

Save the Brock!

Design Proposal and Options Study

Version 1
Brockweir Inn Community Benefit Society



Brockweir Inn -Options Study Overview

Prepared by Tom Starr based on Ferguson Mann Architects Option Study

Note: Private and confidential document









The Brock's Space Mix Future?



Brockweir Inn



Brockweir



Introduction & Contents

- 1. What is 'The Vision'?
- 2. Brockweir Inn fit-out options to be considered
- 3. Objectives of the option study
- 4. Process
- 5. Key Project Constraints
- 6. Outline Brief Area Requirements
- 7. Context layout as original pub
- 8. Option A & A1 Preferred layout with variation
- 9. Option Original & 1 to 3 Concept options to test Business Plan
- 10. Option 3- Concept options to test Business Plan
- 11. Next Steps?



1. What is 'The Vision'?

The pub will encourage community cohesion by providing a reasonably priced, accessible and community driven space for all.

More than a pub or restaurant: it would be a community hub in an area which really needs one.

Through the community owning the building, income will be generated from renting it to our tenant.

After covering our costs and building up a contingency fund, this will leave an annual profit.

BICBS members will decide how to use this profit to benefit the community.



2. Brockweir Inn - fit-out options to be considered

A pub with Manager's accommodation including kitchen and bathroom provisions.

A pub with Manager's accommodation /rooms for rent.- Building extensions to courtyard, toilets & kitchens to improve the above opportunities.

Prescribed dual function pub area to cater as extra over for community events.

Re-instatement of the original pub layout including the community room

3. Objectives of the Options Study

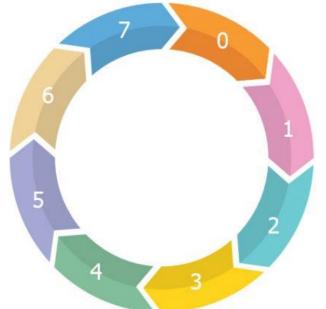
 To explore how the Brockweir Inn building which is currently mainly a shell, can be renovated and adapted for return to a pub and community hub.

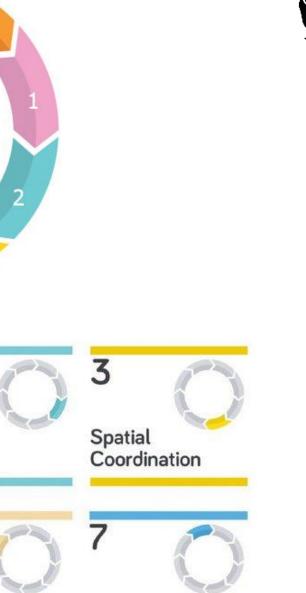
Space planning options key

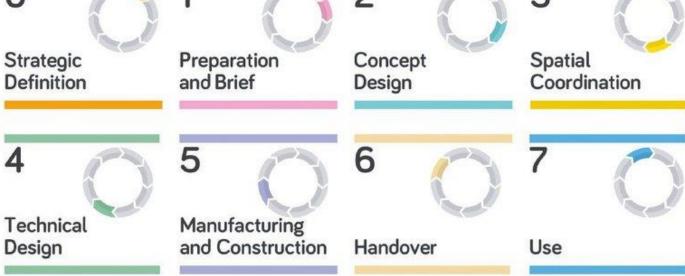


Public House
Public House-Bar / Kitchen/ Stores
Public House- WCs
Manager's flat/ Rental accom
Community space

4. Process RIBA Plan of Work





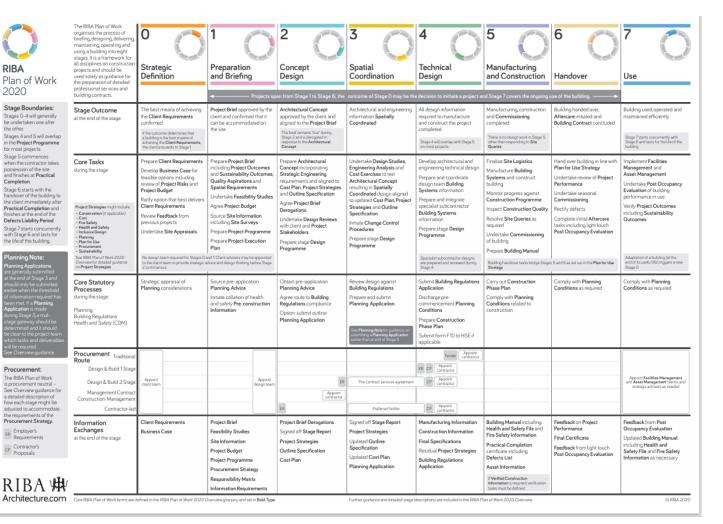


RIBA Plan of Work

2020

the other.

Completion.



The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and

- Procurement Sustainability See RBA Plan of Work 2020

Overviewfor detailed guidance on Project Strategies

Processes

during the stage:

Planning **Building Regulations** Health and Safety (CDM)

Route

Concept

Design

Spatial Coordination

Technical Design



building contracts. Stage Outcome Architectural Concept Architectural and engineering All design information required to manufacture approved by the client and information Spatially at the end of the stage aligned to the Project Brief Coordinated and construct the project completed The brief remains "live" during Stage 2 and is derogated in response to the Architectural Stage 4 will overlap with Stage 5 Concept on most projects Core Tasks Prepare Architectural Undertake Design Studies Develop architectural and Concept incorporating Engineering Analysis and engineering technical design during the stage Strategic Engineering Cost Exercises to test Prepare and coordinate requirements and aligned to Architectural Concept design team Building Cost Plan, Project Strategies resulting in Spatially Systems information and Outline Specification Coordinated design aligned to updated Cost Plan, Project Prepare and integrate Agree Project Brief Project Strategies might include specialist subcontractor Strategies and Outline Derogations - Conservation (diagolicable) Specification **Building Systems** Undertake Design Reviews information - Fire Safety nitiate Change Control with client and Project - Health and Safety Procedures Prepare stage **Design** - Inclusive Design Stakeholders Programme - Planning Prepare stage Design - Plan for Use Prepare stage Design Programme Programme Specialist subcontractor designs are prepared and reviewed during Stage 4 Core Statutory Submit Building Regulations Obtain pre-application Review design against Planning Advice **Building Regulations** Application Agree route to Building repare and submit Discharge pre-Regulations compliance Planning Application commencement Planning Conditions Option: submit outline Planning Application Prepare Construction Phase Plan Submit form F10 to HSE if applicable Procurement Traditional Tender Appoint contractor Design & Build 1 Stage Appoint Design & Build 2 Stage CP Pre-contract services agreement contractor Management Contract Construction Management Contractor-led Appoint Preferred bidder Information Project Brief Derogations Signed off Stage Report Manufacturing Information Exchanges Signed off Stage Report Project Strategies Construction Information at the end of the stage Project Strategies Updated Outline Final Specifications Specification Outline Specification Residual Project Strategies Updated Cost Plan Cost Plan **Building Regulations** Planning Application Application

