



Bingham Community Projects Feasibility Report

Produced by:

Welham Architects

RIBA Chartered Practice

on behalf of

Bingham Town Council

Contents

00	Introduction Contents Project Aims Report Introduction	02
01	Understanding Community Group Needs Community groups Questionnaire Meetings Primary Groups Spatial requirements	04
02	Bingham Pavilion Existing Plans Proposed Use Proposed Design Strategy	12
03	Chapel Lane Existing Plans Proposed Use Proposed Design Strategy	26
04	Shared Site Discussions Summary of meeting with Bingham Town Council, The Rugby Club, Scouts, Guides, and Welham Architects.	32
05	Additional Opportunities	34
	Appendix Information	

Project Aims

Identify Community Needs



Confirm Spatial Requirements



Ensure Site Suitability



Project Introduction

Welham Architects are delighted to have been engaged by Bingham Town Council to deliver a feasibility report reviewing development of both the Bingham Pavilion (currently leased to Bingham Rugby Club) and an area of vacant land on Chapel Lane. This report follows on from the previous feasibility study produced to identify community group users for the Chapel Lane Site, which has been expanded to include the Bingham Pavilion.

The aim of this report is to put forward a scheme proposal for each site based on community group(s) requirements. A cross section of both primary and secondary users have had the opportunity to be involved in discussions. The designs included are not finalised but are intended to provide a visual aid in understanding the capabilities, limitations, and opportunities of the site.

It is intended that this report can also be used as a basis for a briefing document for future development of the sites and form the basis of pre-application planning discussions with Rushcliffe Borough Council Planning Department.

Scouts and Girl Guides



Scouts and Girl guides aim to provide focused activities to youth groups in the community, with an outdoor / self sufficiency ideology.

Currently both Scouts and Girl Guides meet separately in different venues, however have expressed an interest in working in partnership to create a permanent home in Bingham for both groups.

Due to the numbers associated with each group and the frequency of meetings, sharing a single hall space would not be feasible. However, a number of different functions of a building could be shared. This would eliminate the need to build duplications of similar spaces for each group.



Due to the nature of the groups, being able to meet outside (or hosting part of a meeting outdoors) was an important aspect both groups wanted incorporated into a final design proposal.

Essential Spatial Requirements:

- 2 No. Function Rooms (1 each)
- Vehicle Parking
- Camping Equipment Storage
- General Games Equipment Storage
- Meeting Room
- Secure Gas Storage
- Breakout / Meeting Space
- Kitchen (with central island)
- Lockable Storage
- Toilets
- Cleaning Cupboard
- Outdoor Tap

Additional Spatial Requirements:

- Flat Outdoor Grassy Area
- Entrance Lobby (for parents to wait)
- Drop-off and pick-up zone
- Kitchenette (separate to a main kitchen)
- Office / Admin Space
- Changing Facilities (including shower)
- Bike Rack
- Storage

Bomberz



Bomberz are a community Interest Company promoting the sport of Skateboarding to youth members of the community.

The group expressed their preference for a centralized skate park rather than multiple scattered locations across Bingham, aiming for a designated space similar to Rushcliffe country park.

Bomberz had already begun collaboration with skate communities from other areas and began forming relationships with organizations like Skate Nottingham and Skate 42.

The group aim for a versatile space that accommodates events and future growth while maintaining a sense of privacy and accessibility.

CANVAS

As part of the spatial requirement research the skate park design company Canvas was contacted for their input into the project.

They highlighted in the inaccessibility of an ‘Olympic’ style skate park for novice riders, and proposed that an effective community asset which serves as many members as possible, could look to incorporate a number of different skate style parks.

Canvas worked in partnership with Skate Nottingham and Rushcliffe Borough Council to deliver the Skate Park in Rushcliffe Country Park.

Essential Spatial Requirements:

- Freestyle Skateboarding Area
- Vert Skateboarding Area
- Park Skateboarding Area
- Street Skateboarding Area
- Bins

Additional Spatial Requirements:

- Vehicle Parking Spaces
- Flood Lighting
- Seating
- Graffiti Wall
- Toilets



Community Garden

Community gardens provide the opportunity for local residents to connect with nature in a social setting. Alongside their sustainability and environmental goals, they provide additional support to members of community looking to improve their physical and mental health.

They provide a variety of accessible outdoor areas for all demographics of the community. Some of the main focuses for a community garden currently include education for school children, growing produce for charity groups, and providing focused adult well-being programmes.

Essential Spatial Requirements:

- Outdoor Tap
- Raised Beds
- Pathways (suitable for wheelchairs)
- Covered / Canopied Outdoor Area
- Toilets
- Parking
- Composting
- Tool Storage
- Lighting / Electricity

Additional Spatial Requirements:

- Poly-tunnel
- Changing Rooms
- Seating
- Picnic Area
- Allotment Spaces

Additional Venue Users

These groups make frequent use of the Bingham Pavilion, however would not necessarily be considered as principal occupiers of the space in the same way as the four groups previously mentioned are.

Key Spatial Requirements:

- Function Room
- Kitchenette
- Toilets
- Parking
- Meeting Room
- Secure Storage
- Stage Area with Lighting
- Back Stage

Slimming World

Slimming World is a weight loss organisation aimed at helping both men and women lose weight. The local group is run by a Bingham resident.

Use of the kitchen to make hot and cold drinks at meet-ups. Occasionally uses cooking elements to heat food for tasting evenings. Large serving hatch to promote an open and friendly environment.

A space to accommodate 50-60 guests. Sometimes members bring babies and young children.

The opportunity for a display board to advertise upcoming events to the community.

Lockable storage would be essential. A trophy cabinet would be great for the club.

Aspirations for the club include creating a friendly and inclusive atmosphere.

Model Car Club

Require a combination of indoor and outdoor spaces, with a variety of surface finishes for racing. They also make use of the storage space currently at the Pavilion.

Heritage Trail Society

Did not request a formal space for regular meetings, however would make use of a notice board for displays. The group could also make use of a function space for meetings.

Folk Group

Permanent display board to advertise upcoming events. A stage for performances, with PA and lighting equipment. A performance area which can accommodate between 15 - 60 people. Suitable access for load in and out. Storage space for performers stools / chairs. The space should have good acoustic properties and easily controllable lighting.

Access to an alcohol bar / kitchen on performance nights would enhance a visitors experience.

Musical Theatre

Practice and performance area stage area. Similar requirements to that of the Folk Group.

Commercial Hire

Local businesses may wish to hire the spaces for commercial events, training days, or presentations.

The Proposed Sites

Two sites in Bingham have been reviewed for potential development as part of this feasibility study.

Site 01: Bingham Pavilion

This site is primarily used by the Bingham Rugby Club, who sub-lease to other community groups, charities, and local businesses.

