

DESIGN & ACCESS STATEMENT FOR PROPOSED DEVELOPEMENT FOR CHILD NURSERY, RESIDENTIAL FLATS 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, with residential flats at first 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, a single storey former addition is proposed to be partially demolished with 45.7m² being removed.

An external fenced child play area would be located within the demolished area, the play area being 23.2m².

The proposed Nursery would use 344m² of the existing building.

The Function Halls would use 183m² of the existing building.

The Residential Flats use 9m² of the existing building at ground floor and generate 168m² at first floor.

The parking area would cover an area of 418m².

The one bedroom flat would cover an area 54.46m².

The studio flat would cover an area 26.7m².

The two flat would cover an area 60.8m².

Layout:

The layout is for the Child Nursery is to make use of the main 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 being provided to the residential flats, this would be access via the footpath access from Broadway, this eliminates any cross over with the Nursery entrance which ensures greater security.

The ground floor flat entrance provides access to a new internal shared staircase for access to first floor flats. The entrance door controlling access.

Each Flat has access from the communal landing.

The flats each having a Living area, kitchen and bathroom, sleeping arrangements vary within a studio, 1 bedroom and 2 bedroom units.

The former snooker hall and function room at ground floor are retained for function room use, these are accessed via the existing south entrance to the building.

The first floor flats are accessed via a shared staircase with ground floor door controlling access.

Each first floor flat then being accessed from a first floor landing. An entrance door provides access a lobby from which the Living/kitchen, bathroom and 2no bedrooms would be accessed.

Parking provision has allocated parking for the Nursery staff, child drop off, disabled parking and flat 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 does not affect the building scale, the demolition of part of the single storey element creates a small reduction to the overall building scale.

The existing building although only single storey has high roof line to the main hall and snooker hall. Development of a new first floor can be achieved within the existing structure to the main 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 partial removal of a previous single storey element.

Introduction of external entrances being provided for the Nursery and flats.

Fenestration amendments to the main hall on the west elevation is proposed to provide natural light to the Nursery and first floor flats, 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. Disabled parking being provided. 6 number child drop off spaces are proposed, 6no Staff parking spaces, the flats having 1no space for the Studio Flat and the remaining 2 flats each have 2no dedicated spaces.
- Access to the ground floor entrances to have direct access from the footpath. First floor flats to be access via the new staircase.
- Circulation: The each external entrance would provide direct access to each self contained use.
- 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.....03.12.2021.....

By **GOOD-DESIGNING LTD**