

## Design Statement

### Glenfarg Community Centre (Old Schoolhouse)

Greenbank Rd, Glenfarg. PH2 9NW

Internal alterations and single storey extensions to form community Café & Bar from existing community venue spaces, with associated external works.

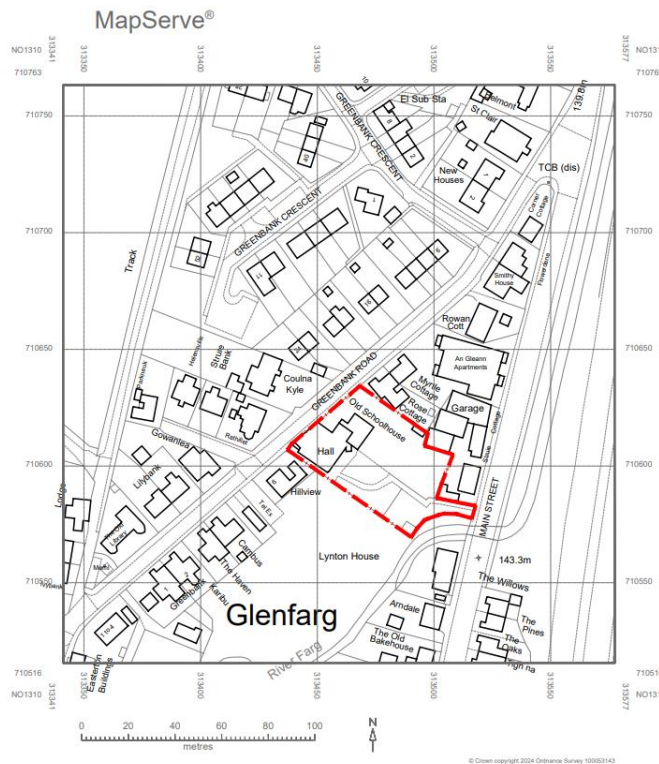
October 2024

#### Site Context and location:

The proposals cover alterations, largely to the ground floor area of Glenfarg Community Centre, previously know as the Old Schoolhouse. The building is directly adjoined to the existing village hall and both are now collectively known as the Glenfarg Community Centre.

Glenfarg is located some 15 Km South from Perth, the nearest City. The village is located adjacent to the M90 and historically Northbound traffic travelled through Glenfarg from Kinross and Edinburgh prior to the construction of the motorway. The community centre is located slightly North of the centre of Glenfarg, with direct linkage East to the Main Street and to parkland areas adjacent. The site is located at East side of Greenbank, between Greenbank Cres and Hayfield Road, please refer to the satellite image below.





**NOTES**  
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 Do not scale from drawing. Dimensions should be requested in writing to the project Architect.

— SITE

**PLANNING ISSUE**

Glenfarg Community Centre  
 9 Greenbank Rd, Glenfarg  
 Perth PH2 9NW

Location Plan	
Drawn by:	SW
Checked by:	JV
Date:	19/10/2024
Scale:	1:1250 @ A3
Revision:	PN02

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## Location Plan

The rear of the building (East) directly affronts a well-used public pedestrian footway. This footway sees use from dogwalkers, those using the adjacent park for leisure and those walking to the shops of the High Street from the West and South West residential areas. Consequently, the East facing (rear) elevation is the most ‘public facing’. By contrast the street facing elevation (West) located on Greenbank Road is relatively private and set back from the street edge, with the main Community Hall section of the building having the predominant entrance to the street. Neither the schoolhouse or the hall buildings are HES Listed and are not within a Conservation Area.

The community centre is served by an existing car park, with access from Greenbank Road, whilst ample on-street parking is also available. The schoolhouse building has a sizeable garden area to the North, acting as a ‘buffer strip’ to Rose Cottage, the nearest residential neighbour. The distance from the (blank) Northern elevation to Rose Cottage is approximately 15 metres. The building is bordered to the West by Greenbank Road, with the nearest neighbouring building being The Old Manse, approximately 35 metres away.

