



SUMMARY

- The main entrance to the building remains in the same place but a porch and a ramp for disabled access are added.
- The heating system is updated and the new boiler located to the rear of the building, the floor is replaced throughout with new timber flooring and is insulated.
- The existing toilet area is upgraded and the office space improved; a new toilet for disabled people is provided at the lower level in the area previously occupied by the boiler.
- The doors to the main hall and classroom are replaced in part, with folding or sliding doors.
- The kitchen is fully upgraded to a catering standard with a new servery. There is access from the Main Hall onto a patio area. A low risk children's play area is provided.
- A demountable stage is provided with its own storage space—up a level.
- Storage is improved in the classroom area for things like projector, computers etc.

Cost Estimate including fees and VAT at 20% £325,560

PLUS POINTS

- The cheapest option to build and to run. Building works would cause the least disruption to the running of the Hall.
- Meets the community's priority to have better access, better toilets and better kitchen.
- More efficient heating system, better insulation and better acoustics.
- Folding doors create a better link between Main Hall and Classroom at bigger events but still allow for these spaces to be separate if required.
- In good weather social events can spill out onto the terraced area from the Main Hall.
- New kitchen will allow for more professional in house catering for example for parties, weddings and other social event and offers the potential to provide a café.
- The improved facilities would make the hall more attractive for bookings. The office space could also be hired by local business person or visiting service such as the nhs.
- A low risk play area would provide a an attractive facility for Ross of Mull locals and visitors alike.
- Potential to isolate disabled toilet for general chargeable use by visitors.
- There is a reasonable chance of attracting sufficient funding to carry out the improvements.

MINUS POINTS

- Disabled toilet is separate from main toilet area and prevents one big hall being created.
- The porch area is small.
- The main entrance is not easily supervised from kitchen if there is no reception desk at main door.
- The storage for demountable stage is up a flight of stairs.
- This option offers limited potential to develop innovative income making facilities.
- This option does not offer many new opportunities for volunteering or employment although some may arise from community suggestion.

