

# MASON GILLIBRAND

## A R C H I T E C T S

Creating buildings that  
make people feel good



## Community Buildings

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# An Introduction to MASON GILLIBRAND ARCHITECTS

Mason Gillibrand Architects are based in the village of Caton just outside Lancaster. We have been in practice for over 20 years, gaining a reputation for good design on a wide variety of projects from high specification private housing, community buildings, to hotels and commercial projects. Mason Gillibrand Architects have established themselves as leading designers of exciting community based buildings throughout the North West.

We have considerable experience in working with community groups to help them formulate and develop a 'brief' of their needs in order to deliver innovative, flexible, affordable and sustainable multi-function buildings which are of real benefit to local people. Our award winning practice has helped many local communities through the complex process of feasibility studies, fund raising and achieving grant funding so that they can realise their aspirations.



We undertake projects all across the North of England, Scotland and North Wales, including renovation projects, alterations and extensions to existing buildings, and new buildings in sensitive surroundings. We breathe new life into old buildings, celebrating the new and the old together.

We have a wealth of experience in working with historic buildings and within the National Parks and the constraints that they impose. We are skilled in negotiating with English Heritage, planning and building regulations authorities and other consultees involved in the process to achieve buildings that respond to all aspects of the local and wider community.

We will provide you with an excellent quality of service. To enable us to achieve this, all projects benefit from the potential of 2D and 3D computer design facilities as well as the traditional skills of drawing and model making.

# An Introduction to MGA environmental

Sustainable design is very much the catch phrase of our times. It is often led by legislative change imposed by the EU and government, but as designers we are increasingly asked by our clients for buildings that are not only ethically sound, but that are affordable to build and maintain. This is as much about flexible design to meet a client's changing needs in the future, as it is about materials and running costs and the type of heating and ventilation systems installed.

With ever increasing fuel costs we are more often than not asked to look at low energy or 'free'/renewable energy sources for our buildings. We are able to offer design guidance in this area with our own in-house MGA environmental. We have specialist software that allows us to create 3D conceptual models to assess the energy requirements of the design and thereby its viability from the very early stages of the design process.



There are many sources of grant funding available for alternative energy systems and we can advise and assist with grant applications providing the technical data that is usually required in support of an application.

Mason Gillibrand recognise the vital part that ecological design plays within contemporary design, whether it be for residential or commercial projects. Through our in-house expertise, we are able to bring these elements of sustainability in to the project from the conceptual stages through to fruition in the built form.

The following are some of the sustainable applications available, some of which we have already incorporated in built projects and some that are being installed on projects we currently have on site:

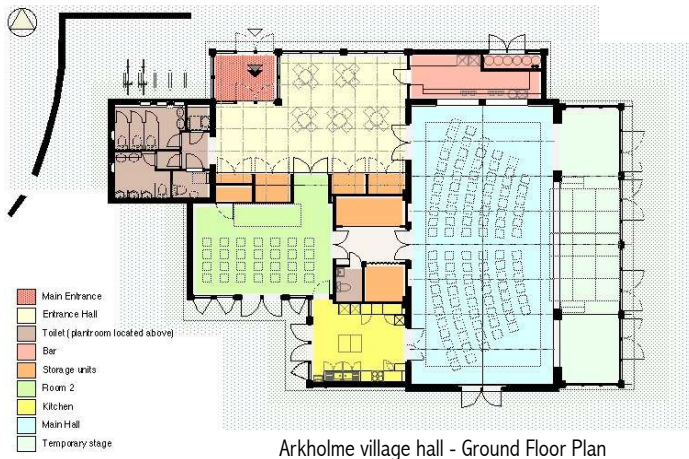
- Wood pellet / wood chip boiler systems
- Geo-thermal (Ground Source) Heat Pump, feeding the under floor heating
- Air source heat pump
- Rainwater harvesting system
- Hydro & Wind Turbine & Photovoltaic Solar Panels, to supplement the electrical supply
- Solar Thermal Evacuated tubes, feeding the hot water system
- Heat recovery and ventilation systems

# Arkholme Village Hall, Carnforth, Lancashire

Winner of the 2005 RICS Community Building Award

The “village hall” is an important part of village life in Arkholme. It is managed by a voluntary committee and is used daily by regular groups such as Pre-school Play Group, W.I., Lunch Club, Line Dancing, and Youth Club, as well as a venue for special events such as wedding receptions.