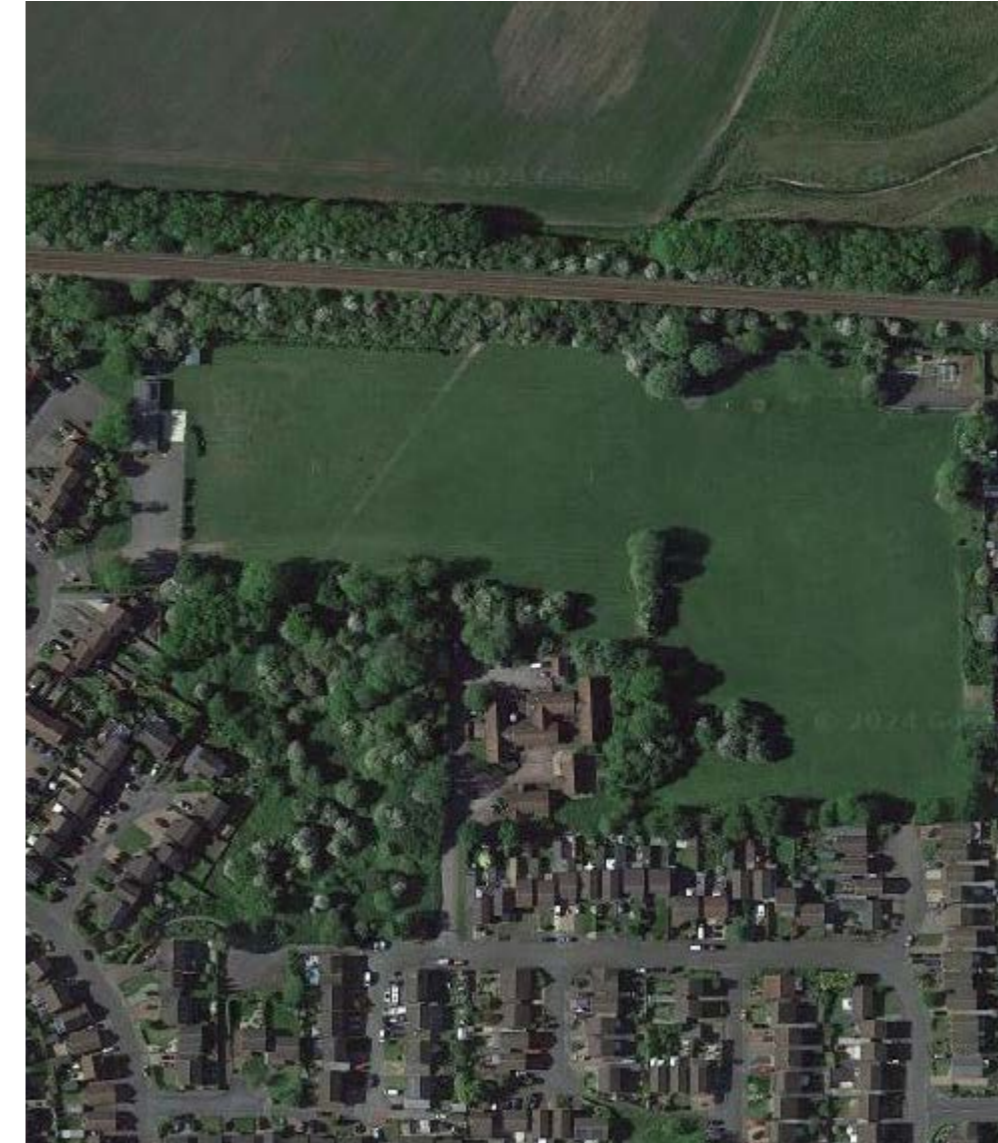
Site 02: Chapel Lane

This area of land has been identified for community use as part of the wider residential development of this area of Bingham.



Bingham Pavilion

The Pavillion, Brendon Grove, Bingham, NG13 8TN



Chapel Lane

Nottingham, NG13 7AT



Bingham Pavilion

The existing Pavilion has been a well used community asset for a number of years and has reached the end of its building lifespan. Significant ongoing maintenance and repairs to the building are required to bring it in line with current building regulations.

The building, including associated car parking amenities, is undersized for the current users. The main user and lease holder is Bingham Rugby Club, who let out the building facilities to a number of community groups and organisations.

The site is framed by Network Rail Land to the North, Residential housing to the East and West and council-owned land to the south, and presents a defined canvas for transformation.

The site is currently accessed from Brendon Grove. On match days overspill parking from the club occurs on the neighbouring residential streets.

The site's flat topography serves as favourably to build in this location. The existing storage containers are in need of renewed temporary planning until removal and replacement is agreed by Ruscliffe Planning Department.



Existing Vehicle and Pedestrian access onto the site.



Bingham Pavilion



Bingham Pavilion

Artistic Vision

Whilst the Rugby Club is currently the main user of the Pavilion, the building is leased to a variety of community groups and organisations.

It is proposed that the existing pavilion is demolished and a new multi-purpose pavilion built in its place. The aim for this site is to firstly enhance the provision for the rugby club and to provide facilities for indoor focused group activities.

Due to its position in the community and parking amenity, this venue would also suit hire for commercial activities, a need identified in the community engagement.

Strategic Development

The development of the Bingham Pavilion presents a number of challenges to the community.

The construction of a new Clubhouse for the rugby club is essential for their continued success. The construction of additional spaces that may not be essential for the rugby club to function, such as a hall, is something that they could greatly benefit from. Renting out such facilities to other community groups and organizations could provide additional income to the club.

Investment into community buildings also requires consideration into ‘future proofing’. How can buildings be adapted, reused, and eventually recycled at the end of their life cycle?

Options of a site share have been considered as part of this stage of feasibility and if the site was to be shared with other key community groups like the Scouts and Guides and funding was not in place at the same time for the organisations, a phased development could be considered.

Phasing development at the site, would not only allowing the new Bingham Pavilion to grow with community needs, but also allowing for it to contract if required so in the future.

Rugby Club

Right is an example of the space required to meet the function of a Rugby Club, in red is shown how this could be extended for phased development.

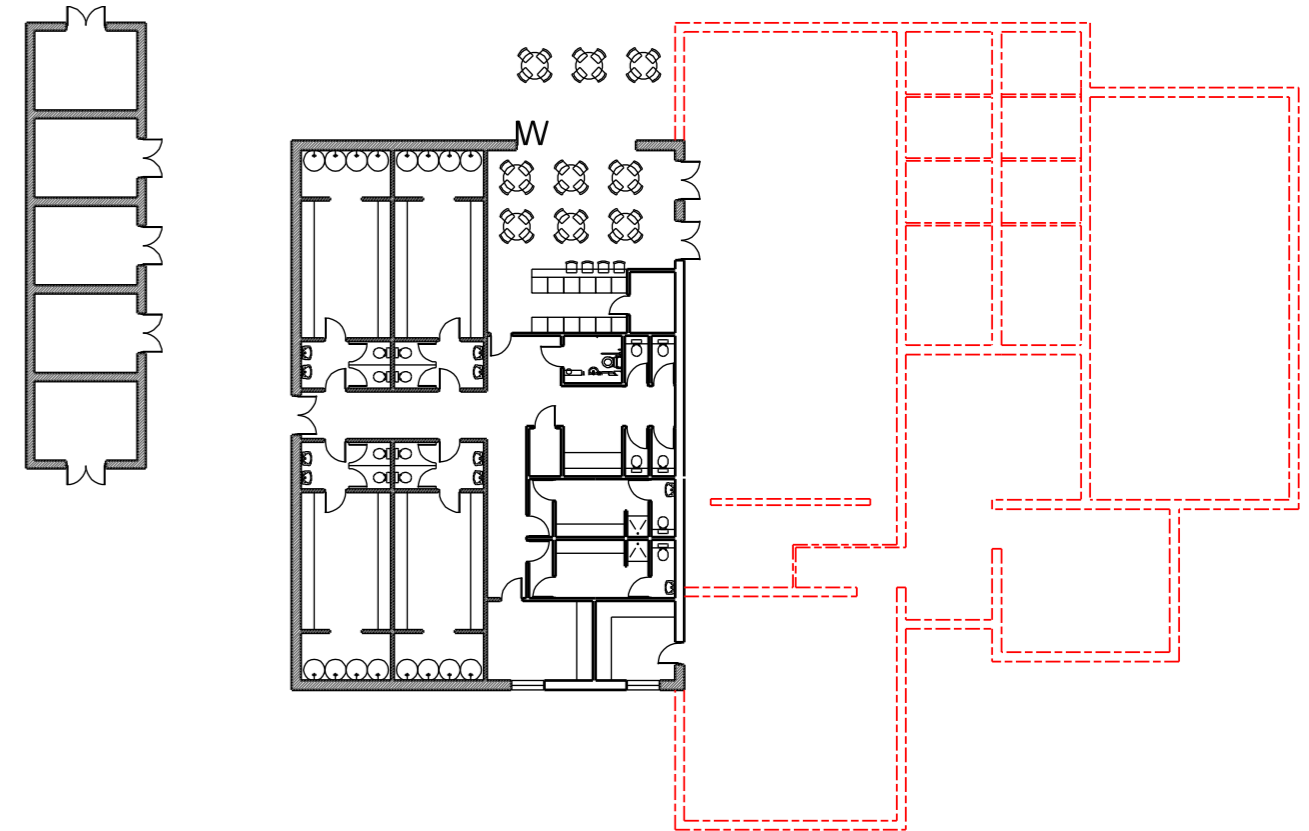
Phase 01:

Construction of Clubhouse for Bingham Rugby Club, with associated Outbuildings for storage.

The majority of car parking would be completed in this phase, as the capacity required by the rugby club is considerable.