Further guidance and detailed stage descriptions are included in the R/BA Plan

4. Project Process – RIBA stage 0 to 5















0. PREPARE CLIENT REQUIREMENTS OPTIONS STUDY

feasible options including

review of Project Risks and

Project Budget

Ratify option that best delivers

Client Requirements

Review Feedback from

previous projects

Undertake Site Appraisals

1. PREPARE PROJECT BRIEF

INCLUDING PROJECT OUTCOMES

and Sustainability Outcomes,

Quality Aspirations and

Spatial Requirements

Undertake Feasibility
Studies

Agree Project Budget

Source Site Information

including Site Surveys

Prepare Project Programme

Prepare Project Execution

Plan

2. PREPARE ARCHITECTURAL

CONCEPT INCORPORATING ENGINEEING

requirements and aligned to

Cost Plan, Project Strategies

and Outline Specification

Agree Project Brief

Derogations

Undertake Design Reviews

with client and Project
Stakeholders

Prepare stage Design

Programme

3. UNDERTAKE DESIGN STUDIES,

ENGINEERING ANALYSIS and

Cost Exercises to test

Architectural Concept resulting in Spatially

Coordinated design aligned

to updated Cost Plan, Project

Strategies and Outline Specification

Initiate Change Control

Procedures

Prepare stage Design
Programme

4. DEVELOP ARCHITECTURAL AND

ENGINEERING TECHNICAL DESIGN

Prepare and coordinate

design team Building

Systems information

Prepare and integrate

specialist subcontractor

Building Systems

information

Prepare stage Design
Programme

5. FINALISE SITE LOGISTICS

MANUFACTURE
BUILDING SYSTEMS AND
CONSTRUCT BUILDING

Monitor progress against

Construction Programme

Inspect Construction Quality

Resolve Site Queries as

required

Undertake Commissioning

of building

Prepare Building Manual







WITHOUT ACCESS TO THE PROPERTY THIS
RIBA STAGE 0 OPTION STUDY WAS
COMMENCED PURELY ON RECEIVED PLANS
AND IMAGES FROM THE ESTATE AGENT



THESE INITIAL OPTIONS NUMBERED ARE 1,2 & 3 (SEE APPENDIX III) HELPED TO INPUT INTO EMERGING BUSINESS PLAN IDEAS.



DURING THIS PROCESS A MEASURED SURVEY WAS COMMISSIONED AND A SITE VISIT ARRANGED.



AS THE PROCESS CONTINUED A
CONDITION SURVEY HAS BEEN
COMMISSIONED WHICH WILL INCLUDES
AN ASSESSMENT OF THE HISTORY OF THE
BUILDING WHICH WILL HELP TO INFORM
FUTURE ADAPTIONS AND OPTIONS
AVAILABLE TO BICBS.



PROJECTS INVOLVING LISTED BUILDINGS
WILL NEED TO BALANCE 'HARM' TO THE
HISTORIC FABRIC WITH THE PUBLIC
BENEFITS OF THE PROJECT AND
PROPOSALS AS A WHOLE.

ANY OPTION DEVELOPED BEYOND RIBA STAGE 0 CONCEPT STAGE WILL BE REVIEWED AGAINST HERITAGE ISSUES, BUILDING CONTROL, DEVELOPMENT RISK AND THE BUSINESS PLAN IN ORDER TO DETERMINE THE NEXT STEPS.

5. Key project constraints





KEY PROJECT
CONSTRAINTS: THE
FOLLOWING ARE A
HIGH LEVEL
ASSESSMENT OF KEY
CONSTRAINTS TO
THIS PROJECT
WHICH WILL
CONTINUE TO BE
INVESTIGATED.



SEWAGE/
DRAINAGE AND
OTHER BELOW
GROUND SERVICES
LEGAL BOUNDARY(DRAWING
REQUIRED TO
CONFIRM)
FLOODING RISK



BUILDING CONTROL
APPROVAL IN
PROGRESS OF
CURRENT BUILDING
AND PROPOSED
SCHEME OF OWNER.



PLANNING
CONSTRAINTS WIP LISTED GRADE II
PROPERTY WITH THE
STATUS OF
REPAIR/RESTORATIO
N/ ALTERATIONS
CARRIED OUT NOT
KNOWN.



ECOLOGICAL
SURVEYS REQUIRED
PRIOR TO WORKS
COMMENCING ON
SITE MAY LEAD TO
DELAY.



EXISTING SURVEYS
MAY NEED TO BE
CHECKED TO SEE IF
SURVEYS NEED TO
BE UPDATED TO
REMAIN VALID FOR
PLANNING/ LBC
APPLICATIONS

