

Produced by

**Welham Architects**



**Bingham Pavilion**  
Feasibility Report

# Introduction

Following completion of the previous feasibility report reviewing both the Pavilion and Chapel Lane site's, the Council have been in discussions with the users of these sites and wish to progress with developing a shared building design at Wyn Hill (also known as the Bingham Rugby Club) for the Rugby Club, Girl Guides, and Scouts.

This report has been prepared following a series of design workshops held by Welham Architects with key stakeholders of the proposed building (Bingham Rugby Club, Girl Guides, Scouts, and Bingham Town Council).

## Design Workshop Dates

Rugby Club: 01.11.24

Scouts: 04.11.24

Guides: 08.11.24

Bingham Town Council: 09.12.24

All Groups: 18.12.24

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# The Site

North



## Location in Bingham

The site is framed by Severn Trent 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 favourably to build in this location. The existing storage containers need to be replaced and removed from site, as requested by Rushcliffe Planning Department.

## Key Constraints

Access and Parking Requirements

Sports Fields

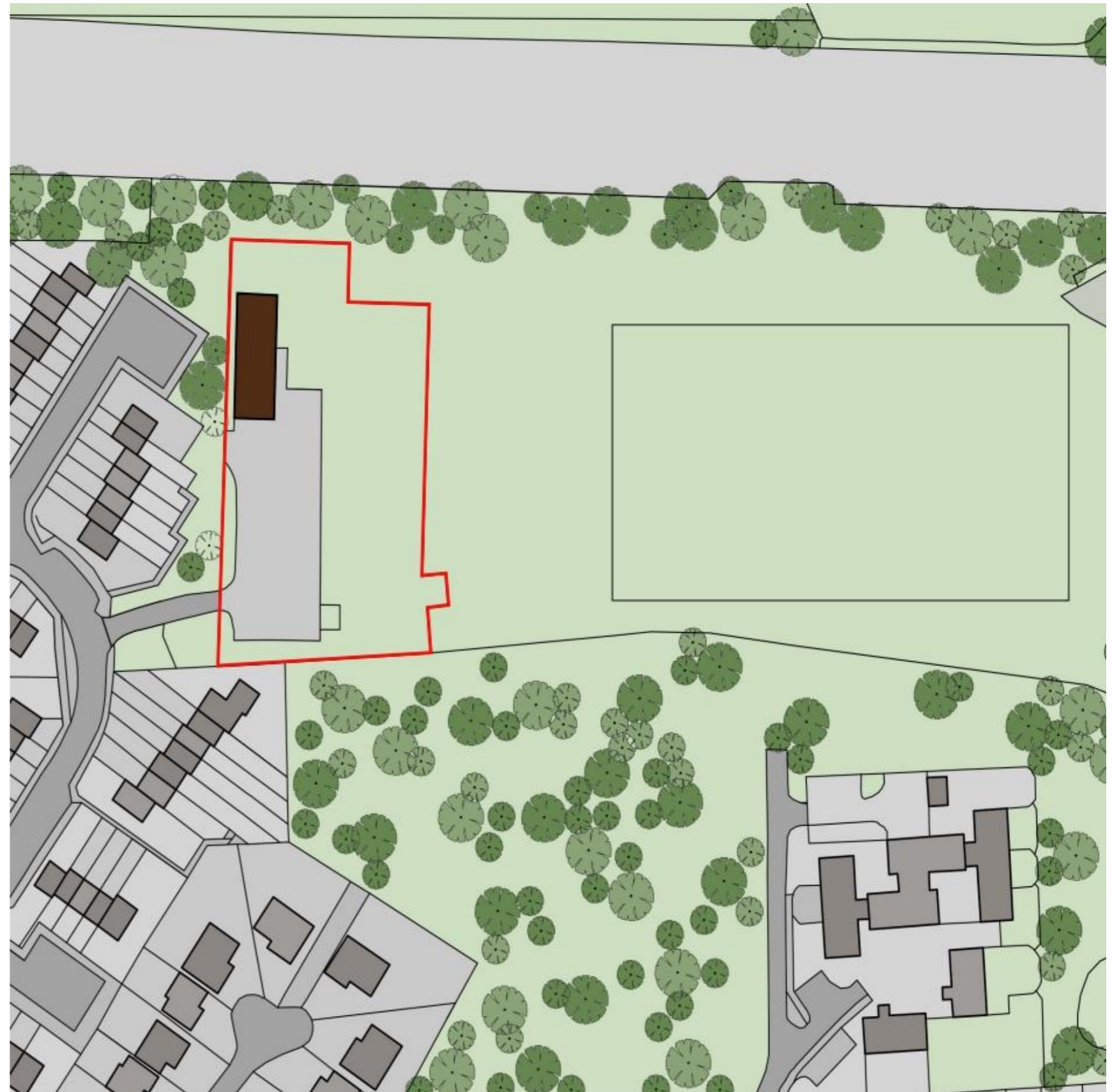
Proximity of Railway

Boundaries with Residential Neighbours

Budget and Programme

Building Management

Architectural Aesthetic



# User Groups

## Bingham Rugby club

Established in 1971, Bingham Rugby Club is a community-focused sports organisation. The club offers rugby opportunities for all ages, including a senior team competing in RFU level 9 leagues. Training sessions are held on winter and summer months. The club emphasises enjoyment and social interaction, welcoming new players and members to join their activities.

## Bingham Scouts

The 1st Bingham Scout Group is an active organization offering programs for young people aged 4 to 18. The group includes Beavers (6 - 8 years), Cubs (8 - 10½ years), Scouts (10½-14 years), and Explorers (14-18 years). Activities encompass camping, hiking, swimming, abseiling, cycling, and canoeing, providing members with opportunities to develop new skills and make lasting friendships. The group is committed to delivering a fun and adventurous program that prepares young people with skills for life.

## Bingham Girl Guides

Girlguiding Nottinghamshire is part of the UK's leading charity for girls, offering programs for young women aged 4 to 18. The organization provides a range of activities through its units, including Rainbows (4-7 years), Brownies (7-10 years), Guides (10-14 years), and Rangers (14-18 years). These programs focus on fun, learning, and adventure, helping girls develop essential skills and confidence. Girlguiding Nottinghamshire offers girls a space where they can be themselves and explore new opportunities.



*Inspiration Image from Previous Bingham Community Projects Feasibility Report (Welham Architects, 2024).*

# Rugby Spatial Requirements

Space	Notes	Area	Revenue
<b>Main Hall</b>		160 sqm	<b>Yes</b>
Club House	<i>Weeknights (Capacity for 20)</i>		
Club House Overflow	<i>Match Days (Capacity for 150)</i>		
Bar and Cellar	<i>Directly linked to club house area</i>		
Kitchen	<i>Directly linked to club house area and playing pitches / outside</i>		
Internal Storage	<i>For Chairs and Tables</i>		
Meeting Room	<i>For committee and external hire. (Capacity 12)</i>		
Men's Toilets			
Ladies Toilets			
Cleaners Store			
Accessible Toilet	<i>With baby change facility</i>		
Plant Room	<i>Accessed externally</i>		
<b>Changing Block</b>			<b>No</b>
Physio Room	<i>This could also be used for private hire and should have independent access</i>		Yes
Men's Home Changing Room	<i>To include showers and toilets</i>		
Men's Away Changing Room	<i>To include showers and toilets</i>		
Ladies Home Changing Room	<i>To include showers and toilets</i>		
Ladies Away Changing Room	<i>To include showers and toilets</i>		
Outdoor Storage	<i>For equipment and pitch maintenance</i>		
Parking	<i>100 Vehicle Parking Spaces</i>		

# Scouts Spatial Requirements

Space	Notes	Area	Revenue
<b>Main Hall</b>	<i>Group capacity size of 30 – 40 Children, and 3 – 5 Leaders</i>	140 sqm	Yes
Kitchen			
Indoor Storage			
Meeting Room / Map Room			
<b>Ancillary Spaces</b>			No
Foyer	<i>Parents waiting to collect children, hooks for bags and jackets</i>		
Men's Toilets			
Ladies Toilets			
Accessible Toilet			
Cleaners Store			
Plant Room			
Outdoor Storage	<i>For long term storage of larger items, such as gazebos and</i>		
Parking	<i>10 Vehicle Parking Spaces</i>		
Pick Up and Drop Off Zone			

# Guides Spatial Requirements

Space	Notes	Area	Revenue
<b>Main Hall</b>	<i>Group capacity size of 30 – 40 Children, and 3 – 5 Leaders</i>	140 sqm	<b>Yes</b>
Kitchen	<i>Central island for cooking and baking sessions</i>		
Indoor Storage			
Meeting Room / Break Out Space			
<b>Ancillary</b>			<b>No</b>
Foyer	<i>Parents waiting to collect children, hooks for bags and jackets</i>		
Men's Toilets	<i>(currently no men attend)</i>		
Ladies Toilets			
Accessible Toilet			
Cleaners Store			
Plant Room			
Outdoor Storage	<i>For long term storage of larger items, such as gazebos and</i>		
Parking	<i>10 Vehicle Parking Spaces</i>		
Pick Up and Drop Off Zone			

# Additional User Requirements

## All Groups

Requirement	Notes	Area	Revenue
<b>Sustainability</b>			
Solar Panels	<i>Positioned on the roof, South facing, away from potential damage from rugby balls.</i>		
Air Source Heat Pumps			
Electric Vehicle Charging			
<b>Accessibility</b>			
Gendered Toilets			
Level Access			
Secure and separate entrances			
Separate toilet provisions			
Accessible Parking Bays			
Mower Access	<i>Grass mower for rugby pitch maintenance needs to be accessed directly from the field.</i>		
<b>General</b>			
Waiting area for parents			
Break out space for kids			
Separate metering	<i>Separate service meters for changing rooms</i>		
Refuse / Bin Store			