Site / Building Users:

Rugby Club



Phase 02:

If a site share is progressed with a phased approach, then constructions of a main community hall would be phase 2.

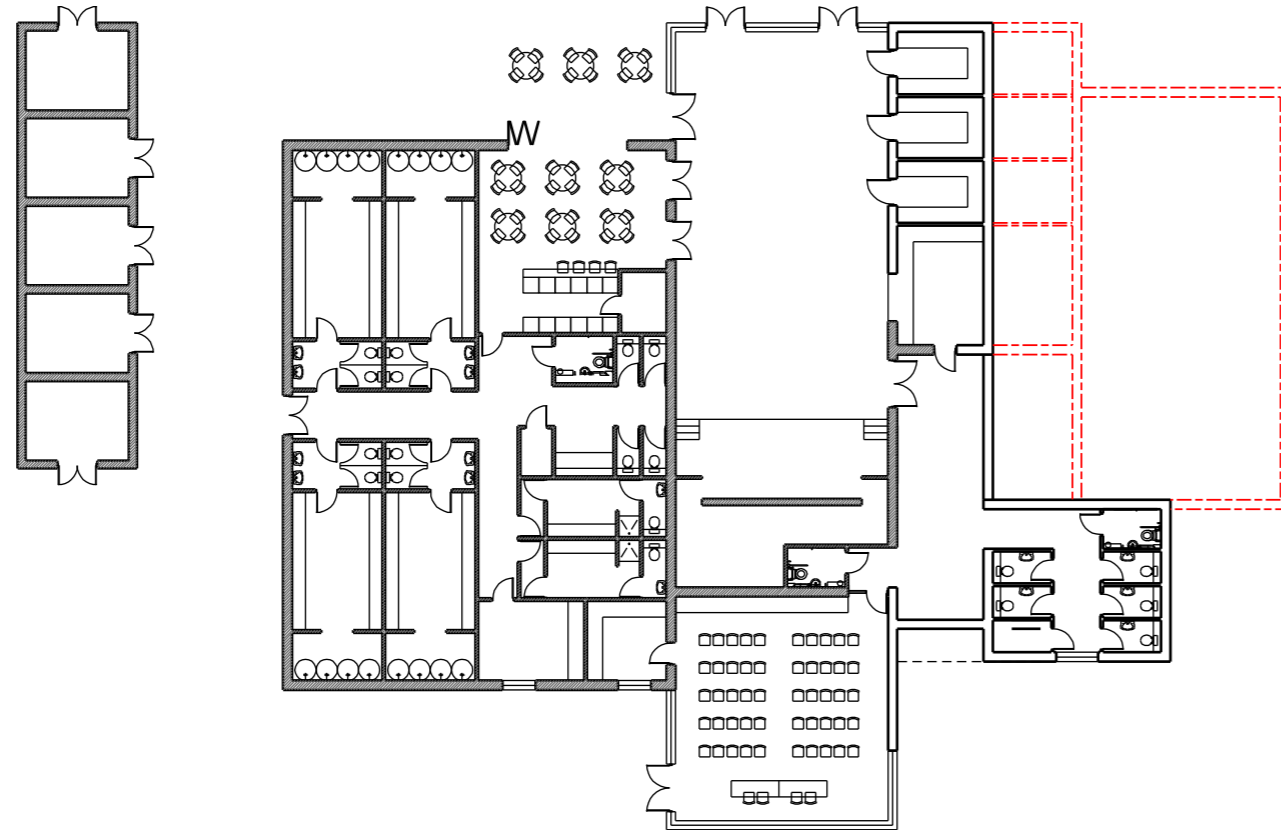
Construction of the main community hall (with associated stage, storage, and kitchen), toilet block, and meeting room.

The additional car parking spaces could be completed in this phase, however, the groups using the spaces would not naturally overlap in their use times.

It may be necessary that the Rugby Clubhouse Room would be needed to house other community groups and commercial users during the construction of phase 2, as a loss of bookings whilst phase 2 and 3 were completed could make the project unviable.

Site / Building Users:

- Rugby Club
- Musical Theatre Group
- Folk Group
- Slimming World
- Local Businesses / Commercial Hire



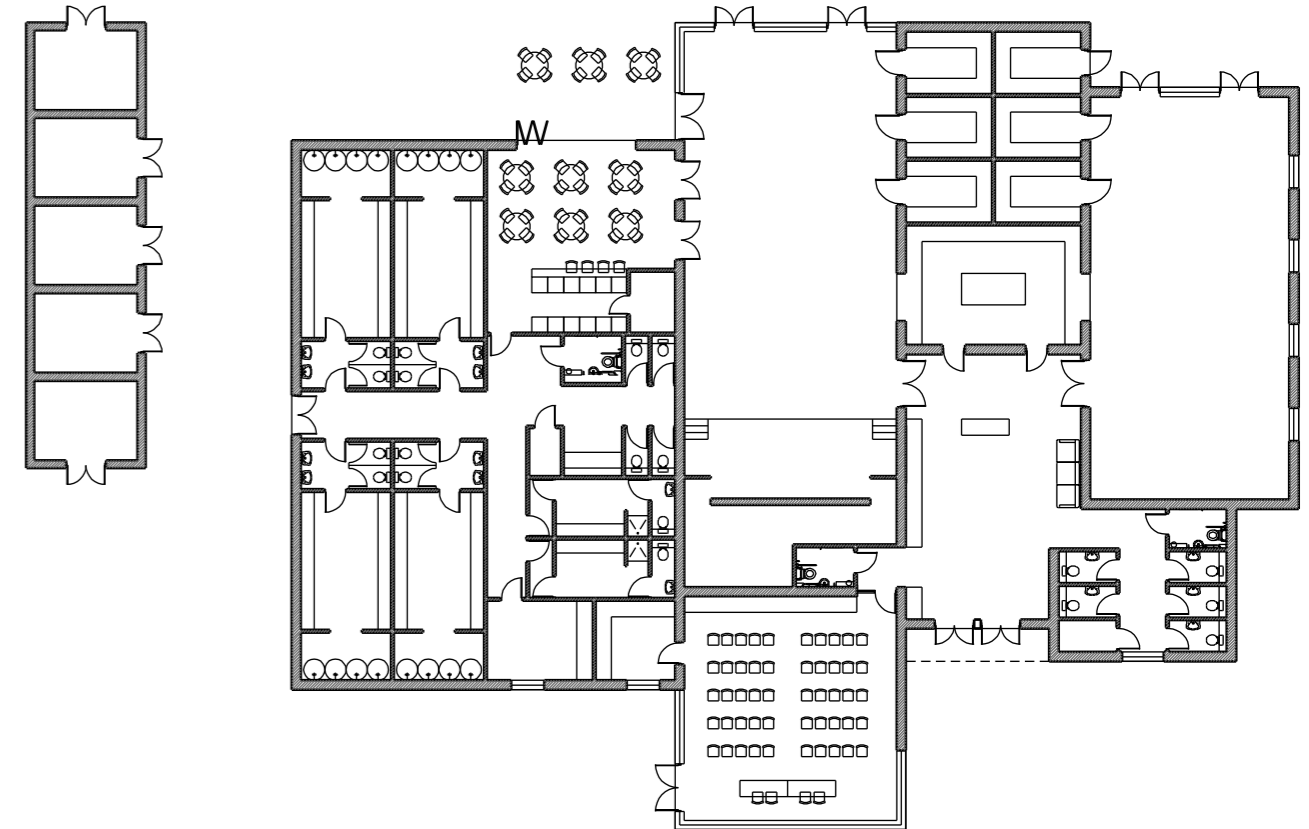
Phase 03.

