

18.028: Millport Town Hall, Millport
Development Feasibility Study

April 2019



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Introduction

In 2012, Millport Town Hall closed its doors to public uses. This followed a number of years of limited vision and direction to sustain the building as its original intended use in tandem with limited maintenance in the building's fabric. The hall has served through its life time as a critical and valued facility for the community which as mentioned through its latter years lost vision and direction.

In 2018, a group of locals formed the client group, friends of Millport Town Hall, in an effort to regenerate and bring the building back to life as a fulcrum of the local community. Despite its beauty, the Isle of Cumbrae features in deprivation statistics with a fragile economy. The Town Hall could be turned into a vibrant central building providing employment, skills training and many volunteering opportunities. Its size makes possible multi concurrent uses which will reach out to all ages and abilities and there will be an economic upturn for local businesses and residents alike. A community focused approach will be made, assisting social cohesion, reaching out to the isolated and developing the best way to address local inequalities and deprivation.

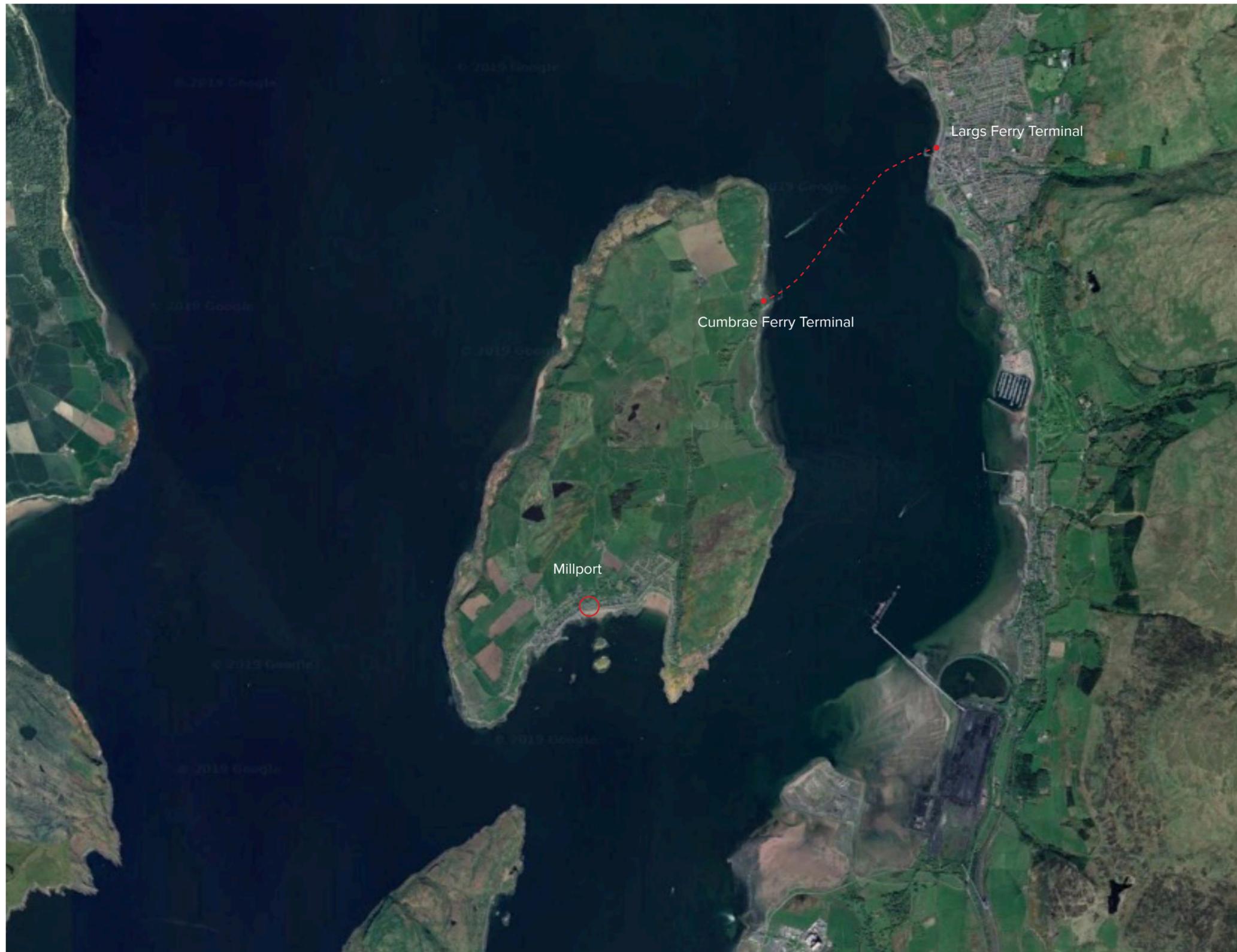
Following their formation, the client group have been successful in raising interest and support to explore this possibility and if found to be viable, see the project through to success.

This report records and concludes the feasibility exercise that has been undertaken to best determine how such a project would be carried out. We have worked closely with our collaborating Business planner, Tom Laurie and also with the client group, local community and stakeholders.



Location

The site is located in Millport on the Isle of Great Cumbrae. The primary mainland access is via the ferry service operated from Largs.



Location

The town hall is located within the historical centre of the town. It is primarily accessed from the Southern, seafront side via the approach up Clifton Street.

