

Hilcott Village Hall:

Community Engagement Feedback & Trustees' Responses.

Ref.	Theme	Engagement Feedback	Response
1	Construction	External Columns, size & location impeding access into building	In Option 1 the location of the doors into the building are such that a swing > 90° can be achieved allowing an effective clear width of 1000mm, meeting accessibility requirements of AD Part M. This circumstance does not occur in Option 2.
2	Construction	External Columns, potential for impact damage from car parking	Acknowledged, but then so too is the possibility of impact damage to the building from vehicle access at the front. The columns and the extended roof define a pedestrian zone in front of the building. A review of the safety issues will be undertaken prior to the submission of any Planning Application and consideration can be given at that stage for the installation of further measures.
3	Doors	Entrance Door design appears to be cheap & narrow	This is a subjective assessment based on non-dimensioned illustrations. Materials for the door fabrication have not yet been fixed. However, the doors are likely to be powder coated aluminium profiles.
4	Finishes	External cladding, colour	The cladding colour is not yet fixed, input is welcomed on a suitable colour scheme, bearing in mind that the rainscreen cladding used will be a fibre cement material with through colour options dependent on the manufacturer.
5	Construction	External cladding, prone to overheating in summer/heat loss in winter	This is unlikely to be the case. A "Fabric First" approach to the construction of this building will deliver both an airtight building and high thermal insulation reducing overheating in summer and heat loss in winter. As the cladding forms a rain screen with an air gap immediately behind it, any heat build-up in the façade will dissipate, rather than be transferred to the interior.

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6	Services	Alternatives to non-green AirCon(ditioning) ventilation	Following on from the item relating to heat gain above, the building will be ventilated using Mechanical Ventilation with Heat Recovery (MVHR) and the system will allow for a summer "bypass" venting directly to the outside. This process recovers heat generated from occupation and pre-heats incoming fresh air, lowering the relative humidity. The stale air is exhausted to the atmosphere. It is generally regarded as the most effective method to avoid unnecessary heat loss from buildings that require input energy on restricted sites.
7	Elevation	Installation of double doors into East elevation for increased daylight/natural ventilation	The option to install opening doors onto the concrete pathway to the East elevation has been considered and discarded on the grounds that the door swing even when using parliament hinges (allowing the doors to open 180°), would obstruct pedestrian passage along the pathway.
8	Elevation	Increase natural light from south elevation	There is no option to install glazing on the south elevation while other spaces are located in this area. The space above the entrance lobby/WCs etc. will accommodate ventilation/heating plant.
9	Accessibility	WC sizing	Currently the WCs are sized to be fully accessible under the requirements of AD Part M and are 1.5m x 2.2m. There is no requirement at this stage to provide Changing Places (CP) WC facilities.
10	Accessibility	Baby changing facilities	As there is currently a provision for 2No. WCs. Then both will need to be fitted out with baby changing facilities to ensure that no single space when in use "blocks" use by a disabled occupant. This provision will require both WC spaces to increase in size to maintain sufficient area for wheelchair manoeuvrability. The anticipated increase in size for the fully accessible WCs would be up to 2.0m x 2.5m from 1.5m x 2.2m.

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11	Kitchen	Option 1 kitchen use	A balance needs to be struck between the type of activity to be delivered in the kitchen. It is not planned to provide full catering facilities, but limit activity to re-heat and cold provision (refreshments, cakes etc.). The kitchen allows for worktops at 600mm depth with space between of min 1.2m As Option 2 has been found to be the most popular this item is no longer a material issue.
12	Space Planning	Full view into WC accommodation	All fully accessible WCs are required to have "free-swing" outward opening doors. It is beholden on users to close doors after use. The direction of swing the doors is such that unless the doors are wide open views on the interiors will be limited.
13	Space Planning	Storage provision, Need to make increased provision	Currently Option 1 can provide lockable storage for both furniture and small items on shelving. Option 2 provides for lockable furniture storage only. Please see response to comment 14 below.
14	Space Planning	Storage provision, Need to make increased provision	Consideration can be given for dedicated small item storage for separate building users. This is a Brief development issue arising from this Engagement.
15	Space Planning	Alternative Kitchen layout to Option 1	Refer to item 13 above.
16	Space Planning	Alternative plans	The building is currently at the maximum width to fit on the existing site and still provide maintenance access to all elevations.
17	Space Planning	Alternative plans	The alternative proposals imply an overall building width of 8.4m. The site width from face of stonework to Cassocks to the fence line to the adjoining fields is 9.3m.
18	Finishes	Internal colour scheme:	The internal colour is not yet fixed. The illustrations rely on a default setting. Internal finishes remain open for discussion and direction by the Trustees & Management Committee.
19	Construction	Internal timber columns:	The principle structure of the building is laminated timber beams & columns (glulam) employed on a "portalised" basis. The timber most often used for this is softwood, and will vary in colour depending on the species used.