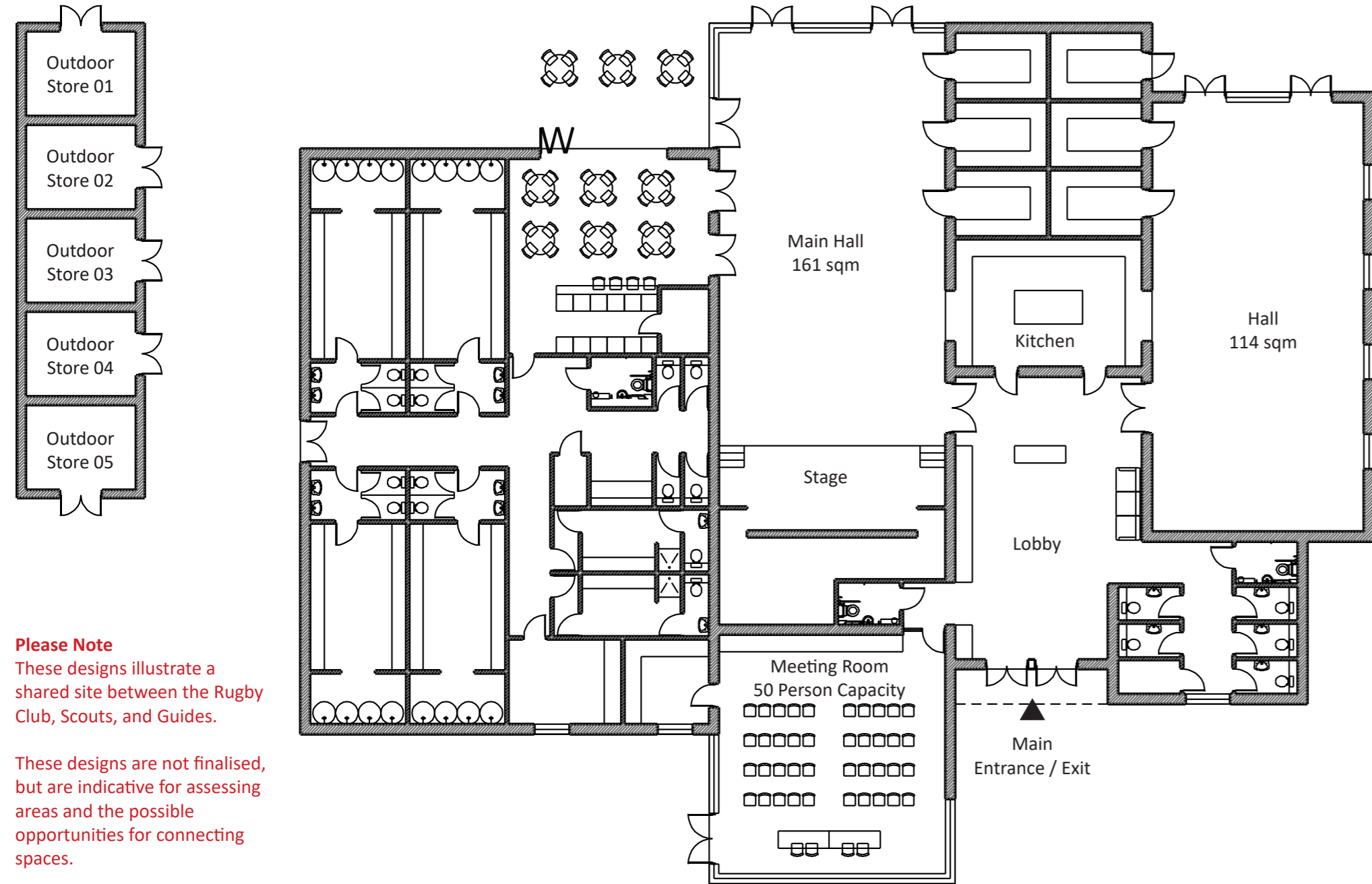
Construction of the second hall (with associated stage, storage, and kitchen extension) completes the building.

The associated car parking would be completed prior to occupational completion of this phase of the building.

Site / Building Users:

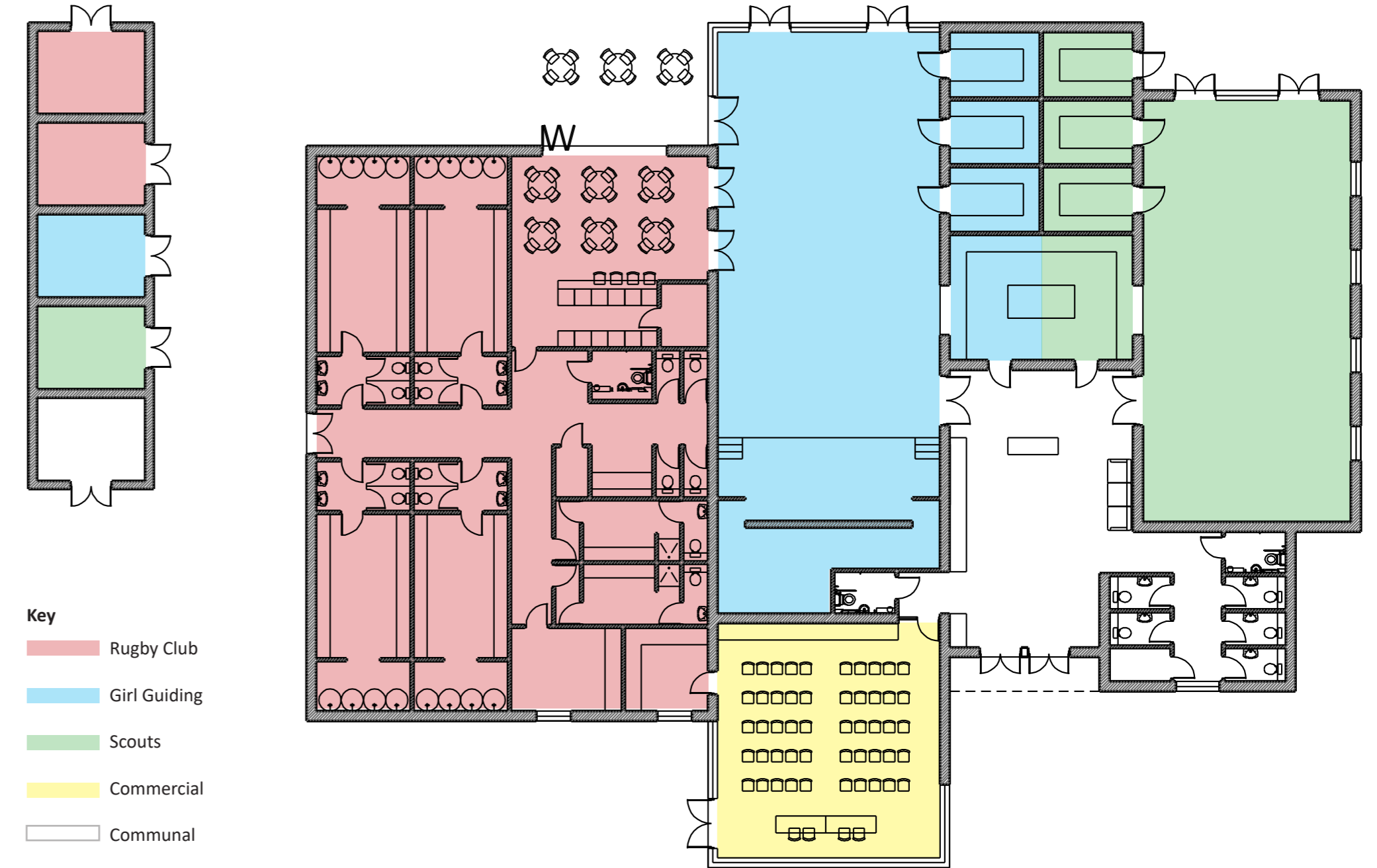
- Rugby Club
- Musical Theatre Group
- Folk Group
- Slimming World
- Local Businesses / Commercial Hire

