DESIGN AND ACCESS STATEMENT
Proposed Refurbishment and Extension to Bagworth Community Centre
for
Thornton & Bagworth Parish Council and The Bagworth Forward Centre Trust

22nd March 2010

Introduction

1) Amendments to the Town & Country Planning (General Development Procedure) Order 1995, now require most types of application for planning permission to be accompanied by a: -

Design and Access Statement.

This statement has been prepared to comply with the requirements of the Order. It conforms to the advice set out in Section 3 of DCLG Circular 01/2006; Guidance on changes to the Development Control system, and has been prepared in accordance with the CABE Best Practice guide on the preparation of such statements.

2) Circular guidance makes clear that statements should be commensurate with the nature and complexity of the development proposed. Because of the nature of the proposed works, and their location within an established site for domestic dwellings and flats, the statement is presented in an abbreviated format.

3) The statement comprises five main elements; -

4) A **Description of the proposed development** and its location

5) The **Site Appraisal** section examines the physical context.

6) The Design **Component** sets out the design principles and concepts that have been applied to the proposed development. The resulting design principles that emerge from that appraisal process are considered under the headings of
Use, Amount, Layout, Scale, Landscaping, and Appearance.

7) The Access Component explains the approach that has been adopted in relation to accessibility.

8) The **Conclusions** section outlines how the proposed development conforms to good design principles.

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Description of the proposed development

The application under consideration is for an extension to the existing building to provide an additional hall including toilet facilities, meeting space and a larger kitchen in conjunction to the refurbishment of the existing hall, toilet facilities and smaller hall including the main entrance creating a communal area for people to meet and greet. The Parish Council along with The Bagworth Forward Centre Trust have identified that due to current long standing commitments/lettings from the local pre-school group within the main hall, along with the use of the kitchen and toilet facilities other booking opportunities are severely limited. Demand exceeds supply. The extension seeks to provide a base for the pre-school leaving the existing hall for village functions and meetings without disturbance to the pre-school. The pre-school is a highly valued and well regarded organisation and it is felt to be an appropriate activity to continue within the centre and separate facilities are provided to encourage this.

The layout sets out to provide a discrete hiring room, with communal catering and WC facilities including serving the existing hall. There will be one entrance to the community centre but security will be maintained for the pre-school and there will be an acoustic barrier between the two halls.

The extension allows for a comprehensive refurbishment of the existing WC facilities which whilst serviceable are generally considered inadequate for the intended use and do not fully comply with the latest guidelines.

This Design and Access Statement shows how the scheme has developed from initial concept design through to the current proposals. Throughout all stages of the design, careful and detailed consultation with Planning Officers, Conservation Officers and other relevant parties has been undertaken.

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Site Appraisal

- The proposed building is located on Main Street, approximately 10 miles from Hinckley town centre.
- The building is currently owned by Thornton & Bagworth Parish Council.
- Directly adjacent to the rear boundary is recreation space, which are currently used by the community centre for outdoor sports including an active bowls club. This use and access to the playing fields will be retained with this proposal.
- The proposed site is not within a flood risk area and the existing buildings are not listed.
- The surrounding area is predominantly residential properties.
- Within the current Local Plan Hinckley & Bosworth Borough Council have highlighted the need for support to develop an improved community centre for Bagworth to create a community hub for the village.
- The alterations and extensions required to the existing centre to provide additional community facilities does not significantly alter the aesthetic and character of the existing built form.
- The development proposals have been discussed with the Leicestershire County Council Planning and Highways Authority who have confirmed that the site proposals are appropriate for the setting and are in accordance with the adopted Strategic Development Plan of the Local Authority. Throughout the design process the proposals have also been discussed with the Conservation Officer to ensure that the development is appropriate.
- A new childrens centre is proposed adjacent to the existing building

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Design

The site lies within the settlement boundary for Bagworth and is acceptable in principle with policies contained within the Hinkley and Bosworth Local Plan.

The scheme has been designed in accordance with local policy BE1 in that it is sited to the rear of the existing building therefore not infringing on the open space existing in front of the community centre. Access and Highways issues are dealt with else were in this statement.

Internal Layout

- The internal layout has been designed to maximise efficient circulation and prevent unnecessary lengths of corridors.

