



KIMPTON PAVILION

STAGE 2 DESIGN REPORT

revA OCTOBER 2022

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for Kimpton Parish Council

CONTENTS

1.0 INTRODUCTION

- 1.1 Introduction
- 1.2 Project Brief

2.0 THE SITE

- 2.1 Site Location
- 2.2 Existing Building
- 2.3 Existing Drawings

3.0 PROJECT ASPIRATIONS

- 3.1 Aims for Kimpton Pavilion

4.0 DESIGN PROPOSALS

- 4.1 Proposed Plan & Elevations
- 4.2 Proposed Internal Arrangement
- 4.3 Proposed External Area

5.0 SUMMARY

1.0 INTRODUCTION

1.1 INTRODUCTION

Kimpton Pavilion is located on Kimpton Recreation Ground, in the centre of the village of Kimpton, Hertfordshire.

The Pavilion was constructed in 2006 for use by Kimpton Rovers Football Club and to provide toilet provision for Kimpton May Festival.

Kimpton Parish Council have undertaken a review of the Pavilion and consulted with all the local user groups to understand how the Pavilion can be improved both to suit the user groups' needs and also better serve the wider community.

1.2 PROJECT BRIEF

The Project Brief has evolved from the initial requirements drawn from the minutes of Kimpton Parish Council's Meeting with Current & Potential Users of the Pavilion, on 19th April 2022, through consultation with the Parish Council and the formation of the Kimpton Pavillion Working Group and User Group forums. Initial Community Consultation was also undertaken at the Kimpton Autumn Show.

BEST USE OF EXISTING

- Retain as much existing fabric as possible, including drainage.

SPORTS / CHANGING FACILITIES

- 2 separate changing rooms for Home & Away teams
- Separate referee changing area
- WCs
- Boot wash (externally)

WCs

- Kimpton May Festival use
- Can be separated for direct access only.

COMMUNITY USE

- Wellness / fitness studio in an open area with natural daylight
- Cafe - Kitchen with serving hatch
- Multi-purpose space
- External (covered) seating area

LOCKABLE STORAGE

- Footballs
- Storage for pitch maintenance equipment, if still required
- Fitness equipment