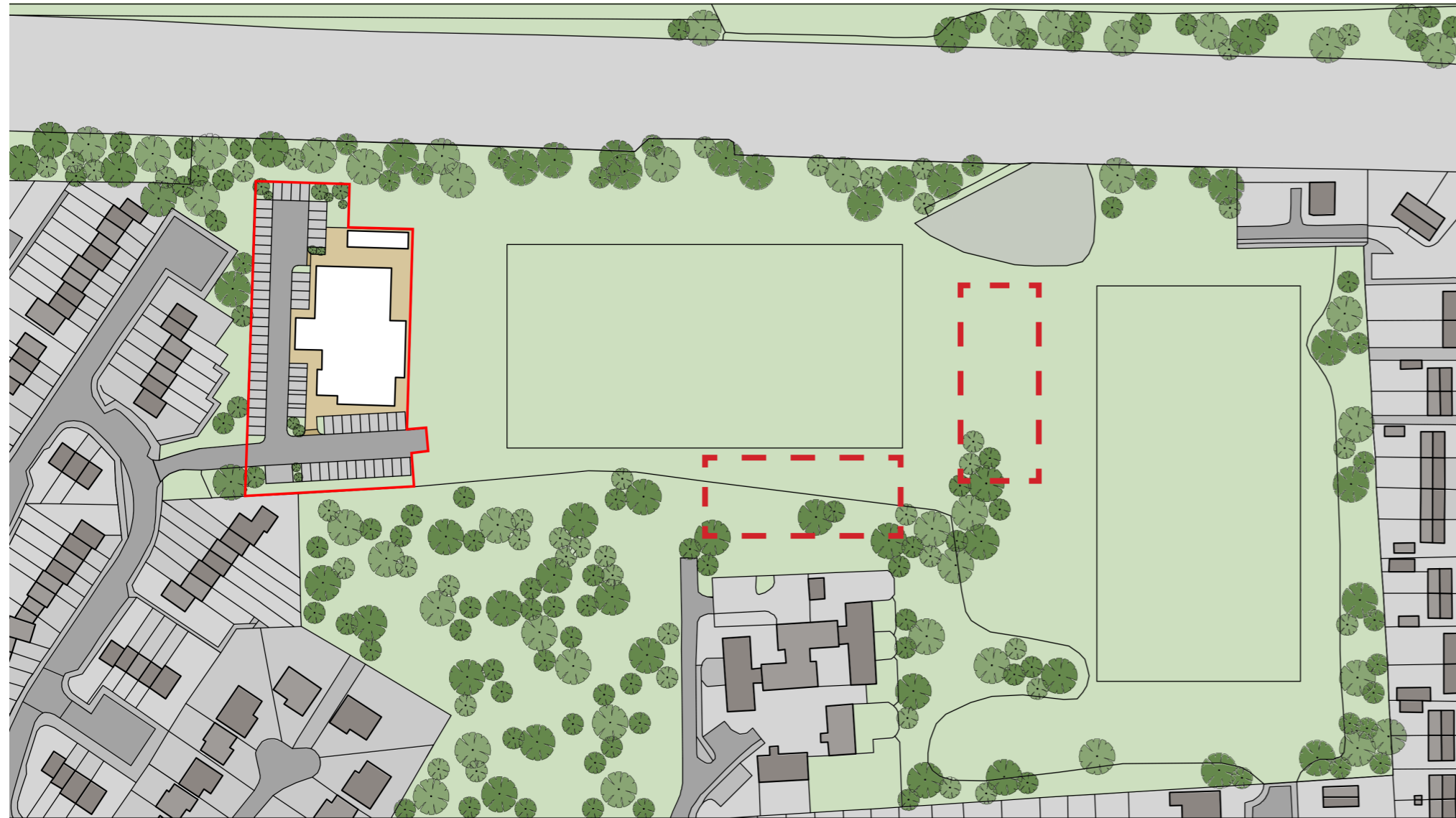




Please Note
These designs illustrate a shared site between the Rugby Club, Scouts, and Guides.

These designs are not finalised, but are indicative for assessing areas and the possible opportunities for connecting spaces.

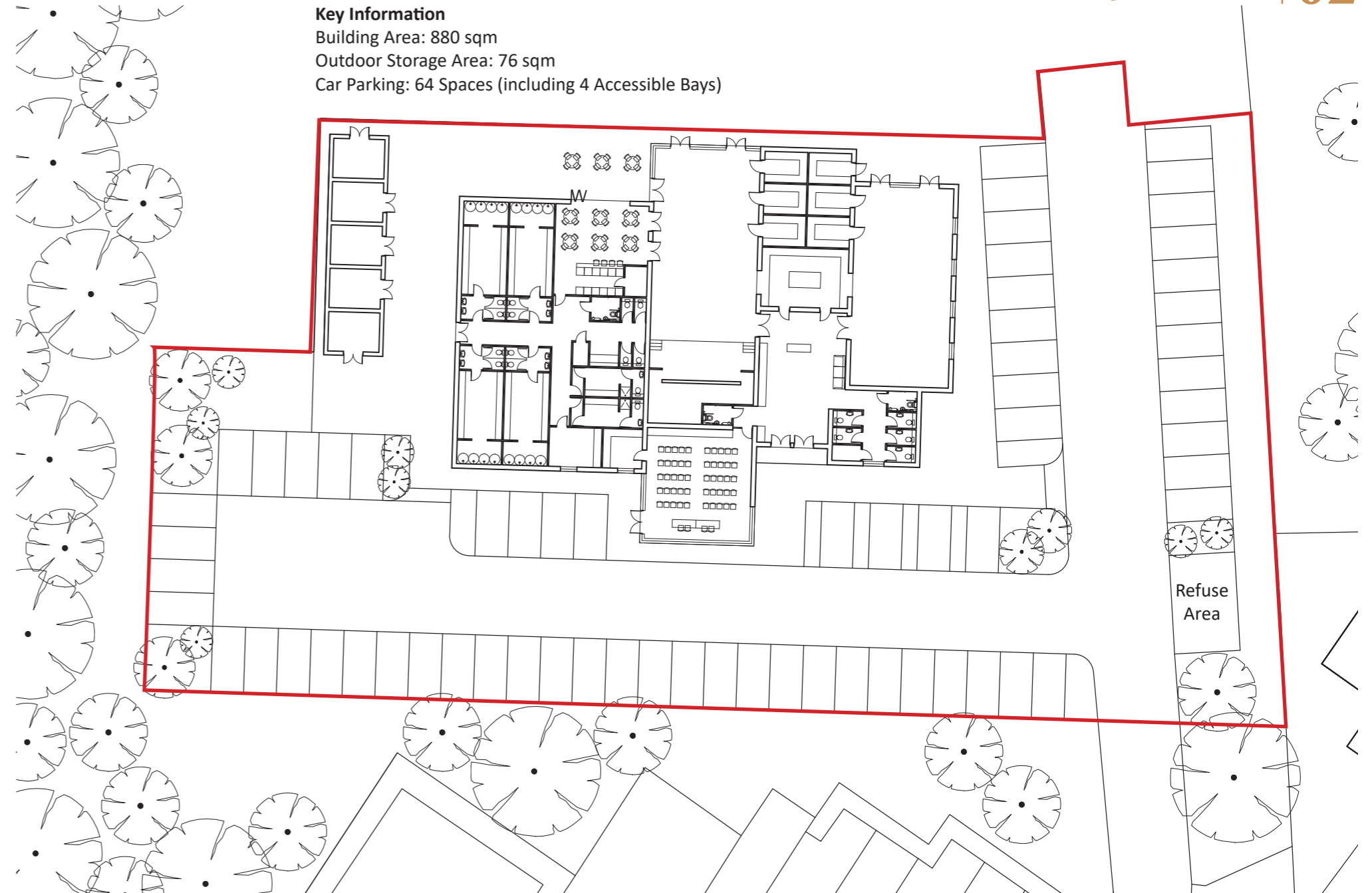




Proposed Site Location Plan
 [Solid red outline] Proposed Site
 [Dashed red outline] Potential Locations also considered

Please Note
 These designs illustrate a shared site between the Rugby Club, Scouts, and Guides.

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Key Information
 Building Area: 880 sqm
 Outdoor Storage Area: 76 sqm
 Car Parking: 64 Spaces (including 4 Accessible Bays)

Refuse Area



Bingham Pavilion
Artistic Vision

Kitchen area, which serves both halls, would be used on a weekly basis by the Girl Guiding Groups for cooking and baking classes.



Bingham Pavilion
Artistic Vision

Alcohol bar area / rugby clubhouse with seating that spills onto an outdoor terrace for spectators and good weather events.



Bingham Rugby Club, Bingham Feasibility Report

Bingham Pavilion
Artistic Vision

The building is framed by a landscape of maintained grassy areas and mature trees. The site is popular with dog walkers and could be a popular area during summer months.



Bingham Pavilion
Illustrative Massing Diagram, with Parking

Bingham Rugby Club, Bingham Feasibility Report

Chapel Lane

The vacant land on Chapel Lane is located within an area of new residential development and adjacent to the Taylor Wimpy Bingham Gate housing scheme.