6. Outline Brief Area Requirements



7. Design Context - layout as original pub



Public House

Public House-Bar / Kitchen/ Stores

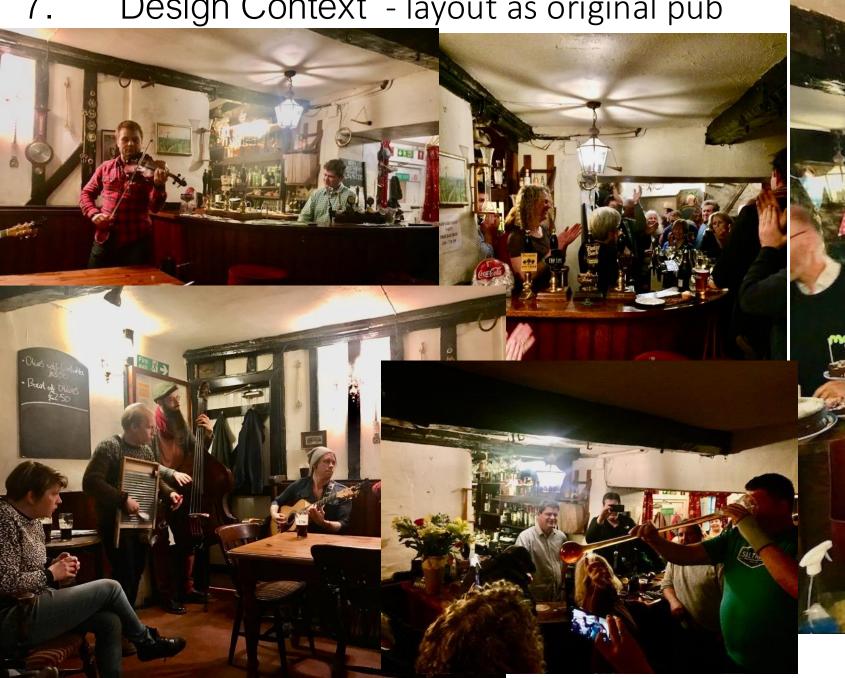
Public House- WCs

Manager's flat/ Rental accom

Community space



Design Context - layout as original pub







7. Design Context - layout as original pub







7. Design Context Layout as original pub

- Friendly functioning bar areas
- Constrained Sales Area by kitchens and layout
- Outdoor toilets with none accessible
- No accessible community space on ground floor



7. Design Context - layout as original pub



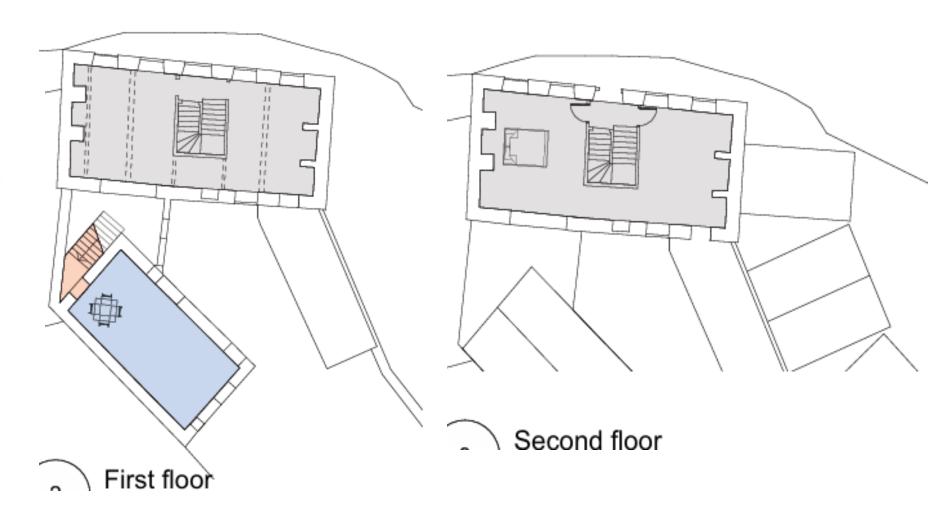
Public House

Public House-Bar / Kitchen/ Stores

Public House- WCs

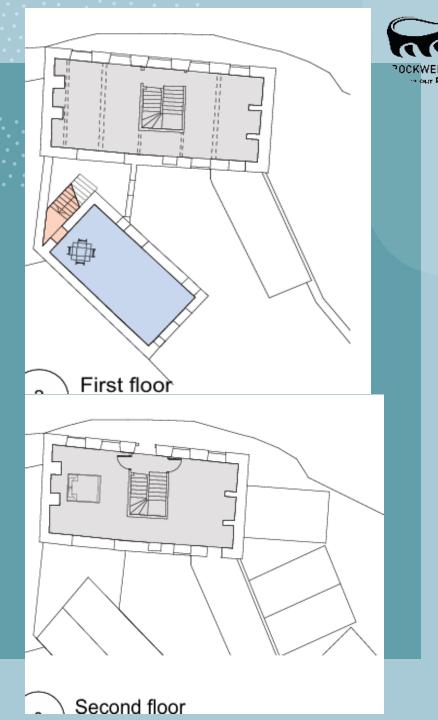
Manager's flat/ Rental accom

Community space





- Accommodation all devoted to Pub managers
- No lettings available
- Community space on first floor not utilised