Before



Before



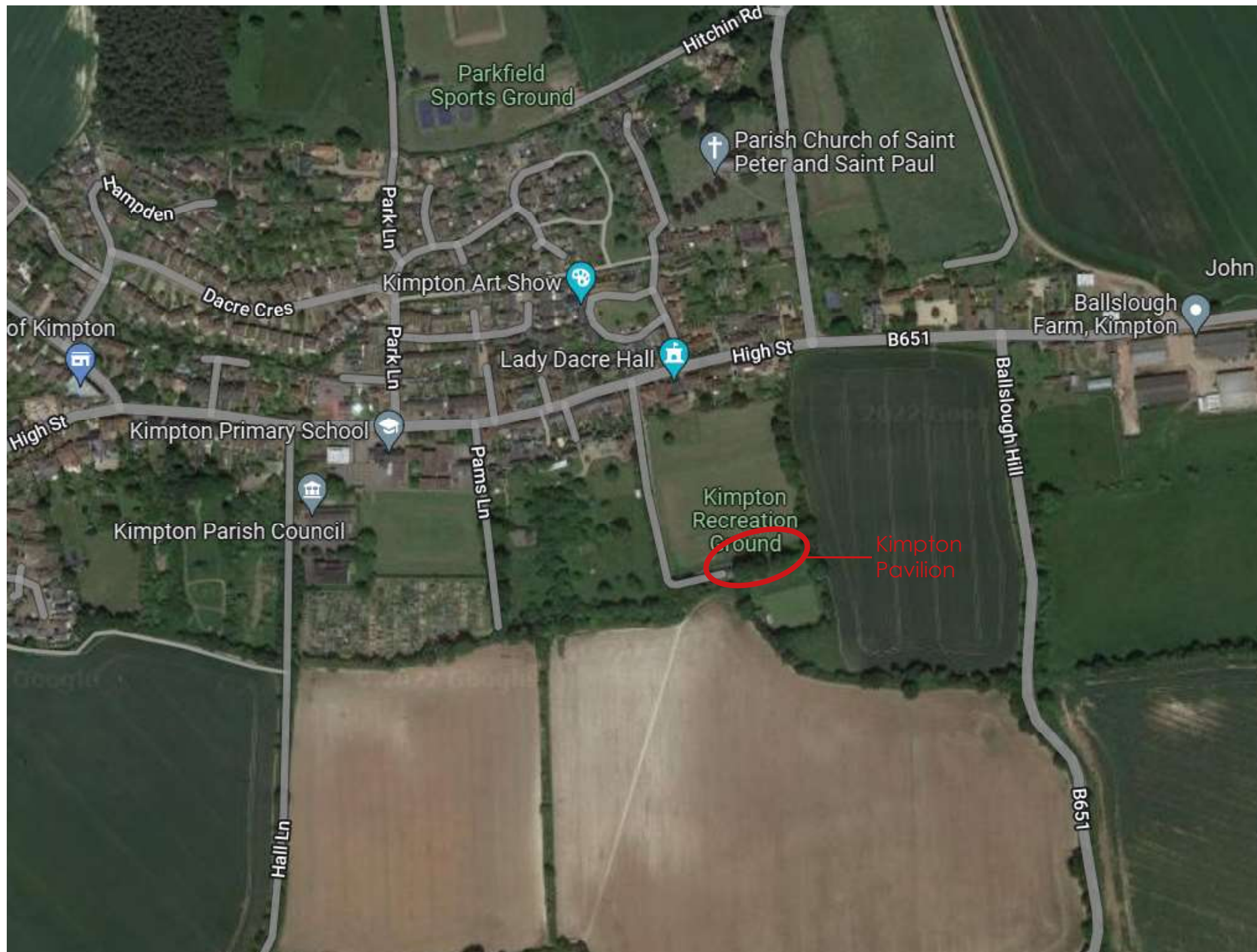
After



After

2.0 THE SITE

2.1 SITE LOCATION



The Pavilion is located at the southern end of Kimpton Recreation Ground, which itself is a tiered park providing a playground and football pitches.

It is home to the Kimpton Rovers Football Club, and is also used by Wheathampstead Wanderers, Knebworth Women and Kimpton Touch Rugby.

From its elevated position, the Pavilion has beautiful far reaching northwards views across Kimpton.

A driveway provides vehicular access to the Pavilion and Kimpton Bowls Club beyond.

2.0 THE SITE

2.2 EXISTING SITE PHOTOS



The existing Pavilion is in a good state of external repair, having been recently redecorated.