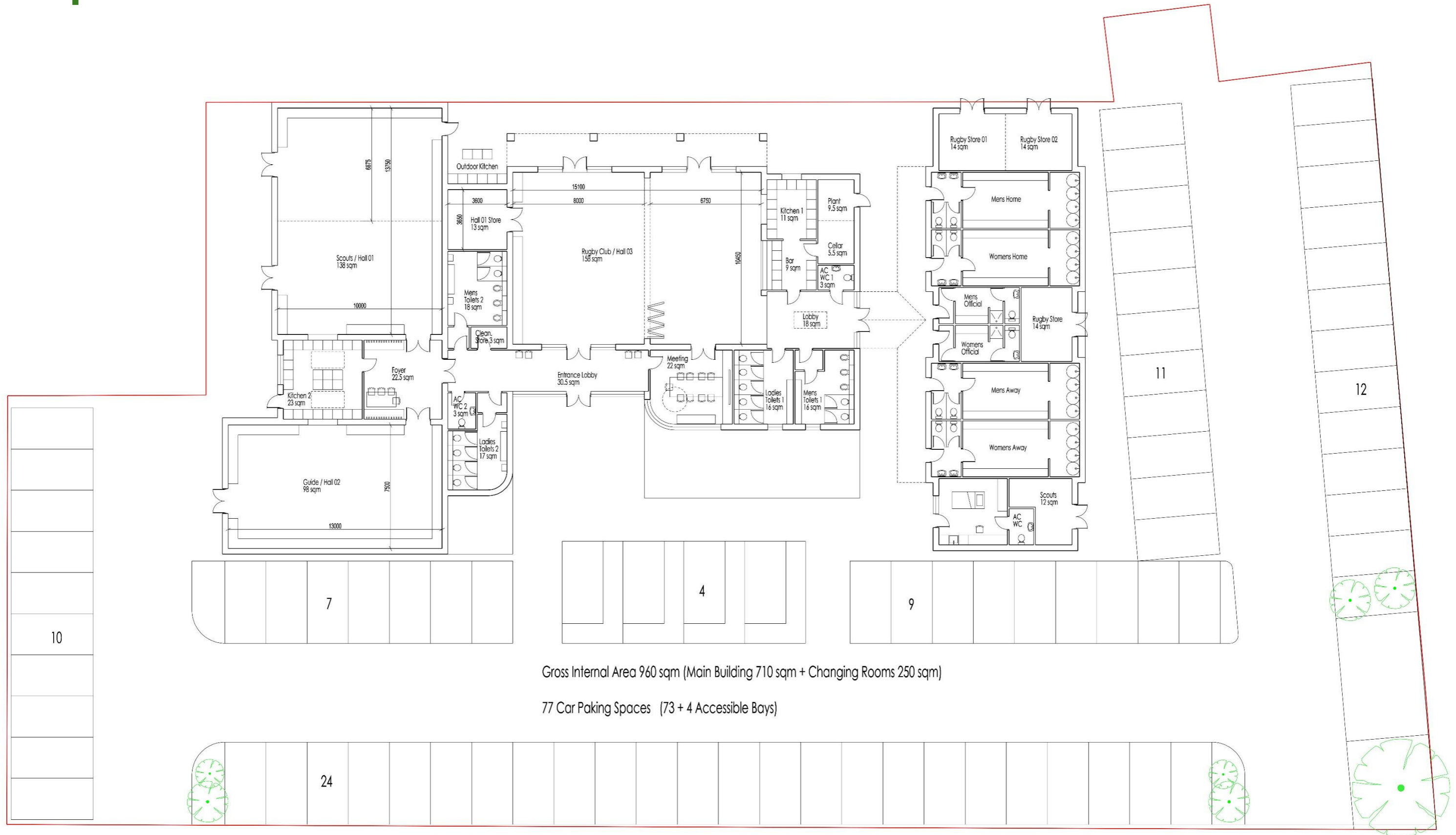
# Shared Community Building

Due to the distinct overlap of uses groups activities and spatial requirements, it seems likely that all three users could occupy one site. Ensuring the design considers additional safeguarding requirements.



Isometric view of a shared building

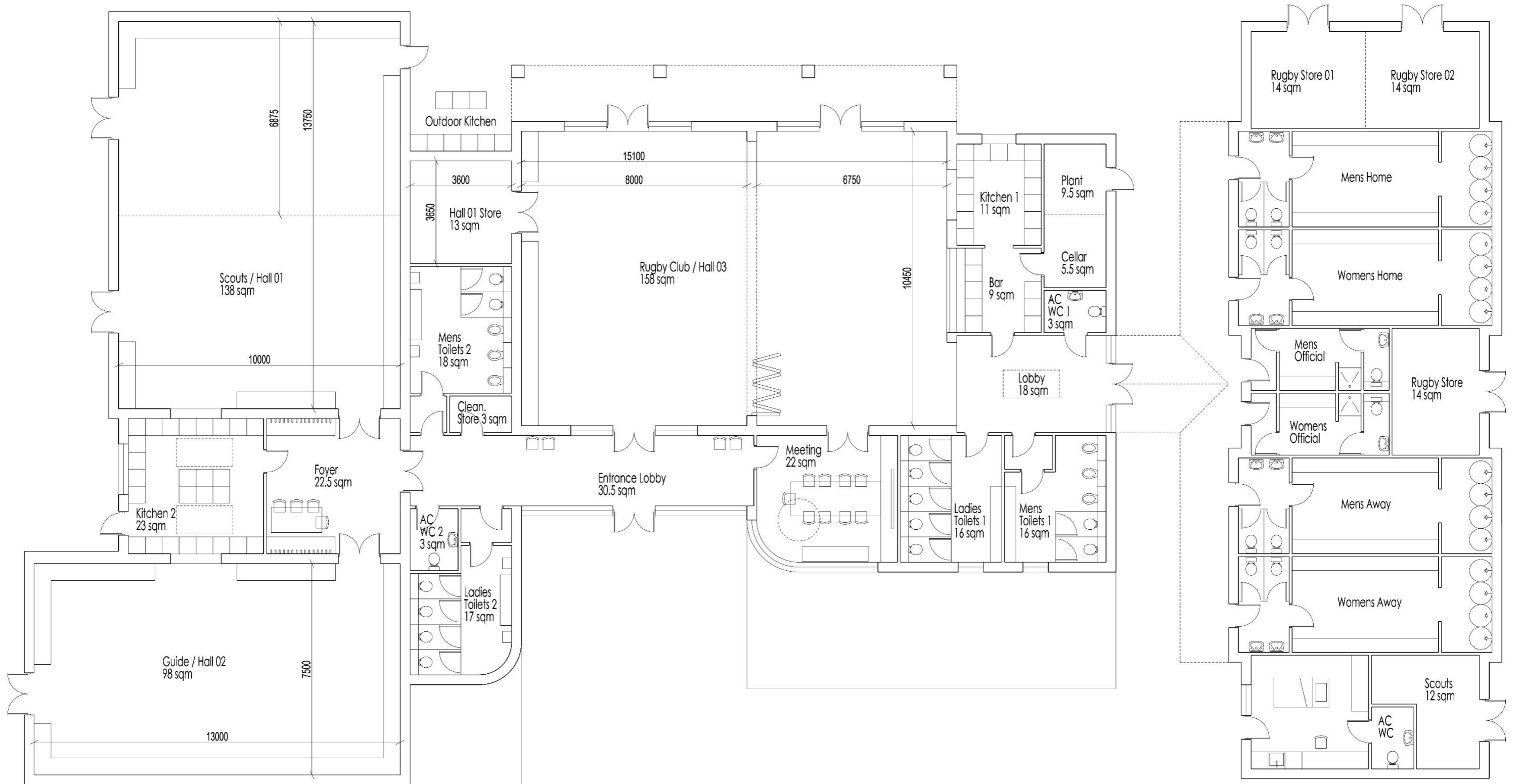
# Proposed Site Plan



Gross Internal Area 960 sqm (Main Building 710 sqm + Changing Rooms 250 sqm)

77 Car Paking Spaces (73 + 4 Accessible Bays)

# Proposed Plan



# Room Programme

## Shared Spaces

Space	Notes	Area	Revenue
Main Entrance Lobby	Space for parking mobility scooters and push chairs	30.5 sqm	
Meeting Room	Will include conference style meeting table	22 sqm	Yes
Outdoor Kitchen			Yes

## Scout and Guide Areas

Space	Notes	Area	Revenue
Hall 01: Scouts	Can be divided into 2 spaces for future group expansion	138 sqm	Yes
Hall 02: Guides		98 sqm	Yes
Ladies Toilet 02		17.5 sqm	
Mens Toilet 02		17 sqm	
Foyer / Break Out Space	Can be accessed from both halls 1 & 2	22.5 sqm	
Kitchen 02	Can be accessed from both halls 1 & 2	23 sqm	Yes
Accessible Toilet 02		3 sqm	
Cleaners Store		3 sqm	
Scout Store 01	Accessed from the car park	12 sqm	

# Room Programme

## Rugby Club Area

Space	Notes	Area	Revenue
Hall 03: Rugby Club	Can be divided into 2 spaces (Hall 3a and 3b), each with separate entrances and access to washroom facilities	158 sqm	Yes
<i>Hall 3a</i>	<i>This hall servers as a general hall for use by the wider community, and as an overflow space for larger rugby club events.</i>	84 sqm	Yes
<i>Hall 3b</i>	<i>This is predominantly used by the rugby club as their club room.</i>	74 sqm	Yes
Ladies Toilet 01		16 sqm	
Mens Toilet 01		16 sqm	
Rugby Club Lobby		18 sqm	
Accessible Toilet 01		3 sqm	
Bar	Can be fully closed off from Hall 01	9 sqm	Yes
Kitchen 01		11 sqm	Yes
Plant Room		9.5 sqm	
Cellar		5.5 sqm	
Hall 01 Store		13 sqm	
Home Men's Changing		30.5 sqm	
Home Women's Changing		30.5 sqm	
Away Men's Changing		30.5 sqm	
Away Women's Changing		30.5 sqm	
Rugby Store 1	Can be combined into one store	14 sqm	
Rugby Store 2	Can be combined into one store	14 sqm	
Rugby Store 3		14 sqm	
Rugby Physio	Can be accessed directly form the car park and used privately, includes toilet.	20 sqm	Yes



Arriving. View from the vehicle entrance



View of Rugby Club Verandah



View towards Scouts Hall 01 & 02.



# Exterior Materials

## Proposed

Single Ply Roof Membrane



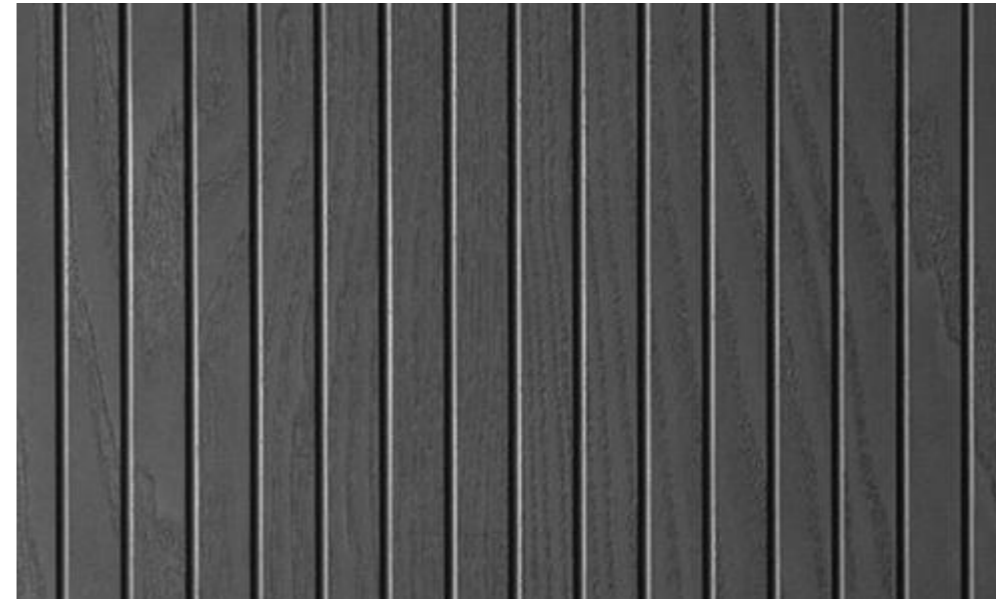
Slate Roof Tiles



Weinerberger Buff Brick

Anthracite Aluminium Window's

Grey Vertical Timber Cladding



Sedum Roof



Hall 01 (Scouts) - Perimeter storage and bench seating with additional storage.