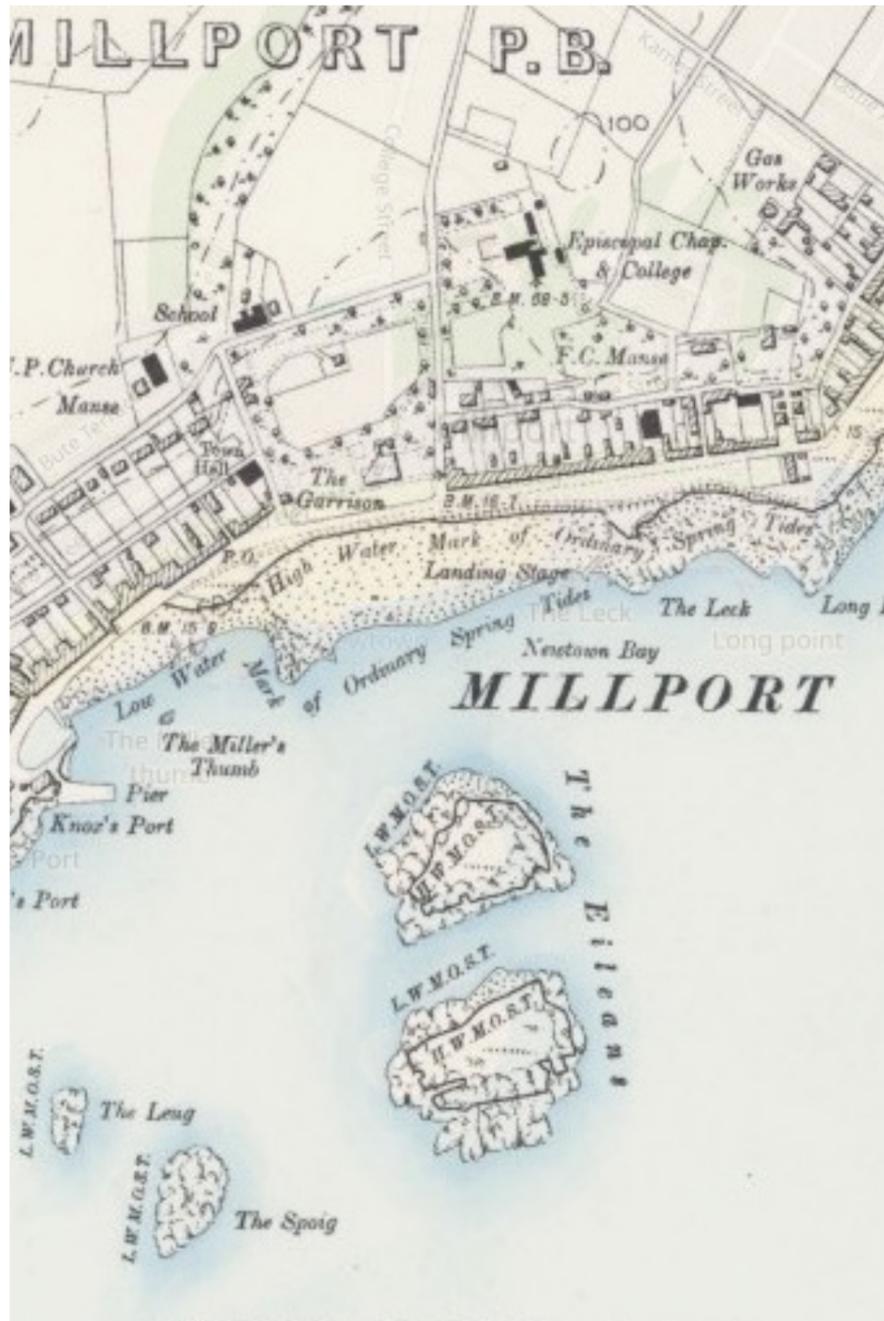




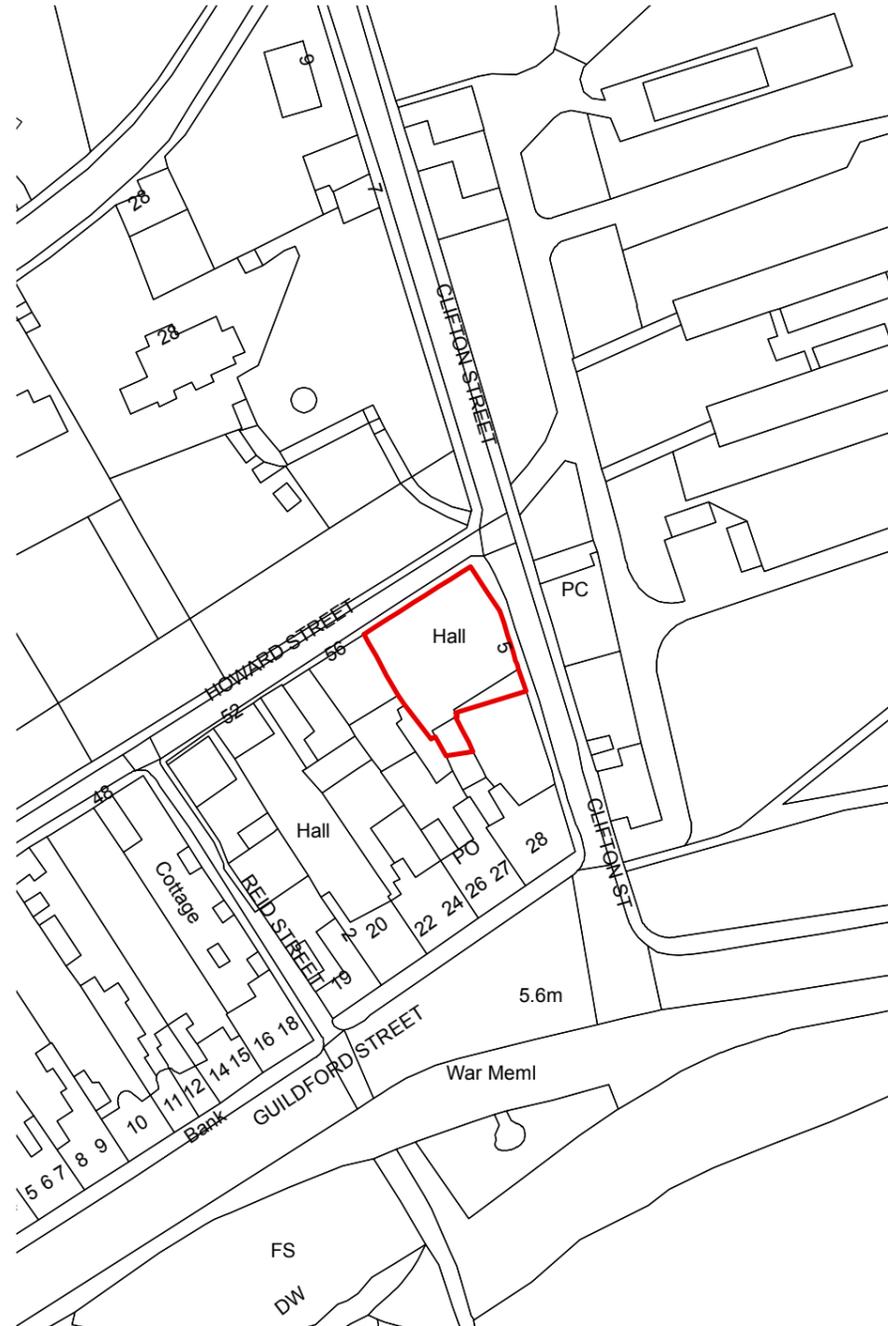
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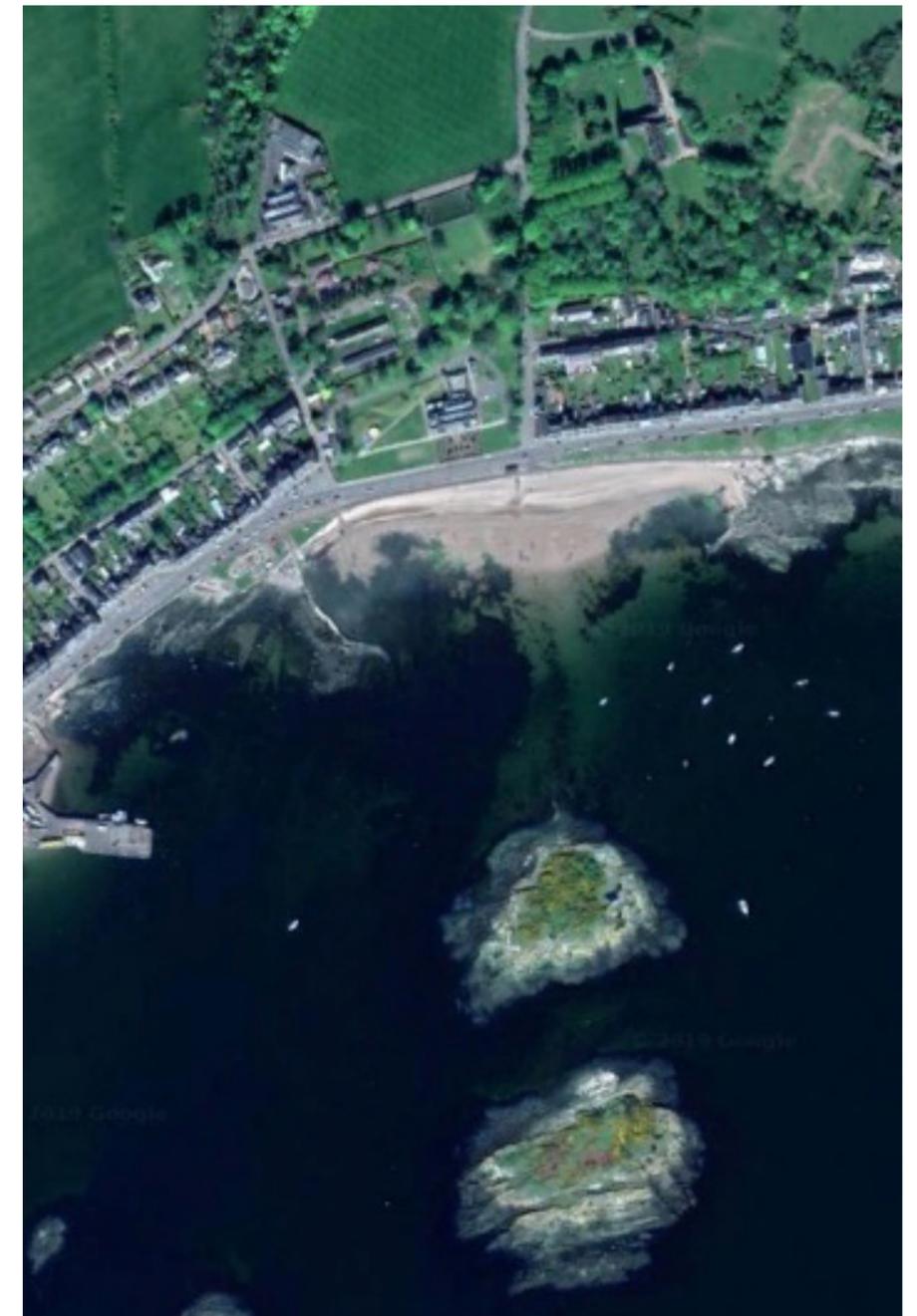
The Site



1888 - 1915 Ordnance Survey Map



Current Ordnance Survey Map



Current Aerial View



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The Site

The building is located on Clifton Street which rises from Glasgow Street to the South. The change in gradient makes both the ground floor and the lower ground floor accessible from the street.

The town hall comprises of three buildings attached to each other with multiple entrances. The existing main entrance is not immediately obvious from the principle approach presenting a challenge for future uses.



Fire exit onto Howard Street

Historical front entrance to the Hall

Service door, currently used as main access

Stepped access to the toilets at lower ground level

Service access to the lower ground floor, garden and waste storage for the local council



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Existing Buildings



Approach from Clifton Street looking North



Approach from Clifton Street looking South

The building, constructed in 1878 is unlisted though lies within the Millport Conservation Area. The hall and adjoining facilities were previously a key facility for the community. It has been used for events, concerts and was also once the Millport Picture House. The building was closed for public use in 2012 and has lain empty since. This has resulted in the community losing their only accessible large venue.