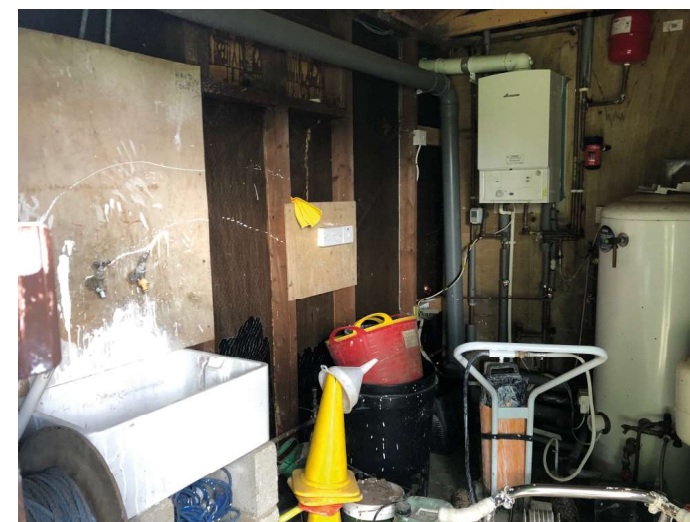
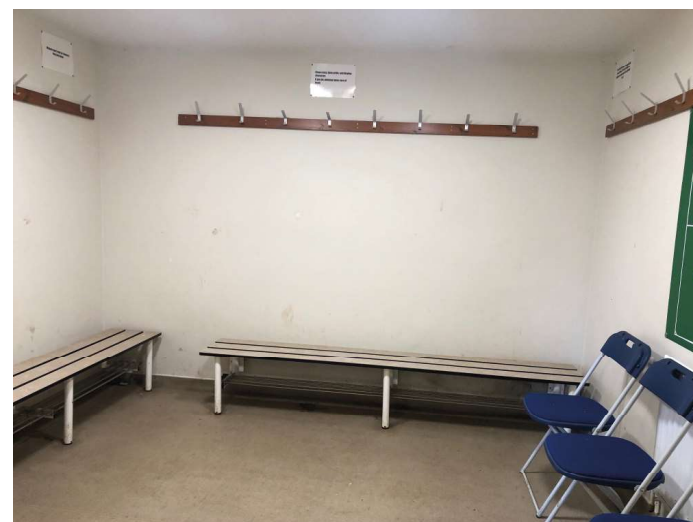
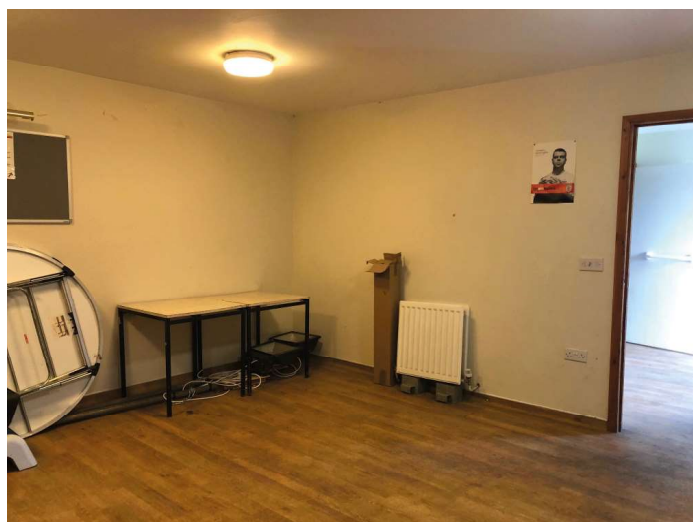
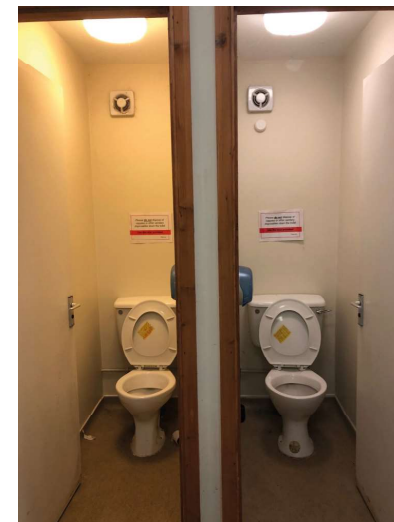
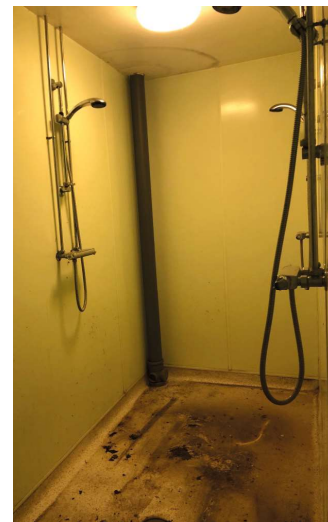
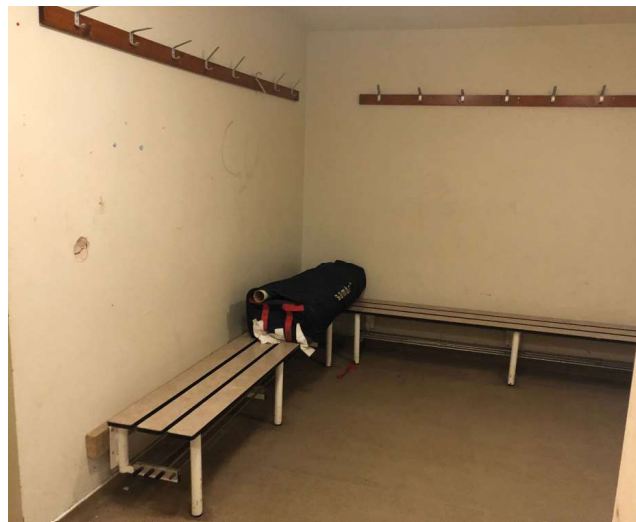
Internally it is tired and dirty, and has a variety of problems with the electrical and mechanical systems:

- no hot water, neither boiler nor immersion heater working
- no heating from radiators (some hanging off walls)
- heating provided by electric heaters
- Concerns with electrics and non-LED lighting
- Leaks in showers
- Cooker not working

The internal plan arrangement limits the potential uses, and there is no flexibility designed into the spaces.

