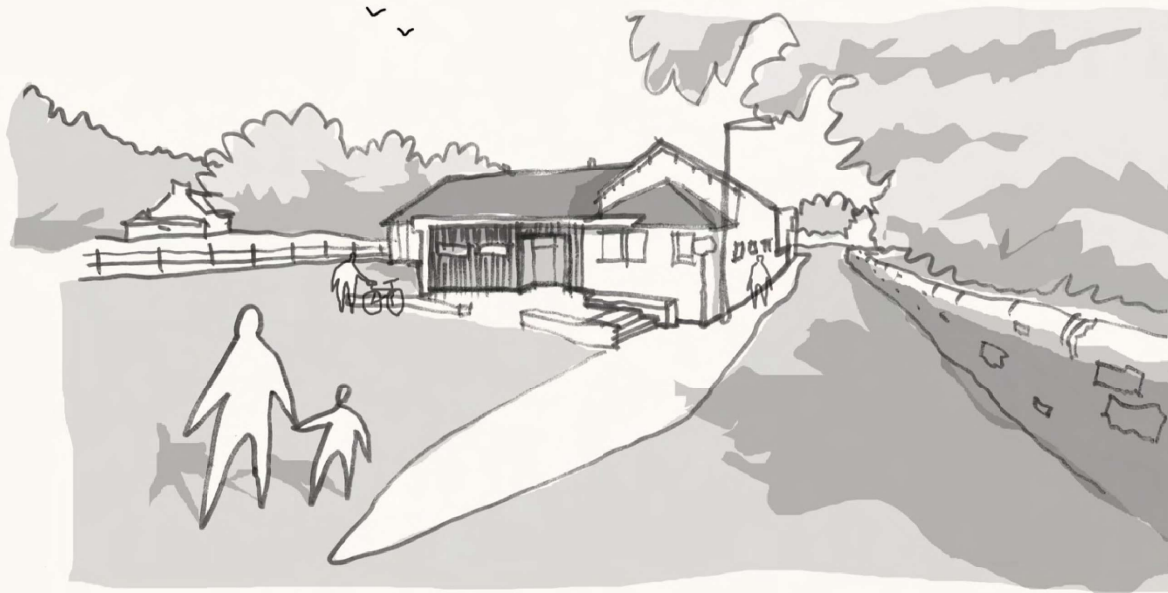


15.04.25

1572 Coulter Community Hall
Community Consultation Event

Executive Summary



In early 2025 Anderson Bell + Christie architects were appointed by Coulter Community Trust (CCT) to carry out a feasibility study on Coulter Hall.

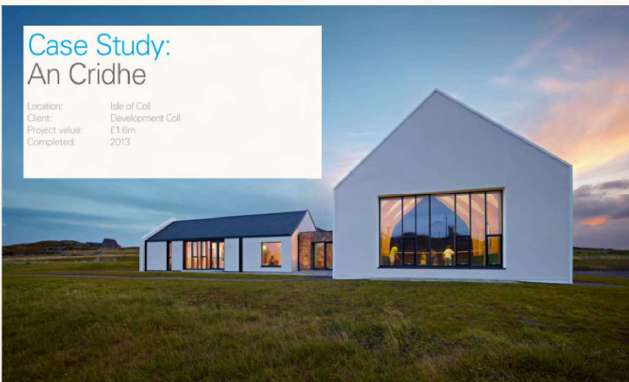
Members of the design team visited the existing building through February and March reviewing the condition of the building and undertaking a measured survey.

Following these works we have summarised our observations on the clients aspirations and provided a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) for the project.

In the following pages we've provided 3no. design options which explore initial concepts for the Hall's refurbishment and extension. Key to these three options are question of the future use of the stage area, new and improved kitchen/bar and community room spaces as well as WC and storage areas.

The concepts are to be used at a public consultation on the 15th of April aiming to collect feedback from the community in response to our initial concepts.

This feedback will then be fed back to CCT and will form the basis for our Stage 1 Feasibility Report (along with consultant design and costing information).