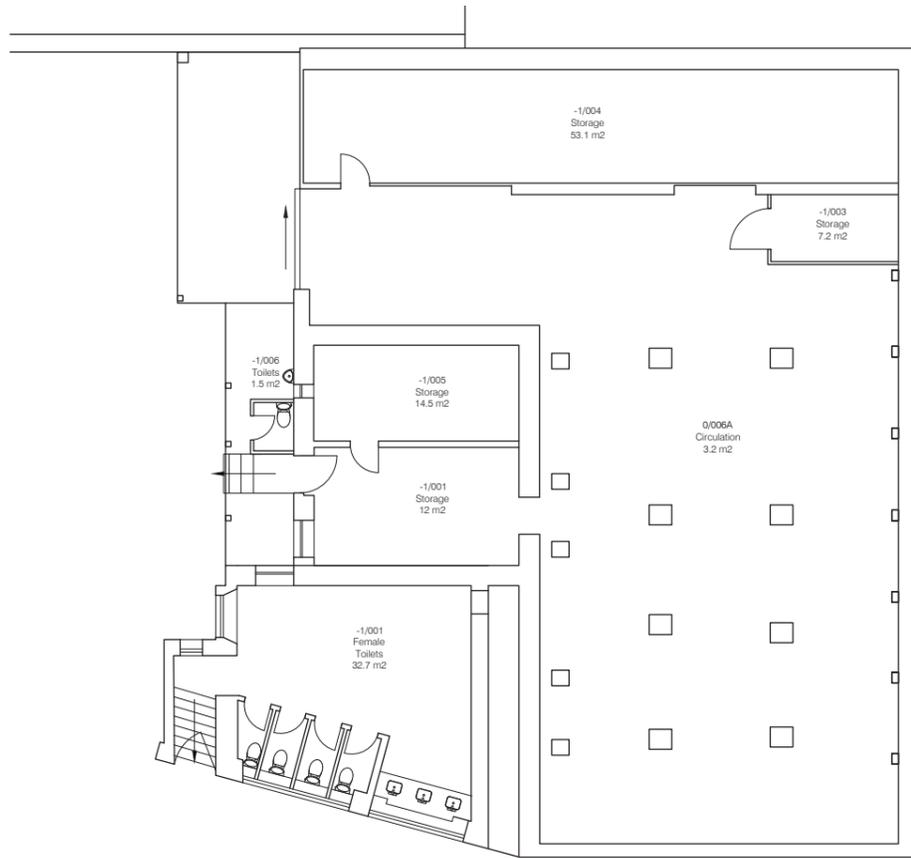
Main Hall space



Existing condition of proposed Community use space



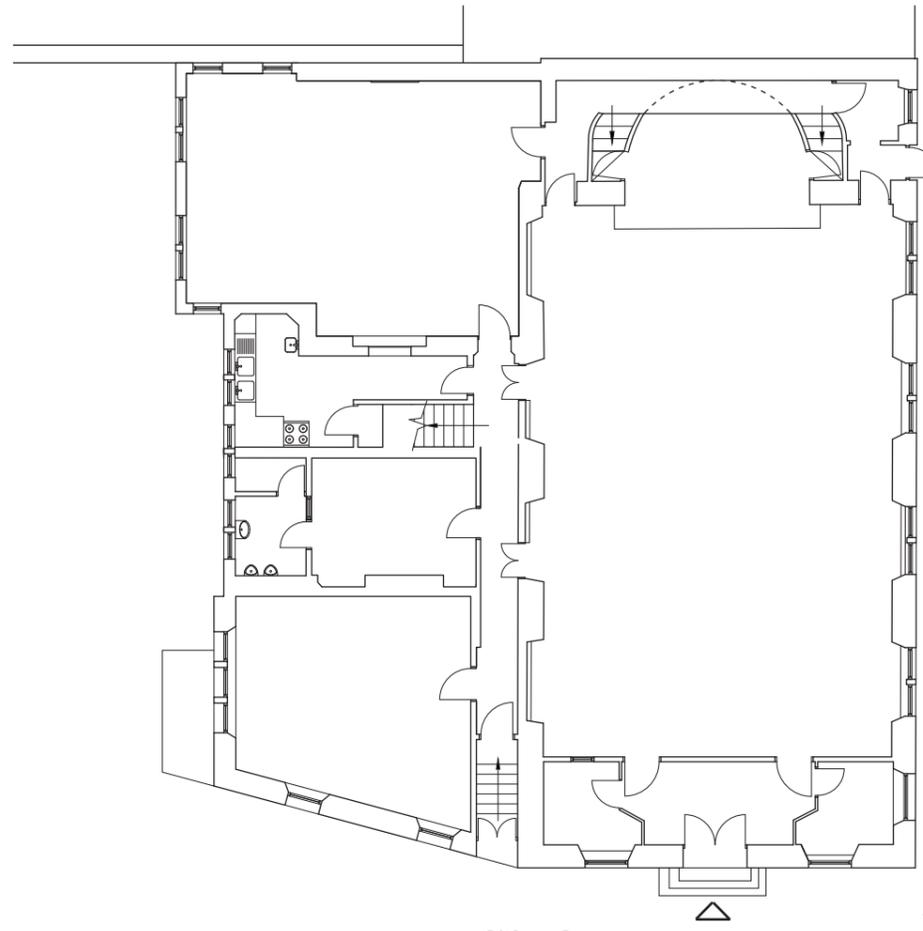
Existing condition of proposed Community use space



Existing Lower Ground Floor Plan



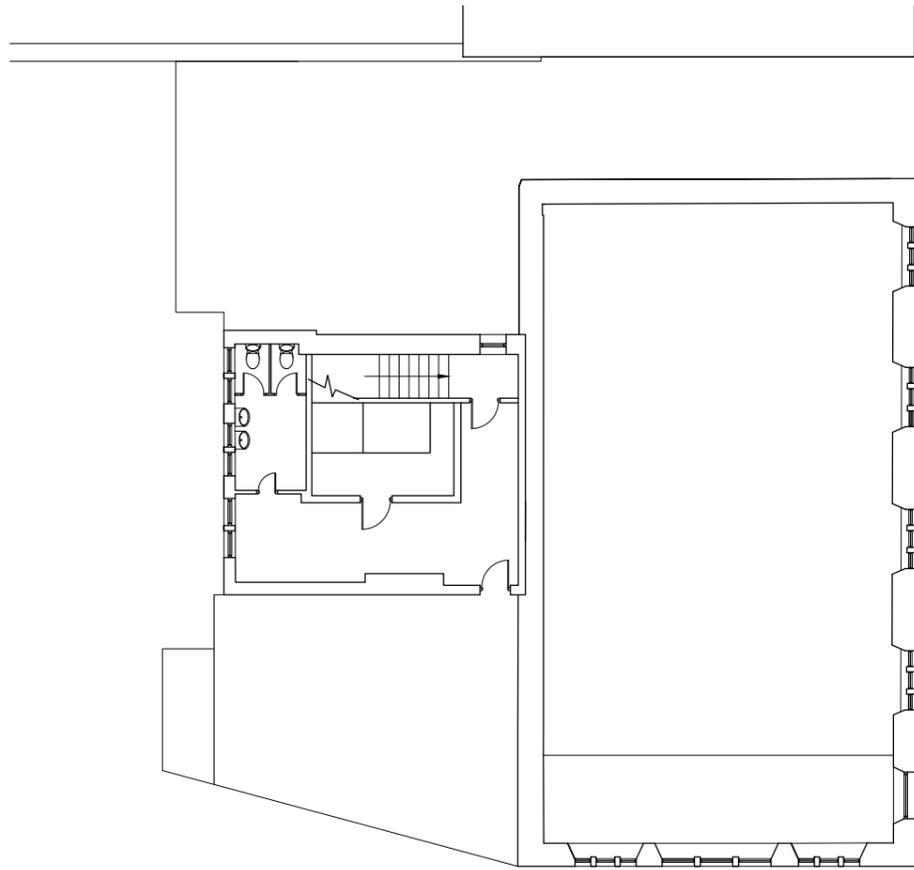
1:200 at A3 Existing Ground Floor Plan



Clifton Street

Howard Street

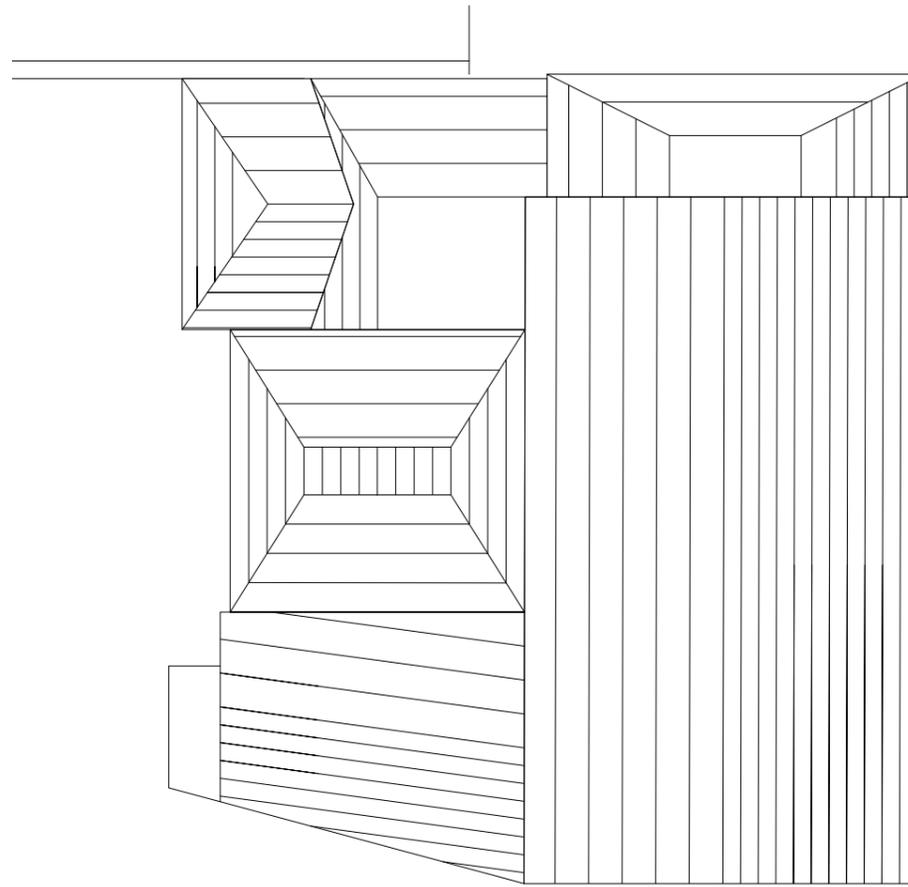
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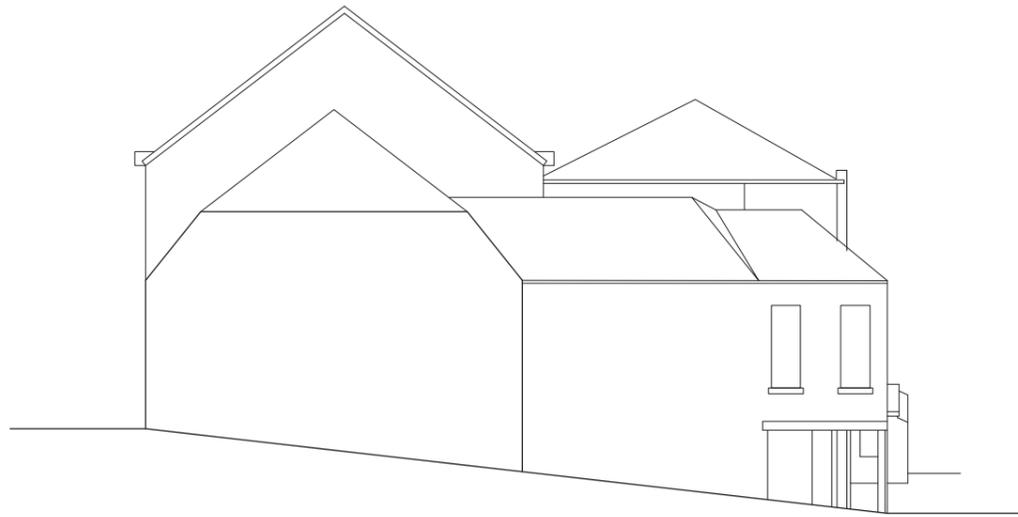
Existing First Floor Plan

