

## Morda & Sweeney Village Hall.

Formerly a two storey Victorian built isolation hospital for the treatment of TB and Polio built in 1896, the building was transferred to the community for use as a village hall in 1966 following closure of the then Greenfields Residential Home created in the late 1940's. The original hall was extended to its current size in 1973 with a single storey extension to create a large open hall. One half of the ground floor space of the Victorian building houses a function room that generates income hire for the village hall, with the east half containing a kitchen unit and access through to the 'new' hall. The upper floor which is accessed by a single staircase and contains two large rooms, used to house a full-sized snooker table in one, and table tennis table in the second, with new w/c facilities, and a small meeting room. The upper floor can only be used by fully ambient persons, and has a restriction in place for the numbers of individuals permitted to be present. The 'new' hall built in 1973, consists of a large 'dance hall' complete with stage, bar, lobby and storage rooms, with the w/c's set within the east end of the Victorian building opening into the lobby. The disabled w/c does not comply with current regulations, and requires relocating. There are no baby changing facilities.

## Hall Survey 2017.

The Original Victorian Hospital. Circa 1896. (Red brick walls with no cavity, slate roof, PVC window frames set within south side only). This is in need of substantial repair, with major works required to the roof, due to the age of the existing roof slates which are now failing, with subsequent rainwater penetration. Weather damage especially on the north side of the building, has removed slates, rotting to timber window frames, revealed roof construction timbers, and damage to two dormer style roof pitches. A new ceiling was constructed under the original Victorian ceiling that has created a secondary roof space, with no insulation, with damp penetrating above the ceiling effecting the original plaster within this lower roof space. Dry rot has been identified within the roof structure. Rising damp is affecting a number of areas of the ground floor walls, along with dry rot on the north side of the building both at ground level. Various flat roof ground floor extensions are now failing due to age and condition.

Refurbishment required;

1. The erection of scaffolding to enclose the building and covering of the roof structure to enable removal of slates, timber and wall plates affected by dry rot. Replacement with new slate roof, timber frame plus insulation to meet current regulations.
2. Installation of damp proof course at ground level along all walls.
3. Eradication of dry rot within north wall. (Note. Concerns have been expressed that this may have affected floor timbers of the first floor).
4. Complete re wiring of the building to include a hard-wired fire detection and alarm system.
5. Replacement of pitched and flat roofs to single storey annexes.
6. Addition of secondary staircase to upper floor levels to comply with current Fire Regulations to permit increase in number accessing this level.
7. Addition of hydraulic lift within pressurised shaft to comply with disability requirements permitting access for those less abled.
8. Re-lining of foul drains under the existing ground floor to include access chambers.
9. Rain water drainage. - Down pipes from roof gutters open into drains set at the base of the Victorian building, with the rain water being removed an unknown distance from the building to soakaways that require identifying and possible repositioning.
10. Provision of single gas fired heating and hot water system to provide for both halls.

Main Hall Extension, built - 1973. (Red brick to lower wall/block work above with Alcan sheet covering and over roof).

The Alcan sheet roof over the length of the hall is prone to leaks and the flat roof over the entrance hall on the east side of the extension is also failing and allowing rain water to penetrate into the lobby area. The windows in the hall are single glazed and north facing along with one single width fire exit door opening north, and a twin fire exit door opening west with deteriorating frames that suffer swelling in inclement weather conditions, and fail to prevent drafts. The insulation in the hall roof is non-existent within the roof space and the wall cavity. The toilets are built within part of the Victorian building and are fairly basic with a non-conforming disabled provision, with rising damp and revealed metalwork is rusting.

Refurbishment required;

1. The erection of scaffolding to enclose the building and covering of the roof structure to enable removal of the Alcan roof affected by age. Replacement with new steel roof on timber frame plus insulation to meet current regulations.
2. Installation of damp proof course at ground level along adjoining walls to the Victorian building.
3. Complete re wiring of the building to include a hard-wired fire detection and alarm system connected to system in Victorian building.
4. Replacement of flat roofs to lobby entrance.
5. Renewal of existing ladies and gentleman's W/C facilities.
6. Re-lining of foul drains under the existing ground floor to include access chambers.
7. Replacement of existing windows to comply with current insulation requirements.
8. Addition of external porches to fire escape doors to reduce weather egress into the building and to comply with current insulation requirements.
9. Addition of disabled W/C and baby changing facilities.

