

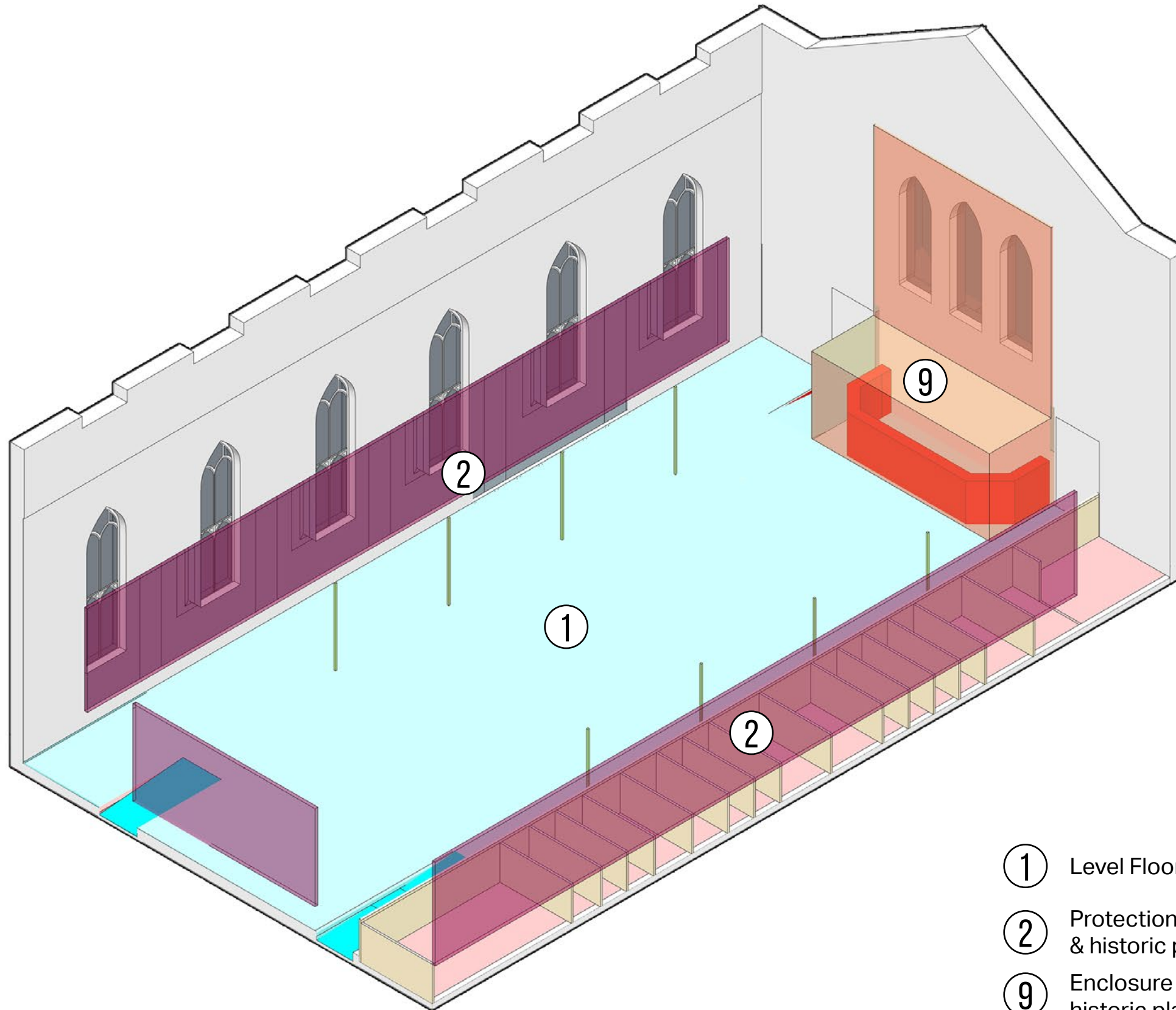


ST THOMAS CHURCH - DESIGN TEAM MEETING

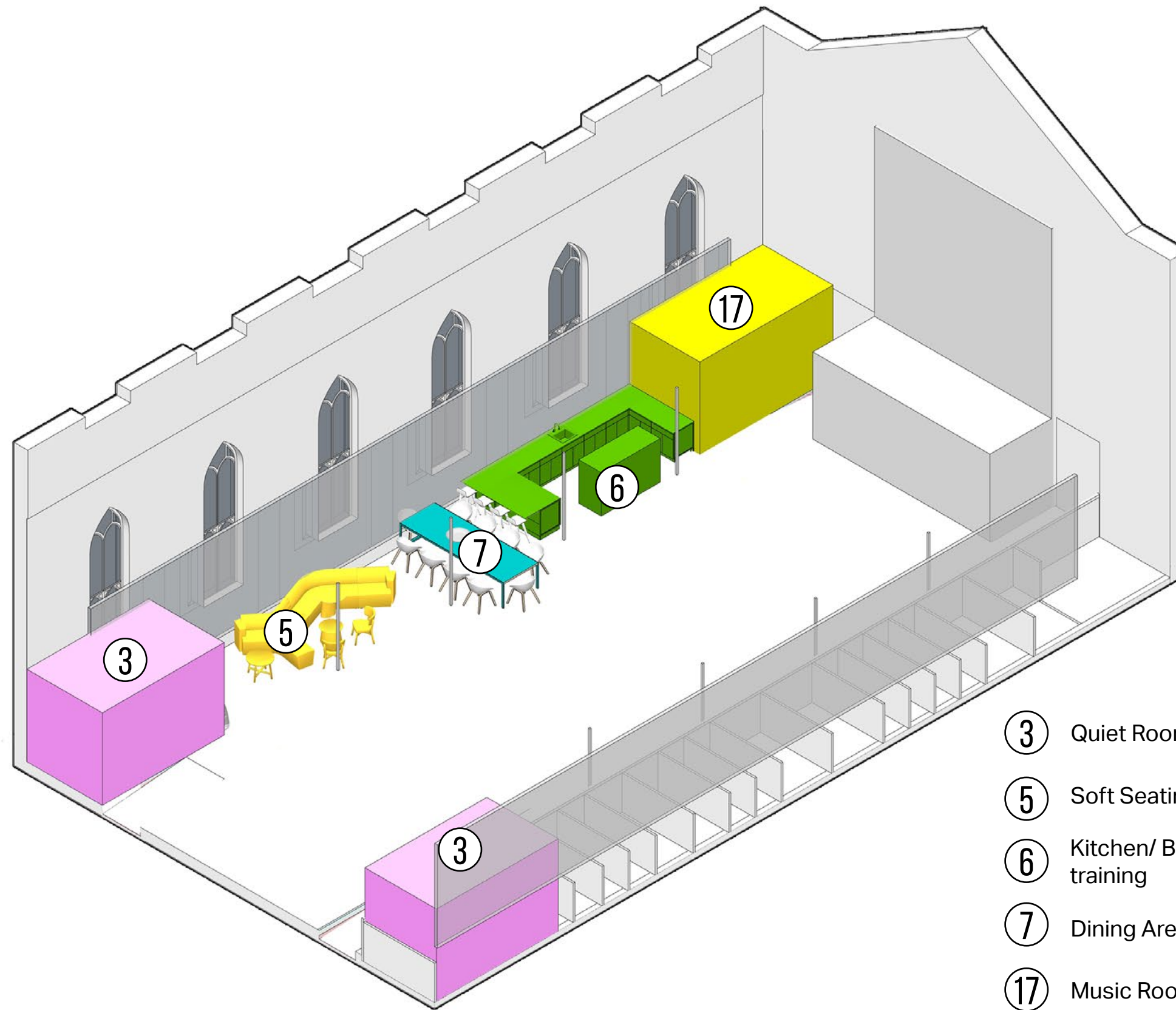
JULY 2022



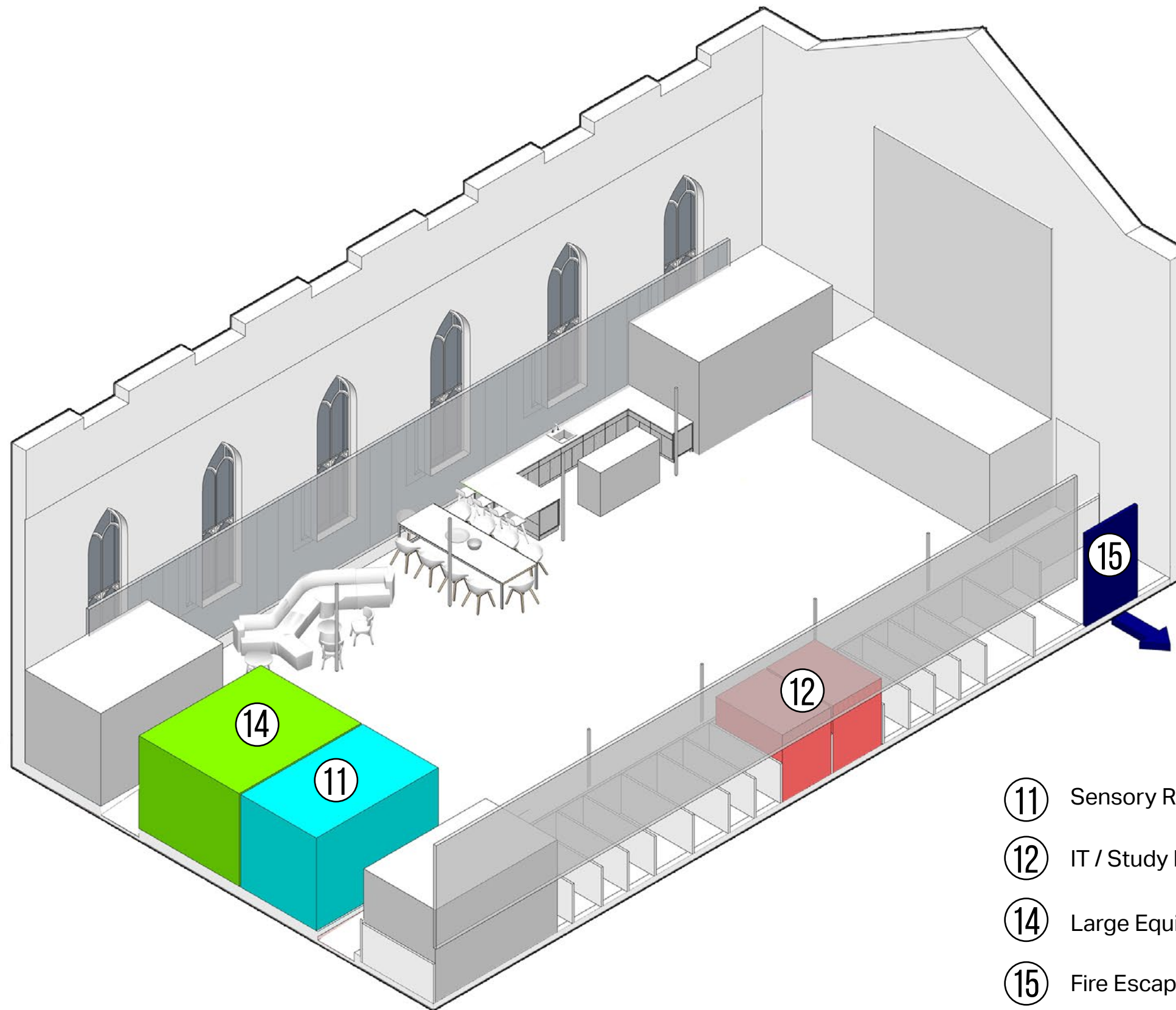
Bright**SPACE**
architects



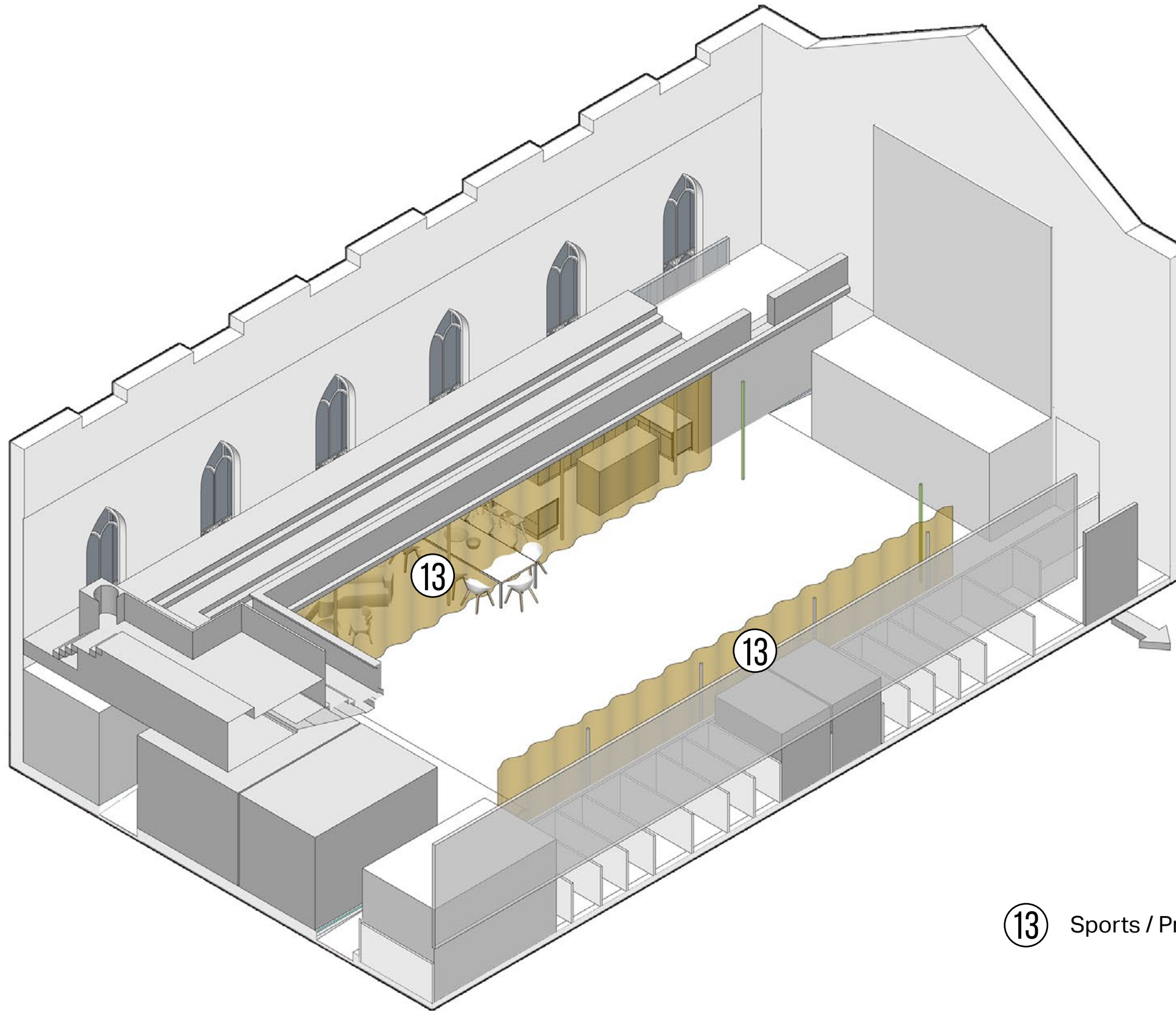
- ① Level Floor
