



Design Development

Interim Report - 31/03/2017

Proposed Community Hub

Including Information Centre,

Library and Town Council Chamber

For Bovey Tracey Town Council



March 2017

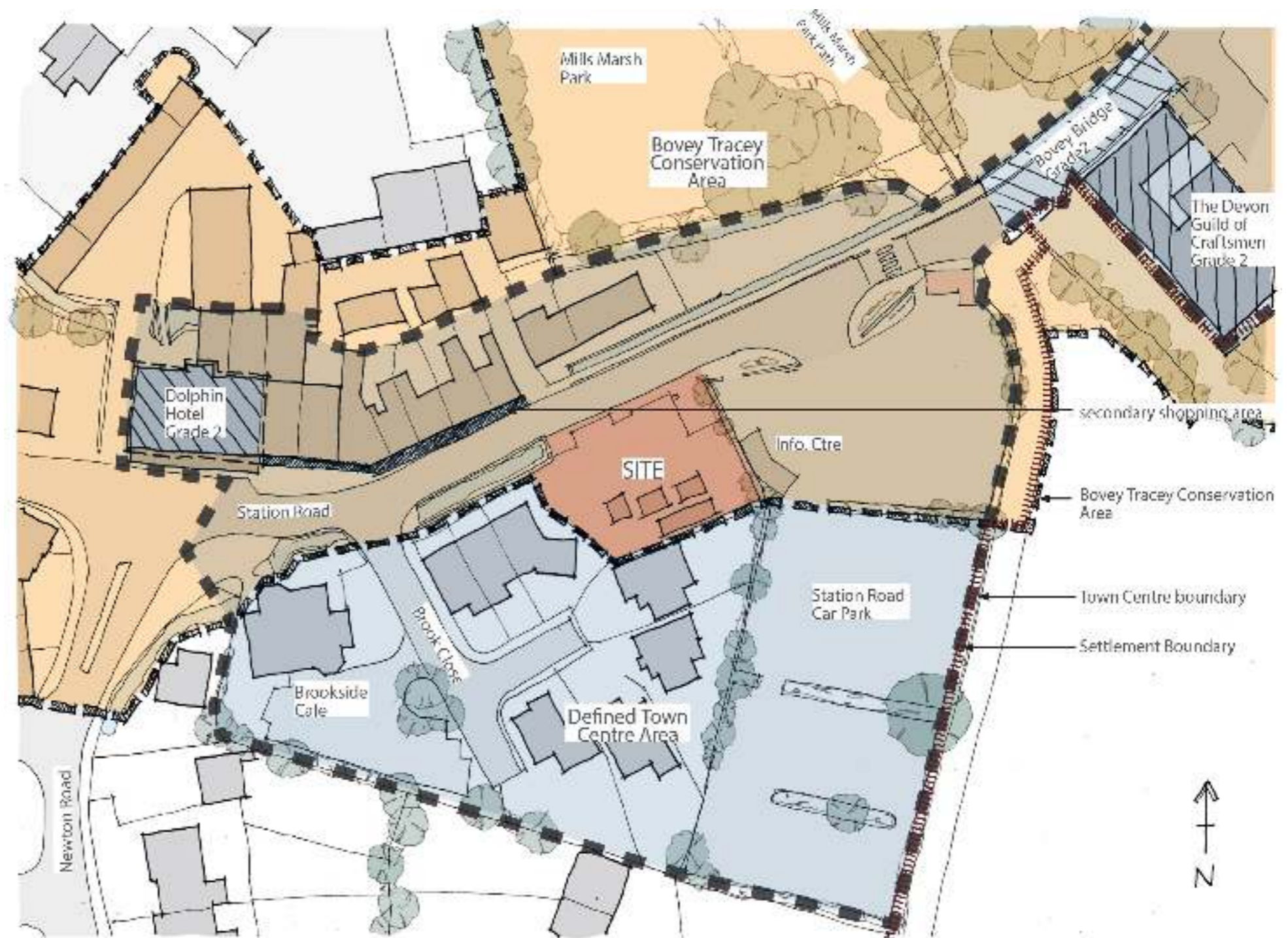


Introduction

Previously...