External Spaces. - The car parking area to the south is tarmac, which is the joint responsibility of The Shropshire Unitary Authority and Village Hall and in a good condition. On the West and North-West corner is an enclosed tarmac space with locked gated access with a high stone wall with private housing beyond. The North side borders a new housing development. To the East is a rough stone area, with the football changing rooms set beyond. Recycling bins are located on the north side of the car park.

### Single storey re-build proposal detail.

Main access.

- External porch connecting to a single corridor to all function/meeting rooms, consultation room, kitchen, w/c.

Function/meeting rooms.

- Function room 1. Maximum capacity for 150 persons.  
Support for large events. i.e. private parties, receptions, conferencing, exhibitions, consultations, health and well-being.
- Function room 2. Maximum capacity for 50 persons.  
Support for private parties, receptions, conferencing, exhibitions, local meetings, consultations.
- Meeting room 1. Maximum capacity for 30 persons. (Room able to be divided by flexible folding door system on a 70/30 division).

Support for potential conferencing, education, advisory, local community meetings, local government meetings, local policing, waiting room support for well-being clinics, Day Care centre.

- Private consultation room. (Community Hub provision)  
Re surgery facility for, local health services, social services, council representatives, policing etc.

### Supporting facilities.

#### W/C's.

- Ladies. (Cubicles x4). To include - Wash basins, hand driers, mirrors
- Gentlemen. (Cubicles x4). To include - Wash basins, hand driers, mirrors
- Disabled to include a baby changing facility. To include - Wash basin, hand drier, mirror

#### Kitchen/servery.

- Worktops over base units, wall shelving, two sinks with drainers, fridge, electric oven, microwave.

#### Bar & bar cellar.

- Joint bar area to service Function rooms 1 and 2, with bar cellar to the rear.

#### Secure cupboards.

- Gas and electric installations.
- Storage for cleaning materials.

#### Table & chair storage.

- Main storage to be created off 'Function room 1' to clear the floor area when required.
- Storage not required for 'Function room 2' and 'Meeting room 1'.

### Energy efficiency.

- Eco gas boiler system.
- Consideration of Solar panels fitted to south roof to offset electricity costs and to assist in generating income.
- Movement sensors to be fitted in W/C's, kitchen, storage areas and bar cellar to control lighting.

### Sports Facilities. Football changing rooms. (Potential F.A funding/Sport England)

- Away and home team changing room plus showers
- W/C's (Cubicles x3)
- Officials changing room to include x3 cubicles to permit mixed male/female attendance of officials
- Treatment room for injuries.

### Current users;

The Victorian building currently supports the following users on a weekly basis.

- Day care centre
- Snooker/pool teams
- Table tennis teams

- Bingo
- Social Club hire
- Football club use
- Private functions

The 'New' hall supports the following users on a weekly, monthly and periodic basis.

- Yoga
- Belly Dancing
- Table tennis
- Private functions
- Parish Council meetings
- Community meetings/promotions
- National/local elections
- Morda Primary School use
- Education courses

Annual attendee totals, hours of use.

- Village Hall - 2500hrs

Football pitch, changing room use.

- Men's Saturday team
- Ladies Saturday team
- Junior Sunday team
- Children's holiday coaching sessions
- Ladies rounder's team

Annual attendee totals, hours of use.

- Sport users - 250+hrs

Potential new users.

- GP supporting facilities
- Chiropodist
- Health visitors
- Social Services
- Council services
- Councillor surgeries
- Local policing team
- Mother & Toddlers group
- Increased community use through the offer of 3 differing sized rooms.
- Increased community 'senior' support through increased day care availability within a dedicated room.