- ② Protection of vulnerable windows & historic plaques
- ⑨ Enclosure of prayer screen & historic plaques & stained glass windows



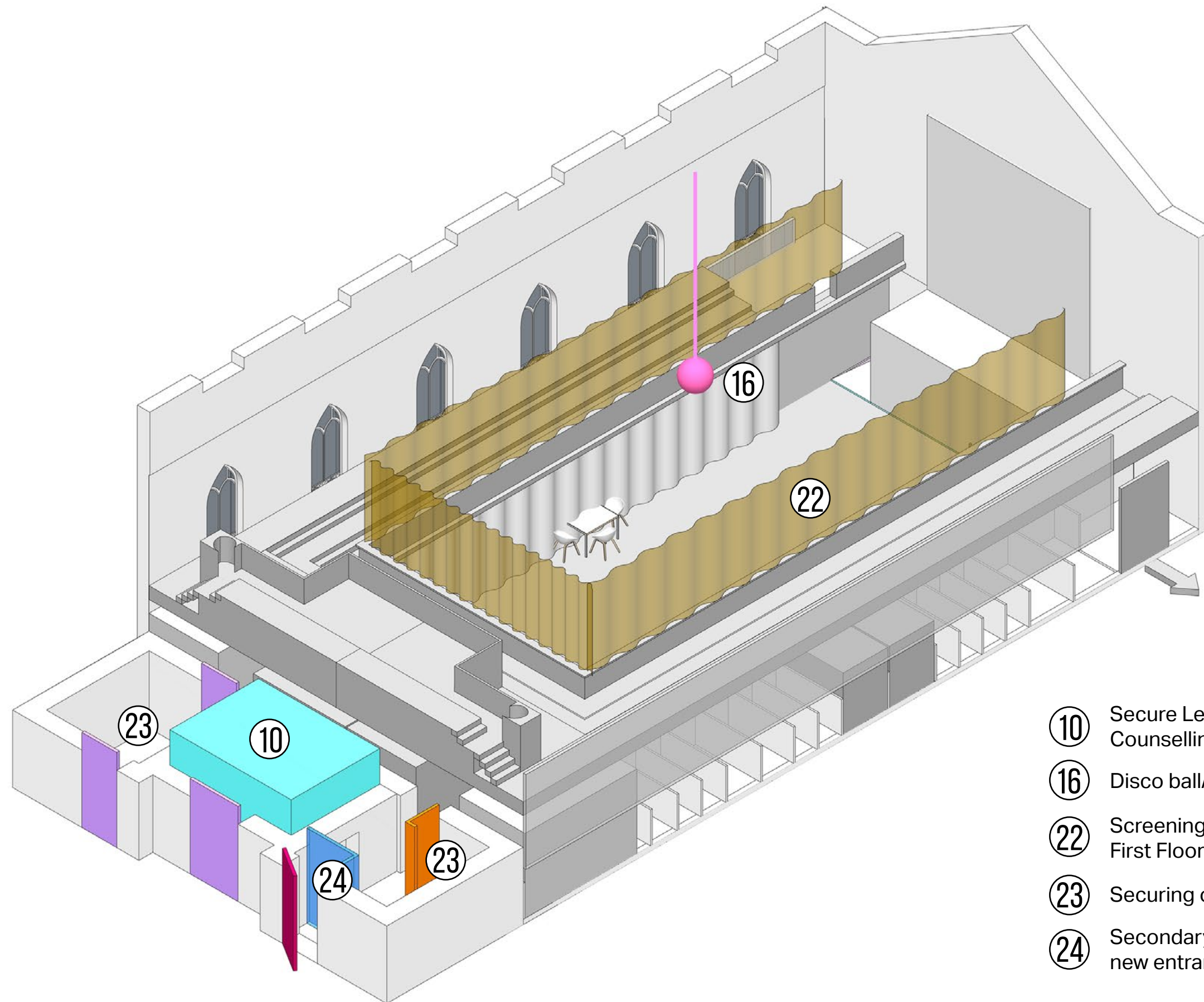
- ③ Quiet Rooms
- ⑤ Soft Seating/ Breakout Area
- ⑥ Kitchen/ Breakfast counter/ Food training
- ⑦ Dining Area
- ⑪ Music Room or Counselling