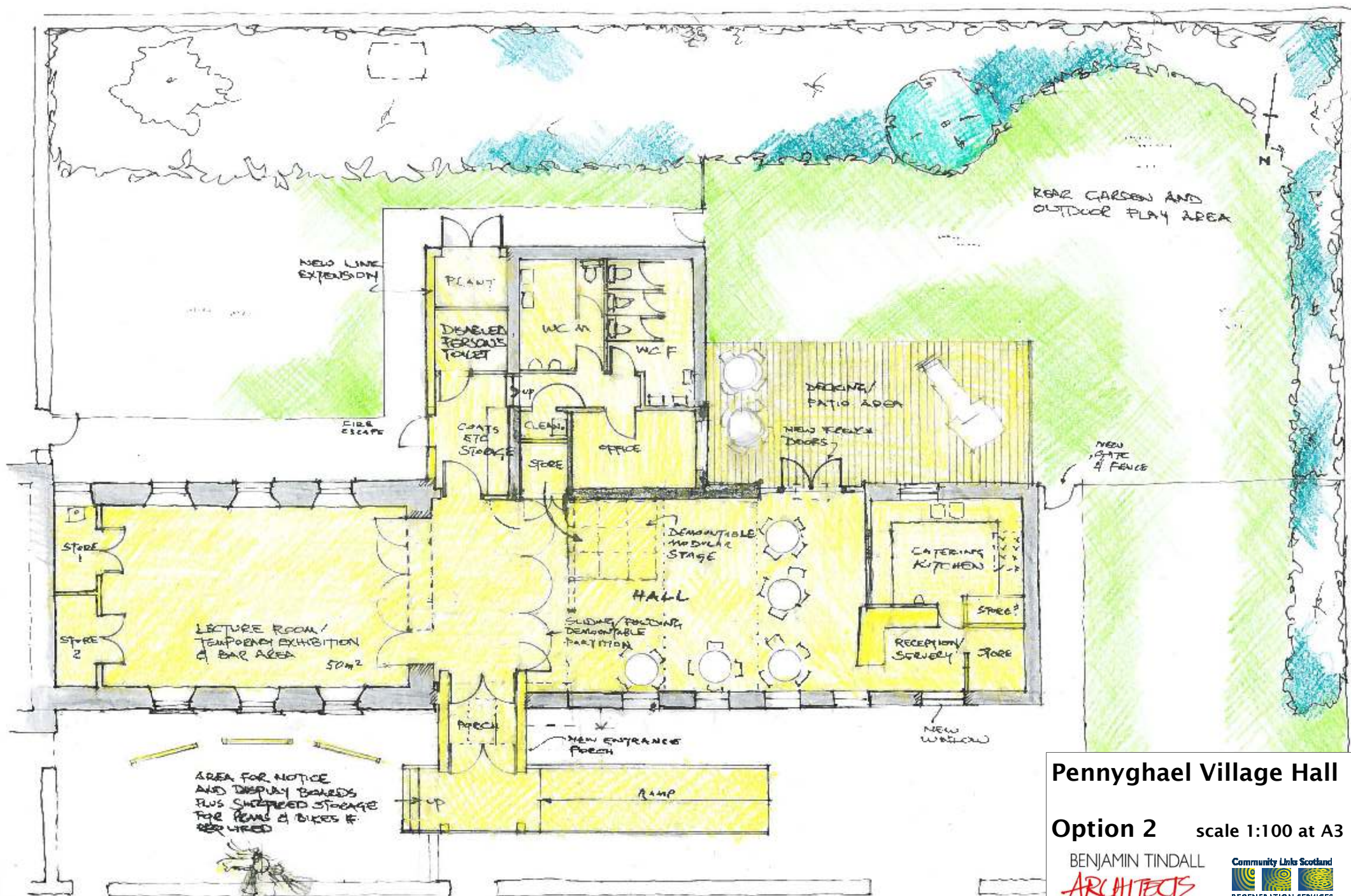
GENERAL POINTS

1. Car parking is not mentioned on any of the Options but would be improved in liaison with the Council as a result of the new bridge developments.
2. For all three Options there is the potential to include quality sculptures outside the hall to draw attention and add individuality.
3. All Options would use up to date, environmentally friendly technology in order to ensure minimum bills and environmental impact.

Pennyghael Village Hall Option 1

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Pennyghael Village Hall

Option 2 scale 1:100 at A3

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SUMMARY

- The main entrance to the building is moved slightly, towards the classroom end of the building and a bigger porch and a ramp for disabled access are added.
- The heating system is updated and the new boiler is located in an extension to the existing toilet block to the rear of the building, the floor is replaced throughout with new timber flooring and is insulated.
- The existing toilet area is upgraded and the office space improved and additional storage space created; a new toilet for disabled people is provided in the extended toilet block.
- The walls to the main hall and classroom are fully replaced with folding or sliding doors.
- The kitchen is fully upgraded to a catering standard with a new servery. There is access from the Main Hall onto a patio area. A low risk children's play area is provided to the rear of the building and an information boards space to the front of the building adjacent to the entrance.
- A demountable stage is provided with its own storage space on the same level.
- Storage is improved in the classroom area for things like projector, computers etc.

Cost Estimate inclusive of fees and VAT at 20%: £380,352

PLUS POINTS

- A reasonably priced option to build and to run. Building work disruption would be of a similar level to that caused by Option 1
- Meets the community's priority to have better access, better toilets and better kitchen. Disabled toilet does not occupy potential hall space.
- Meets the community's request for a more flexible space. Folding doors allowing one big hall to be created for bigger events but also allowing for spaces to be separate if required.
- More efficient heating system, better insulation and better acoustics.
- In good weather, social events can spill out onto the terraced area from the main hall.
- As with Option 1 the new kitchen will allow for more professional in-house catering.
- Stage storage is on the same level as the stage making it easier to construct and take down.
- The improved facilities would make the hall more attractive for bookings. The office space could also be hired by local business person or visiting service such as the nhs.
- A low risk play area would provide a attractive facility for Ross of Mull locals and visitors alike.

