



## Meeting Minutes

Held at: Braehead, Rhynie

Date: Thursday 8 December 2016

Present: Mike Davies, Colin Mumford, Andrew Brown (Brown and Brown Architects)

Apologies:

### Action:

#### 1 **Review of RCT thinking on the Congregational Church feasibility study.**

We outlined the discussion by the Board on the feasibility study produced by Andrew earlier this year. RCT feel that it would be appropriate to look at trying to get the most development possible to maximise the return on the work involved in raising the funds.

We are therefore considering the option 3 presented in the report but had a number of ideas for amendments to the scheme. AB was aware that we had suggested the inclusion of a mezzanine floor in the hall to provide additional user space and there was considerable discussion around the advisability of this. AB advised that it would be possible to incorporate a mezzanine but it would have significant cost implications, mainly in the provision of suitable access from the ground floor. Disability access would require the inclusion of a lift which would need space within the ground floor layout to accommodate it and would be expensive. A mezzanine floor would be constructed as a self-supported structure within the building footprint requiring pad foundations and steel columns. It would also take away the headroom in the main hall which could impact on its use for some purposes.

AB suggested that we should consider carefully what we might use the mezzanine space for, and that this could be accommodated in another arrangement. We explained that the space was considered for such uses as museum space and small meeting rooms. He then showed an alternative option which he had looked at but not included in the feasibility report. This included an extension to the building along the front which could provide this sort of usage. This would be a light, relatively open structure, possibly a steel frame with glazing to avoid visual obstruction to the main building. It could have a range of uses including as display space, small meetings or as an extension to the cafe.

We also discussed the modification of the layout to allow for the use by the bowling club and accommodate their bowling mats. This would be achieved by opening up the wall on the north end of the hall and incorporating a steel support beam. Folding doors across the opening would allow the hall to be used for other groups and maintain separate access to the toilets at such times.

CM also raised the possibility of office space for administrative purposes and AB felt that this could easily be incorporated. He suggested that the café/toilet block could be extended both forward and backwards to provide additional space.

Rhynie Community Facilities Development Charitable Trust  
Company registered in Scotland: SC309832  
Registered office: The Cottage, Cottown, Rhynie, Huntly, Aberdeenshire, AB54 4LX  
Charity registered in Scotland number SC037455



LOTTERY FUNDED





AB advised that the work involved in revision of the layout and presentation would necessitate no more than 1 day. The most appropriate charge for this would be his daily rate of £300 as this would provide better value than an hourly rate. He would also be happy to attend a members meeting for the presentation of the feasibility study at no additional charge.

We requested that AB proceed with revision to include the following:

1. Extension of the hall to accommodate the bowling mats.
2. Storage space outside the hall area on the west side of the building.
3. An extension to the front (east) elevation to incorporate possible museum space.
4. Enlargement of the café/toilet block to include office space.

Time scale for the work would be unrealistic before Christmas but would be produced in time for the next Board meeting on 24 January 2017.

Rhynie Community Facilities Development Charitable Trust  
Company registered in Scotland: SC309832  
Registered office: The Cottage, Cottown, Rhynie, Huntly, Aberdeenshire, AB54 4LX  
Charity registered in Scotland number SC037455

