

BRAMPTON VILLAGE HALL

Village Hall, Brampton

PROJECT NAME

The Brampton Village Hall Working Party

CLIENT

Feasibility Report

DOCUMENT

3992/ May 2011

REF / DATE

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1.0 INTRODUCTION

1.1 Chaplin Farrant were approached by The Brampton Village Hall Working Group to review and improve the current community facilities at Brampton Village, Norfolk.

1.2 The existing Village Hall has damp issues and is generally in a poor state of repair, as a result this local amenity is underused.

1.3 To retain and improve the current Village Hall facilities the following options have been considered:

Option 1 : Demolish existing Village Hall & rebuild a new Village Hall on the existing site.

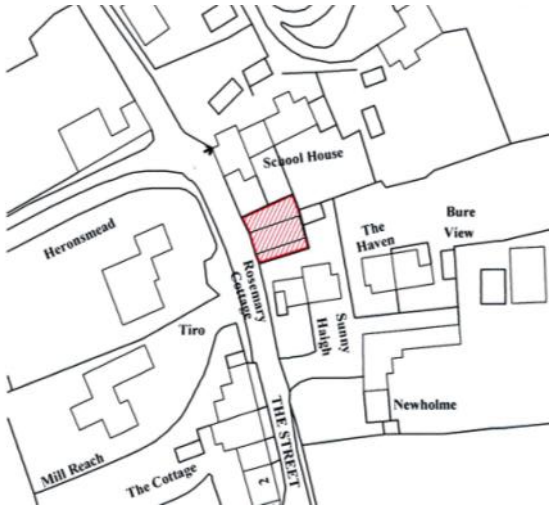
Option 2 : Construct new Village Hall with car parking upon Brampton Common Ground. With the existing Village Hall redundant the building could be demolished and replaced with a new one bedroom bungalow (subject to Planning Approval). The funds from the sale of the site could then contribute towards the new Village Hall development.

Option 3 : Incorporate additional facilities within St Peters Church, Brampton. The redundant Village Hall could then be demolished and the site redeveloped as above (option 2) with funds from the sale contributing to the works.

Option 3A : Alternative scheme proposal for incorporating additional facilities within St Peters Church, Brampton with a toilet provided in existing vestry and an extension provided between vestry & church for tea kitchen facilities. As with option 2, with the existing Village Hall redundant the building could be demolished and replaced with a new one bedroom bungalow (subject to Planning Approval). The funds from the sale of the site could then contribute towards the works.

Option 3B : Alternative scheme proposal for incorporating additional facilities within St Peters Church, Brampton with an extension providing toilet & tea kitchen facilities. As with option 2, with the existing Village Hall redundant the building could be demolished and replaced with a new one bedroom bungalow (subject to Planning Approval). The funds from the sale of the site could then contribute towards the works.

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2.0 OPTION ONE

2.1 Due to the condition of the fabric of the existing Village Hall and considering the dampness, issue lack of insulation, limitation of access (stepped access) etc it is considered unviable to refurbish the existing building, therefore option one is that the existing structure be demolished and a new Village Hall be built to modern Building Regulation standards with level/ ramp access and disabled persons facilities, improved thermal properties etc.

2.2 The advantages of this proposal are:

- Services currently exist to the property (ie. electricity, water & drainage etc).
- There is no 'change of use' required for the site.
- Residents are familiar with the location.

2.3 The disadvantages of this proposals are:

- No parking facilities possible with this scheme.
- No childrens play area.
- Unlike options 2, 3, 3'A' and 3'B' the entire process of demolishing the existing and the construction of a new Village Hall would be need to be fully funded. (ie. not offset by funds obtained by other development)
- The Village Hall would not be available for use during the construction process.
- The restricted site means that there is little opportunity for future expansion.

2.4 As the disadvantages out weigh the advantages we feel that pushing this option would not be advisabole and therefore not provided a costing at present.



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3.0 OPTION TWO

3.1 Option Two is to provide a new Village Hall with car parking facilities upon the Village Common Ground.

3.2 The advantages of this proposal are:

- The larger clear site provides an opportunity to develop a purpose built unit with car parking and additional facilities with less space restriction than the previous options.
- Car Parking facilities would be provided.
- With the existing Village Hall redundant, the site can be redeveloped and the profits from sale of that development contributing to development of the new Village Hall, car park & facilities.
- No conflict of interest between church goers & visitors to hall.

3.3 The disadvantages of this proposals are:

- A visibility splay will be required to assist in the safe manoeuvring of vehicles to and from the site. Therefore some of the raised banking/ landscaping each side of the entrance to the site would need to be removed. (though the area can be re- landscaped with low level planting).
- Discharge of the foul water drainage to be considered. If connection to an existing foul water drainage run proves impractical, a septic tank/ sewerage treatment plant would be required.
- There are currently no services to the site (ie. electricity, water, telephones etc.)