The Chapel Lane site has been the focus of a previous feasibility study to identify a suitable use through engagement with the Town Council, Local Stakeholders, community groups, and the residents of Bingham.

Users identified for the site in the previous report included Bomberz, Community Garden Group, Scouts, and Girl Guiding.

Following feedback from policy makers and key stakeholders, it is currently considered that the site would not be suitable to host a public outdoor skatepark due to its close location to private dwellings.



Clear site, ready for development.



Drop kerb already located, with contrast tactile paving, for possible vehicle entrance.



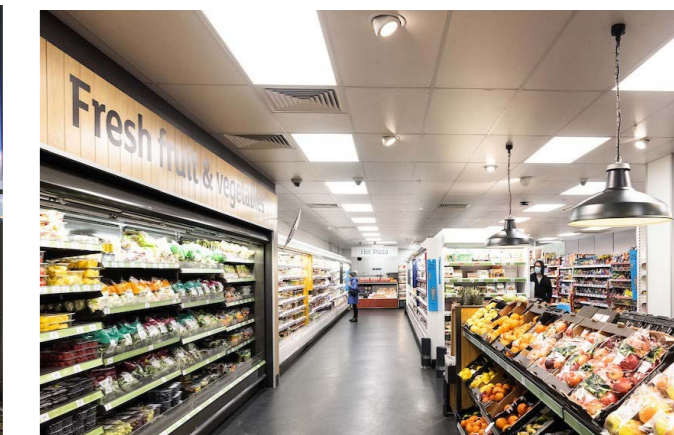
Pedestrian and bicycle access to the site already established.



Pedestrian crossing already installed opposite access point to the site.



Works to footpaths, road connections, and bus stops have already been completed.



In close proximity to a proposed retail space.



Chapel Lane
Artistic Vision

Community Garden Area with raised beds. It is envisioned that produce grown in the garden would be donated to charity groups

Chapel Lane
Artistic Vision

Community engagement indicated a strong preference towards ensuring the area retained as much of its green characteristics as possible.

It is proposed that site becomes a beacon for outdoor activity and learning amongst the new housing developments. Delivering community spaces with a focused towards outdoor activities and youth engagement.

One of the proposals for the site use is that Scouts and Girl Guides would have a dedicated building to meet their group requirements, and make use of the wider sites facilities, which would be shared with the wider public and other community groups.

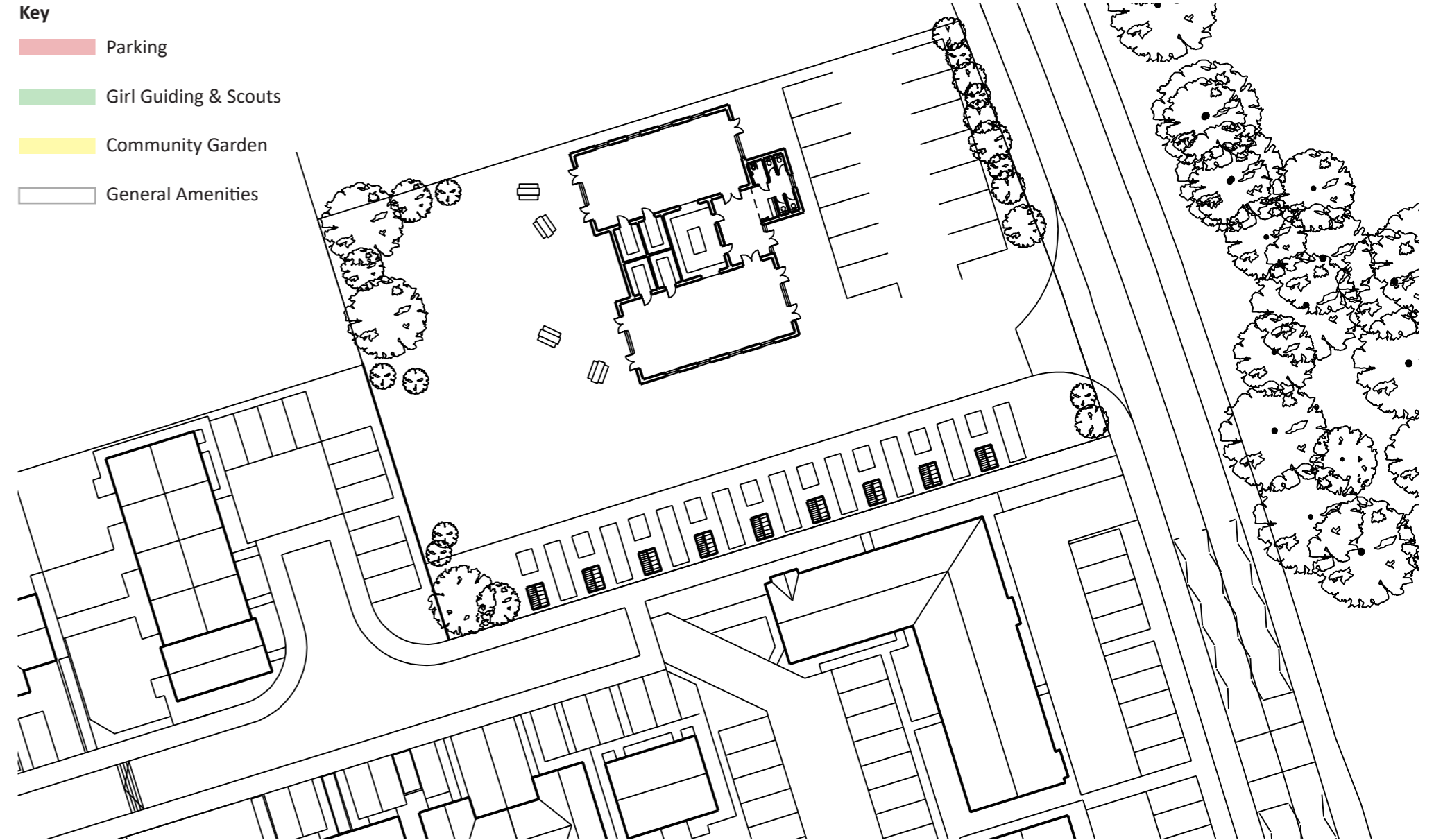
Parking provision has been allocated on the site for the occasional use of staff and to meet access requirements of building regulations.