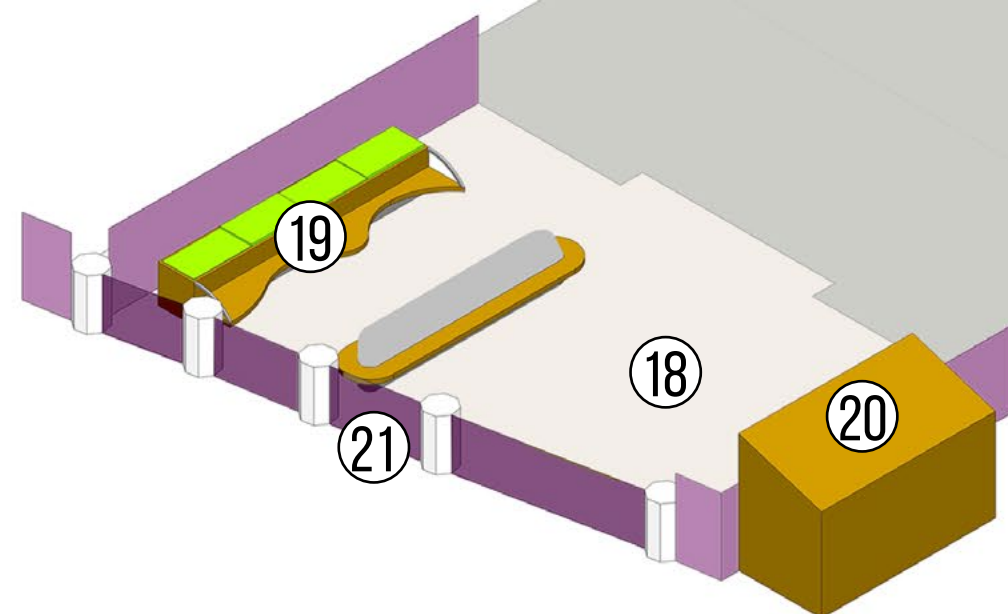
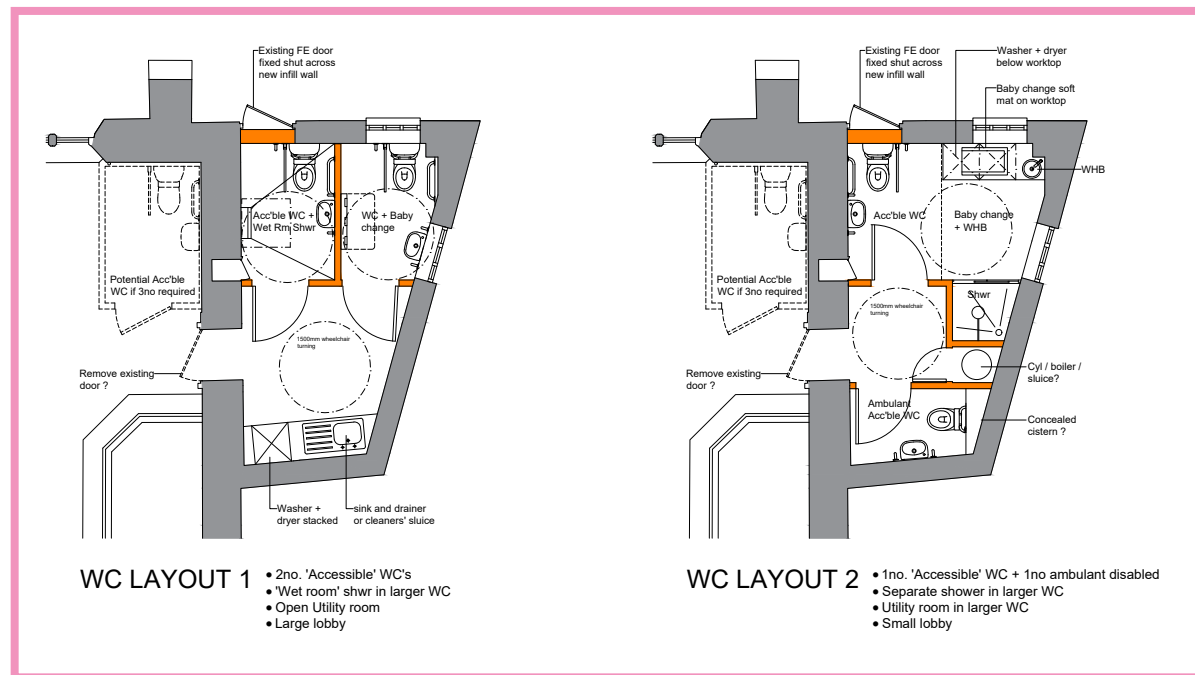
- ⑪ Sensory Room
- ⑫ IT / Study Pods
- ⑭ Large Equipment Store
- ⑮ Fire Escape



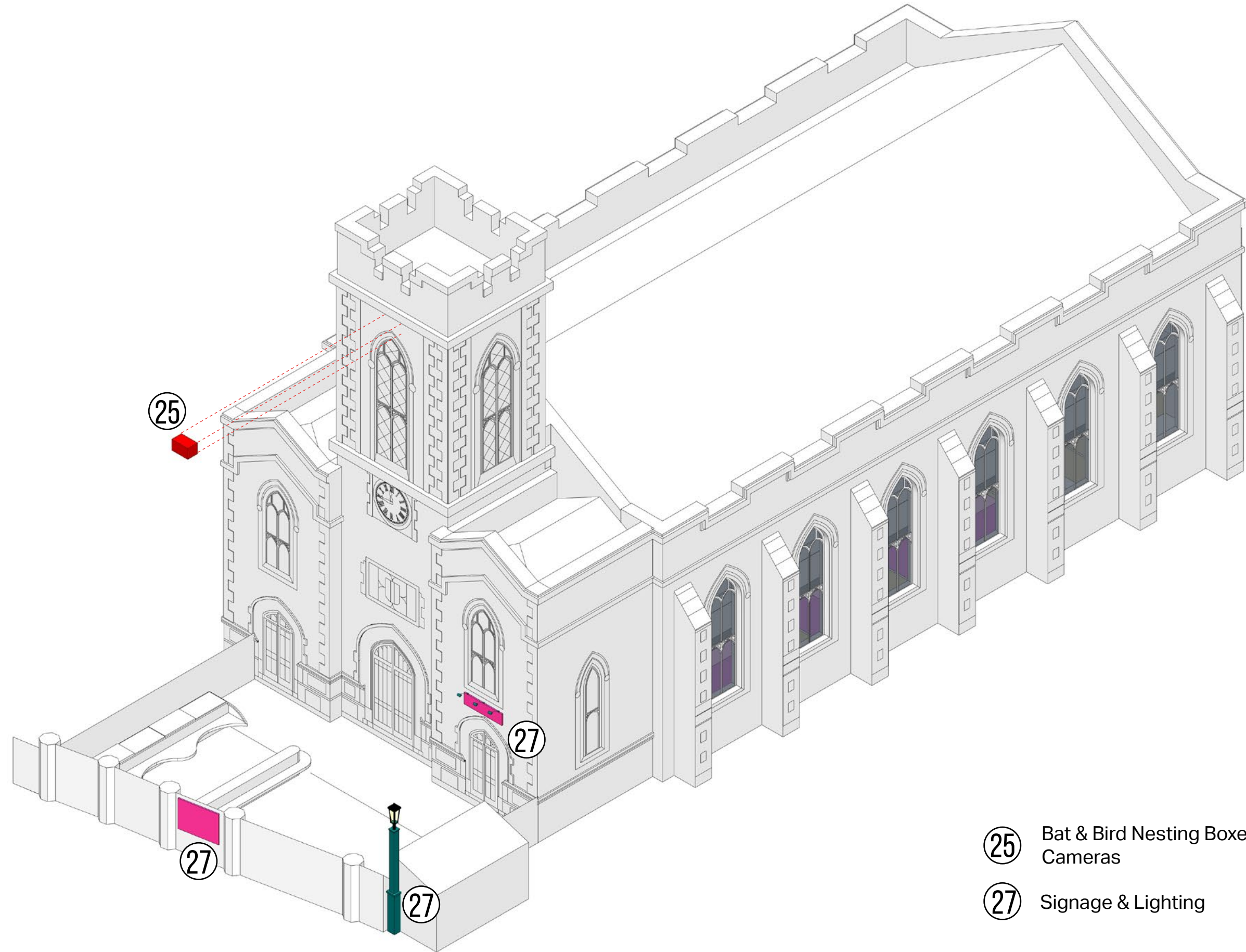
⑬ Sports / Protective nets



- ⑩ Secure Leaders' Office/
Counselling Room
- ⑯ Disco ball/ Spotlights
- ②② Screening/ Netting of
First Floor Balconies
- ②③ Securing of stairs to First Floor
- ②④ Secondary glazed doors to
new entrance



- ⑧ Improved WCs/ Shower/ Utilities Room
- ⑱ BBQ & Seating Area
- ⑲ Raised Garden Planters
- ⑳ Cycle Store/ Scooter Shelter
- ㉑ Secure Boundaries



- (25) Bat & Bird Nesting Boxes & Cameras
- (27) Signage & Lighting

VECTIS HALL, RYDE

EVOLVING DESIGN PROPOSALS | RYDE TOWN COUNCIL | JUNE 2022



INTRODUCTION

This document sets out the proposals for the re-development of Vectis Hall, Melville Street, Ryde, following a feasibility option study.

Project Background:

Ryde Town Council currently operate a number of services from 10 Lind St, Ryde, which is approximately a 5 minute walk away from Vectis Hall (0.2miles).

The Council's existing facilities are leased and unfortunately do not meet the organisation's current needs, nor do they allow for future expansion and enhancement of services. The council have acquired Vectis Hall with the intention of converting it to provide additional community and council spaces, while also respecting the Grade II asset in the heart of the town.

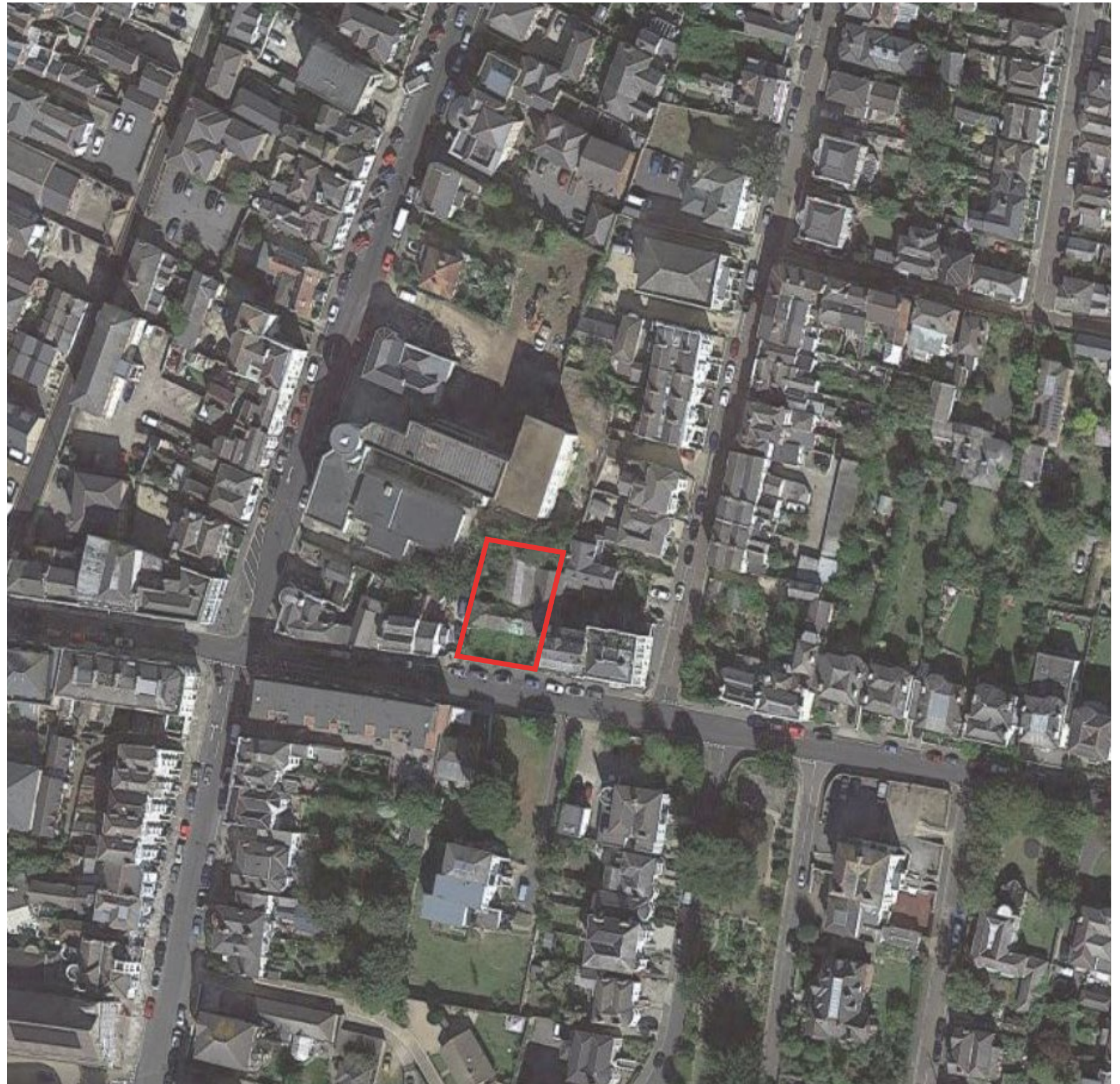
The Brief:

The proposals comprise the refurbishment, alterations, and external repairs, to Vectis Hall in Ryde, to enable the re-purposing of the existing site to provide facilities for Ryde Town Council. The initial proposals have been informed by the Council's requirements for additional office space and the need for public WCs and multi-purpose community facilities in Ryde Town centre.

It is envisaged that a flexible space for multi-functional, community use will be central to the site with offices and ancillary accommodation either side. The main hall will be designed to accommodate; council meetings/ forums, private parties and functions, fitness classes, childcare, large meetings, performances. Community consultation will dictate the specific uses of the facility once the initial conversion is completed and the facility is safe for public access. Other functions to the facility will include public WCs, council offices, private offices and meeting spaces for hire.

Reports written in conjunction with these proposals include:

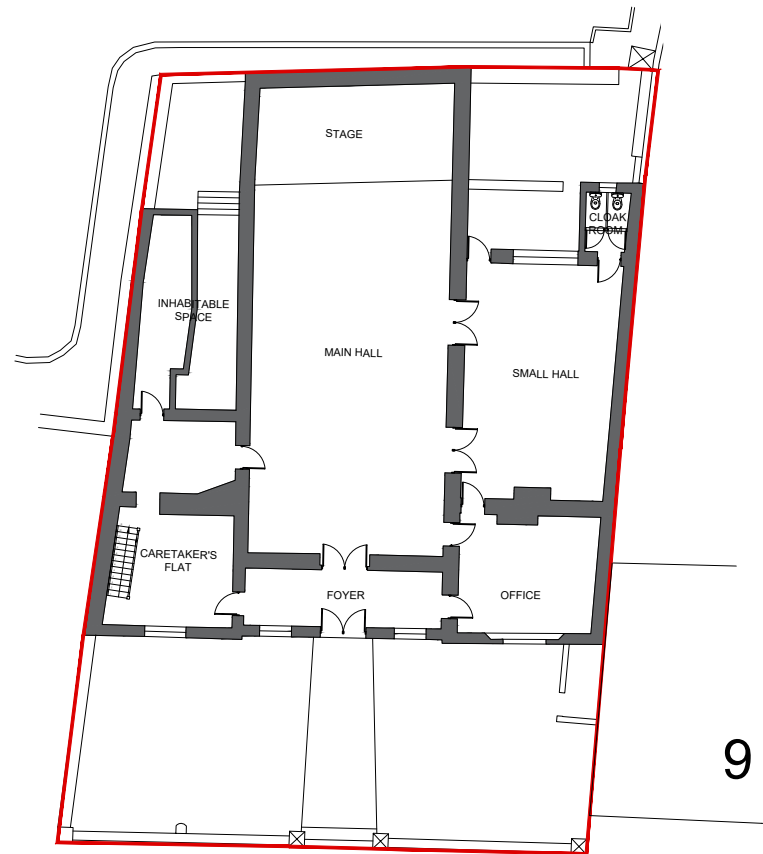
- Project Viability Appraisal- AHF
- Engineer's Structural Inspection Report- PTR Consulting LTD
- Heritage Assessment- Julian Orchach & Timothy Mowl



AERIAL IMAGE OF VECTIS HALL SITE

EXISTING BUILDING

CURRENT VECTIS HALL GROUND FLOOR PLAN



The Vectis Hall is a very much-altered building with little of the original National School indisputably present in the front façade, or in the interiors. The single-bay wings to each side of the front are most likely to be of 1812, the centrepiece is a lobby probably added around 1857. The roofs timbers (where visible) of the main rooms are Victorian rather than Late Georgian.

The building is also in extremely poor condition. It is, however, part of a substantially intact late-Georgian to early-Victorian street within the Ryde Conservation Area and is historically important being the first National School in Ryde. The School is also significant as a bequest of the Countess Spencer, representative of the wealthy families who began to build holiday villas on the Isle of Wight around 1800. The Vectis Hall has been used for community events from the mid-twentieth century and has, therefore, significant community value to the people of Ryde, evidenced by the vocal support for its repair and reuse.

The building occupies a square site, which slopes downwards from the pavement along Melville Street to the north. The building is stepped back from the pavement behind a low stone wall (which is not typically characteristic of the area) with a significant slope between the pavement and the main entrance to the building.

The site is accessible only from Melville road and the current development extends to the site boundary on the north and eastern edges. The main hall sits at the centre of the site, with 2 small courtyards to the east and west, the courtyards step down the hill towards the rear site boundary.



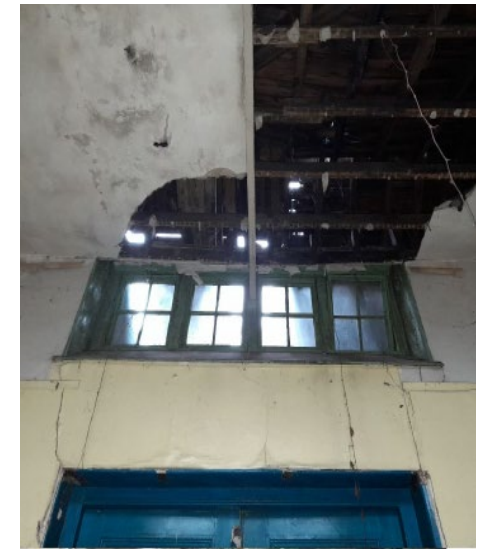
View from Melville Street



View of remaining west wing



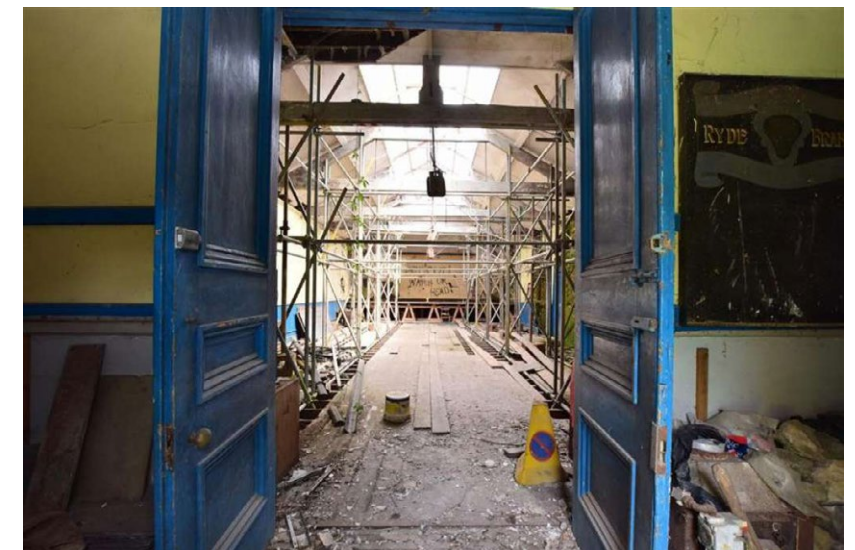
View of main hall with dilapidated roof trusses and glazing



