THE KING'S LODGE NUNEATON - DESIGN AND ACCESS STATEMENT

1. BACKGROUND

The King's Lodge is a large residential training institution run by an interdenominational non-profit making charity called 'Youth with a Mission' (YWAM). The King's Lodge is one of many training centres owned and run under the vision and values of YWAM England and its position in the heart of the country makes it a convenient centre for the organisation.

The property - formerly known as Lindley Lodge and used previously as a boarding school - was acquired in 1984 and has been used since to run training courses to equip many adults in Christian service as well as to assist people in spiritual and physical needs around the world. Worldwide for example, over 25,000 short term volunteers are sent out to by the charity to work with refugees, children, young people, those in need of healthcare and emergency supplies etc.

The building itself has up to 3 storeys of accommodation and was designed in the style of a late 19C / early 20C traditional large country house with slated pitched roofs, gables, red brickwork, timber cladding, main entrance feature, large timber windows etc. The original building has since been extended a number of times often with utilitarian unattractive designs, other buildings in the grounds have been added over the years, and there is now a 'hotchpotch' of architecture - all built in high maintenance fabric.

Current use of the King's Lodge buildings and site is attached as an appendix. The current community numbers around 170 / 180 people when full - with staff members making up half of this number.

2. FACILITY NEEDS

The needs of The King's Lodge over the next 10 – 15 years have been carefully identified and will affect the provision of current facilities in the buildings in the following ways:

Accessibility:

Under the Disability Discrimination Act 2004, the building has to be made accessible. It is not very accessible at present. The public, for example, have no access to the main meeting room at first floor; there are no facilities (e.g. toilet); and the main entrance has a temporary ramp. For students and staff, there is additionally no access between living areas and some dedicated classrooms, and between living areas and bedrooms in the main house. And there are no facilities generally. A detailed audit has not yet been carried out but this would show up items at a more detailed level for further consideration, for example internal steps and level changes in corridors at ground floor.

Accommodation:

Currently the flat used for hospitality (i.e. accommodation for guest lecturers, visitors, former students, and friends and families of staff and students is not ideal. A 'staff flat' is used rather than a 'hospitality suite' which limits numbers and size of bedrooms. There are other issues relating to privacy with regard to use of the bathroom when both separate male and female guests are present. The flat needs to be returned to its intended original use as a staff dwelling, and the standard of hospitality generally needs to be raised by provision of a purpose made facility.

Community room:

A proper sized meeting room is required. There is only one main meeting room (called the Lounge) that holds about 80 people and this is located at first floor level. The whole community of

staff and students can sometimes number nearly 200 people, so it is impossible for all to meet together. When this room is used it is often packed and there are questions about the structural capacity of its floor to take this large live load. The associated space available outside the room is only a stair landing and this does not provide sufficient area when people want to meet and mingle before or after meetings. This meeting room also has to double up at certain times as a classroom, so time is regularly lost to the extra work required to make it suitable for different uses.

Maintenance:

The concerns with the current arrangements relate to health and safety. Flammable substances (paint and petrol) have to be stored in the main building because there is nowhere else and these are a fire risk. And the workshop, using relatively heavy non domestic equipment - also in the main house - is too close to playing children for comfort. These facilities should be located in a separate dedicated new building away from the main house. The garage has a pit for car maintenance; however it cannot be used without full refurbishment and introduction of safety features, and it would be much better and safer to use a hoist.

Training:

Currently there are three teaching rooms dedicated to three specific courses (Whole person Development Training / Biblical Studies / Primary Health Care) in additional to the main meeting room which is used on occasions for the Crossroads School when required. Ideally the Crossroads School should have its own dedicated room so it is not necessary to regularly put things away for community meetings. 4 dedicated classrooms are needed to cope with the current timetable. As courses are projected to diversify in the future there is a need for at least one additional classroom, and this would have other benefits e.g. providing a room for some other activities like board meetings, which have to take place in private homes.