1:200 at A3

Existing Roof Plan



1:200 at A3



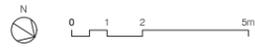
Existing South-West Elevation



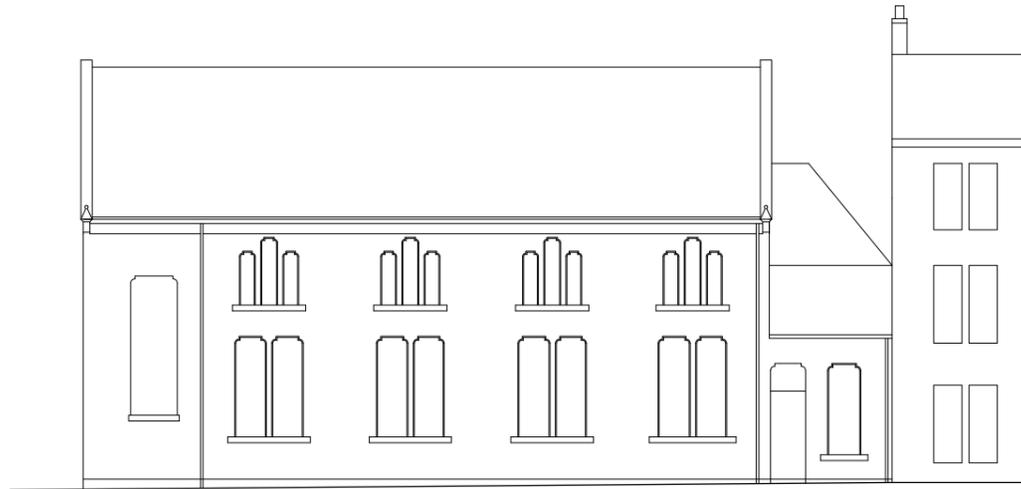
1:200 at A3

Existing South-East Elevation

1:200 at A3



Existing Elevations



Existing North-West Elevation

1:200 at A3



Existing North-East Elevation

1:200 at A3

Public Consultation



Over the past year there have been a number of consultation events organised relating to the project. These endeavour to gauge public feeling and comment. They also provide opportunity to garner support for the scheme. Residents are excited at the prospect of Millport Town Hall being “run by the community for the community” and value the opportunity for their involvement. Consultations have involved listening to what the residents see as important and what their needs are. This has informed the final design as presented in this report.

The feasibility stage concluded with a public consultation event held on Saturday 30th March 2019 in the DA Hall. The community were invited to share their views relating to the project.

Designs were presented for the week running up to the event in the Garrison building opposite the Town hall. This gave locals and visitors a chance to understand proposals prior to the event.

Around 100 local residents attended where presentations were conducted by the client group, architect and business planner. Questionnaires were filled out at the consultation event and prior with the following summed results:

Questionnaires:

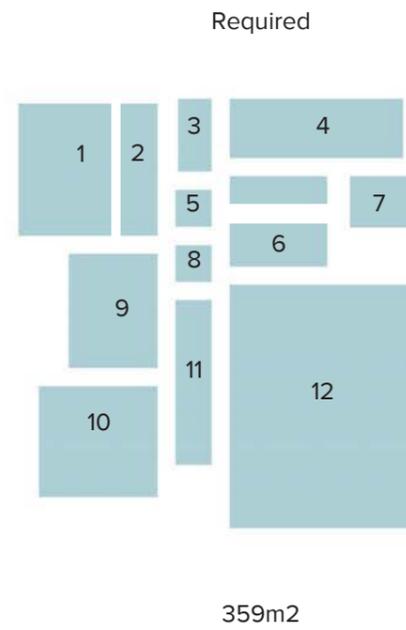
- In favour of the project:
 - Yes: 240
 - No: 4 (inc. 2 that were not in favour but said they would use the facility)
- 130 said they would volunteer to assist the scheme whilst 110 said they would support but not volunteer.

Online surveys:

- Survey Monkey poll: 97% positive
- Twitter poll: 93% positive

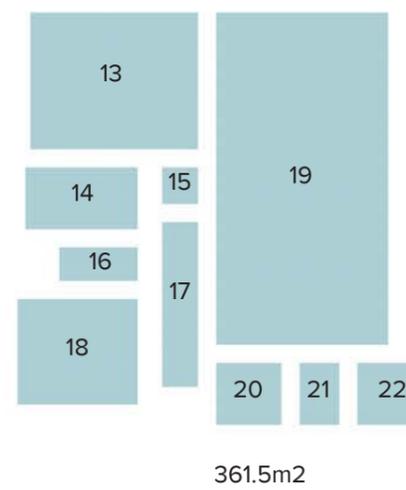
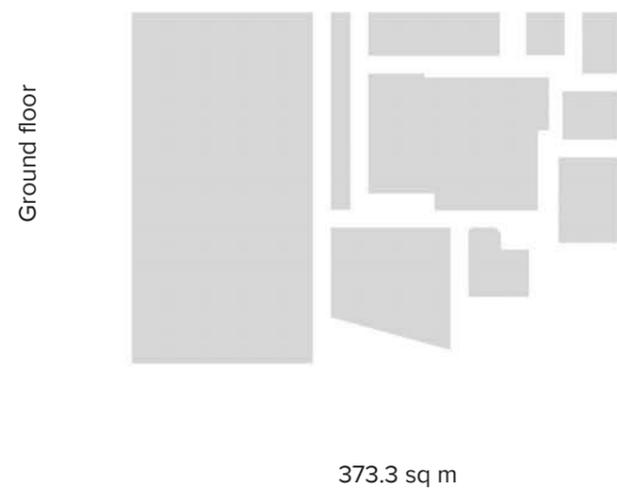


Design Development

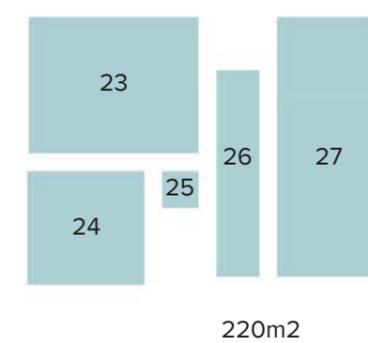


The following demonstrates diagrammatically, the existing areas of accommodation and the proposed areas including the required uses.

1. Caretaker's flat 40m2
2. Office 15m2
3. Store 7m2
4. Green Room 30m2
5. Accessible toilet for performers 4m2
6. Male toilets 13m2
7. Heritage Centre store 11m2
8. Lift 4m2
9. Reception with stairs up 30m2
10. Female/Accessible Toilets 40m2
11. Circulation 17m2
12. Heritage Centre 135m2

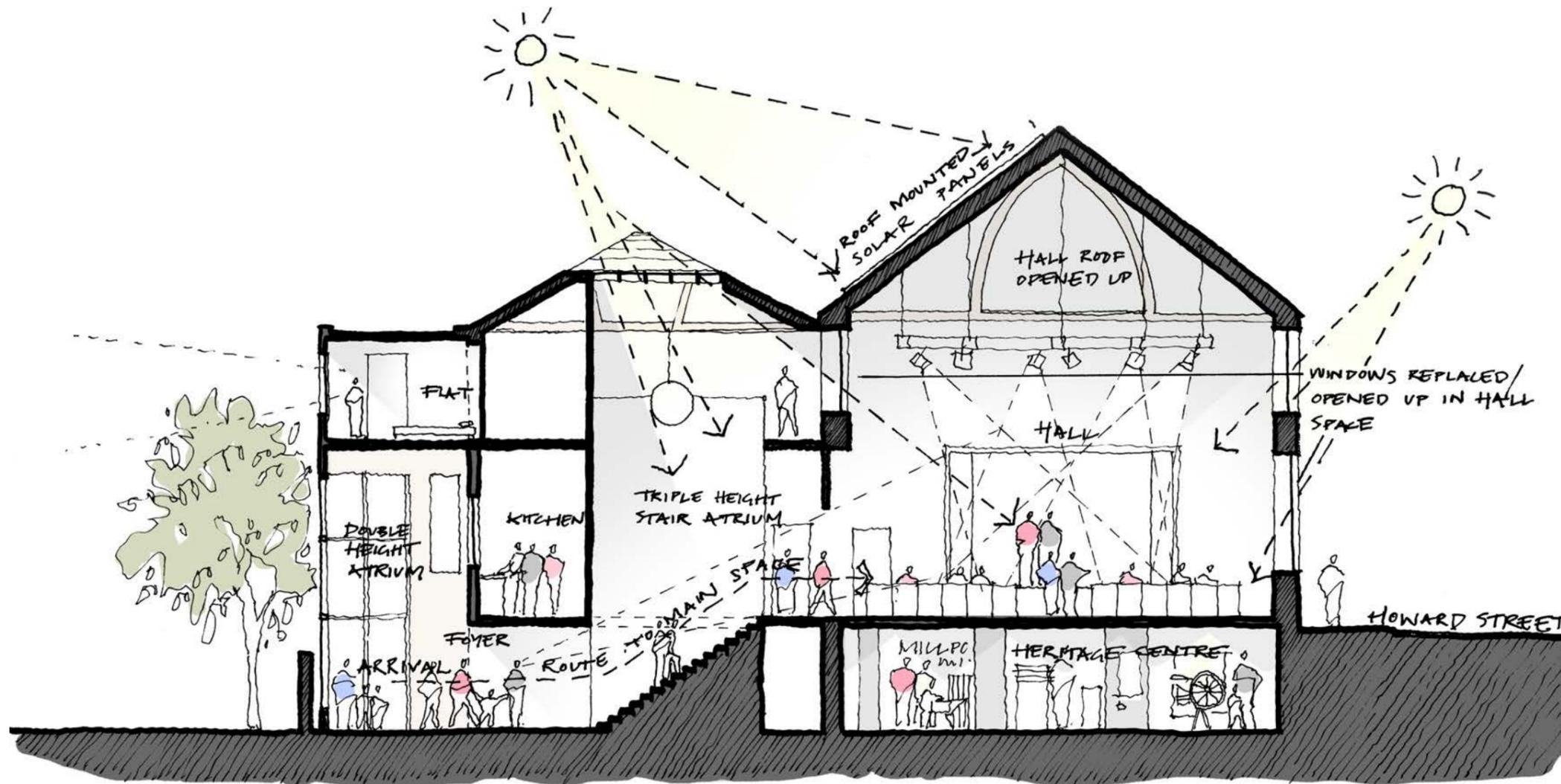


13. Community Hub 69m2
14. Kitchen 22m2
15. Lift 4 m2
16. Stairs 8m2
17. Circulation 18m2
18. Multipurpose room 38m2
19. Hall 170m2
20. Access to the flat above/fire escape 12m2
21. Entry 7.5m2
22. Store 13m2



