisions of catering, storage and sanitary facilities would bring the village hall to a contemporary standard.

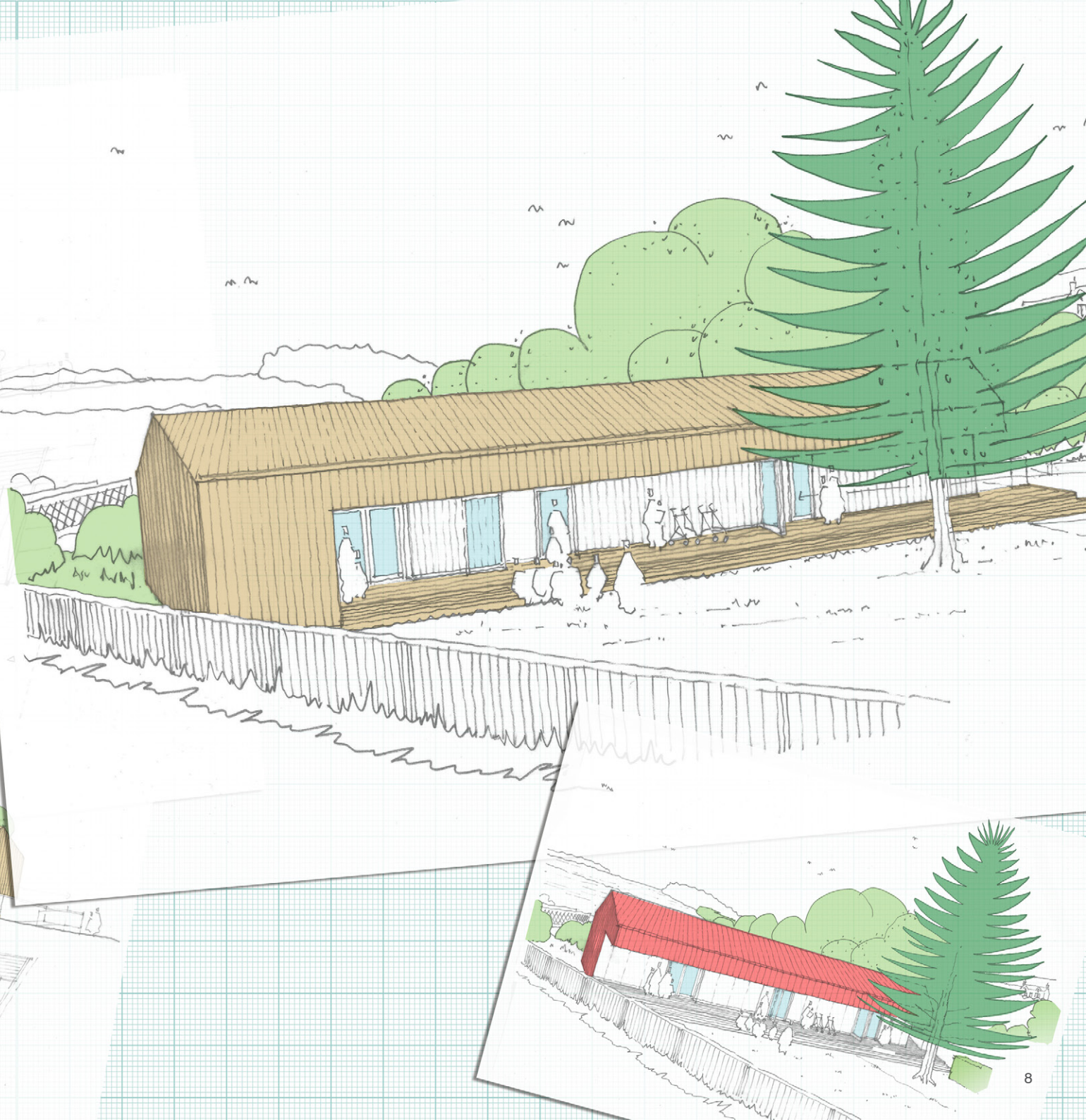
External Arrangement

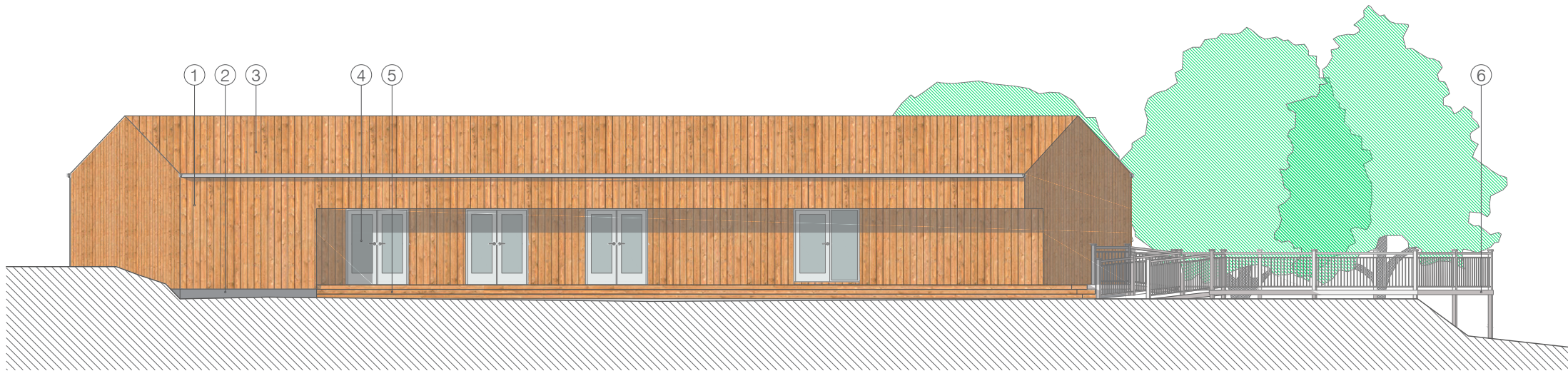
The lush woodland surrounding provides a unique backdrop to the village hall. The addition of three double doors on the east elevation and a generous patio to the north of the building opens up the building to its surroundings, making this valley landscape an integral part of the over-all spatial experience.

Although the existing spruce tree would be removed to make way for the new structure, a replacement would be planted to retain this character of the site.

