



Public Consultation Review

Update for Steering Group Meeting 22/08/17

following public consultation events

Proposed Community Hub

Including Information Centre,

Library and Town Council Chamber

For Bovey Tracey Town Council



August 2017



1.0 Initial Summary from the Public Consultation

150 people visited the exhibition

A further 96 people visited the online exhibition

84 feedback forms were received

In response to the question 'On the whole, do you broadly support the proposals for the centre design as presented in the exhibition?'

Yes - 63.1%

(53 individuals)

No - 8.3%

(7 individuals)

Agree with some - 27.4%

(23 individuals)

Undecided - 1.2%

(1 individual)

2.0 Feedback and Response

2.1 Feedback and Response on the Plan

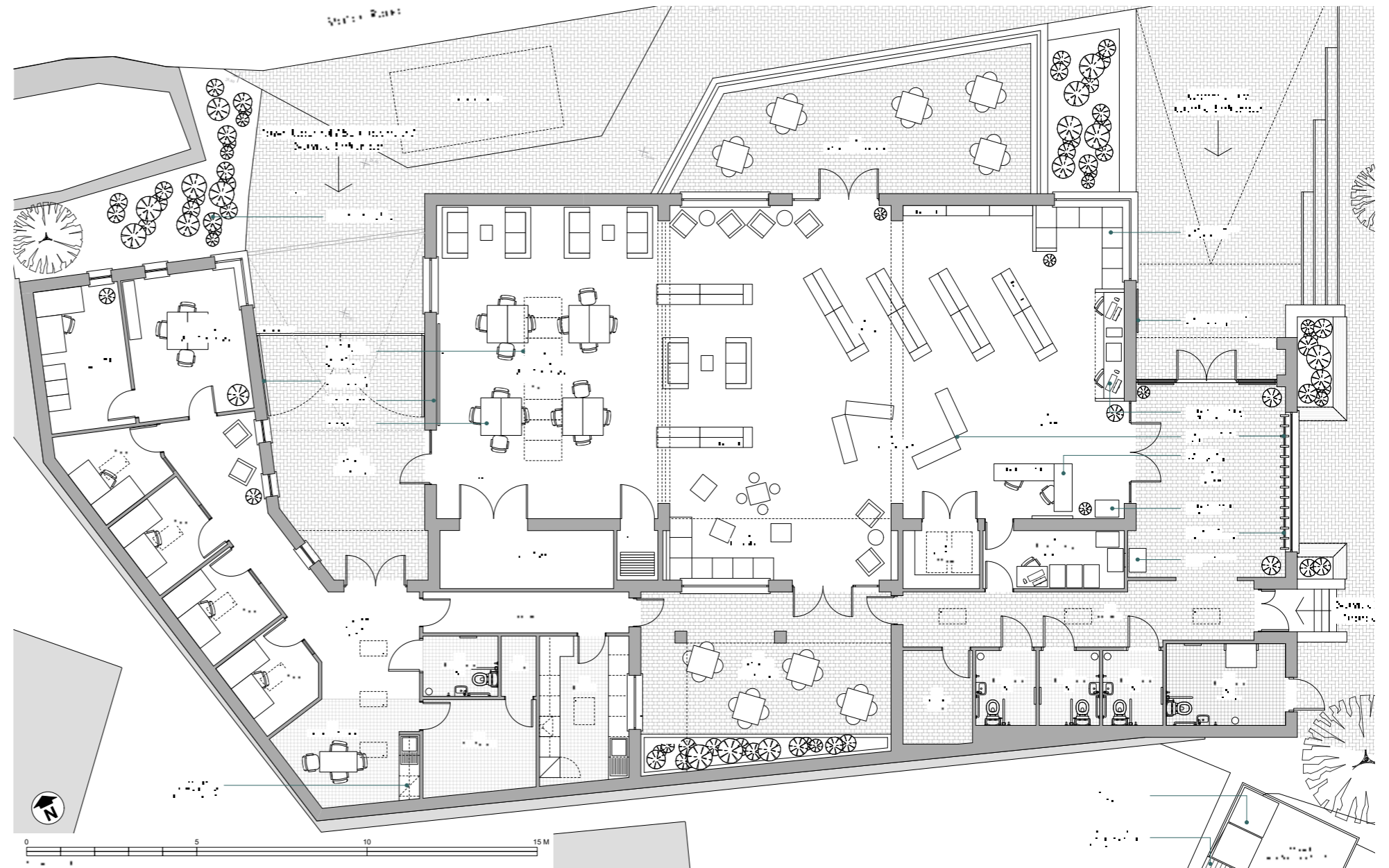
The building plan was generally well received across all responses, whether generally for or against the proposals.

