

## Features for Village Hall and Evaluation of Need.

Features **rated by score**:-

- 5 = Must-Have / Essential; 4 = Very desirable but Cost Issues; 3 = Good if low cost; 2 = Questionable Value ; 1 = Not supported by Value; 0 = Forget it!.
- Sections: - **A: Location. B: Rooms/Sizes/Uses. C: Small Facilities within rooms. D: Exterior. E: Utilities. F: Security**

<b>A: Location</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
A1	Connected to village	5	Visually connected		Hayes field selected – subject to road access
A2	Building Construction	5	Simple to build but durable, elegant, Economical construction cost		
A3	Building Style / Concept	5	Sympathetic to rural environment		
A4	Building Use	5	Low maintenance, low energy costs	Consider self-generation to reduce running costs	Village Hall Heritage Centre Tourist Feature
A5	Considerate towards neighbours	4	Roofline modest height, External noise control	Minimise ridge height, moderate pitch to optimise useful space towards eaves	Restrict building to north-west corner. Restrict traffic movements to Hall hirers

<b>B: Rooms / Sizes Uses (Separable / Independent Concurrent Activities)</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
B1	Main Hall	5	Approx 150-175m <sup>2</sup> . Include indoor Sports – (but not high for Badminton – see Leusdon Hall) – Community Social Events, Public concerts, Festivals, Wedding Receptions and Large Private Functions, non-local hiring	Compare Meldon Villsage hall for 'comfortable space feeling Recommend to reduce L:W ratio well below 1.8 towards ~1.5	
B2	Main Hall Seating Capacity	5	Stage demountable + audience seating approx 150-200. Also use for meetings >60 persons	Recommend demountable and storable staging possibly only 500mm to 600mm high. Possible usage in mid-floor as well as one end	
B3	Entrance Foyer	5	Open to public access, limited non-critical display space	Access point for various hired rooms	
B4	Kitchen	4	Non-Commercial equipment for main kitchen except Commercial dishwasher (costs £x10). S/Steel worktops (2nd-hand?)	Catering facilities ranked as No. 1 priority in community survey and No. 2 for groups. Some space to run a bar with serving hatch to main hall	
B5A	Meeting Room (A)	1=5	For eg pre-school, Small meetings Suggest ~40m <sup>2</sup> (~8mx5m @L:W=~1.5) Access to outdoors with ability to be a secure area.	Adjacent, independent modest kitchenette facilities on a counter Sink, hot water, microwave, kettle...(Outside the 'square floor area')	
B5B	Room B additional Heritage / reading room /	2=5	Similar size overall ~8mx5m but part securely divisible, opened only under supervision. Other part publicly accessible from open Foyer. (Locked display cabinets)	Secure section for History group computers, digitising, safe storage cupboards for records etc. Small secure cupboard for medical consultation?  Open section c/w tables, chairs, bookshelves, comfortable chairs	

<b>B: Rooms / Sizes Uses (Separable / Independent Concurrent Activities)</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
B6	(Licensed) Bar / food serving hatches to B1	5	Room B5A has basic refreshment facilities	6/10 priority for social facilities such as bar in community survey and 8/10 for groups.	
B7	Dedicated Storage for Hall Equipment, staging, chairs, tables other furniture Generous storage for Users	5	pre-school a dedicated one. Consider mezzanine, consider low roofline area. - multiple rooms c/w shelving. Be generous for future use	4/6 groups will require storage in a new hall (none currently pay for it) Additional uses – table tennis, netball, Keep fit equipment, ball games, pool. Snooker suggested! (Newton Abbot nearest alternative!) but incurs interesting logistics!	
B8	Toilets – M, F, Disabled	5 5	Including infants, baby-changing. One directly accessible from pre-school room (eg selective mechanical locking of doors). Public access to some toilet facilities, not all (but include disabled facility.) Possible grant funding if public access. Paid-for cleaning essential	Suggest common wash facilities with unisex toilet cubicles. Family toilet facility (eg at one end of line with lockable door giving selectable access from B5A only, or opened for full users access.  If electric hand dryers use good effective units (Dyson not Mitsubishi?) Cupboards for spare toilet rolls, towels accessible to users	
B9	Changing Rooms / Showers	4?	Suggest 1 in each of changing rooms for M, F	Each shower with 2 curtained changing cubicles. Self-supplied towels	
B10	Cleaners Store (A)  Cleaning Store (B) Brush cupboard	5 5	(A) Materials, equipment but small No sink / water / drains?? (B) cupboard for hirers to be able to access tools for clear up after use – brush, dustpans, mops	NB A = Secure store for chemicals and bulk cleaning materials, also bulk stores of Toilet rolls and towels	