23. 2 bedroom flat for rent 70m2
24. 2 bedroom flat for rent 40m2
25. Lift 4m2
26. Circulation 26m2
27. 2 bedroom flat with mezzanine for rent 80m2

Design Development



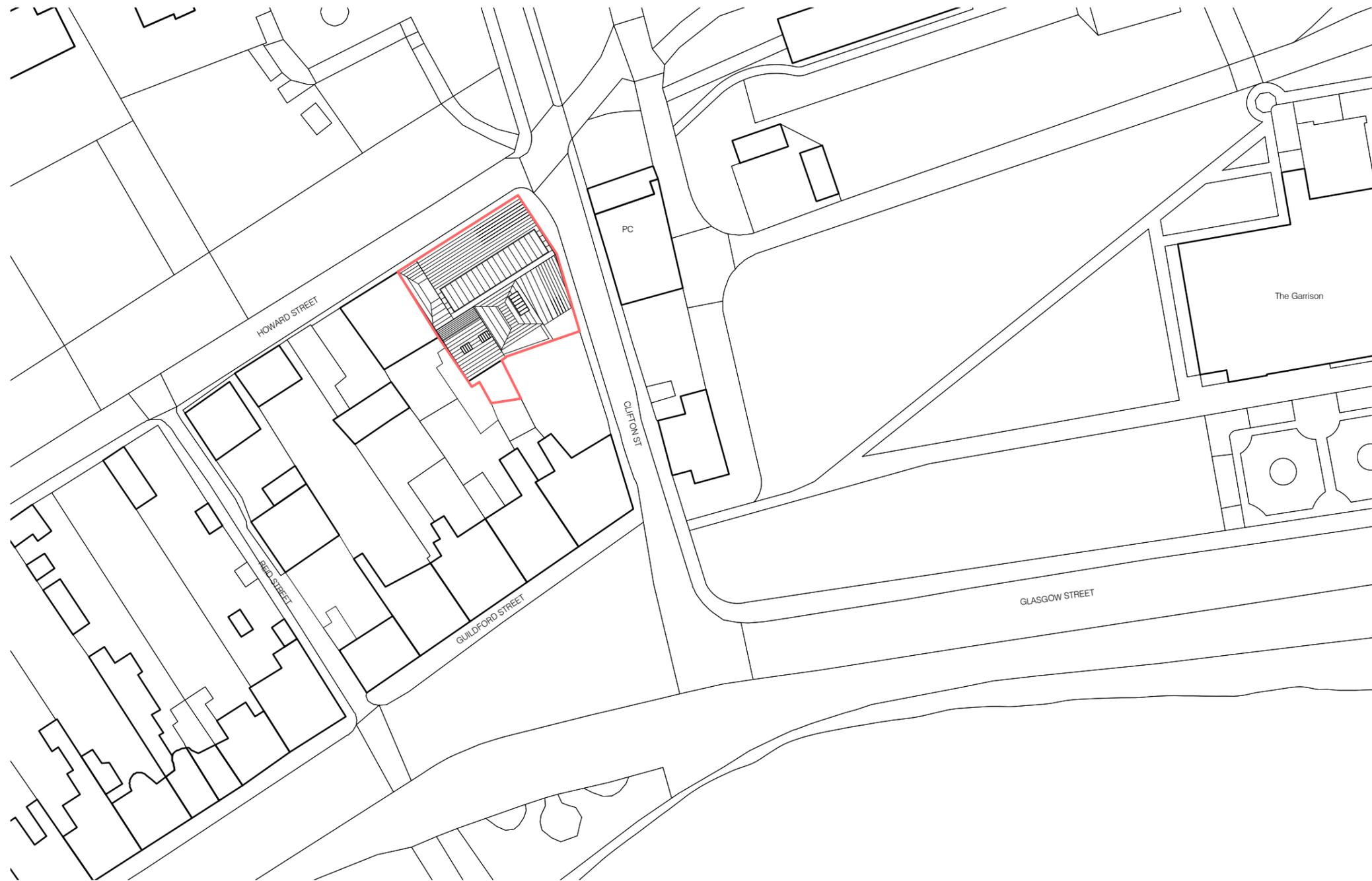
The building is to become a community hub with various uses enclosed. It will include a concert/performance venue with improved facilities including a spacious foyer and toilets. These spaces will also be able to cater for events such as weddings and conferences. Also proposed are spaces for various uses such as a heritage centre, community hub space, Men's Shed and green rooms to support the main performance space. Of further note are the proposed toilets to comfortably cater for the buildings uses.

The building will also accommodate 3 holiday let flats and a caretaker's apartment.

The building will create employment and support and develop the local tourist industry which is essential for the island community.

Our approach:

- Increase natural light into existing spaces. In particular, by opening up the hall high level windows
- Open up hall space to reveal a restored original roof structure
- Rationalise circulation around building to work best with new uses
- Make the building fully accessible to all
- Have a straightforward transition from street to main hall space through new atrium and up new stair with triple height space above
- Work with the existing structure as best possible whilst creating new life for the town hall and its contribution to the community of Millport
- Provide suitable storage for all proposed uses
- Spaces to be acoustically separated where necessary (flats to main public space)
- Mechanical and Electrical provision fully suitable for intended uses



Proposed Location Plan

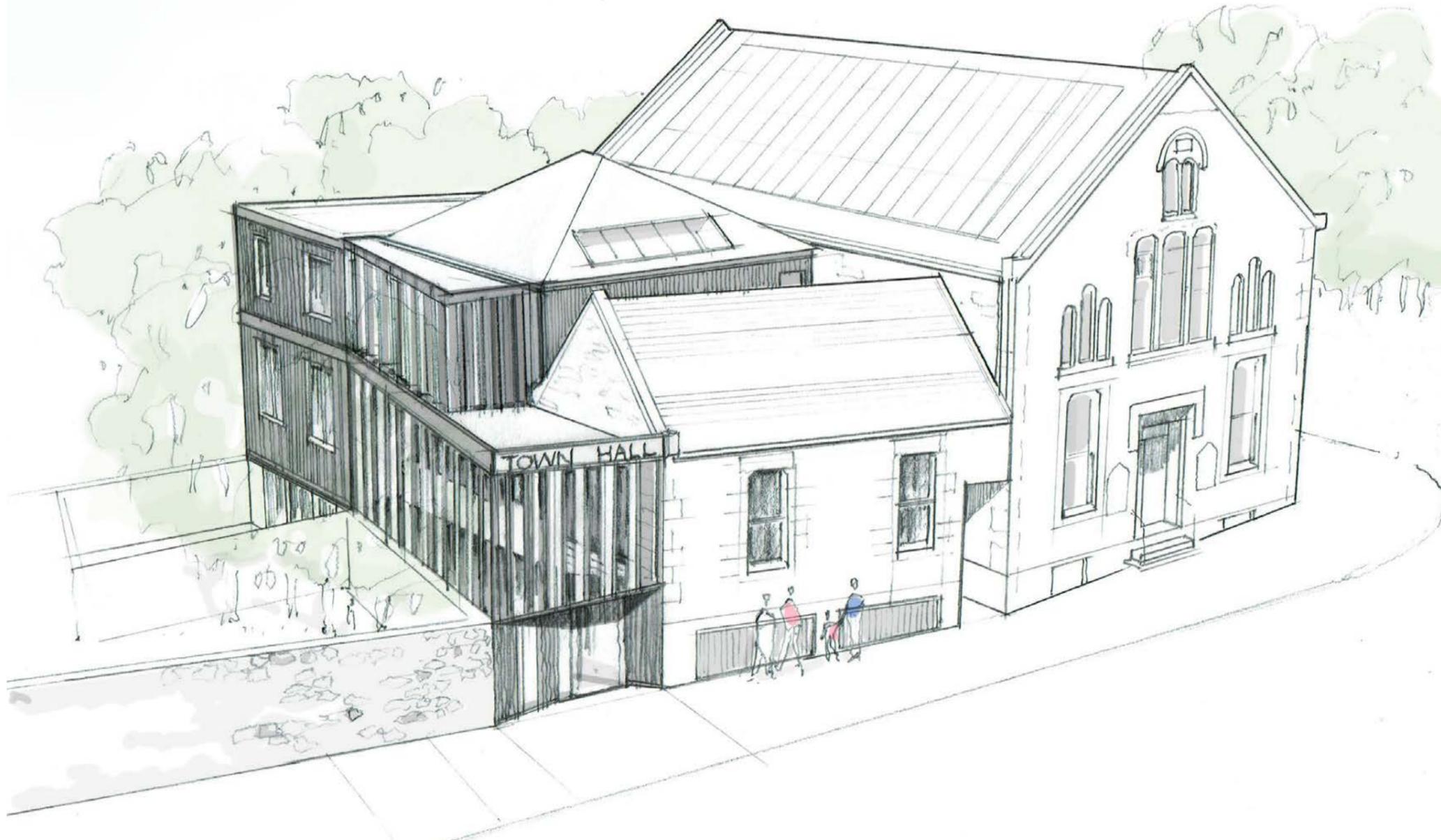
1:750 at A3



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Proposals: The Site and Accommodation



Millport Town Hall - 3D Visualisation

In order to accommodate the required new programme elements, the first floor of the building will be extended. This first floor addition to the South Western corner both provides new floor space but also addresses one of the most decayed features of the building by removing the very leaky section of roof.