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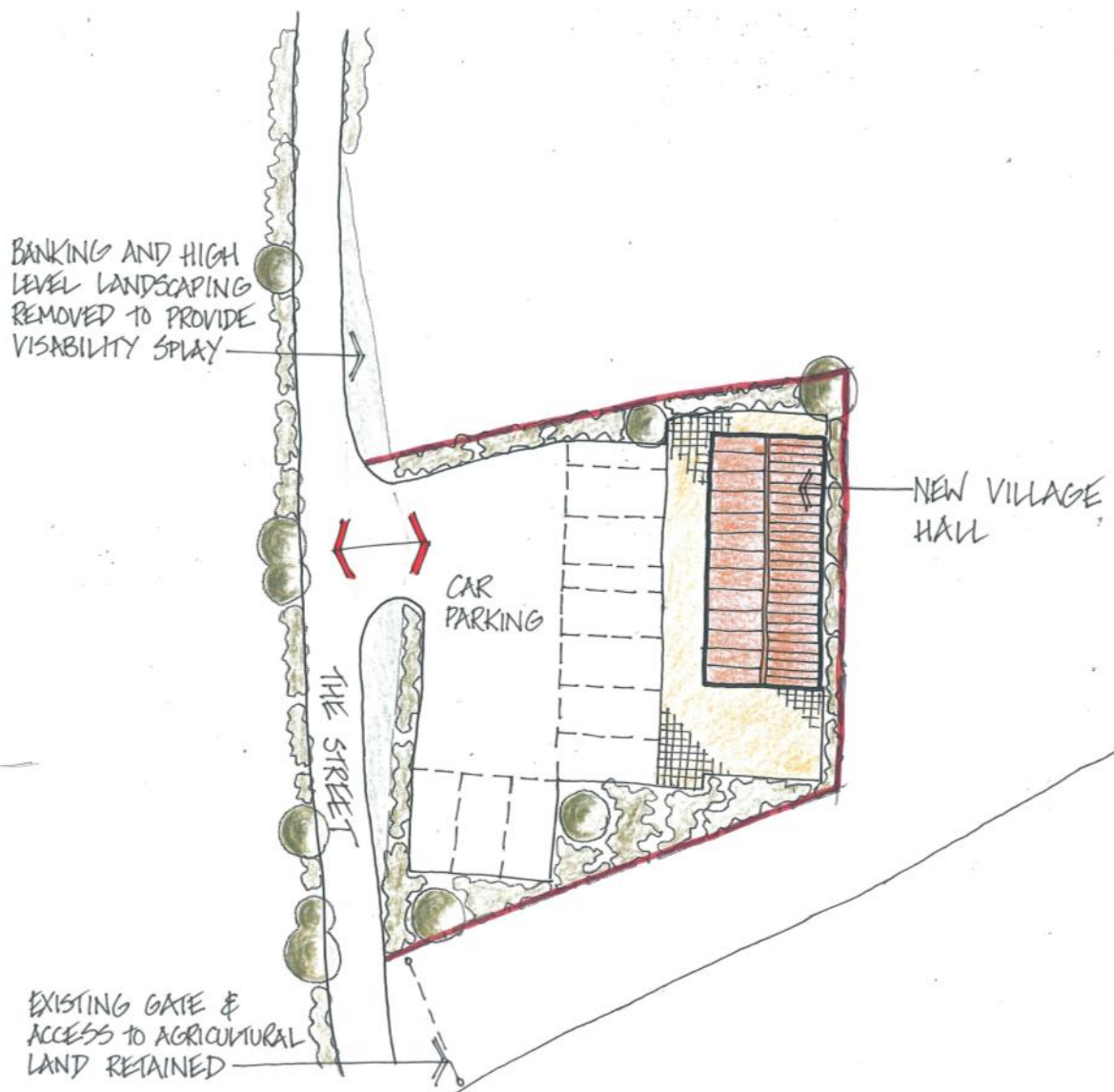
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SKETCH LAYOUT PLAN INDICATING POSSIBLE NEW VILLAGE HALL ON BRAMPTON COMMON GROUND

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OPTION 2
(NEW VILLAGE HALL)

	<u>£</u>
<u>Demolitions</u>	
Demolish existing structure	
<u>Substructures</u>	
Ground floor slab	4,020.00
Foundations & wall to dpc	4,900.00
<u>Frame</u>	
Timber frame supply & erection	11,000.00
Timber wall cladding	3,200.00
<u>Roof</u>	
Coverings	5,750.00
Perimeter/edge details	1,025.00
Decorate fascias, verge, soffits etc	1,025.00
<u>External Walls</u>	
Cavity wall	2,320.00
Decorate timber cladding	400.00
<u>Windows & External Doors</u>	
Windows	2,800.00
External door screen	2,500.00
external escape door	650.00
<u>Internal Doors</u>	
Single doors	2,400.00
Servery shutter	1,000.00
<u>Finishes</u>	
Plasterboard wall lining	2,700.00
Plasterboard ceiling	871.00
Skim coat plaster	1,482.00
Paint walls/ceilings	988.00
Floor insulation	670.00
Floor screed	2,010.00
Vinyl flooring	2,680.00
Timber skirtings & dec	512.00
<u>Fittings, Fixings & Sanitaryware</u>	
Kitchen units	2,000.00
Sanitaryware	5,000.00
<u>Services</u>	
Plumbing installation	4,500.00
Air source underfloor heating	9,000.00
Electrical installation	3,300.00
BWIC	850.00

OPTION 2
(NEW VILLAGE HALL)

	£
<u>External Works & Drainage</u>	
Shingle road and parking	5,520.00
Perimeter kerb	1,050.00
Paving @entrance	300.00
Surface water drainage	1,500.00
Foul drainage with Bio tank	5,500.00
Form site entrance	1,000.00
Service supplies & bwic	2,000.00
	<hr/>
	96,423.00
Preliminaries	16,874.03
	<hr/>
	113,297.03
Contingencies	5,664.85
	<hr/>
	<u>118,961.88</u>

Exclusions

VAT
 Fees
 Loose fittings & furniture
 Abnormal ground conditions
 Children's play area

Basis of estimate

Chaplin Farrant drawings 3992/004 (excl paving and play area) and 006



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4.0 OPTION THREE

4.1 Option Three is to incorporate facilities within the village church (St Peter's Church, The Street, Brampton).

4.2 The advantages of this proposal are:

- Historically the church would be the centre of village/ parish life. With the village Hall incorporated into the it can once again become the centre of the community.
- The upgrading of the fabric of the church (insulation, heating etc) will provide benefit for those attending Sunday services and other ceremonies.
- The church would be used more frequently.
- With the existing Village Hall redundant, the site can be redeveloped and the profits from sale of that development contributing to the works to the church.

4.3 The disadvantages of this proposals are:

- Possible conflict between church goers & visitors to the hall.
- Although there is electricity to the church the capacity of the supply would need to be checked and upgrading if necessary with renewable energy such as an 'air source heat pump' system.
- There is no drainage connection. Therefore, if connection to existing drainage run proves impractical, a septic tank/ sewerage treatment plant would be required.
- No childrens play area.
- The church is an historic building therefore any works must be sympathetic with the existing structure and should be reversible.

4.4 Though there is no area available within the church grounds for parking, the church has adjacent land around the site which, subject to agreement, could provide car parking facilities.

4.5 The proposals have been designed to be non-intrusive to the fabric of the church. ie. If, in the future the church needs to be reinstated, the raised floor, partitions and ceilings can be removed without damaging the fabric of the church.