High windows over the main hall entrance

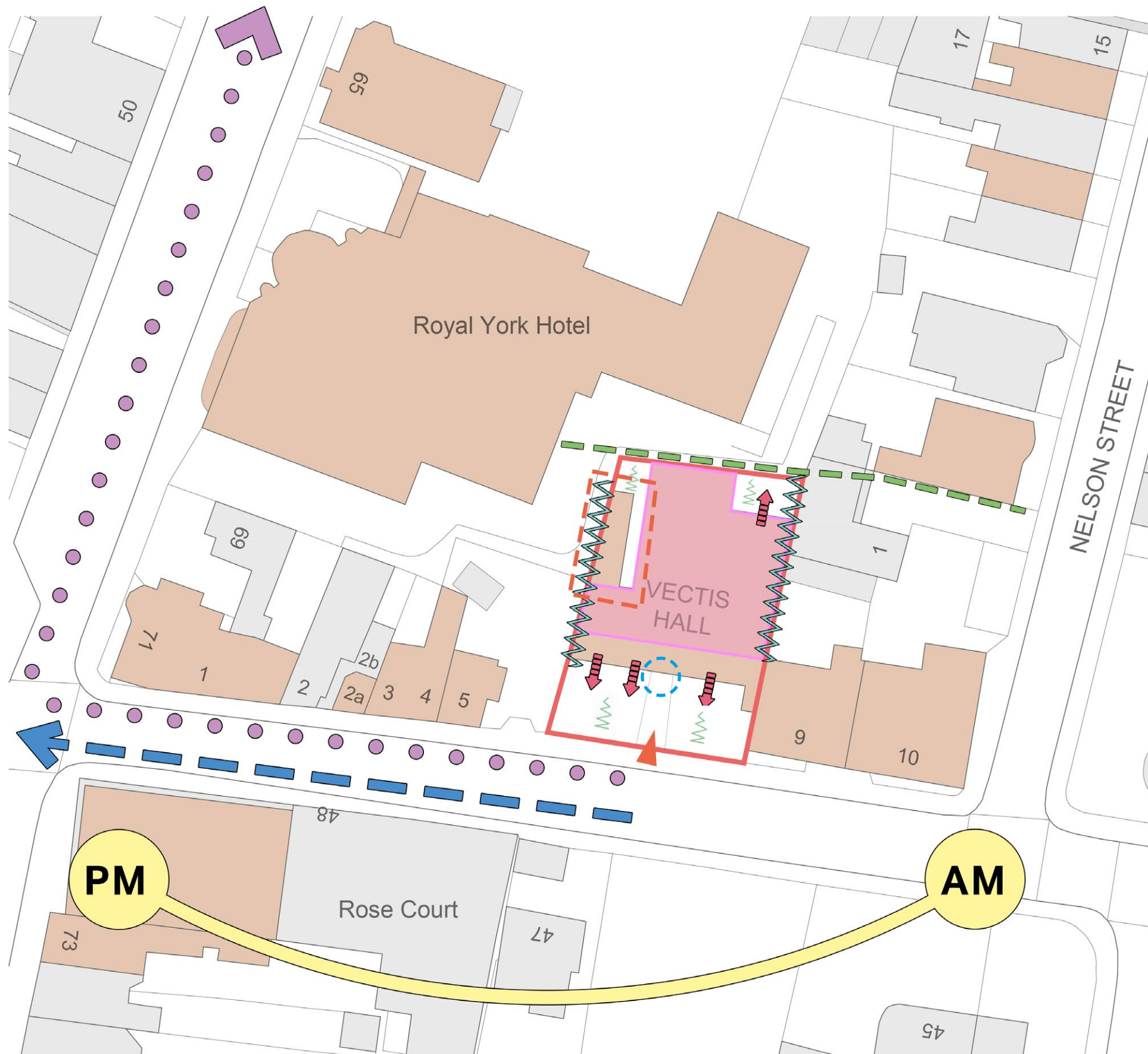


Interior view of east wing



View from foyer into main hall

SITE OPPORTUNITIES & CONSTRAINTS



OPPORTUNITIES:

- Improve approach to main entrance with enhanced landscaping to front garden area. Possible community garden, enhanced secure boundary, parking or cycle storage.
- Line of southern facade could be brought forwards towards the street (in line with neighbouring properties)
- Option to enhance heritage asset with retained, improved or replacement southern facade facing the street- any alterations or replacements should compliment the Georgian surroundings

CONSTRAINTS:

- Current concern of antisocial behaviour along the unsecured southern site boundary, limited surveillance along street
- Steep level change across site sloping down from south to north
- Site developed to north, east and western extents
- Limited aspect to east and west
- The current building layout enables only one route of escape (through the central entrance), this may limit the building occupancy numbers and will not be in accordance with the current building regulations
- The building condition is currently severely dilapidated and unsafe for public use. Extensive refurbishment is required throughout and many original features will not be able to be retained due to their condition
- Current spatial arrangement is not suited to offices and does not provide an adequate number of WCs or DDA accessibility.

KEY

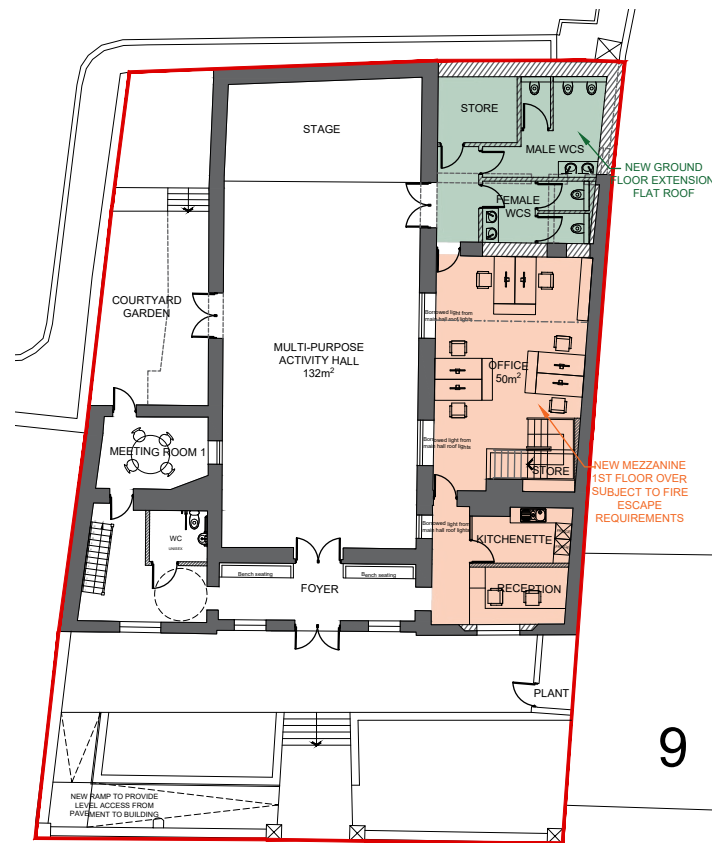
- Grade II Listed Buildings
- Extent of Original Free School
- Site Boundary
- Area of most significant damage
- Steep Gradient Change
- Route to Ryde Town Council Office 4 min walk
- Route to Sea Front 8 min walk
- No Overlooking
- Views out
- Main site entrance
- Gradient
- Single means of escape through main hall entrance

FEASIBILITY OPTION STUDY FLOOR PLANS

KEY

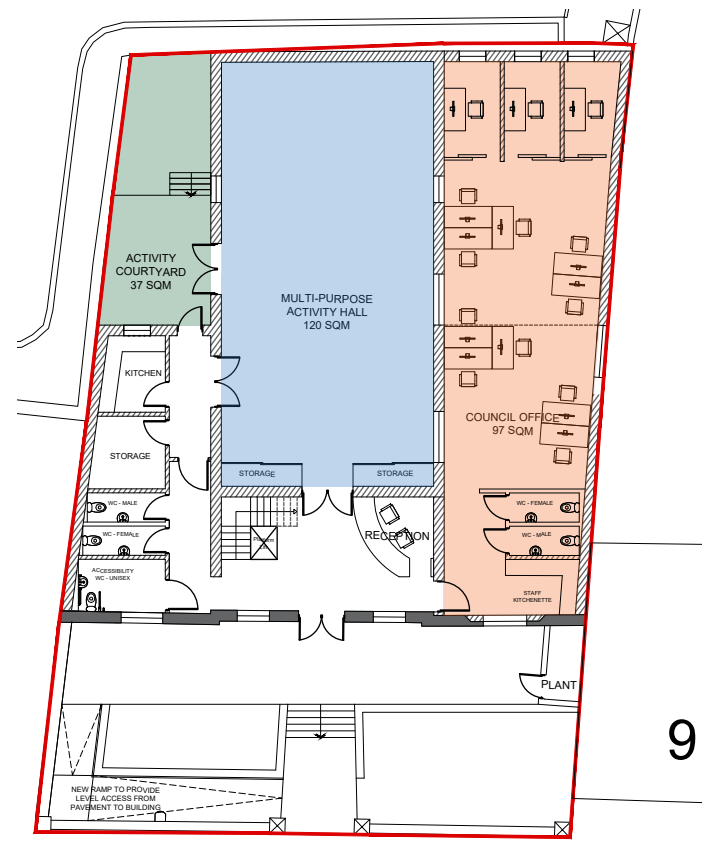
Existing Walls Office Courtyard Garden Activity Hall Holiday Lets Meeting Rooms

