

March 2025

Ruyton XI Towns Village Hall,
Church Street,
Ruyton XI Towns,
SY4 1LA

Feasibility Study



BCHNarchitects



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1.0 Introduction

1.1 The Purpose of this Document

BCHN Architects were appointed by Ruyton XI Towns Village Hall Committee in February 2025 to undertake a feasibility study to consider options to improve access into the first floor of the Village Hall.

The aim of the feasibility study is to confirm the brief and put forward a choice of options which answer the brief which can be explored further in conversation with the Committee.

The study is limited to architectural input at this stage and includes the following:

- Site context
- Analysis of the existing building
- Development and confirmation of the brief
- Sketch design options
- Future Actions



1.1 Halloween Party at the Hall

2.0 Context Analysis

2.1 Site Location

The Village Hall is located near the middle of the village of Ruyton XI Towns on Church Street which runs through the village from east to west.

Ruyton XI Towns, formally Ruyton of the Eleven Towns or Ruyton is a village and civil parish next to the River Perry.

It is located to north east Shropshire, mid-way between Shrewsbury to the south east (11 miles) and Oswestry to the north west (8 miles).

The only way to reach the town is via car, taxi or bus.

Visitors to the hall are mostly living in Ruyton so walk to the hall. There is no car parking for the hall but visitors are able to park in the Doctors Meadow and walk along a short path to reach the hall.

The population was 1,379 at the 2011 census.



2.2 Site Location Plan



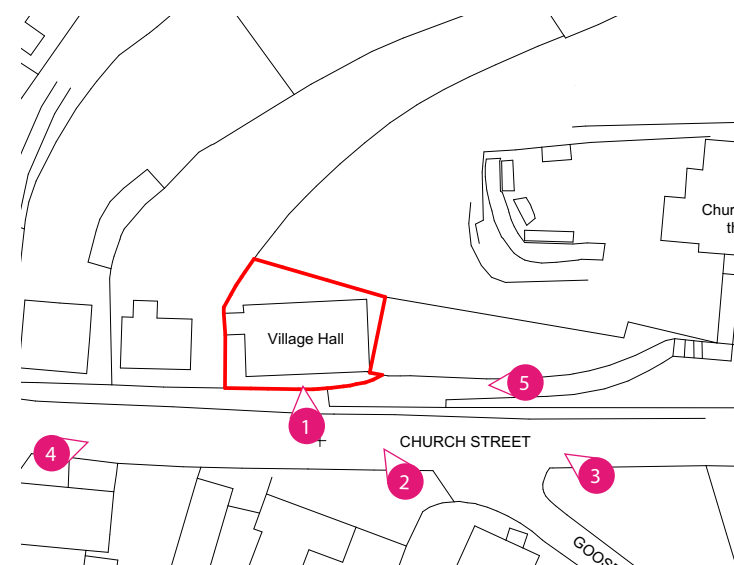
2.3 Site Location Plan

2.0 Context Analysis

2.2 Existing Site

The property is an early 20th Century, two-storey, red brick building with a dual-pitched slated roof. All windows are UPVC with white frames and stuck on window bars.

The existing access into the hall is through the green doors in the front elevation.



2.2.1 - Key Plan - Existing Site Plan



2.2.2 - View 1: Main entrance



2.2.3 - View 2: Front elevation facing onto Church Street



2.2.4 - View 3: Looking west down Church Street



2.2.5 - View 4: Looking East



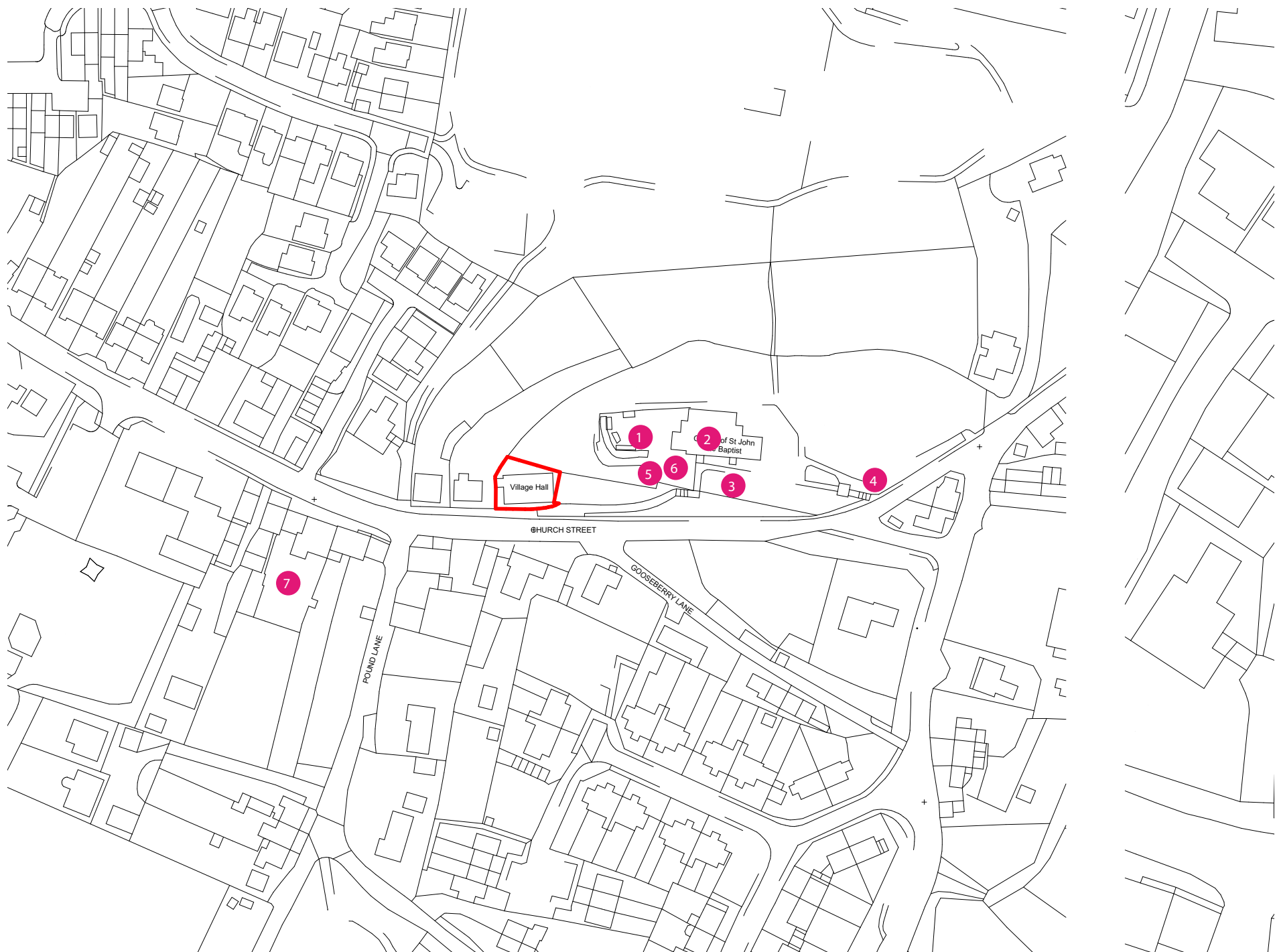
2.2.6 - View 5: Looking west from the path that runs up to the Church

2.0 Context Analysis

2.2 Existing Site

The Hall is not within a Conservation Area or listed but is surrounded by many listed buildings:

- 1 - Remains of Castle, Grade II Listed
- 2 - Church of St John the Baptist, Grade II Listed
- 3 - Church Yard Cross, Schedule Monument
- 4 - Church Yard Wall and Lynchgate, Grade II Listed
- 5 - Group of 10 Chest Tombs, Grade II Listed
- 6 - Sundial, Grade II Listed
- 7 - Leaman House & Powys House, Grade II Listed



2.2.7 - Location Plan

2.0 Context Analysis

2.2 Existing Site - Interior of the building



2.2.12 - Key Plan - Existing Ground Floor Plan



2.2.13 - View 1: Main entrance lobby



2.2.14 - View 2: Stairs up to first floor



2.2.15 - View 3: Womens Toilets



2.2.16 - View 4: Store / Changing Room



2.2.17 - View 5: Store / Changing Room



2.2.17 - View 5: Mens Toilets

2.0 Context Analysis

2.2 Existing Site - Interior of the building



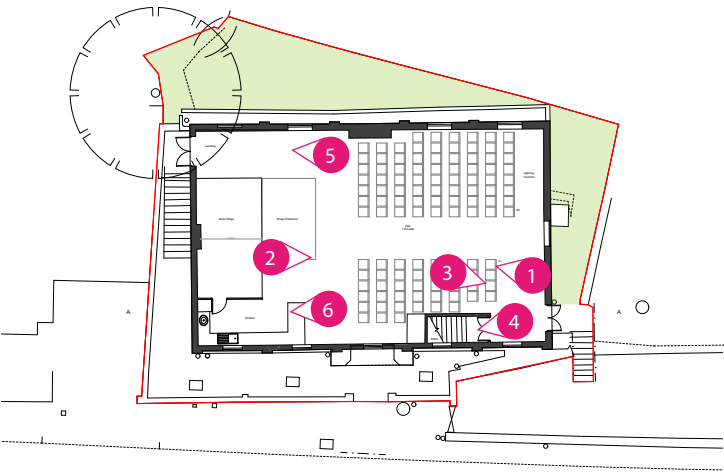
2.2.19 - View 1: Hall - looking towards the stage



2.2.20 - View 2: Hall - looking at the back of the room



2.2.21 - View 3: The stair enclosure



2.2.18 - Key Plan - Existing First Floor Plan



2.2.22 - View 4: Stairs



2.2.23 - View 5: The escape at the side of the stage



2.2.24 - View 6: Kitchen

2.0 Context Analysis

2.3 Site History

Historic photographs show two little detached stone cottages once stood on the site where the Village Hall now stands. The date of the demolition of the cottages and the erection of the hall is unknown but assumed to be in the early 20th century based on the photographs and the architectural character of the hall.

A sign over the doorway of the village hall says 'Ruyton XI Towns Parish Hall 1960' which would suggest the hall was built in the 1960s but the photographs confirm it was actually built at some point in the late 1800's to early 1900's.



2.3.3 - View looking East with two little stone cottages on the site of the village hall



2.3.3 - View looking East with the current building in existence



2.3.2 - Photo of the painted sign above the doorway



2.3.3 - View looking East - this photo is possibly taken around the same time as the one above



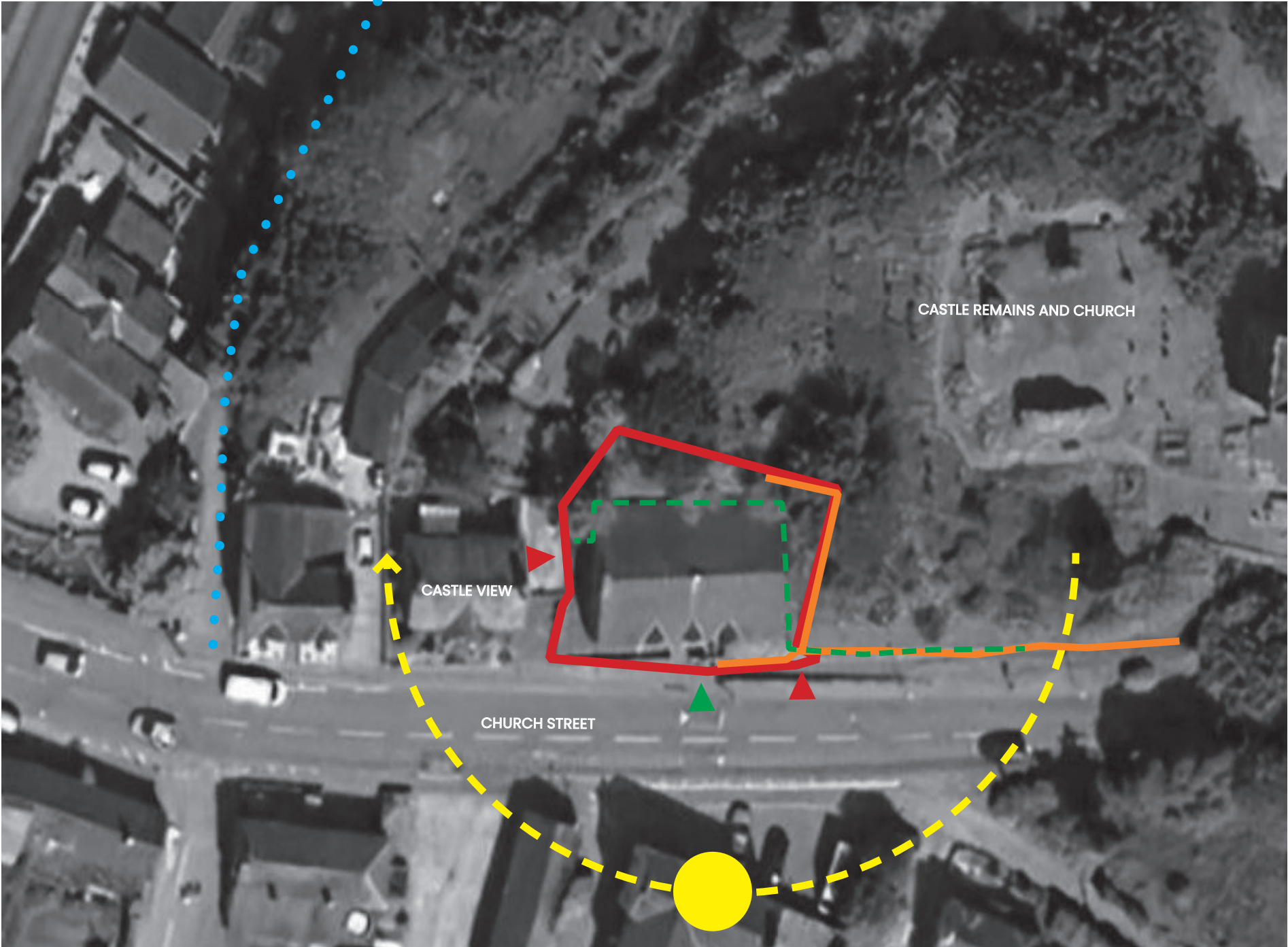
2.3.3 - View looking West along Church Street. The hall is on the right hand side of the photo.

2.0 Context Analysis

2.5 Site Analysis

Key

Site Boundary

Sun Path

2.5 Site Analysis



2.0 Context Analysis

2.5 Opportunities and Constraints

01. The hall has a centrally located front entrance porch which projects out from the front of the building. It is the established entrance and works well as a point of access into the building for visitors and performers.

The step at the front door creates a barrier for people accessing the hall.

02. The existing lobby is a good size for people to gather as they enter the building. The floor is tiled in a red terracotta tile laid in a herringbone pattern which is a lovely feature.

03. The ladies toilets are quite large considering they only contain two toilets. This space could be re-organised to make better use of the space.

The floor is tiled in a square terracotta tile which is a lovely feature.

04. The changing and storage space's are quite cluttered and could be re-organised to make better use of the spaces.

05. The men's toilets are well lit by a large window. They have lovely terracotta tiles on the floor but they are a bit worn. The space could be re-organised to make better use of the space.

06. Metal escape stairs which the performers use to move between the changing rooms and the stage.

These stairs do not meet current Building Regulations; stairs do not have a refuge on the top landing for wheelchairs, there are two windows which open onto the staircase which should have fire resisting glass, the rise is a bit steeper than acceptable in Building Regulations which makes the pitch of the stair quite steep. there is no contrasting nosing and the back of the step is open.

07. Stone steps which are escape stairs from the first floor. They are also used for access into the hall sometimes by people who find the stairs inside the building too steep.

These stairs are full of character but they are non compliant with current Building Regulations and therefore a bit unsafe to use.

For instance; the rise and going varies on each step, they are made from uneven/cracked blocks of stone, they have an uneven surface which is cracked and covered in slippery moss.

08. It is not possible to access this space at the back of the hall at ground floor. We assume the building has been built into the bank so this space is earth and therefore un-usable.



2.0 Context Analysis

2.5 Opportunities and Constraints

01. The concrete staircase is the main access up to the first floor. It is seen as a bit of a challenge for some people who visit the hall because it is quite steep.

It doesn't meet current Building Regulations because it has 15 steps without a landing to break up the flight. According to Building Regulations the stair should have only 12 steps or 15 steps with a central landing.

The rise of each step is 170mm which is the maximum permissible in Building Regulations and the going is 230mm which is shallower than the minimum allowed in Building Regulations which is 250mm minimum.

