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## 1. INTRODUCTION

This design and access statement has been prepared by Rockingham Design Partnership on behalf of the Nina Watson of Pen Green Centre for a planning application to construct a two storey structure for a platform lift for reception at the Pen Green Centre.



VIEW TO LIFT POSITION



VIEW TO LIFT POSITION

The statement is based on the frameworks set out in PPS1 (2005) where design is considered to be an important element within the planning system; and the DETR and CABE publication by Design (2000) entitled 'Design and Access Statements' which aims to raise the standard of urban design.

The planning and compulsory purchase act (section 42) required a design and access statement to accompany applications for planning permission submitted after August 10<sup>th</sup> 2006. This statement recognises the emergence of such requirements and seeks to address such issues in this report. This statement will establish design principles for the development, which are appropriate to the site and the surrounding area.

The National Planning Statements and policies encourage the development of established sites and to make better use of land, good design ensuring attractive, safe, usable and durable places to live, especially within existing communities, which are sustainable and having good local amenities and good public transport links.

The design process, which we have followed, explains how the physical characteristics of the proposals have been informed by a rigorous process, which has included the following steps:-

- Assessment
- Involvement
- Evaluation
- Design

There are six headings of analysis which the guide recommends be covered in any statement under the heading 'Design' and two heading 'Access' (all of which will be discussed in depth later);

**Use:** What the building(s) and spaces will be used for.

**Amount:** How much would be built on the site.

**Layout:** How the buildings and public and private spaces will be arranged on the site, and how the relationship between them and the buildings and spaces around the site.

**Scale:** How big the buildings and spaces would be (their height, width, and length).

**Landscaping:** How open spaces will be treated to enhance and protect the character of a place.

**Landscaping:** How open spaces will be treated to enhance and protect the character of a place.

**Appearance:** What the building and spaces look like, for example building materials and architectural details.

## 2. CONTEXT APPRAISAL

### Assessment

The site for which this application relates is a developed parcel of land National grid reference Easting 489146, Northing 289763. The site is located in a residential area approximately 1.7 miles from the town centre. The site is occupied by a number of buildings forming the Pen Green Centre. The site is located in close proximity to estate facilities which includes shops, schools and medical facilities. The site has a presence on the street scene relative to surrounding properties due to its location. Its architectural style reflects the original of the 1930's to present day.. This area of Corby is well developed of generally

residential housing with a few larger community/leisure related buildings as mentioned all within close proximity.

The property lies close to the edge of the Lloyds Estate conservation area. Lloyds estate consists mainly of a garden suburb of dwellings and buildings designed by Lawrence M Gotch in the 1930's.

The original estate was built in the 1930's by Stewarts and Lloyds who had at the time recently set up a steel making plant in the immediate vicinity of Corby which drew labour from all over the United Kingdom and Ireland particularly from the depressed west Scotland and Ireland all of whom needed to be housed and provided with amenities such as shops. The design of dwellings consist of facing brickwork walls and render a simple plan with a plain tiled dual pitched roof and then timber windows and doors.

The Corby Borough Council voted in favour of extending the smaller conservation area zone on 10<sup>th</sup> April 2008 to its present extent. The reason for the creation of the conservation Area was because it considered the buildings have special architectural and historic interest and that its character should be preserved.

The surrounding properties are similar in design constructed at the same time. These are considered by the Local Authority to have a significant architectural/heritage merit to warrant the granting of a conservation area protection and reflect current mass built house types.

Corby is an established town which has good public transport links and to surrounding villages, towns and cities which has been further increased following the recent opening of the train station.

The site is occupied by a number of buildings but the building we are dealing with the reception building which the proposal is attached to an original property of the same style of those classified non domestic buildings within the conservation area.

The original building is a typically constructed building using facing brickwork and plain tiles. The attached adjacent building ie reception building is of a more modern construction and architectural style with render finish to walls. The areas around the building are laid to garden.