8. Option A Preferred





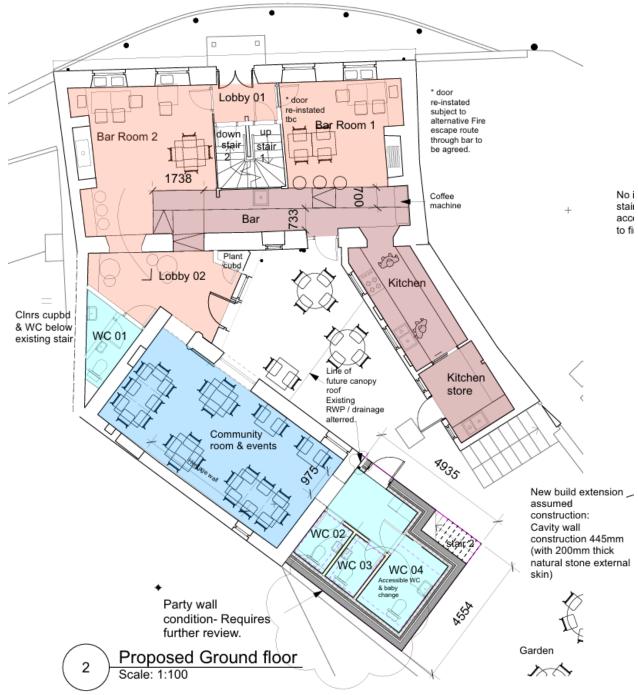






Manager's flat/ Rental accom

Community space

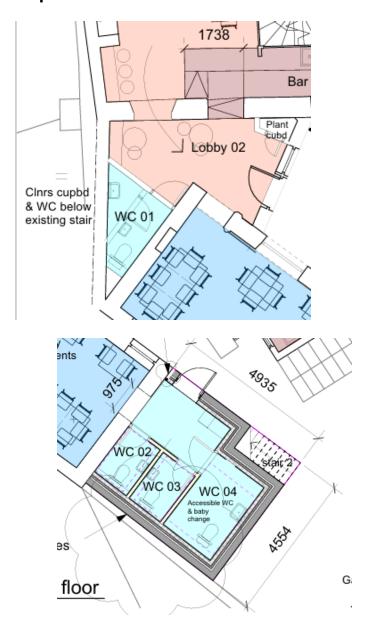


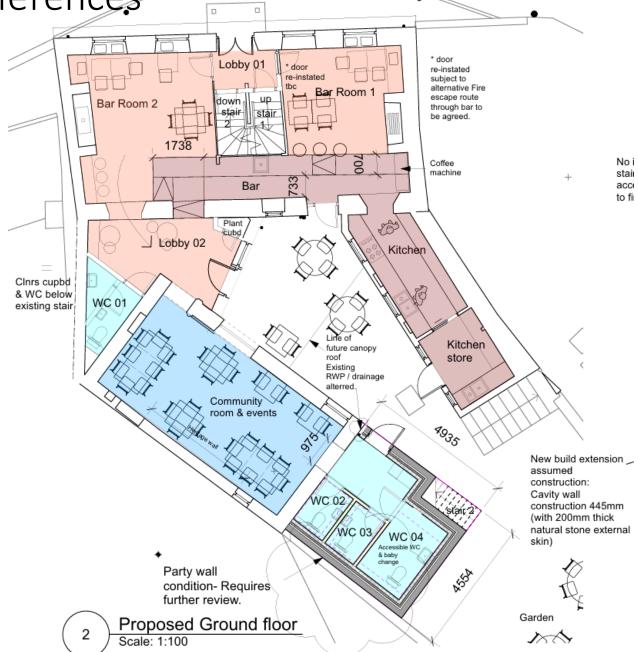


- The Option A scheme has been developed following review of pub layout as it was and the
 existing site condition with the benefit of measured survey drawings of the existing
 buildings and site.
- It proposes a 'light touch' approach making the most of works that have been completed in full or part.
- Strategies explored in the early option studies have informed this scheme maximizing the potential for efficient staffing by joining the bar and kitchen together.
- In addition, prioritizing the provision of high-quality WCs (and accessible WC) internally and centrally in the scheme will support its community focus.
- Both bars have a fireplace and chimney. One bar has an operational open fire. The second bar will need the chimney re-configured to accommodate a wood stove in this proposal.
- Small extensions to create a glazed conservatory type space to the rear supports the kitchen staff accessing dining areas addition, draws the pub customers to the rear garden. This will need to be carefully designed in a further stage of design to fit within the existing buildings successfully addition, manage solar gain.
- In addition, a **new build extension in the garden** provides an additional **Accessible WC suite which also links to the garden area** .(Important Note : There is planning for an extension of similar size but with a different use.)
- The refurbished cellar would also be used for the bar storage.

8. Option A Preferred - differences



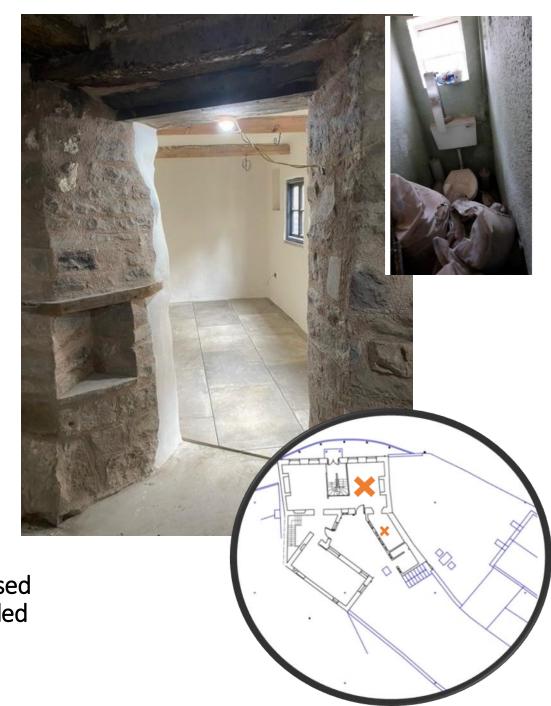








Ground floor Room One 4.78m x 4.88m. Two large, boarded windows, large fireplace with wood burning open fire, exposed stone floor, exposed stone wall, beamed ceilings and extended area tiled.



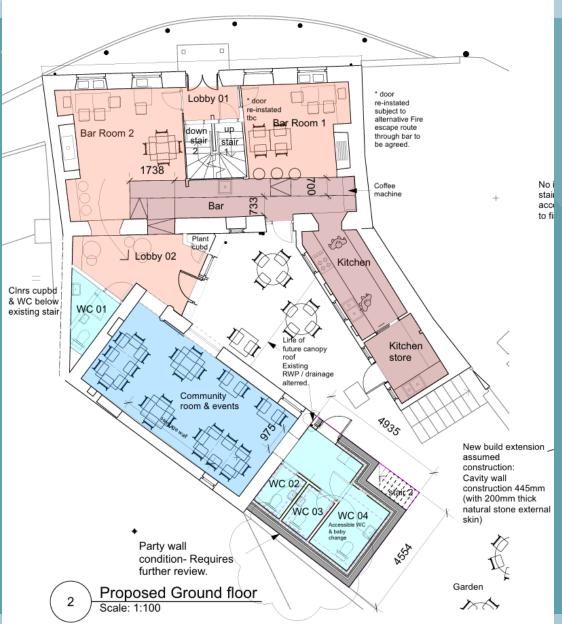






Review Notes

- Interconnected bar & kitchens
- Ground floor community event space
- New build external Accessible WC with baby change and To support the use of the garden in the summer months and potentially increased numbers of customers
- Accommodation above community room with external access
- Key to this scheme is to provide flexible options for a manager's flat / rented bedrooms or studio flat.
- New build optional 'rear conservatory'
- We will work closely Building Control consultant as it will be necessary to ensure this concept scheme will meet fire escape standards. In particular the blocked up door into the former ground floor bar would be a high priority to be re-opened up for the flow of customers to operate well plus co-ordination with the door to access upper residential floors