In 1998 the hall was in need of modernisation, in order to comply with new legislation requiring disabled access, as well as upgrading the toilets and kitchen. Mason Gillibrand Architects were commissioned to produce a feasibility study, which showed that even after a substantial expenditure the existing village hall would not in the long-term serve the community's needs and that a new hall would make more sense. We helped obtain planning permission for conversion of the old hall to residential use (existing and proposed photos below), and the resulting revenue from the sale of the existing hall provided essential monies for the construction of the new village hall.



Arkholme village hall - Ground Floor Plan



Existing hall before (above) and developed (below)







‘What a great day we had in Arkholme, everyone is still talking about the venue.’

Jean and Philip - Wedding 2003



“the hall and all its facilities are superb; we were so impressed that we decided to change our arrangements and hold both the wedding reception and party there.”

Neil and Margaret - Wedding 2003

Arkholme Village Hall - Front Entrance

The new building successfully reconciles the conflicting requirements of sports with the village social events and the design offers the maximum flexibility that the client desired.

The entrance hall doubles up as a reception space with informal seating accessible to both function rooms and has the added advantage of a direct link with the bar. The entrance hall contains the different user group stores thereby allowing independent access from either function room. However, on busy occasions the space is designed to offer the potential of a third function space, which may accommodate up to 20 people.

The real significance of the flexibility of the building’s plan has now become evident through the popularity of the hall and the wide variety of existing and new user groups who use the building simultaneously and are vital to the village hall’s long term sustainability.

The hall’s stunning setting makes it an attractive venue for special functions and one-off events such as weddings, christenings, children’s parties as well as fund raising activities for both the hall and other charities. Organisations such as Community Futures have used the village hall as a conference facility.

# Galgate Village Hall, Lancashire

In 2008 we were asked to undertake the feasibility study for a new village hall in Galgate, just South of Lancaster. This included financial, logistical and environmental analyses, and a design proposal for the building. An application for funding was submitted to the Big Lottery Fund in September 2008 which was successful and the award was made in March 2009. The proposed scheme includes:

- Main Hall, Stage and Viewing Area over the outdoor sports fields
- Flexible use Community Room
- Pre-school facilities including offices and kitchen
- Renewable energy applications e.g. geo-thermal heat pump and photovoltaic cells

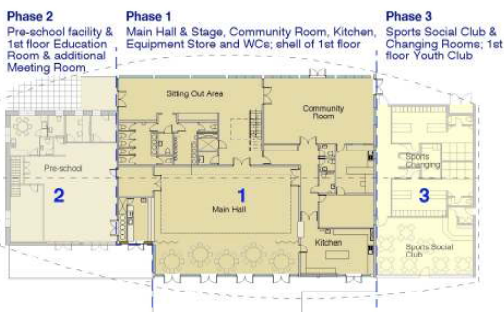
The scheme includes a detailed phasing plan, outlining how the building could grow in the future once the demand and finances allowed. The design also embraces the use of sustainable materials and new construction techniques, as well as energy saving/generating equipment, and passive natural ventilation systems, developed with our in-house Environmental Mechanical and Electrical Services Engineer (please refer also to the dedicated Environmental and Sustainability information).



Interior 3D model of the Main Hall



3D modelling was used extensively to illustrate the interiors and exterior of the design of the proposed building to both the community and for the purposes of the application to the Big Lottery Fund.



Proposed Plan of the Main Hall

“I have no hesitation in saying that our success to date would have been impossible without MGA’s imaginative and innovative designs in response to the changing demands of the community and of the major funders. Their considerable experience in the design of high profile community buildings and their special expertise in the latest low carbon and sustainable energy technologies has enabled us to win the support of funding bodies who expect us these days to be ahead of the field in these areas.”

Councillor Helen Helme, Chairman, Galgate Village Hall Trust



Galgate Village Hall - 3D visualisation for the Big Lottery Fund application

## Abbeystead Village Hall, Lancashire

We assisted the local community to secure funding from Community Futures. The building is located in an Area of Natural Outstanding Beauty (AONB) and in a rural village of distinctive vernacular which is reflected in the design of the building.

The new village hall has a large multi-function main hall and stage, a separate community room, kitchen, toilets and spacious entrance foyer.

The scheme embodies many of the sustainable design principles as discussed earlier, including a ground source heat pump and underfloor heating, passive natural ventilation, and solar thermal collectors.