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20	Construction	Materials to be eco-friendly as possible	The Project Brief has from the outset been set to achieve this goal. Primary & Secondary superstructure will be timber to reduce embodied carbon. It is unlikely that suitable material can be sourced within 50 miles, however any known growers & off-site fabricators should make contact with the Project Team.
21	Construction	Materials to be eco-friendly as possible	Timber cannot be used in the cladding of the building due to the proximity to Cassocks and the Fire Risk associated with combustible materials. This is a Building Regulations compliance requirement.
22	Construction	Use of Ground screws as alternative to concrete	The foundation design will be lead by the appointed Structural Engineer. Considerations that need to be taken into account include ground conditions and the need to avoid undermining any existing footing/foundations of the adjoining buildings.
23	Construction	Options for pre-fab construction, <i>(Assumption made this refers to Off-site construction rather than the wider MMC definition)</i>	It is intended that the external walls & roof will be fabricated off-site and delivered and erected in less than one week. As this is a bespoke building, it is unlikely that there will be any cost savings over masonry cavity blockwork as the erection times for the two different technologies will approximately the same. Compromises could be made in design if any solution can demonstrate any existing ready-made solution exists.
24	Doors	Single Entrance door preferable.	It is likely that for most of the time only a single leaf of double doors would be used, however greater flexibility for manoeuvring large items/people access can be achieved with double doors. These are however a greater cost than a single leaf door assembly.
25	Kitchen	Kitchen size, Option 1 too small/narrow for more than	As Option 2 has been found to be the most popular this item is no longer a material issue.
26	Kitchen	Kitchen location, Drainage at front of building good for drainage.	As Option 2 has been found to be the most popular this item is no longer a material issue.
27	Space Planning	Storage provision, Option 1 storage area is beneficial.	As Option 2 has been found to be the most popular this item is no longer a material issue.
28	Kitchen	Option 1 Kitchen location, Easy access for Caterers	As Option 2 has been found to be the most popular this item is no longer a material issue.

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29	Elevation	Entrance Elevation needs high level window at apex	This will be of limited benefit due to oversailing roof and the volume behind the façade is closed off to the hall
30	Elevation	Entrance Elevation, Mural/decorative feature between the doors two doors	It is already proposed by the Trustees to incorporate informative mapping of the locality and the wider Vale of Pewsey. Display boards not yet incorporated into the visuals. Proposals for suitable displays have already been made but not yet incorporated into the visuals.
31	Car Parking	More space needed to maximise use of the facilities	The Trustees are exploring alternative/additional car parking.
32	Accessibility	WC provision and access into the buildings should be a priority in design & function.	This is a fundamental necessity and a legal requirement under Building Regulations and the Equality Act 2010.
33	Space Planning	More Storage, 2No. WCs, Easier access to kitchen, Less wasted space (reduce kitchen & entrance lobby size)	This is a challenging comment to respond too. Useable space will be maximised, but there must always be sufficient space for users to be able to access the building and space provision must be made for anyone that has to use a wheelchair.
34	Space Planning	Create additional small mtg room at mezzanine (with spiral access stair)	The option to provide a secondary small meeting room can be explored, but there has to be a clear need as access stairs will reduce the useable space of the Main Hall or require an enlarged building.
35	Elevation	Entrance, Use Door design from Option 2 in Option 1 to increase light & looks smarter.	As Option 2 has been found to be the most popular this item is no longer a material issue.
36	Accessibility	WC provision to be at the front (of the building)	This is the arrangement in both Options.
37	Financial	Cost implications should be made public of the two options	The Village Hall is not a public statutory body, but costs will be made available when the plan is finalised.
38	Car Parking	Car Parking: Insufficient on site car parking will limit useability	Please refer to response to comment 31.