Case Study: An Cridhe

Location: Isle of Coll
Client: Development Coll
Project value: £1.6m
Completed: 2013

An Cridhe is a new community building for performance, sports and social events, with meeting rooms, bunkhouse, nursery/play facilities and flexible office accommodation for the community and visitors to the Isle of Coll.

The new community hub for Development Coll Ltd involved a particularly extensive period of consultation with many members of the island community. A considerable number of drop in sessions, open days, evening meetings and one-to-one meetings took place prior to the design being finalised. The community had not built anything before, which meant that we were able to guide the entire process. In order to overcome the difficulties of the remote site, we developed off-site fabrication techniques with the contractor. This greatly improved the construction period and achieved the critical wind and water tight point sooner.

The building provides high quality all year, fully accessible, family friendly accommodation in a number of configurations for individual visitors and groups. Access and car parking is carefully designed to ensure it does not dominate and is sensitive to the site.

The building is focused around its multifunction rooms including a hall used for sports, events, venue for hire as well as offices and an information hub for community and visitors.



Environmental Impact

The hall and bunkhouse both use renewable sources for energy and heat. A "Nibe" air source heat pump provides a low level of continuous under-floor heating throughout An Cridhe, and was a cost efficient alternative to Ground source heat pump due to the hard rock ground conditions. Solar thermal panels provide hot water for the bunkhouse public showers and facilities. Latent heat is recovered from wet rooms and distributed within the bunkhouse using mechanical heat recovery ventilation system. The client is currently seeking funding for an on-site wind turbine in the next stage of the project, which will provide electricity to power the air source heat pump and an allowance for this future connection has been made within the services design.

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Case Study: Gartmore Village Hall

Location: Gartmore, Stirling
Client: Gartmore Community Trust Ltd
Project value: £900,000
Completed: 2014

The alteration and refurbishment of the existing Village Hall at Gartmore is intended to improve the building's performance and ensure it caters for the various user group needs of an active community. Previously a Victorian Free church built in 1847, the building had undergone major works to the roof in the 1980s following storm damage, which meant the building was no longer listed. The main project aim is to create an exemplar building upgrade and restore character to the building, which occupies a prominent position in the urban fabric of the village.

The internal reorganisation is extensive and creates accessible meeting rooms on the ground floor by rationalising the provision of toilets and shower facilities, and simplifying the circulation to maximise the use of the space available. A new extension provides a public entrance to the hall with a reception space for visitor information and access to the new commercial kitchen, to serve as a community gathering hub and breakout space from the hall during performances and gigs.

The upgrade of the building's external envelope is intended to improve the building's thermal and energy performance and exceed the minimum building standards with the use of renewable heating technology. We are working alongside the community to ensure that the refurbishment caters for a wide range of activities and care has been taken to produce designs with a modern, yet sensitive, approach to the buildings surroundings.



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Case Study: Ochiltree Community Hub

Location: Ochiltree Community Hub
Client: Cumnock
Project value: £1.4m

We worked with Ochiltree Community Hub through the process of developing their ambitions, to provide a modern community facility in their village.

This involved assisting with development of the design to obtain Big Lottery funding together with other funding sources. Construction was commenced in summer 2018 and completed one year later. The facility provides a large hall which can be divided in two, a café and meeting rooms, together with ancillary accommodation. These areas are able to accommodate a variety of functions. To date there have been ceilidhs, film nights, children's play events, exercise classes, conferences and meetings. Together with a vibrant central café, this has become the successful Hub which the community volunteers worked hard to achieve.

The Ochiltree Community Hub will be the "anchor" organisation within the community in supporting many objectives, especially an active healthy lifestyle. This support will create opportunities in play, recreation and sport. The community will also be respected by being heard and involved in decisions which affect them within the Hub, and encouraged and included to play an active and responsible role in managing and operating the Hub by volunteering their time.

The OC Hub will be an adaptable, flexible space suitable for a wide range of the community's needs, utilising its café, meeting spaces, multifunctional hall and garden space to the rear.