One of the key objectives is to improve navigation around the building with way finding intuitive and obvious.

The new entrance extension provides a reference and clear entrance point into the building. Upon entry, users descend a gradual sloping ramp into the spacious entry foyer space containing reception and easily navigable routes to the various building facilities.

When visiting the building to use the main space, from the entrance foyer you rise up a generous staircase with the entrance doors to the hall visible directly ahead of you. The stair includes a triple height space above that allows daylight deep into the plan and makes for a grand and spacious spatial sequence from street to hall. Alternatively, there is a strategically placed lift to take users directly to the hall entrance from the lower ground.

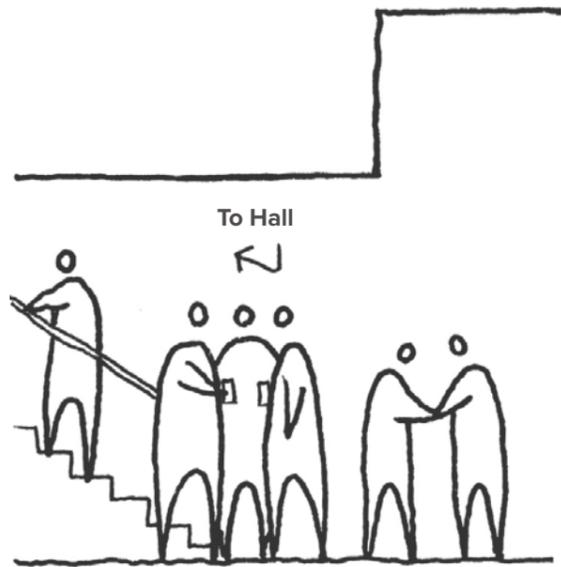
The historical grand entrance to the hall will be used for ceremonies and also access to the first floor apartments above - this intentionally is an independent access for the flats. Users would then not be required to enter the main hall building. The other building entry points would be used for servicing and fire escape.

On the lower ground, there is a proposed heritage centre which will exhibit and celebrate the many stories of Cumbrae and its history through both audio and visual means.

On the ground floor, principle spaces include a community hub and multi purpose space for activities such as drama groups, art groups, receptions, catering, 'men's shed' group and various others - intended to adapt to any presented requirement.

The historical windows in the hall, which are currently boarded up, will be opened up and restored. This will bring much needed sunlight into the buildings principle space.

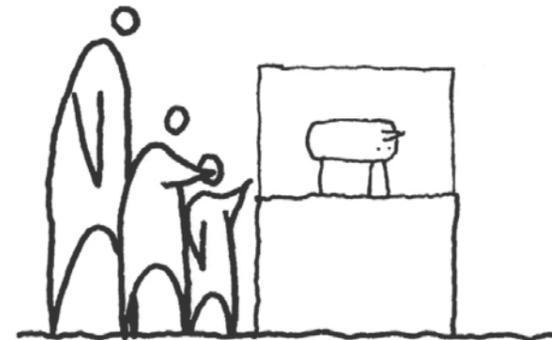
Solar panels will be installed on the large South facing roof area of the hall to provide a natural energy source for the buildings operations.



02 - Foyer / collection space



07 - Men's shed



09 - Heritage Centre and Conservation Corner

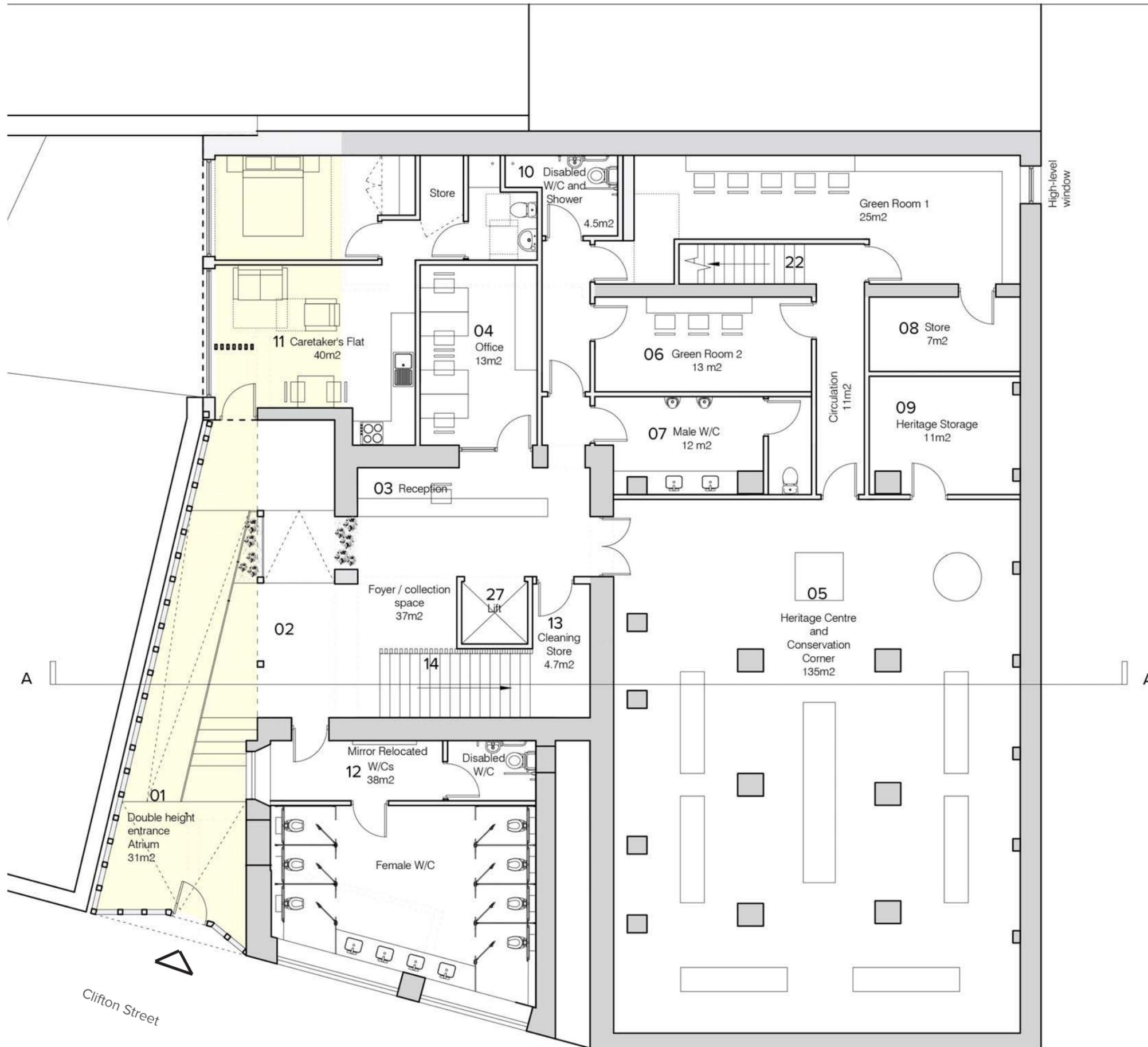
Proposals: Lower Ground Floor

Proposed Accommodation Schedule

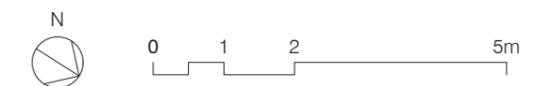
(Please see plan drawings for numbering)

Lower Ground Floor

- 01 - Double-height Entrance Atrium
- 02 - Foyer / collection space
- 03 - Reception
- 04 - Office
- 05 - Heritage Centre and Conservation Corner
- 06 - Green Rooms
- 07 - Male Toilets
- 08 - Store
- 09 - Heritage Storage
- 10 - Disabled W/C and Shower
- 11 - Caretaker's flat
- 12 - Female and Accessible W/Cs
- 13 - Cleaning Store
- 14 - Rooflit triple-height stair atrium

