

Meeting with Kingswell Buildings Ltd 18th September 2019

Present:

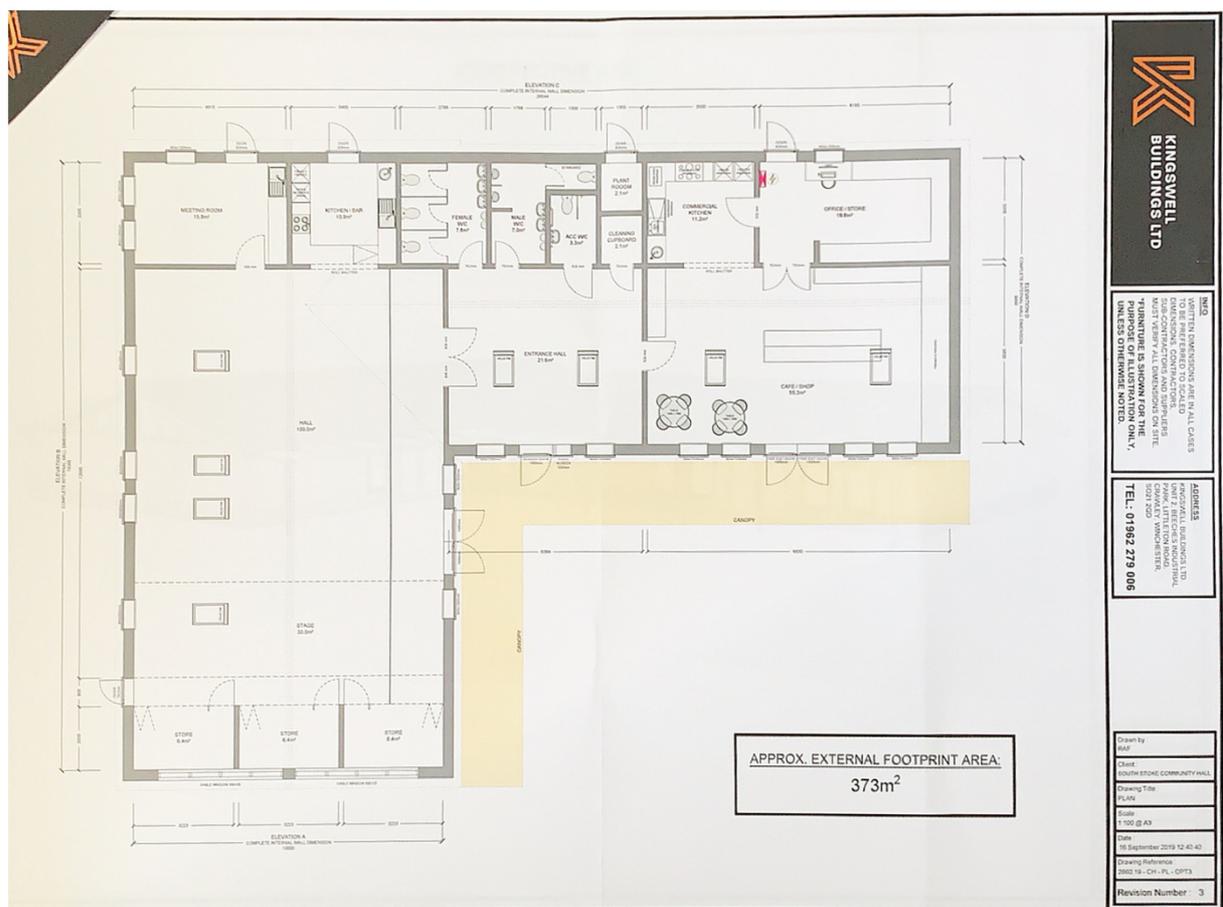
2 Representatives	Kingswell Buildings Ltd (KBL)
Maurice Scarratt (MS)	Community Building Committee (CBC)
Geoff Ward (GW)	CBC

1 Aims of the meeting

- Receive and discuss the feedback from Kingswell on the Consolidated Comments document
- Get an understanding of the pricing to take us to planning
- Plan KBL involvement in the planned Village Consultation

2 Building Layout

KBL referred to a revised design.



2.1 The Shop

The shop space has not been increased and they have removed the counter from the drawing. The shop space is 55.3 m², the total space including store, office, kitchen is 86.3 m²

They have increased the run of freezer/fridge space.

The store and office have been combined into one space.

There is access from the shop to the utility area for access to toilets and janitor store.

If the counter is by the kitchen, it is remote from the outside door. If the counter is near the door, it is remote from the kitchen.

Question: How do we want to use this space?

2.2 Entrance Hall/Foyer

This is now a large space at 21.6 m². This provides plenty of space for the shop café to expand and/or for the space to be used for a gathering space, drinks space prior to an event in the hall – wedding, play etc.

The meeting room has now been moved with its only real access from the main hall.

The main entrance door is a full 1m wide door now giving full access for disabled users etc.

Note that double door opening is NOT advised as a door with such regular use will always wear and cause trouble if it is butting to another door rather than a fixed jam.

Unisex

2.3 Meeting Room

Now moved into the main hall to free space in the foyer BUT this leaves its main access through the hall. An external door is shown but access would be round the back or side of the building.

Note that a separate fire door is not necessary as egress could be via the hall doors.