The Hub will encourage villagers to engage with others, meet, socialise and keep fit and active. It will create a cohesive community within Ochiltree district by providing opportunities for employment and volunteering which will enable the local people to actively engage in building the community.

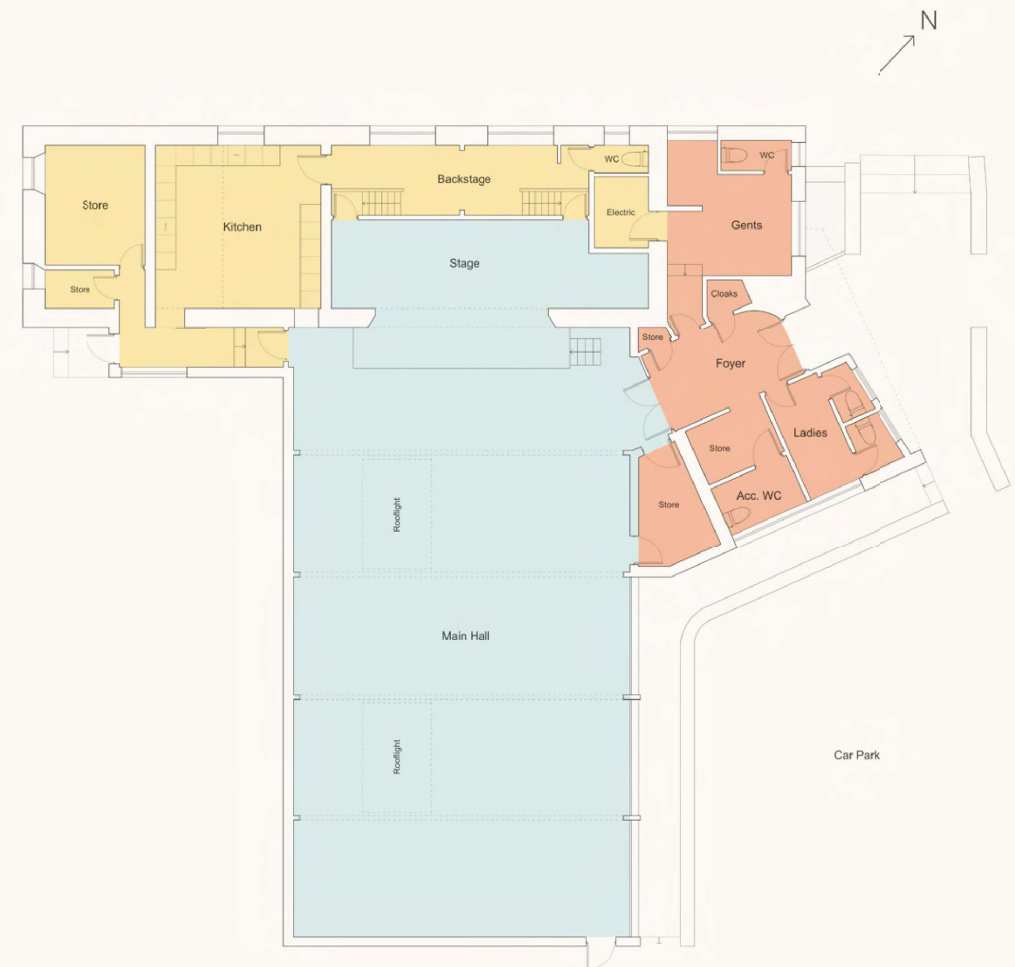
Upon entering the building, visitors will be greeted at reception with access to the public café and snug. This area provides centralised circulation into the garden, kitchen and toilets as well as the connecting hall and meeting rooms which can be used for a variety of functions and purposes.