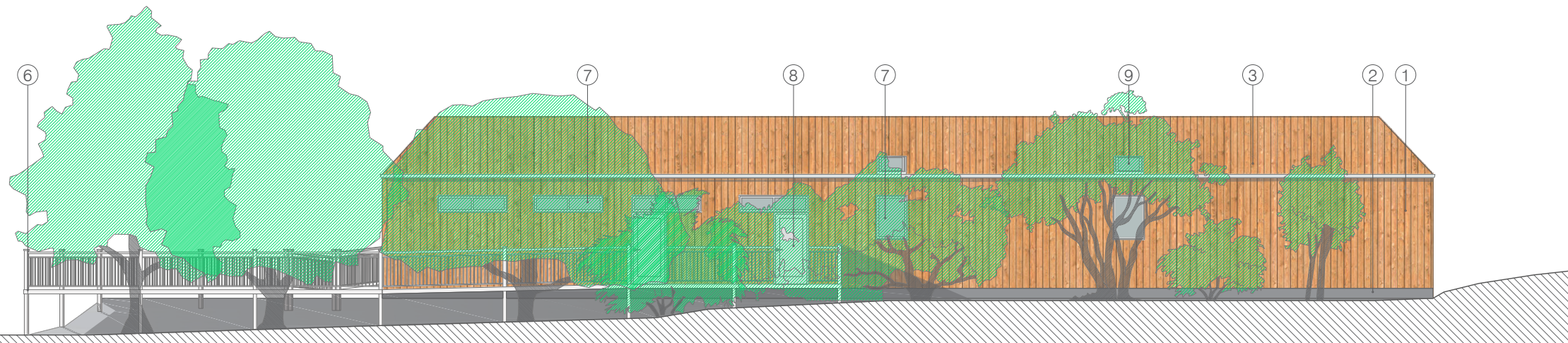


↑ Development of internal spatial arrangement in plans and sections

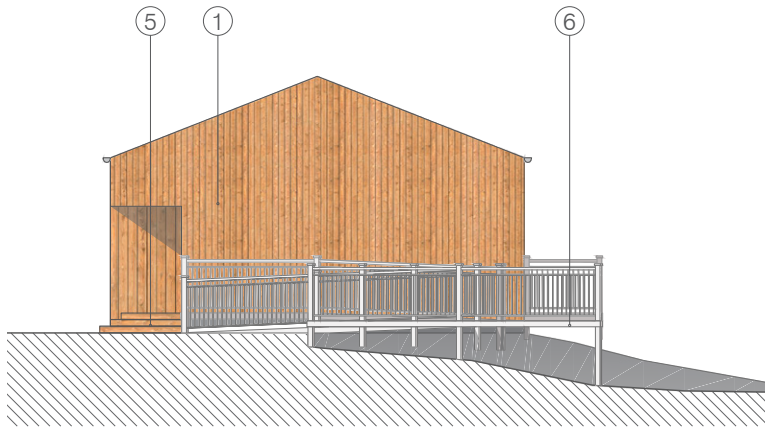




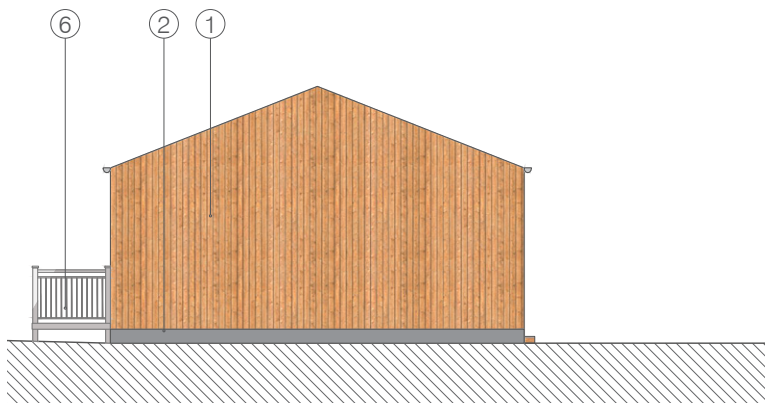
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

MATERIAL KEYS:

- (1) Vertical open-jointed timber cladding
- (2) Blockwork base-course
- (3) Open-jointed timber roof cladding
- (4) External aluminium composite double door
- (5) Timber decking flush with F.F.L.
- (6) Timber decking/ramp with handrail and balustrade
- (7) Aluminium composite frame window
- (8) Aluminium composite external door
- (9) Velux top-hung roof windows



TECHNICAL APPROACHES

Screw Pile Foundation

Given the proximity of the woodland surroundings, the proposal has been designed with minimising ground disturbance in mind. Conventional foundations close to trees can result in harm to roots, screw pile foundations avoid the use of concrete, can avoid roots, provide an above-ground platform and are quick and clean to install. It would enable us to achieve structures near trees that ensure the long-term sustainability of those trees.

Timber Frame Construction

Timber frame construction allows locally sourced building materials and expertise to be fully utilised. It will also offer a light weight and quick building process, producing a building that can be environmentally friendly, durable and easy to maintain.

Open-jointed Timber Cladding

Like timber frame structures, timber cladding would be an environmentally friendly material that are locally readily available. It is attractive aesthetically and sits comfortably among its surroundings. Practically, it is a strong yet light weight material that offers great thermal performances and is also easy to repair and renovate.



↑ *Examples of vertical timber cladding*