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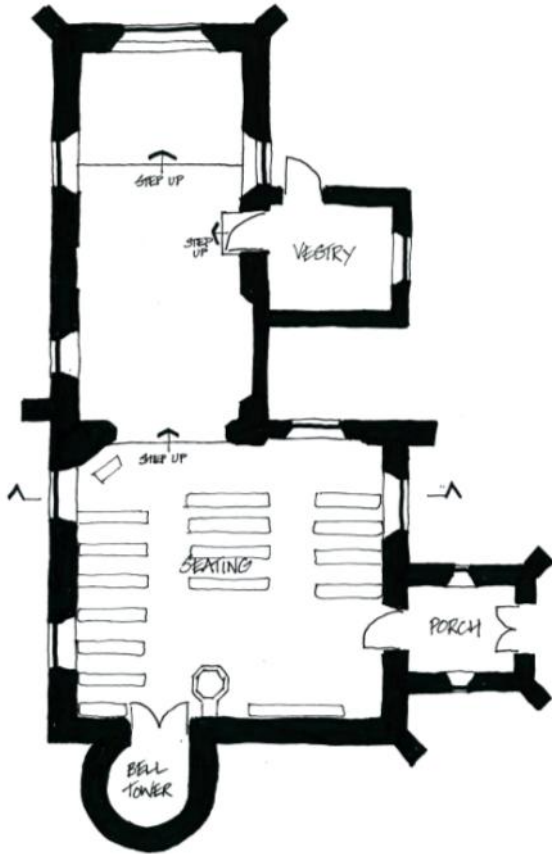
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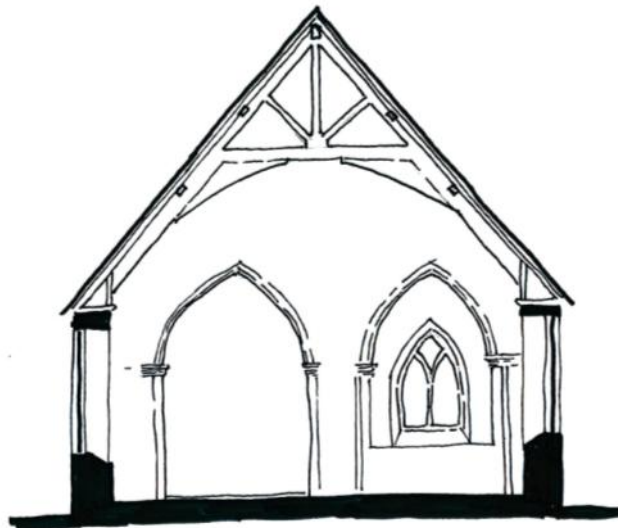
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EXISTING FLOOR PLAN
OF ST PETER'S CHURCH



EXISTING SECTION THROUGH
ST PETER'S CHURCH

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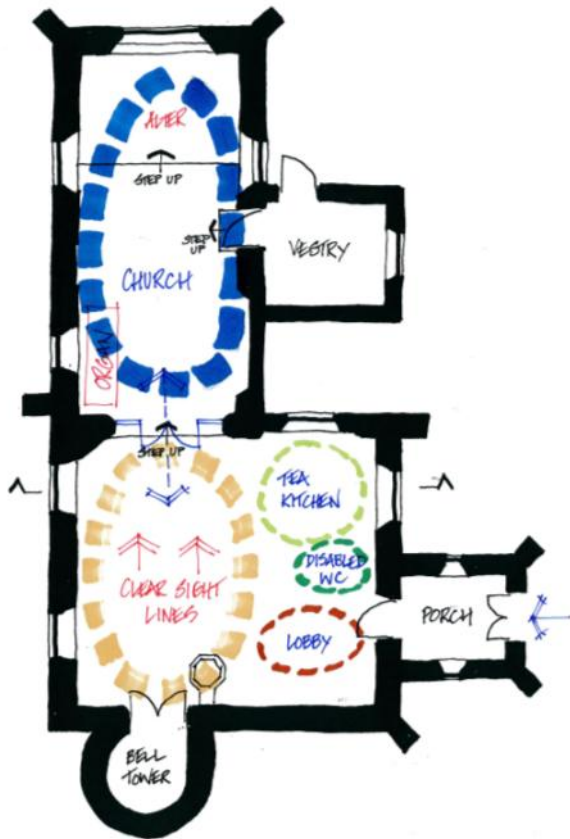
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FLOOR PLAN OF ST PETER'S CHURCH
SPACE PLANNING



SECTION THROUGH ST PETER'S CHURCH
SPACE PLANNING

CF

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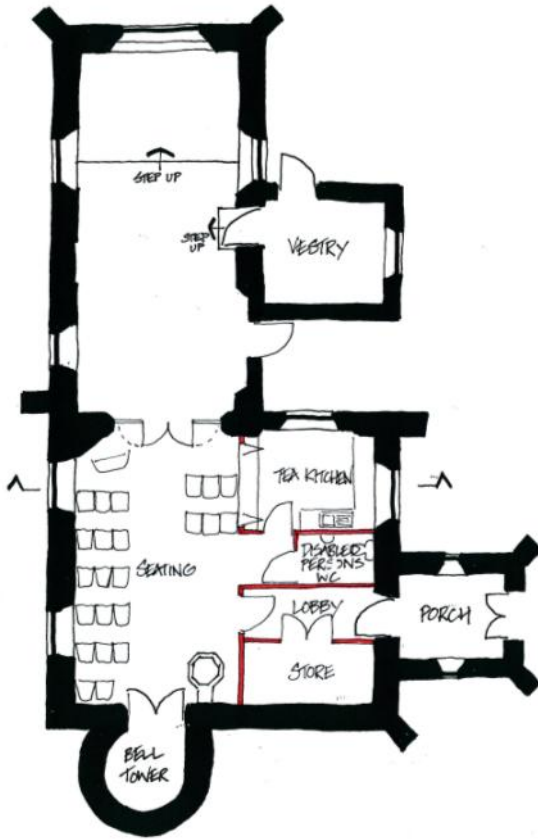
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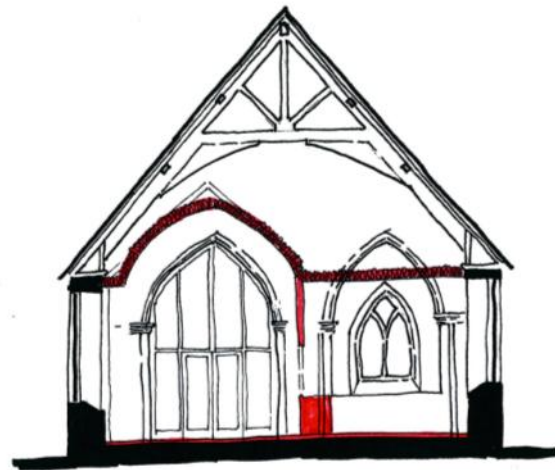
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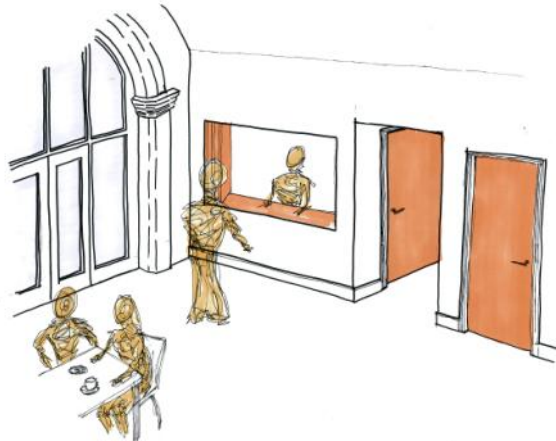
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PROPOSED FLOOR PLAN OF ST PETER'S CHURCH