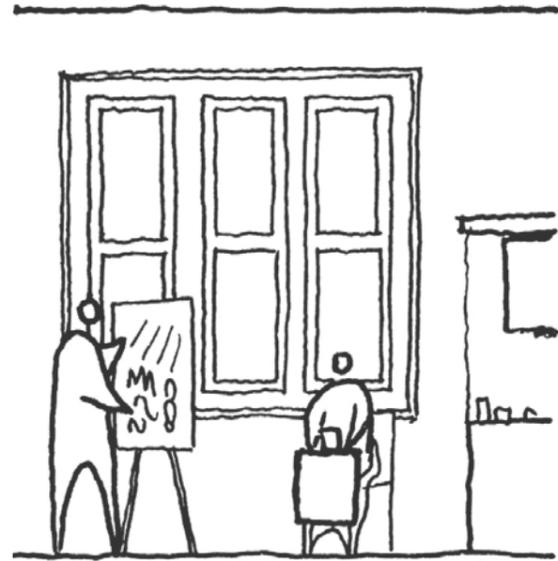


Proposed Lower Ground Floor Plan 1:100 at A3

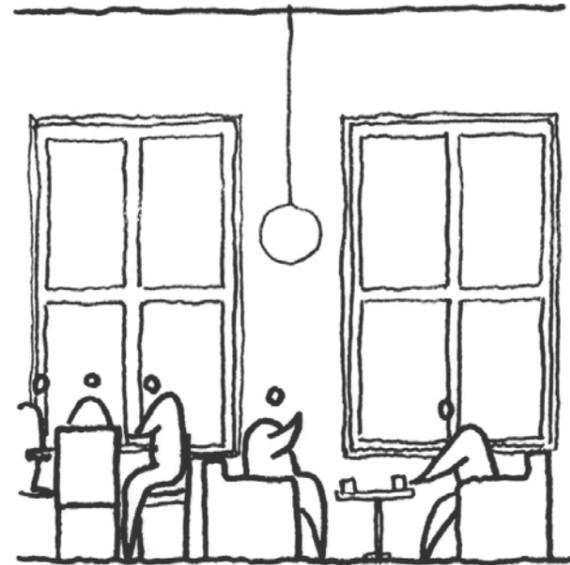


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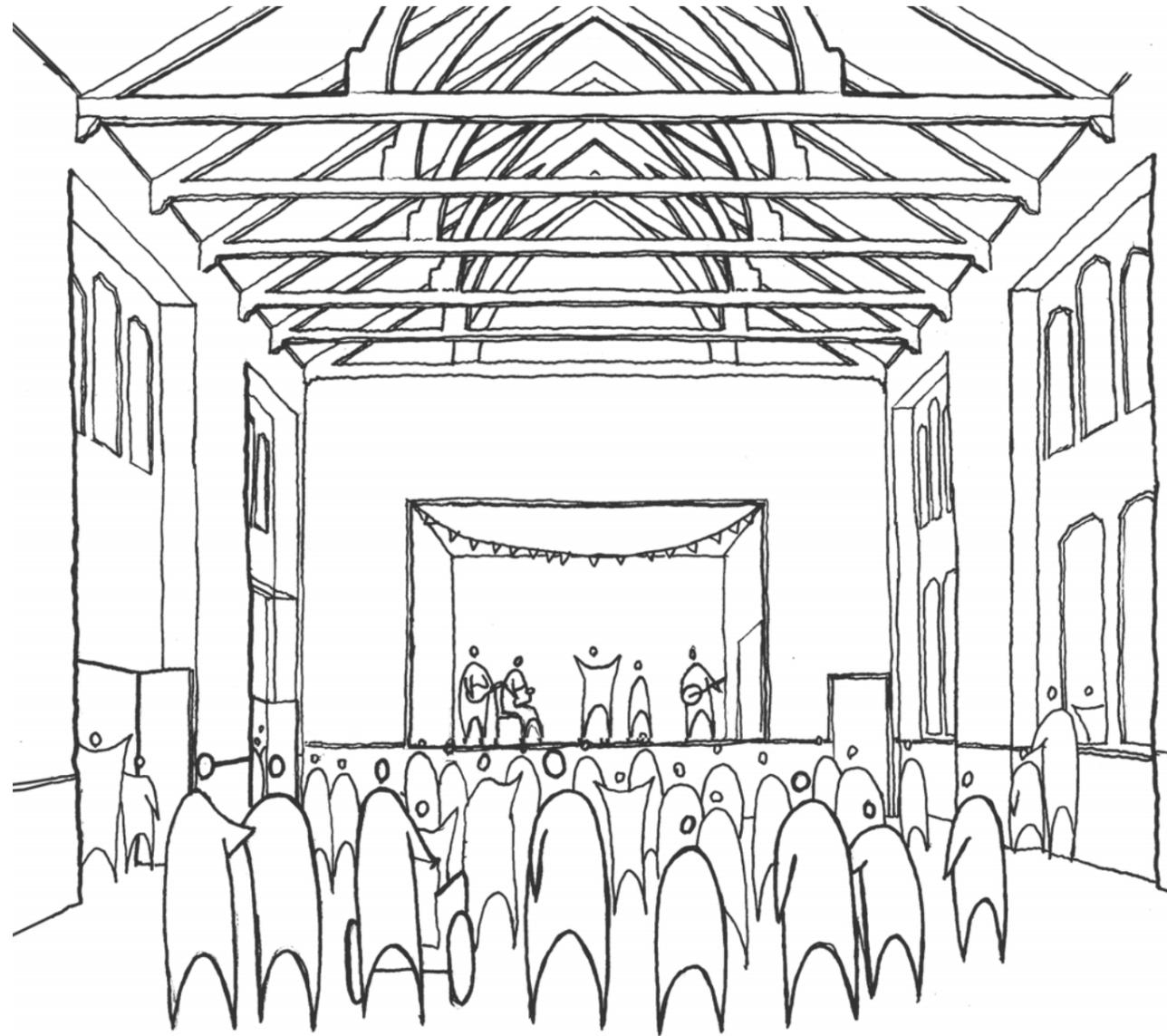
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18 - Art Group / Rehearsal / meeting space



17 - Community Hub

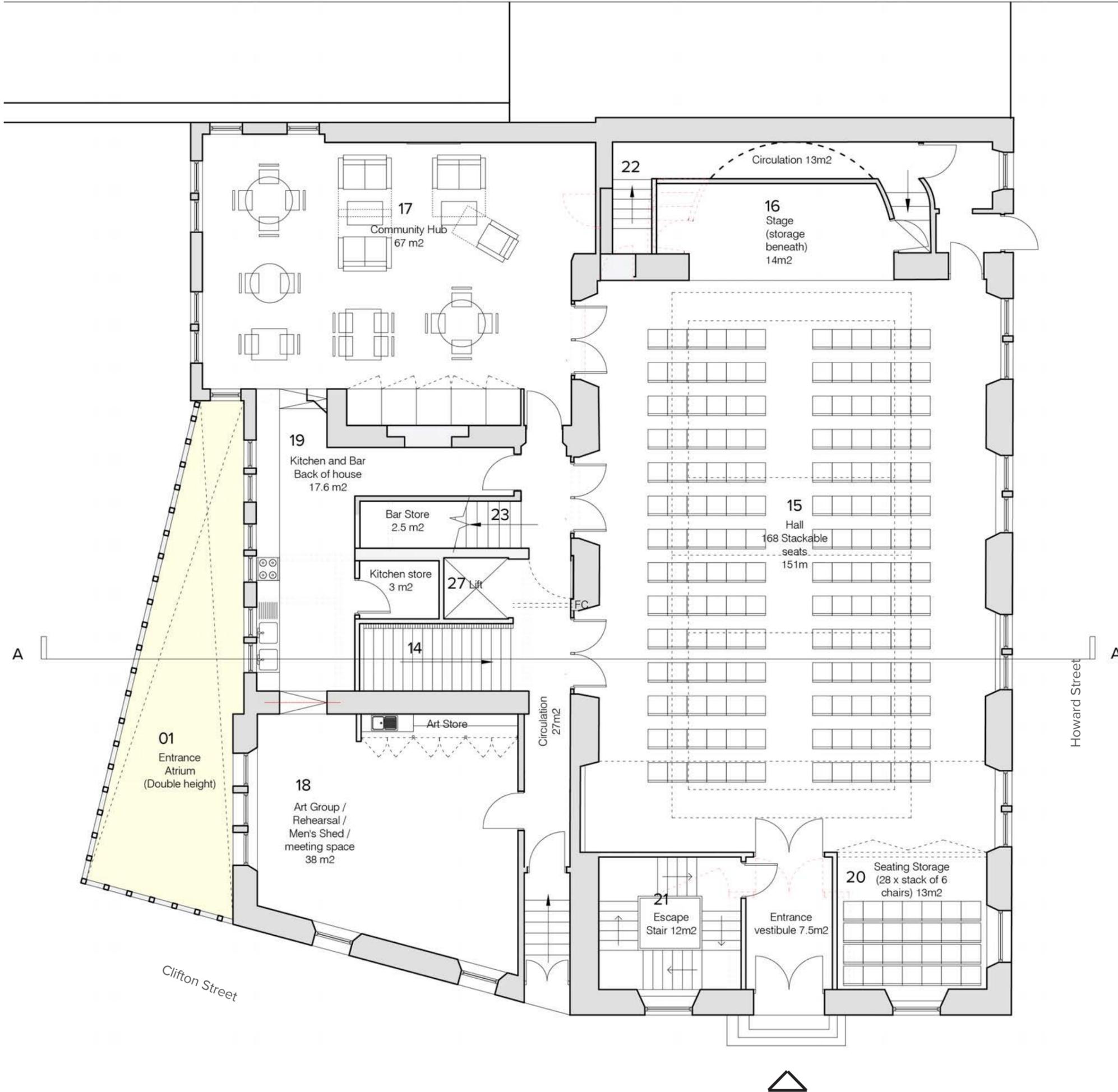


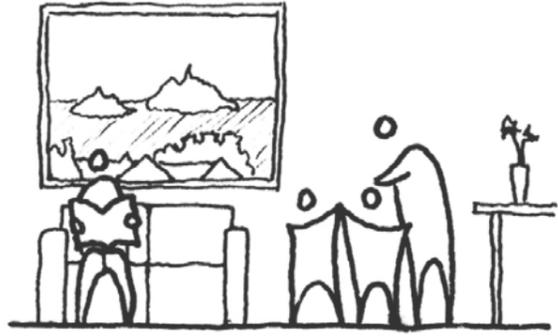
15 - Main Hall

Proposals: Ground Floor

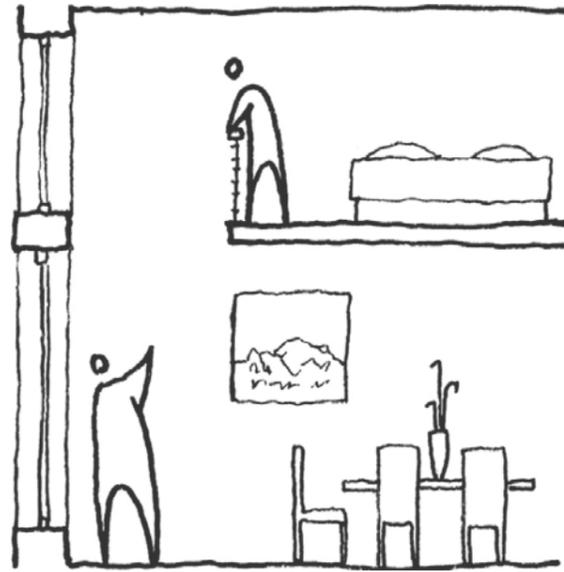
Ground Floor programme

- 15 - Main Hall
- 16 - Stage
- 17 - Community hub
- 18 - Art Group / Mens shed / Rehearsal / Meeting space
- 19 - Kitchen and Bar back of house
- 20 - Seating Storage
- 21 - Escape stair
- 22 - Escape stair and stair to lower level facilities
- 23 - Existing stair to first floor