OPTION 1 - REFURBISHMENT



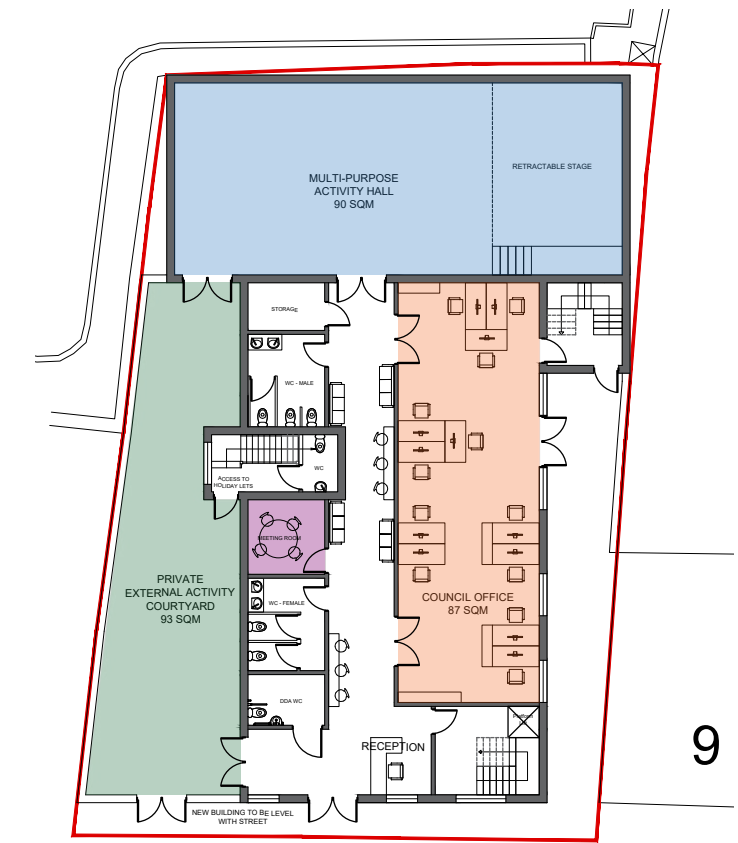
MELVILLE STREET

OPTION 2 - FACADE RETENTION

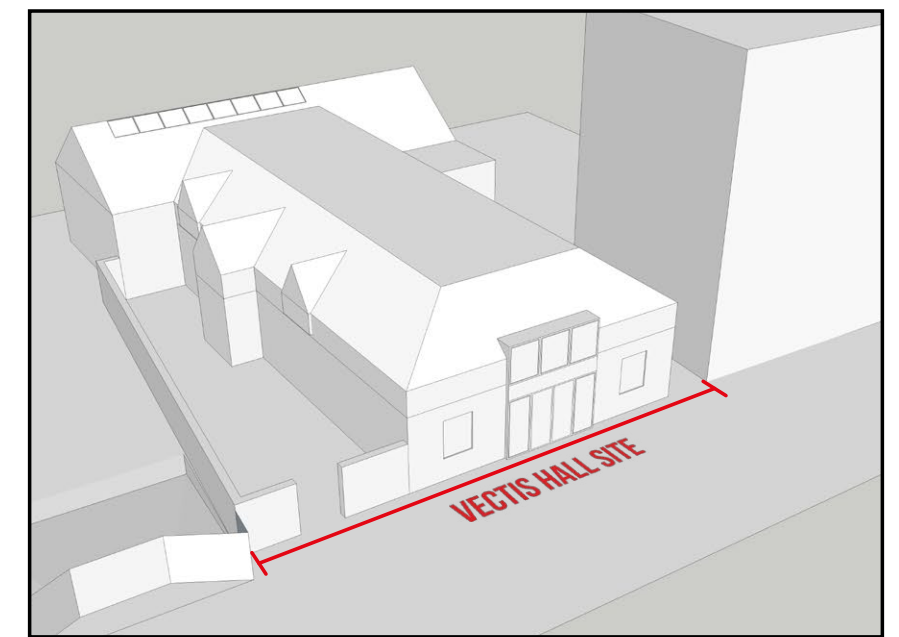
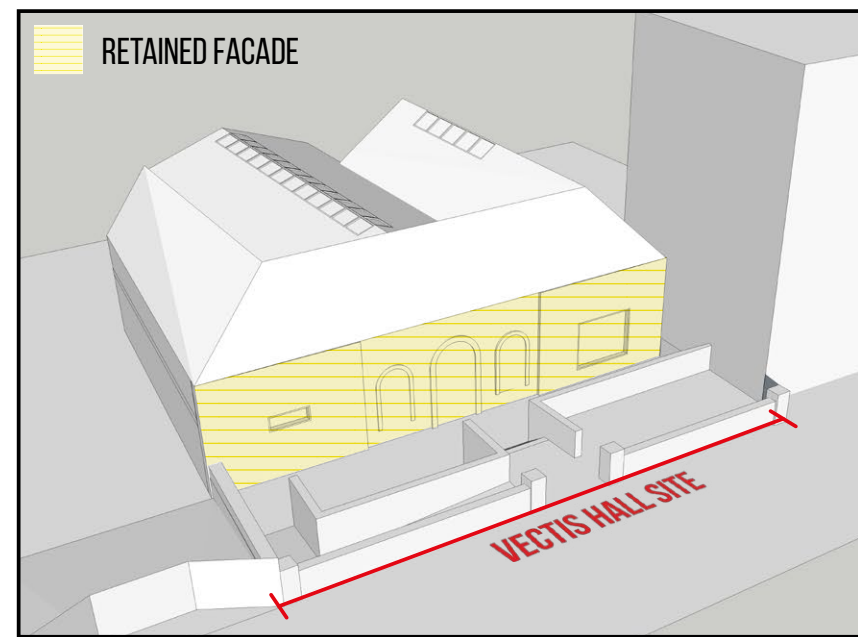
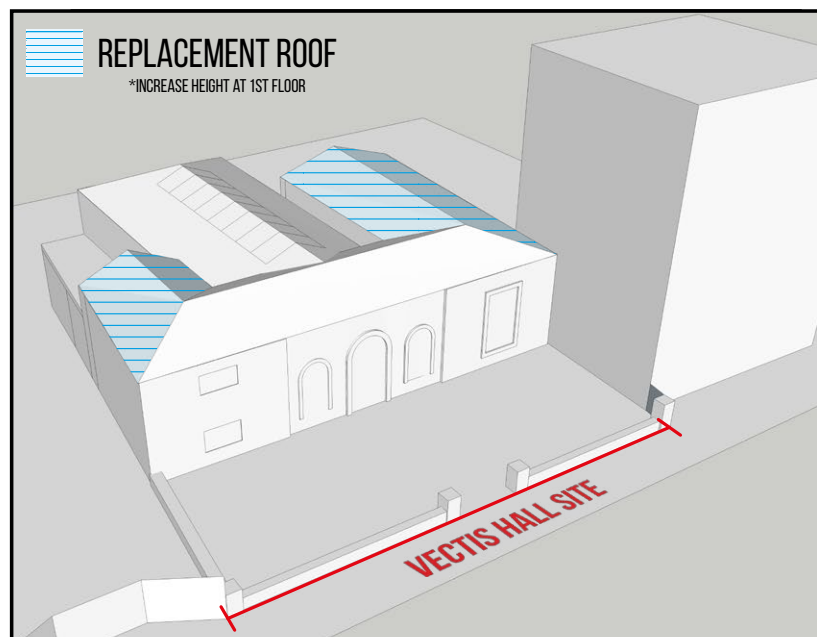


MELVILLE STREET

OPTION 3 - NEW- BUILD REPLACEMENT

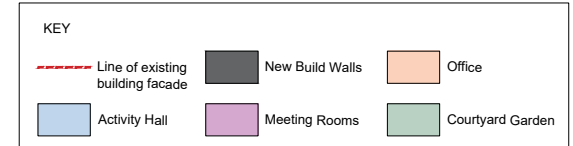


MELVILLE STREET



PROPOSED FLOOR PLANS

The following floor plans consider a revised "Option 2" layout, with the main facade sensitively replaced in salvaged stone from the existing building (rather than facade retention due to structural impracticalities). In this layout, the southern facade is brought forwards by 1m from the existing building line to accommodate additional internal accommodation and a second means of escape along the western boundary.

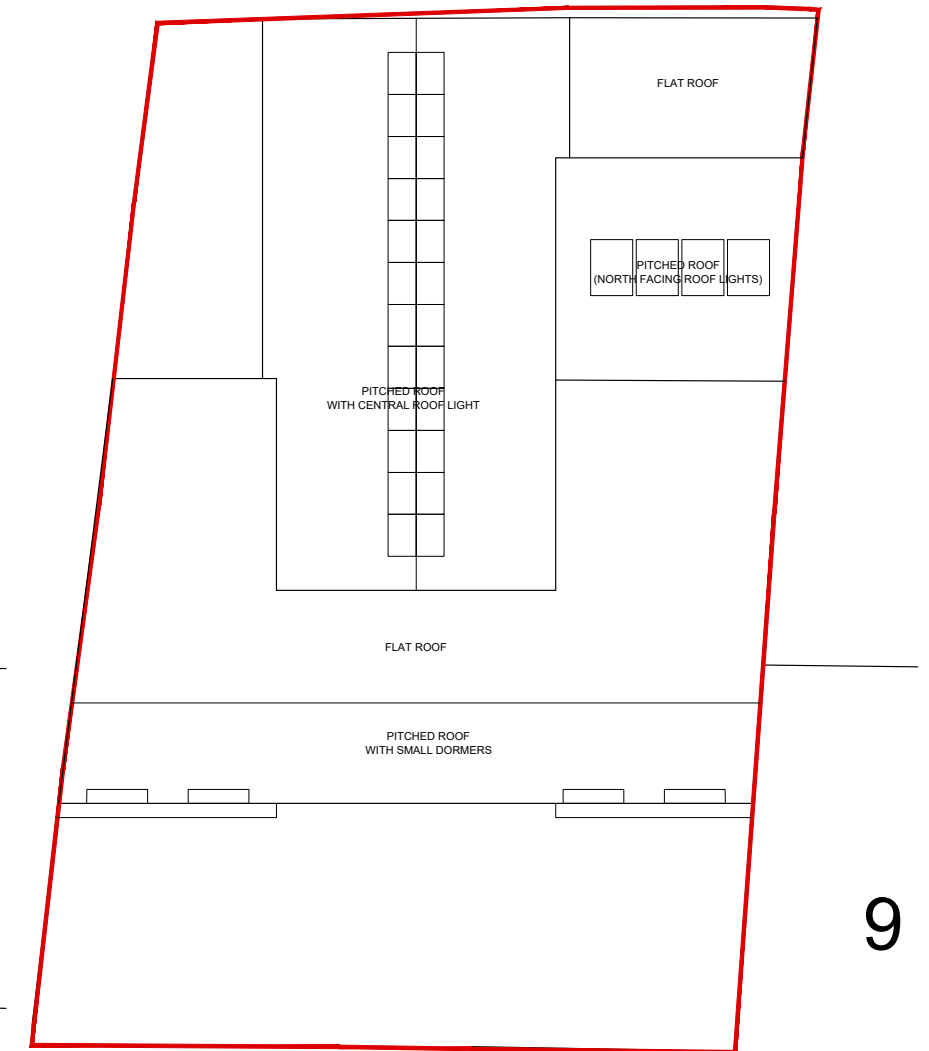
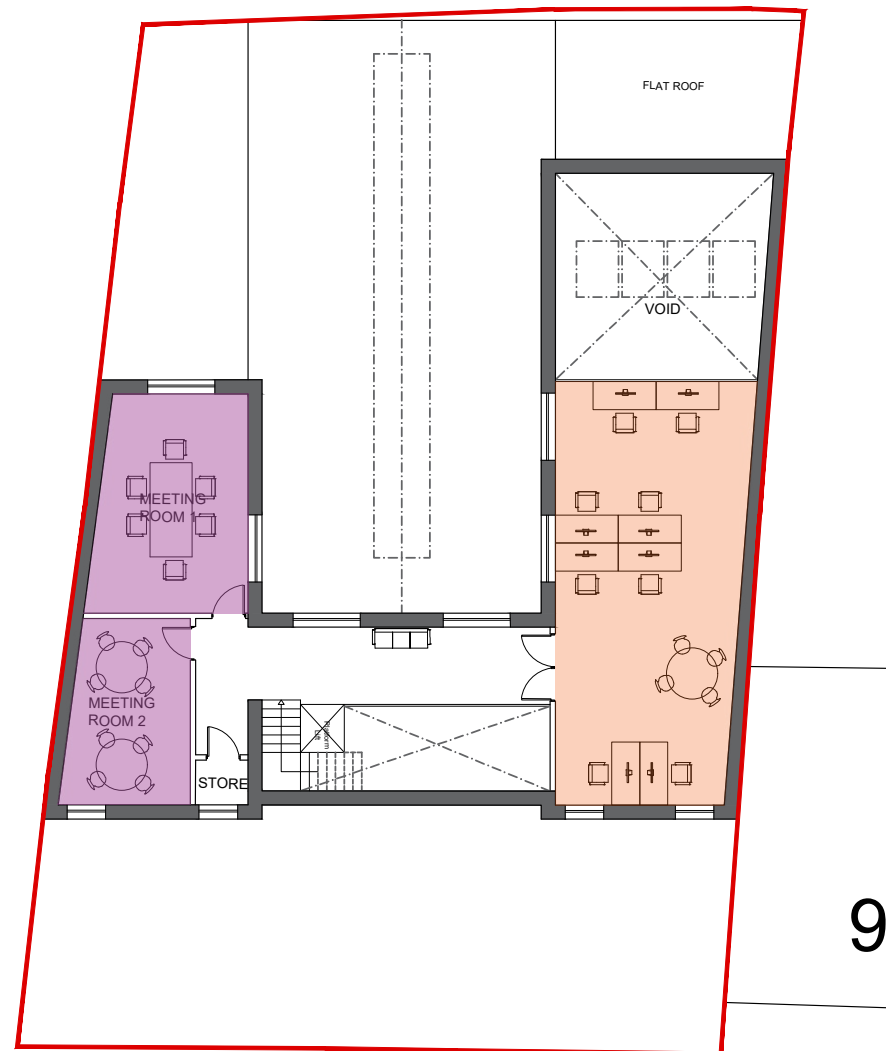