- A key concept in designing the arrangement of accommodation was to create clear zoning of areas and flexibility for a variety of users and activities. In addition to this was the requirement to create a building that could be easily adapted in the future.

- The community centre is entered via the lobby which allows for groups to congregate prior to commencing a class / activity.

- All rooms are accessed through the lobby area. Two multi-purpose halls a meeting room, kitchen, and toilet facilities.

- The multi-purpose halls form the main mass of the building. Both halls extend to form the end elevation including storage for equipment. There is also the opportunity for the installation of sliding / folding partitions between the halls to create one large space if required. The rear hall also includes additional toilet facilities in line with pre-school requirements as well provision for larger events.

- The kitchen is located adjacent to the entrance lobby and serving areas are proposed to the lobby and meeting room.

- The meeting room is to the rear of the building accessed through the main lobby.

- The internal arrangement of the accommodation around the central lobby significantly reduces the need for corridors as all areas are accessed off this central space. Overall the floor layouts are very efficient and allow for flexibility and potential connectivity between spaces.
- There is provision for a small non profit making retail area sufficient for a limited number of items such as newspapers confectionary and limited number of basic provisions which would be available to users of the facility and again provides a meeting place for people.

Design (cont)

Materials

- The extension will be predominantly bricks to match the existing facility. The proposed materials are in keeping with those used in the local area.

- The responsible use of materials is essential to ensure the sustainability of the Community Centre. Where possible materials should be sourced from sustainable sources and waste should be minimised.

- The Community Centre has been designed to have a very efficient layout of accommodation reducing the building footprint to a minimum for the accommodation required. In doing so the level of excavation and concrete required for floor slabs is kept to a minimum.

- The building is a brick frame construction with cavity wall construction. The external walls
- will be constructed with insulation which has a BRE Green Guide A rating.

- All timber products used in the construction of the building are to be sourced from sustainable sources.

Security

- Appropriate security for the building is key to the success of the facility. In order to achieve the correct approach and solution the design of the site and building makes reference to the guidance provided by Secured by Design.

- The position of the building is key to ensuring good visibility into and out of the site with regard to security. The public entrance is set back from the main footpath but is clearly visible from the main road and adjacent car park.

- The entrance area would be well lit to ensure that visibility at night is maintained.

- Window openings are to be controlled by the utilisation of locking windows. All windows at ground floor level will be installed with laminated glass to the outer pane and toughened glass to the inner pane to prevent damage from vandalism.

- To further prevent vandalism to the building the materials proposed for the elevations is intended to be robust and durable.

- The single storey building will be installed with pitched roofs as opposed to flat roofs to deter people from climbing up and potentially vandalising the building.

- The site boundary to the playing fields will be renewed and is proposed to be similar to the existing treatment with fencing. Gated access will be provided within the fence for the Community Centre however this will be lockable.

- As a community resource there is the potential for the building to offer increased services over a wider period of time. If the building is occupied it benefits from 'natural policing'.

- The status of a building within a neighbourhood must not be forgotten when considering security. The development aims to invoke a sense of ownership and help generate community pride and therefore natural policing / surveillance of the site.

- Areas in and around the building will be clearly signed to aid movement and circulation.

Design (cont)

Sustainability

- In developing the design of the Community Centre the positioning and size of the building has been carefully considered to ensure that the existing microclimate of the site is unchanged. This includes the protection trees and appropriate development of the site.

- The proposed development has been developed in accordance with the Hinckley & Bosworth Core Strategy.
- The applicants have aspirations to 'increase energy efficiency through passive design, better use of existing power sources and other measures, and to increase renewable capacity in the region.
- Rather than use 'add-on' renewable technology such as wind turbines (which are not economic and are of limited sustainable benefit), the passive design of the building is the key concept in providing a sustainable solution to reduce energy consumption and carbon emissions.