## Overview

The Old Schoolhouse underwent a recent refurbishment, opening in December 2023. This refurbishment converted the existing building into community use meeting rooms, with an administrative office at first floor level. The building has direct internal linkage to main hall building, allowing movement between the spaces for event use. Since opening, the community meeting rooms have seen very little use, which has led the community group to reconsider the best use & functionality of the spaces, to serve the local community. In its current form, the meeting rooms were too small to accommodate larger groups and the relatively cellular nature of the accommodation is comparatively inflexible.

The community group undertook local consultation and research to ascertain the best use of the new spaces. Following this consultation it was widely reported that the local residents would see the benefit of a local café & bar to support the main village hall entity. The café offer would be operational during the day, capturing passing trade to the high street and those walking through the park areas. Later in the day and into the evening the space would offer use as a bar, offering linkage to the main hall at times of events and offering a social space to local residents during other times. It was noted that with the recent closure of other hospitality venues within Glenfarg, the locale would benefit from a small-scale community run venue, as has been widely seen as a successful operational model in neighbouring rural areas.

The café & bar offer is proposed to provide a capacity of around 60 people at peak times, with a number of separately demarcated areas offering individual identities. It is proposed that the Café opening hours would be: 9.30am to 4pm Monday to Saturday, whilst the Bar function opening hours would be Wednesday to Sunday; 12 noon to 11pm Wednesday, Thursday and Sunday, with hours of 12 noon to 12 midnight Friday and Saturday. The above would be subject to a Licensing application in due course.

### Proposals

As detailed above, the primary public facing elevation of the old schoolhouse section of the building is East facing. For this reason, and the linkage to the adjacent pedestrian footway, our proposals seek to provide a welcoming and dynamic public entrance area set within the existing Eastern grounds. Here, a new extension is proposed to the existing main entrance, this forming the primary entrance to the new Café / Bar. The proposed extension has an active elevation with a large degree of glazing to establish a strong connection with the external spaces and provide a welcoming and inviting public face to the building. The extension is proposed to house café seating and fitted furniture in a coffee shop arrangement. This extension provides the opportunity to activate the main access through route & existing garden grounds, capturing views of nature and connecting with the trails and dog walking routes. The proposed extension continues the existing stone wall to the north providing privacy to the neighbouring property, while the extensive glazing to the east and south captures an expanse of daylight from morning to late afternoon for the Cafe. The external terrace seating can provide respite for the community, whilst also providing the opportunity to hold events in the gardens, or a place to wait for the community transport shuttle.

The design of the extension uses high quality natural timber posts and cladding, as is widely seen in the local area. The use of stone also assists in rooting the proposals within the existing setting and integrating well with the surrounding built context. Externally, a timber veranda is proposed to be formed as a mirror of the extension architecture. This element is included to better demarcate the external area and provide a degree of shading in summer, its inclusion also assists as a subtle visual marker encouraging passing footfall to the café area. A new resin bound gravel pathway is also proposed to this area to create a 'circuit' which links to the main pathway serving the high street.

The East extension incorporates a solid wall to the North, to maintain existing privacy. The limited height of the extension has been designed to tie through with the lines and fenestration of the of the existing building, whilst the signage and colouring has been carefully chosen to give a refined and sophisticated aesthetic complimentary to the existing building. The Bar & Cafe have been organised within a single volume with the core acting as a node for circulation. The adjacent lounge

space subsequently acts as a reception space for the multi-purpose event space in the community hall.

The re-programmed plan offers a simple public & private division with the open plan bar & cafe separated from the lounge and community hall by the semi-private core. Beyond the café area a bar/dining area is provided with booth seating. In the evenings a limited bar menu is to be provided with hot food being served from the new kitchen area to the West. A new accessible WC is provided at the ground floor, this accessed off the stair 'core'.