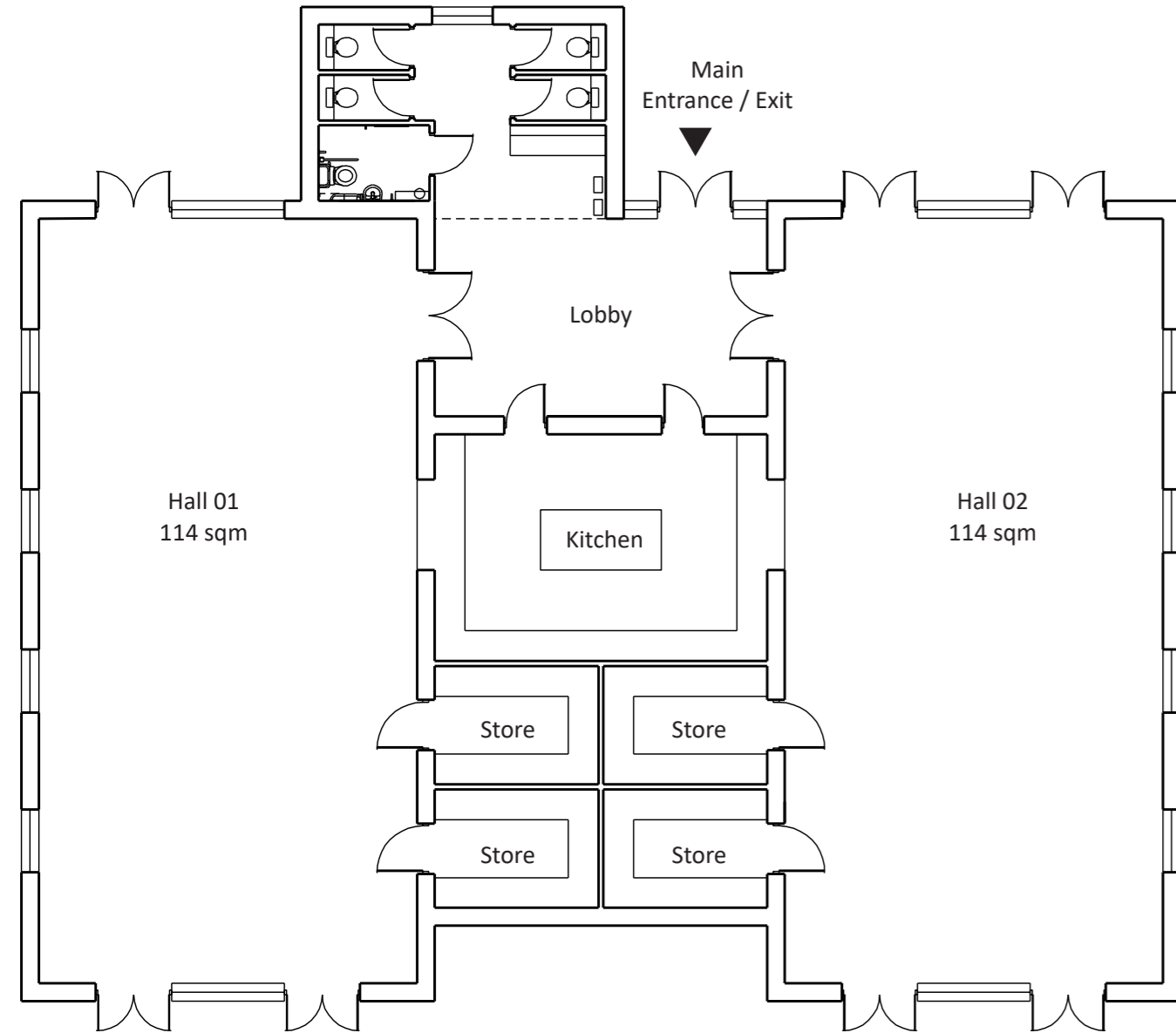
Concerns were raised during the community engagement process of noise and disturbance as the site is adjacent to a residential area.

As the site is not feasible for a skate park, a focus on the remaining groups and activities would support a shared site for the Girl Guides, Scouts and Community Gardening group.

Key

- Parking
- Girl Guiding & Scouts
- Community Garden
- General Amenities





Community Building

Approx. 377sqm

The illustration left is of a building that has been designed around the premise of two individual halls, with shared amenities, providing a dedicated facility for Scouts and Guides to share.

This would provide a hall space each for Scouts and Guides.

Due to the programme and use times of a halls by Scouts and Girl Guiding make it unfeasible for the groups to 'share' a single hall.

However, amenities such as a kitchen, toilets, hand washing stations, and outdoor facilities can be shared by both groups.

By placing both hall structures in a single location with shared amenities reduces the building mass required to support an individual group.



Chapel Lane
Artistic Vision

The grassy area located at the rear of the site would be used by the by both scouts and girl guiding for outdoor activities.

Community Groups Meeting

On the 12.07.24 representatives from Bingham Town Council, Scouts, Guides, and Bingham Rugby Club met with Welham Architects to discuss the strategies of site use and potential for site and building sharing as identified in this report.



Advantages

Joint funding and fund raising.

The opportunity to hold larger events.

The user groups will have access to a wider range of facilities.

There would be opportunities to provide a wider range of space sizes to suit different user groups.

Overall sense of community togetherness, rather than being dispersed across separate sites.

Disadvantages

Management of the facility would need to be agreed and may require input from Bingham Council.

There will be times when everyone wants to use the facility at once and there could be insufficient parking.

The Rugby Club currently has exclusive use of the fields and would not want to reduce their playing and training capacity.

For funding purposes, the facility will need to work for not only all the main user groups but also the user groups that rent the hall.

Overall

The Scouts acknowledged both the advantages and disadvantages of having split or single sites, expressing their willingness to accept either option.

The Guides, however, strongly preferred a shared facility, envisioning it as potentially outstanding.

Similarly, the Rugby Club favoured a shared facility. This would ensure the strong sense of community at the Pavilion Site is continued. They also suggested exploring alternative lightweight construction methods to reduce costs, provided these methods meet building regulations.

All groups agreed that the separate meeting room shown in the plans, intended primarily for commercial use, was unnecessary. Lastly, the possibility of establishing a joint management committee was proposed.

The overall consensus was that ensuring availability was crucial, especially ensuring there is enough / not too much space in the proposals. It was proposed that the Rugby Club would expand its existing booking system, to see when groups would need to use spaces.

The priority for all community groups is ensuring a future within Bingham. For the Scouts and Guides, this means finding a new home as they are not currently accommodated for in the local area. For the Rugby Club, this means upgrading their existing provisions.

Updated Plan

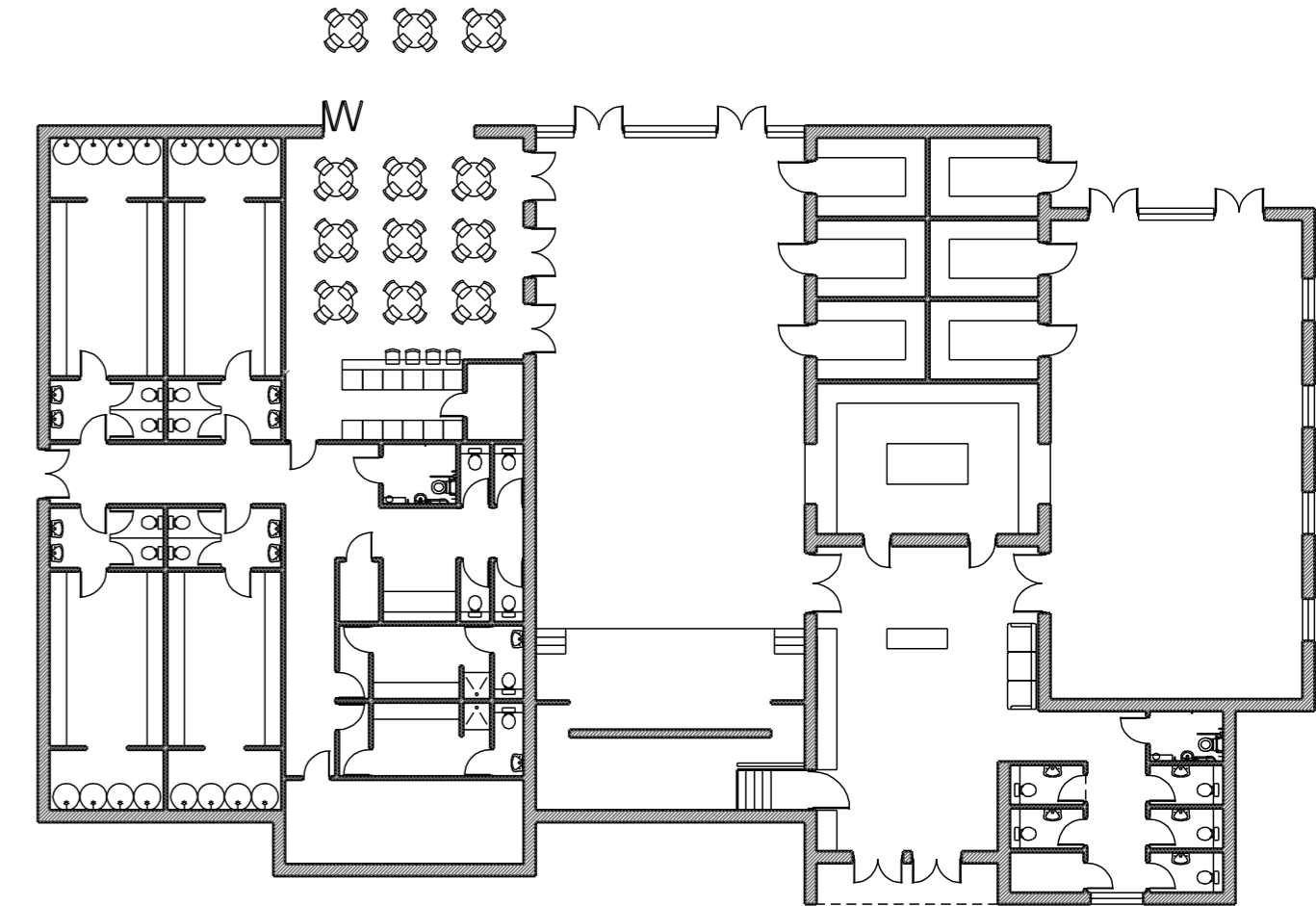
Indicative Shared Site Plan

The shared site plan has been updated following comments:

- Increase area of Clubhouse for Rugby Club.
- Removal of commercial conference room.
- Second stage access directly from reception area.
- Reduced size of secondary hall.