It has natural daylight from a window which is a lovely feature.

The timber enclosure at first floor is not fit for purpose as it does not provide the correct fire rating.

02. Movable furniture stand for the lighting technician.

03. Multipurpose hall which is used for lots of different events such as performances, parties, yoga classes.

The hall can sit 110 people for seated performances with a generous central aisle that is 2m wide.

There is a flat suspended tiled ceiling over the main space which encloses metal trusses and a lofty pitched attic.

Heating is provided by a new airconditioning system which is mounted within the ceiling. Fans are mounted externally on the east end all (A).

04. The main stage is elevated about 750mm from the first floor on a timber framed platform. There are weighted set drops, lighting rigs and sound rigs.

05. The stage can be extended for performances with a temporary stage that is stored beneath the main stage.

06. Kitchen that is used as a green room for performances where curtains are hung to enclose the space.

07. Landing which is also used as a green room during performances. Curtains are hung to enclose the space.

08. External fire escape which is also used by performers to reach the stage during performances.

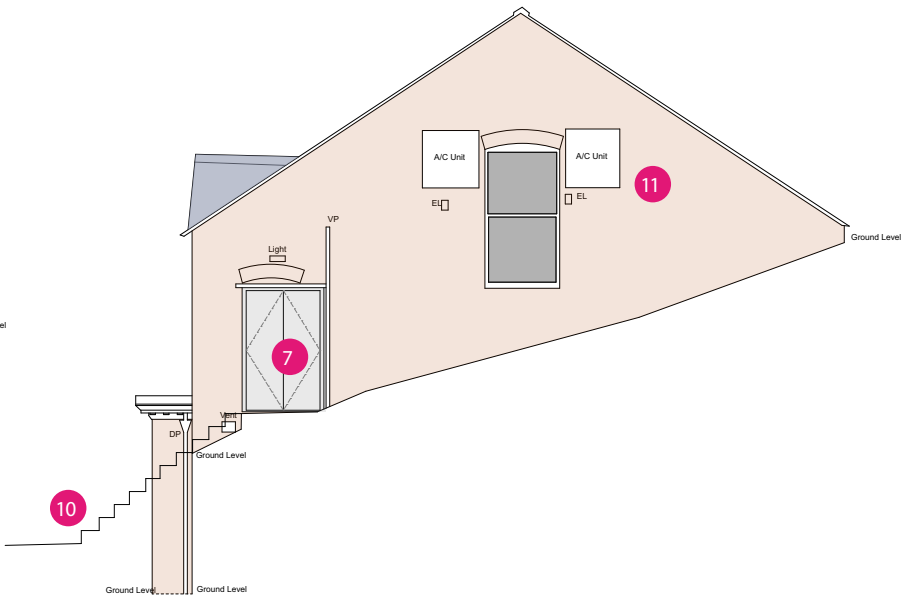
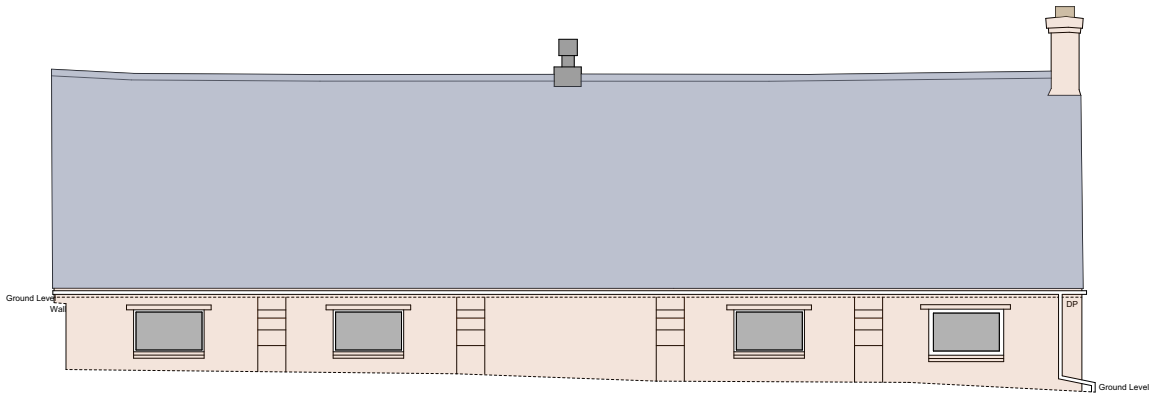
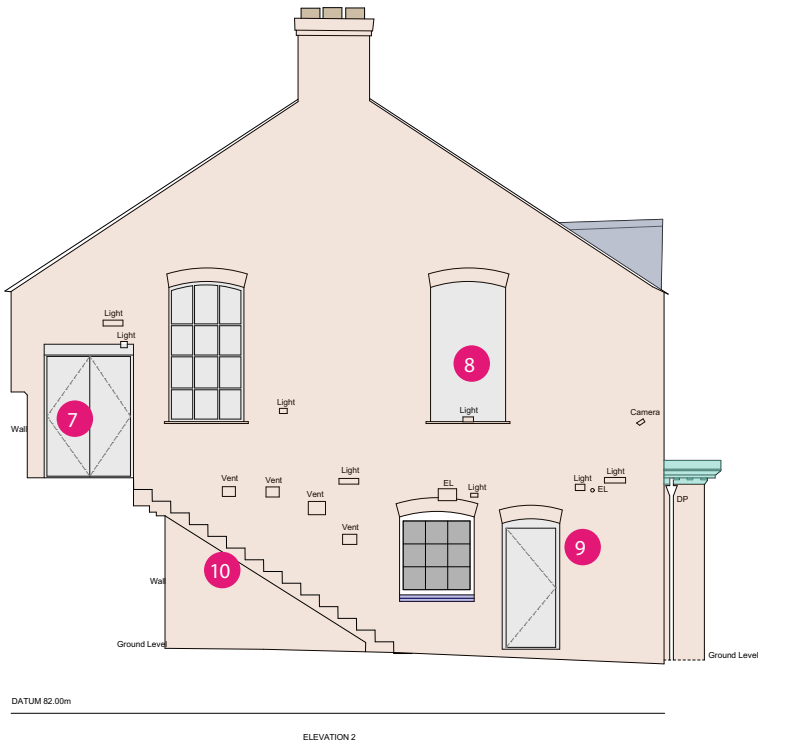
09. Fire Escape.



2.0 Context Analysis

2.5 Opportunities and Constraints

- 01. Main entrance
- 02. UPVc windows (opening)
- 03. Orange/red brick
- 04. Slate tile roof
- 05. Bank up to castle remains and church
- 06. Visible marks on bricks which shows a lean too used to be in place
- 07. Fire escape
- 08. Blanked window
- 09. Door into changing/store
- 10. Fire Escape stairs
- 11. Air Conditioning Units



2.5 Opportunities and Constraints - Elevations

Not to scale 0m 5

3.0 Design Brief

3.1 Background

BCHN Architects have held the following meetings / briefing sessions with representatives from the Village Hall:

21st October 2024 – Initial Meeting
Initial briefing meeting and walk around.

11th March 2025 – Site Survey
Following confirmation of appointment, BCHN Architects met Carol and Colin G to discuss the outline brief and to also conduct a photographic survey. Battlefield Land Surveyors were onsite undertaking a measured building survey at the same time.

26th March 2025 – Presentation to Village Hall Committee
Presentation of the feasibility options.

3.2 Client Requirements

Following an initial briefing meeting, the following list of requirements has been targeted for inclusion in the plans:

- Improvement to the accessibility into the hall
- Installation of a platform lift to access the first floor
- Improvements to the internal staircase
- Installation of a Part M (Doc M) accessible toilet at first floor
- Aim to make as few as possible alterations to the new vinyl floor at first floor level as this was only recently installed
- Aim to make as few as possible alterations to the ceiling at first floor level as a new air conditioning system was recently installed
- Aim to make as few as possible alterations to the kitchen as this was recently renovated
- Retain an access route from the changing room on ground floor up to the stage
- Retain a “Green Room” space at the side of the stage
- Retain a space for the lighting technician to work within
- Retain the 110 seating capacity of the hall

4.0 Design Response

4.1 Option 1

This option proposes removing the internal staircase and replacing it with a new building regulations compliant stair in the same location. Addition of a new external platform lift and new DDA toilet on the first floor.

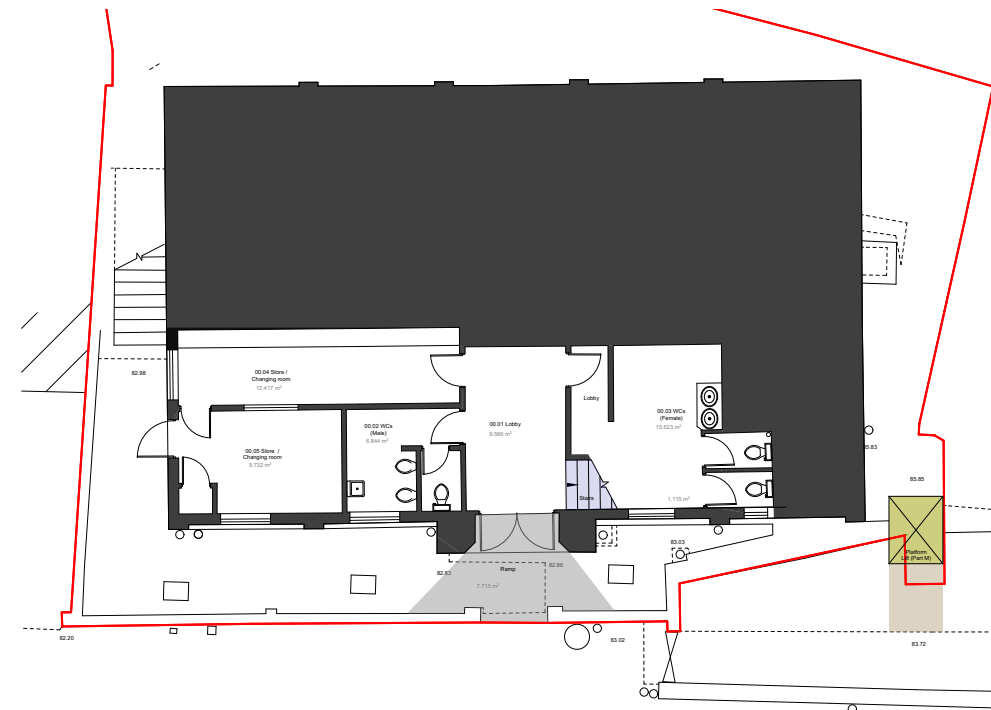
The 110 seats are retained and actually exceeded to a proposed 120 seats (additional seats are shown in pink on plan).

4.1.1 Advantages

- Minimal work required on the ground floor so reducing the cost of the work and disruption to the use of the hall
- Improved access to the first floor with the shallower staircase and the addition of a lift
- Additional seating
- DDA toilet with baby change introduced at first floor
- The new lobby at first floor accommodates a refuge

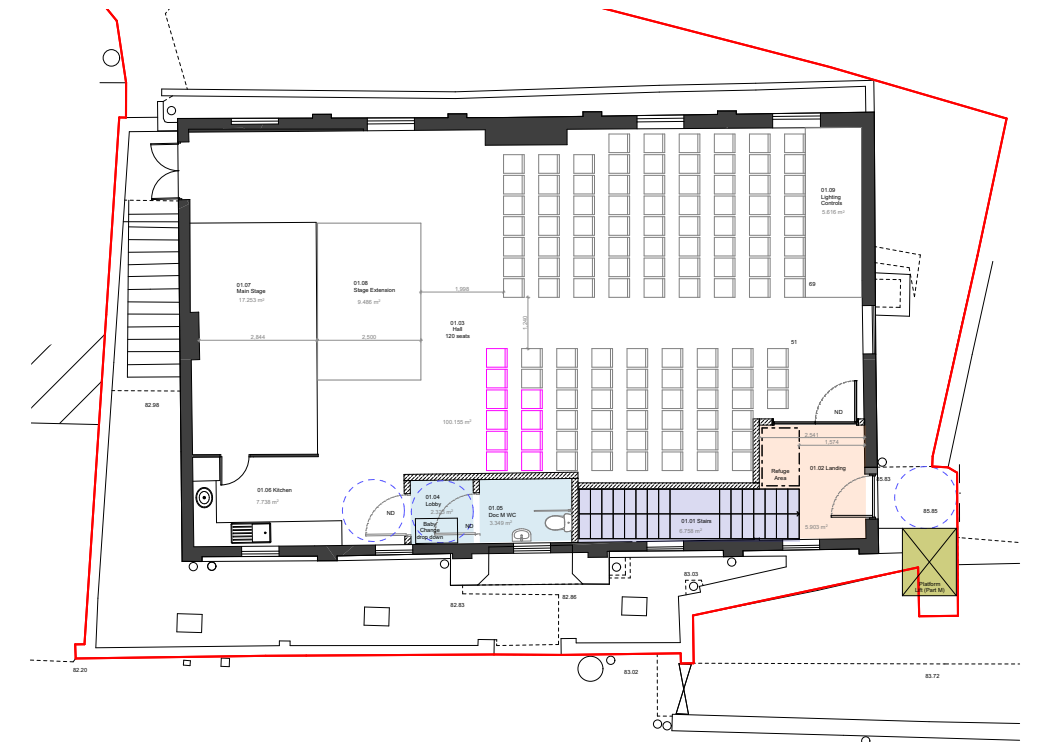
4.1.2 Disadvantages

- There would be some disruption to the running of the hall during the works
- The external work would need Planning Permission and possibly Listed Building Consent which would need to be considered for cost and time implications
- The work to the bank to accommodate the lift may need to be agreed with the church - depending on where the site ownership lies
- The kitchen would need to be adapted
- The aisle width is reduced to the minimum acceptable width of 1100mm

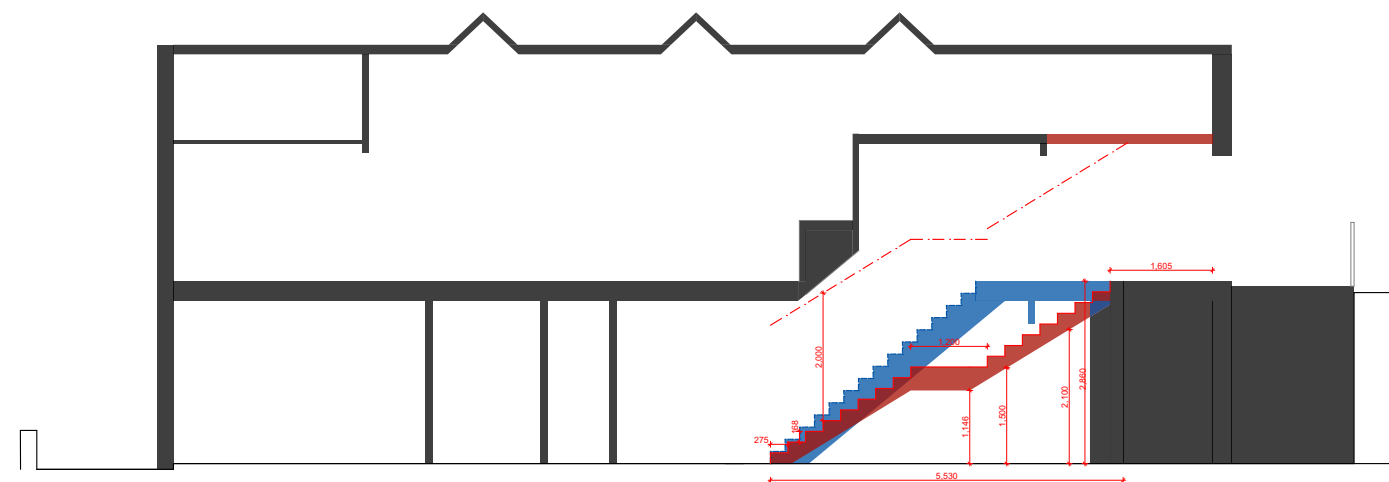


4.1.3 - Option 1 - Proposed Ground Floor

Not to scale



4.1.4 - Option 1 - Proposed First Floor



4.1.3 - Proposed Section through the new staircase

Red shows the proposed staircase and lobby
Blue shows the demolished staircase and lobby
Not to scale

0m 5

4.0 Design Response

4.2 Option 2a

This option proposes removing the internal staircase and replacing it with a new building regulations compliant stair in the same location. Addition of a new internal platform lift enclosed within a 60 minute fire enclosure and a store at first floor.