A new 'snug' lounge space with fitted furniture is proposed, offering a reception for the community hall during times of events and a quiet coffee / dining area outwith those events.

A small extension is proposed to the East of the building, built out from the existing kitchen area. This is proposed to house both bar/keg storage and the new small-scale kitchen, enabling the provision of hot foot. The extension has been designed to be subservient to the main building, whilst employing a restrained palette of high-quality materials to respectfully integrate with the existing. The extension footprint is sited within the existing gap area and does not breach the line of the existing elevation.

### Summary

In summary, these proposals offer the opportunity for the Glenfarg Community Centre to utilise a currently underused asset, creating a social amenity for the local area - whilst also establishing a further degree of ongoing financial viability to safeguard the building for the future. The design proposals have followed a long period of gestation and consideration, aiming to provide a contextually sensitive high-quality asset for the local area.

Wilson Paul Architects

October 2024





Greenbank Rd Elevation.

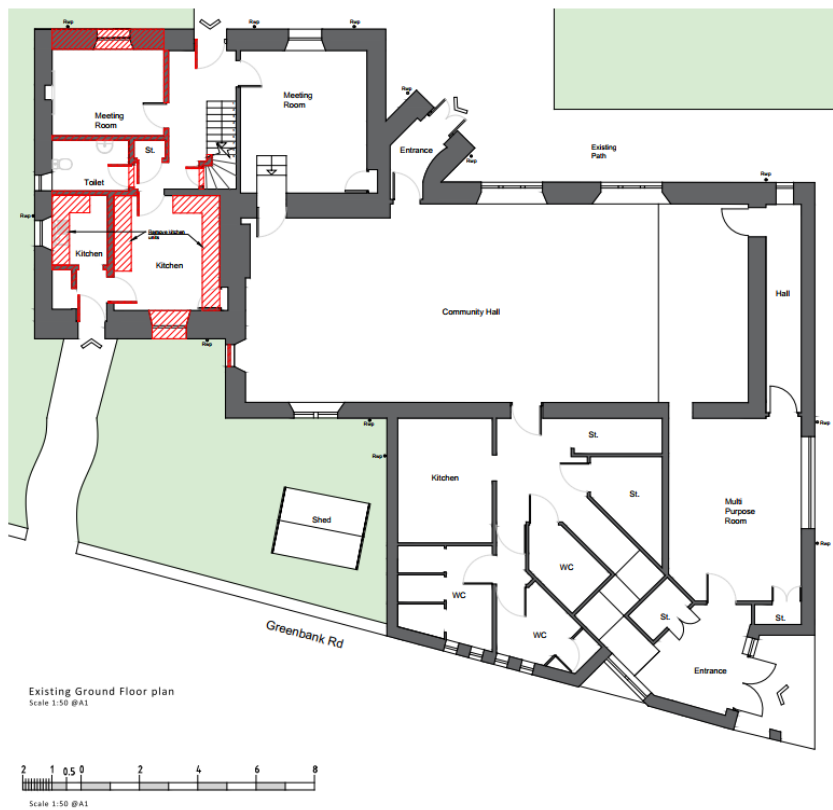


School House and Hall South-East Elevation





School House North-East Elevation



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Existing  
Demolition & down takings



PLANNING ISSUE

Project: Glenside Community Centre  
& Glenside St. Glenside  
Parish PA12 8DW

Ref	Detail	Scale	Date
01	Site Plan	1:500	10/10/18
02	Ground Floor Plan	1:50	10/10/18
03	First Floor Plan	1:50	10/10/18
04	Roof Plan	1:50	10/10/18
05	Section	1:50	10/10/18
06	Section	1:50	10/10/18
07	Section	1:50	10/10/18
08	Section	1:50	10/10/18
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Proposed Ground Floor plan  
Scale 1:50 @A1

- Existing
- Proposed



**NOTES**  
 1. All works shall be completed in accordance with the relevant standards and specifications.  
 2. All works shall be completed in accordance with the relevant standards and specifications.