At the last meeting with the project steering group on Wednesday 8th March 2017, Peregrine Mears Architects presented:

- Research on the relevant planning policies and the land uses and future development for Bovey Tracey identified in the Local Plan
- Research into the flood situation given the proximity to Flood Zone 3A, including the conclusion that development is appropriate according to the Sequential Test, and an Exception Test is not required.
- Site analysis, including views and vistas, environmental considerations, amenity spaces, movement and site access, constraints and opportunities, and photographs of context and local vernacular.
- First draft of an Area Schedule, interpreting the space requirements identified in the brief, for discussion.



01. Site Analysis - Planning Constraints & Opportunities

Schedule of Accommodation

Schedule of Areas

Following the discussion at the meeting with the steering group on 8th March, Peregrine Mears Architects developed the Schedule of Areas to increase the amount of shared space and keep the areas for exclusive use by any particular user to a minimum, with the exception of the public toilets.

The revised Areas, below, reduce the dedicated areas to just 15m² for the Town Council, Library and Information Centre. The bulk of the area is a large, shared space of about 200m², notionally divided into three equal areas referred to as:

- Library Hall
- Entrance Foyer/Lobby/Exhibition
- Meeting Room/Area.

	Area (m ²)	Area (m ²)	Area (m ²)	Area (m ²)
Town Council	Library Service	Information Centre	Public Toilets	
Town Clerk's Office	8 Single workstation /desk space	Information Area (tourist and community)	Unisex toilets	24
Administrative Area	Secure storage room (books)	5 Merchandise / shop	Accessible Toilet(s)	3.5
Large Meeting Room (Council Chamber)	Welcome/reception (within larger space)	Seating	Family/ baby change facility	3.5
	Children's area	Reception area		
	Shelved storage space	Single workstation /desk space		
	IT workstations			
	Reading/research area			
	Book shop			
	information gateway' (notices and leaflets)			
	Local heritage collection			
	Meeting room (up to 60 people)			
TOTALS	8	5	0	31
Shared facilities				
Library Hall	66			
Entrance foyer / lobby / exhibition	66	Shared space for seating, book shop, information centre shop, information area, local heritage collection		
Meeting area / room	66	For use as Council Chamber or by library or information centre, lettable space		
Small meeting room	12			
Office Space	20			
Kitchen / bar / servery	24			
Storage to foyer and meeting area	16			
Cleaner's / caretakers store	3			
Staff toilets / changing / lockers	10			
Staff kitchen (staff only, not events)	4			
Net internal floor area	331			
Plant space (4% net area)	13.24			
Internal partitions (allowance 5% net area)	16.55			
Allowance for circulation space	12	Reduced to account for Entrance foyer / lobby		
TOTAL GROSS INTERNAL FOOR AREA	373			

Schedule of Accommodation

Areas Matrix

To accompany the Schedule of Areas, an Areas Matrix was produced to illustrate how the various uses identified in the project brief can use the flexible spaces. The two documents were used to aid discussion at the consultation events with the Library staff and Information Centre volunteers.

	Shared Space					
	Library Hall	Entrance Lobby / Exhibition	Meeting Room Area	Small Meeting Room	Office space	Dedicated Space
Town Council						
Administrative Area						
Town Clerk's Office						
Large Meeting Room (Council Chamber)						
Library Service						
Office with single workstation						
Welcome/reception						
Children's area						
Shelved storage space						
Secure storage room						
IT workstations						
Reading/research area						
Book shop						
information gateway' (notices and leaflets)						
Local heritage collection						
Meeting room (up to 60 people)						
Information Centre						
Information Area (tourist and community)						
Merchandise / shop						
Group gathering Area						
Seating						
Reception area						
Office						
Toilets						
Unisex toilets						
Accessible toilets						
Baby changing facilities						
Shared Facilities						
Kitchen / bar / servery						
Storage (to lobby, library and meeting areas)						
Staff toilets / changing / lockers						
Staff kitchen (staff only, not events)						
Cleaner's / caretakers store						

Consultation

Meeting with Library Staff and Workshop with Information Centre Volunteers

On Tuesday 14th March 2017, Peregrine Mears Architects held two consultation events, a meeting with Library Staff and a workshop with Information Centre Volunteers. A list of questions was prepared to expand on the project brief.