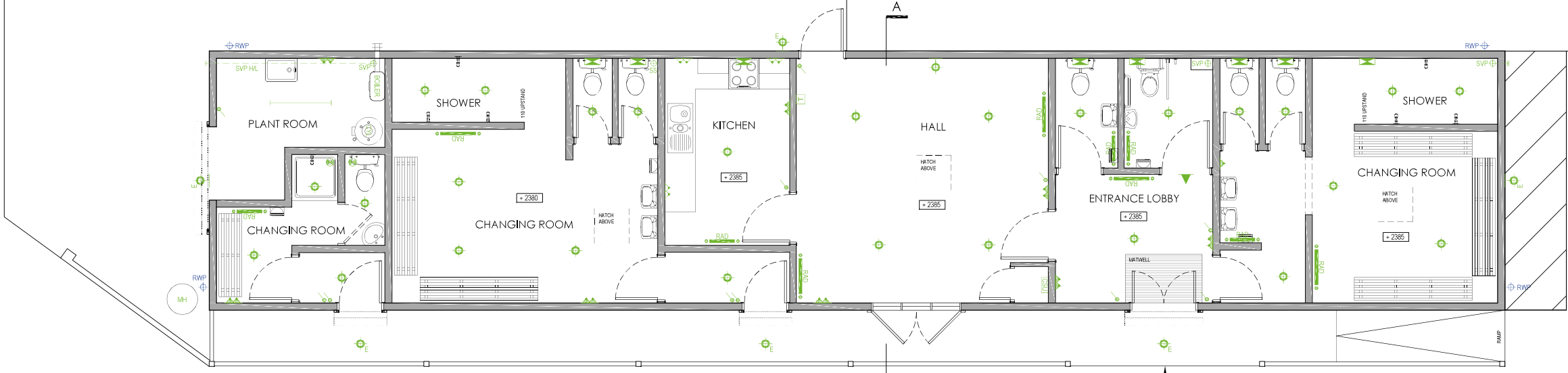
The lack of daylight adds to the cellular feel of the spaces, and makes the building overly reliant on electric lighting.

Overall, to unlock a new flexible layout which meets the Parish Council and Pavilion User Groups' needs, we would suggest a full internal strip out back to the base-build walls, roof and sub-floor.