PROPOSED GROUND FLOOR

- Principles of front facade replicated through new design. Existing stone building material salvaged and reused in foyer area where possible. Proposed building footprint respects heritage by reflecting current building layout (with front facade brought forwards by 1m approx.)
- Foyer/Circulation Space created at entrance to double as an exhibition for the original Vectis Hall. Void over entrance to improve lighting and feeling of arrival
- Public WCs to serve Ryde Town with separate access from the street. To be managed separately to the main hall and offices to allow for daytime and weekend public access.
- Large council office space 190sqm total across 2 floors including WCs and kitchenette, 21 desk spaces and access to meeting rooms. office at ground floor office approx. 125sqm
- Improved light & ventilation through windows and opening north facing roof lights
- Activity courtyard space created at front and rear
- 2 means of escape- Through the main entrance and along the western boundary, improvement of current building layout arrangement to meet building regulations requirements
- Assume site is flattened to enable level access of new-build facility
- Plant requirements TBC

PROPOSED FIRST FLOOR

- First floor walls up to 1.5m above finished floor level with shallow pitched roof over.
- Office space at first floor could be leased to external company, with share of WCs and kitchenette at ground floor (65 sqm 1st floor)
- 2 No. flexible meeting room spaces, possible to lease to public
- Double height void space over ground floor office space improving light and ventilation to first floor
- Windows to face towards the activity hall roof rather than neighboring properties to prevent issues with overlooking
- Open void over entrance lobby to create large attractive space



PROPOSED ROOF PLAN

- Shallow pitched slate roof to main street, reflecting existing building.
- Areas of flat roof to maximize usable floor area at first floor.
- Dormer windows facing street to add articulation to the main facade and limit the new roof height (1.5m higher than existing roof to enable first floor accommodation)
- Georgian heritage respected along street with traditional material pallet and proposed window proportions.
- Gable end and pitched roof over activity hall with roof lights for ventilation and daylight
- Roof lights over main hall and double height void space in office

SOUTHERN FACADE STUDY

Following consultation with a Conservation Officer or seeking the services of a heritage specialist, we will consider numerous ways to articulate the southern facade. Below are some initial sketch examples for facade replacement options including sensitive heritage approaches, mainly focuses around the hall entrance and main hall. As we progress our concept designs, we will consolidate ideas for either maintaining, partially retaining or replacing the southern facade.



An example of a sketch facade study showing Georgian-style replacement east and west wings with a parapet roof, slightly protruding forwards from the main building entrance. Windows are characteristic of the street scene and compliment the immediate surrounding properties.

The central facade could be re-built from salvaged stone from the demolished existing facade. The proportions and step back in the central facade is reflective of the original stone building with arched window openings and a lightweight glazed roof over providing a light and open foyer into the hall.

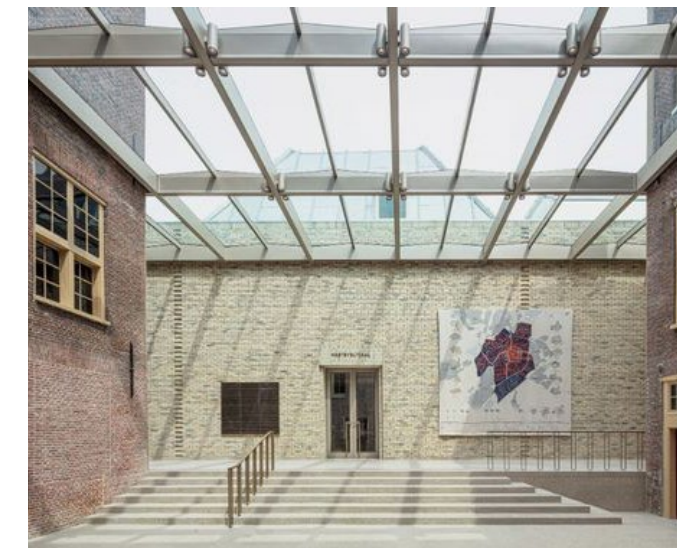
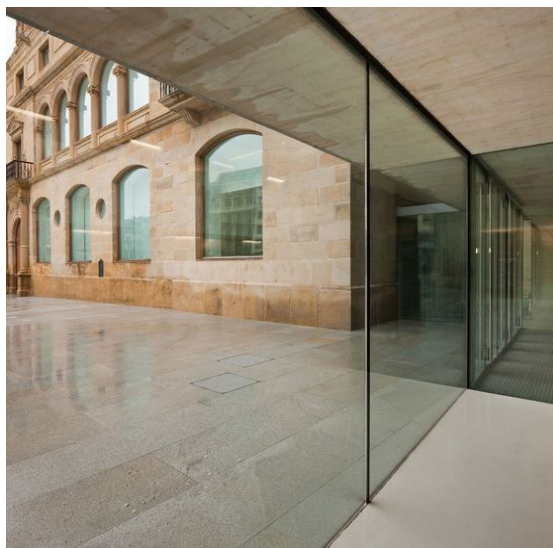
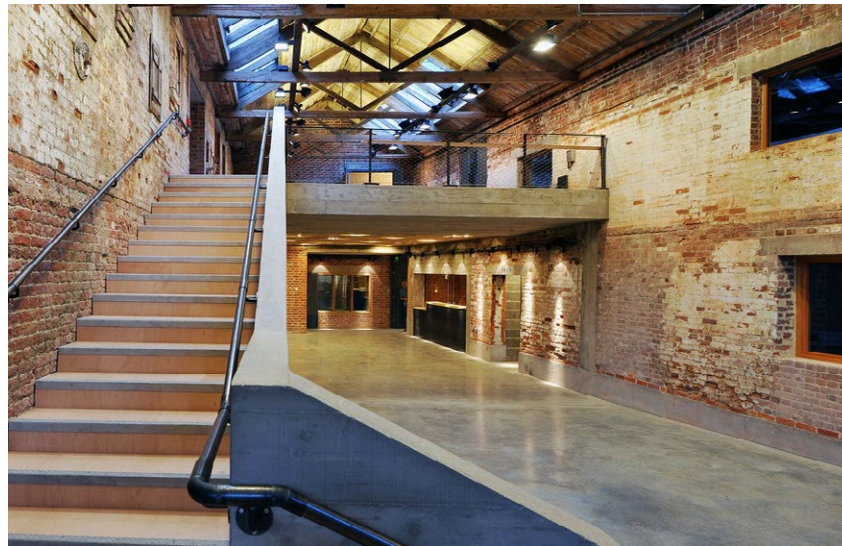