- The design has been assembled in accordance with recommendations outlined in the section "For Non –Domestic Applications" using "BREEAM" as seen in the Document for "Sustainable Design" as adopted in April 2008 by Hinkley & Bosworth.
- A greater degree than that recommended by building regulations, of insulation in the walls roof and floors of the proposed extension and in the walls and roof of the existing part of the whole building.
- Solar water heating panels are to be installed on the roof slopes which gives solar gain the water input to the new boiler which will be of the highest value in energy efficiency.
- Larger window areas have been incorporated in the proposed east elevation to give enhanced light levels to that part of the building.
- The proposal incorporates design features which reduce energy consumption, encourage recycling and minimise the impact of the development on the local environment.

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Use /Amount

- The proposed building is approximately ~~217~~ 183 sqm and consists of a large hall, smaller hall, kitchen and toilet facilities. The existing Centre footprint is approximately ~~307~~ sqm
- 295.
- The proposed extension and refurbishment of the Community Centre will accommodate two halls and associated storage space, the hall to the rear will include toilet facilities there will also be a large meeting room, kitchen, improved toilet facilities, disabled changing and a communal entrance for people to meet and greet.

- The new and refurbished building will have adequate facilities for existing events and
- activities to continue.

- Car parking will now have a min of 27 spaces two of which being dedicated for disabled.

Layout

Site

- The site is orientated west to the front and is bounded by Station Road to the west and playing fields to the north and east

- The south boundary is defined by fencing which provides some separation between the site and the neighbouring residential property. A line of mature trees lies adjacent to the boundary of the site and provides additional screening to the neighbouring properties.

- To the north of the site is a public car park owned by Thornton & Bagworth Parish Council.

- Physical constraints on the site include trees to the east and north of the site, the neighbouring residential property and the mature trees to the north of the site boundary. The trees are not protected by tree preservation orders however lie within the conservation area and as such are valuable in creating the character of this area. Following discussions with the Conservation, Planning and Trees and Woodlands Officers any development on the site must be mindful of these trees and should not adversely affect the growth of these trees.

- To ensure that the trees are preserved inspection trial pits were commissioned to establish the extent and size of roots within the area that we are proposing to locate the extension to Community Centre.?

- The site is enclosed by land designated to the Bowls Club and Children's Centre

- This designation of land does not allow for any future extension of the Community Centre on the adjoining playing fields and ensures that a valuable resource to the local community is retained.

- Key considerations which informed the site layout included the need to create a good street presence to Station Road, a good entrance area, effect on neighbouring properties and trees connectivity of internal spaces and the need for parking on site.

- Positioning the extension to the east boundary of the site the extent of the building mass to the front of the site is reduced and allows for a car parking area not dissimilar to the existing site arrangement.

- Following discussions with the Highways Officers it was agreed that the current entrance to the car park are sufficient off Station Road

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Scale / Appearance

- The existing building on the site is single storey elements wrapping around car park elevations.
- The existing building sits adjacent to the public car park which does not contain any built accommodation.
- Following discussions with the Planning and Conservation Officers the way in which the existing building responds to the surrounding context was considered to be very successful. As a result our proposal should further enhance the way in which the building form is articulated to respond to the boundary conditions and surrounding buildings in a similar sympathetic manner to the existing.
- In order to create a development that sits comfortably within the surrounding context the materials proposed for the extension of the Community Centre reference the styles of materials used but are used to express the individual forms of the building mass.
- The individual forms of the building are similar in scale and massing to surrounding residential properties. Careful consideration has been taken to reference the internal use of the building to express and articulate the entrance area and give a clear identity as a public community facility.

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Landscaping

- Due to the accommodation constraints of the building and the site, the opportunity for large areas of landscaping is minimal. The site is set within a 'green' area with mature trees and playing fields forming the backdrop to the site.

- Essentially the concept has been to provide hard landscaping areas to the entrance area of the building as a continuation of the internal lobby space. The building entrance leads of the main car park which is partially sheltered by the proposed entrance canopy.

- The boundary treatment is also important in forming the external entrance area. In order to give a level of transparency to the main entrance area it is proposed to create a terraced area linking into the car park. This provides a clear definition of the site boundary but also transparency into the site.

- Following discussions with the Planning Officers an arboriculture survey has been carried out for the trees on the site and the neighbouring land however it was not felt to be necessary to carry out a habitat survey. A survey to ascertain the presence of Bats has proved negative (Survey Included with Application).

