DESIGN & ACCESS STATEMENT FOR PROPOSED DEVELOPEMENT FOR CHILD NURSERY AND COMMUNITY FUNCTION ROOMS AT FORMER BRITISH LEGION HALL, CHAPEL STREET, CROWLAND. PE6 0AR

DESIGN STATEMENT

Use:

The existing site is an established residential area, the site has been used as a British Legion Hall which was vacated in Oct 2021.

The proposal is for a change of use to Child Nursery at Ground floor, the remainder of the ground floor to be used for Function Hall use.

Amount:

The existing site covers an area of 0.13 hectares

The proposal is to use the existing building.

An external fenced child play area would be located adjacent the Nursery entrance with an area being 32.7m^2.

The proposed Nursery would use 284m^2 of the existing building.

The Function Halls would use 258m^2 of the existing building.

The parking area would cover an area of 338m^2.

Layout:

The layout is for the Child Nursery is to make use of a hall, the existing toilet and kitchen facilities, with a dedicated external access.

The hall would be used for the Child Nursery placement, an internal and external play area being provided to allow full care requirements being provided, reception/waiting areas, with reception and admin offices being provided.

A dedicated external access points being provided to the Community Hall use.

Parking provision has allocated parking for the Nursery staff, child drop off, disabled parking provision.

The use of the function rooms would be during outside of Nursery opening hours to free up parking for function hall users.

Scale:

The proposed development would slightly affect the building scale, with the removal of the existing asbestos cement profiled sheet roofing to the rear annexes to be replaced with slate tile roof at a 20 degree pitch. The new roof still being significantly lower than the existing retained slate roofs.

The improved appearance would outway the small increase in scale.

The existing building although only single storey has high roof line to the main hall and snooker hall.

Landscaping:

The existing site has an open loose stone parking area, with conifer tree screening on the eastern boundary, which amounts to the total of the landscaping. With the existing parking area being retained as parking there is limited option to provide any additional soft landscaping.

The external fenced play area would have safe soft play finish.

Appearance:

The appearance of the existing building is amended with the removal of the asbestos cement sheet roofing and install a slate tile pitched roof, this would involve the raising of the brickwork gable.

Introduction of external entrance being provided for the Community use.

Reinstatment of windows to the west elevation, which have been previously been bricked up, the existing cills and brick arches would be retained.

High level rooflights are proposed to the east facing roof plain.

ACCESS STATEMENT

Scope of Works:

The project is to provide acceptable access arrangements and facilities to each of the elements being proposed.

Guidance and legislative standards:

The following guidance and legislative standards were used as the basis for design decisions:

- Disability Discrimination Act 1995
- Current Building Regulations with particular reference to Parts B (Fire) and M (Access)
- British Standard 8300 (Design of buildings and their approaches to meet the needs of disabled people – Code of Practice)

Project Brief Stage:

Consultation with Client at the initial stages of the project to establish the level of accessibility required so the development of the design could take full account of requirements.

It is proposed that direct access to be provided to the parking and ground floor dedicated entrances from the concrete paving that provides access around the south and east of the building.

Design Stage:

The design of the proposed works has been developed taking into account the guidance and standards referred to above and the level of accessibility agreed with client. Provision for the following has been included:

● Car Parking: Existing parking arrangements replaced with new parking provision allocation, 1no Disabled parking being provided, 10 number child drop off spaces are proposed along with 6no Staff parking spaces.

● Access to the ground floor entrances to have direct access from the footpath.

● Circulation: The each external entrance would provide direct access to each area.

● Means of escape: the provision of a safe means of escape is provided via compliance with Building Regulations Approved document Part B.

● Door widths and openings: all to meet minimum requirements of Approved Doc M and BS 8300 (for clear openings, type and height of handles, vision panels, door closers etc.)

On behalf of Sovereign Properties (England) Ltd

Date……28.09.2022……..

By GOOD-DESIGNING LTD