Hall 01 (Scouts) - Perimeter storage and window seating.



Hall 02 (Guides) - Perimeter storage and window seating, view to kitchen servery



Hall 02 (Guides) - Perimeter storage and window seating.



Hall 03 (Rugby) – Bar and Lounge Area / Hall 3b.

# Joint Building Management

The following questions were posed during the collective user meeting on the 18.12.24. Answers in Green summarise discussions and have not been agreed to by all parties.

Who will own this building? **Bingham Town Council**

If a committee is set up, who is responsible for ensuring this committee is not biased to any one group? **Bingham Town Council**

Who is responsible for the landscape maintenance of the building?  
**Community Centre Committee / Bingham Town Council**

Who is responsible for the maintenance of the exterior fabric of the building? **Bingham Town Council**

Who is responsible for the cleanliness of the shared spaces? (Entrance Hall, Meeting Room, Outdoor Kitchen) **Community Centre Committee**

Who is responsible for cleanliness and hygiene of the toilets?  
**Community Centre Committee**

Who is responsible for managing bookings of the halls? And should they be paid for this role? **Community Centre Committee**

Who is responsible for setting up and putting away after other community groups using these spaces? **Hall Manager**

Who is responsible for funding this build? **Bingham Town Council / All community groups to try and access funding.**



The idea of a “**Community Centre Committee**” was discussed during the meeting, and whilst all those present felt that this would be a positive, concerns were raised about how this committee would be formed, supported, and remain impartial, as this would likely be made up of volunteers from the primary user groups.

Discussions were also had around the possibility of a **Hall Manager**, and how this could be funded.

# Shared Building Viability

## Traffic and Parking

We believe the proposed building design can meet the requirements of all user groups. However, the primary issue regarding the intensity of vehicle movements around the site, including neighbouring streets, and on-site parking provision, likely makes this scheme unviable.

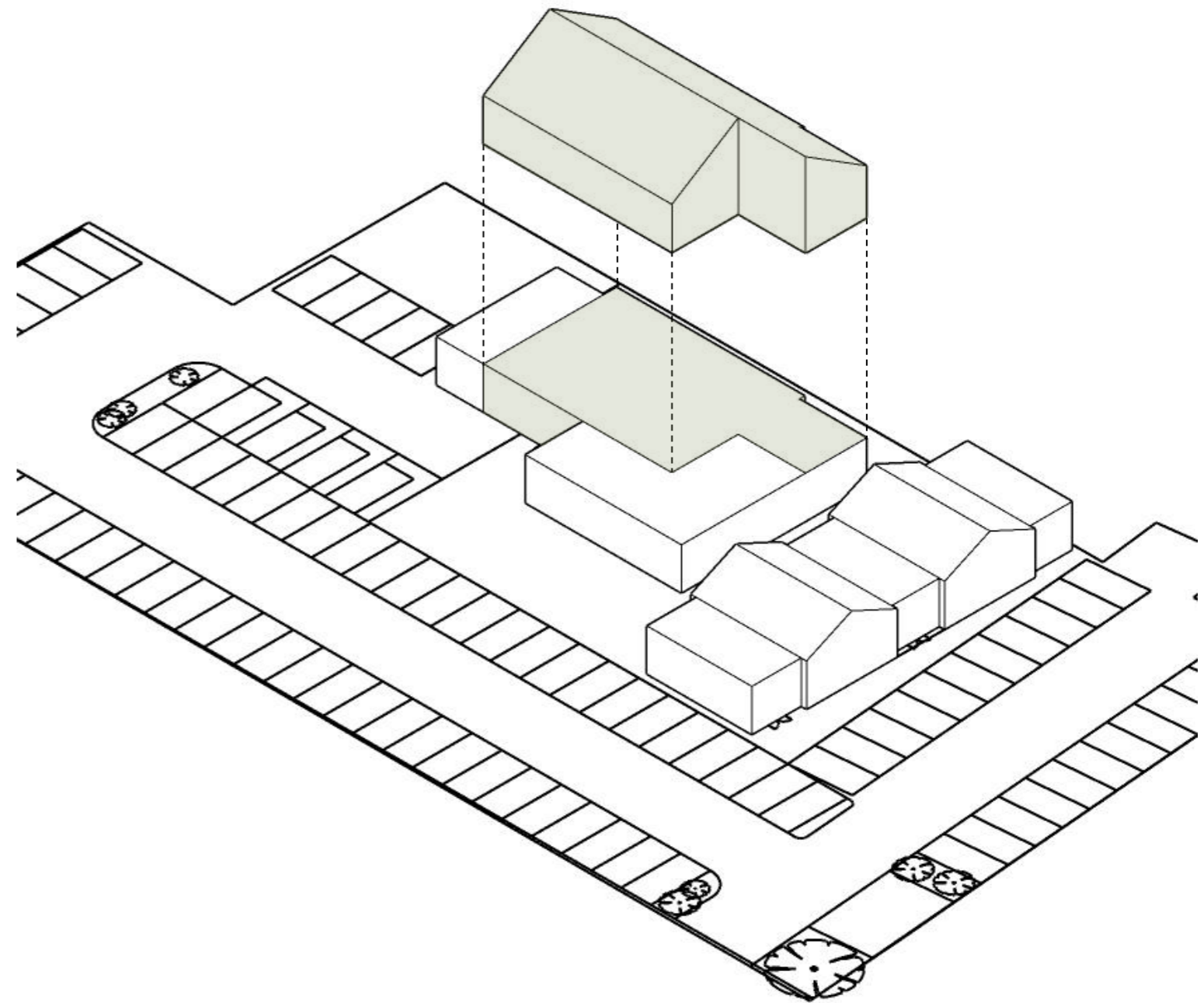
## Two Storey Building

To create additional parking spaces on the site, it has been considered making the building two storeys. This would reduce the building footprint to allow more area for parking, but would also:

- Introduce additional vertical access requirements.
- Lead to higher ongoing maintenance costs, particularly for servicing lifts.
- Potentially overwhelm the neighbouring properties with its scale.
- Require additional fire safety measures, along with associated maintenance costs.
- Risk being viewed as an overdevelopment of the site by the local planning authority.
- Yield minimal additional parking benefits.
- This would not address the issue of the number of vehicle movements around the site and neighbouring streets.

## Single Main User: Rugby Club

As outlined in our appointment letter, we have explored in tandem a design which would provide the requirements of a single main user on the site, should a shared solution be unsuitable for any reason.





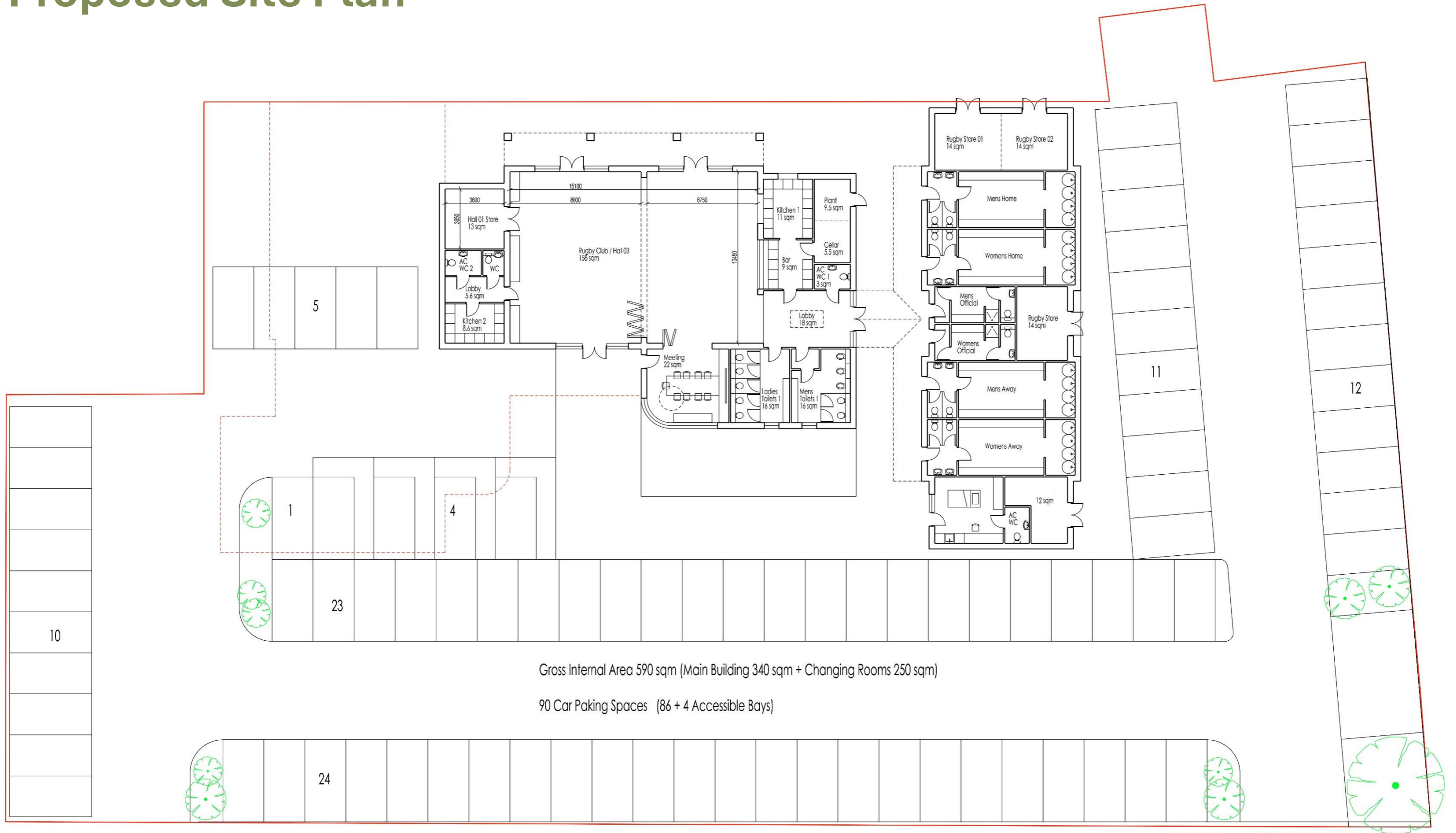
# Bingham Pavilion / Rugby Club

“It is Welham Architects considered opinion that the Wyn Hill site would be unsuitable to accommodate the requirements of all community user groups without detriment to themselves and neighbouring residents.”