**PLANNING ISSUE**

Glenbury Community Centre 8 Convent Road, Glenbury Dublin D18 8W2	
Client	Weston/PAUL
Project No	2103/PA/07
Date	10/07/2021
Scale	1:50 @A1

**WESTON / PAUL**  
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**NOT** A design or specification of any materials or construction  
 shall be taken from this drawing without the written  
 approval of the architect. All dimensions shall be as shown  
 unless otherwise stated.



Proposed First Floor plan  
 Scale 1:50 @A1

Existing



**PLANNING ISSUE**

**Clontarf Community Centre  
 8 Clontarf PA, Clontarf  
 Public Place 2008**

Project Name	Clontarf Community Centre
Project No.	2103/PA/08
Client	WSP   PFI
Scale	1:50 @A1

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External View of Main Entrance

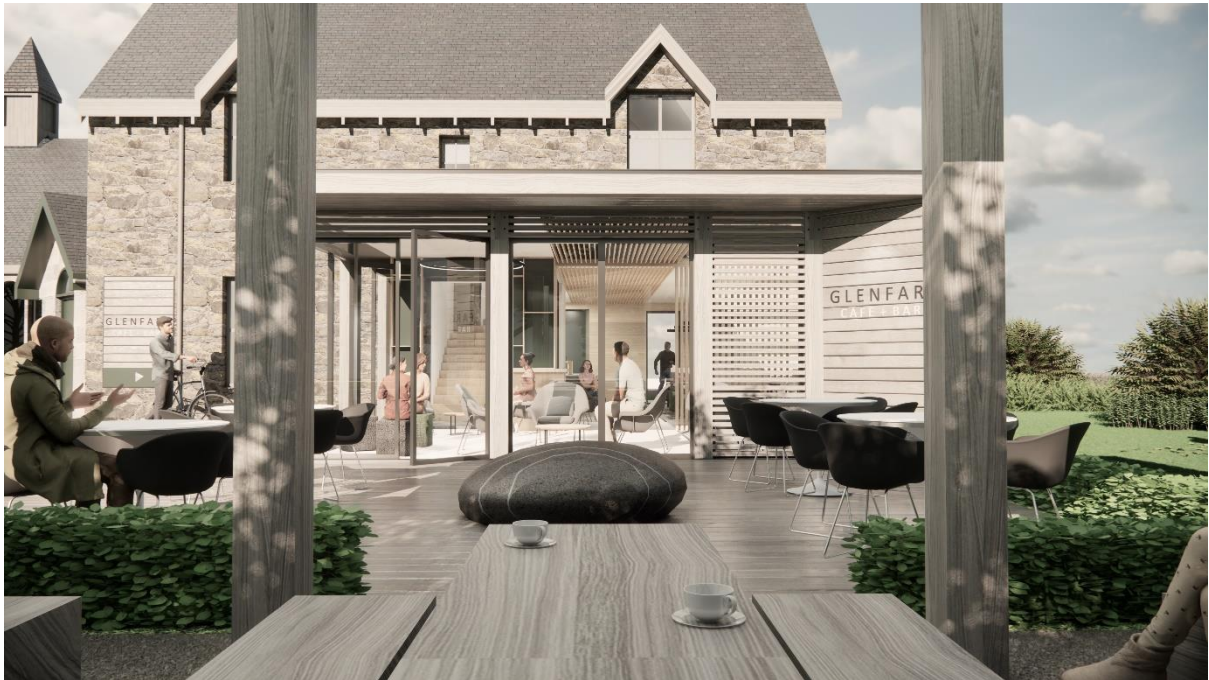


External View of Main Entrance





External View of Main Entrance



External View of Main Entrance





External View of Main Entrance



External View of Main Entrance





External View of Main Entrance



Internal View of Bar





Internal View of Bar



Internal View of Bar



Internal View of Bar

**Wilson Paul Architects**

**October 2024**