Completed in 2008.

## Borwick & Priest Hutton Village Hall, Lancashire

Borwick and Priest Hutton was our first village hall, completed in the early 1990s for a very low budget. It embraces some of the core principles that we still hold dear: that the hall should be light and spacious, with fine views out into the wider landscape of the community it serves and; that the main interior should be able to provide, within one hall, a functional space for classes, sporting facilities for badminton etc and an exciting and elegant venue for parties, but all with the right character and lighting, rather than a 'barn-like' space with fluorescent lighting, which can be a failing of village halls!



“Mason Gillibrand's design in 1998 provided us with a practical yet attractive village hall, admired by all who use it. Relationships between architect and client were warm and responsive. They helped us throughout with contractual and costing problems. After - build advice has been willingly given.”

Helen Thomas Hon Treasurer 1996 - 2009

## Over Kellet Village Hall, Carnforth, Lancashire

Over Kellet Village Hall was a project funded by the Millennium Lottery Fund as part of their '21st Century Halls for England' and was one of only 2 grants awarded to schemes in Lancashire. We took the existing hall and refurbished and extended it in two directions to provide a second hall, storage space and a new entrance and car park. Our close analysis of the existing facilities helped us work out the best way to configure the site, so that it works properly for the community and the building is a popular and successful venue. The construction work was carried out in 1998 and the hall was re-opened in 1999.



‘It has been brought up to a standard which we think is appropriate for the next century as a result of excellent design and building work by Mason Gillibrand Architects and the main building contractor Piningtons of Lancaster.’

Over Kellet Village Website



# Halton Community Centre, Lancashire

Mason Gillibrand has worked closely with Halton Community Association, developing a scheme for the new extension & alterations to the existing building from the feasibility stage through to planning permission, working drawings & tender documentation, and procurement of works.

In addition we helped the community with funding applications and were successful in achieving 100% grant funding for the sustainable elements of the scheme. These included the following:



- 24 panel photovoltaic array
- Solar thermal panels
- Ground Source Heat Pump for the underfloor heating
- Heat recovery mechanical ventilation, directing pre-heated air into the main hall
- Rainwater harvesting

The project was completed early in 2010.



## Settle Friends Meeting House, Settle, Yorkshire

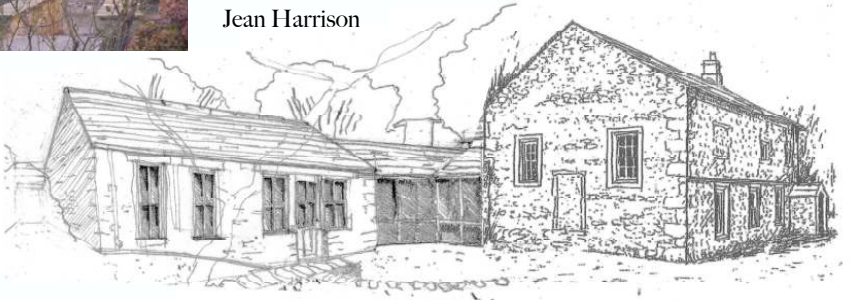
This was very much a community led project, on a tight budget, with much of the pre-contract work undertaken by the Friends themselves. The existing Meeting House is Grade II\* Listed, so it was important to design a sensitive low-key addition using local materials in keeping with its setting. A key requirement for the Friends was to achieve disabled access throughout to meet the special needs of some of their members. The building is used by various community groups such as youth groups, and the Alzheimers support group.

We provided a full-service on this project, which entailed the Planning, Listed Building and Building Regulations applications, tendering and supervision of works on site.



**‘The building provides excellent facilities, all of which have disabled access. Its design is architecturally pleasing, modern and functional.’**

Jean Harrison



## Stephen Park, Slaidburn, Lancashire

This impressive Grade II Listed farmstead was formerly a hunting lodge belonging to Hammerton Hall. Mason Gillibrand completed an extensive refurbishment programme, which converted the farmhouse and the adjacent outbuildings into a £900,000 ‘outward bound’ centre. A Lottery funded project, it was completed in two phases: Our work included all regulations applications, tendering and supervision of works on site.



## Beetham Nurseries, Beetham, Cumbria

We have just recently finished a second phase area of work to build a stunning new tea rooms, following the successful completion of a new contemporary sales building in 2006.