3. ADDITIONAL ACCOMMMODATION REQUIREMENTS

The needs of the King's Lodge can therefore be met by the following accommodation schedule:

Accessibility
- Accessible hospitality bedroom with ensuite
- Accessible public WC at GF level
- Accessible student bedroom(s) (M / F)
- Level entrance with permanent ramp to front door
- Lift to first floor at least
- Wheelchair student shower at FF

Accommodation
- Associated hospitality lounge with kitchenette
- Up to 4 en-suited hospitality bedrooms

Community
- Central Meeting Room for 200 people
- Linked entrance and mingling area to meeting room with servery
- Store (if achievable)

Maintenance
- Bin / recycling area (17 domestic wheelybins min.)
- Garage maintenance workshop for car / minibus with hoist: (10m x 7m x 4.5m min)

- General maintenance workshop (7m x 7m min)
- Lockable bike store (25 bikes)
- Maintenance office
- Maintenance store (paint etc.)
- Tractor and garden tools store

Training
- Additional classroom
- Counselling room
- The large main meeting room could also provide an additional teaching area

Rooms that could be affected by development but are required to be retained
- Boutique
- Furniture store
- Green Room (General purpose meeting room)
- Housekeeping store
- Kitchen office desk
- Student kitchenette
- Tuck shop

4. SITE LOCATION ISSUES

A meeting with Highways Agency and local Planning Officer was held in February 2007 to discuss the possibility of development of the King's Lodge. The prime issue was the concern over a substandard entrance to the site from the main road (A5), which has already caused a fatal accident. The stated requirement of the Highways Department is that any development on the site must not increase traffic generation into and out of the site if there are no consequential improvements to the main entrance.

The development proposals have been drawn up with this Highways requirement in mind and a separate Transport Statement has been prepared and included with this application to demonstrate how this requirement can be met without needing to make improvements to the main entrance.

Locations for different entrances to the site have been considered e.g. through the farm or from further along the A5, but have all been discounted. The current owner of the farm is not amenable to the idea, and there is no other suitable site entrance.

As traffic movement is to remain the same, the main implication is that a new main meeting room will not be let for outside use, and use will only be for internal purposes only.

5. MAIN MEETING ROOM AND MAIN HOUSE CONSIDERATIONS

The first issue is to resolve the question of what is the best location for the main meeting room as this is the largest space in the proposed development. Three possible locations were tabled - option 1: the back of the Main House; option 2: the west end of the Main House; and option 3: beyond / beside or as part of the separate teaching block.

Option 1 is favoured because it puts the facility at the heart of the community. As the room is unlikely to be allowed to be let to outside groups, it can be located in this central position. This location also provides a good opportunity to remodel and improve the visually messy and unloved back of the Main Building, and keeps any new facility behind the building line to the A5.

Option 2 would provide an opportunity to remodel and improve the unattractive flat roofed extension on the west end of the Main House and would be a good position if the building was to be let to outside users, but this is unfeasible and also requires the additional expense of relocating the games room. Option 3 was too remote from the Main House to be considered.

The meeting room is therefore been planned behind the existing snack bar to accommodate a space for 200 people. The actual design arises from the following issues:

- Need for a single storey building (so people in first floor rooms above can see over) yet still be tall enough to not feel uncomfortably proportioned given the size of the room.
- Need for a room within a room so the space is flexible enough to accommodate smaller groups say 50 without feeling too roomy as well as 200 people.
- Need for good daylight to get to the middle of the room.
- Need for the shape of the room to enhance the acoustics and avoid echoes.
- Need for some views out - to middle distance and to long distance - to relieve the eye.
- Need for a contrast to the existing building externally.
- Need for a coherent elevation to make the rear elevation of the building more attractive and loved than it is.
- Need to orientate the room so the focus is at the back - away from the existing snack bar - so that there is limited disturbance.

Features of the room to meet these needs include:

- In section, the new meeting room is developed to retain views out at first floor level over the new development towards the countryside.
- Use of a clerestory to bring light into the heart of the room and to define the smaller area for smaller group meetings
- The plan of the room leaves space where a linked quiet external courtyard can be developed to the side - providing views, as well as an additional amenity to both this room and the new bedrooms in the hospitality facility.
- Orientation of the room is right - with seats facing towards a dais at the back of the room where the curved end wall breaks the symmetry and help the acoustics.
- Views right through the building into this new room from the main front entrance lobby and reception area, as well as views into the external courtyard, plus restricted views towards the landscape from inside the room.
- Combined with the existing snack bar and reception lounge, a physical heart to the community is created.
- Used in conjunction with the snack bar, a good sized mingling area is created providing useful space before and after meetings.
- The servery / bar can be relocated so it has direct access to the kitchen when needed.
- The Green room (small lounge / meeting room) is unaffected.
- Existing WC's are in a suitable location and an accessible WC can be provided close by.

