**WIDECOMBE VILLAGE HALL STEERING GROUP**

**MEETING WITH ROSS HUNT**

**FROM DAVID WILSON ARCHITECTS**

**7th MARCH 2018, WEST HAYES, 11.30AM.**

**PRESENT:** Yvette Elliott, Tony Hodgkiss, Richard Casey, Tim Whitten and Ross Hunt.

**APOLOGIES**:, Evie Edworthy, Sarah Reeve, Chris Elliott and Lloyd Mortimore.

ARCHITECTS COMMENTS/EXPLANATION OF DESIGN CHANGES

* RH shared hard copies of the Site Selection Report and A3 copies of the drawings, “Rev A.”
* DNPA Design guide being used.
* 20% extra as storage space is a first estimate of the room required but this will be revised as we know the type and number of items that need to be stored.
* The Heritage space has been designed with direct access off the main entrance for flexibility.
* The kitchen has internal and external access in order to separate front-of-house from deliveries etc.
* The multi-use room has been designed with use by Pre-school in mind due to safeguarding requirements of security and toilet facilities etc. RH has not designed in a single toilet facility that can be accessed by main hall and multi-use space (even if it had a lockable interconnecting door) as this would significantly dictate the layout of the entire building (such as requiring changing rooms and loos to the front of the building) and reduce overall flexibility. It was not considered to be a significant additional cost to have a separate toilet for the multi-use room.
* Library / IT space at the entrance – this can be a secure space in reception room.
* The entrance hall is currently designed at approximately 3m wide x 20m long (significantly reduced since the first draft). This will be changed again when we are clear about exactly what will go in this space – it is being designed as a Gallery space with natural light as part of the WHG display space. All changes will impact on the gross internal area (GIA) – currently 630m².
* Stage area design based on Broadhempston hall.
* Decision needed on the division between main hall and multi-use space (largely for performances using the stage) – a solid wall with doors at either side or a folding partition. The impact on acoustics and flexibility of use should be considered. RH will share information of the options but will design a folding door for now and this can be removed later if required.
* Regarding landscaping provision, the hall will boast views from the Eastern side and some covered outdoor space has been designed in here and at the entrance.
* The changing room facilities (included to integrate sports provision for the tennis courts) are based on Sports England designs and include toilets for completely stand-alone use and external access.
* The large archive store has been designed for exclusive WHG use based on their requirements. Co-location, flexibility and sharing of space between the Heritage facility and sharing of space with the main hall will all help with funding applications. TW to confirm the size and type of equipment to be used in the Heritage room so that RH can design the appropriate shape and space here.
* Waste water options need to be considered – link to mains / own plant / pump to existing SWW plant on Fair Field.
* The Preliminary Site Plan showing roof design options is focussed on breaking up the mass of the roof for design and visual impact. RC, LM and CE have taken photographs at the proposed location of potential roof height for Architects to use in concept designs. Preference from local residents to move footprint further North to minimise obscuring their view. Flood Risk Assessment will be essential for positioning. The exact orientation will also change to ensure it is aligned with other village aspects and is practical.
* RH initial thoughts on roof design is for dual pitch with gable forms. This needs to work with the internal layout too and both solar gain and general sustainability will be considered.
* RH will give some options for exterior finish, with historical referencing balanced with contemporary design.
* At the point of submitting a formal pre-application to DNPA, the Architects will be presenting a ‘story’ of why the design is the way it is.
* Now moving towards building design with some conceptual designs. Sketch plans should be shared towards the end of March in order to submit the pre-application (28 day statutory response period).
* We should be expecting to pay around £2,000 per m². Currently C. £1.2m - £1.3m.

Meeting closed at 12.50pm.