PROPOSED SECTION THROUGH ST PETER'S CHURCH



INTERNAL SKETCH OF PROPOSED VILLAGE HALL

CF

OPTION 3**(ALL FACILITIES ACCOMMODATED WITHIN CHURCH)**

	<u>£</u>
<u>Demolitions</u>	
Remove pews etc	500.00
Form new opening in external stone wall & install new door	5,000.00
Carefully t.u & clean existing floor tiles	2,100.00
Exc to reduce levels & remove	1,400.00
Hardcore,dpm, concrete bed	2,450.00
Re-locate font	1,000.00
Adjust bell tower doors	750.00
<u>Internal Walls</u>	
Independent lining system to ext wall incl insulation	5,610.00
Internal partitions	3,040.00
Glazed infill screen & doors	14,000.00
<u>Internal Doors</u>	
Single door set	1,800.00
Double door set	1,000.00
Servery shutter	1,000.00
<u>Finishes</u>	
Plasterboard ceiling & support work, incl insulation	3,150.00
Extra for vaulted area	1,368.00
Skim coat plaster walls/ceilings	2,106.00
Paint walls/ceilings	1,404.00
Floor insulation	700.00
Floor screed	2,100.00
Re-lay floor tiles	1,400.00
Timber skirtings & dec	568.00
<u>Fittings, Fixings & Sanitaryware</u>	
Kitchen units	2,000.00
Sanitaryware	1,500.00
<u>Services</u>	
Plumbing installation	2,000.00
Air source underfloor heating	10,500.00
Solar panels	
Electrical installation	3,500.00
BWIC	1,000.00
<u>External Works & Drainage</u>	
Form ramp	1,000.00
Surface water drainage	
Foul drainage with Bio tank	5,500.00
Service supplies & bwic	assumed existing available

OPTION 3
(ALL FACILITIES ACCOMMODATED WITHIN CHURCH)

	<u>£</u>
<u>Other Costs</u>	
Watching brief for Archaeology	1,800.00
Possible exhumation/re-burial	500.00
	<hr/>
	81,746.00
Preliminaries	14,305.55
	<hr/>
	96,051.55
Contingencies	4,802.58
	<hr/>
	<u>100,854.13</u>

Exclusions

VAT

Fees

Loose fittings & furniture

Abnormal ground conditions

Car parking (say £7,500 to compare with Option 2)

Basis of estimate

Chaplin Farrant drawings 3992/002

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5.0 CAR PARKING

- 5.1 Possible car parking facilities to be considered in conjunction with Options Three, Three 'A' & Three 'B'. (i.e. where village hall facilities are to be incorporated within St Peter's Church, The Street, Brampton).

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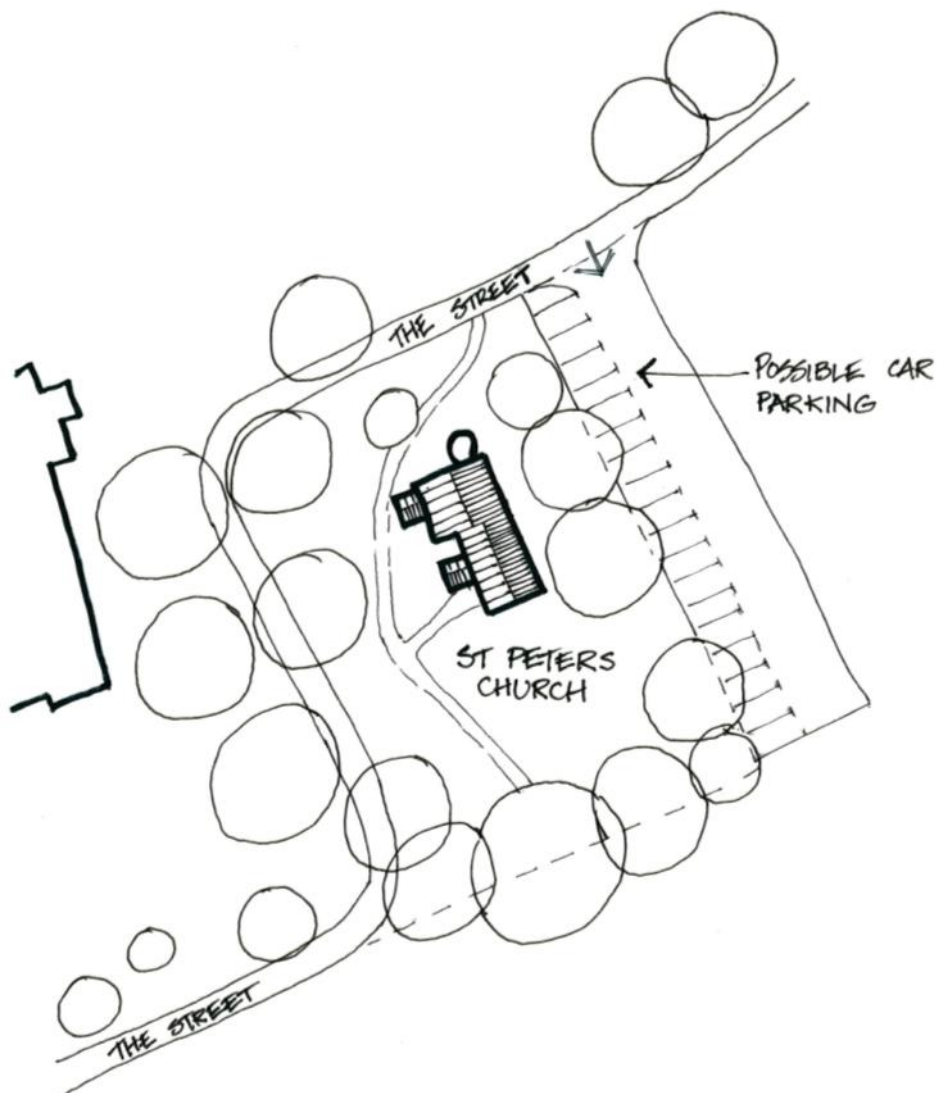
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6.0 OPTION THREE 'A'

- 6.1 Option Three 'A' is to incorporate facilities within the village church (St Peter's Church, The Street, Brampton) with a new toilet provided within the existing seating area and an extension provided between vestry & church for tea kitchen facilities.
- 6.2 Advantages & disadvantages of this proposal are the same as those previously noted for Option Three.