Isometric view of the reduced building on the site and increased parking allocation

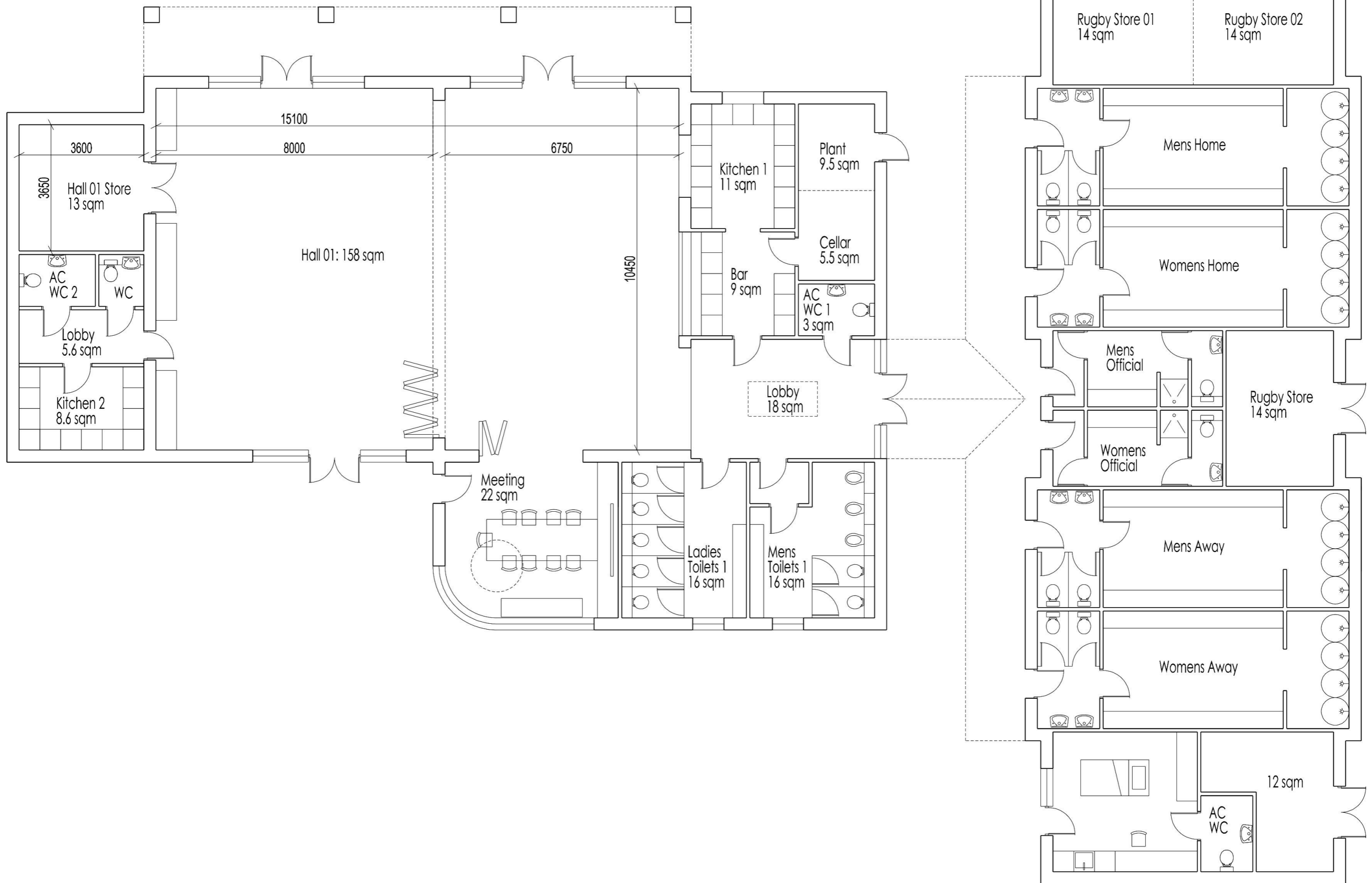
# Proposed Site Plan



Gross Internal Area 590 sqm (Main Building 340 sqm + Changing Rooms 250 sqm)

90 Car Paking Spaces (86 + 4 Accessible Bays)

# Proposed Plan



# Room Programme

Space	Notes	Area	Revenue
Hall 1: Rugby Club	Can be divided into 2 spaces (Hall 3a and 3b), each with separate entrances and access to washroom facilities	158 sqm	Yes
<i>Hall 1a</i>	<i>This hall servers as a general hall for use by the wider community, and as an overflow space for larger rugby club events.</i>	84 sqm	Yes
<i>Hall 1b</i>	<i>This is predominantly used by the rugby club as their club room.</i>	74 sqm	Yes
Ladies Toilet 01		16 sqm	
Mens Toilet 01		16 sqm	
Rugby Club Lobby		18 sqm	
Accessible Toilet 01		3 sqm	
Bar	Can be fully closed off from Hall 01	9 sqm	Yes
Kitchen 01		11 sqm	Yes
Plant Room		9.5 sqm	
Cellar		5.5 sqm	
Hall 01 Store		13 sqm	
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Home Women's Changing		30.5 sqm	
Away Men's Changing		30.5 sqm	
Away Women's Changing		30.5 sqm	
Rugby Store 1	Can be combined into one store	14 sqm	
Rugby Store 2	Can be combined into one store	14 sqm	
Rugby Store 3		14 sqm	
Rugby Physio	Can be accessed directly form the car park and used privately, includes toilet.	20 sqm	Yes



Hall 03 (Rugby) – Bar and Lounge Area / Hall 3b.



Hall 03 (Rugby) – Bar and Lounge Area / Hall 3b.



Hall 03 (Rugby) – Bar and Lounge Area / Hall 3b.

# Conclusion

Welham Architects believes that the Wyn Hill site is not suitable to meet the needs of the three main community user groups without negatively impacting both the users and nearby residents.

This assessment is based on the proposed vehicle traffic and parking demands, identified during the design workshops, which would be too intensive for the site.

We recommend that the current pavilion, primarily used by the Rugby Club, be replaced with a new facility that offers enhanced and dedicated space for the Rugby Club, while also incorporating additional community infrastructure to accommodate simultaneous use by other groups.

Furthermore, we suggest that the potential development of the Chapel Lane site explore the possibility of providing permanent facilities for Bingham's Scouts and Girl Guides. Alongside any other appropriate community uses be considered for the site.

## Stage 02: Developed Concept

The next step would be to progress the plan into a developed concept proposal scheme which would allow for fundraising to begin and share plans with local community before a planning application.

This information could also be used for pre-application discussions with the local Planning Authority.

## Stage 03: Planning Application

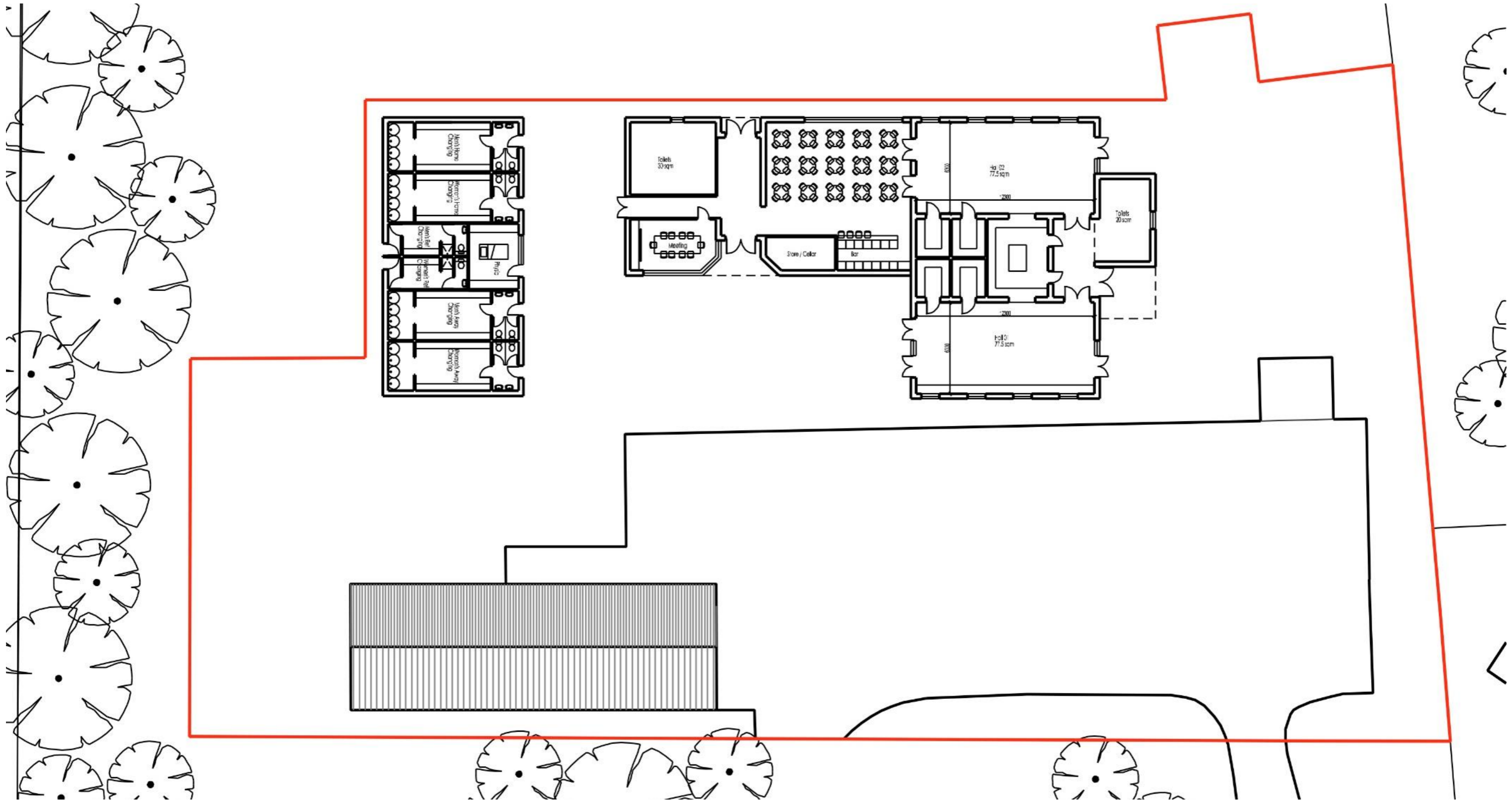
Once a strategy has been agreed to progress the site, a Planning Application would facilitate a process in which all statutory stakeholders can comment.

More details on the next steps are included within Welham Architects appointment letter to Bingham Town Council dated 02.09.2024.