This option requires demolition of the 'cold' and ugly modern 2 storey flat roofed wing extension at the back (the worst part of the rear elevation). This is no loss and will be a large visual gain from the back.

The creation of a positive external space beside the new meeting room allows the existing single story boutique / furniture store to be remodelled - in this case into a new hospitality suite because windows can be installed to naturally light the rooms. This part of the building is currently dead: cold and useable only as storage, but is brought back to life. The rear elevation starting from the

inside edge of the two storey gable on the west end can then be considered a coherent whole if it incorporates the boutique / furniture store when remodelled. The whole is therefore designed as a curved undulating wall in a modern contrast to the existing building.

6. WORKSHOP AND MAINTENANCE

It is clear from the needs assessment that a separate purpose built maintenance facility is the right long term solution. This releases space in the Main Building so that - for example - the existing workshop can be developed into an additional fourth classroom; and the spaces vacated for the new facility such as the existing tractor store, paint stores etc can house other items of storage that need to be relocated (e.g. from the hospitality suite) but are still suitable to remain in the Main Building.

The development of a purpose built building also allows the rear car parking area to be opened up by demolition of the 'lean tos' and store, though the well will have to remain.

It is proposed to reuse and refurbish the existing garage which is set away from the main building, and link the new buildings to it and form a courtyard off the rear drive where there is plenty of space. This location allows views to be retained out of the back of the Main Building to the countryside. The language of the existing garage with its red brick and pitched roof is retained but is integrated in with two larger taller workshops with curved roofs that reflect the shape of the agricultural buildings next door, and the curve of the new main meeting room extension. Additional planting is also proposed to strengthen the site boundary behind the new workshops.

7. PLANNING POLICY

The planning policies that are relevant include:

A) Policy Be1- Design and Siting of Development

'THE BOROUGH COUNCIL WILL SEEK TO ENSURE A HIGH STANDARD OF DESIGN IN ORDER TO SECURE ATTRACTIVE DEVELOPMENT AND TO SAFEGUARD AND ENHANCE THE EXISTING ENVIRONMENT'

The proposals meets the requirements of this policy because the design:

- COMPLEMENTS AND ENHANCES THE CHARACTER OF THE SITE WITH REGARD TO SCALE, LAYOUT, DENSITY, MASS, DESIGN, MATERIALS AND ARCHITECTURAL FEATURES.
- RETAINS OPEN SPACES.
- HAS REGARD TO THE SAFETY AND SECURITY OF BOTH INDIVIDUALS AND PROPERTY.
- WILL INCORPORATES DESIGN FEATURES WHICH REDUCE ENERGY CONSUMPTION, AND MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE LOCAL ENVIRONMENT.
- INCORPORATES LANDSCAPING TO A STANDARD WHERE THIS ADDS TO THE QUALITY OF THE DESIGN AND SITING.
- HAS REGARD TO THE NEEDS OF WHEELCHAIR USERS, OTHER PEOPLE WITH DISABILITIES, ELDERLY PEOPLE AND THOSE WITH YOUNG CHILDREN.
- RETAINS PROVISION FOR OFF STREET PARKING FOR RESIDENTS AND VISITORS, AND MANOEUVRING FACILITIES.

- IS NOT ADVERSELY AFFECTED BY ACTIVITIES IN THE VICINITY OF THE SITE WHICH ARE UNLIKELY TO CAUSE A NUISANCE T THE OCCUPIERS OF THE PROPOSED DEVELOPMENT.
- DOES NOT ADVERSELY AFFECT THE OCCUPIERS OF NEIGHBOURING PROPERTIES.
- THE DEVELOPMENT OF THE SITE IS NOT PREJUDICIAL TO THE COMPREHENSIVE DEVELOPMENT OF THE LARGER AREA OF LAND OF WHICH THE DEVELOPMENT FORMS PART.