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39	Potential users	Parish (Trustees) should be looking to support families, neither options do so.	The Trustees have undertaken several consultations/engagement exercises with the Parish and this issue has not been raised previously. The Village Hall is only a venue for activities to take place within. Support for families should be instigated by residents if that is what is needed. Please refer to previous survey carried out in June/July
40	Potential users	Lack of facilities for young families, toddler groups, children's parties, evening exercise	Please refer to response to comment 39
41	Strategic	Repair old hall	This is not an economic course of action as the building will require significant physical upgrade to comply with current Structural and Fire Safety regulations and future energy performance to achieve Net Zero Carbon in use (by 2050).
42	Elevation	Add windows to WCs on front elevation and glazed overdoor light in Option 2.	Glazed windows on side of Option 2 on WCs. The entrance doors can be installed as part of a floor to ceiling glazed screen.
43	Services	Drainage, Good storm drainage required.	Based on recent experience of the underfloor filling up with standing water, this has been set as a high priority.
44	Elevation	Doors, Two doors to front elevation might be confusing	Take it this refers to Option 1 so, as Option 2 has been found to be the most popular this item is no longer a material issue.
45	Strategic	Redesign, To provide garden with sensory veranda, no lockable storage (all furniture to be folding and stored in the open), Detached compostable WCs, No car parking at all, Entrance relocated to South Elevation,	This is an interesting proposition, but in the view of the Trustees and Management Committee, will limit the flexibility and use of the space inside the building. Access to the south elevation is restricted due to the narrow site and proximity of grazing land.
46	Strategic	Publish Hall Use strategy to improve engagement	The Trustees are currently formalising a Business Plan for the hall as part of grant applications requirements.
47	Car Parking	Lease land or road markings?	Please refer to responses to comments 31 and 38 above.
48	Elevation	Entrance, Single door much clearer & welcoming	This is intrinsic to Option 2 the preferred choice.

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49	Kitchen	Kitchen at rear will reduce crowding near Entrance & WCs.	This is intrinsic to Option 2 the preferred choice.
50	Space Planning	Option 1 has bigger Main Hall	This is an optical illusion as both versions have the Main Hall sized at 60sqm, which is slightly larger than the existing Hall at 58.7sqm.
51	Kitchen	Kitchen, There is no work surface to stand behind while serving tea, coffee, etc, or to put cups, teapots etc.	As Option 2 has been found to be the most popular this item is no longer a material issue.
52	Kitchen	Kitchen is a passageway	As Option 2 has been found to be the most popular this item is no longer a material issue.
53	Kitchen	Kitchen, Very difficult for more than one person to work in it a one time	As Option 2 has been found to be the most popular this item is no longer a material issue.
54	Elevation	Externally the frontal appearance with the entrance door in the centre looks more attractive	This is intrinsic to Option 2 the preferred choice.
55	Space Planning	Safer to have secondary exit at rear of Hall.	This is intrinsic to Option 2 the preferred choice.
56	Space Planning	Separation of Kitchen from WCs is a good thing	This is intrinsic to Option 2 the preferred choice.
57	Space Planning	Part of Roof Space as additional storage	Careful consideration must be given on the means of access to high level storage areas. The access would need to be restricted & limited to meet manual handling issues, so this is not a particularly feasible option.
58	Level of Information	Currently there is insufficient detailed information for further comments	Further information will be made available as the design is developed.
59	Space Planning	Locate WCs at far end of building rather than at entrance	The opportunity exists to reduce the impact on the hall users of people accessing the WCs through the location at the front of the building
60	Space Planning	Is there not too much storage space?	Secure storage for furniture that leaves the Hall floor clear provides more useable space.