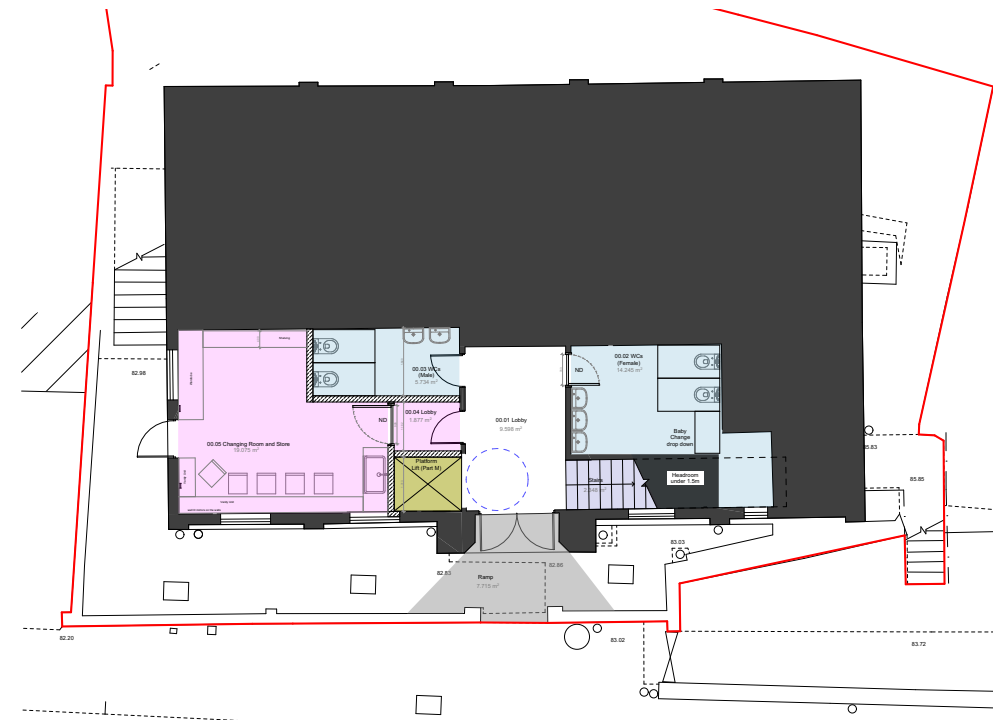
The 110 seats are retained and actually exceeded to a proposed 120 seats (additional seats are shown in pink on plan).

4.2.1 Advantages

- Improved access to the first floor with the shallower staircase and the addition of a lift
- Additional seating
- The new lobby at first floor accommodates a refuge
- The toilets and changing room are improved and modernised

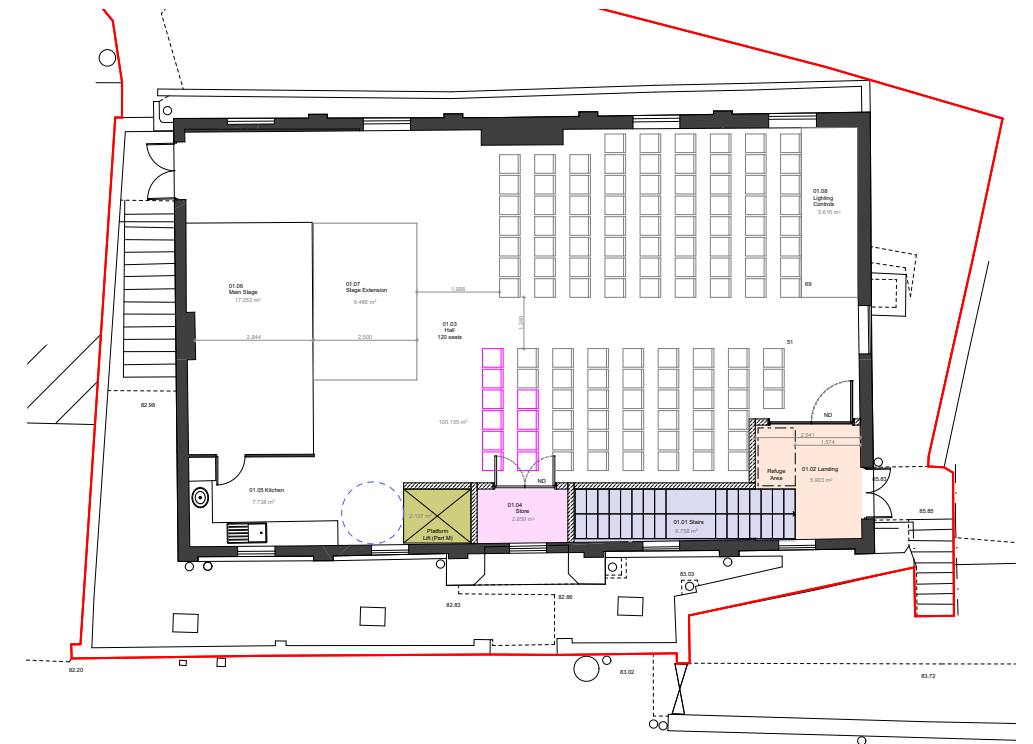
4.2.2 Disadvantages

- There would be some disruption to the running of the hall during the works
- The kitchen would need to be adapted
- The aisle width is reduced to the minimum acceptable width of 1100mm



4.2.3 - Option 2a - Proposed Ground Floor

Not to scale



4.2.4 - Option 2a - Proposed First Floor

4.0 Design Response

4.3 Option 2b

This option is basically the same as Option 2a but with the addition of a DDA toilet at first floor instead of the store and 5 less seats in the hall.

The internal staircase is replaced with a new building regulations compliant stair in the same location.

Addition of a new internal platform lift enclosed within a 60 minute fire enclosure.

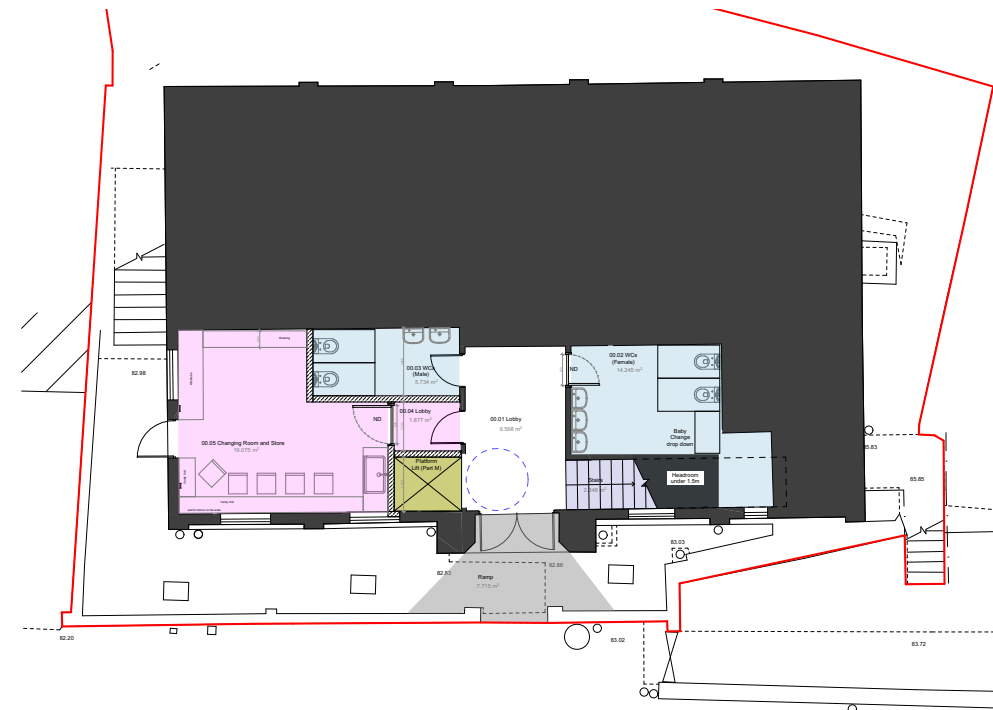
The 110 seats are retained and actually exceeded to a proposed 115 seats (additional seats are shown in pink on plan).

4.3.1 Advantages

- Improved access to the first floor with the shallower staircase and the addition of a lift
- Additional seating
- The new lobby at first floor accommodates a refuge
- The toilets and changing room are improved and modernised
- A DDA compliant toilet with baby change is included at first floor

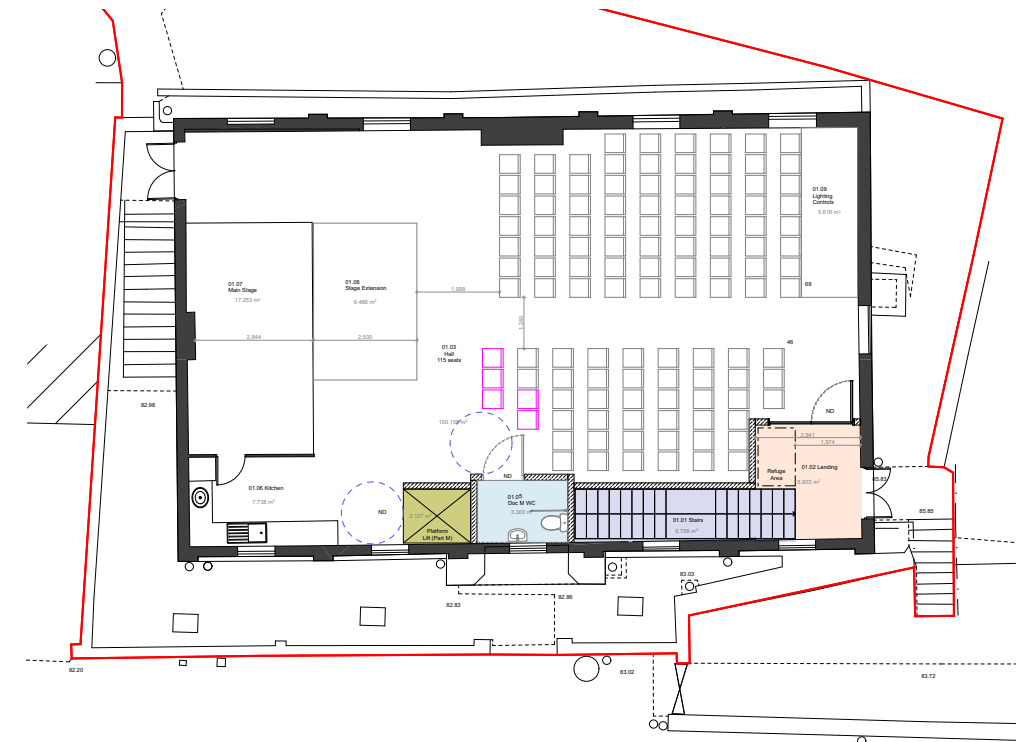
4.3.2 Disadvantages

- There would be some disruption to the running of the hall during the works
- The kitchen would need to be adapted
- The aisle width is reduced to the minimum acceptable width of 1100mm
- The toilet opens directly into the hall



4.3.3 - Option 2b - Proposed Ground Floor

Not to scale



4.3.4 - Option 2b - Proposed First Floor

4.0 Design Response

4.4 Option 3

This option is probably the most work as it proposes a lot of quite big changes to the layout to improve the access up to first floor.

In effect the entire floor plan is flipped to place the stage at the eastern end of the building. A new staircase and lift at the western side.

The 110 seats are retained and actually exceeded to a proposed 123 seats (additional seats are shown in pink on plan).

4.4.1 Advantages

- Improved access to the first floor with a new shallower staircase and the addition of an external lift and store
- Additional seating
- The new lobby at first floor accommodates a refuge and a new DDA toilet and baby change
- A new kitchen or the existing kitchen relocated
- The toilets and changing room are improved and modernised

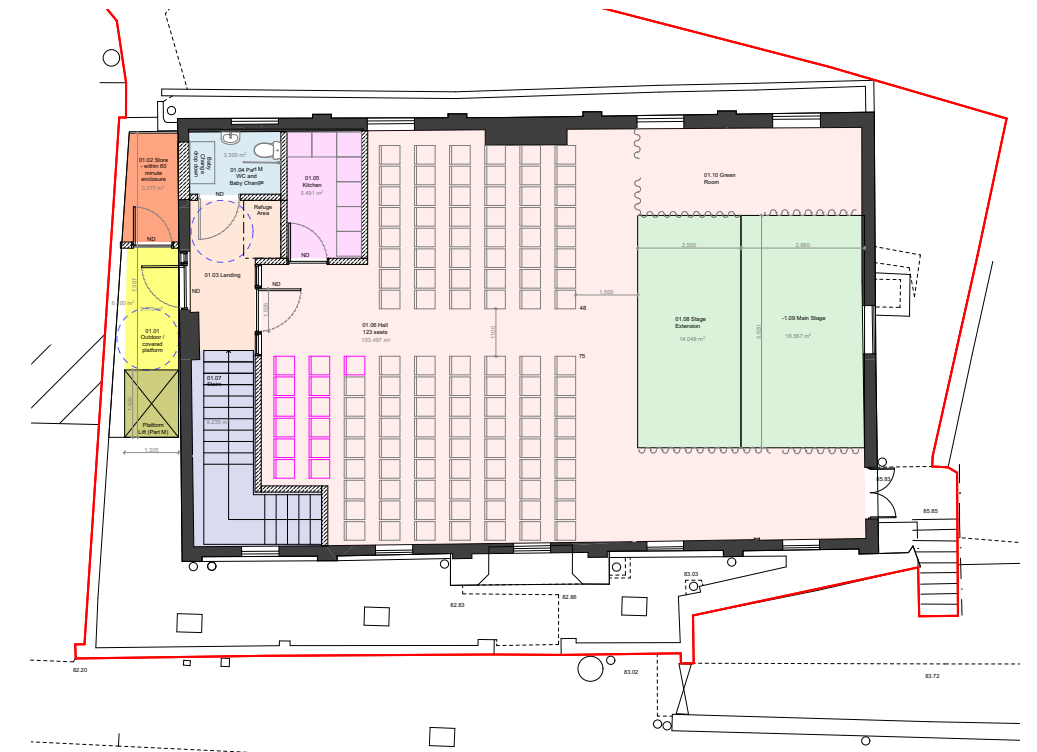
4.4.2 Disadvantages

- There would be some disruption to the running of the hall during the works
- The aisle width is reduced to the minimum acceptable width of 1100mm
- The external work would need Planning Permission and possibly a Party Wall agreement with the neighbours
- The ceiling tiles and airconditioning units would need to be relocated to suit the new layout



4.4.3 - Option 3 - Proposed Ground Floor

Not to scale



4.4.4 - Option 3 - Proposed First Floor

4.0 Design Response

4.5 Option 4a

This option proposes removing the internal staircase and replacing it with a new building regulations compliant stair in the same location.

Addition of a DDA toilet at first floor.

New tarmacked external sloping path to connect into the existing footpath.