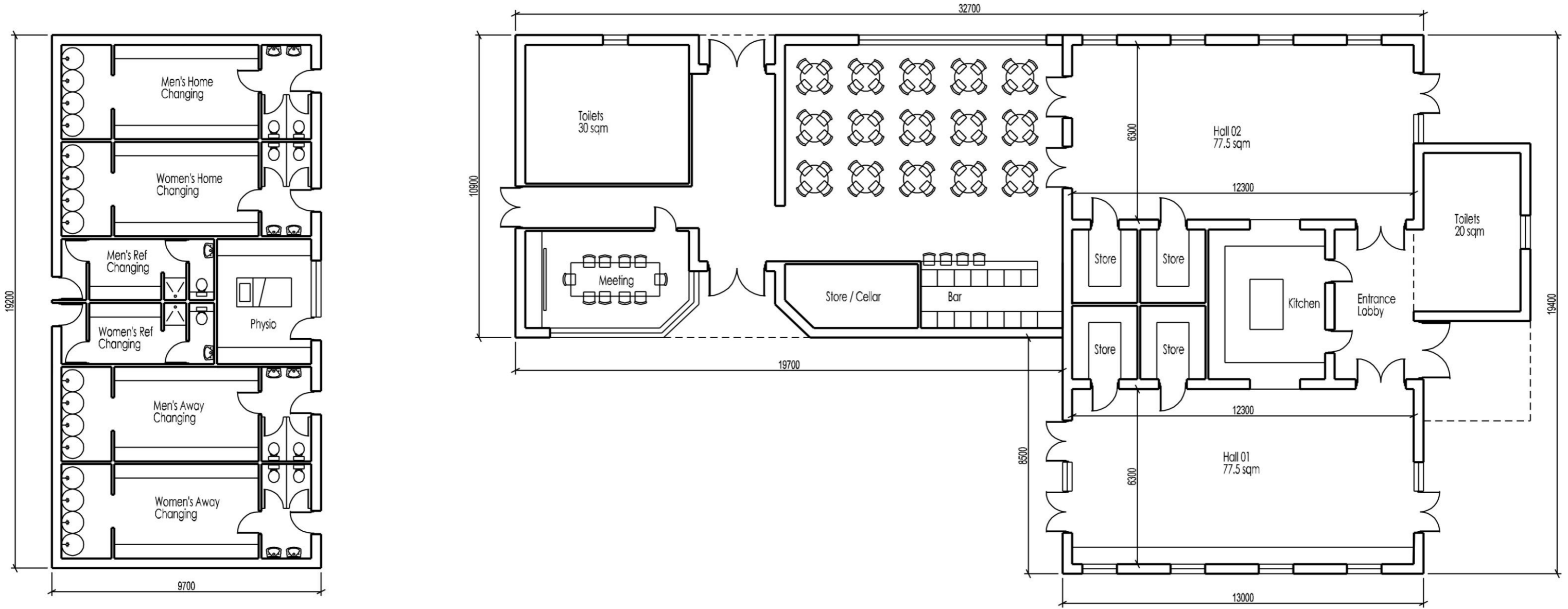
**Appendix: Proposed Site Plan Shared Building REV 01**

Discussed during Rugby Club Design Workshop 01.11.24



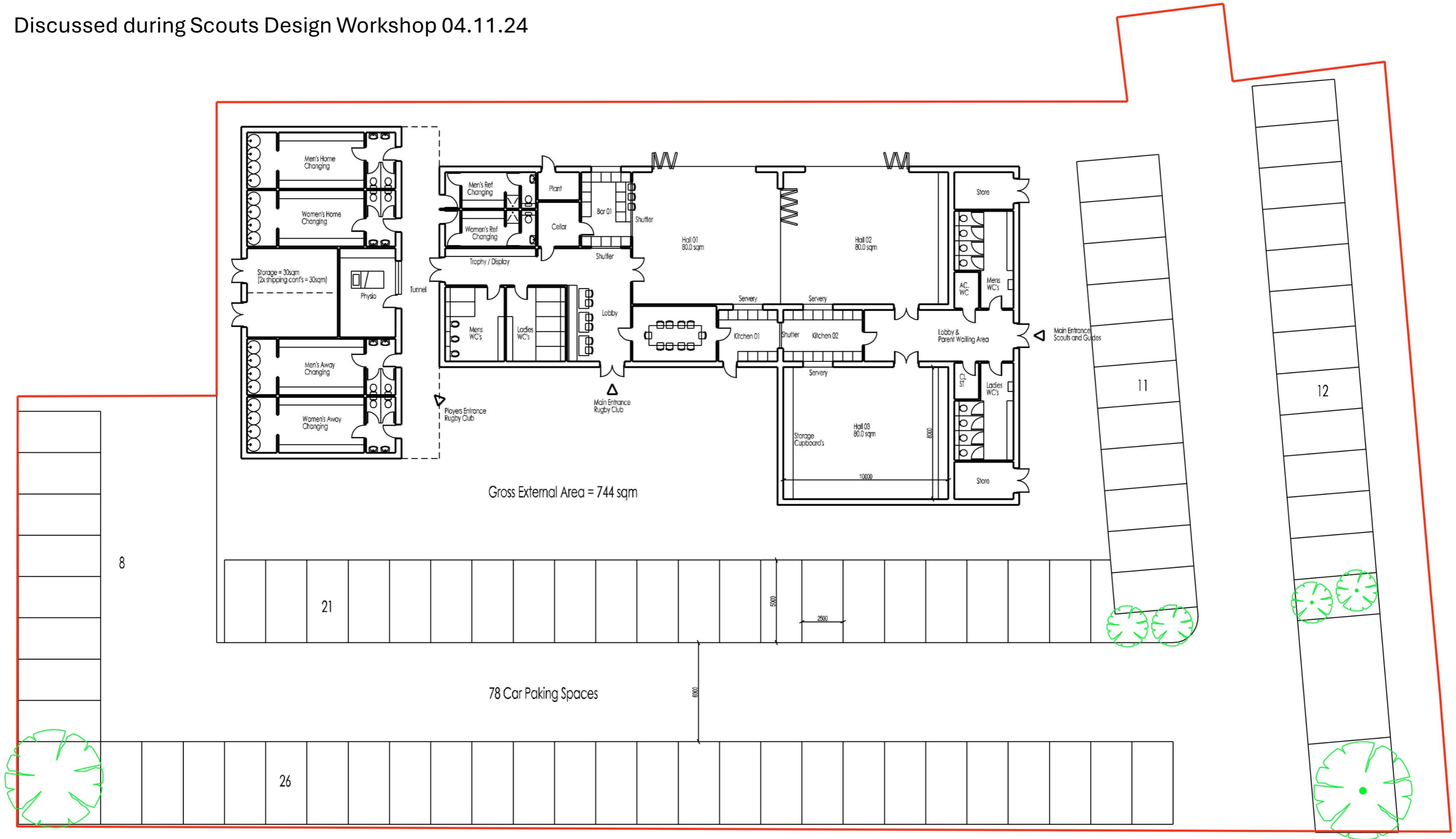
# Appendix: Proposed Plan Shared Building REV 01

Discussed during Rugby Club Design Workshop 01.11.24



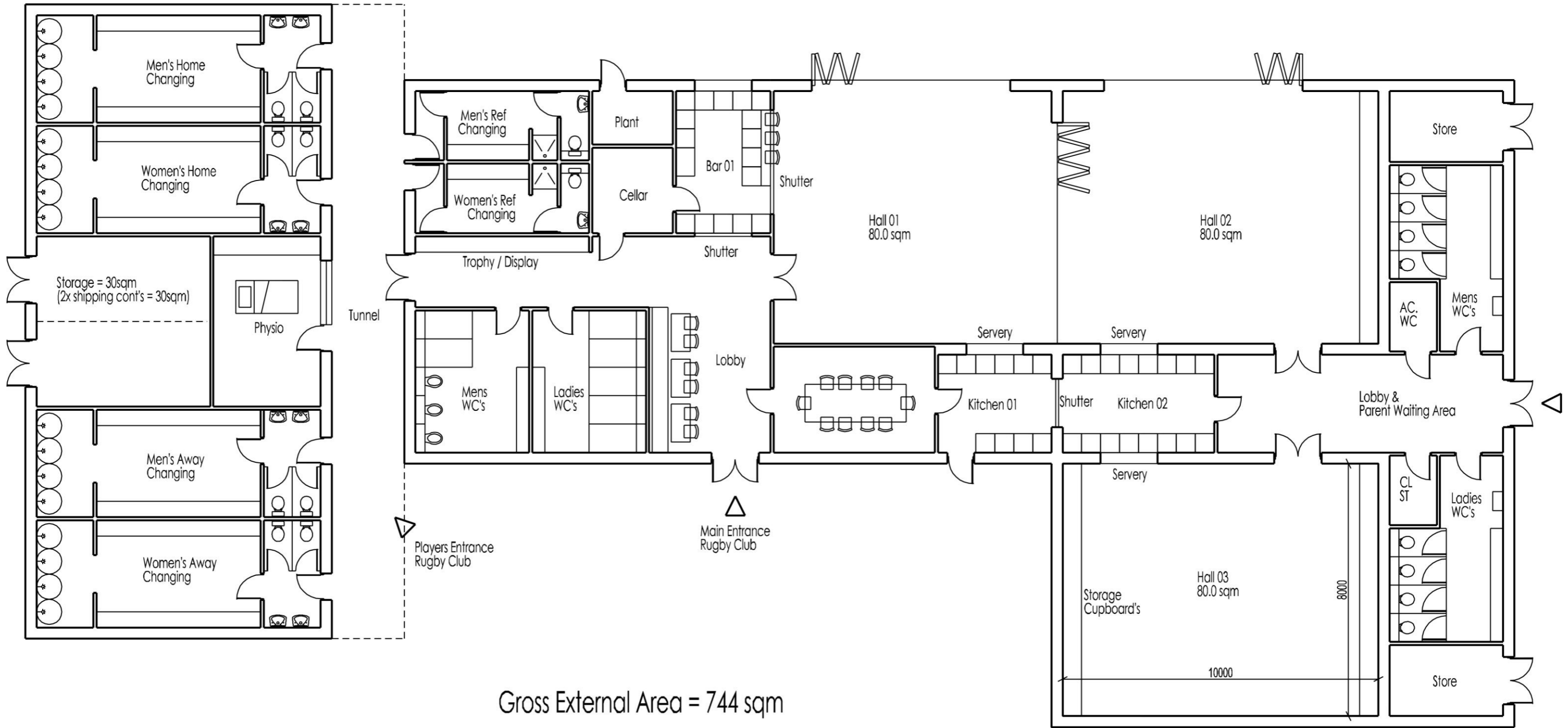
# Appendix: Proposed Site Plan Shared Building REV 02