25 - Self-catering flat 02



26 - Self-catering flat 03

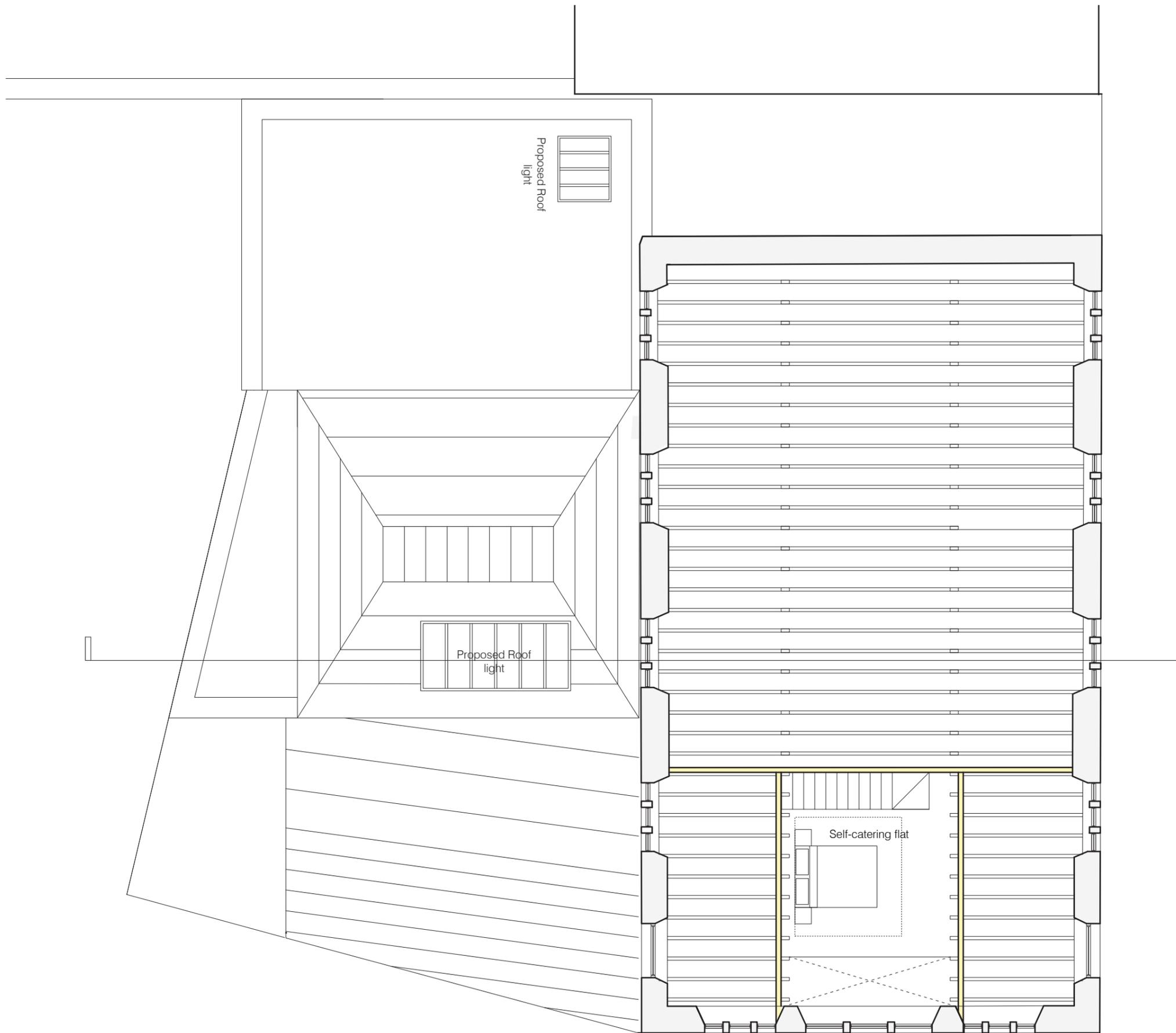
Proposals: First Floor

First Floor program

- 24 - Self-catering flat 01
- 25 - Self-catering flat 02
- 26 - Self-catering flat 03
- 27 - Lift



Proposals: Second Floor



Proposed Second Floor Plan

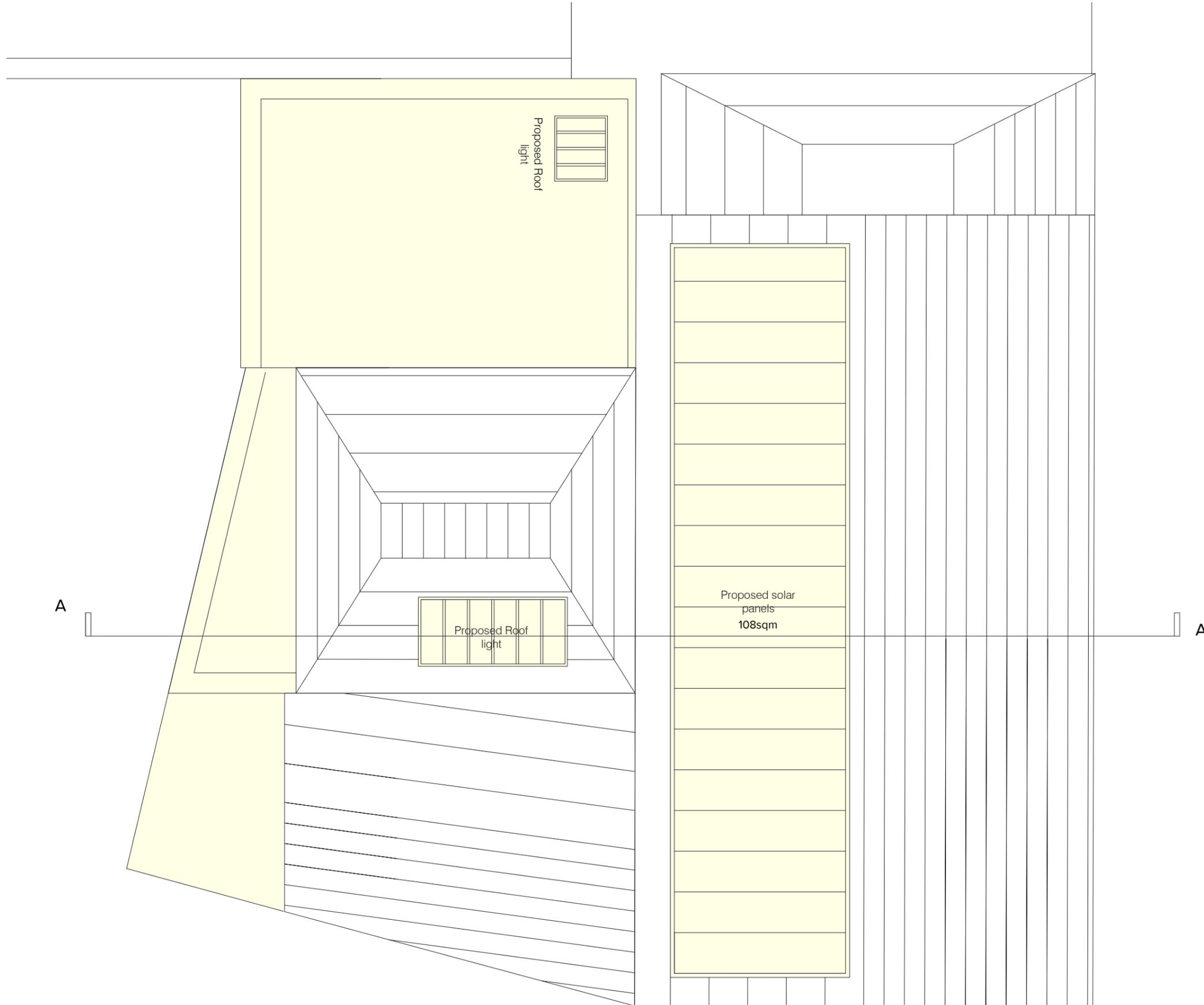
1:100 at A3



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Proposals: Roof Plan





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Proposals:



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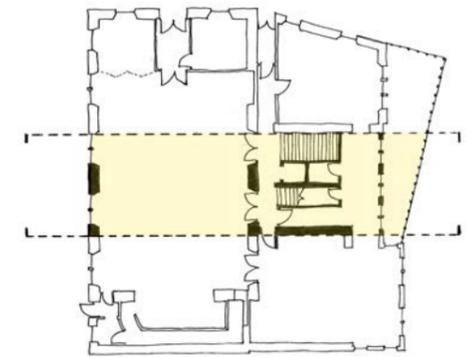
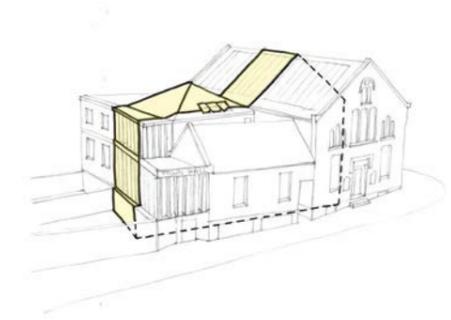


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Proposals: Model

1:50 Sectional Model





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Precedents

These precedents of refurbished public buildings by Page Park Architects and Hawkins Brown Architects demonstrate a design intention relating to what this project can become. They also show a potential materiality of the interiors particularly in the new foyer/reception space.



Burgh Hall, Dunoon - Page Park Architects with John McAslan + Partners



All Saint Community Centre, Dunoon - Hawkins Brown Architects

Conclusions

Through this design exercise, accompanying business plan and cost plan, the general conclusion is that the project is viable. This understandably is subject to the necessary fundraising for delivery of the project to be in place though in terms of uses and strategy for operations both practically and financially, the scheme would provide a valuable and sustainable community facility for Millport Town and Great Cumbrae.

The client team would like to express their thanks to the following supporting organisations:





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