A collection of precedent images of mobile and adaptable furniture was presented to explore the concept of sharing spaces and test initial ideas of adaptability and maximising flexibility.

The consensus was that sharing space and resources was welcomed. A single reception counter was considered by both the Library and Information Centre to be a good idea, with the potential to share other facilities, such as a sales area, seating and meeting areas and the information display areas.

The Library staff stated that 24/7 access was not a requirement, but instead the library can benefit from extended access by virtue of the building being open for longer hours, with users able to remove or return books via a self-service system.

The Library staff also confirmed they would like lettable space/opportunities, but noted they did not see this as independent of the availability of the rest of the building for booking by other users.

Furniture Research - Library Space - Moveable Storage - Flexible Space



Furniture Research - Tourist Info - Moveable & Secure Kiosks



Design Strategy

What are we doing for the Town?

Our design approach for the site was to first consider the site in its broader context and what the site could do for the town.

The site is located towards the south-western end of the 'town centre.' The majority of the shopping frontages located to the north east, with just a handful of shops beyond the site to the west which currently feels disconnected from the town centre.

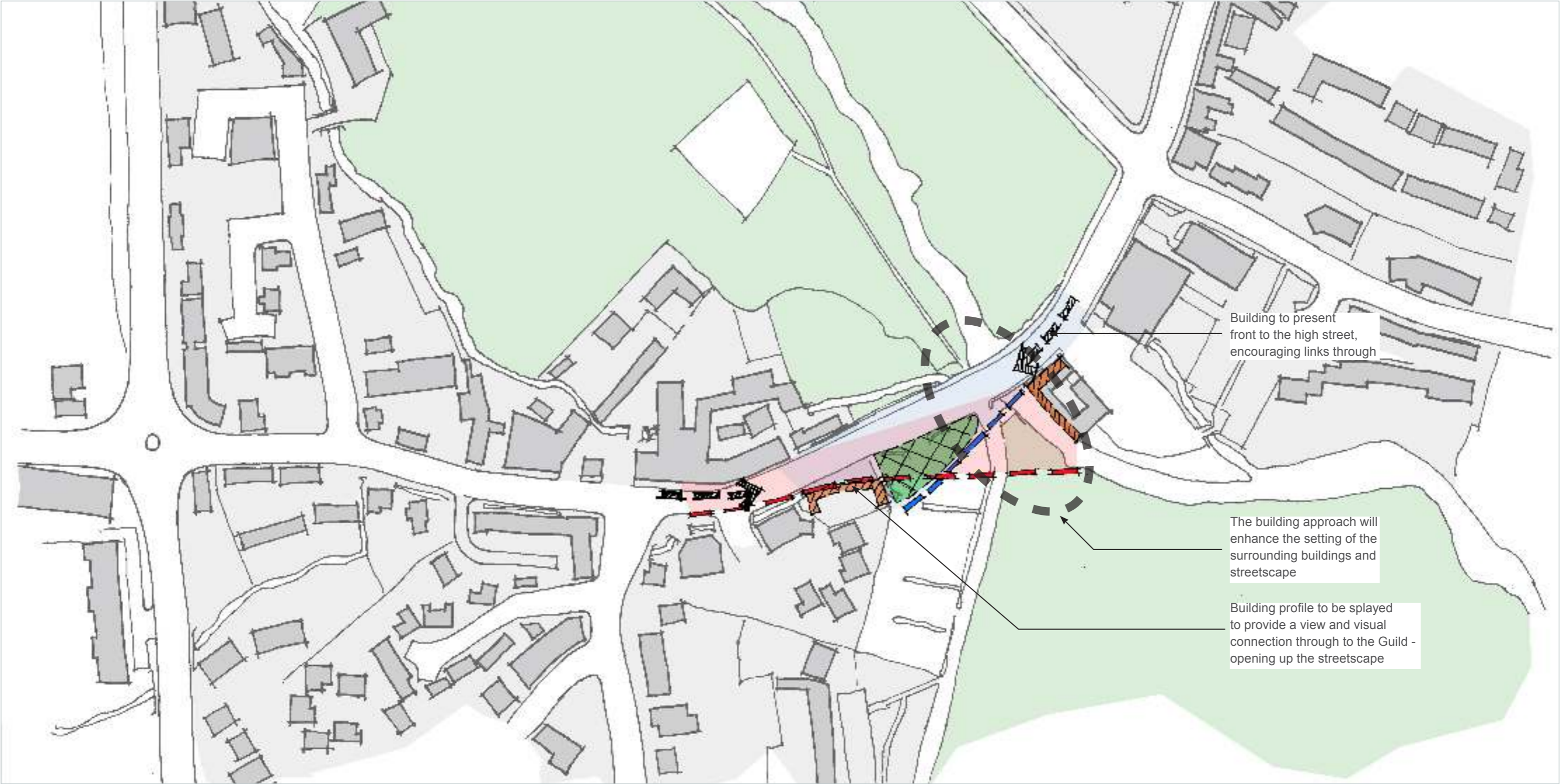
The site is also close to two of the listed structures in Bovey Tracey, the Devon Guild Building and the bridge over the River Bovey. The bridge, meanwhile, also a pinch point in green space which pushes into the town from the north and south.