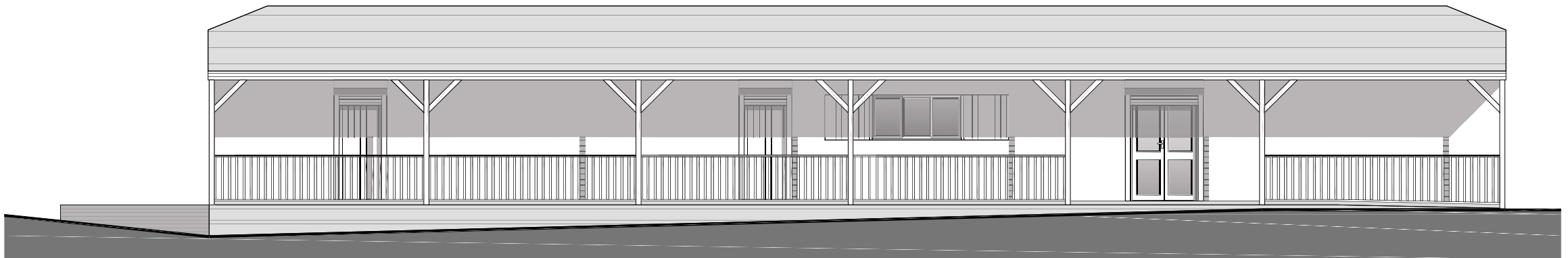


2.0 THE SITE

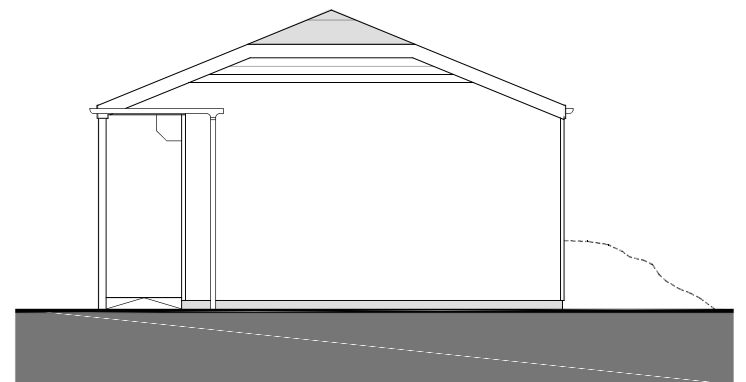
2.3 EXISTING DRAWINGS



1 Floor Plan
Scale: 1:50



2 North Elevation
Scale: 1:50



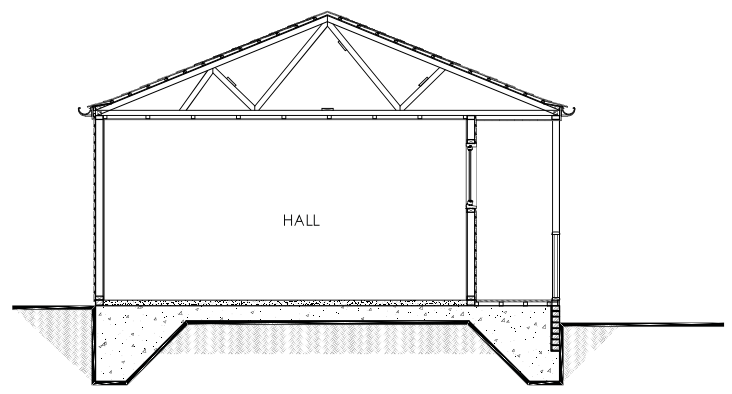
3 East Elevation
Scale: 1:50



4 South Elevation
Scale: 1:50

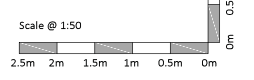
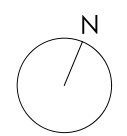


5 West Elevation
Scale: 1:50



6 Section A-A
Scale: 1:50

- SERVICES KEY**
- low level 13A switched socket outlet
 - low level twin 13A switched socket outlet
 - high level twin 13A switched socket outlet
 - consumer service unit
 - ceiling mounted extract fan
 - wall mounted extract fan
 - ceiling mounted light fitting
 - wall mounted light fitting
 - external IP65 soffit mounted light fitting
 - external IP65 wall mounted light fitting
 - ceiling mounted fluorescent light fitting
 - wall mounted disabled w.c. illuminated indicator
 - light switch
 - radiator
 - thermostat
 - soil vent pipe
 - stub stack
 - rain water downpipe



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SURVEY

Client
KIMPTON PARISH COUNCIL

Project
KIMPTON PAVILION

Drawing Title
EXISTING SURVEY

Drawn	Date	Checked	Scale @ A1
CC	Aug 2022		1:50
Job No	Drawing No	Revision	Note
2022-09	SU-01		DO NOT SCALE

3.0 PROJECT ASPIRATIONS

3.1 AIMS FOR KIMPTON PAVILION

LAYOUT & FLEXIBILITY IN USE

- The ability to hire out separate areas, individually or simultaneously to differing user groups - with separate entrances and WC facilities.
- Potential to sub-divide Multi-Purpose space depending on outcome of consultation.
- Consideration in choice of furniture - flexible and storeable - rather than heavy, fixed items.
- Provision of storage to facilitate flexibility.

FINISHES

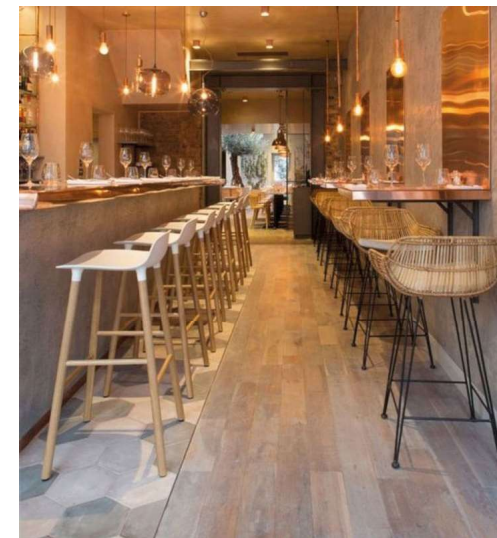
- Robust
- Natural materials
- Low maintenance
- Aesthetically pleasing
- Walls:
 - Plywood
 - Altro whiterock
 - Bright colours
- Floors:
 - Hard-wearing
 - Timber / vinyl
- Ceiling:
 - Exposed ceiling / rafters
 - White finish