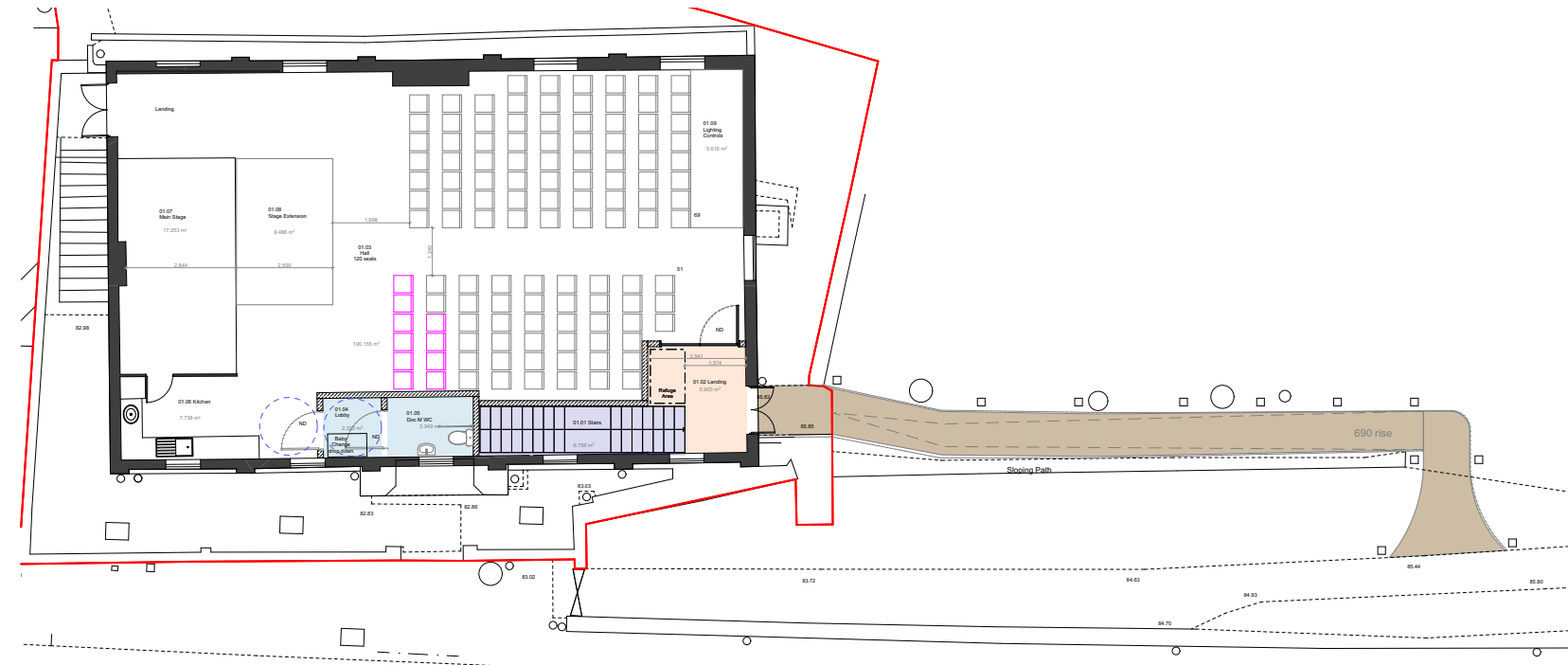
The 110 seats are retained and actually exceeded to a proposed 120 seats (additional seats are shown in pink on plan).

4.5.1 Advantages

- Improved access to the first floor with a new shallower staircase
- Additional seating
- The new lobby at first floor accommodates a refuge
- New DDA toilet and baby change

4.5.2 Disadvantages

- There would be some disruption to the running of the hall during the works
- The aisle width is reduced to the minimum acceptable width of 1100mm
- The external work would need Planning Permission and possibly Listed Building Consent which would need to be considered for cost and time implications
- The work to the bank to accommodate the lift may need to be agreed with the church - depending on where the site ownership lies



4.5.4 - Option 4a - Proposed First Floor



4.5.3 - Option 4a - Proposed Ground Floor

Not to scale



4.0 Design Response

4.6 Option 4b

This option is the same as Option 4a but instead of a long sloped path the proposal is for a ramp.

The internal staircase is replaced with a new building regulations compliant stair in the same location.

Addition of a DDA toilet at first floor.

New tarmacked external ramp to connect into the existing footpath.

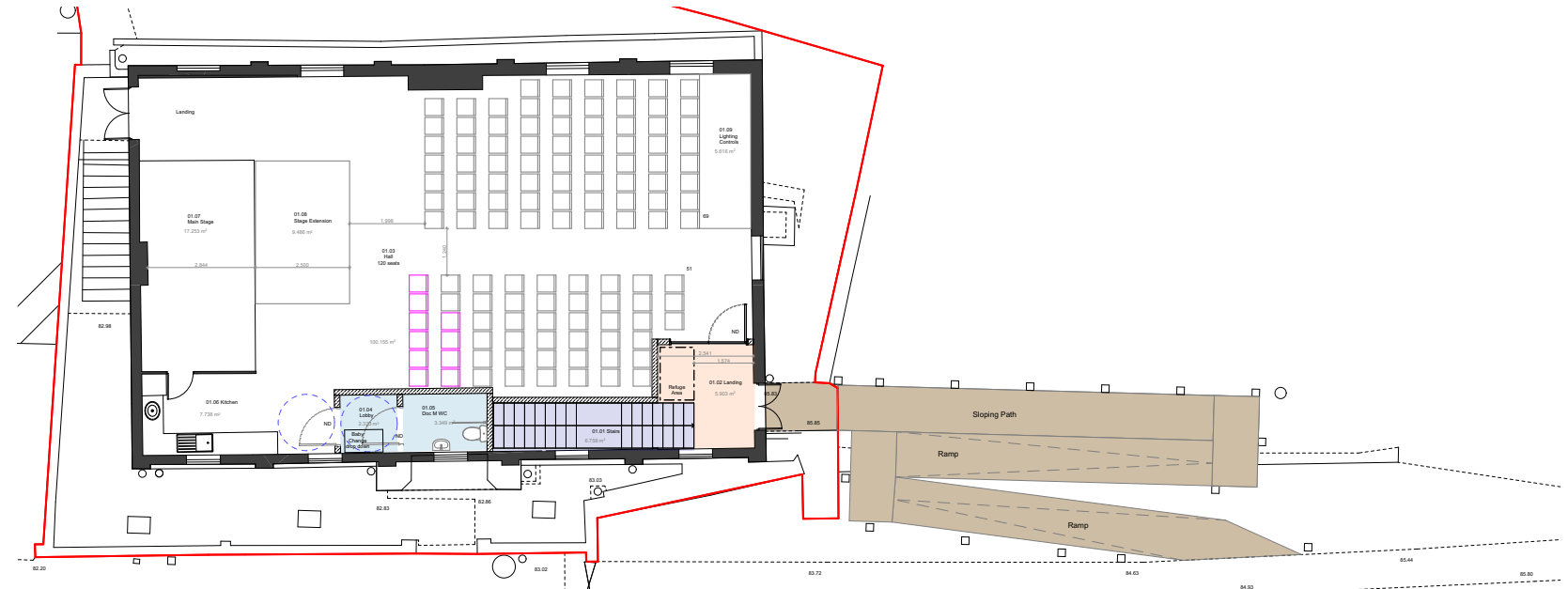
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4.6.1 Advantages

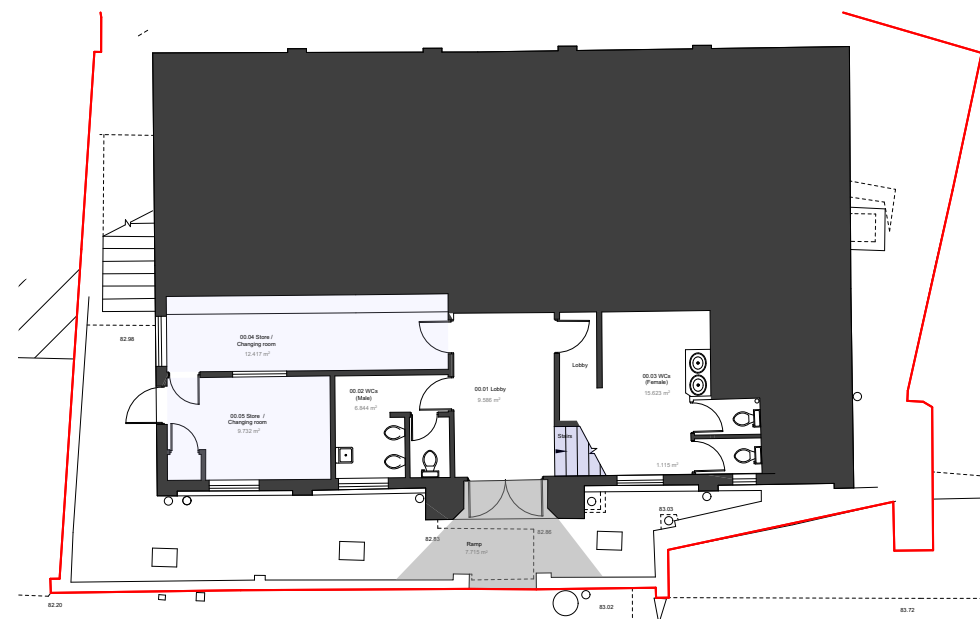
- Improved access to the first floor with a new shallower staircase
- Additional seating
- The new lobby at first floor accommodates a refuge
- New DDA toilet and baby change

4.6.2 Disadvantages

- There would be some disruption to the running of the hall during the works
- The aisle width is reduced to the minimum acceptable width of 1100mm
- The external work would need Planning Permission and possibly Listed Building Consent which would need to be considered for cost and time implications
- The work to the bank to accommodate the lift may need to be agreed with the church - depending on where the site ownership lies

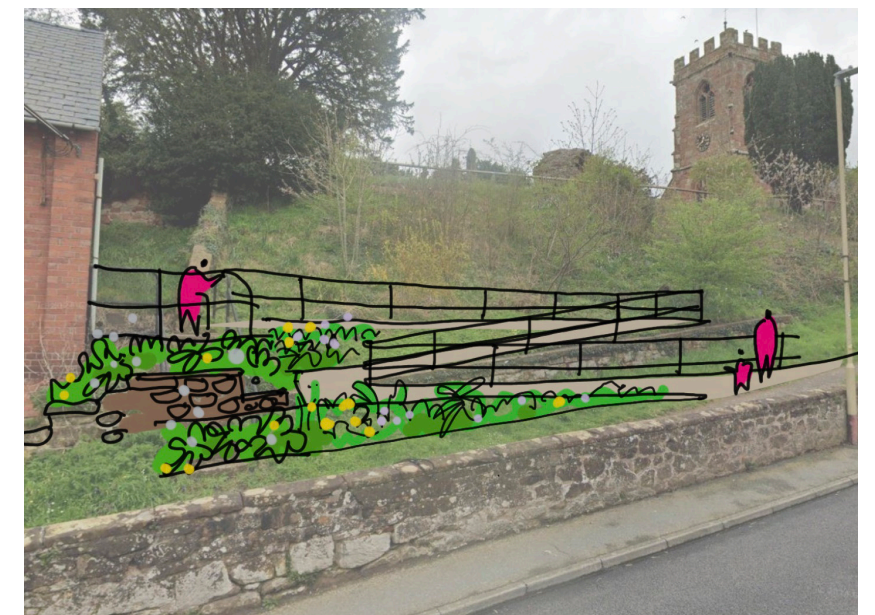


4.6.4 - Option 4b - Proposed First Floor



4.6.3 - Option 4b - Proposed Ground Floor

Not to scale



4.6.5 - Sketch to show how the ramp might look

5.0 Examples of Similar Projects

5.1 Platform Lifts

Some examples of platforms lifts that have been built internally and externally.

The external lifts are enclosed within a weather tight enclosure which can be made in glass panels or metal panels mounted within a steel frame.

The internal lifts are similar however the enclosure will need to provide 60 minutes fire protection too.



5.2.1 An external platform lift within a glass enclosure



5.2.2 An external platform lift within a glass enclosure



5.2.3 An external platform lift within a glass enclosure



5.2.4 An internal platform lift within a glass enclosure



5.2.4 An internal platform lift within a glass enclosure

6.0 Conclusion

6.1 Future Actions

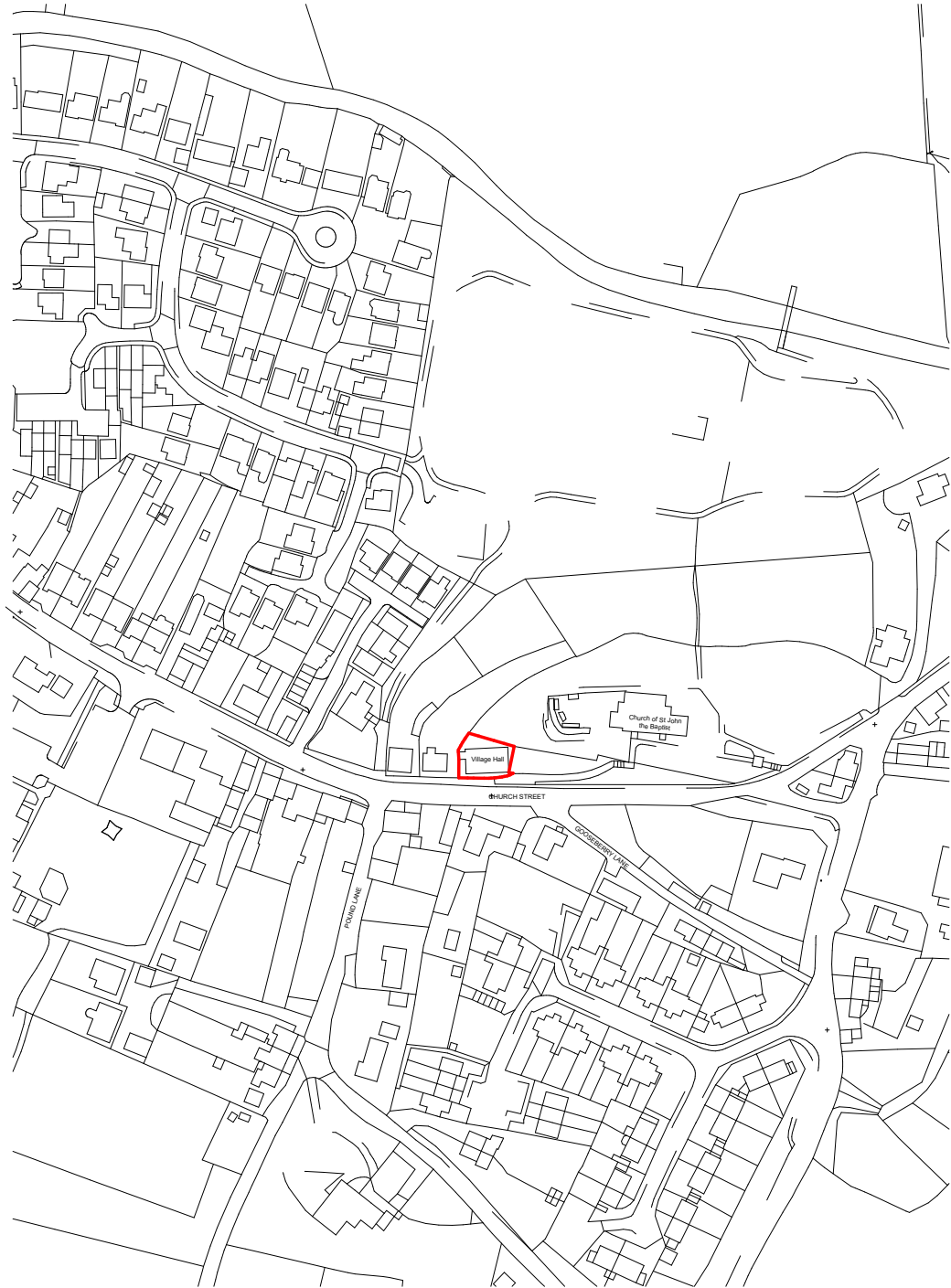
Ruyton XI Towns Village Hall will need to review the options presented in this study and decide which of them is best suited to their long-term strategy.

It may well be that the preferred option is a combination of the proposals which balances aspiration, time and cost.

Once the cost and strategy is finalised, the design could be developed to produce a set of plans and documents which can be used to promote the proposals to gain support from grant funding bodies, the local community and other parties.



7.0 Drawings



Site Location Plan
1:1250



Site Block Plan
1:500



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All drawings to be read in conjunction with all relevant structural and mechanical and electrical consultants' drawings and specifications.

HEALTH AND SAFETY HAZARDS

Significant hazards relative to the architectural design shown on this drawing have been assessed and highlighted with reasonable skill and care using a warning triangle system.

This drawing is to be read in conjunction with all other hazards / risks which have been identified and recorded within the construction phase Health and Safety Plan.

It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Significant are defined as:-

- Those not likely to be obvious to a competent contractor or other designers.
- Those of an unusual nature.
- Those likely to be difficult to manage effectively.