With the site location, there is an opportunity to:

- enhance the setting of the listed structures
- help pull together the shopping frontages and strengthen the town centre
- provide a link between the existing green spaces

Another consideration in the design approach was that while the site and building will be relatively small, we want it to have a big presence, to become a focal point for the community and a beacon for visitors.

To achieve this, we have looked at how the building can 'claim' extra space, can address and enhance the existing setting, and work hard for the town.



Site Strategy

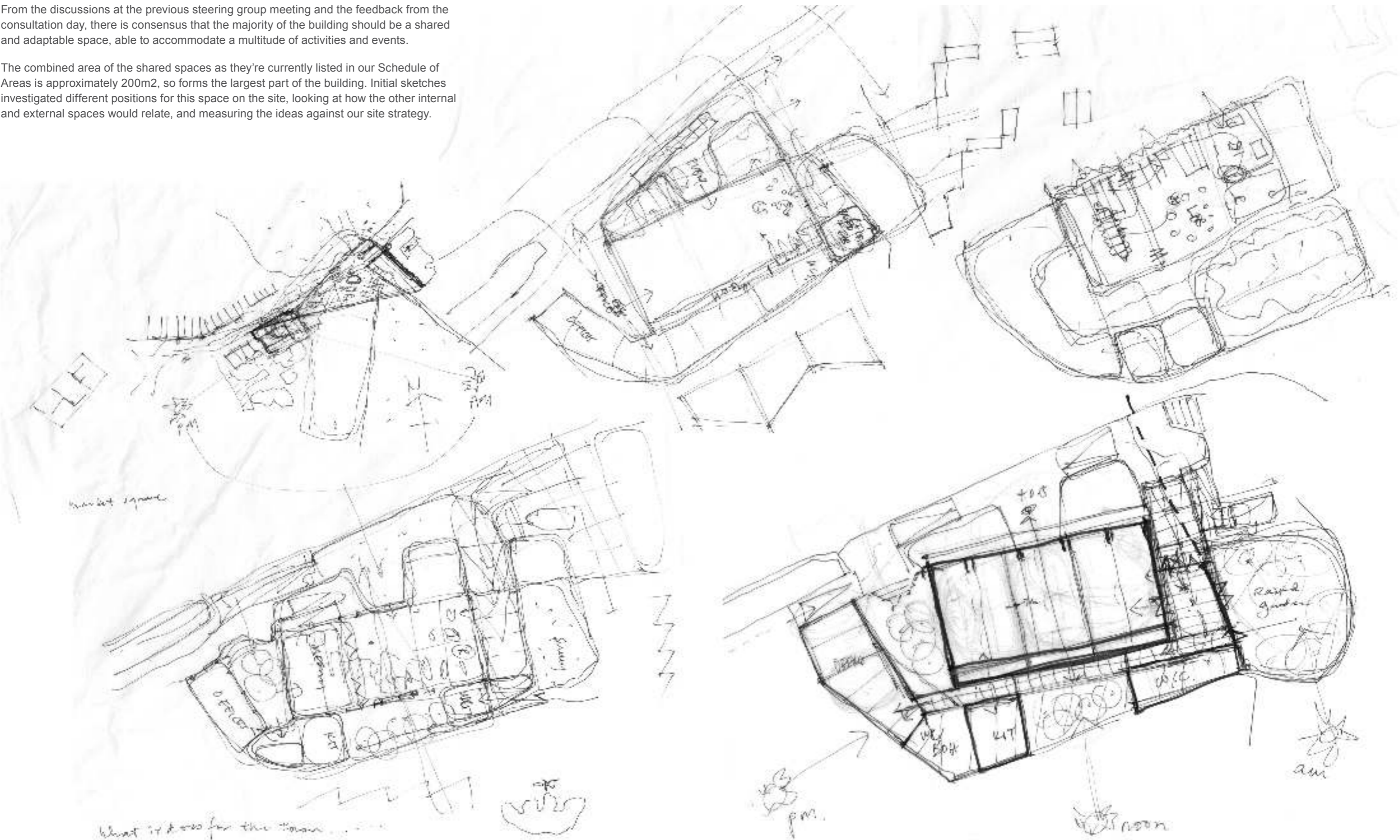


Design Development

Sub-Section Header

From the discussions at the previous steering group meeting and the feedback from the consultation day, there is consensus that the majority of the building should be a shared and adaptable space, able to accommodate a multitude of activities and events.

The combined area of the shared spaces as they're currently listed in our Schedule of Areas is approximately 200m², so forms the largest part of the building. Initial sketches investigated different positions for this space on the site, looking at how the other internal and external spaces would relate, and measuring the ideas against our site strategy.



Sketch Proposals

Day-to-day operation

Further testing of the sketch proposals was carried out to ensure both the areas and the flexibility of use could be accommodated. The sketches were developed into the plans on the following pages, the overall footprint of which is 367m², in line with the current Schedule of Areas.