MINUS POINTS

- The main entrance not easily supervised from kitchen if there is no reception desk at main door.
- This option does not create the potential to develop innovative income making facilities.
- This option does not offer many new opportunities for volunteering or employment although some may arise from community suggestion.

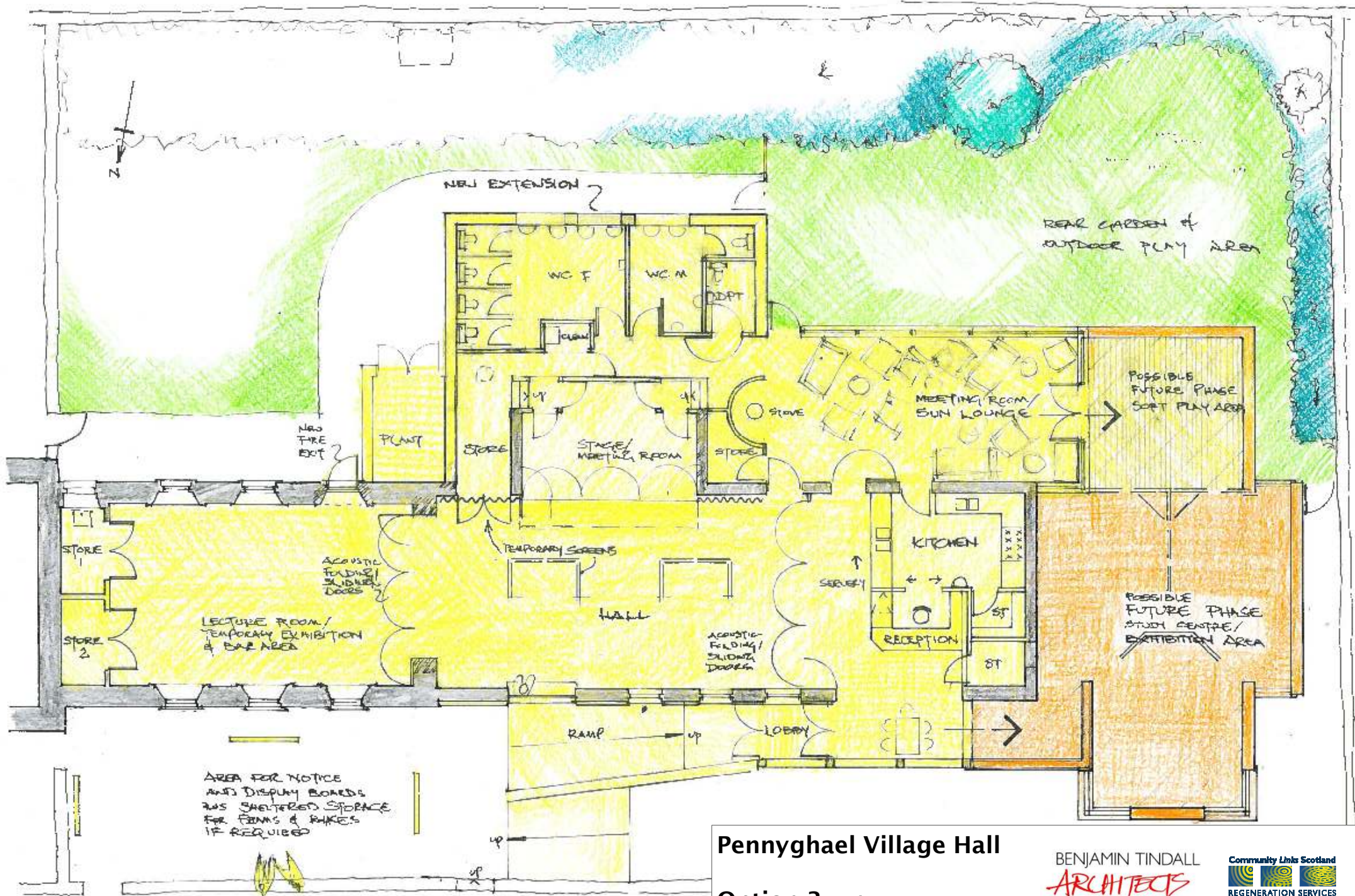
GENERAL POINTS

1. Car parking is not mentioned on any of the Options but would be improved in liaison with the Council as a result of the new bridge developments.
2. For all three Options there is the potential to include quality sculptures outside the hall to draw attention and add individuality.
3. All Options would use up to date, environmentally friendly technology in order to ensure minimum bills and environmental impact.

Pennyghael Village Hall Option 2

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Pennyghael Village Hall

Option 3 scale 1:100 at A3

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SUMMARY

- The main entrance door to the building is moved towards the kitchen end of the building and a bigger porch and ramp for disabled access are added.
- The heating system is updated and the new boiler is located to the rear of the building, the floor is replaced throughout with new timber flooring and is insulated.
- Existing toilet block is demolished and a new block built; the number of female toilets is increased and a new toilet for disabled people is included in the same block. .
- The walls to the main hall and classroom are fully replaced with folding or sliding doors.
- A glazed sun lounge/meeting space is provided to the rear of the building, with a woodburning stove, settees and access to the toilets, the main hall and the kitchen.
- The kitchen is fully upgraded to a catering standard with a new servery.
- A permanent stage replaces the office space. Could double up as a small meeting room/office.
- Storage is improved in the classroom area for things like projector, computers etc.
- There is potential to add an extension providing space for **a)** an enclosed children's play area and **b)** a small field study space or exhibition facility including computer stations, telescopes, binoculars, workspace and even webcam links to Ben More and other nature hot spots.

Cost estimate before fees and VAT at 20%: £712,320 NOT INCLUDING EXTENSION

£901,824 INCLUDING EXTENSION

PLUS POINTS