7. Option A1 – Preferred

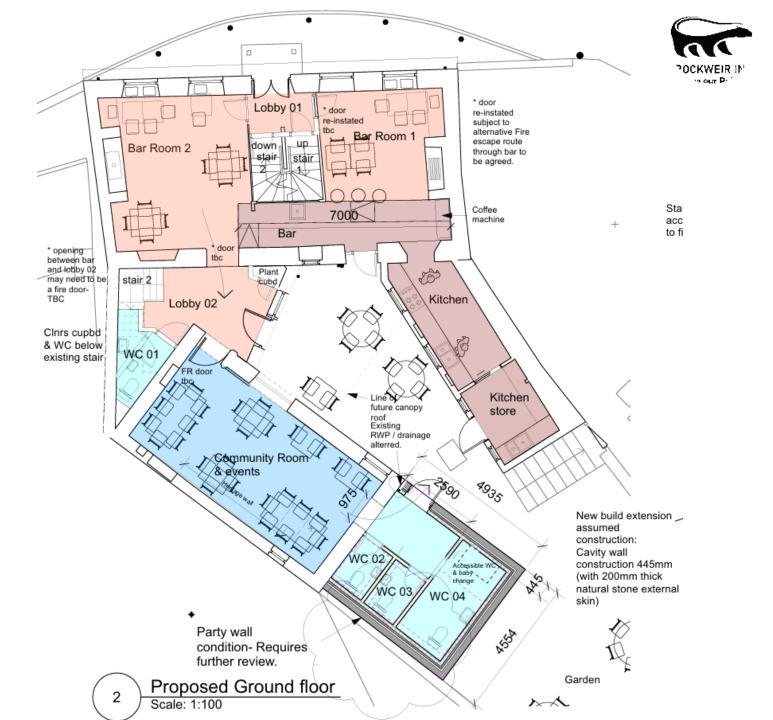
Public House

Public House-Bar / Kitchen/ Stores

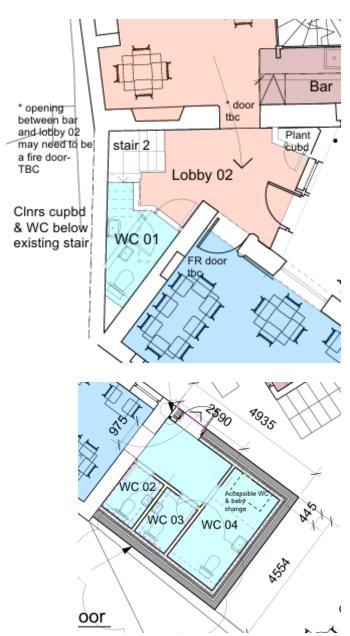
Public House- WCs

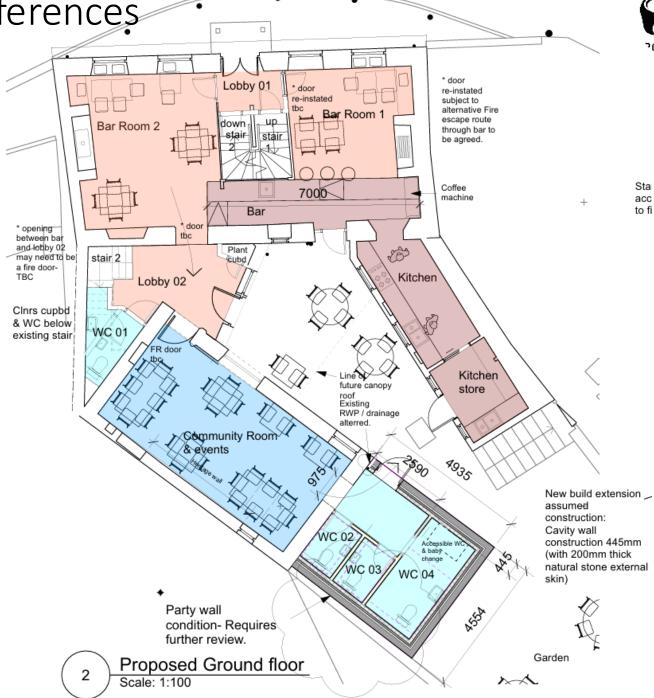
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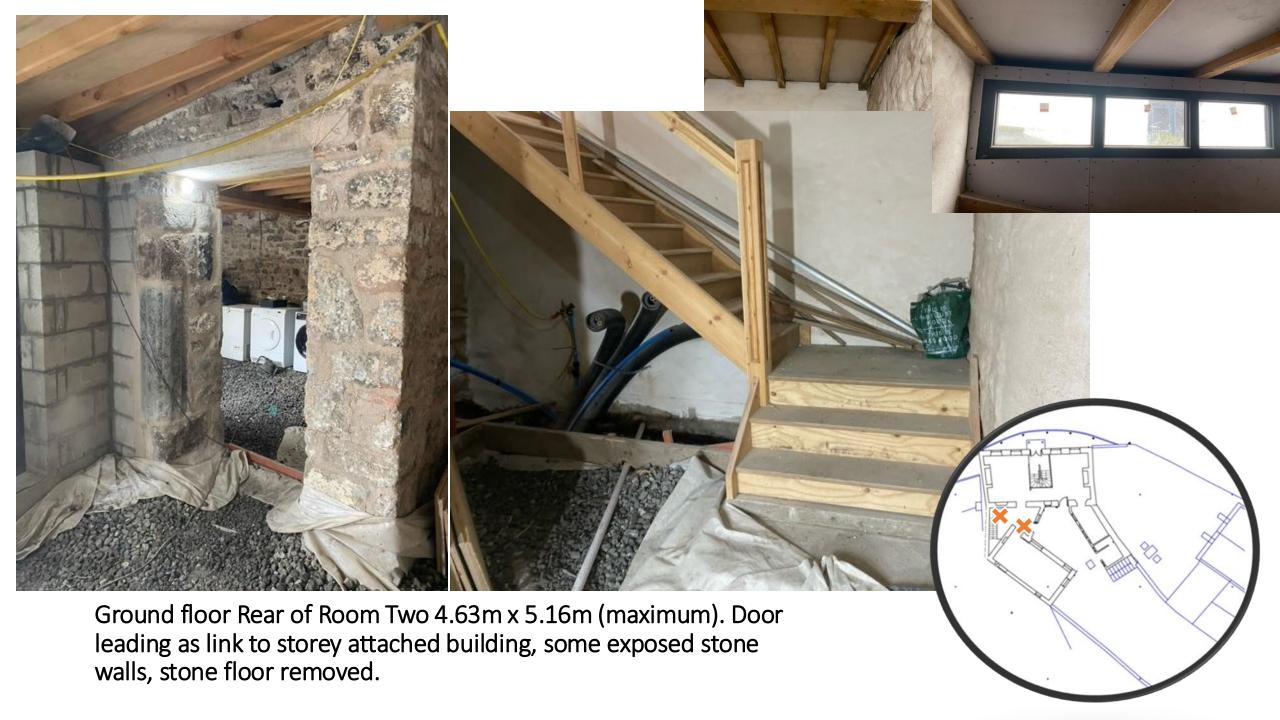
Community space



