**WIDECOMBE VILLAGE HALL STEERING GROUP**

**MEETING WITH ROSS HUNT**

**FROM DAVID WILSON ARCHITECTS**

**5th April 2018, WEST HAYES 11.30am**

**PRESENT:** Yvette Elliott, Sarah Reeve, Chris Elliott, Kris Blood, Richard Casey, Alan Peeke, Lloyd Mortimore, Ross Hunt (DWA).

**APOLOGIES**: Evie Edworthy, Tony Hodgkiss, Simon Butcher, Jayne Boswell.

*Before reading these minutes it would be essential to have/seen the plans and map sent out by email on 31/03/18. Ref: 180326 eo 1338c Preliminary Designs.*

ARCHITECT’S COMMENTS/EXPLANATION OF DESIGN CHANGES

**SITE PLAN**

* RH shared A1 print of updated floor plan, side elevations and roof area.
* Pushed the building further back on the field site allowing for the flood risk area subject to Flood Risk Assessment
* Architect will approach DNPA with regard to boundary treatment. Not much detailed information on current plan
* Updated design – encouraging solar gain. 2 ways to achieve this. 1) roof lights – more light but with maintenance issues. 2) Open courtyard area between two main building areas. Updated design shows this central courtyard area fully glazed on two sides – enhance views, increase light to the interior of the building. Would have slightly pitched roof area. Simple area perhaps with paving/planters. Some discussion as to whether this would increase maintenance. Generally thought to enhance overall building. (6.5m x 11m)
* Other aspects similar to previous design layout. Draft proof entrance lobby. Service space to the rear.
* Architect aiming for a simple form design with the least clutter. Easy for maintenance.
* Building in two parts with joining entrance/courtyard area would comprise of steel/timber construction of main hall side, shallow pitch covered courtyard/hallway/entrance/largely glazed area with a more traditional timber/stone construction for the Heritage Centre side of the building. (see Architect drawings/plans)
* Vehicular access to front/side and rear of the building. Close to the rear kitchen area for unloading.
* Archaeology ref: Andy Crabb (DNPA) ‘coreing’ with a group of Archaeological students near the moat and bottom corner of the field in April. Some interest into the existence of fish ponds etc.
* Ross explored the storage area needed for tables/chairs/staging etc by looking at some typical examples currently available: (these are suggestions at this stage).  
  Non upholstered stackable chairs assuming 20 on one trolley, 6 trolleys =120 chairs  
  Tables: 1830 x 760mm x30 tables on two trolleys  
  Stage Decks 1m x 2m plus risers – stacked on one trolley
* **Floor** – main hall & multi use space: suggested semi sprung timber sub base with engineered floating timber floor above. Would be suitable for underfloor heating. Suitable for all activities except hi-impact.
* **Floor** – kitchen and other ‘wet’ areas: R10 slip resistant washable vinyl. Possibly through hall and entrance area.
* **Floor** – digitisation/heritage/office areas: Heavy duty carpet.
* **Heating/Power** – Proposed ‘chimney’ designed to hide emmissions flues. Decided to remove as probably won’t be needed. No boiler planned at the moment. Power will come from ground mounted solar array (daytime) and 3 phase electricity from national grid (evenings). Heating from ground source heat pump. Ground mounted solar panels – more discreet than roof mounted, no ‘reflections’, easier to maintain. Alternative placement on rear of ‘courtyard’ roof. How many panels will be needed has not been calculated at this stage.
* ‘Bridge’ over stream for access – more practical design would be in the form of a culvert. How many/size/shape of pipes to be gone into more detail at later stage.

**MATERIALS**

* DNPA Design Guide is being used. Architect looking for a balance. ‘agricultural aesthetic’ – in context of the surrounding area.
* **Roof options** are either slate which though traditional in the area would be very expensive and heavy requiring far more substantial roof structure and pitch elevation. An alternative would be zinc. Very long lasting (50-70years), natural oxydisation process forms a protective layer, easy maintenance, dark grey matt finish would blend more into the surroundings. Underneath would be timber frame, plywood lining, 10/15mm cushioned layer with interlocking zinc panels on top. (small photo example on side of main plan sheet).
* Overall ‘barn aesthetic’ reflecting the local area with a mixture of traditional and modern materials: timber, zinc, some stone facing, glass.
* Gables – could be zinc or stone faced. Idea suggested to have a stone facing up to roof line with zinc above. Or keep to one material only.
* Other material ideas discussed: **Fibreboard**. Used outside as a finish. Agricultural feel. Very robust material, inert. Very low maintenance. Available in different finishes. **Cementboard** also considered. *RH to get some samples to look at.*
* Roofs of each building will be same pitch but with different heights. *RE to explore lowering the pitch slightly*. Modern barns have a pitch of 11° which would be too low for this project. Current pitch in design is 34°.
* Some stone facing would involve using local skills from the community – donating local stone and then facing. Areas which could be faced: gable ends, side areas on hall.
* Plant room currently represents 10% of floor area.
* Suggested (RC) putting in another Fire Exit at the rear of the Archive Store.
* Query/discussion as to roof heights in the multi use space & main hall. Though separate rooms they could also work as one space so should ceiling heights be the same.
* Control Area – lighting/sound for stage performance etc. RH to look at including area above main kitchen/store room.
* RC suggested glazed display area on the inner wall of the Heritage/HG room.
* Gated Access would be needed on left hand side of the building for security of the rear of the building. Would have to be open for emergency access. The width of this area is currently planned at 2.8m from the hedge. Possibly needed to be wider to allow access for tractor and hedge cutter.
* Car Parking – plans currently allow for 17 spaces with plant screening.

**CONCLUSION**

* This is our last planned/paid for meeting with the Architect included in Stage One.
* RH will pick up suggested changes from our discussion today.
* RH is invited to attend our Public Event to be held after the Feasibility Study has been completed.
* Next phase will be Stage 2. RH will approach the DNPA with initial design and pre planning discussion.

Meeting ends at 1.35pm.