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CCT Design Aspirations

From the initial meeting with CCT, the following design aspirations were highlighted:

- Current extension at entrance could be removed / replaced.
- Improved entrance and 'flow' with bar in place of current WCs.
- Provide breakout space.
- Maintain the ambience of the current hall.
- Maintain stage area and key into this – provide lighting, sound, and projector for use as a live music / ceilidh / wedding venue.
- Full height glazing to east elevation of hall.
- Additional glazing to south.
- Better kitchen facilities.
- Increased storage.
- Retain heritage features of the current building.
- Clear definition between new and old.
- Ease and expense of maintenance is key.



The building is well placed to serve both Coulter and the wider community. The scale and feel of the main hall works well and sets it apart from local competitors. Ample parking is provided within the site and allows space for expansion.

Boundaries to the North, West, and South are heavily constrained.

Existing fabric of the building is in poor condition (failing render and glazing, areas of rot / mould, and water ingress).

Limited foyer space and inefficient layout of WCs.

Level changes prevent access for all users of the building.

Original building is largely dedicated to 'back of house' while stage and backstage area limits flexibility of space.

Sustainable upgrades to building fabric, installation of PVs, and other energy efficient systems (heating etc).

Efficiencies in layout to allow for flexible use and additional community space.

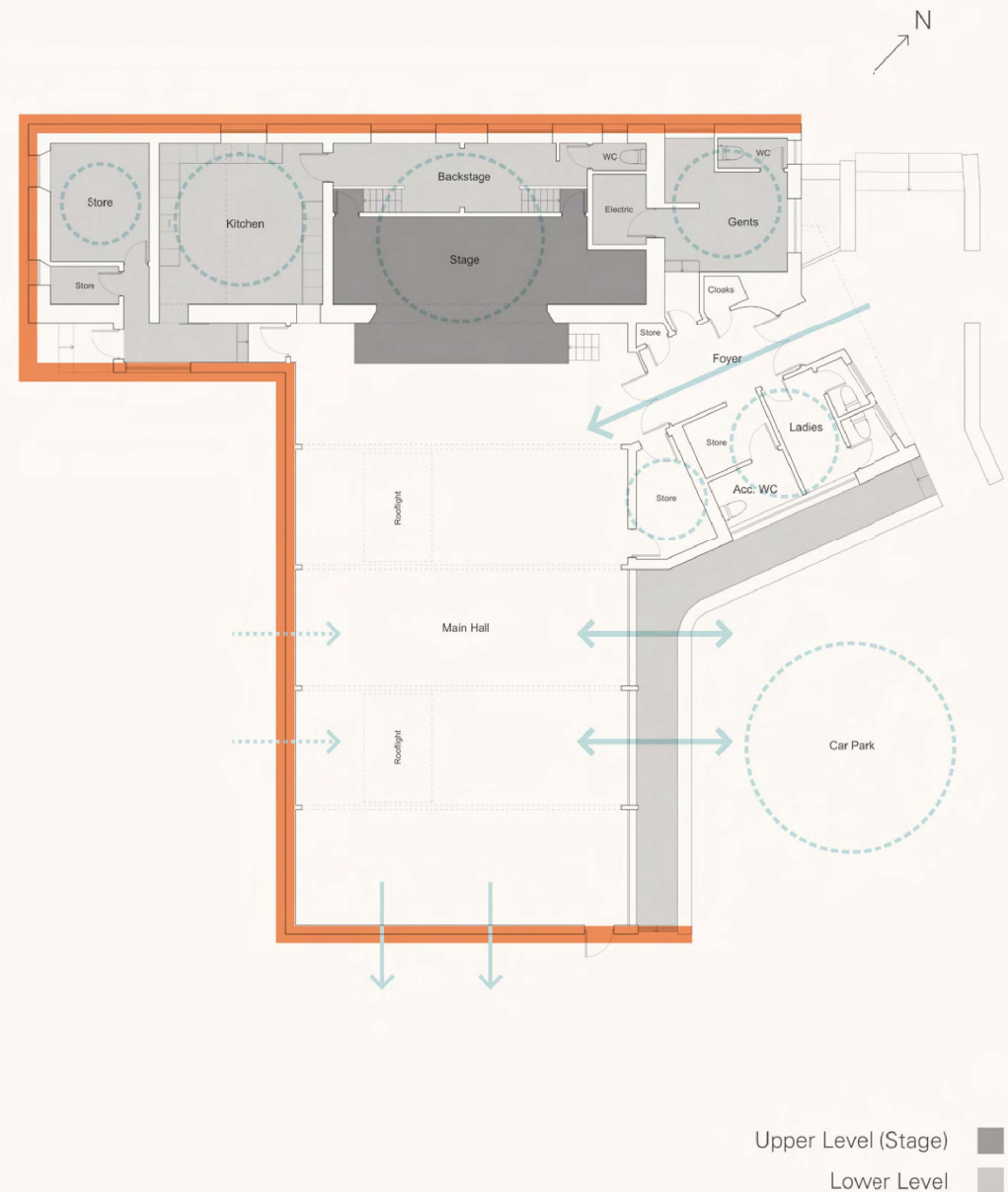
Improved lighting, sound, and AV systems to allow for large events.