Discussed during Scouts Design Workshop 04.11.24



# Appendix: Proposed Plan Shared Building REV 02

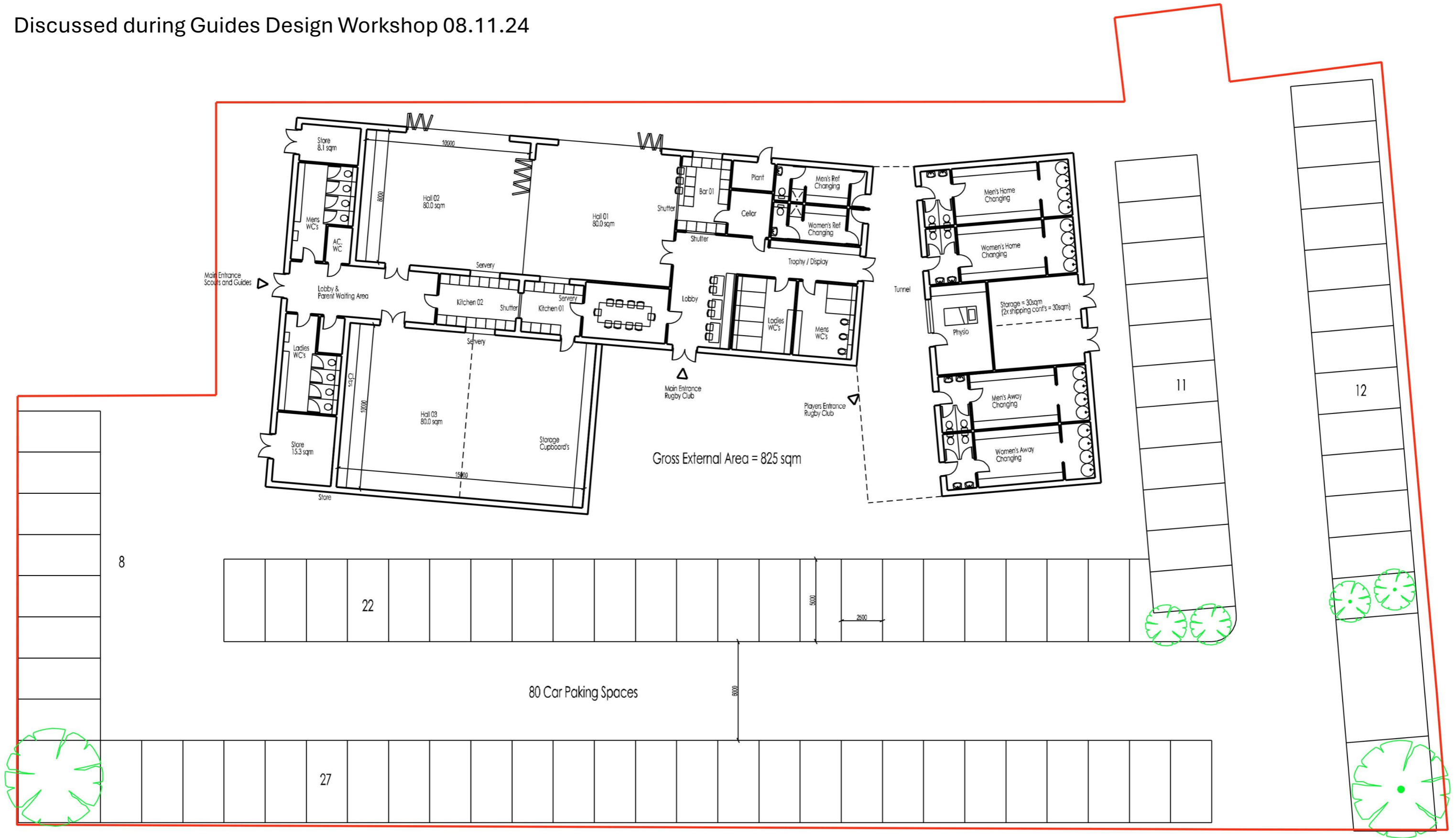
Discussed during Scouts Design Workshop 04.11.24



Gross External Area = 744 sqm

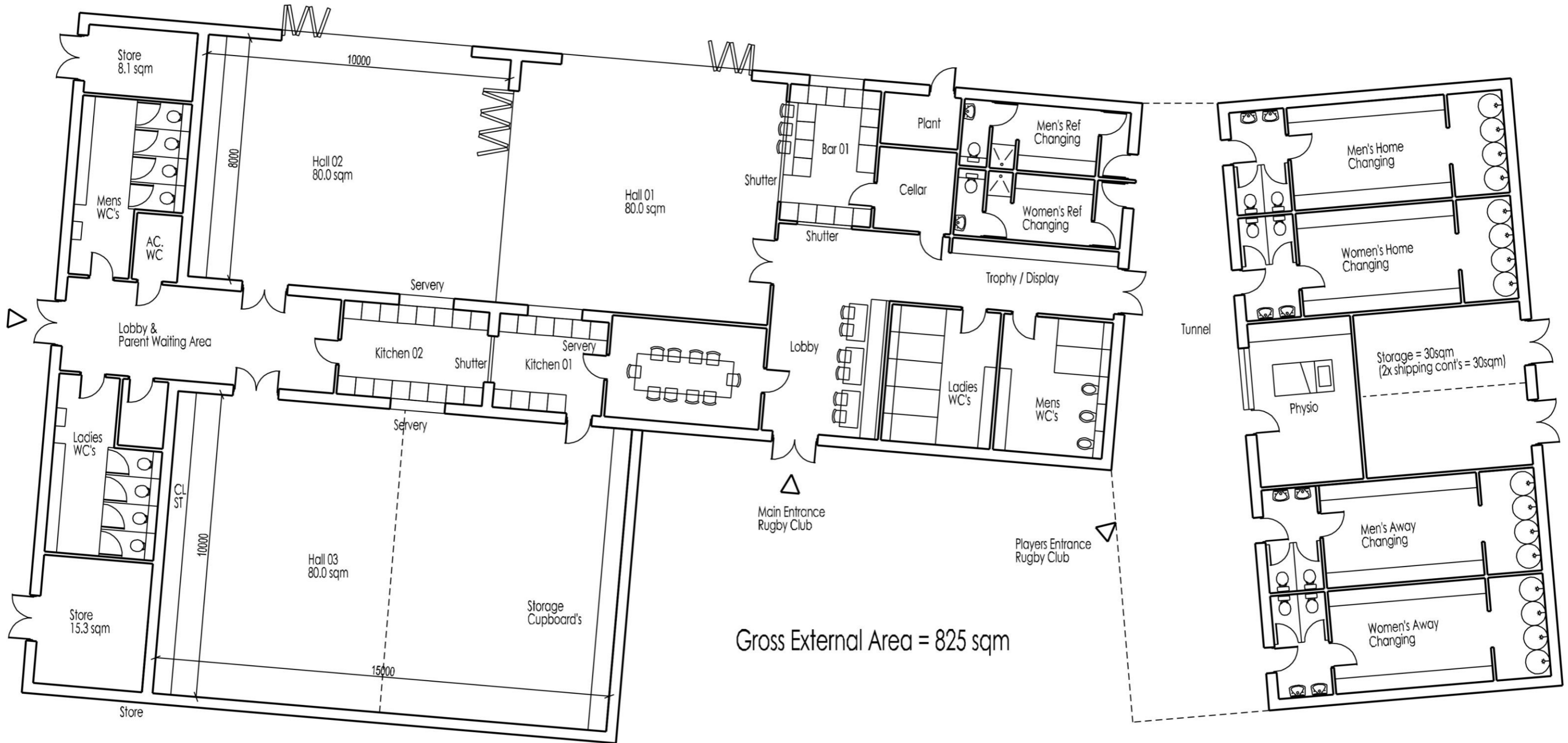
# Appendix: Proposed Site Plan Shared Building REV 03

Discussed during Guides Design Workshop 08.11.24



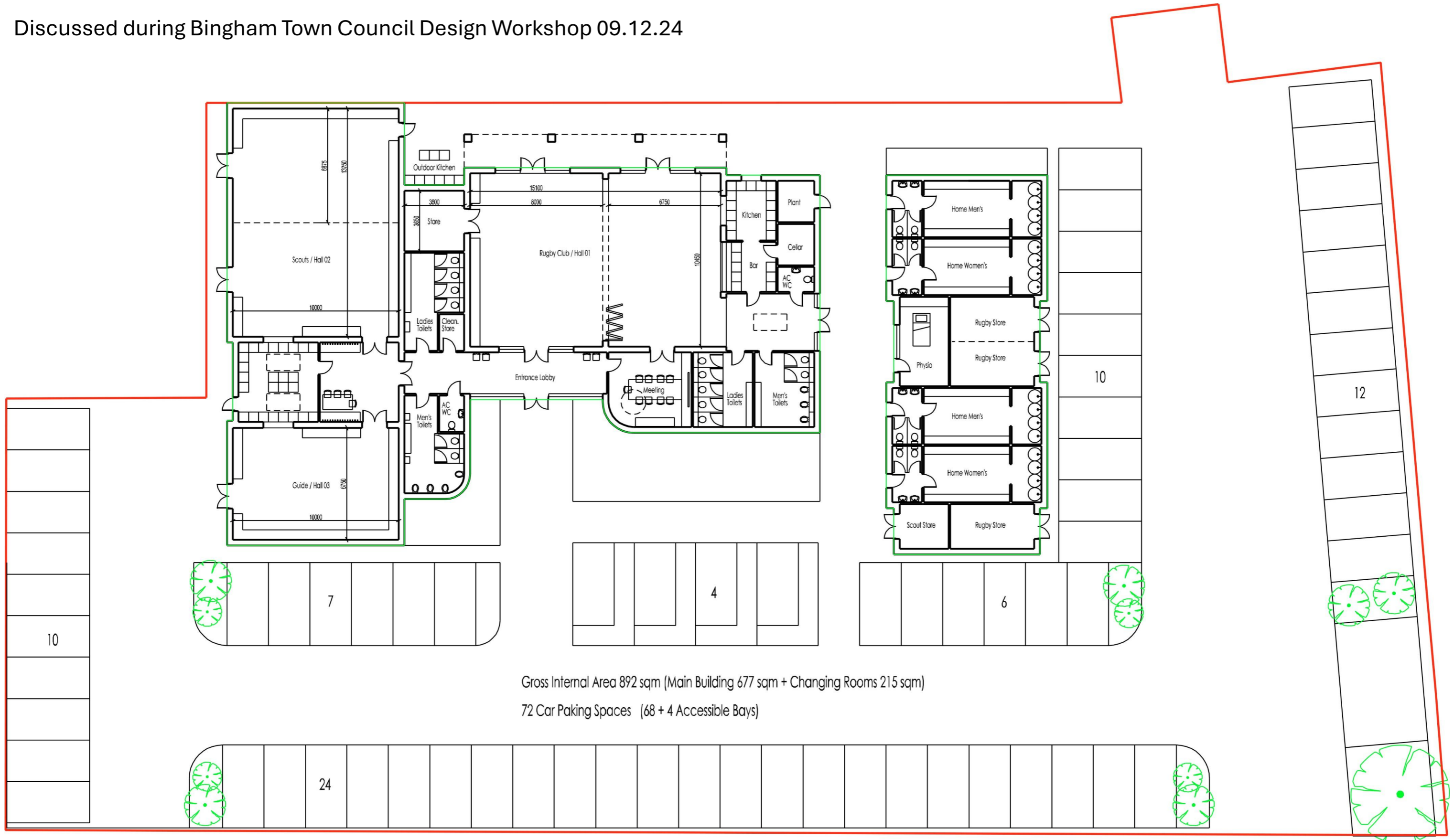
# Appendix: Proposed Plan Shared Building REV 03