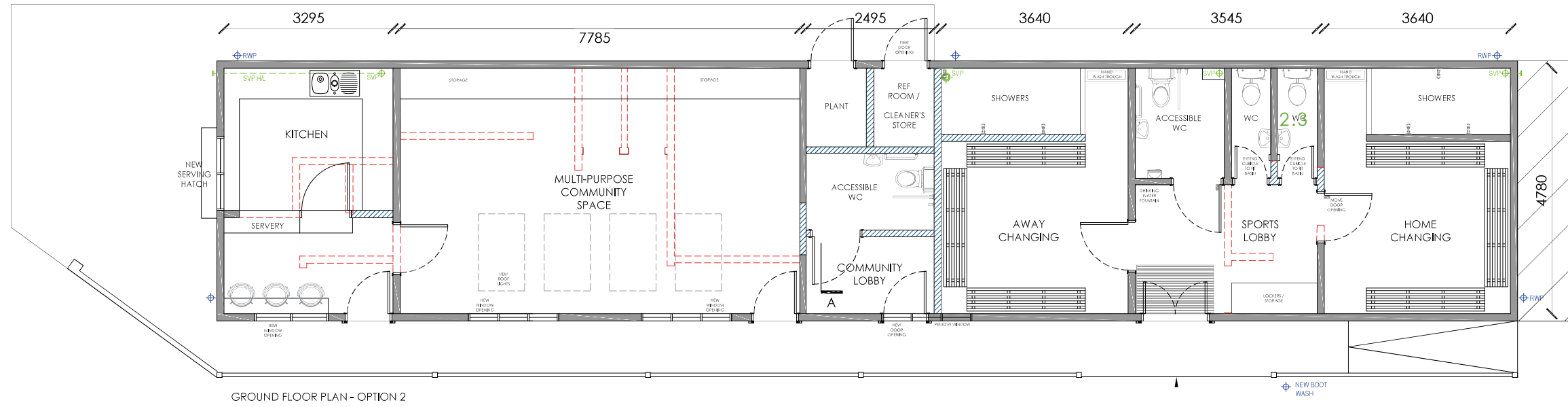
LIGHTING

- Improved natural light
 - New rooflights to Multi-Purpose Room
 - New windows to Multi-Purpose Room
- LED energy efficient, high quality artificial light

SUSTAINABILITY

- Reduce energy in use
- New boiler & heating system
- Incorporate renewable energy sources (solar PV, heat pumps)

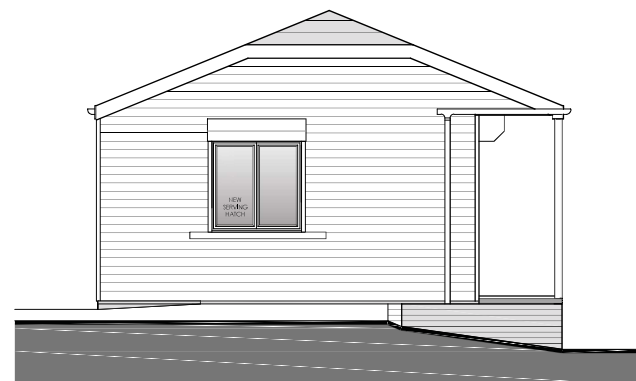
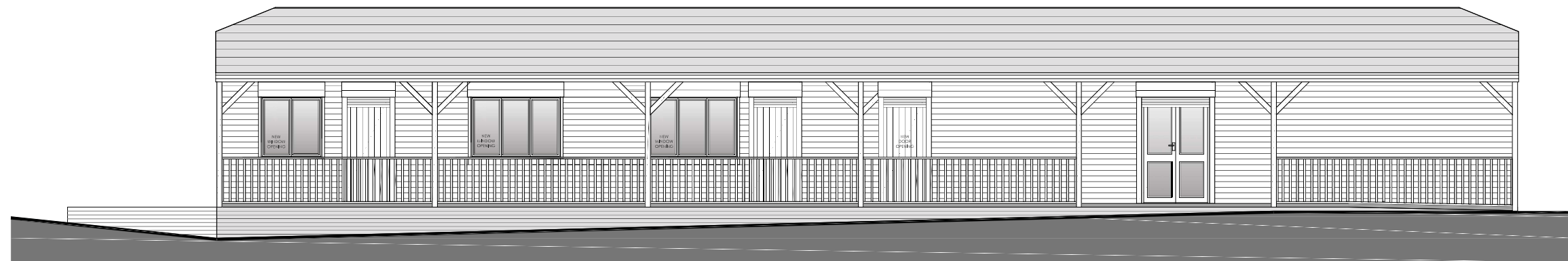