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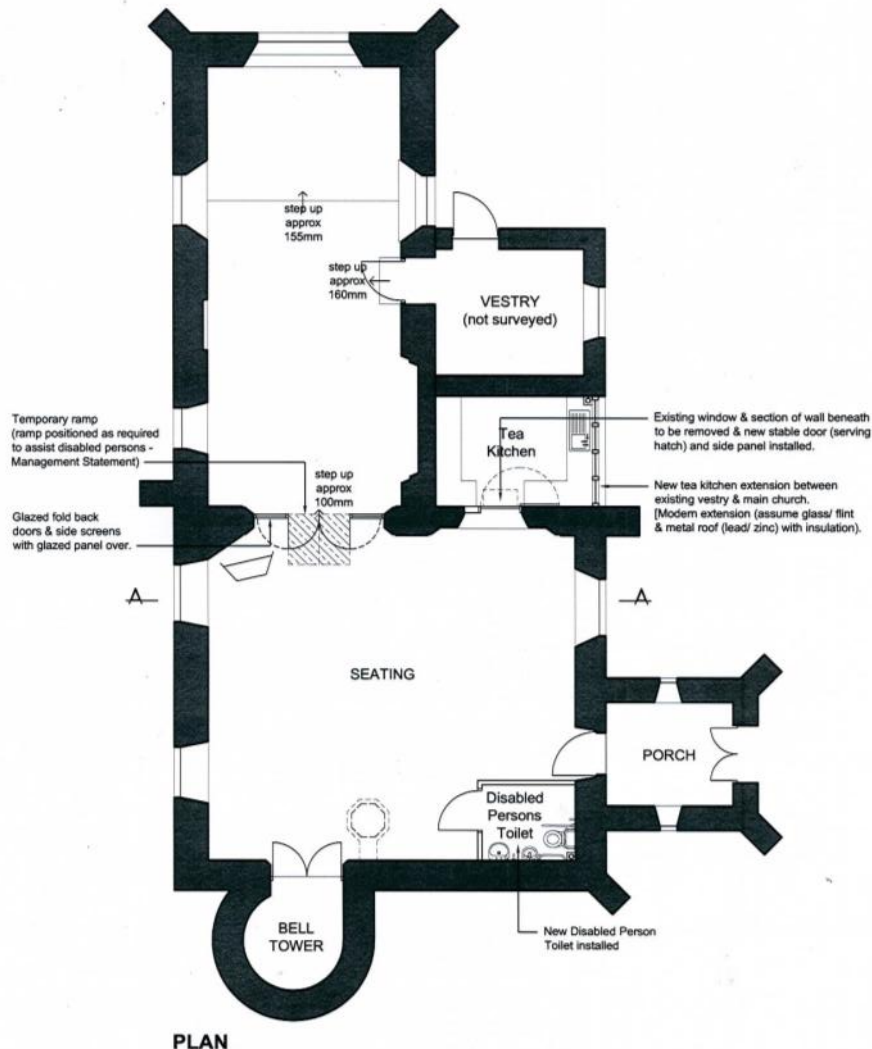
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OPTION 3A
(NEW KITCHEN EXTENSION WITH HALL SEATING & WC ACCOMMODATED WITHIN CHURCH)

	<u>£</u>
<u>Demolitions</u>	
Remove pews etc	500.00
Remove window, enlarge opening in external stone wall & install new door	5,000.00
Carefully t.u & clean existing floor tiles	2,430.00
Exc to reduce levels & remove	1,620.00
Hardcore,dpm, concrete bed	2,835.00
Re-locate font	1,000.00
Adjust bell tower doors	750.00
<u>Substructures</u>	
Floor slab incl exc h/c etc	600.00
Foundations & wall to dpc	420.00
<u>Roof</u>	
Roof construction & coverings	1,600.00
Flashings, rw goods etc	225.00
<u>External Walls</u>	
Flint plinth	525.00
Curtain walling	3,200.00
<u>Internal Walls</u>	
Independent lining system to ext wall incl insulation	9,690.00
Internal partitions	-
Glazed infill screen & doors	14,000.00
<u>Internal Doors</u>	
Single door set	-
Double door set	-
Servery shutter	-
<u>Finishes</u>	
Plasterboard ceiling & support work, incl insulation	4,095.00
Extra for vaulted area	1,368.00
Skim coat plaster walls/ceilings	1,908.00
Paint walls/ceilings	1,272.00
Floor insulation	910.00
Floor screed	2,730.00
Re-lay floor tiles	1,620.00
Vinyl flooring	400.00
Timber skirtings & dec	456.00
<u>Fittings, Fixings & Sanitaryware</u>	
Kitchen units	2,000.00
Sanitaryware	1,500.00
<u>Services</u>	
Plumbing installation	2,000.00
Air source underfloor heating	13,250.00
Solar panels	-
Electrical installation	4,000.00
BWIC	1,200.00

OPTION 3A
(NEW KITCHEN EXTENSION WITH HALL SEATING & WC ACCOMMODATED WITHIN CHURCH)

	<u>£</u>
<u>External Works & Drainage</u>	
Form ramp	1,000.00
Surface water drainage	750.00
Foul drainage with Bio tank	5,500.00
Service supplies & bwic	assumed existing available
<u>Other Costs</u>	
Watching brief for Archaeology	1,800.00
Possible exhumation/re-burial	500.00
	<hr/>
	92,654.00
Preliminaries	16,214.45
	<hr/>
	108,868.45
Contingencies	5,443.42
	<hr/>
	<u>114,311.87</u>

Exclusions

VAT
 Fees
 Loose fittings & furniture
 Abnormal ground conditions
 Car parking (say £7,500 to compare with Option 2)

Basis of estimate

Chaplin Farrant drawings 3992/001

BRAMPTON VILLAGE HALL

6.0 OPTION THREE 'B'

- 6.1 Option Three 'B' is to incorporate facilities within the village church (St Peter's Church, The Street, Brampton) with an extension providing toilet & tea kitchen facilities.
- 6.2 Advantages & disadvantages of this proposal are the same as those previously noted for Option Three.