A few responses queried why the building isn't two storey. Owing to the location and proximity of neighbouring dwellings, the scale is considered appropriate for the development. At the public consultation, PMA spoke with the neighbour immediately to the west and another from the opposite side of Station, and both were supportive of the scale and appearance of the building.

Other suggested changes were relatively minor and generally relate to the brief, so will be guided by the Steering Group on whether amendments to the plans should be made. The comments are:

- are there enough toilets?
- is one outside toilet sufficient?
- do the toilets need to be unisex?
- is there enough storage for all the furniture?
- could there be additional furniture for community groups?
- is the kitchen large enough?

Comments were also received regarding the Business Hub offices and whether these could be open plan. Though supportive comments were also received for the offices as shown. Our suggested response is to include glazed side lights to the office doors so users do not feel isolated, but still have the option to close blinds for privacy if required.



FOOT PRINT AREA: 537m²

2.0 Feedback and Response

2.2 Feedback on sustainability

A number of queries were raised regarding the sustainability of the building, in particular -

- could we include photovoltaic (PV) panels?
- could we include rainwater harvesting?
- why doesn't the building have a green roof?
- could the building have solar thermal (hot water) panels?
- will the building use ground source heat pumps?
- couldn't the building make use of carbon neutral materials?

2.3 Response on sustainability

Sustainability is a factor which has been considered from the outset. The PMA approach is not to add visible micro-generation and renewables (PV, solar thermal, heat pumps etc.) to offset energy use, but instead to concentrate efforts on passive means to minimise energy usage (improved thermal performance and airtightness, low energy lighting, low energy heating and ventilation systems, low energy and water use appliances.

With limited budgets, the finance is better focussed on the building fabric which is hard to retrospectively improve. Renewable technologies are developing rapidly and many can easily be retrofitted if they are considered as part of the design, for example flat or south facing roof slopes to receive solar PV or solar thermal.

In this respect, the plans are shown with thicker than normal walls to accommodate better than Building Regulations insulation thicknesses and the flat roofed area is to the south of the site to avoid overshadowing.

Rainwater harvesting has not been considered at this stage owing to potential problems with the flood plain location and ongoing running and maintenance costs generally.

As the proposed building is located in a flood plain, there are likely to be issues with having a rainwater harvest tank located below ground. Below ground systems rely on pumps which require regular maintenance which can be a burden. There are some above ground systems for rainwater harvesting, but some have suffered significant failures. As such, we do not consider this to be a viable option on this site.

Regarding carbon neutral materials, this is generally down to detailed design, for example insulation specification, internal wall types. The building has been conceived as a timber framed building, so with the right insulations and finishes will have a low carbon footprint. This will be monitored during detailed design development.

This will be covered in the Design and Access Statement which will accompany the planning application.

2.0 Feedback and Response

2.4 Feedback on Materials and Building Form

From the comments made at the public consultation events, the appearance of the building created the biggest divide in opinion. This was reflected in the feedback received.

Views of the building differed significantly, with 10 individuals expressing strong approval of the overall look, form and materials, to 40% of respondents raising concerns about the appearance to varying degrees, ranging from those uncertain about the use of brick and style of the building, to those which consider the building 'hideous, stark, ugly' etc.

From the observations and comments made, the main issues relating to the appearance are -

- too industrial looking/ too modern
- not enough glazing to the front of the building
- don't like the use of brick, particularly the red brick

2.5 Response on Building Form

While the form of the building has drawn out strong opinion, both in support and against, most of the comments received refer to the use of brick and the lack of window openings, so we stand by the design of the form of the building, which has developed to suit both the street scape, context and the internal arrangement and flexibility.