4.1 PROPOSED PLAN & ELEVATIONS



- KEY
- EXISTING WALL
 - NEW WALL
 - DEMOLISHED EXISTING WALL



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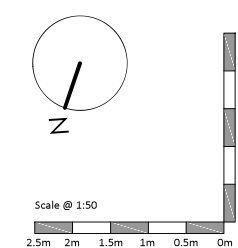
STAGE 2



Client
KIMPTON PARISH COUNCIL

Project
KIMPTON PAVILION

Drawing Title
PROPOSED PLAN & ELEVATIONS



Drawn	Date	Checked	Scale @ A1
CC	Aug 2022		1:50
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4.0 DESIGN PROPOSALS

4.2 PROPOSED INTERNAL ARRANGEMENT

The proposed plan divides the Pavillion into 2 distinct areas:

- Sports Changing Facilities + WCs
- Multi-Purpose Community Use + Kitchen

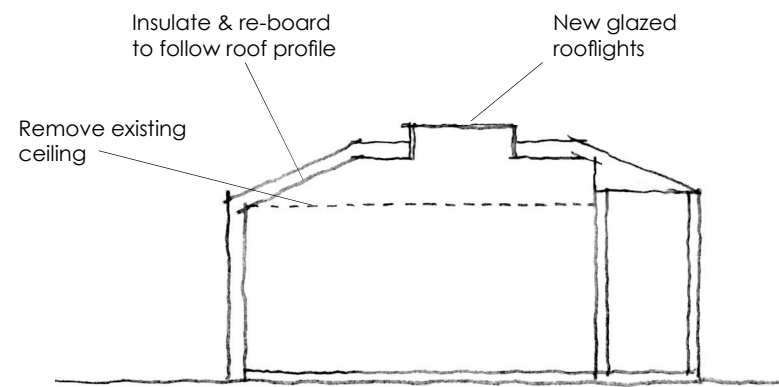
The areas have individual external access points, so they can be used simultaneously by separate user groups.

The Multi-Purpose Community Space is a good sized flexible space of 7.8m x 4.8m. This space will have its ceiling raised to the underside of roof level, with new roof lights introduced to maximise natural daylight.

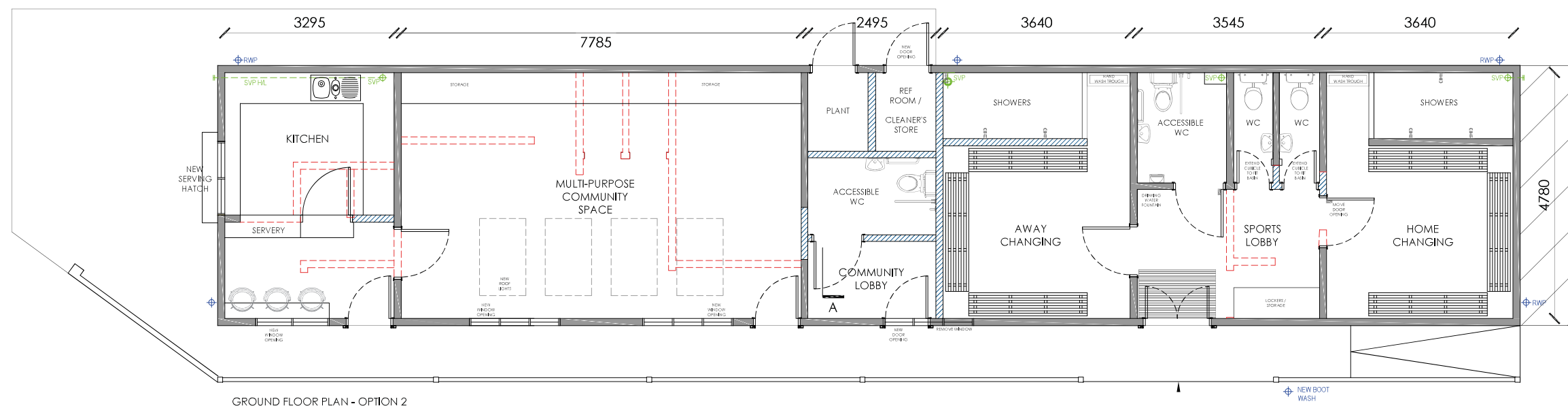
A new kitchen space offers flexible options for catering and also a potential income generator if a coffee shop provider wishes to rent the space. A new serving hatch would enable the cafe to serve externally - with the potential to relandscape and provide a seating area adjacent. A small internal servery and seating area would offer additional serving space for inclement weather.