General Notes:

Rev F1	Issued for QS costing.	KM / BB	21.03.2025
Rev F	Issued for QS costing.	KM / BB	18.03.2025
Rev:	Details:	By / Chk:	Date:

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Client:
Village Hall Committee

Project:
Ruyton-Xi-Towns Village Hall

Drawing Title:
Site Plan

Scale: @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0001



Existing Ground Floor Plan

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Village Hall Committee

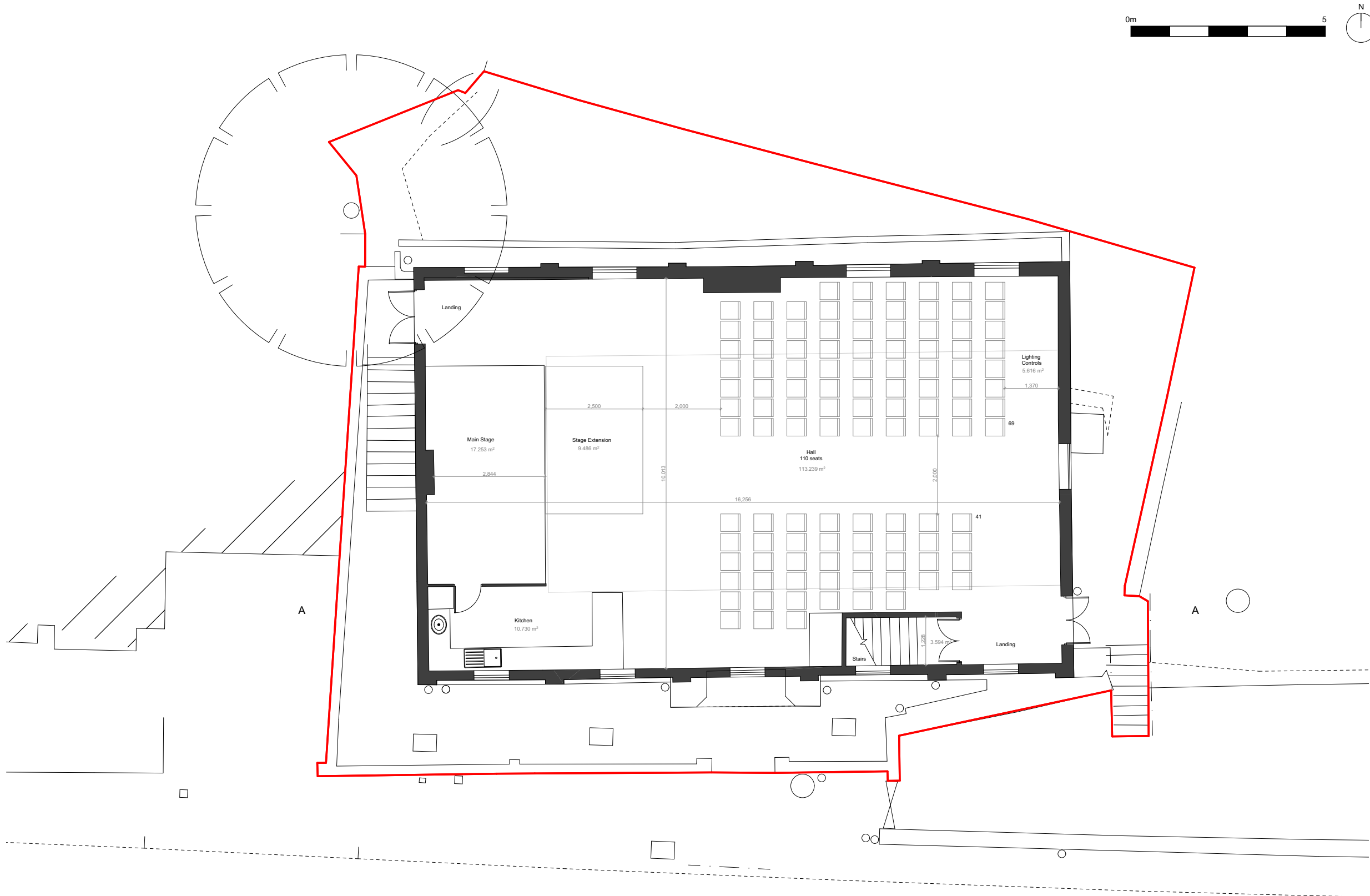
Project:
Ruyton-Xi-Towns Village Hall

Drawing Title:
Existing Ground Floor Plan

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0003



Existing First Floor Plan

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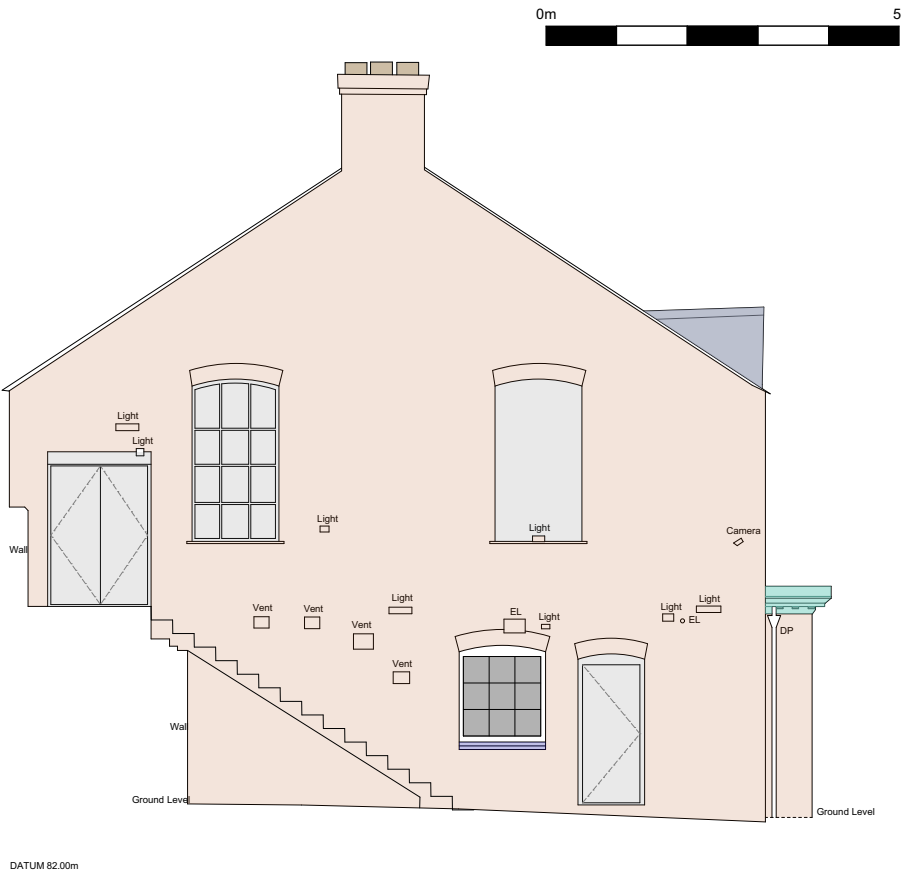
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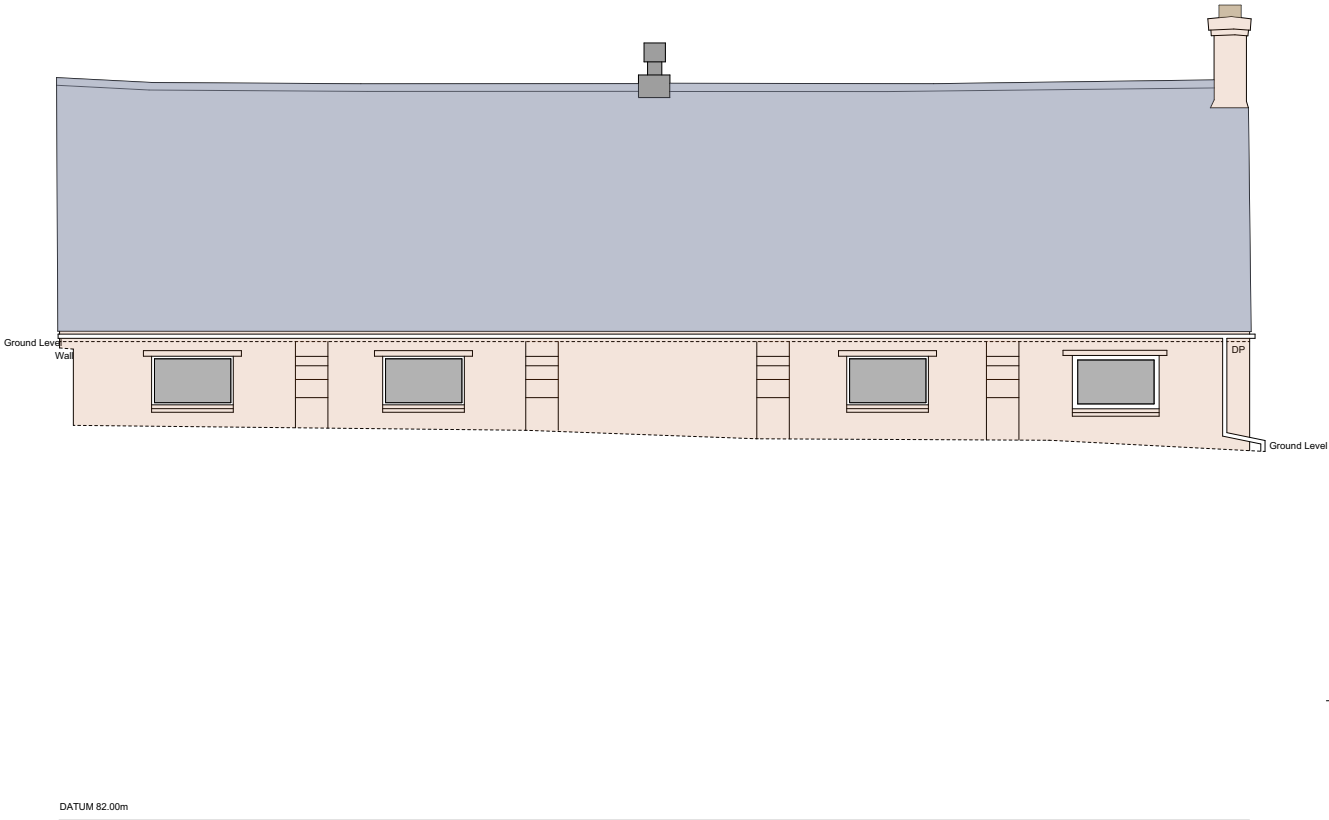
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Client: Village Hall Committee	
Project: Ruyton-Xi-Towns Village Hall	
Drawing Title: Existing First Floor Plan	
Scale: 1:50	@ A1
Status: FEASIBILITY	
Project no - Drawing No & Revision: 2898-SK-0004	



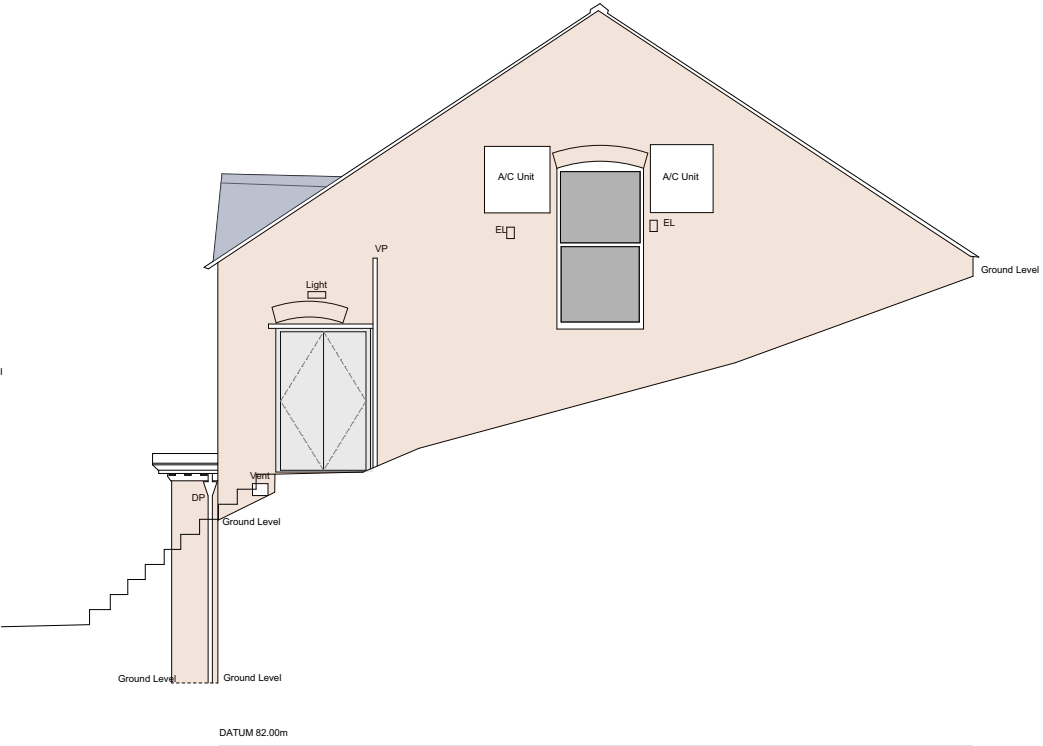
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

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HEALTH AND SAFETY HAZARDS

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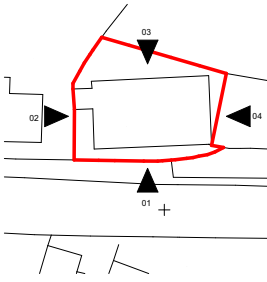
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General Notes:

KEY



Rev F1	Issued for QS costing.	KM / BB	21.03.2025
Rev F	Issued for QS costing.	KM / BB	18.03.2025
Rev:	Details:	By / Chk:	Date:

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Client:
Village Hall Committee