Potential for creation of outdoor spill out space.

Constraints on budget and reliance on funding.

Potential issues with existing building that have not yet been discovered.

Competing venues in the local area may attract users away.



In summary, the following aims for the project have been identified:

- Improve building fabric and sustainability; reducing running costs as a priority.
- Maintain and strengthen the community hall's unique identity.
- Reconfigure layout for future flexibility while enhancing accessibility of the community hall.
- Enable support of large events through improved lighting, sound, and AV systems.

Changing Places Toilets (CPTs)

Changing Places Toilets (CPTs) are larger accessible toilets designed to meet the needs of disabled people who need carer support and require specialist equipment – in many cases they may be living with multiple and complex disabilities.

They offer adequate space for a disabled person when they are not in their wheelchair, as well as space for their wheelchair and one or two carers; and contain equipment to enable safe and easy use of the facilities, including an adult-sized, height adjustable changing bench, a ceiling track and a centrally placed peninsular toilet.

The Scottish Government amended the Scottish Building Regulations legislation in 2019 to make it the law that CPTs were built in all new large public buildings.

(Extract from “Scot Gov - “Changing Places Toilets: planning Guide 2022”).

Changing Places toilets are different to standard accessible toilets with extra features and more space to meet a different set of needs. Each Changing Places toilet provides:

The right equipment:

- a height adjustable adult-sized changing bench
- a ceiling tracking hoist system with full room coverage
- a centrally placed (peninsular) toilet with room either side for the carers
- a screen or curtain to allow the disabled person and carer some privacy

Enough space:

12sqm in size (3mx4m) to provide adequate space in the changing area for the user and up to two carers.

ABC are investigating funding for CPTs which may be available through the Scottish government.



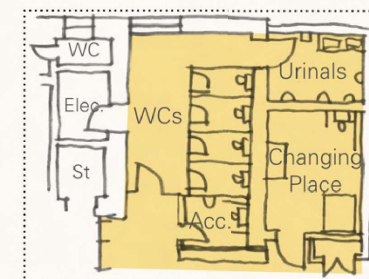
Jill Clark, a Glasgow-based Changing Places Toilets user said:

“It is really important to have changing places toilets across Scotland because it lets people like myself lead a normal life without worrying about getting access to a toilet everywhere we go!”