2.0 Feedback and Response

2.6 Response on Materials

During design development we considered many options for materials and finishes. Consideration was given to the immediate setting, the vernacular within Bovey Tracey, the Teignbridge Draft Urban Design Guide, material costs, durability and maintenance.

The red brick for the main hall was selected given the existing use on the High Street in Bovey Tracey, the connection with potteries and for its handmade, crafted quality.

The clay roof tiles, although not generally used in Bovey Tracey other than for ridge tiles, were selected to compliment the chosen brick. The clay also relates back to the pottery heritage synonymous with Bovey Tracey.

Given the feedback, we have revisited the material selection and have developed alternative elevation treatments for consideration.

2.7 Response on Fenestration

A large number of comments made reference to the amount of glazing to the street elevation. In conjunction with the study of alternative material treatment for the elevations, we have developed alternative options to increase the amount of glazing to Station Road.

Design / Material Choice	Positives	Negatives	Our Recommendation
Timber Cladding to Facade	<ul style="list-style-type: none"> - Natural looking material - Can weather to blend in - Provides variation in facade 	<ul style="list-style-type: none"> - Considered not the most appropriate material choice by the conservation officer - Not a widespread cladding choice throughout Bovey and Teignbridge, usually just on agricultural / ancillary buildings - Can be painted black - Requires more maintenance 	<ul style="list-style-type: none"> - Timber to be discounted for not being a contextual, material choice and maintenance costs
Render Finish to Facade	<ul style="list-style-type: none"> - Cheaper materials and installation costs - Consistent finish across facade - A Contextual material choice within the vicinity - Can be finished in a variety of colours - References the historic materials on the site 	<ul style="list-style-type: none"> - North facing elevation could cause finish to deteriorate quickly with heavy rain, dampness and pollution - Light colour will look dirty quicker - A material finish typically associated with residential properties not a civic building - Light pastel shades most common for colour 	<ul style="list-style-type: none"> - Render considered to complement slate in some of the options - Not the preferred option due durability of finish
Dartmoor Granite	<ul style="list-style-type: none"> - Appropriate and contextual building material within Bovey and South Devon - Appropriate for type of building and closeness to Dartmoor 	<ul style="list-style-type: none"> - Expensive material choice to finish building in - Probably outside of budget 	<ul style="list-style-type: none"> - Considered too expensive to include in material palette
Thatch Roof	<ul style="list-style-type: none"> - References the historic materials on the site 	<ul style="list-style-type: none"> - Common until replaced with tiles - Expensive to install and maintain - Short life span - Not appropriate for scale of building and roof span etc 	<ul style="list-style-type: none"> - Considered not appropriate to building use, and expensive to install - Requires more maintenance, roof finish doesn't last as long as other choices
Brickwork	<ul style="list-style-type: none"> - Generally found in districts larger towns, especially those that have good access to railway stations - Typical of Victorian Era - Red / Orange hues generally used - Pale mortars - Contrasting brick bands and decoration in cream generally - Special decorative bricks used to support designs - String courses commonly used – often as 3 - Bricks often laid in Flemish, English garden wall and stretcher bonds 	<ul style="list-style-type: none"> - Association with the potteries not considered relevant by some in the wider community - More expensive 	<ul style="list-style-type: none"> - Brick is present within the area, on Station Road and further up the High Street. - It is generally finished with decoration to windows and stringers throughout the facade. - Brick is still considered the favourable material due to its tactile appearance, longevity, easier to maintain
Glazed Brick	<ul style="list-style-type: none"> - References the craft tradition in the area, as well as the potteries - Provides an alternative contextual material to granite 	<ul style="list-style-type: none"> - Considered not the most contextual by some consultation responses. Others thought it would be an interesting and appropriate use 	<ul style="list-style-type: none"> - Considered as an alternative to Granite that plays on the craft heritage of the Area (Ceramic glazed finish referencing finishes to pottery etc)
Clay Tiles	<ul style="list-style-type: none"> - References the potteries and local craft - Often used for ridge tiles in slate roofs 	<ul style="list-style-type: none"> - Only occasionally found on roofs in the area. - Can jar with areas of slate 	<ul style="list-style-type: none"> - Considered due to contextual uses and references to heritage. - Replaced to brick on walls (colour matched) to provide a crisper detail to the eaves and ridges
Hanging Slate	<ul style="list-style-type: none"> - Tends to be decorative use only on walls - The predominant roofing material in the region 	<ul style="list-style-type: none"> - Limited use across the district (on facade) - Generally on exposed walls for better protection 	<ul style="list-style-type: none"> - Slate was originally considered for roof, but design development began to favour a wrap – around construction to the main hall (as per previous design discussions and presentations) - Slate is still a viable option for a roofing material, we have also considered hung slate to the facade