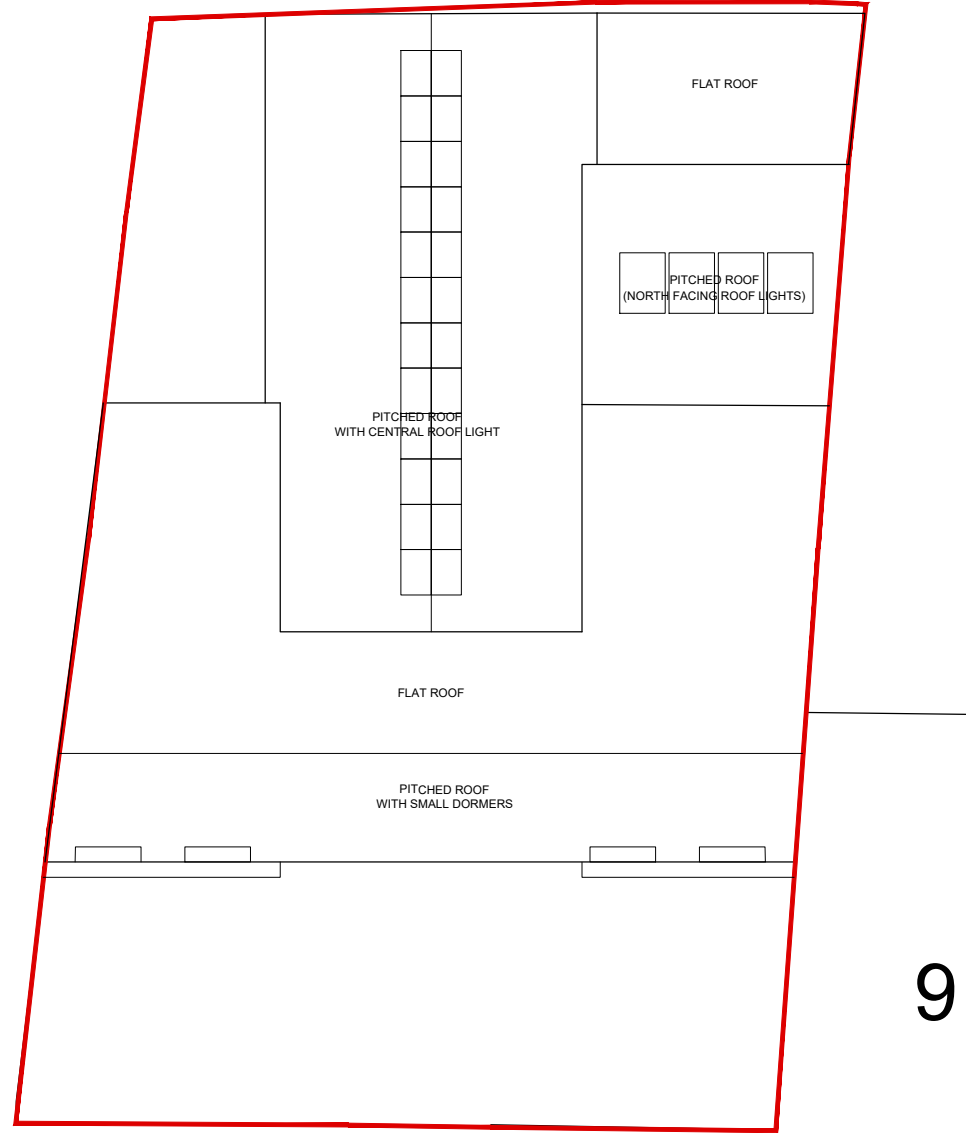
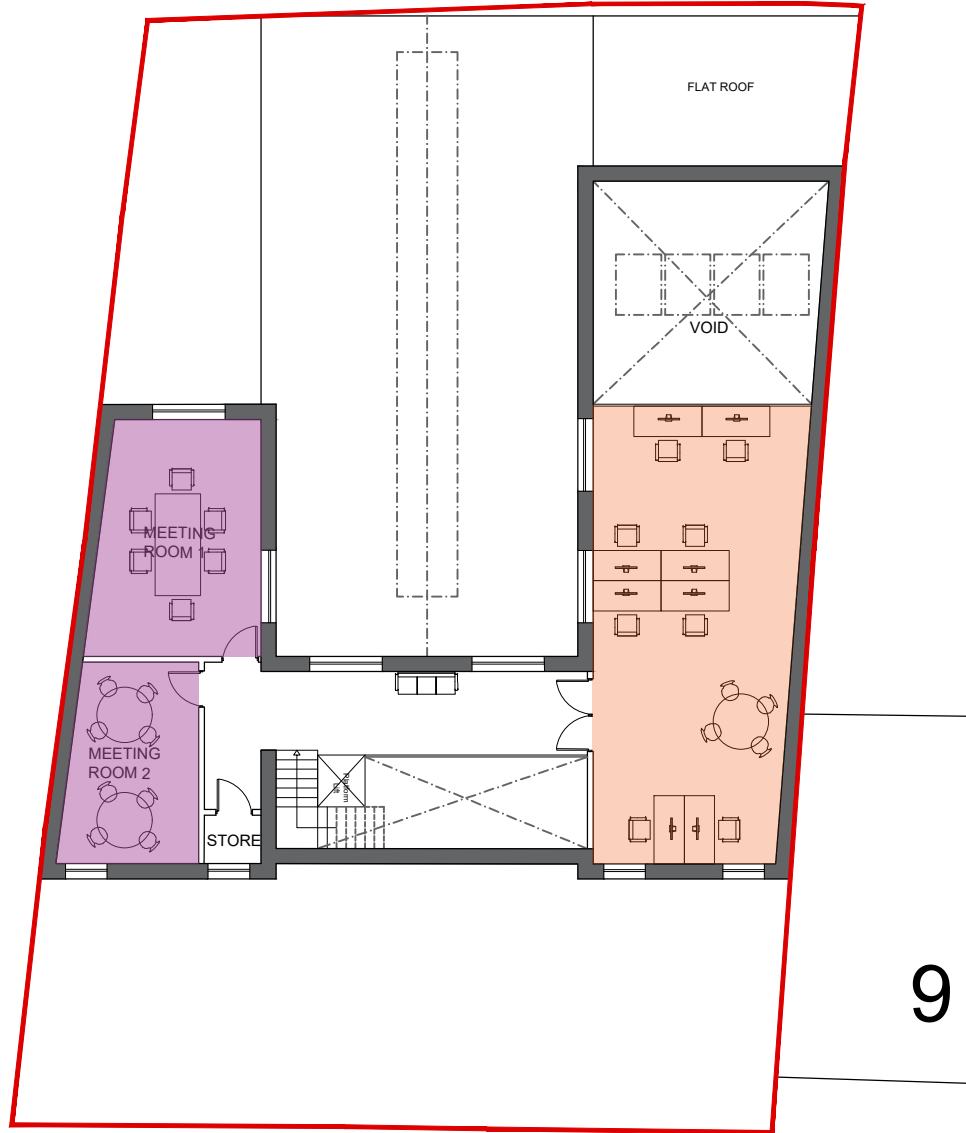
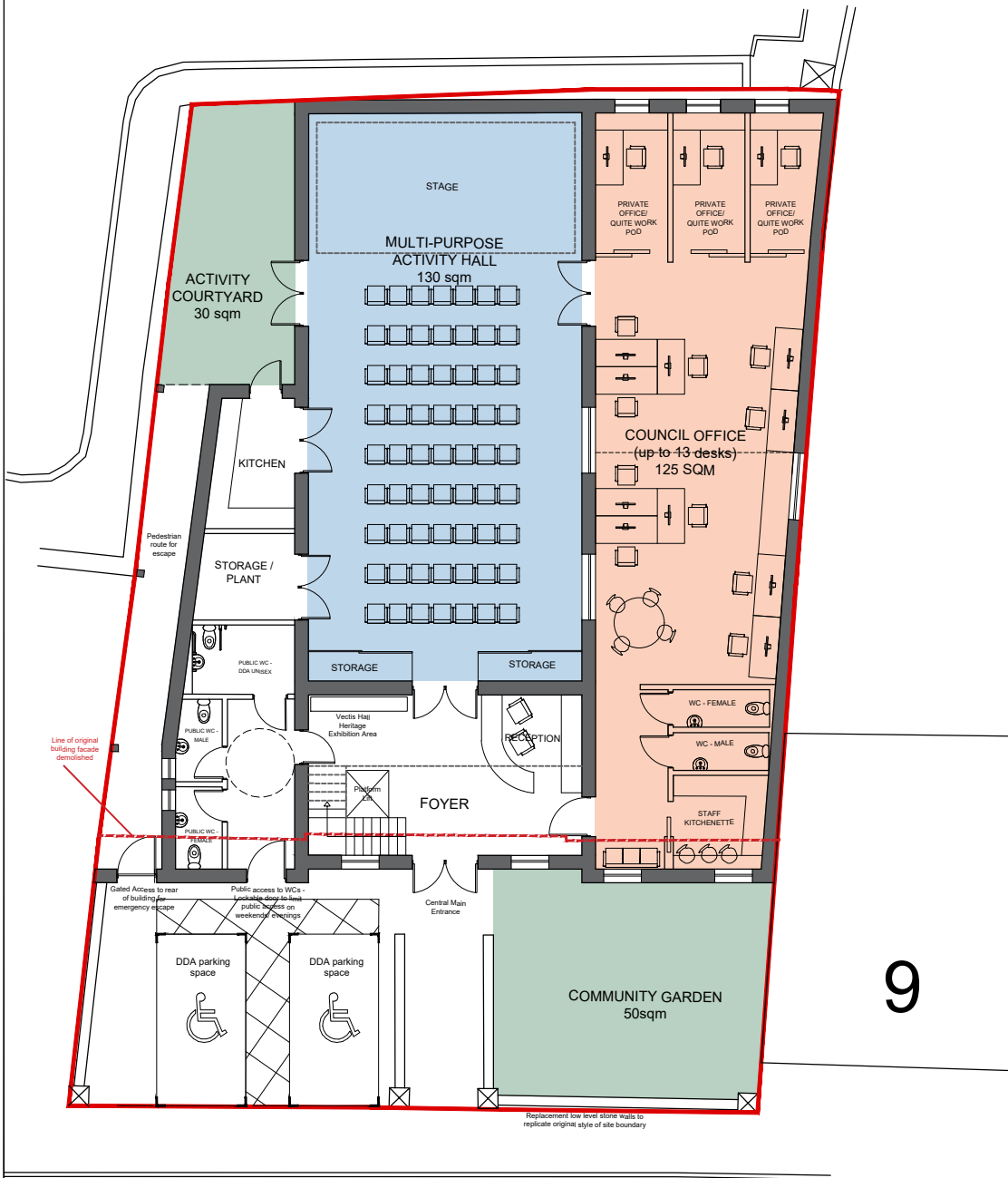
An alternative Sketch facade study showing a modest stone central facade positioned between 2 taller gable end wings with contemporary vertical window groups. The side wings contrast the central facade, drawing emphasis to the salvaged stone central area and the main entrance which is reflective of the existing Grade II listed building.

The central facade could be either retained from the existing building or could closely replicate to reference the existing building proportions and character with salvaged stone from the demolished existing facade.

ASPIRATIONAL IMAGES

EXAMPLES OF REFURBISHMENT & ENHANCEMENT OF HERITAGE BUILDINGS



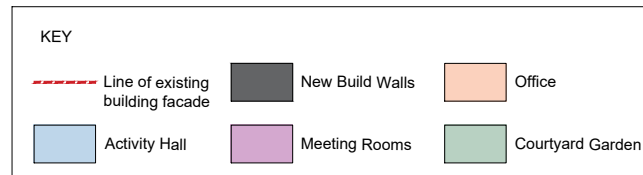


PROPOSED GROUND FLOOR

- Principles of front facade replicated through new design. Existing stone building material salvaged and reused in foyer area where possible. Proposed building footprint respects heritage by reflecting current building layout(with front facade brought forwards by 1m aprox.)
- Foyer/Circulation Space created at entrance to double as an exhibition for the original Vectis Hall. Void over entrance to improve lighting and feeling of arrival
- Public WCs to serve Ryde Town with separate access from the street. To be managed separately to the main hall and offices to allow for daytime and weekend public access.
- Large council office space 190sqm total across 2 floors including WCs and kitchenette, 21 desk spaces and access to meeting rooms. office at ground floor office aprox. 125sqm
- Improved light & ventilation through windows and opening north facing roof lights
- Activity courtyard space created at front and rear
- 2 means of escape- Through the main entrance and along the western boundary, improvement of current building layout arrangement to meet building regulations requirements
- Assume site is flattened to enable level access of new-build facility
- Plant requirements TBC

PROPOSED FIRST FLOOR

- First floor walls up to 1.5m above finished floor level with shallow pitched roof over.
- Office space at first floor could be leased to external company, with share of WCs and kitchenette at ground floor (65 sqm 1st floor)
- 2No. flexible meeting room spaces, possible to lease to public
- Double height void space over ground floor office space improving light and ventilation to first floor
- Windows to face towards the activity hall roof rather than neighboring properties to prevent issues with overlooking
- Open void over entrance lobby to create large attractive space



PROPOSED ROOF PLAN

- Shallow pitched slate roof to main street, reflecting existing building.
- Areas of flat roof to maximize usable floor area at first floor.
- Dormer windows facing street to add articulation to the main facade and limit the new roof height (1.5m higher than existing roof to enable first floor accommodation)
- Georgian heritage respected along street with traditional material pallet and proposed window proportions.
- Gable end and pitched roof over activity hall with roof lights for ventilation and daylight
- Roof lights over main hall and double height void space in office

Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately



Rev. Date Details

Drawn Chkd

Rev. Date Details

Drawn Chkd

Drawn By: CE
Date: 05/04/22
Checked By: DWG No: SK05
Date: Rev: C

Project No: 21083
Scale: 1:200 @A3

Issued for:

INFORMATION

Project/Client:
Vectis Hall
Melville Street, Ryde
Ryde Town Council

Drawing:
Proposed Floor Plans
OPTION 2
(Front facade retained)

BrightSPACE
architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP6 1GX
T: (01425) 655806
www.brightspacearchitects.com
© Brightspace Architects Ltd. Contractors must work only to figured dimensions which are to be checked on site.
Registered Office: 17 Northover Rd, Pennington, Lymington, Hampshire, SO41 8GU. Registered Number: 07399008