- The remainder of the site will be tarmac to provide adequate car parking facility for the community centre.

- Although we have not proposed to increase the level of landscaping on the site it is proposed to improve the existing surface finishes to ensure the existing landscaping is protected and in many ways has the potential to be enhanced.

- Overall the development approach to landscaping has been to preserve the existing features on the site and conserve the aesthetic of the views into and out of the Conservation area.

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Access

Current and proposed access

- Given the nature of the facility it is anticipated the building would not be in use before 8am and not later than 10.30pm.
- 24 Children attend the Pre-school; parents arrive at 9.30 drop of their children and leave. There are 3 Staff members who currently use the car parking.
- Currently other users of the centre either use the car park or walk as they live close to the centre. Most groups are small with approximately 5 attendees; larger groups such as Bingo have around 20 people attending.
- Visitors for large events usually park on the road side or walk as they live local.
- The site affords an extremely good strategic position within the village of Bagworth in particular in relation to the public transport links adjacent to the site.
- Pedestrian flows around into the site and within the building have been carefully considered with regard to security and DDA guidance.
- Access to the site for pedestrians will be restricted to the main entrance area located directly off the main car park. The location of the site is ideal for pedestrians situated at the heart of the local centre and within easy walking distance from surrounding residential areas. The route into the building is highlighted through the material treatment of the elevations and entrance canopy leading visitors into the building.
- The pedestrian entrance will be defined from the car park by line markings.
- The proposed scheme includes a total number of ~~24~~ 27 parking spaces including ~~1~~ 2 disabled access bay. It is intended that this parking will be designated for visitors and staff to the Community Centre.
- Currently there are two existing accesses into the centre car park located off Station Road .Further to discussions with the Planners and Highways Department it has been agreed that the access to additional parking should be via the existing car park.
- Travelling by bus – The site is ideally located for public transport. A bus stop is located directly adjacent to the car park entrance to the site on Station Road providing services to Hinckley town centre and other areas of the local community.
- In order to assess the potential impact of the development on existing traffic patterns a Travel Statement has been carried out by Highways Consultancy. A copy of their report is included as a separate document within the Planning Application. In addition a travel plan for the site has been prepared and is included as a separate document.
- Internally each room will be fully accessible to all users and comply with Building Regulations. Surface finishes and fittings will be installed in strict accordance with Building Control and will adhere to DDA Guidelines.

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Conclusion

- Overall the scheme seeks to provide a purpose built facility that sits comfortably within the local context whilst creating a landmark community building. This has been keenly supported by the Thornton & Bagworth Parish Council, Hinckley & Bosworth Borough Council, Leicestershire County Council, Bagworth & Thornton NAT, The Bagworth Forward Centre Trust and the local community.

- Consultation with the community centre and the planners has informed the design of the scheme to ensure that the building provided is fit for purpose and meet the existing and future needs of the facility.

- The proposed development benefits the users and local community by providing a high quality, flexible building that retains valuable community facilities at the heart of the local centre. The building is a significant improvement on the existing facility to Station road providing robust and adequate accommodation.

- Careful consideration has been given to the neighbouring properties and mature trees to ensure that the new facility does not adversely affect the quality of life of its neighbours. Acoustics, security and lighting have been key considerations in the scale, positioning and appearance of the building.

- In addition the existing character of the area is preserved and enhanced with the addition of a high quality building that uses materials and responds to the surrounding area.

- The proposed scheme does not provide renewable energy sources but where possible energy saving measures will be introduced.

- The proposed development is a high quality design that will significantly enhance the existing character of the site and Station Road

Consultations

Bagworth Parish Plan
Bagworth & Thorton Action Plan
Hinckley & Bosworth Core Strategy
Social Cohesion Report
Leicestershire County Council Development /Arboriculture and Protected Species Officers
Hinckley & Bosworth Borough Council
Community Consultation events

Photographs

Ariel view of the existing community centre and environs, showing amenity areas, and surrounding dwellings

Street view of existing building and site

End and front elevation of existing building

Rear elevation of existing building showing existing play area (play area to be relocated in proposal) and existing bowling green giving aspect of existing.

Further view of rear of existing building

View of existing play area and amenity area to proposed adjacent childrens centre.




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