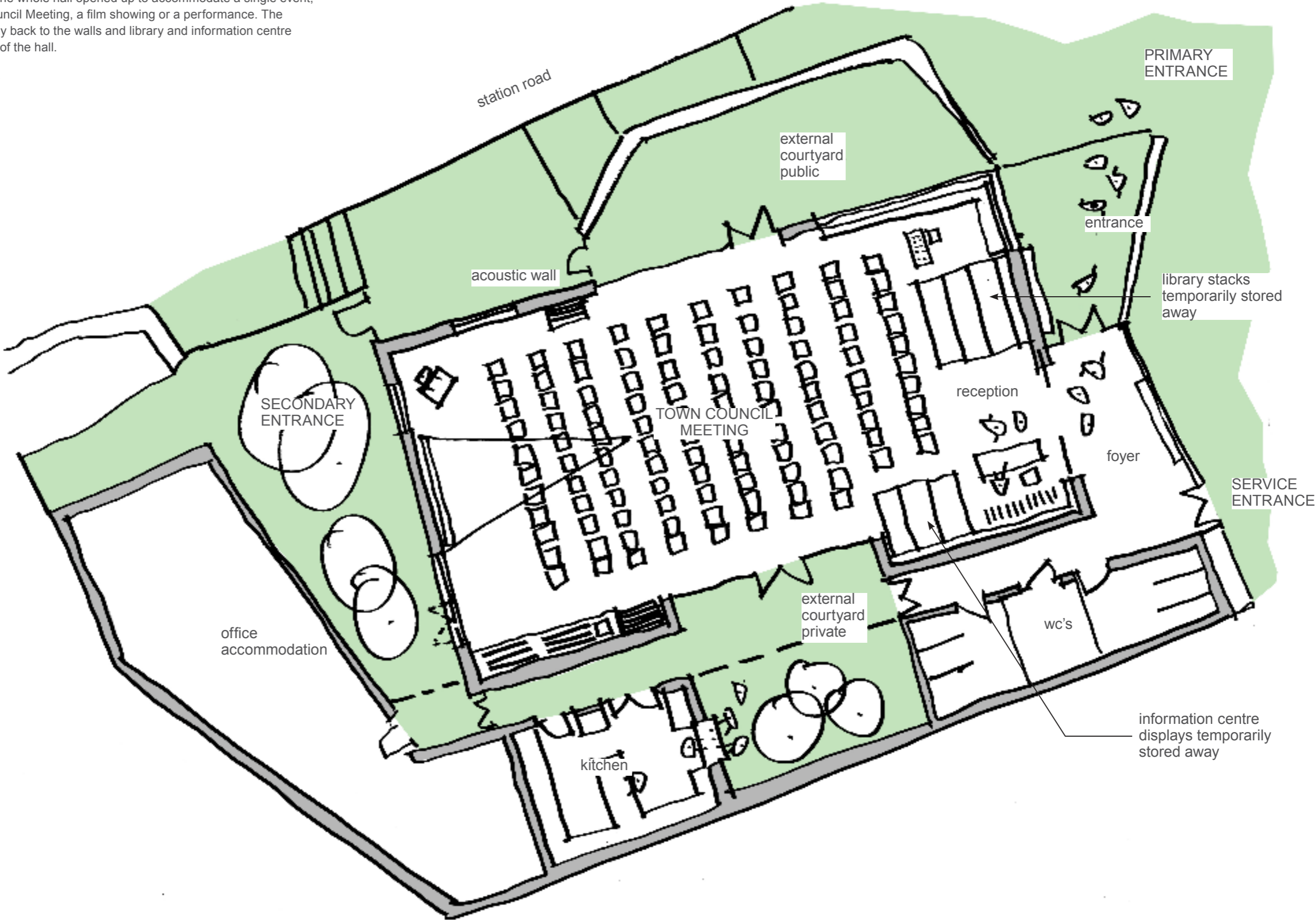
The sketch on this page show how the hall may be arranged for day-to-day use, with a meeting room set up to the west of the building, with an acoustic screen separating this from the remainder of the space which is shared by the library and information centre.