Discussed during Guides Design Workshop 08.11.24



**Appendix: Proposed Site Plan Shared Building REV 04**

Discussed during Bingham Town Council Design Workshop 09.12.24

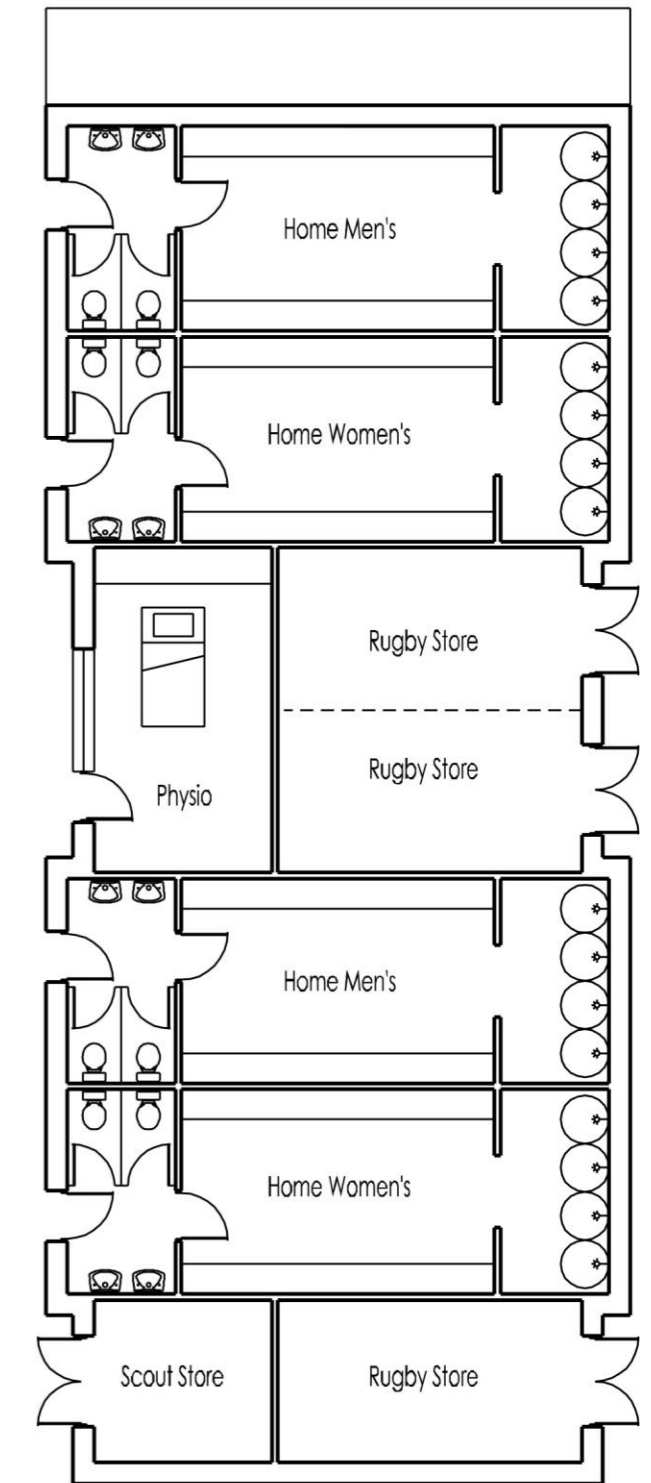
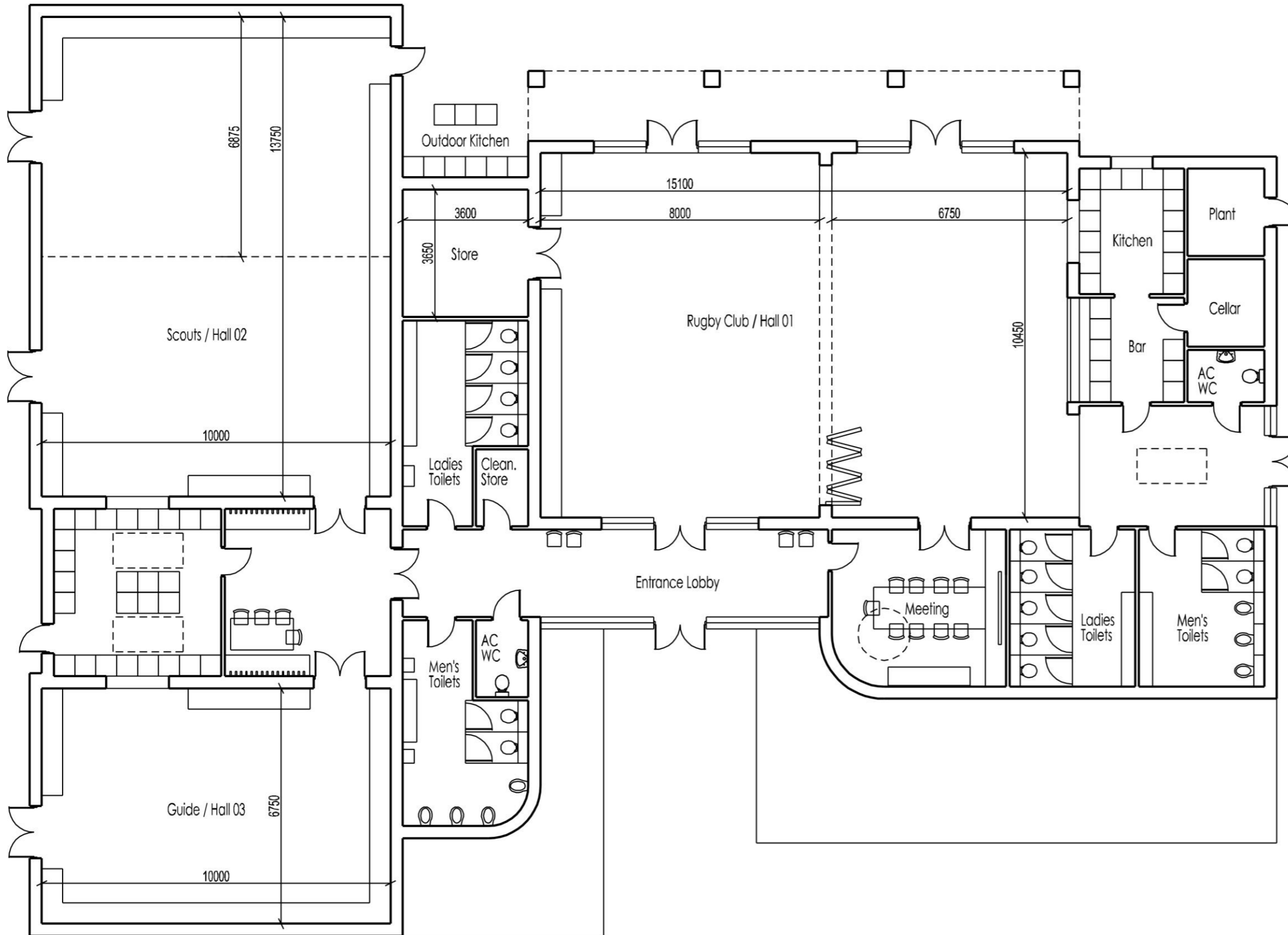


Gross Internal Area 892 sqm (Main Building 677 sqm + Changing Rooms 215 sqm)

72 Car Paking Spaces (68 + 4 Accessible Bays)

**Appendix: Proposed Plan Shared Building REV 04**

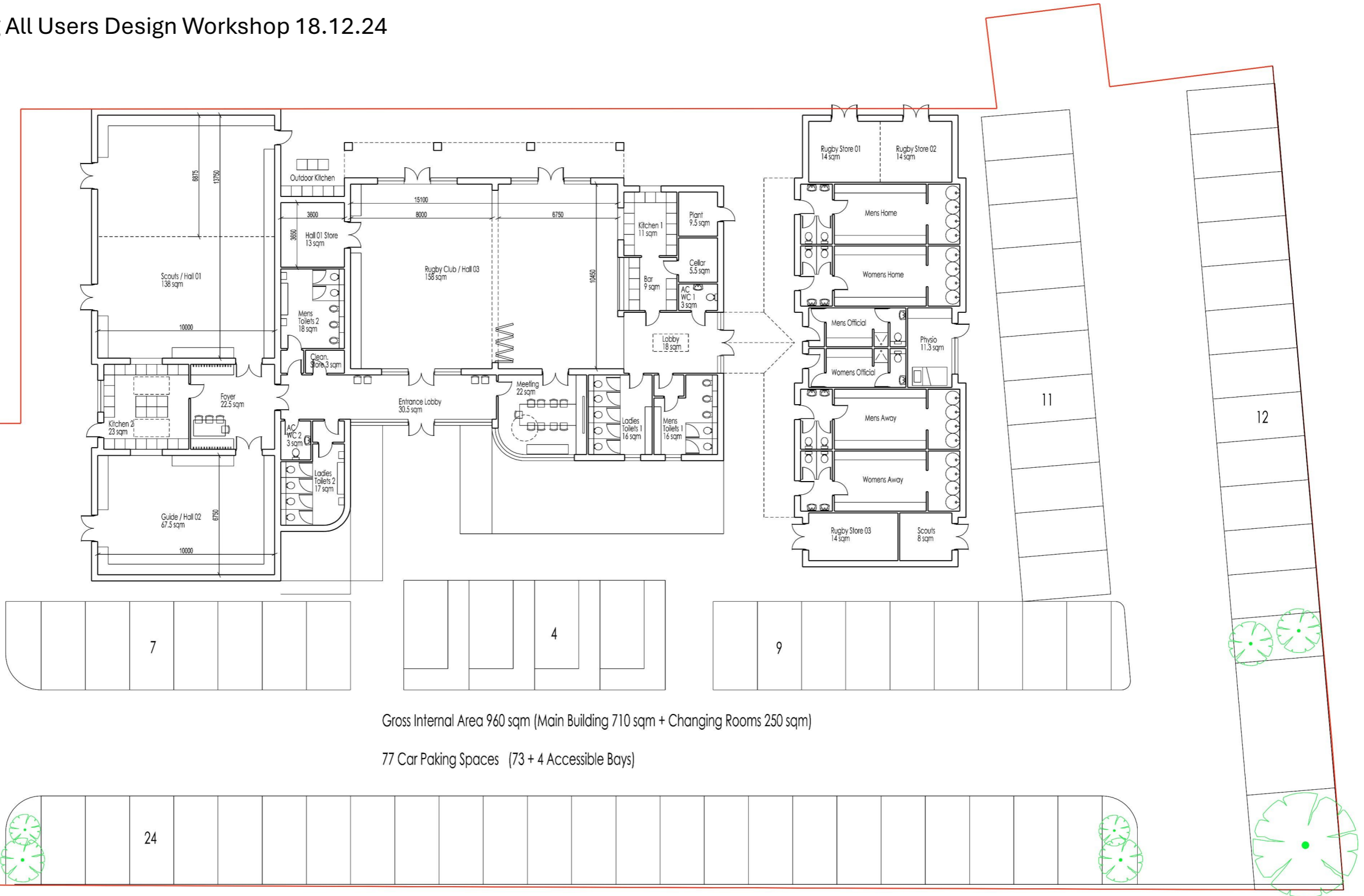
Discussed during Bingham Town Council Design Workshop 09.12.24