<b>B: Rooms / Sizes Uses (Separable / Independent Concurrent Activities)</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
B11	Plant room – Electric 240V, PV Power Control, Heat Pumps, Boiler? Thermal Store	5	Mechanical independent security access including if power failure	Type and amount of equipment to be subject of economic study	
B12	Heritage Centre  See provision in B5B	2/3	Externally accessible, with key control? Publicise Local Historical Excavations Precious Material (documents) storage. Consider partial use of Public Foyer area.	History group have requested own room for digitizing / archiving. Cost / Income to be investigated. Other requirements to be defined	
B13	Barefoot floor surfaces	4 3	In limited areas – Preschool, in B5A at least More durability in Main hall?	Preschool plans to have use of all rooms so possibly not essential everywhere.	
B14	Flexible partitioning – only in B5B			Option of smaller meeting room seems to meet needs of survey respondents	
B15	Staging Storable	4	Only 500mm high? - Or 600? Increase space flexibility	Acoustics and staging ranked as 3rd priority in community survey	
B16	Acoustic Treatment	5	Basic design to include reverberation times for clear speech, music, controlled noise levels	Acoustics and staging ranked as 3rd priority in community survey. Projector / PA system requested by groups. Lighting gantry to be provided	

<b>C: Small Facilities within rooms</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
C1	Medical 'cupboard' with H&C basin	4	May need privacy if room is in concurrent use	Consider kitchenette for H&C and sink?	
C2	Temporary staging	4	Preferred over fixed	Suggest 500mm high, storable compactly. Use in centre of floor required, not at a wall.	
C3	Fitness training	2 ?	In B5 A?	Main hall + 1 meeting rooms seems sufficient	
C4	Office Alcove	3	Lockable – or a small room	In B5B	
C5	Secure IT facility	3	Lockable, limited entry	In B5B	
C6	Post Office? Shop for basics	4	Secure alcove? Occasional use. To confirm Shop on Green would welcome this	Not requested in community survey feedback	Add window aperture in Reception from Lobby. Initially fixed, potential window for Enquiries, later for PO counter
C7	Daytime community centre / Library	4 or 3		In B5B	
C8	Public IT facility	4 or 3		In B5B	
C9	Public Wi-Fi	3		In B5B Would be welcomed by groups	
C10	Include fit-out of rooms with equipment	4	Kitchen, Lighting, Built-in Audio-Visual facilities, Hearing Loop system,		CCTV for security and monitoring
C11	Keep-fit equipment provided	2	Can be expensive / extensive	Table tennis table, snooker table specifically requested, also netball	

<b>C: Small Facilities within rooms</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
C12	Adequate sets of crockery, glassware, cutlery	3	Simple, elegant, bulk-replaceable		
C13	Chairs		Stackable on trolleys	Full trolleys fit through doorways! Non-upholstered. Upholstery slip-over pads a later option (locally hand-made?)	Sufficient for Hall (200) Room B5A (20) Reception (4?) Digitising / visitors (8) + Lobby area (different style) Outside courtyard, Veranda,?
C14	Reception functions				Office. Computer base. Wifi base