The main block of WCs are designed as communal facilities for the Sports Changing Rooms. However if the Changing Rooms were locked, the WCs could be used independently benefitting events such as the May Festival. A separate accessible WC is located at the centre of the plan for use by the Community Space.

The Changing Rooms and showers will be designed to be low maintenance, robust areas. An external Boot Wash will help keep the inevitable mud outside.



Proposed Section through Multi-Purpose Space ~1:100



NOTES

The proposed works will be subject to the following approvals and will need to be designed to meet the necessary regulations, including:

- Planning
- Advertisement Consent (for signage)
- Building Regulations
- Food Standards Agency
- British Standards



4.0 DESIGN PROPOSALS

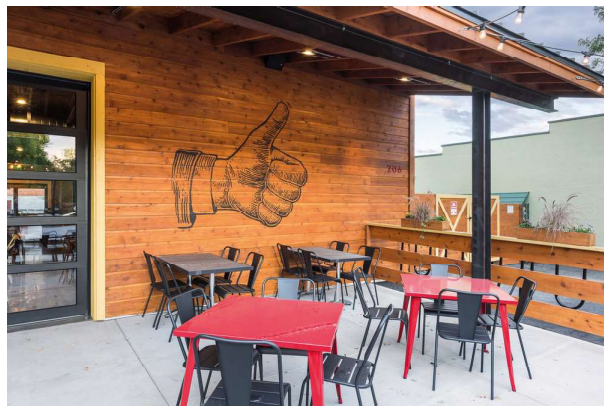
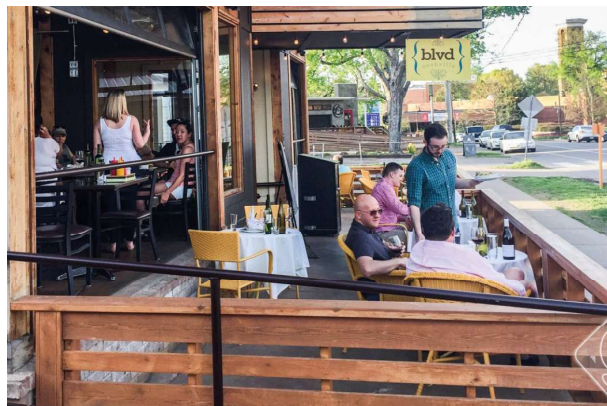
4.3 PROPOSED EXTERNAL SPACE

Kimpton Pavilion will become a valuable community resource, offering a new space for the whole community to use.

The proposals aim to diversify the Pavilion's user groups, providing for both the sporting and non-sporting communities.

The Pavilion occupies a beautiful vantage point, with views of the village and countryside beyond. The Cafe will provide seating externally so these views can be enjoyed with a lovely coffee and cake. By expanding the terrace area, a good sized seating can be provided (perhaps with the addition of a canopy to protect from inclement weather). The access will be improved with wider steps and handrail, linking through to the covered walkway to the front of the Pavilion.

The signage atop the Pavilion would enhance the Pavilion's sense of identity and entice people to the location. The Cafe could also have its own signage alongside.



5.0 SUMMARY

The proposals for Kimpton Pavilion provides:

- High quality, robust changing rooms & showers for home & away teams. Separate changing for referee.
- WCs for changing room use and with direct access to support events such as the May Festival.
- A delightful new multi-purpose community space, which can be used by local services providers and community groups.
- Kitchen suitable for catering sports events and potentially let to a coffee shop provider, with an internal and external servery.
- Extended terrace for cafe seating and new stepped access.
- New feature signage to enhance place making and way finding.
- Improved natural daylighting, new energy efficiency lighting and heating with potential to incorporate renewable energy sources.