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61	Strategic	Is there a real need for a new Village Hall, with facilities already close by, with good parking.	At a time when there are increasing pressures on rural life and communities, the provision of a hub for community activity is important. This is the role that the present hall has provided for the Parish since early 20 th century.
62	Financial	Funding will be difficult in a post-Covid world	The Trustees are submitting grant applications to the National Lottery and other funders for the Rebuilding Communities funds.
63	Space Planning	Only store those items inside that cannot be kept in an outside store.	There is not provision for an outside store at present. We have not got an outside store
64	Services	Provide audio visual system	Yes, we are obtaining costings for wifi and audio visual equipment. Full connectivity will be achieved along with the ability to change provision as circumstances improve.
65	Strategic	Good provision for servery for food & drink will lead to better sales.	This requirement is part of the Strategic Brief.
66	Finishes	Dislike colour scheme	Colour schemes are flexible and will change overtime.
67	Strategic	Poor quality of design, dull, crematorium-like	Perception of design is a subjective matter.
68	Kitchen	Kitchen in Option 1 wrong in so many ways	As Option 2 has been found to be the most popular this item is no longer a material issue.
69	Kitchen	Kitchen in Option 2 is too far back	There are limitations on the spatial layout due to the restricted site.
70	Space Planning	Storage provision is inconsistent	It is acknowledged that further (secure) storage provision suitable for individual user groups will be required in Option 2
71	Construction	Beams design & provision - ugly & hazardous	Perception of design is a subjective matter.
72	Construction	Posts - wating for an accident	If evidence is available to support this position, then the Trustees will address the Health & Safety issues that arise.
73	Car Parking	Insufficient provision (on site) & dangerous on road	Please refer to response to comment 31 above.
74	Space Planning	No outside seating area	Not at present. Provision can be made in the future.
75	Strategic	Consider alternative sites Seven Stars or St. James's Church	Please refer to response to comment 61.

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76	Construction	Materials to be more in context with locality	This leaves considerable flexibility in materials choice. However, any materials incorporated into the building will be as durable as is economically practicable and be required to meet low embodied carbon standards.
77	Strategic	Consider alternative Architects	The choice of design consultants remains the prerogative of the Trustees and they retain full confidence in their Architect.
78	Strategic	Do we need a replacement Village Hall when there are others in close proximity	Please refer to response to comment 61
79	Strategic	Consider providing a playground	A playground would require further land. It remains an option, but is at risk of being under utilised and challenging to protect and maintain
80	Strategic	This is a vanity Project and is a waste of time and money in a time of prospective recession and is unlikely to be needed in the longer term.	This is a subjective observation and while no one can predict the extent of the use in the long term, the land and the building that stands on it has served this community well in the last 100+ years.
81	Car Parking	No Parking shown, Please show proposed location of car parking	Please refer to response to comment 31
82	Financial	Please describe & detail the costs of these proposals	Please refer to response to comment 37
83	Financial	How do you propose to pay for maintenance of the Hall?	From the activities taking place and strong volunteer input
84	Car Parking	What are the proposals for Parent & child parking?	Please refer to response to comment 81
85	Strategic	The Brief has not considered cost options	Assessment of costs is a core component of the project delivery process.
86	Strategic	Can Parishioners have more information than currently provided	Please refer to response to comment 37 and 46
87	Financial	Neither option is provided with costs; current COVID-19 impact on funding, can Trustees provide breakdown on costs?	Please refer to response to comment 86

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88	Car Parking	Lack of safe parking for Families with small children mean that we do not use the Hall for events (Parties/Toddler Groups), but prefer to use Halls outside the area.	The lack of on site car parking is an intrinsic challenge for all community buildings. The Trustees would welcome proposals for the acquisition of further land to achieve this desired outcome.
89	Strategic	While Hall has been unavailable in the last year, it has not been missed. Is this the time to spend money on rebuilding. Costs must be made public.	This is another subjective issue. It certainly has been missed by those in the Parish who used it previously. Please refer to responses to comments 37, 46, 86, 87 above. Please refer to previous June/July survey
90	Kitchen	Location of Kitchen at rear of building is more user friendly	Located at the rear of the building it will draw visitors across the space
91	Accessibility	Provide Double doors to Entrance to give better balance and more space for "social distancing	Although current social distancing requirements are unlikely to persist throughout the life span of this building, double doors are expected to provide greater flexibility despite being a greater initial cost.
92	External	Provide seating beneath Roof overhang either side of entrance doors.	This can be an option for incorporation immediately or a later date and can be left for further design development or as works of art.

Option 1		3	10%
Option 2		21	68%
Object		1	3%
No preference given		6	19%
		31	100%
Turnout:	198	16%	