Sketch Proposals

Large Meeting

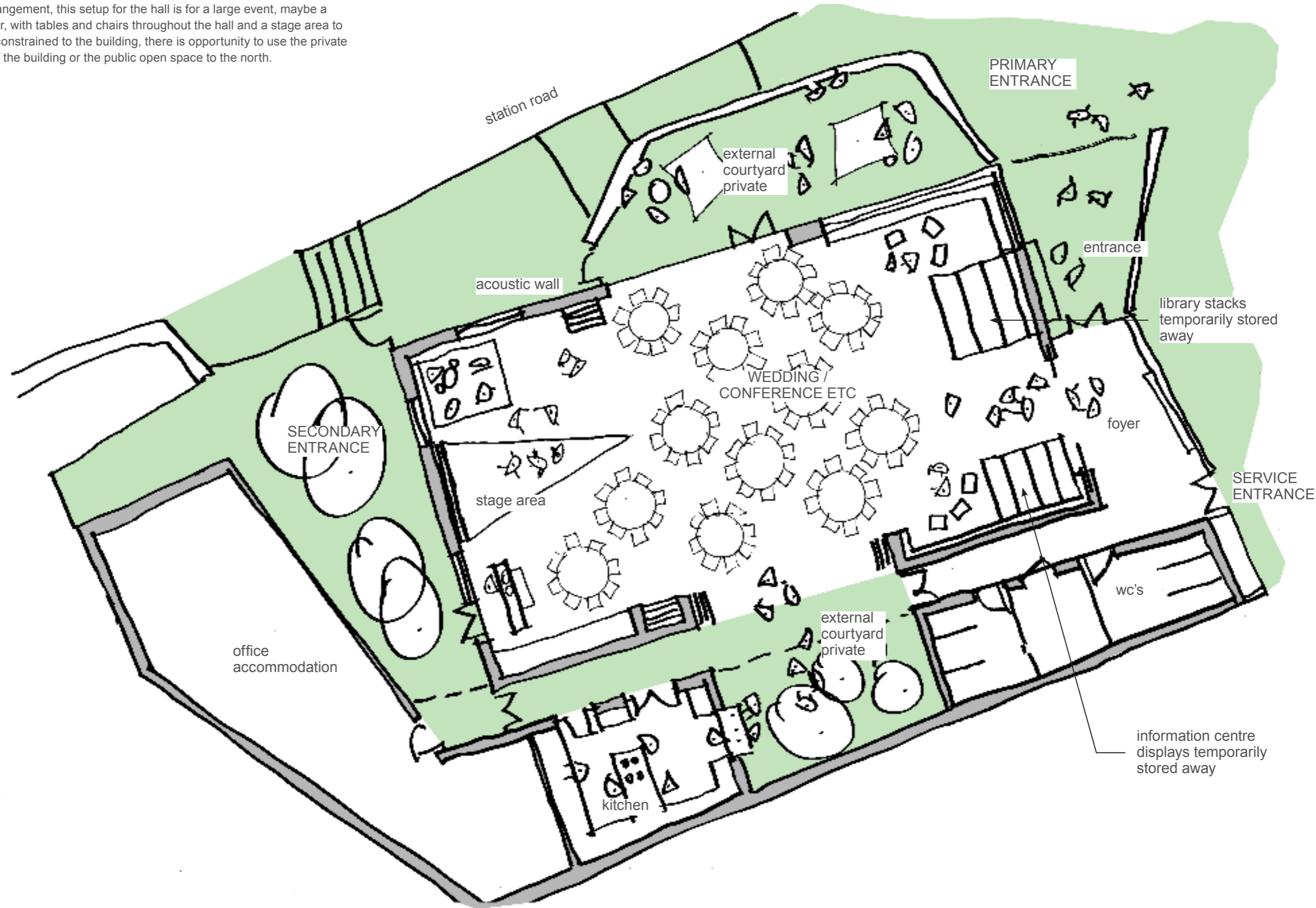
This sketch layout illustrates the whole hall opened up to accommodate a single event, for example a large Town Council Meeting, a film showing or a performance. The acoustic screen is folded away back to the walls and library and information centre furniture gathered to the rear of the hall.



Sketch Proposals

Full Hall Letting

As with the previous arrangement, this setup for the hall is for a large event, maybe a wedding or charity dinner, with tables and chairs throughout the hall and a stage area to the west. Activity is not constrained to the building, there is opportunity to use the private courtyard to the south of the building or the public open space to the north.



Sketch Proposals

Hosting Multiple Events

Another layout, similar to the first, but in this instance there is a seminar in the meeting space to the west and a presentation in the library.

These sketches were prepared to illustrate the flexibility of the space and there will be many other scenarios which could equally well be accommodated.



Conclusion:

What Next?

- We welcome your feedback on the sketch proposals so far
- We will continue to develop the proposals and test them against the brief, and will input all feedback from the steering group.
- We have already started thinking about the form the building might take, but are seed ideas at this stage, so these ideas will be developed over the coming weeks.

Initial thoughts include:

- 1) Keep the ancillary spaces simple and cost effective, using loadbearing masonry with monopitch slates roofs falling into the site
- 2) Simple canopies connecting the ancillary spaces and the main hall
- 3) The main hall will be a beautifully crafted building to showcase the Bovey Tracey heritage and strength in arts and crafts
- 4) The roof-scape of the hall could be inspired by industrial vernacular or maybe a sculptural, folded form