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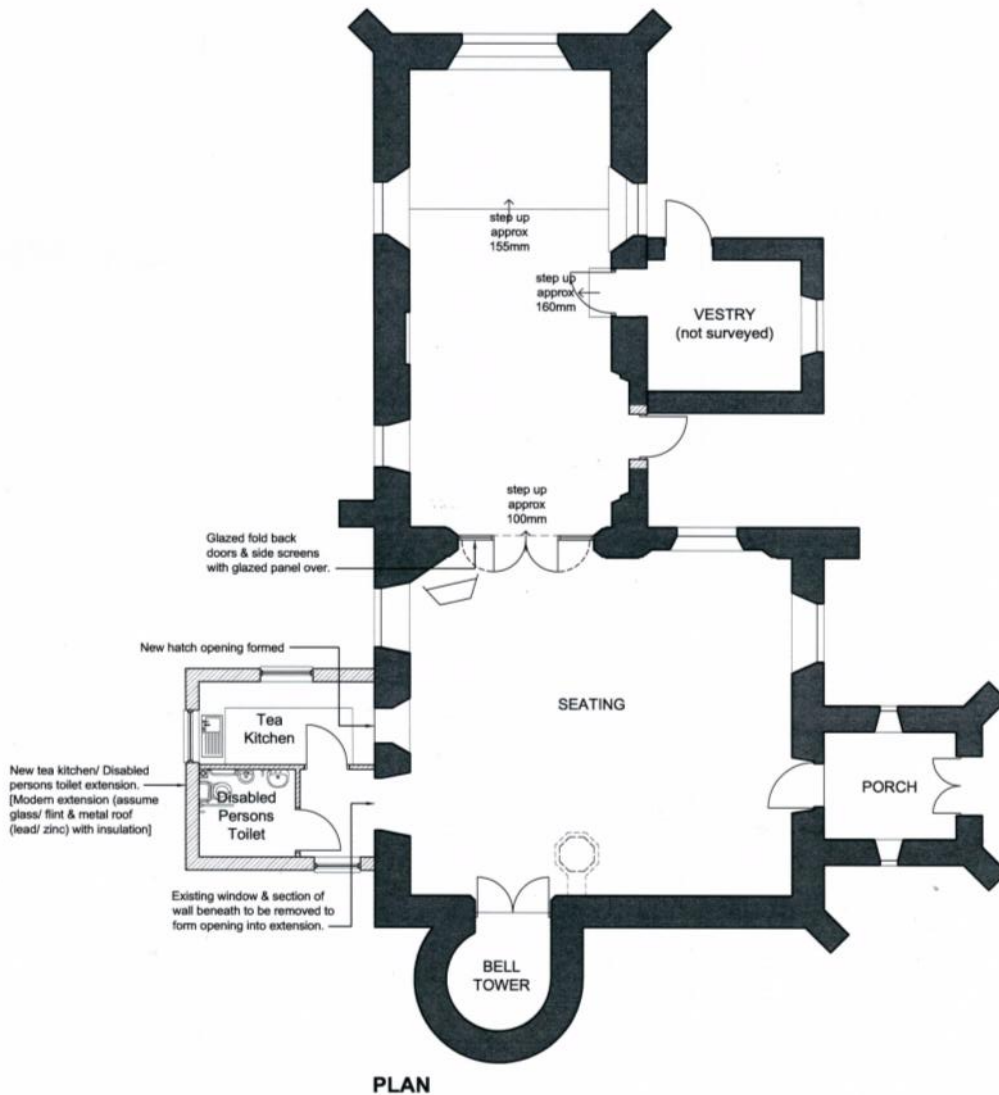
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OPTION 3B
(NEW KITCHEN/WC EXTENSION WITH HALL SEATING ACCOMMODATED WITHIN CHURCH)

	<u>£</u>
<u>Demolitions</u>	
Remove pews etc	500.00
Remove window, enlarge opening in external stone wall & install new door	5,000.00
Carefully t.u & clean existing floor tiles	2,100.00
Exc to reduce levels & remove	1,400.00
Hardcore,dpm, concrete bed	2,450.00
Re-locate font	1,000.00
Adjust bell tower doors	750.00
<u>Substructures</u>	
Floor slab incl exc h/c etc	960.00
Foundations & wall to dpc	1,820.00
<u>Roof</u>	
Roof construction & coverings	3,200.00
Flashings, rw goods etc	125.00
<u>External Walls</u>	
Flint faced external wall	9,800.00
Curtain walling	3,200.00
<u>Windows & External Doors</u>	
Windows - say	1,500.00
<u>Internal Walls</u>	
Independent lining system to ext wall incl insulation	6,290.00
Internal partitions - say	960.00
Glazed infill screen & doors	14,000.00
<u>Internal Doors</u>	
Single door set - say	1,200.00
Double door set	-
Servery shutter	-
<u>Finishes</u>	
Plasterboard ceiling & support work, incl insulation	3,870.00
Extra for vaulted area	1,368.00
Skim coat plaster walls/ceilings	1,974.00
Paint walls/ceilings	1,316.00
Floor insulation	860.00
Floor screed	2,580.00
Re-lay floor tiles	1,400.00
Vinyl flooring	640.00
Timber skirtings & dec	488.00
<u>Fittings, Fixings & Sanitaryware</u>	
Kitchen units	2,000.00
Sanitaryware	1,500.00

OPTION 3B
(NEW KITCHEN/WC EXTENSION WITH HALL SEATING ACCOMMODATED WITHIN CHURCH)

	<u>£</u>
<u>Services</u>	
Plumbing installation	2,000.00
Air source underfloor heating	12,500.00
Solar panels	
Electrical installation	4,000.00
BWIC	1,100.00
<u>External Works & Drainage</u>	
Form ramp	1,000.00
Surface water drainage	1,000.00
Foul drainage with Bio tank	5,500.00
Service supplies & bwic	assumed existing available
<u>Other Costs</u>	
Watching brief for Archaeology	1,800.00
Possible exhumation/re-burial	500.00
	<hr/>
	103,651.00
Preliminaries	18,138.93
	<hr/>
	121,789.93
Contingencies	6,089.50
	<hr/>
	<u>127,879.42</u>

Exclusions

VAT
 Fees
 Loose fittings & furniture
 Abnormal ground conditions
 Car parking (say £7,500 to compare with Option 2)

Basis of estimate

Chaplin Farrant drawings 3992/001

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8.0 PLANNING & BUILDING CONTROL

8.1 Planning & Building Regulation Approval would be required for all options with any works to be carried out to the church subject to Listed Building Consent.

8.2 Any external plant required to provide renewable energy, such as air source heat pump units will be subject to planning approval.