- This Option offers the community the potential to develop ideas which would attract visitors and new income streams for the hall. The extension could be immediate or a future phase of development.
- It also offers more opportunities for volunteering and employment through the play area, new field study centre / exhibition space.
- As for the other Options, this Option meets the priority for better access, better toilets and better kitchen.
- This Option offers excellent control of reception, from the kitchen area.
- More efficient heating system, better insulation and better acoustics.
- This meets the community's request for a more flexible space. Folding doors allow one big hall to be created for larger social events .
- The glazed lounge area allows for all year round enjoyment and added insulation and heat source for the main building. The kitchen and glazed lounge areas can be isolated from the rest of the hall if required, reducing heat usage.
- As for the other Options, the new kitchen will allow for more professional in house catering .
- The improved facilities would make hall more attractive for bookings.
- A low risk play area would provide a an attractive facility for Ross of Mull locals and visitors alike.

MINUS POINTS

- This is the most costly option to build and run.
- Being the most costly Option, it would be the most challenging for which to find all the funding.
- The works would require the hall to be closed for some time even if the extension was not added immediately.
- Whilst offering the most potential for innovative development in the area, this option would require the most commitment and support from the Community in order to access funding and maximise the opportunities for local people.
- A field study centre would probably require budget accommodation for small groups and there is currently no budget accommodation locally.

GENERAL POINTS

1. Car parking is not mentioned on any of the Options but would be improved in liaison with the Council as a result of the new bridge developments.
2. For all three Options there is the potential to include quality sculptures outside the hall to draw attention and add individuality.
3. All Options would use up to date , environmentally friendly technology in order to ensure minimum bills and environmental impact.

Pennyghael Village Hall
Option 3 scale 1:100 at A3

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