# Appendix: Proposed Site Plan Shared Building REV 05

Discussed during All Users Design Workshop 18.12.24

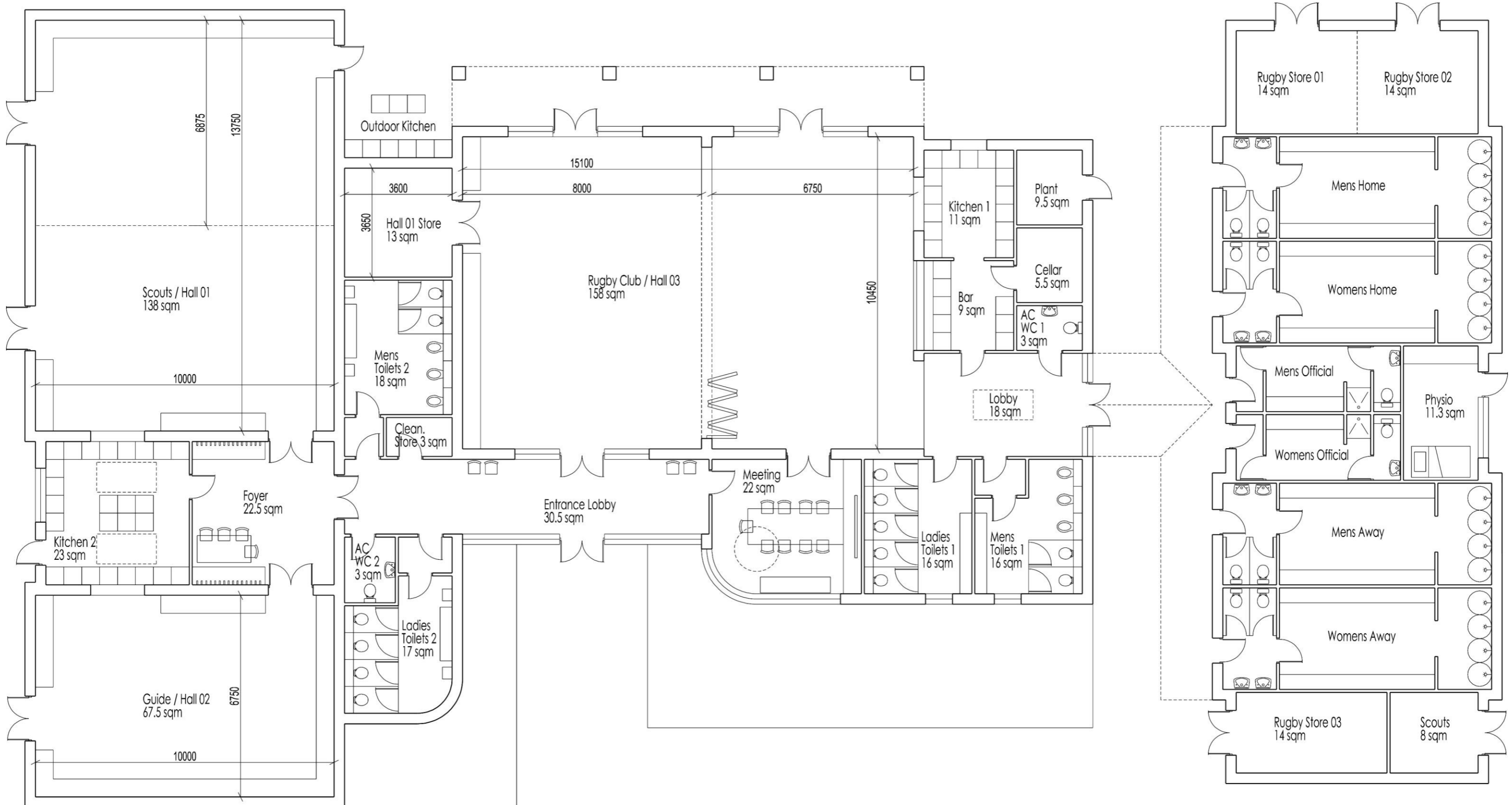


Gross Internal Area 960 sqm (Main Building 710 sqm + Changing Rooms 250 sqm)

77 Car Paking Spaces (73 + 4 Accessible Bays)

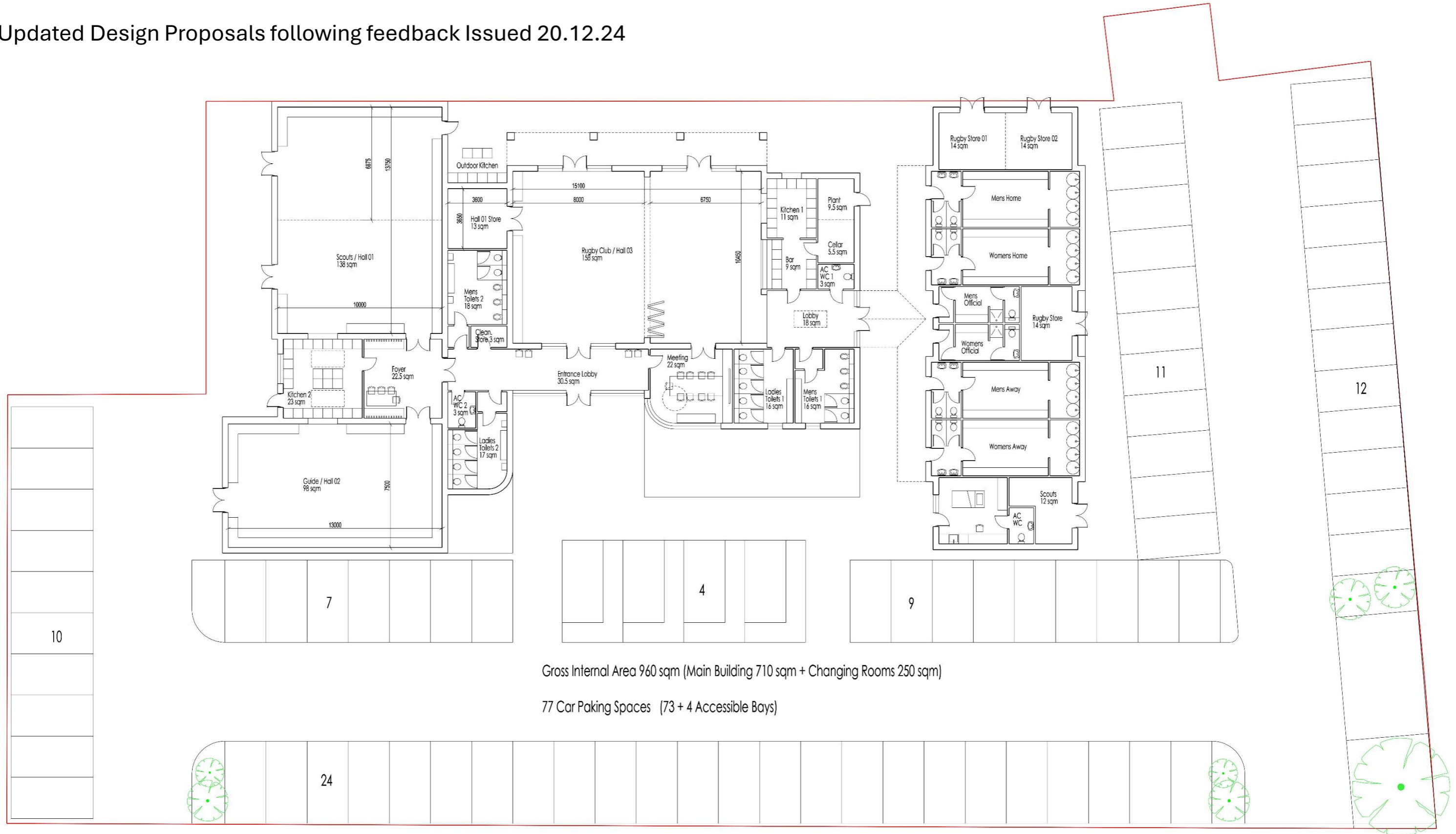
# Appendix: Proposed Plan Shared Building REV 05

Discussed during All Users Design Workshop 18.12.24



**Appendix: Proposed Site Plan Shared Building REV 06**

Updated Design Proposals following feedback Issued 20.12.24

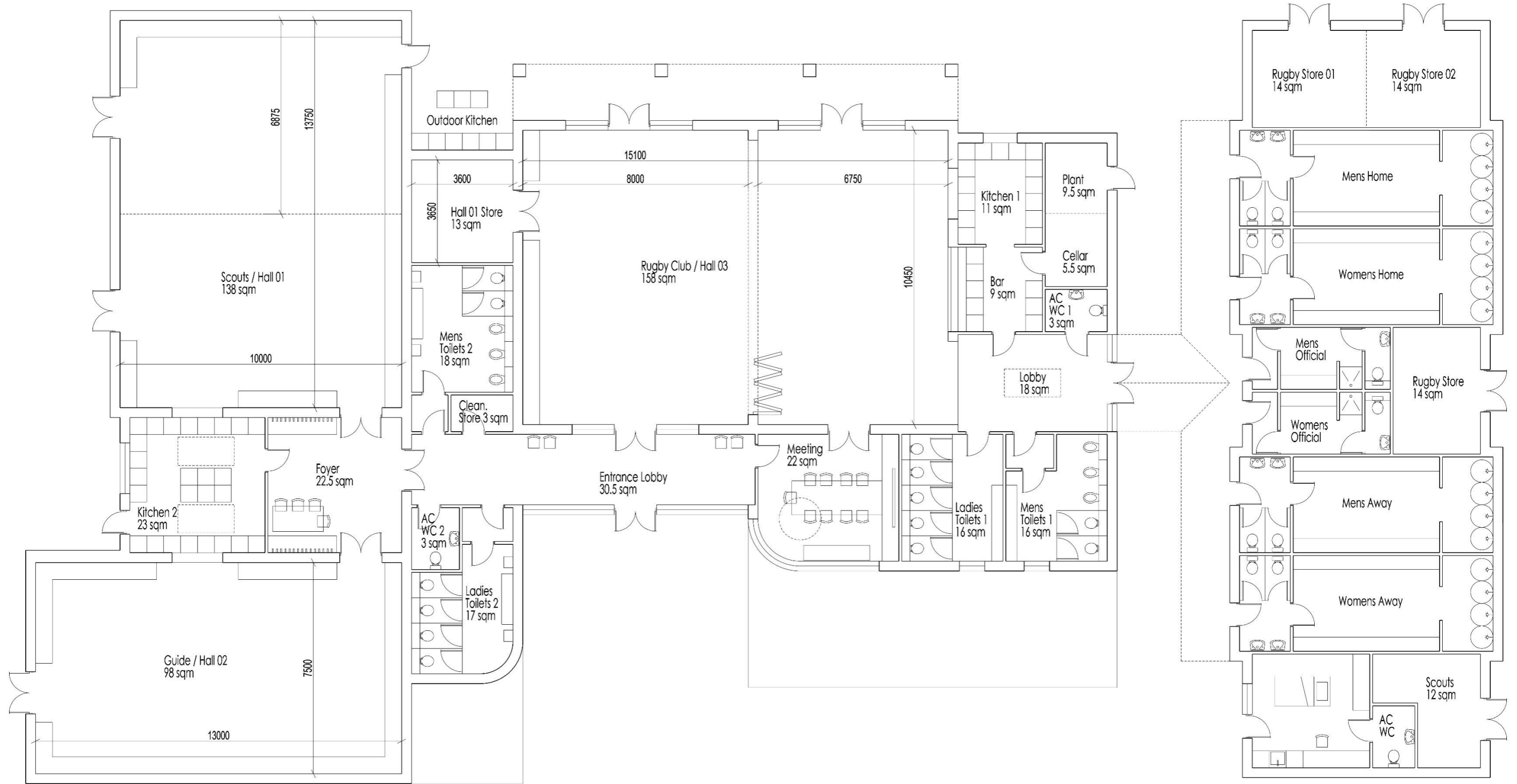


Gross Internal Area 960 sqm (Main Building 710 sqm + Changing Rooms 250 sqm)

77 Car Paking Spaces (73 + 4 Accessible Bays)

# Appendix: Proposed Plan Shared Building REV 06

Updated Design Proposals following feedback Issued 20.12.24



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