3.0 Development Options

3.1 Option 1



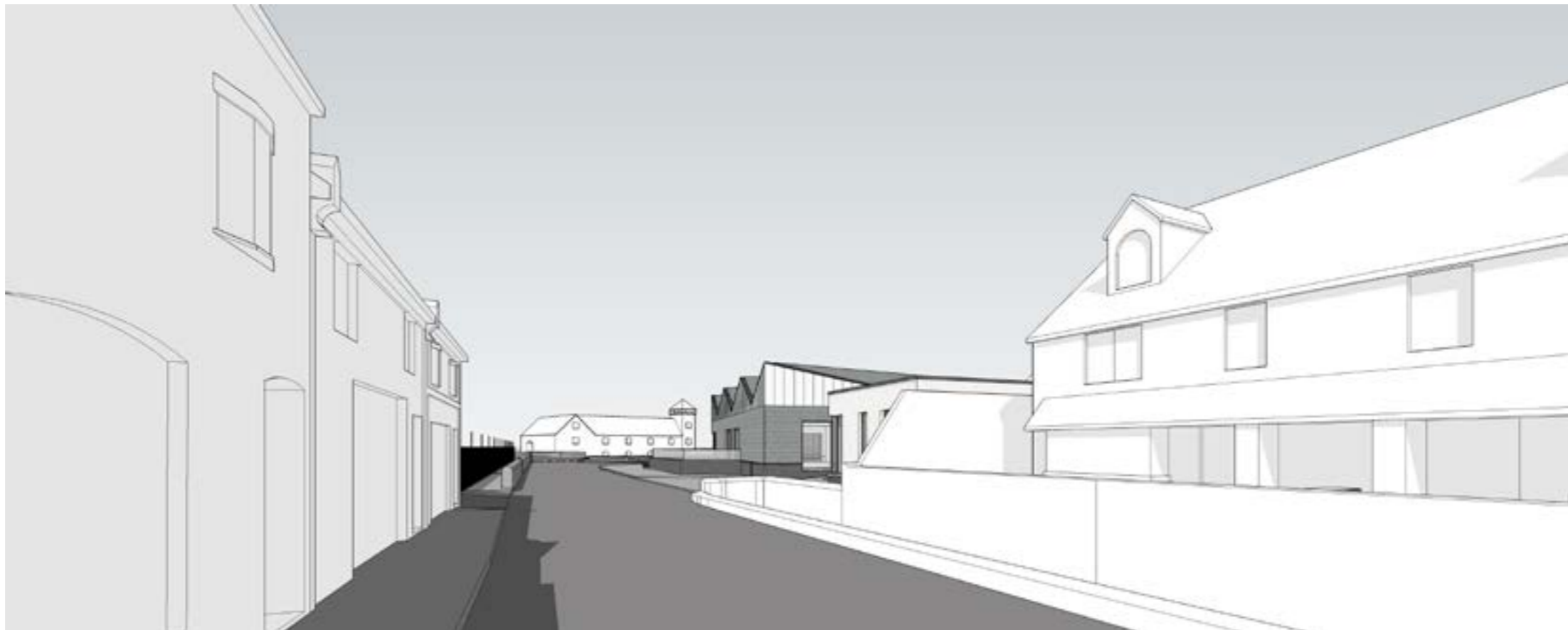
3.0 Development Options

3.2 Option 2



3.0 Development Options

3.3 Option 3



3.0 Development Options

3.4 Option 4



3.0 Development Options

3.5 Option 5



3.0 Development Options

3.6 Option 6



3.0 Development Options

3.7 Option 7