Project:
Ruyton-XI-Towns Village Hall

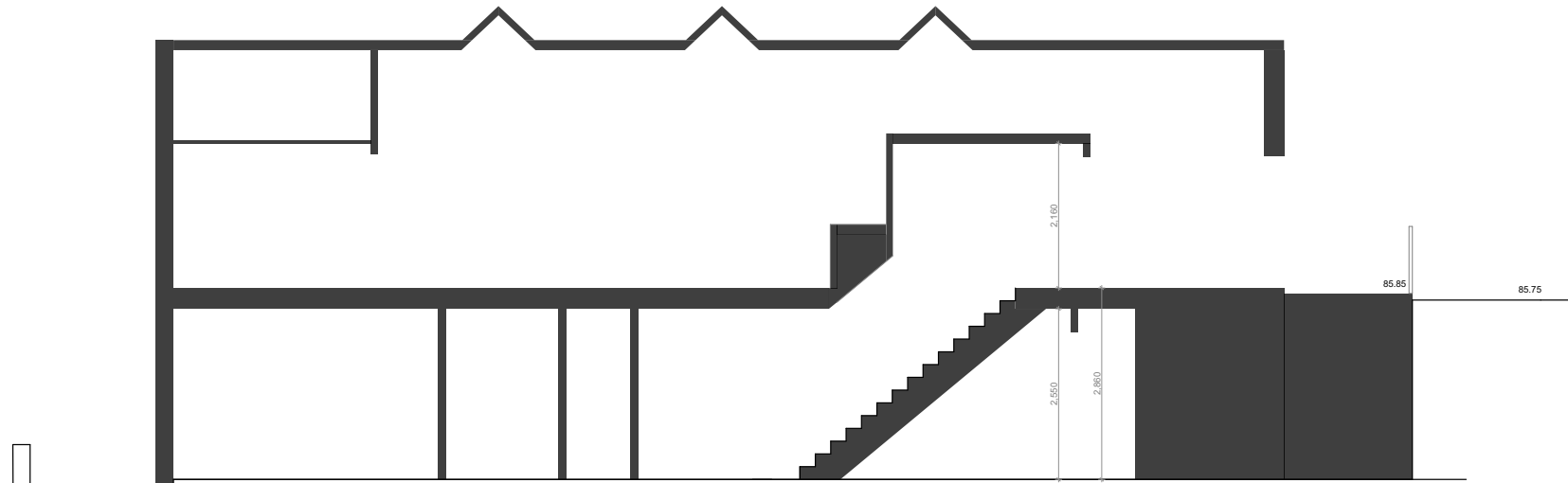
Drawing Title:
Existing Elevations

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0005

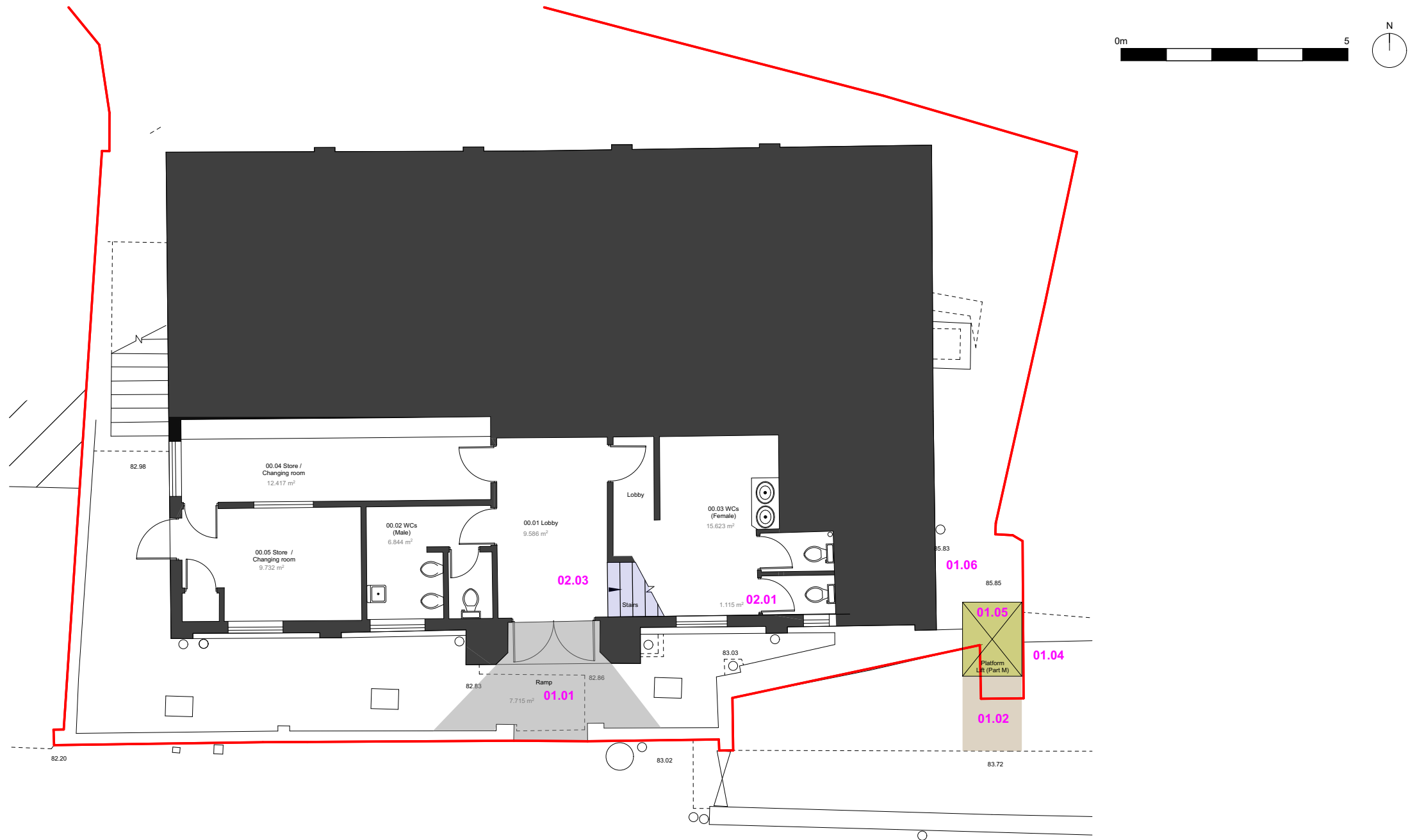
Existing Elevations



SECTION A-A

BCHNarchitects

2898-SK-0006



01 External Works

- 01.01 Insert new graded ramp with colour asphalt finish to front entrance to create an accessible entrance - to S/E design,
- 01.02 Remove the existing stone steps and excavate the bank to create space to insert a platform lift,
- 01.03 Retain the stone for re-use forming the new lift enclosure,
- 01.04 Install a foundation for the lift and secure the bank to S/E design,
- 01.05 Insert a new external Platform Lift within a custom built enclosure to architect design,
- 01.06 Adaptations to path/landings to accommodate the new lift inc: new low-light bollards, new PPC steel balustrade rail to first floor landing (footings to S/E design), Signage, New surface finish (coloured asphalt),
- 01.07 A listed building application may be required for the work to the wall if it falls within the demise of the church.

02 Internal Works

- 02.01 Take out the existing concrete staircase, part of the first floor structure, small excavation or ground modification to the rear of the female toilets at ground floor, possible disruption to Female toilets, reinstate two female wc cubicles after staircase installation
- 02.02 Structural engineer to design structural alterations required to accommodate the removal and insertion of a new staircase,
- 02.03 Install new steel or concrete staircase compliant with Part B, Part K and Part M,

Option 01 Proposed Ground Floor

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
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- Those likely to be difficult to manage effectively.

General Notes:

KEY

 Proposed Walls

 Existing Walls

ND New Doors

Rev F	Issued for QS costing.	KM / BB	21.03.2025
Rev:	Details:	By / Chk:	Date:

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Client:
Village Hall Committee

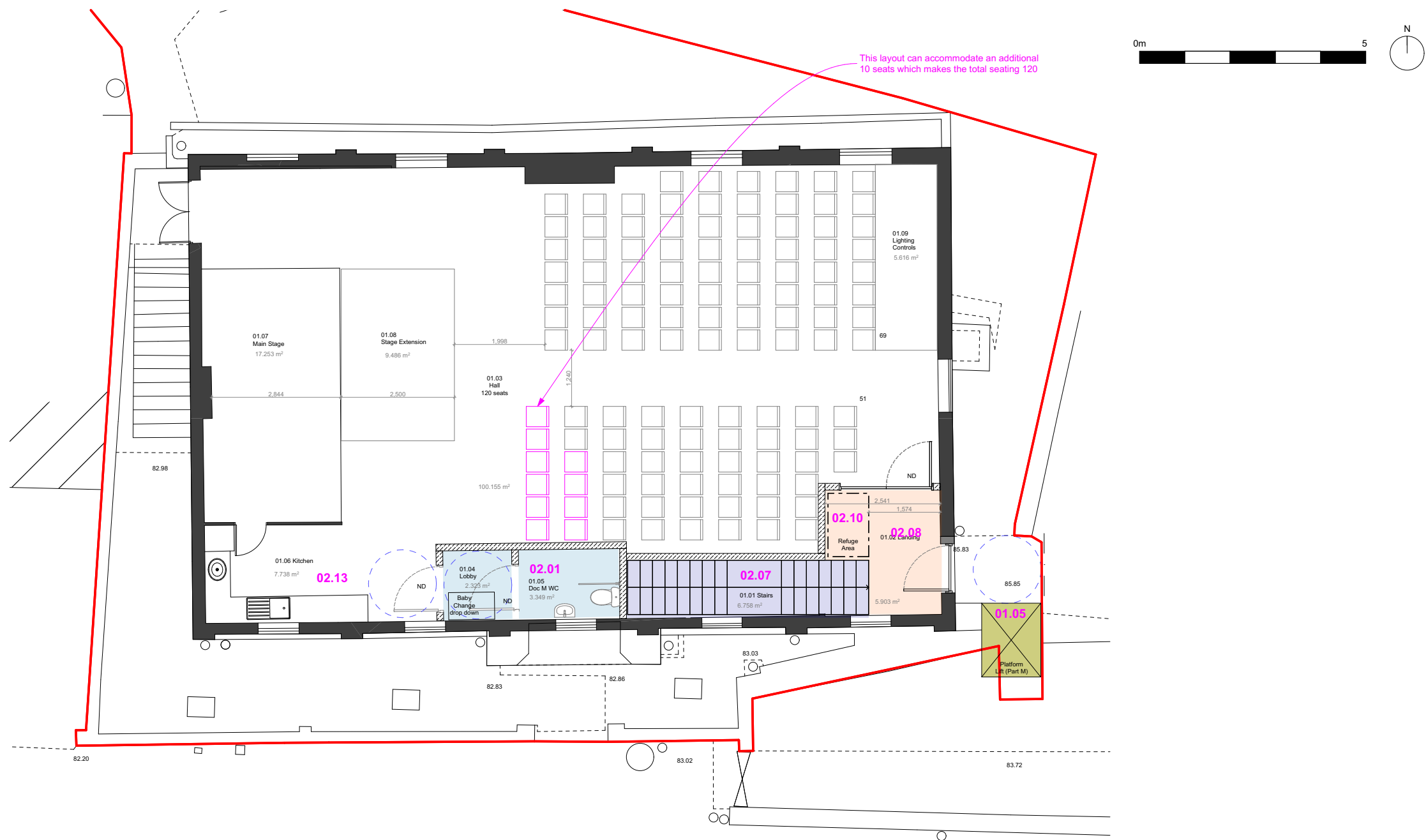
Project:
Ruyton-XI-Towns Village Hall

Drawing Title:
Proposed Option 01 Ground Floor

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0050





01 External Works

- 01.01 New external platform lift including an enclosure
- 01.02 New external landing, paving slabs
- 01.03 New external door into the main hall

02 Internal Works

- 02.01 Insert a new Doc M toilet with Baby Change at first floor,
- 02.02 Allow for new vinyl floor finish to the adapted areas of the DDA toilet/ Baby change and staircase,
- 02.03 Allow for new MF ceiling to first floor over stairs and toilet,
- 02.04 Allow for adaptations to existing suspended ceiling tiles localised to areas around/above the DDA toilet, Baby change and staircase,
- 02.05 Take out the existing concrete staircase, part of the first floor and the lobby enclosure,
- 02.06 Structural engineer to design structural alterations required to accommodate the removal and insertion of a new staircase,
- 02.07 Install new steel or concrete staircase compliant with Part B, Part K and Part M,
- 02.08 Install a new lobby enclosure to provide 60 minutes fire protection including new fire doors with glazed panels,
- 02.09 New smoke/heat alarm etc to staircase/lobby,
- 02.10 Insert Refuge with call button,
- 02.11 New lighting to DDA toilet, baby change, staircase and lobby,
- 02.12 Allow for adaption to above and possibly below ground drainage and services (drainage survey required and new connections to suit new wc/basin) in connection with the new toilet at first floor,
- 02.13 Adapt the kitchen to make it smaller to accommodate the access into the babychange and WC - localised repairs of floor tiles.

Option 01 Proposed First Floor

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Those of an unusual nature.		
Those likely to be difficult to manage effectively.		
General Notes:		
KEY		
 Proposed Walls		
 Existing Walls		
ND New Doors		
Rev F	Issued for QS costing.	KM / BB 21.03.2025
Rev:	Details:	By / Chk: Date:

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Client: Village Hall Committee	
Project: Ruyton-Xi-Towns Village Hall	
Drawing Title: Proposed Option 01 First Floor	
Scale 1:50	@ A1
Status: FEASIBILITY	
Project no - Drawing No & Revision: 2898-SK-0051	



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General Notes:

KEY

 Proposed Walls

 Existing Walls

ND New Doors

Rev F	Issued for QS costing.	KM / BB	21.03.2025
Rev:	Details:	By / Chk:	Date:

01 External Works

01.01 Insert new graded ramp to the main front entrance with colour asphalt finish to front entrance to create an accessible entrance - to S/E design,

02 Internal Works

Ground Floor

- 02.01 New DDA Platform lift including 60min fire rated enclosure
- 02.02 Internal modifications to Female toilets (new vinyl floor, new laminate cubicles, new sanitary ware, extend/ alter drainage and water connections)
- 02.03 New male toilets (new vinyl floor finish, new lightweight plasterboard partitions, new vinyl floor, new laminate cubicles, new sanitary ware, extend / alter drainage and water connections)
- 02.04 Amendments to the Changing Room (relocate fixed furniture / cupboards, new wash hand basin including drainage, new vinyl floor finish)
- 02.05 Make good to ceilings locally in areas of partitions relocation
- 02.06 Re-decorate throughout.

Option 02a Proposed Ground Floor

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Client:
Village Hall Committee

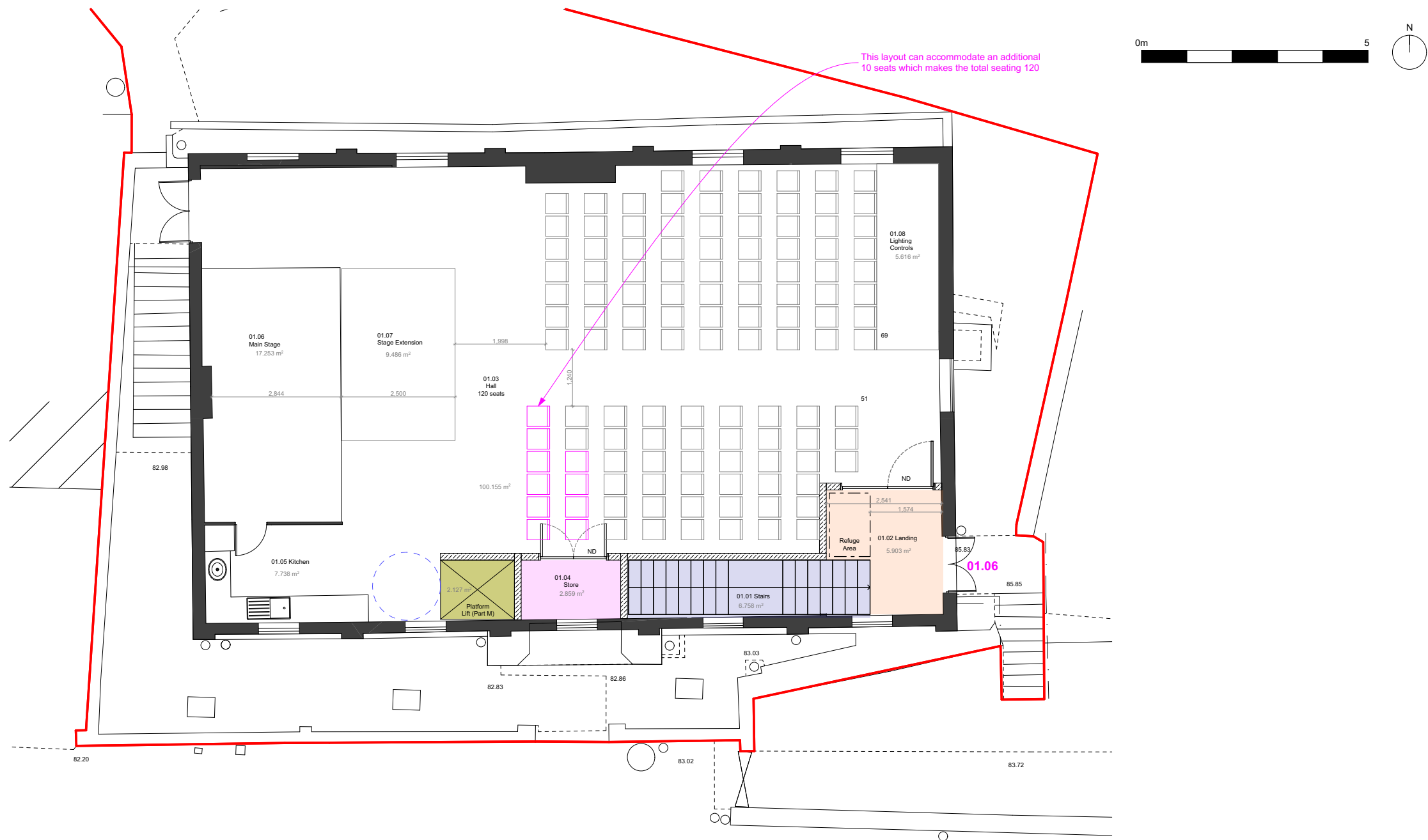
Project:
Ruyton-Xi-Towns Village Hall

Drawing Title:
Proposed Option 02a Ground Floor

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0052



01 External Works

none

02 Internal Works

First Floor

- 02.01 New DDA Platform lift including 60min fire rated enclosure
- 02.02 New Store, 60min fire rated partition, new FD60s double door
- 02.03 New steel (or concrete?) staircase, small excavation or ground modification to the rear of the female toilets at ground floor, new 60min fire rated lightweight stud partition, new fire rated door and screen
- 02.04 Alterations to fire and smoke alarm for the new staircase
- 02.05 New lighting in the modified areas
- 02.06 Adapt kitchen to make it smaller in order to accomodate the platform lift
- 02.06 New vinyl floor to modified areas
- 02.07 New suspended ceilings to modified areas
- 02.08 localised patching of existing Luxury Vinyl Tiles in the main hall around the modified areas
- 02.09 Decorate the modified areas

Option 02a Proposed First Floor

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- Those likely to be difficult to manage effectively.