9.0 PROPOSED RE-DEVELOPMENT OF EXISTING VILLAGE HILL SITE

9.1 Options 2, 3, 3'A' and 3'B' relocates the Village Hall facilities from it's current position (to the church or new green field site). It is suggested that the existing Village Hall site could be redeveloped and the profits for the sale of this development used to offset the relocation costs of the Village Hall facilities.

9.2 Considering the site is surrounded by residential properties and that existing services are provided to the site it is suggested that a single bedroom dwelling with patio & parking space could be accommodated (subject to planning approval).

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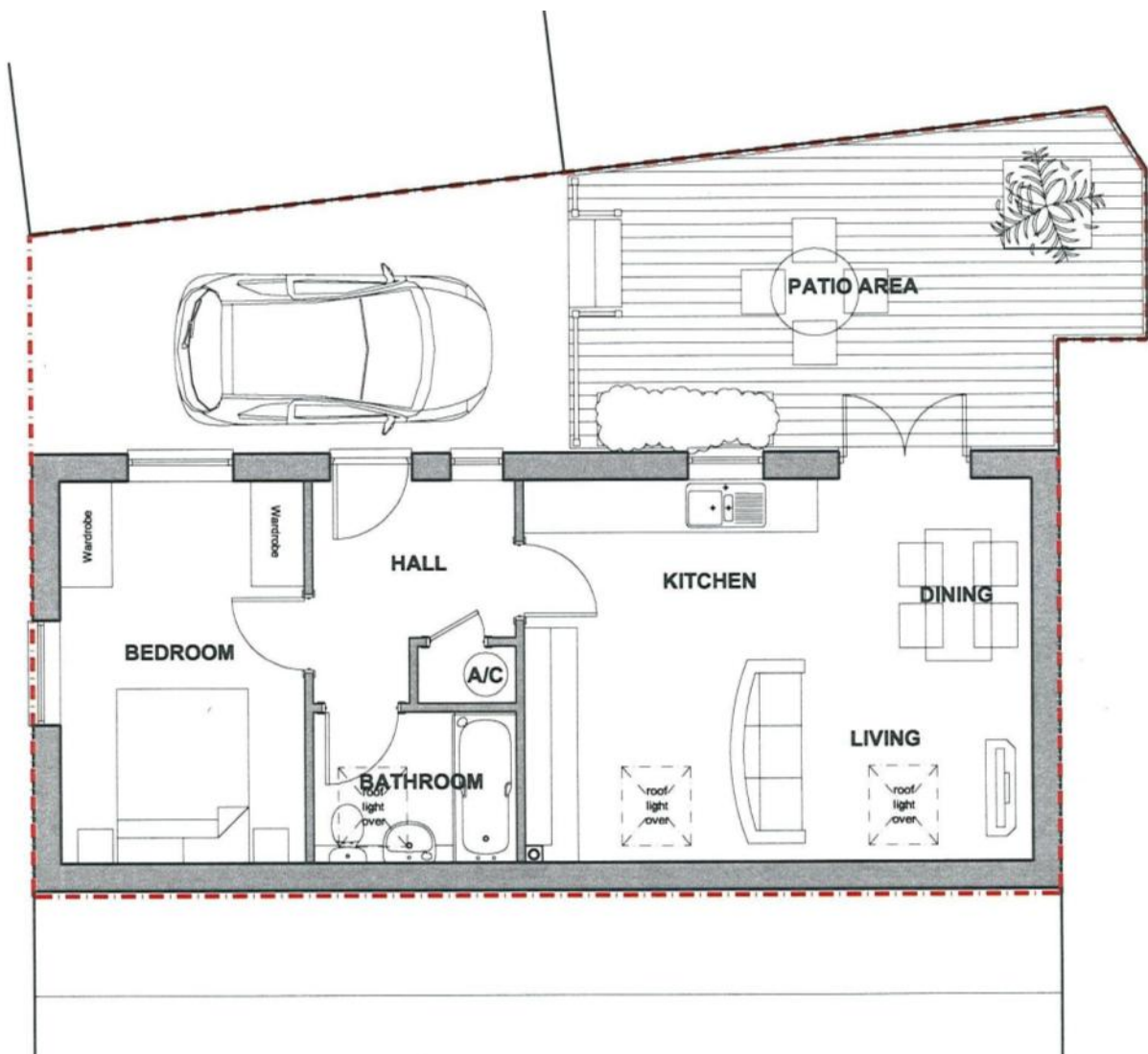
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GROUND FLOOR PLAN OF PROPOSED ONE BEDROOM DWELLING ON EXISTING VILLAGE HALL SITE

CF

NEW DWELLING

	£
<u>Demolitions</u>	
Demolish existing structure	5,000.00
<u>Substructures</u>	
Ground floor slab	2,940.00
Foundations & wall to dpc	4,480.00
<u>Roof</u>	
Truss roof, coverings, rw gods & insul	7,840.00
<u>External Walls</u>	
Cavity wall	6,480.00
<u>Windows & External Doors</u>	
Windows	1,400.00
Patio door set	2,000.00
Entrance door	800.00
<u>Internal Walls</u>	
Internal partitions	1,105.00
<u>Internal Doors</u>	
Single doors	1,650.00
<u>Finishes</u>	
Plasterboard & skim ceiling	931.00
Skim coat plaster walls	372.00
Plaster & skim walls	814.00
Paint walls/ceilings	740.00
Floor insulation	490.00
Floor screed	1,470.00
Vinyl flooring	560.00
Timber skirtings & dec	456.00
<u>Fittings, Fixings & Sanitaryware</u>	
Kitchen units	2,000.00
Sanitaryware	1,200.00
<u>Services</u>	
Plumbing installation	1,000.00
Air source underfloor heating	7,000.00
Electrical installation	2,500.00
BWIC	500.00

NEW DWELLING

	£
<u>External Works & Drainage</u>	
Shingle road and parking	1,080.00
Perimeter kerb	510.00
Surface water drainage (assumed connecting to existing system)	500.00
Foul drainage (assumed connecting to existing system)	500.00
Service supplies & bwic (assumed existing supplies available)	
	<hr/>
	56,318.00
Preliminaries	9,855.65
	<hr/>
	66,173.65
Contingencies	3,308.68
	<hr/>
	<u>69,482.33</u>