7. Option A1 – Preferred - differences









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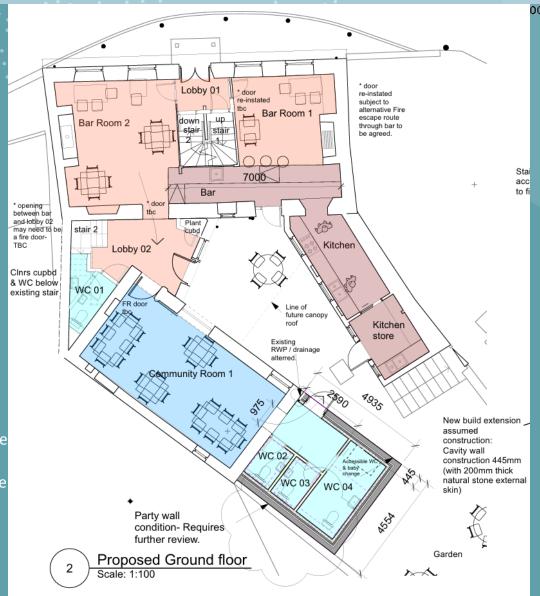


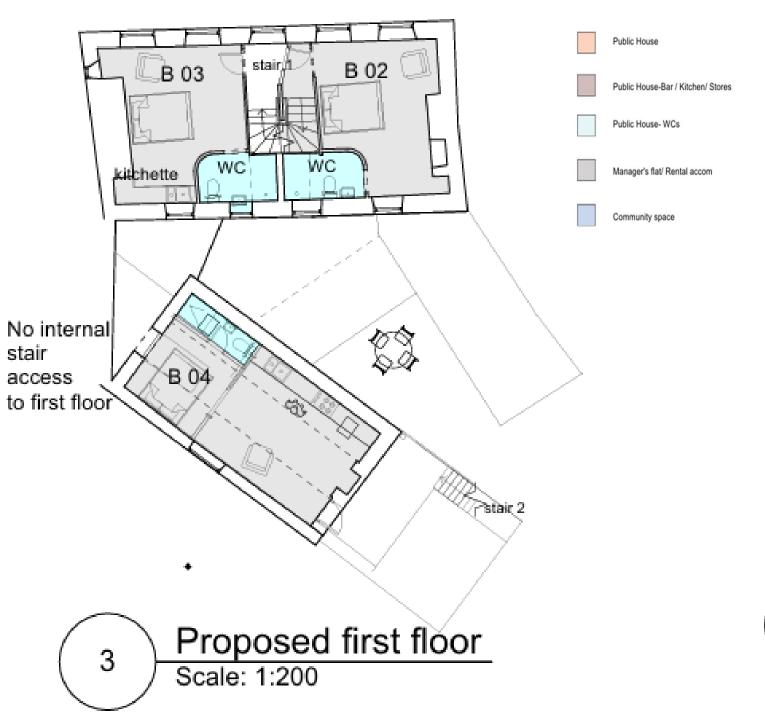
First Floor Room One 8.21m x 4.23m. Two large windows and beamed insulated and boarded ceiling. New floor joists and chipboard floor to complete. Note – stairwell to complete needed to this space.



8. Option A1 Preferred - Variation

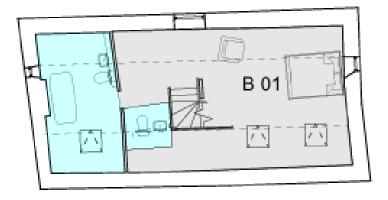
- Review Notes
- Key difference is internal stair to accommodation remains
- Interconnected bar & kitchens
- Ground floor community event space
- New build external Accessible WC with baby change and To support the use of the garden in the summer months and potentially increased numbers of customers
- Accommodation above community room with external access
- Key to this scheme is to provide flexible options for a manager's flat / rented bedrooms or studio flat.
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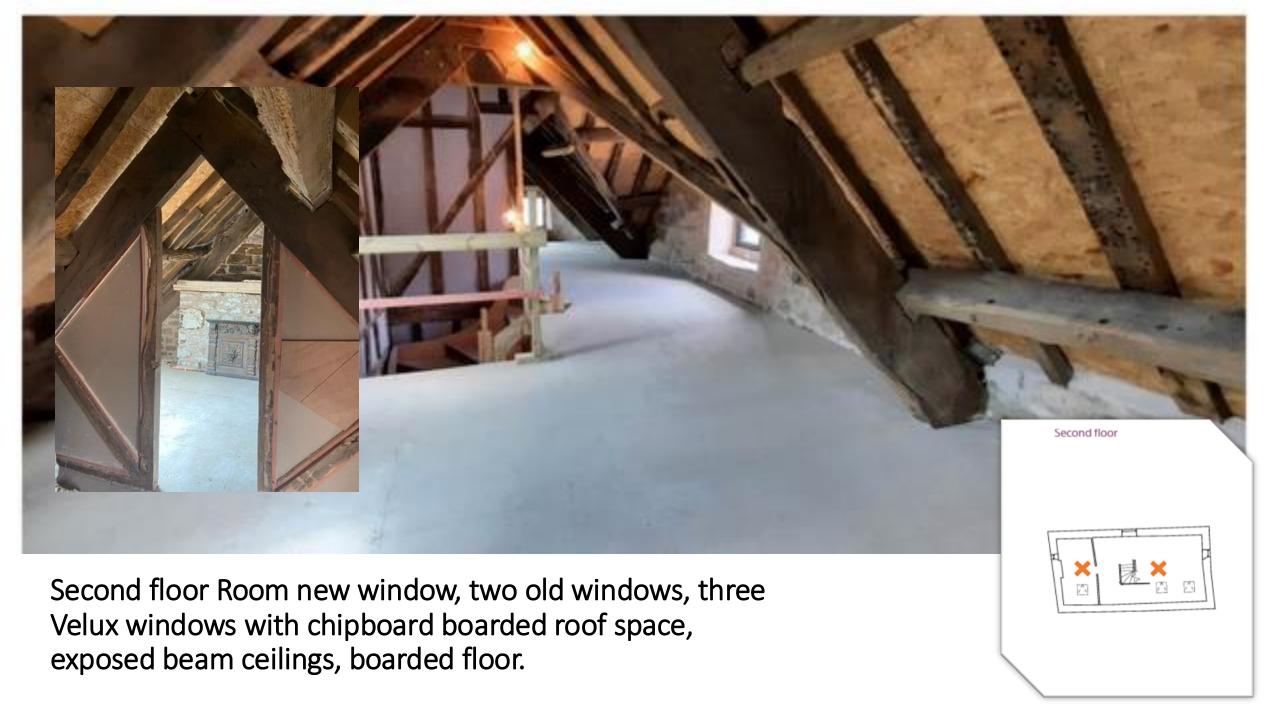