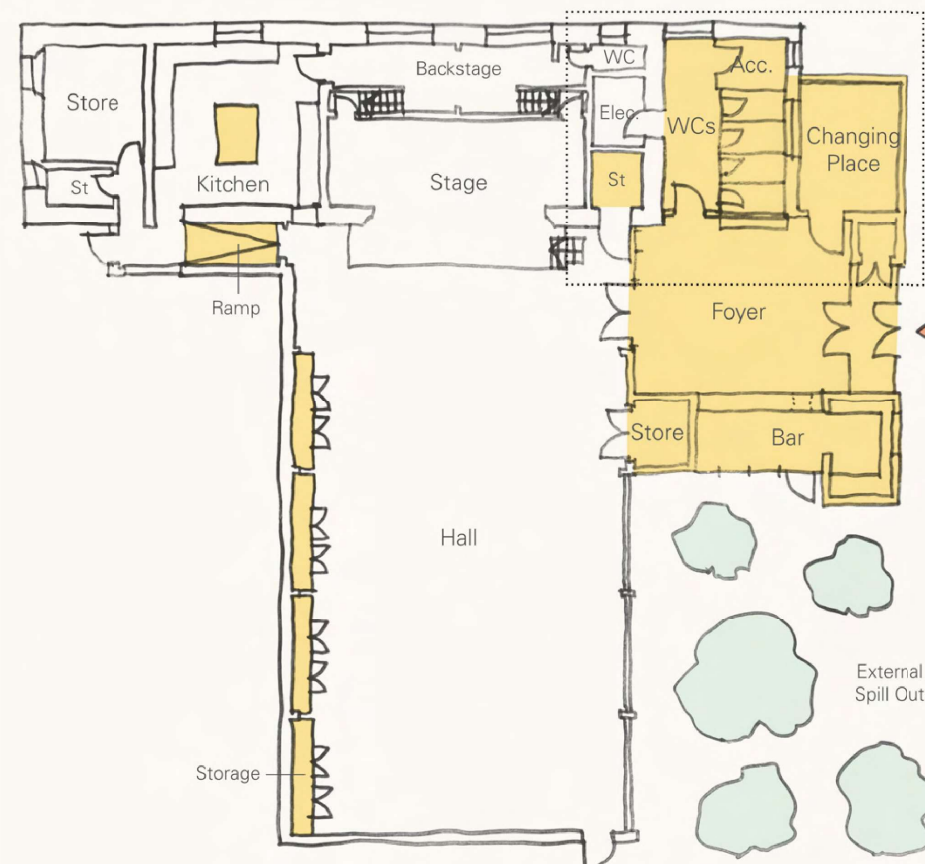


+30m² New Floor Area

- + As little intervention with original building and stage area as possible.
 - + Strengthens entrance with foyer / bar arrangement.
 - + Consolidated WCs and additional Changing Place creates efficiency and creates a more inclusive offer.
 - + Provides additional storage along edge of hall.
 - + Ramp to kitchen and storage area allows greater accessibility.
 - + Additional worktop space in kitchen makes space more efficient.
 - + Creation of external spill out space.
-
- Stage / backstage remains a barrier to more flexible use of space.
 - Some areas of the building are still not accessible.
 - Slight reduction in parking.