## White Scar Caves, Ingleton, North Yorks

New entrance canopy and improvements to entrance and visitor centre in the Yorkshire Dales National Park. This required a sensitive design due to the site location, and a grassed roof solution was considered to be the most appropriate, so that from a distance it is not a visible intrusion into the countryside.



The view over the grass roof of the new canopy

## Country Harvest Farm Shop, Ingleton, N. Yorks



# Storey Institute, Lancaster

The Grade II Listed Storey Institute is the former Technical Institute in Lancaster and is one of the most important public buildings within the city. Mason Gillibrand were asked to come up with proposals for rejuvenating the building, working closely with Lancaster City Council.

The scheme has developed into a Creative Industries Centre with traditional galleries, digital galleries, an auditorium for the spoken word, a cafe area and significant areas of workspace for the Creative Industry Sector.

The project was completed early in 2009 and was officially opened in April.



Exterior Photographs



The New Reception



Part of the renovated interior



Ground Floor Plan



# Feasibility Studies and Funding

As well as offering a full architectural design service, we are also skilled in undertaking detailed feasibility studies for new community based projects. We take a holistic view of existing buildings and sites right from the beginning, to ensure that the proposals are as economically sustainable as they are architecturally and culturally exciting and innovative.

The feasibility study is the essential starting point in analysing the needs and focussing on what is important to the local community. It is also often the starting point to demonstrate the viability of a project when seeking grant funding. It can be a complex process satisfying the needs of the varying user groups who often have differing priorities, as well as satisfying the constraints imposed by local planning authorities and other statutory authorities, whilst being mindful of financial and budgetary issues. We have a successful track record on helping clients through this daunting process, as can be evidenced from the case studies illustrated in this brochure.

As the project progresses we can advise at what stage it is appropriate or necessary to appoint other consultants such as quantity surveyors, structural engineers, landscape architects and so on, for their input, as well as the most appropriate building contract and suitable builders to realise your project.



Visual of the Entrance Hall for the proposed Galgate Village Hall

## Your project in 3D.....

We are able to offer a 3D design service as well as traditional 2D drawings, which means that we can offer visualisations of the proposals. This is a valuable design tool and can often make the difference between a good funding application and one which stands out from the crowd.

"If you want concerned, knowledgeable, professional and conscientious advice you won't do better than with Mason Gillibrand. We recently completed this £1.5 m extension and wouldn't hesitate to use them again."

Mike Bevans, owner of the Linthwaite Hotel

## References

Arkholme V.H.

Contact: James Huddleston, Chairman of the Village Hall

Tel. (01524) 221859

Settle Friends Meeting House

Contact: Michael Yates

Tel. (01729) 822690

Lancaster City Council (client for Storey Institute)

Contact: Paul James, Economic, Regeneration and Tourism Dept.

Tel. (01524) 582095

Email: [econdev@lancaster.gov.uk](mailto:econdev@lancaster.gov.uk)

## A good time to build.....

For a community group looking to replace, improve or expand their existing facilities, now is a good time to be exploring your options. The market slow down has made building a cheaper proposition with contractors pricing extremely competitively.

We can help you negotiate the complexities of the tendering process, the signing and administration of construction contracts and the supervision of the work on site right through to completion. We are skilled project managers who can efficiently coordinate the design team including other consultants such as Structural Engineers, Quantity Surveyors and Interior Designers.

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For a free initial consultation with one of our Architects to  
discuss options for your community, please contact :

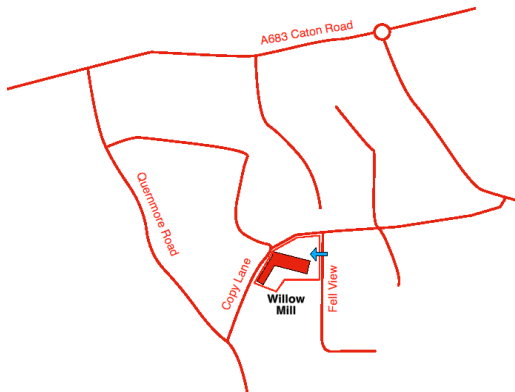
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Website: [www.masongillibrand.com](http://www.masongillibrand.com)

Directions: Junction 34 off the M6, travel east along the A683 to the village of  
Caton, turn right just after the speed camera onto Quernmore Road, 2nd left onto  
Copy Lane, 1st right onto Fell View, 1st right into Willow Mill car park





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ISO9001 & ISO14001 Registered Practice