7. Option A & A1 Preferred



Proposed second floor

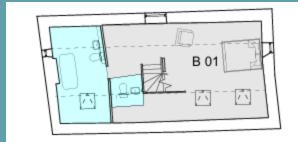
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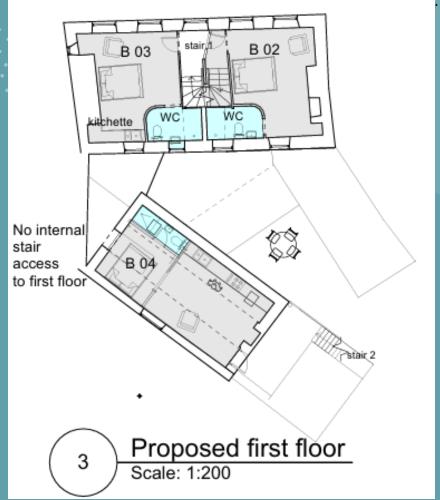


8. Option A & A1 Preferred

- Review Notes
- Accommodation areas utilize existing layouts and Services first fix elements
- All accommodation is kept flexible to suit Manager or lettings requirements.
- Option A Granary accommodation external dedicated access
- Option A1 internal stair access from Pub

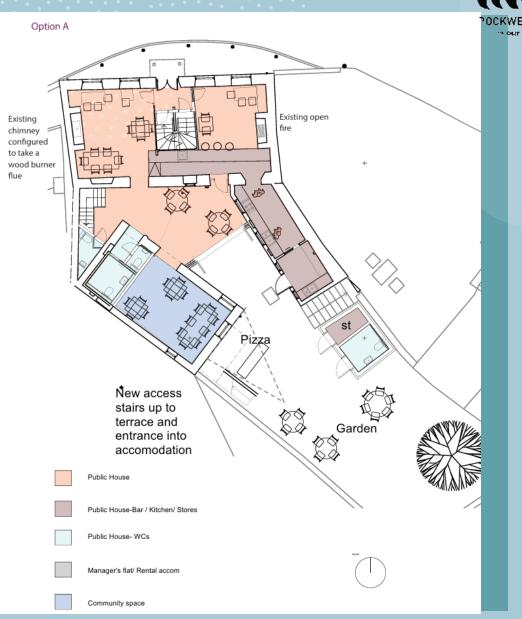


4 Proposed second floor
Scale: 1:200





Review Notes



9. Option Original

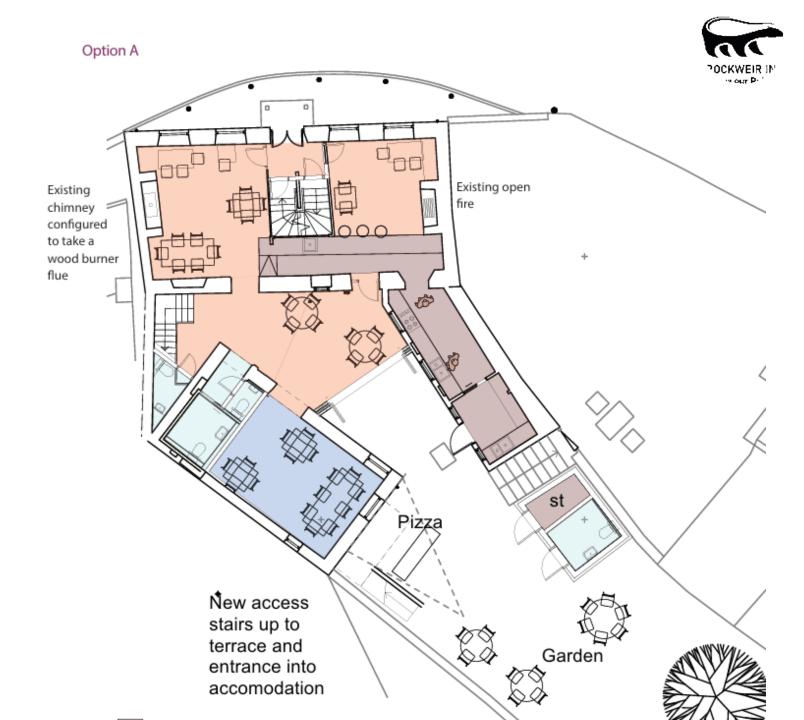
Public House

Public House-Bar / Kitchen/ Stores

Public House- WCs

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Community space