B) Policy Cf1 - Community Uses.

'PLANNING PERMISSION FOR THE DEVELOPMENT OF COMMUNITY FACILITIES, INCLUDING ASSEMBLY AND LEISURE USES AND PLACES OF WORSHIP, EITHER FOR NEW BUILDINGS, REDEVELOPMENT OR CONVERSIONS, OR THE EXTENSION OF EXISTING FACILITIES WITHIN OR ABUTTING THE CENTRES OF LOCAL SETTLEMENTS' ….. can be granted because:

The proposed development:

- DOES NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITIES ENJOYED BY THE OCCUPIERS OF ADJOINING RESIDENTIAL PROPERTIES IN TERMS OF HEIGHT, MASS, DESIGN, PROXIMITY, NOISE, DISTURBANCE OR EXCESSIVE TRAFFIC GENERATION.
- DOES NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER OF THE AREA;
- DOES NOT REPRESENT AN OVER DEVELOPMENT OF THE SITE WHICH WOULD BE OUT OF KEEPING WITH THE CHARACTER OF THE SURROUNDING AREA;
- DOES NOT INVOLVE THE INTENSIFIED USE OF AN EXISTING ACCESS OR THE CREATION OF A NEW ACCESS WHICH IS INADEQUATE IN TERMS OF WIDTH, LAYOUT AND/OR VISIBILITY, TO THE DETRIMENT OF HIGHWAY SAFETY;
- RETAINS ADEQUATE PROVISION FOR OFF STREET CAR PARKING.

8. OTHER PROPOSALS

Accessibility:

The shortcomings of the building have already been noted in section 2. The proposals address many of the immediate issues and will provide the following features:

For the public, staff and students:
- 2 designated accessible parking spaces are to be provided by the main entrance
- There will be a permanent ramp to the main entrance at a suitable gradient
- The entrance door will be level
- An accessible WC is provided at GF level.
- Main rooms at ground floor will be level
- Doors to main rooms and in corridors will be 750mm clear

For staff and students:
- A suitably sized lift is proposed to first floor in a central location.
- This lift can easily be extended to second floor if required in the future.
- Main rooms and bedrooms for staff and students can be fully accessible in principle.
- An accessible shower and WC will be provided at first floor level.
- Doors to bedrooms and in corridors will be 750mm clear

These facilities will be designed to Part M of the building regulations and to BS8300.

Accommodation:

The flat used for hospitality will be returned to its original use as a staff dwelling in lieu of one unit lost to the demolitions at the back of the Main Building.

9. CONCLUSIONS

In summary it is feasible to meet the needs of the King's Lodge for the foreseeable future under the current proposals and provide the meeting room, additional classroom, workshops and provision for guests that are currently required taking the opportunity of development to make the buildings accessible.

The proposals visually improve the buildings at the rear.

The proposals comply with planning policy.

The traffic impact statement demonstrates that there need be no increased traffic generation as a result of the development.

APPENDIX - current uses and occupancy of The King's Lodge

1. Training courses

At present the King's Lodge run the following training programmes:

September Term
- 2 courses (DTS and SBS) term 1

January Term
- 3 courses (DTS, SBS term 2 and BCC)

April Term
- 3 courses (CDTS, SBS term 3 and IPHC)

In addition, next year (2008), it is planed to run:

September term
- Additional course (PCYM)

January term
- Additional course (PCYM continued)

April term
- Additional BCC course

Max number of classroom spaces currently required therefore 4

2. Ministries

Various offices and ministries also are being operated out of the building

- National Missions office
- King's Kids, local, national and international
- Youth ministries
- Secure Email Service

3. Staffing and Students

Current staff numbers at May 2007:

Staff living in base:	53
Staff children living on base:	19
Staff living off base:	12
Children of staff living off base some of which are home schooled therefore are on base during the day:	12

Student number by terms for academic year 2006-7

• September term:	43
• January term:	54
(plus September DTS returning after outreach for debrief) :	22
• April Term:	66
(plus January DTS returning after outreach for debrief) :	17

Max number on base at any one time projected therefore: 179