Please Note

These designs are not finalised, but are indicative for assessing and illustrating areas, as well as possible opportunities for connecting spaces.



Skatepark

It has become clear that through further engagement with community stakeholders and policy makers that the two sites reviewed as part of the scope of this feasibility report are unsuitable for hosting a skatepark.

Bomberz could seek to identify other areas of land, with appropriate land owners, however, this falls outside of the scope of this feasibility study.

This feasibility report would recommend further public engagement from Bomberz is required to:

- Establish the number of users of the park.
- Understand the size this park needs to be to accommodate the users.
- Identify suitable locations within the Bingham Area.
- Engage with the landowners.
- Identify a single site and Produce drawings which can be used to generate funding.
- A planning application would facilitate the required stakeholder engagement to ensure ultimate viability of the scheme.
- To consider variations of the scheme, like a pump track, to expand the scope beyond skate use only.

Successful Nearby Skatepark's



Keyworth Skatepark

- Passive Surveillance.
- Located across the road from a new housing development.
- Mixture of skate styles accommodated.



Rushcliffe Skatepark

- Active and Passive Surveillance.
- Located in a public park.
- Adjacent to other community activities.

Outdoor Activities

From the initial consultation with the community, it was clear that further investment into outdoor focused community assets would be benefit to Bingham. These could include:

- Bicycle Trials
- Outdoor Gym Equipment
- Childrens adventure playground
- Multipurpose sport court
- Allotments
- Community Gardens
- Dog Walking Areas
- Open green spaces



Scouts & Girl Guiding

Meeting Record

15/08/2023

Attendees

Welham Architects
Girl Guiding Bingham
Bingham Scouts

Location

Bingham Town Council Chambers

Parking

- Enough for leaders to park.
- Pick up/drop off point.
- Both groups require parking.
- Area of hard standing would be useful - not essential/high priority, have managed without until now.
- Scouts currently use the pavilion occasionally for leaders meeting, they use a storage container there.
- Guides would like grassy areas to use as well as fire pit areas - with fuel store.
- Both groups would benefit from an outdoor tap.
- Direct access to kitchen from outdoors.
- Both groups require grassy areas.
- Scouts require safe and secure storage for gas cylinder outside of property.
- Trees in outdoor space preferred, would be nice for tents/tarps and activities.

Entrance

- Welcoming
- Open
- Colourful – brownies use yellow in branding.
- Not too grand
- Lobby - meet and greet area.
- Undercover area before door.
- Amenities/toilets by entrance.

Toilets

- Both groups would like to separate the adults from children where possible.
- Potentially changing facilities, not essential but would be nice.
- Don't require separate children's toilets but maybe lowered sinks?
- Happy with unisex toilets, like CLW setup.

Kitchen

- Baking and cooking happens a lot in guides and brownies.
- Large island away from heat for the kids to work at.
- Serving hatch to main room.
- Commercial style kitchen would suit.
- Scouts currently don't have access to a kitchen but may use one if it was there.
- Teaching station with good views for kids.

Meeting room

- Scouts would like additional space for leaders' meetings and breakout sessions, private space small-ish, around 8 -10 people.
- Guides don't use this as much but would benefit from the extra space.
- Breakout space – for quieter conversations.

Main area

- Large space
- Natural daylight
- Plenty of storage
- At least 2 rooms to meet both groups' requirements, if not more
- The groups have clashes where they both need the hall at the same time - both within their own groups and each other's.

Interiors

- Combination of high energy spaces and calmer spaces.
- They both often split up into sub-groups.
- Stage would not be useful.
- Scots currently use small boxes but would prefer larger- which could be used as seats.

Rugby Club

Meeting Record

17/08/2023

Attendees

Welham Architects
Bingham Rugby Club

Location

Bingham Pavilion / Rugby Club

General Notes

- £400 – 500K was initially available from the council, the original plans were to suit this budget.
- Building sideways onto pitch to make for better viewing. (South side of pitches - see sketches)
- Rear of current building is Rushcliffe council land.
- 2 games on at any time -parking needs suit this.
- The club has concerns around costs of moving entire building, moving services etc.
- A big space is preferred - not L shaped plus a smaller space.
- Separate meeting room would be helpful.
- The existing designs have a lot of corridors, they were not a fan of this.
- Open to prefab buildings if it helps keep cost down.
- Model car club is an occasional user.
- Link on website to hire the building can see calendar here.
- After game socials - Saturday
- Sunday - younger kids
- Access to the bar important for rugby club.
- Potential problems from locals about a second storey.
- Max at parking as much as possible.
- Currently don't do many dining events, volunteer led so only small amounts of food events
- Would like a nice kitchen for the volunteers though.
- Potential to do more in the future if they had a better kitchen.

Changing Rooms/Amenities

- Male x 2 teams (home + away)
- Female x 2 teams “ “ officials/stag
- Additional physio space/first aid.
- Junior games on a Sunday.
- Would like to be able to overlap more games.
- All changing facilities should meet RFU requirements.
- Existing plans - toilets/showers need to be rationalised,
- Office space would be useful.
- Reception not needed.
- Separate entrances required.
- Clear signage for visitors
- Building sectional - to make it easy for separate groups to use separate areas.
- Important that there is space for players to stay after practice to socialise.
- Other Users
- The hire out space is very important major source of income for the club.
- The site is currently used as a polling station.
- The rugby club would like to retain control of the building.
- Musical theatre group is a large user.
- Pilates classes - would like bigger room.
- Folk club also uses the space.

Other

- New flooring is being installed within next 4- 5 weeks.
- A nice outdoor space - undercover would be nice - semi permanent gazebo?
- 4 x changing rooms very important they would like to involve women and girls in the sport more.
- Storage is very important - the club would like containers but the council don't like them.
- 2 x 20 foot containers currently in use very full
- They would like a maintenance store.
- Everything on current plans is needed.
- Larger space for the club indoors-potential to split up the space on busy days.
- The club has concerns around budget.
- Storm drain could cause problems if relocating the building.

Bomberz

Meeting Record

17/08/2023

Attendees

Welham Architects

Bomberz

Location

Bingham Town Council Chambers

General Notes

- In 2019 there were conversations around putting a skate park on the rugby club's land.
- Not interested in having multiple skate parks in multiple locations.
- Radcliffe skatepark - East Leake skatepark.
- They would rather bikers not use the skate park - a pump track would separate them.
- Like Rushcliffe country park would be nice.
- Could use planting to cushion the sound and limit the disturbance to local residents.
- Floodlighting not wanted
- Some streetlamp style lighting for safety.
- Passive surveillance would be helpful, but they don't want the kids to feel watched.
- Canvas spaces - skate park company.
- Bomberz have already received a lot of support from local businesses and other community groups.
- The concerns are around the cost of the park rather than the size of it.

Parking

- They want to encourage people to skate to the park.
- Half a dozen spaces.
- Concerns around people who aren't there to use the park using the car park.
- Maybe no marked bays.
- Currently trying to organise larger events. - the new site could house future events parking would

be helpful for this.

- If communal gardens were on the site, then fencing with screens would be needed.
- Privacy for the skate park but maybe out of planting rather than fencing/walls.

Requirements

- Visibility
- Bins
- Shop? new shops being built nearby.
- Street lighting
- Graffiti wall - popular idea
- Large bowl? With some kind of drainage strategy.
- Other skate communities have shown interest in travelling to this site.
- Water supply - drinking water.
- Seating would be helpful.
- They want somewhere to hold future events.
- Already work closely with skate Nottingham.
- Skate 42 - shop in Hockley who have shown interest in supporting events in Bingham.
- No longer require an Olympic skatepark, however could be interested if the scope is there, this could make it a destination.
- First aid post
- Toilets.
- Hard standing area for events.



Created by

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