There is an option to switch the storage rooms/dressing rooms and stage area with the meeting room and kitchen – swap them to the opposite sides of the hall. This would give an easy access for the meeting room direct to the outside, though make the stage area a little more difficult.

Question: Are we happy with a Meeting Room as shown or would prefer it elsewhere?

2.4 Main Hall

How critical is the stage? The stage is driving the design of the hall at the moment with three storage rooms that can be used as dressing rooms for Men, Women and Children.

The new design puts three storage/dressing rooms plus a 90 cm gap before a 3m deep stage.

Question: Is the stage used sufficiently or will it be used sufficiently, to warrant this design configuration?

With the stage in place 90cm in front of the storage/dressing rooms, we have a 100m² hall remaining. This is adequate for 100 people seated theatre style.

Without the stage, there will be 140 m² of space, 120 people banquet style.

3 Wall height

The current head height at the outside wall point is 2.4m approx. If we have a 600mm (2ft) high stage, the head height at the edges of a 10m (32'9") wide stage is reduced to 1.8m (less than 6'). Adding 300mm to the wall height has the same impact on the height of the building, so it would rise from 4m to 4.3m (Just over 14').

If the stage is 8m (26'3") wide, the head height above a 600mm stage would be approx. 2.1m (6'10").

Question: What stage width do we want and what head height at its edge?

4 Roof pitch and covering

The current plan for roof pitch is 17.5°. We could change to 23° or indeed any other pitch but greater pitch means higher ridge height and little gain in benefit.

KBL are recommending a roof material of Tapco Slate. This looks like traditional slate but is a recyclable material that is lightweight with good sound and heat insulation properties. It works at 17.5°.

Natural slate would need greater than 25° and clay tiles need a minimum of 35°. Pitches higher than 17.5° will incur additional costs – more walls, more heating, bigger roofs.

5 Walls and Wall Covering

KBL are recommending dwarf walls topped with wood painted with a microporous paint. We can have wood all around the building or wood in front with the non-visible walls finished in brick.

KBL will check that wood finish near to the boundary is sufficiently far away from hedges etc for fire risk.

This wood would need brushing down and repainting every 5-6 years. KBL off a maintenance agreement, either a repaint every 6 years or an annual contract to clear gutters, check outside integrity and repaint as needed. We are getting prices on those contracts.

6 Security shutters

Mainly security shutters are after-market devices and tend to be rather ugly wall mounted boxes.

We are considering that we only need security at this level for the shop area.

KBL will give a guide price for securing the shop in this was including reinforcing the wall between the hall and the shop.

It will be a significant additional cost.

Question: How secure does the shop NEED to be? Can we live with a degree of risk of break-in?

7 Canopy

A veranda with a raised floor and balustrades is considered to be restrictive and is not recommended. A step up/down will restrict access or mean the need for ramps and steps.

A flat floor at ground level flowing out into the wider area means that seating can flow out into that area, Hall and Shop/Café break out areas will be seamless. We can extend the area with external seating umbrellas or sails.

KBL are recommending a canopy of a Perspex-like material supported on an aluminium frame. This gives light into the building, is easy to maintain and clean and allows the creation of a courtyard feel to the corner of the L-shaped building.



8 Solar panels and the Eco Story

The basic building structure and materials provides a good ecological story. The materials are largely renewable, high sound and heat insulation, low emission construction and build etc.

The building will be so well insulated that solar panels are not needed to meet building regs etc. Financial payback of solar panels may not be achieved for 10 years or more. However, it is accepted that it will be politically expedient to have solar panels.

A green roof is considered to be not viable although more work will be done on this. It will add considerably to the weight of the roof and hence the support needed. It will add to the maintenance cost and effort. It will be largely invisible as the South side of the building will be used for solar panels. So the added cost will not realise appreciable benefit.

9 Cost certainty

In order to get to cost certainty KBL will need to cover all of the following

- 9.1 Ground Investigations, including bore holes and levels as needed
- 9.2 Liaise with building control
- 9.3 Structural engineers drawings
- 9.4 Architectural review (details to come later)
- 9.5 Consult Mechanical & Electrical engineers to confirm details
- 9.6 Consult and design the commercial kitchen with a specialist organisation. What kitchen is required? A full Commercial spec kitchen or domestic-sized commercial units, or good domestic units? Will we do the design or do we want KBL to do it?

Question: What units are needed in the Commercial Kitchen?

- 9.7 Design hall kitchen using domestic units
- 9.8 Utilities by others (KBL to inform of our requirements)
- 9.9 Prices for relocation of existing store
- 9.10 Possible arboriculturalist visit for tree canopy and root assessment
- 9.11 Quote from flooring contractor
- 9.12 Canopy price (once final design agreed)
- 9.13 General prices for remaining trades

KBL will give us cost certainty for a fee of £10,000

10 Planning

It was agreed that KBL will lead on the planning application.

11 Costs

KBL will charge £10,000 to get to cost certainty – see Section 9, although there will be a clause related to timescales. Much delay will lead to cost movement.

There will be additional costs to get to planning approval. KBL to supply that cost in 24 hours.

KBL's involvement in the consultation will be included in the Cost Certainty figure above.

12 Programme of works

Once we agree to the £10,000 invoice KBL will produce a full programme of works with timescales.

13 Consultation

KBL will produce drawings including a colour rendering and will attend at least some of the consultation session.

GJW

26/8/2019