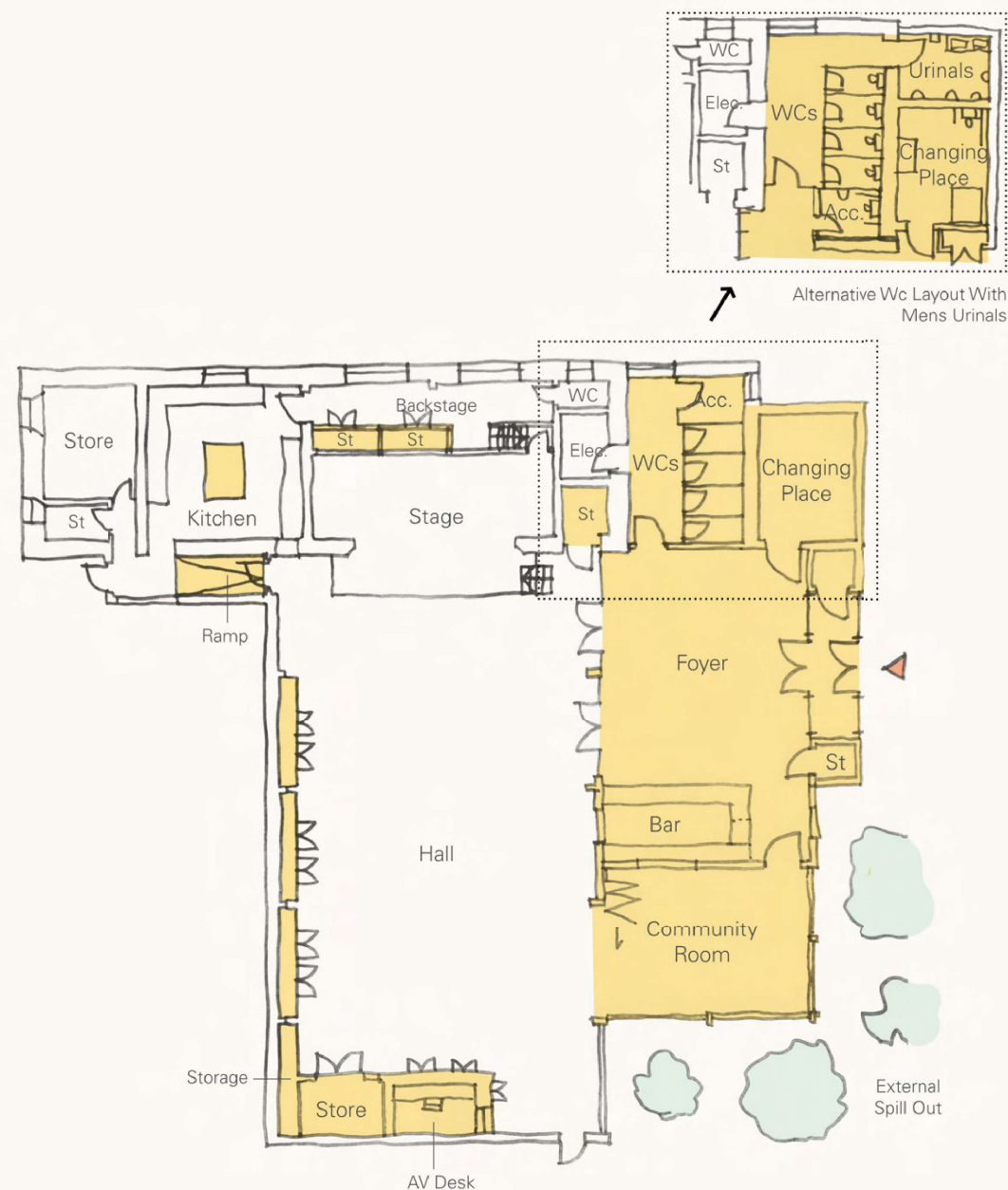


Alternative Wc Layout With Mens Urinals



+73m² New Floor Area

- + As little intervention with original building and stage area as possible.
- + Strengthens entrance with generous foyer / bar arrangement.
- + Creates additional community room for meetings, classes etc.
- + Offers flexible use and opportunities to connect foyer / hall / community room.
- + Consolidated WCs and additional Changing Place creates efficiency and creates a more inclusive offer.
- + Provides additional storage and raised AV desk for lighting and sound.
- + Ramp to kitchen and storage area allows greater accessibility.
- + Additional worktop space in kitchen makes space more efficient.
- Stage / backstage remains a barrier to more flexible use of space.
- Some areas of the building are still not accessible.
- Slight reduction in parking.
- Loss of existing glazing to north of hall.



+20m² New Floor Area

- + Original building becomes a public space, offering opportunities to engage with the street.
- + Strengthens entrance with foyer and offers small office space for CCT.
- + Creates flexible community room for meetings, classes etc.
- + Offers flexible use and opportunities to connect community room / bar with hall for large events.
- + Consolidated WCs and additional Changing Place creates efficiency and creates a more inclusive offer.
- + Provides additional storage and raised AV desk for lighting and sound.
- + Ramp to kitchen and storage area allows greater accessibility.
- + Additional worktop space in kitchen makes space more efficient.
- + Offers connection between kitchen and bar which may be beneficial for large events using the hall and community room.
- + Creation of external spill out space.

- Loss of existing stage / backstage arrangement.
- Slight reduction in parking.
- Loss of existing glazing to north of hall.