General Notes:

KEY

- Proposed Walls
- Existing Walls
- ND New Doors

Rev F	Issued for QS costing.	KM / BB	21.03.2025
Rev:	Details:	By / Chk:	Date:

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Client:
Village Hall Committee

Project:
Ruyton-XI-Towns Village Hall

Drawing Title:
Proposed Option 02a First Floor

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0053



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- Proposed Walls
- Existing Walls
- ND New Doors

Rev F	Issued for QS costing.	KM / BB	21.03.2025
Rev.	Details:	By / Chk:	Date:

01 External Works

01.01 Insert new graded ramp to the main front entrance with colour asphalt finish to front entrance to create an accessible entrance - to S/E design,

02 Internal Works

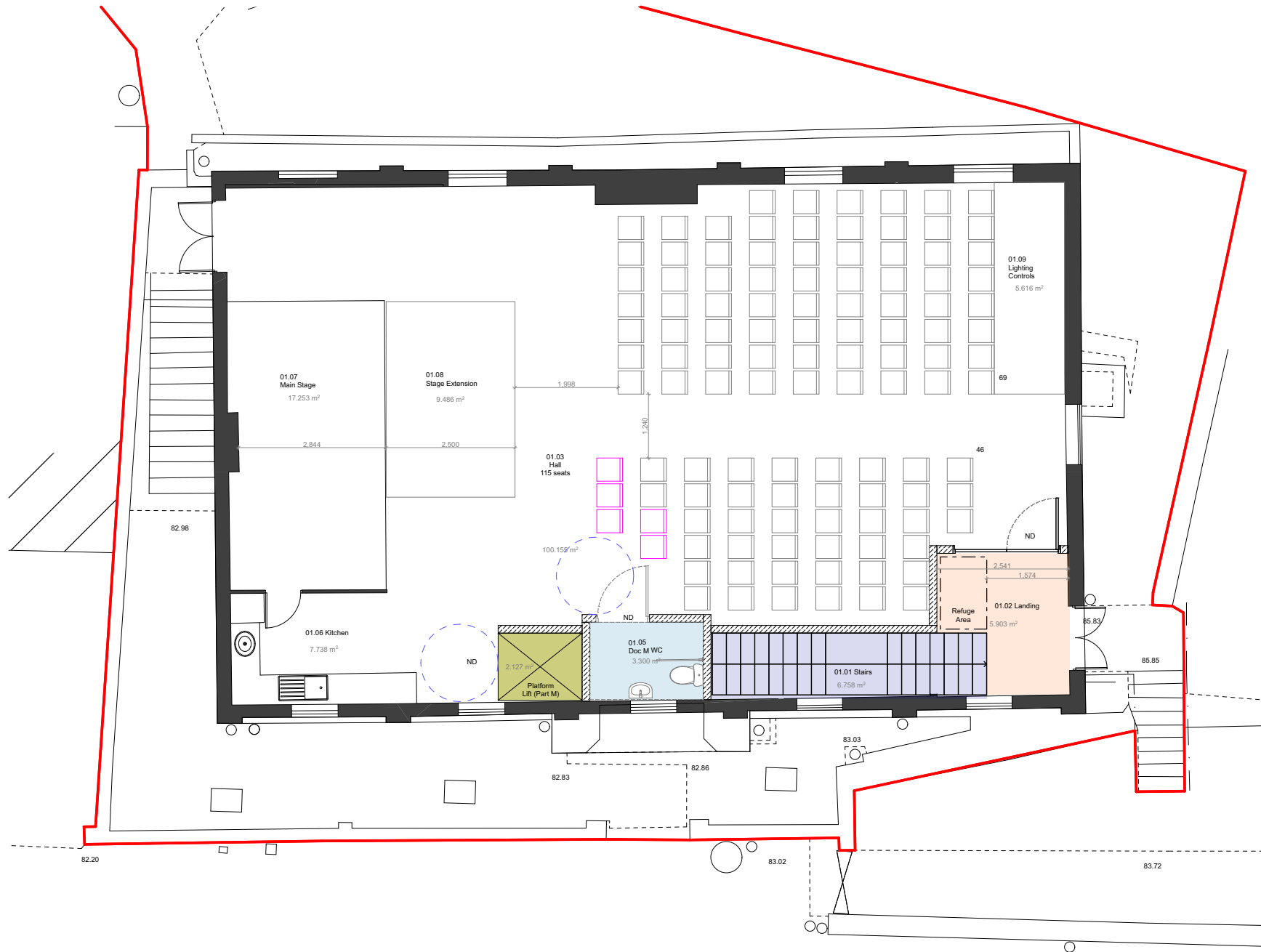
Ground Floor

- 02.01 New DDA Platform lift including 60min fire rated enclosure
- 02.02 Internal modifications to Female toilets (new vinyl floor, new laminate cubicles, new sanitary ware, extend/ alter drainage and water connections)
- 02.03 New male toilets (new vinyl floor finish, new lightweight plasterboard partitions, new vinyl floor, new laminate cubicles, new sanitary ware, extend / alter drainage and water connections)
- 02.04 Amendments to the Changing Room (relocate fixed furniture / cupboards, new wash hand basin including drainage, new vinyl floor finish)
- 02.05 Make good to ceilings locally in areas of partitions relocation
- 02.06 Re-decorate throughout.

Option 02b Proposed Ground Floor (same as Option 2a)

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Client: Village Hall Committee
Project: Ruyton-XI-Towns Village Hall
Drawing Title: Proposed Option 02b Ground Floor
Scale: 1:50 @ A1
Status: FEASIBILITY
Project no - Drawing No & Revision: 2898-SK-0054



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General Notes:

KEY

Proposed Walls

Existing Walls

ND New Doors

Rev F	Issued for QS costing.	KM / BB	21.03.2025
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BCHNarchitects

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Client:
Village Hall Committee

Project:
Ruyton-XI-Towns Village Hall

Drawing Title:
Proposed Option 02b First Floor

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:

2898-SK-0055

01 External Works

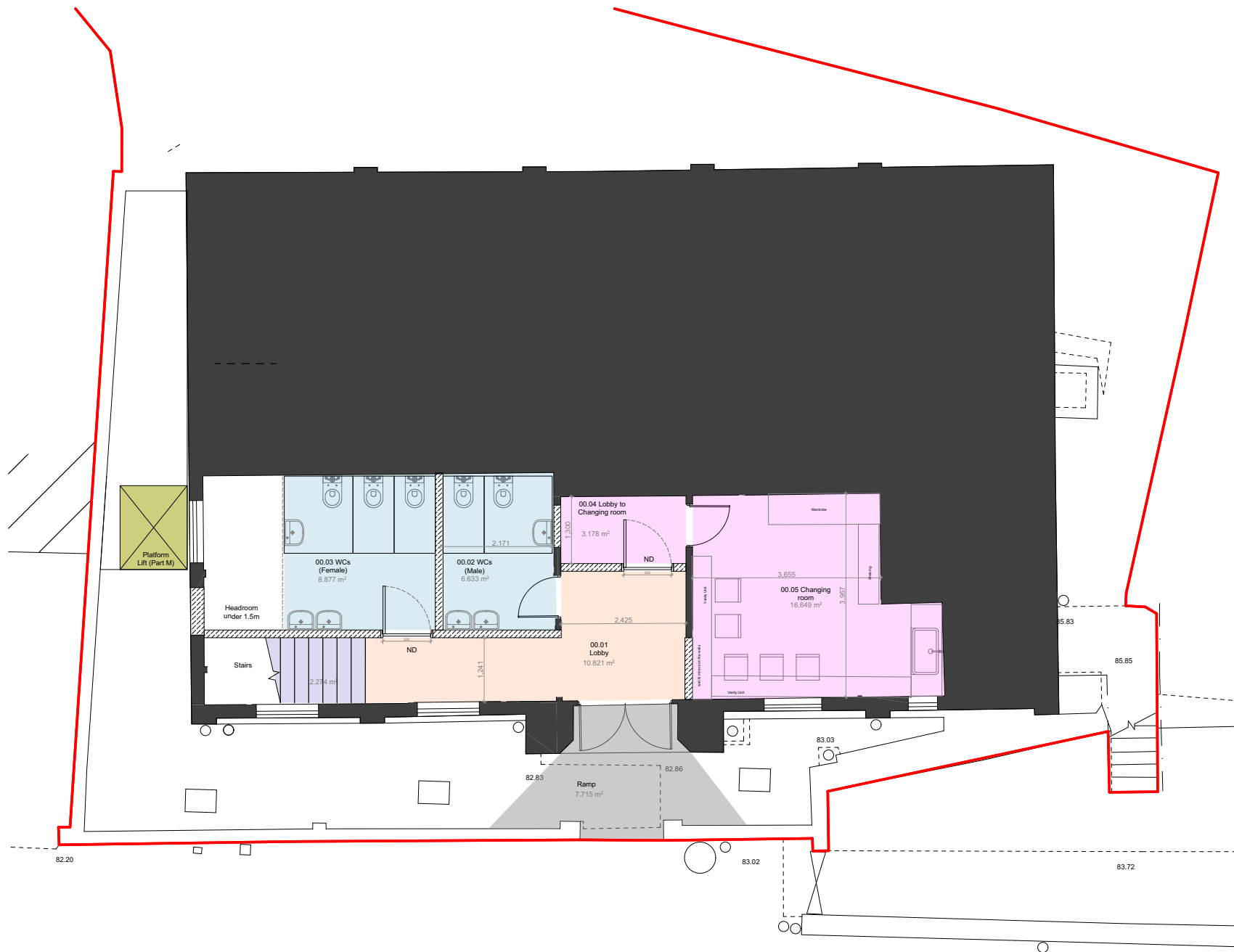
none

02 Internal Works (grey-ed out text is same as Option 2a)

First Floor

- 02.01 New DDA Platform lift including 60min fire rated enclosure
- 02.02 New DDA Toilet, including vinyl finish, all sanitary ware, lighting, doors, ironmongery etc.
- 02.03 New steel (or concrete?) staircase, small excavation or ground modification to the rear of the female toilets at ground floor, new 60min fire rated lightweight stud partition, new fire rated door and screen
- 02.04 Alterations to fire and smoke alarm for the new staircase
- 02.05 New lighting in the modified areas
- 02.06 Adapt kitchen to make it smaller in order to accomodate the platform lift
- 02.06 New vinyl floor to modified areas
- 02.07 New suspended ceilings to modified areas
- 02.08 localised patching of existing Luxury Vinyl Tiles in the main hall around the modified areas
- 02.09 Decorate the modified areas

Option 02b Proposed First Floor



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General Notes:

KEY

Proposed Walls

Existing Walls

ND New Doors

Rev F	Details:	KM / BB	00.03.2025
Rev:	Details:	By / CHK:	Date:

01 External Works

- 01.01 Insert new graded ramp to the main front entrance with colour asphalt finish to front entrance to create an accessible entrance
- 01.02 Remove the existing metal staircase to the Western Elevation, make good to ground finishes, finish in coloured asphalt, new low level bollards
- 01.02 New external platform lift, adaptations made to the path / landing to accommodate the new lift

02 Internal Works

Ground Floor

- 02.01 Remove existing concrete staircase, make good to floor joists, floor finishes on First Floor and ceilings on the ground floor
- 02.02 New metal staircase, extend Lobby floor finishes
- 02.03 Internal modifications to Female toilets (new vinyl floor, new laminate cubicles, new sanitary ware, extend / alter drainage and water connections)
- 02.04 New male toilets (new vinyl floor finish, new lightweight plasterboard partitions, new vinyl floor, new laminate cubicles, new sanitary ware, extend / alter drainage and water connections)
- 02.05 Relocate Changing Room (relocate fixed furniture / cupboards, new wash hand basin including drainage, new vinyl floor finish)
- 02.06 New Changing room Lobby, fire rated partition, 60min fire rated doors
- 02.07 Make good to ceilings locally in areas of partitions relocation
- 02.08 Re-decorate throughout.

Option 03 Proposed Ground Floor

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Client:
Village Hall Committee

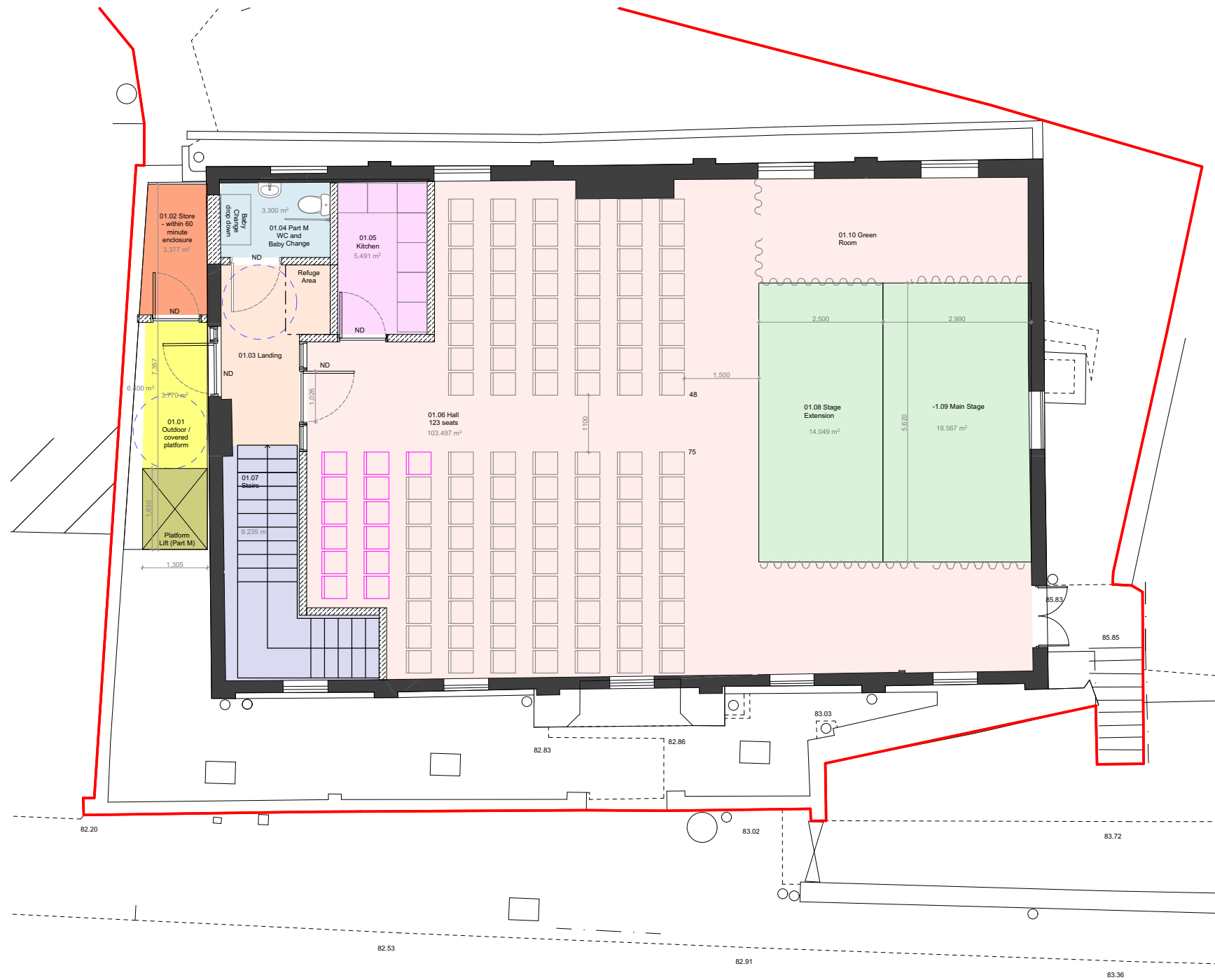
Project:
Ruyton-Xi-Towns Village Hall

Drawing Title:
Proposed Option 03 Ground Floor

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0056



01 External Works

- 01.01 New external platform lift
- 01.02 New first floor landing to the platform lift (steel frame, metal grating)
- 01.02 New external store at first floor (waterproof and fire rated enclosure, no insulation)

02 Internal Works

First Floor

- 02.01 New metal frame staircase in a 60min fire rated enclosure
- 02.02 New DDA Toilet
- 02.03 new Kitchenette, all units new, relocate water connection and drainage
- 02.04 New fire rated glazed door and glazed screen to the staircase
- 02.05 New vinyl floor to staircase, DDA Toilet and kitchenette
- 02.06 Relocate stage - dismantle existing stage, relocate in a new position, allow for repairs and necessary modifications
- 02.07 Relocate stage lighting, reuse all lighting bars and lighting
- 02.08 Modifications to existing suspended ceiling grid tiles
- 02.09 Modification to existing Air Conditioning (TBC ???)
- 02.10 New fire rated curtains to contain a green room to the side of the stage
- 02.11 Allow for additional Luxury Vinyl Tiles in the main hall around the modified areas
- 02.12 Re-decorate the whole hall

Option 03 Proposed First Floor



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General Notes:

KEY

- Proposed Walls
- Existing Walls
- ND New Doors

Rev F	Details:	KM / BB	00.03.2025
Rev:	Details:	By / Chk:	Date:

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Client:
Village Hall Committee

Project:
Ruyton-Xi-Towns Village Hall

Drawing Title:
Proposed Option 03 First Floor

Scale 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0057



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General Notes:

KEY

Proposed Walls

Existing Walls

ND New Doors

Rev F	Issued for QS costing	KM / BS	21.03.2025
Rev:	Details:	By / CHK:	Date:

01 External Works

01.01 Insert new graded ramp to the main front entrance with colour asphalt finish to front entrance to create an accessible entrance - to S/E design,

02 Internal Works

Ground Floor

- 02.01 Take out the existing concrete staircase, part of the first floor structure, small excavation or ground modification to the rear of the female toilets at ground floor, possible disruption to Female toilets, reinstate two female wc cubicles after staircase installation
- 02.02 Structural engineer to design structural alterations required to accommodate the removal and insertion of a new staircase,
- 02.03 Install new steel or concrete staircase compliant with Part B, Part K and Part M,

Option 04a Proposed Ground Floor

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Client:
Village Hall Committee

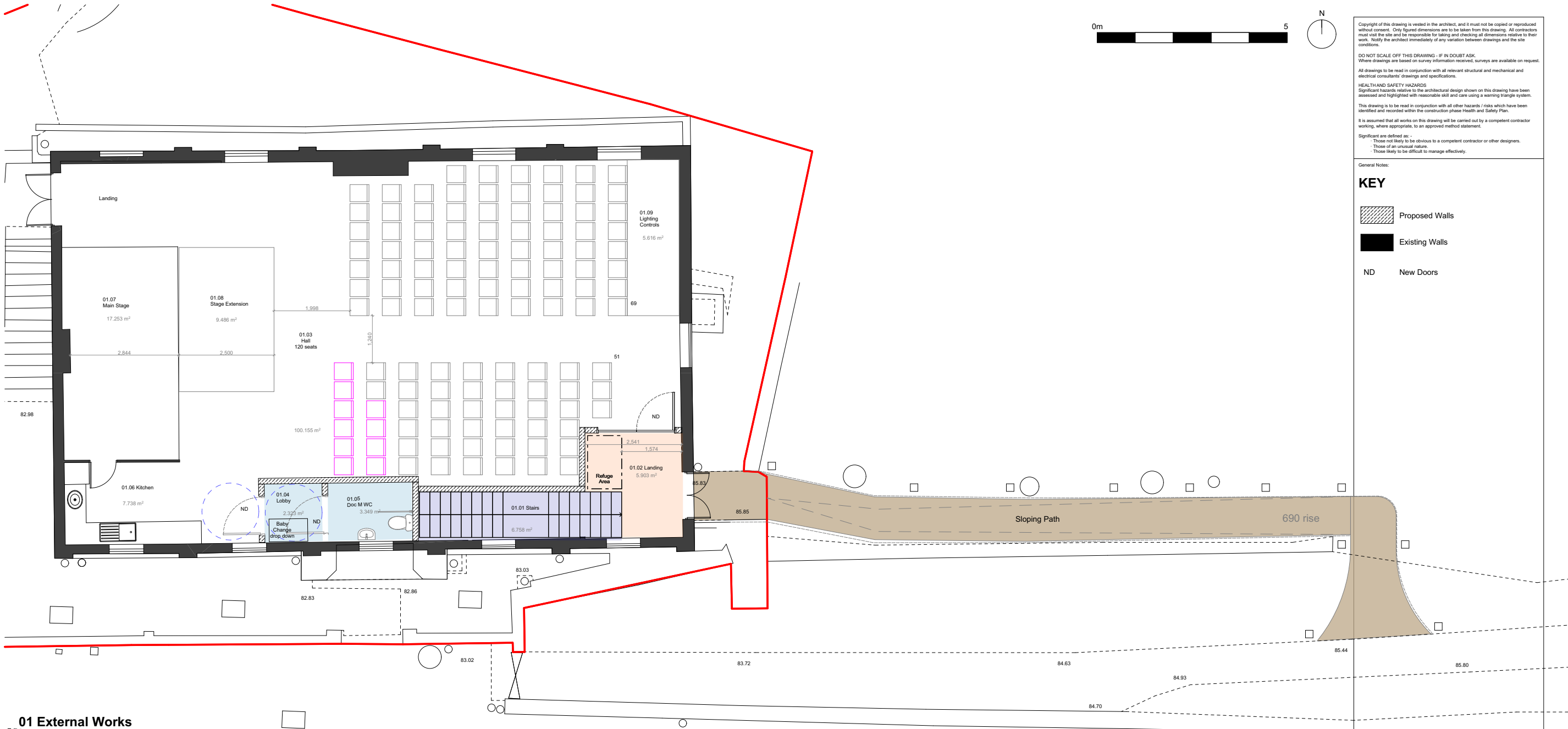
Project:
Ruyton-Xi-Towns Village Hall

Drawing Title:
Proposed Option 04a Ground Floor

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0058



01 External Works

- 01.01 New sloping path to create an accessible entrance to the First Floor (insert a tarmac path into the bank, new stainless steel handrail to Southern edge of the path)
- 01.02 Remove existing stone steps (retain stone on site / possibly re-use to form a wall to edge of the path)
- 01.03 Install low level lighting bollards alongside the length of the new path

02 Internal Works

First Floor

- 02.01 New DDA Toilet, including vinyl finish, all sanitary ware, lighting, doors, ironmongery etc.
- 02.02 New baby change / lobby to the DDA toilet, new floor finishes, lighting, ironmongery etc.
- 02.03 New steel (or concrete?) staircase, small excavation or ground modification to the rear of the female toilets at ground floor, new 60min fire rated lightweight stud partition, new fire rated door and screen at first floor
- 02.04 Alterations to fire and smoke alarm for the new staircase,
- 02.05 New lighting in the modified areas
- 02.06 New vinyl floor to modified areas
- 02.07 New suspended ceilings to modified areas
- 02.08 localised patching of existing Luxury Vinyl Tiles in the main hall around the modified areas
- 02.09 Decorate the modified areas
- 02.10 New external door at first floor leading onto the new path
- 02.11 Adapt kitchen to make it smaller to accommodate the access into the baby-change and WC

Option 04b Proposed First Floor

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DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK.

Where drawings are based on survey information received, surveys are available on request. All drawings to be read in conjunction with all relevant structural and mechanical and electrical consultants' drawings and specifications.

HEALTH AND SAFETY HAZARDS


Significant hazards relative to the architectural design shown on this drawing have been assessed and highlighted with reasonable skill and care using a warning triangle system. This drawing is to be read in conjunction with all other hazards / risks which have been identified and recorded within the construction phase Health and Safety Plan. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.


Significant are defined as:-

- Those not likely to be obvious to a competent contractor or other designers.
- Those of an unusual nature.
- Those likely to be difficult to manage effectively.

General Notes:

KEY

 Proposed Walls

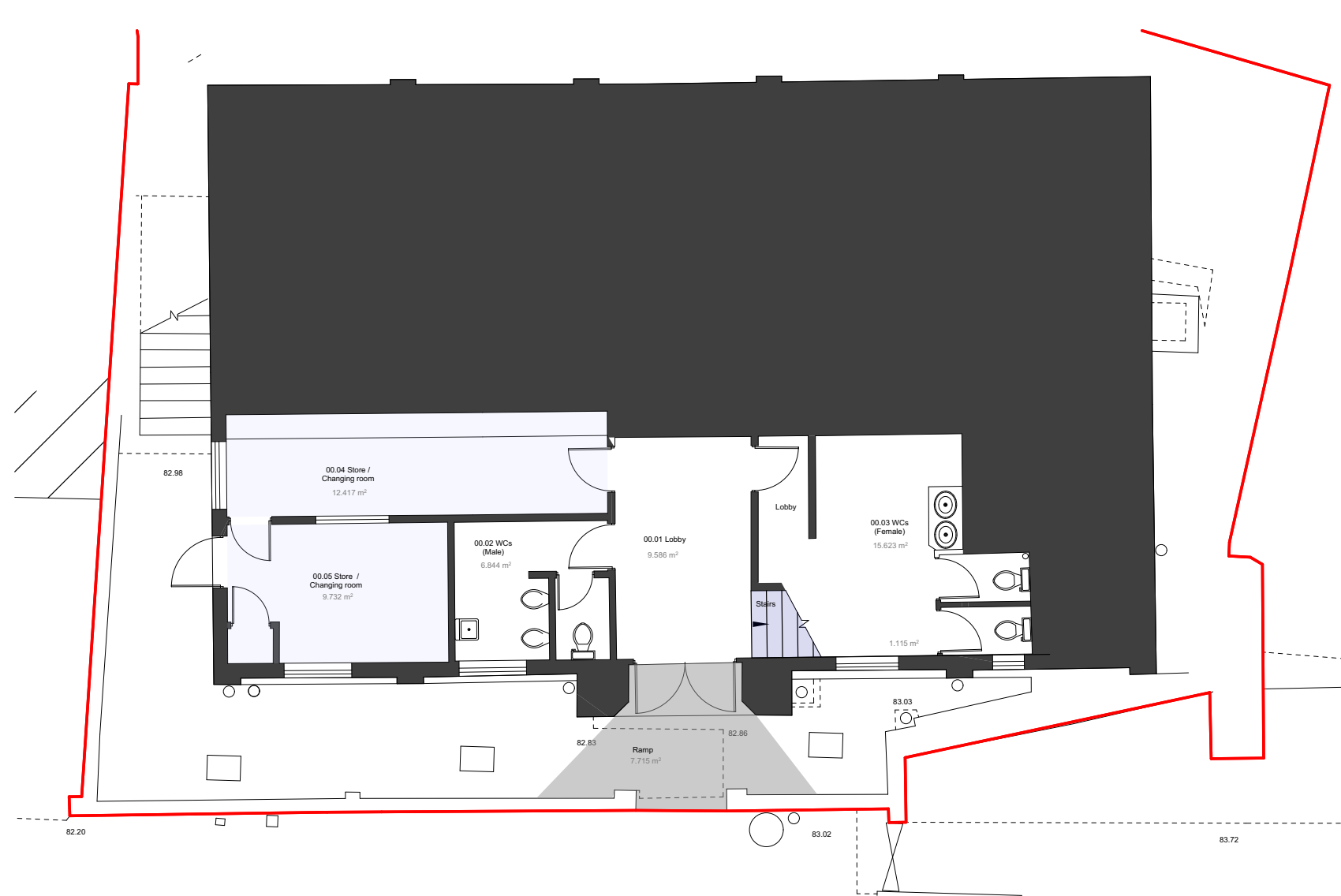
 Existing Walls

ND New Doors

Rev F	Issued for QS costing.	KM / BB	21.03.2025
Rev:	Details:	By / Chk:	Date:

BCHNarchitects

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Client: Village Hall Committee
Project: Ruyton-XI-Towns Village Hall
Drawing Title: Proposed Option 04a First Floor
Scale: 1:50 @ A1
Status: FEASIBILITY
Project no - Drawing No & Revision: 2898-SK-0059



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General Notes:

KEY

 Proposed Walls

 Existing Walls

ND New Doors

01 External Works (same as Option 4a)

01.01 Insert new graded ramp to the main front entrance with colour asphalt finish to front entrance to create an accessible entrance - to S/E design,

02 Internal Works (same as Option 4a)

Ground Floor

- 02.01 Take out the existing concrete staircase, part of the first floor structure, small excavation or ground modification to the rear of the female toilets at ground floor, possible disruption to Female toilets, reinstate two female wc cubicles after staircase installation
- 02.02 Structural engineer to design structural alterations required to accommodate the removal and insertion of a new staircase,
- 02.03 Install new steel or concrete staircase compliant with Part B, Part K and Part M,

Option 04b Proposed Ground Floor

Rev F	Issued for QS costing.	KM / BB	21.03.2025
Rev:	Details:	By / Chk:	Date:

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Client:
Village Hall Committee

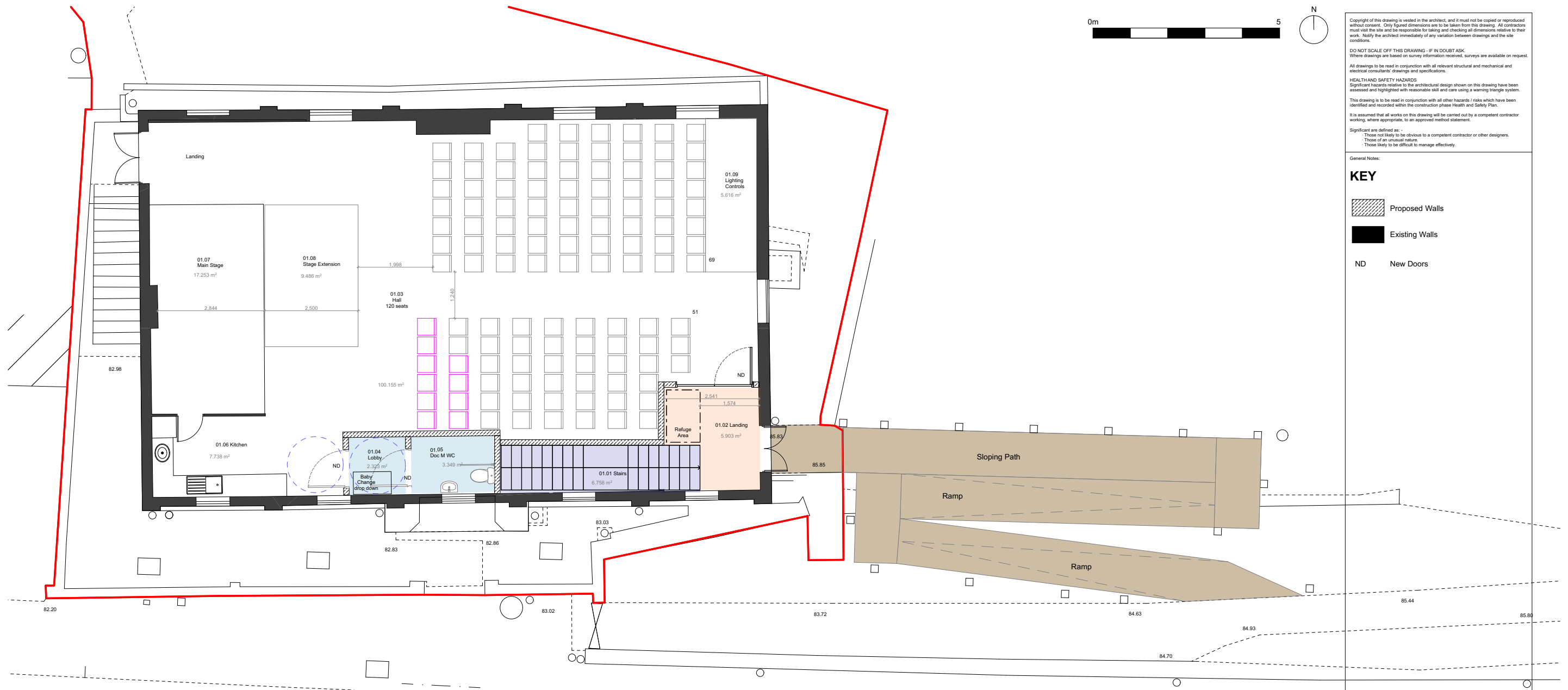
Project:
Ruyton-XI-Towns Village Hall

Drawing Title:
Proposed Option 04b Ground Floor

Scale	1:50	@ A1
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Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0060



01 External Works

- 01.01 New sloping fully B Regs compliant ramp to create an accessible entrance to the First Floor (insert a tarmac path into the bank, new stainless steel handrail to both edges of the ramp)
- 01.02 Remove existing stone steps (retain stone on site / possibly re-use to form a wall to edge of the path)
- 01.03 Install low level lighting bollards alongside the length of the new path
- 01.04 A permission to undertake work to trees may be required if they are covered by a TPO.

02 Internal Works (same as Option 4a)

First Floor

- 02.01 New DDA Toilet, including vinyl finish, all sanitary ware, lighting, doors, ironmongery etc.
- 02.02 New baby change / lobby to the DDA toilet, new floor finishes, lighting, ironmongery etc.
- 02.03 New steel (or concrete?) staircase, small excavation or ground modification to the rear of the female toilets at ground floor, new 60min fire rated lightweight stud partition, new fire rated door and screen at first floor
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Option 04b Proposed First Floor

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General Notes:

KEY

- Proposed Walls
- Existing Walls
- ND New Doors

Rev F	Issued for QS costing.	KM / BB	21.03.2025
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Client:
Village Hall Committee

Project:
Ruyton-Xi-Towns Village Hall

Drawing Title:
Proposed Option 04b First Floor

Scale: 1:50 @ A1

Status:
FEASIBILITY

Project no - Drawing No & Revision:
2898-SK-0061

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