Exclusions

VAT
Fees
Loose fittings & furniture
Abnormal ground conditions

Basis of estimate

Chaplin Farrant drawings 3992/003

BRAMPTON VILLAGE HALL

10.0 REFERBISHMENT OF EXISTING VILLAGE HALL - CONCEPT PLAN, 3D VIEWS & BUDGET (prepared by others)

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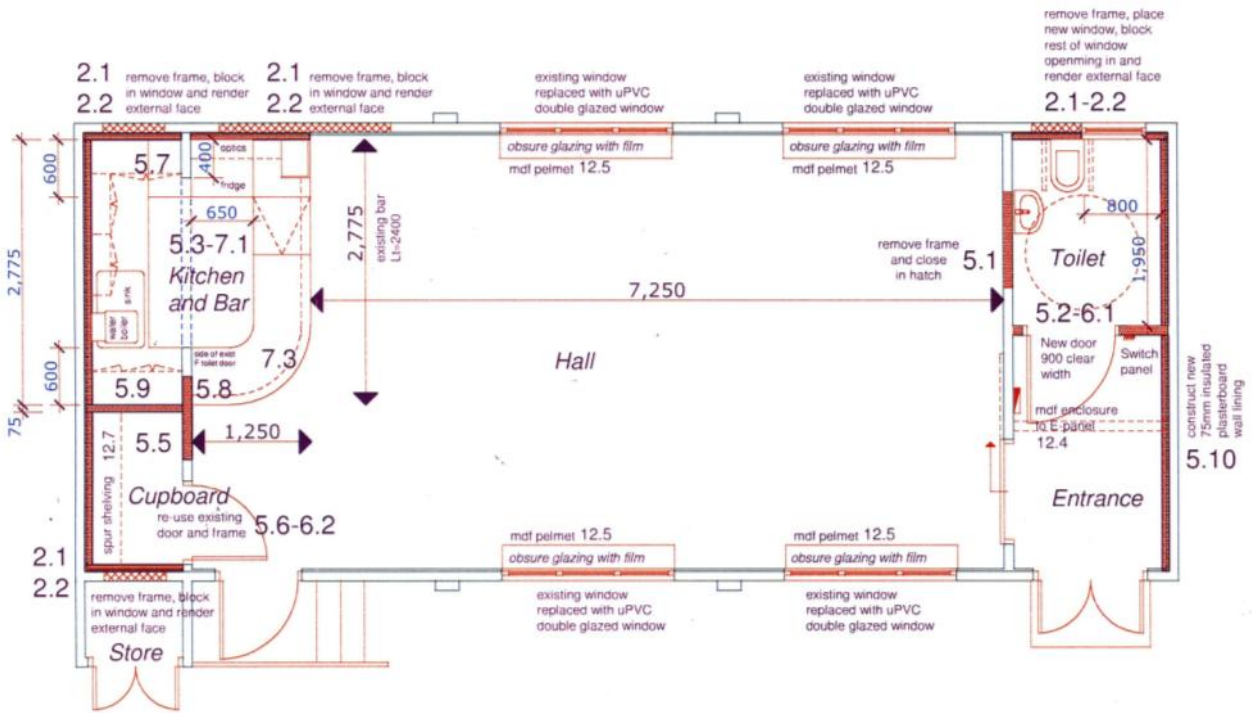
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Proposed Floor Plan

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BRAMPTON VILLAGE HALL

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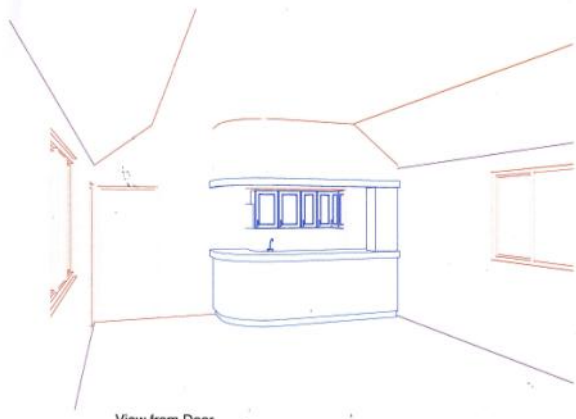
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Feasibility Report

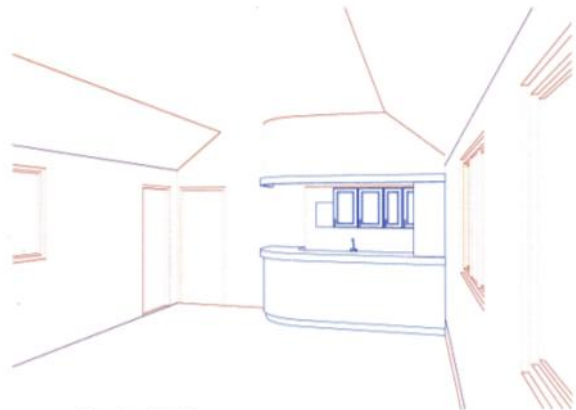
DOCUMENT

3992/ May 2011

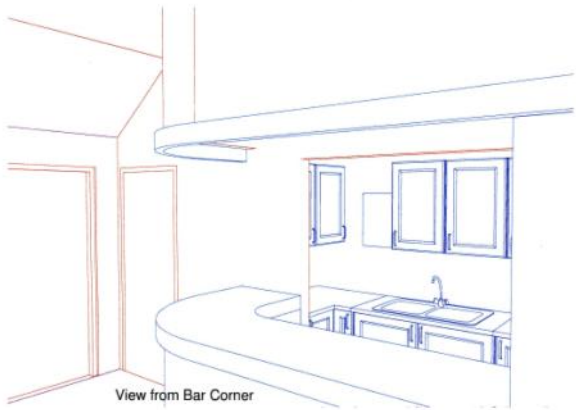
REF / DATE



View from Door



View from Right Corner



View from Bar Corner

CF

	Selected Contractors			Comments
	Norgate Builders Horstead	Bullen & Son Ltd Cromer	P. Laddiman Heggatt Norwich	
Outline Specification	15660	21981	27670	£21981 No Allowance for Asbestos Removal
Provisional Sums - Soft Furnishings	3000	3000	3000	
Provisional Sums - Builders Work	8250	8250	8250	
Total Outline Specification	26910	33231	38920	
External mobile ramp	250	250	250	
Roof Replacement Works	7055	7055	7055	£7055 P. Laddiman = Excluding Scaffolding
Total	34215	40536	46225	
Contingency 10% of Total	3500	3500	3500	
VAT 17.5% of Total	5603	6709	5079	£5079 VAT exempt over 1st £15K
Total	43318	50745	54804	
15% Increase 2004-2011	6500	7600	7625	
Architectural, Structural, Mechanical, Electrical Services	6000	6000	6000	
Building Control Submission & Inspection	500	500	500	
Grand Total	56318	64845	68929	