<b>D: Exterior</b>					Revision Notes April18
<b>No</b>	<b>Item / Feature</b>	<b>Rating</b>	<b>Comment</b>	<b>Comment Committee</b>	
D1	Bi-Fold Doors opening to paved area	4	With deep roofed-over area – see D5		
D2	Road capacity at least 20tonnes vehicles	5	40tonnes in construction? Could be by special reinforcement features just during construction		
D3	Pedestrian access separate from vehicular	5			
D4	Adequate car / cycle parking	4	Security to limit to Hall Users?	If located at Fair Field there have been requests for school / parent access to car park	
D5	Sheltered overhanging roof area	4 too high	Generous area for social / parties	Outdoor space considered lowest priority by community and group surveys	
D6	Car parking surfaces -	3	NOT tarmac – use eg water-permeable gravel-in-plastic cell-grid		
D7	Children’s play area	4 too high	Small secure nearby enclosed area required. Safety Surface. Use/develop existing facilities at WDSG if adjacent.	Outdoor space considered lowest priority by community and group surveys If located at Hayes Field, preschool would make better use of existing facilities	

<b>D: Exterior</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
D8	Exterior Finish	5	Must be durable and long-lasting without (major) maintenance/ Sympathetic to local area. Fair facing of granite in local area	Mixed responses in community feedback on finish – modern Vs granite.  Local skills and materials available	
D9	Roof height	4	Minimise for impact on area	Roof pitch minimised to retain usable headroom at eaves	
D10	Landscaping	3	Shaping by machine, Development / planting later?		
D11	Make use of natural features – slope, water, solar gain etc	3			



<b>E: Utilities</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
E1	3-Phase Electricity supply - 220V	5	From 11kV Substation at Council Car-park entrance		
E2	PV Array	4 or 3	Capacity... NB:-Ground array, or Roof mounted (critical Fire Hazard)	Renewables not ranked highly by community survey – energy efficient design more critical? <b>Need a study</b>	
E3	Ground Source Heat Pumps	4 or 3	Include Thermal Energy Store from PV, building always dry	<b>Need a study</b> <b>Consider solar thermal sources too</b>	
E4	Thermal Storage tank	4 or 3	Capacity to be designed. NB Energy Design needs to be an optimised, integrated engineered solution	<b>Need a study to integrate and size the elements of an energy system (PVgeneration, Mains power input, Heating and DHW design points and loads) Optimise the specific energy use metric (kWh/m<sup>2</sup>/year) with construction cost and operating energy costs</b>	
E5	Electrical Storage (batteries)	2/3	Reduce capacity of thermal store	<b>Study a cost justification and complexity factors</b>	
E6	Water – Mains + E7	5	SWWA	Available opposite both sites	
E7	Grey Water / underground storage	3	Rainwater harvesting		
E8	Sewage / Drains	5	Private? Depends location, space, SWWA capacity, intermittent usage		
E9	Heating System – LTHW underfloor	4	Uses low-grade heat. Low Energy Costs essential.		

<b>E: Utilities</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
E10	Broadband / Telephone	4	Depends on Users' needs	Fibre broadband available at both sites.	
E11	Wifi installation - public	3			
E12	Fuel Storage	1	<u>None</u>		
E13	Control Systems	3/4	If comprehensive, controls MUST have simple User Interface for reliability		

<b>F: Security</b>					Revision Notes April18
No	Item / Feature	Rating	Comment	Comment Committee	
F1	Electronic Card Entry	4	Zoned for specific rooms / groups (eg St Martins, Scilly)		
F2	Control of vehicle entry from road?	3	Users, deliveries etc Cattle grid for roaming animals without a raise/lower barrier?		
F3	Toilets - free external access	4	Discuss ...Feature for Grant Aid. Basic limited facilities only (?Toilet segregation pre-school)	Preschool have requested child-friendly design of main loos – <b>see B8 above</b>	
F4	Mechanical Key-locks for critical entry points	5	Plant-room, Electrical Station, Emergency master Access		
F5	Fire Detection System	5			
F6	Fire Protection System	4	Risk of damage to contents if false alarm	Short escape routes	