



Your Ref:
Our Ref: L4073/TLV/FEM
Date: 6th September 2013

Piddington Village Hall Management Committee
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Dear Francesca

Piddington Village Hall, Piddington

Instructions

Instructions were received from Mrs Francesca Darby via email dated 25 July 2013 on email on behalf of Piddington Village Hall Management Committee.

Our brief was to provide an initial assessment of the general condition of the property, take a brief for the future use, present initial budgets costs and seek to advise whether refurbishment or rebuilding is the best option. It was agreed that at this stage no drawings or design proposals will be provided.

General Description of the Premises

The hall is understood to have been erected in the 1950s and comprises a pre-cast concrete framed structure with a low pitched roof covered in profiled metal sheets. The external walls are of rendered masonry externally and are lined with plasterboard internally, either directly on the masonry or on some form of lining framework. The windows are uPVC frames with double glazing and external doors are timber. Internally, the ceilings are plasterboard lining on timber framework. The floors are solid concrete and finished with timber parquet. Parts of the concrete frame are visible within the roof space. The wall and ceiling finishes are generally painted plaster and artex respectfully.

There are small projecting wings to each side at the front, which may have been part of the original building, rather than being later additions. These are formed under projections of the main roof and have walls of traditional loadbearing masonry construction.

There is a flat roofed extension to the left hand side which house WC facilities. This is understood to have been built around the millennium. This is of traditional loadbearing masonry construction.

There is a timber porch construction to the entrance of the hall which appears to be a later addition.

Heating appears to be provided via electrically operated radiators.

Hot water appears to be provided by individual heaters at the point of use.

The building sits on a large plot. There are extensive areas of tarmacking and concrete paving which is used for access and parking. There is a children's play area to the rear. There is a basic, timber shed style structure to the front car park providing for storage.

Condition

The building is generally in reasonable condition considering its age, however, the following were noted during a brief inspection:-

- Remnants of asbestos in the roof void presumably left behind following a renewal of the roof covering. These should be removed prior to any major works taking place.
- Some surface deterioration of the concrete frame which requires further investigation and repairs may be required.
- Rusting and delamination to the profiled metal roofing which requires repair.
- Leaking gutters.
- Isolated minor areas of defective render to the external walls.
- Damp ingress in isolated areas due to poor roof detailing.
- Decay to the timber of some of the external doors.
- Failing of the double glazed units to some windows.
- Poor drainage to the rear left hand side of the car park.

The above list may not be exhaustive and should refurbishment of the building be considered, we would recommend a full building survey be undertaken.

In addition to the defects noted above we would comment further comment as follows:-

- There is a lack of any significant insulation to the roof void.
- It is likely that there is little or no insulation to the external walls.
- The provision of heating is basic.
- We were advised that the existing kitchen facilities are inadequate.
- The layout and provision of WC accommodation is poor.

Despite the above we are of the opinion that the existing building is salvageable and capable of adaption to the required use.

Brief for Future Use

The currently proposed additional uses to be provided for are:-

- Provision of a coffee shop/bar/'social club'/community meeting place.
- Provision of two separate multi-purpose meeting rooms.

We understand other future uses might include a village shop, with separate external access/separately secured, and a games room.

For the purposes of this report we have assumed the following in terms of areas to be provided:-

Hall – 125m²

Kitchen – 20m²

WCs – 20m²

Coffee shop/bar/'social club'/community meeting place – 30m²

Meeting Room 2 - 20m²

Meeting Room 3 - 20m²

At this stage no provision has been made for general storage for equipment of user groups or for community equipment, such as chairs and tables, which would allow the building to work more efficiently. It is recommended that this be included within the final scheme.

Budget Costs

We have made initial budget estimates for the refurbishment and alteration of the existing space and these are attached in the appendix to this report.

Summary and Recommendations

Demolition and provision of a new hall would allow the space to be designed specifically for the intended uses. The running costs of a new structure will be cheaper than the existing building, even allowing for upgrading the current structure. The maintenance requirements for a new structure will also generally be less onerous than if the structure were refurbished.

Retention of the existing building is feasible, subject to the further assessment of the pre-cast concrete structures. The hall itself appears to serve its function relatively well and this structure can be repaired and provided with enhanced insulation and a new heating system to reduce running costs. With regard to the ancillary space (kitchen and WC), we envisage the strip out and refurbishment of these areas to better serve their purpose. In order to provide the new space, we would recommend extending in front of the existing building. This would provide the opportunity to improve the appearance of the building from the road. Moving the front elevation forward would bring the line of the building closer to the general line of the existing properties along the road, providing better harmony with the streetscape generally. This would have an implication in respect of the provision of car parking which has not been further considered in this report.

In our opinion, the demolition of the existing structure and provision of a new structure would provide the best solution for the Village Hall Management Committee. Should the cost of rebuilding prove prohibitive, however, we believe that the existing structure could be upgraded and adapted to provide for the requirements of the committee, albeit slightly compromised in terms of quality and with a greater commitment to running and maintenance costs.

I trust the above and enclosed provide you with the information that you initially require, but please feel free to contact me if you need anything further.

Yours sincerely
BSA Chesters Limited



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Encs - Budget Costings