Option 1 - Concept options to test Business Plan

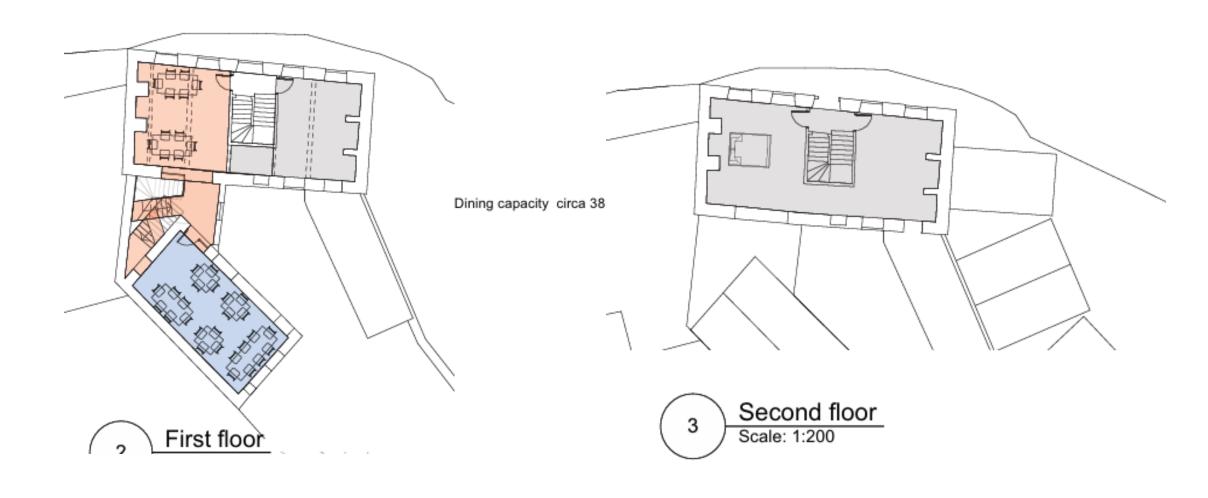






Option 1 - Concept options to test Business Plan





9. Option 2 - Concept options to test Business Plan







9. Option 3- Concept options to test Business Plan



Public House

Public House-Bar / Kitchen/ Stores

Public House- WCs

Manager's flat/ Rental accom

Community space





9. Option 1 Concept to test business plan

Review Notes

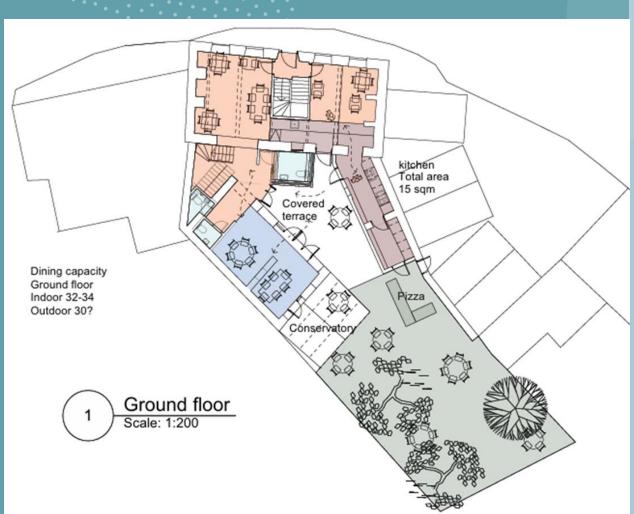




9. Option 2 Concept to test

business plan

Review Notes







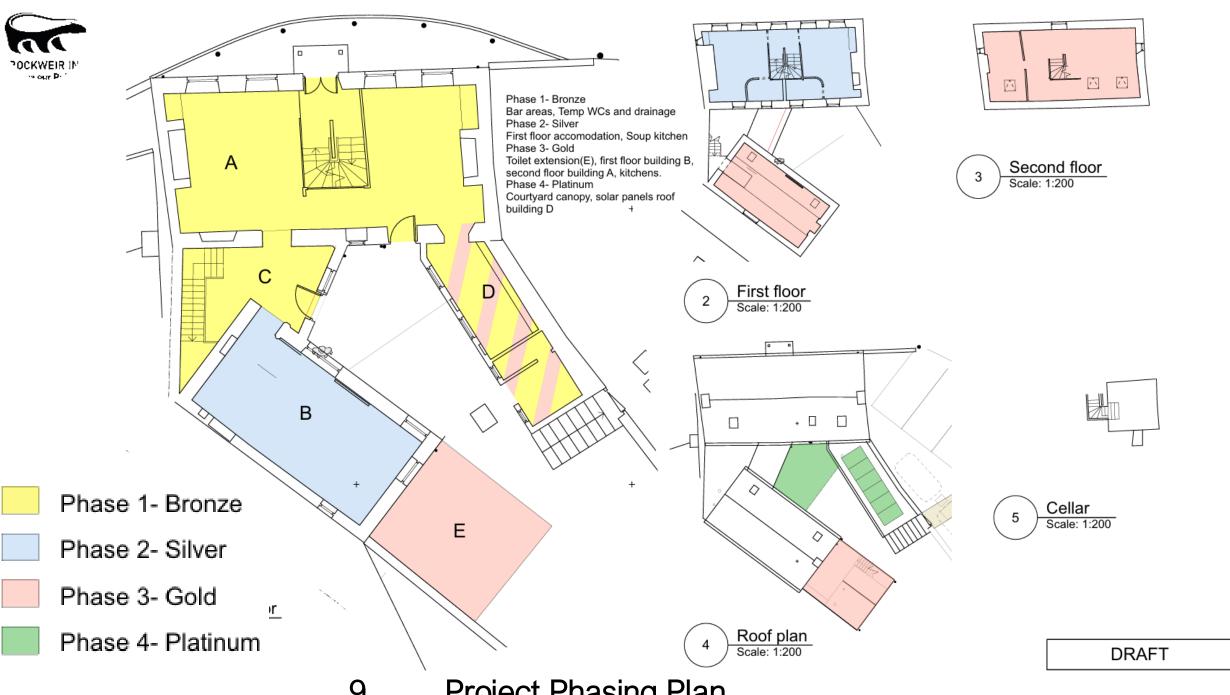






Brockweir Inn – Next Steps





Project Phasing Plan 9.

7. Option A Preferred



Public House-Bar / Kitchen/ Stores

Public House- WCs

Manager's flat/ Rental accom

Community space