PRINCIPAL ENTRANCE TO RECEPTION

### 3. BUILDING AND SITE ANALYSIS

This Practice visited the site to assess the potential of the client's requirements for development. At this visit evaluation took place of the setting and surrounding features and the immediate environment as well as the topography of the site.

Assessment was made of the immediate surrounding properties, size, form & massing etc, also other recent and under construction residential developments and extensions within the area. Buildings which portrayed a similar vernacular where studied and their details recorded.

The site has a detached traditionally constructed two storey dwelling, constructed circa 1930's. Its Visual appearance is typical of the architectural style of the era. The style of the properties to this area of Occupation Road are of a higher standard being detached on the estate in terms of building features, rectangular plan form topped with a dual pitched roof of a good slope creating a high ridge height with an eaves level and render below to top third of the elevation.

The external walls are finished in facing brickwork and render with plain tiles. Windows, doors soffit and fascias are a mixture of white uPVC and timber.



1930'S BUILDING

The site has access for both pedestrian and motor access.

The site is of a rectangular shape with the street frontage with the greater length of the rectangular of the site forming the street scene frontage.

The external landscaping is maintained within the garden areas.

#### **4. LOCAL FACILITIES**

Corby has a significant population and enjoys good public transport links via a bus service to Northampton and Milton Keynes and surrounding villages. These public transport connections lead to a wider national network and main line train services are now available.

The town has a wide range of facilities, retail outlets and community centres, schools, employment opportunities and other amenities

associated with a town of this size. The majority are all in reasonable walking/cycling distance.

The existing road system provides good access for cyclists and for Motor vehicles.

#### **5. CLIENTS OBJECTIVES**

This application is for permission to construct a two storey structure for a platform lift. This will provide wheel chair facility from ground floor level at reception to first floor level of the original building.

#### **6. DESIGN COMPONENTS**

##### **Scale**

The plan dimensions of part of the reception building and part of the original building are as shown.

The proposal will provide a platform lift off reception from ground floor to first floor level that can be used by wheel chairs users.

The proposed heights maintain a continuation of the established eaves and ridge heights of the host property for the two storey structure.

##### **Layout**

The layout is of a simple plan to make best use of the internal footprint at ground floor level and re-organises the room function for the proposal.

The proposal provides sufficient footprint at ground floor level to accommodate the platform lift.

## **Appearance**

The external appearance will replicate the existing recent architectural form and utilise materials to match such as render.

## **Landscape**

Soft and hard landscaping will remain unaffected by the development and be maintained.

## **Transport**

There is currently off street parking at the centre and the proposal does not affect these provisions.

There is a bus stop within easy walking distance from the site.

There are no parking restrictions around the site, that affect the proposal.

## **Boundary Treatments**

There will be no alteration to the existing boundary treatment/screening.

## **7. OTHER CONSIDERATIONS**

The existing domestic refuse collection will be unaltered by the development at the site; the proposal will not bring an increase to the amount of waste produced.

Waste produced throughout the build process will be the responsibility of the appointed contractor. However the applicant will seek to employ a suitable contractor whom will ensure waste is kept to a minimum and is adequately disposed of through the correct process and a register is kept of waste disposed.

The site is not within an area of special designation other than being close to the Lloyds conservation area as mentioned.

The site is not within a flood plain and has not been known to be flooded.

We as a practice in preparing development proposals and as purported within the documentation submitted as part of this application have already considered issues related to the redevelopment of the site, along with many others as given herein. It is therefore considered that the adopted principles of the proposals meet the policies of the local plan.

## **8. NATIONAL POLICY AND GUIDELINES**

The government's policies encourage the use and intensification of brownfield sites. The scheme accords with the principles set out in policies and guidelines in respect to utilising opportunities to make better use of the land, good design ensuring attractive, safe, usable and durable places to live & work, this will extend an established community facility.

In preparing designs to which this application relates due consideration was given to the content of PPS5: Planning for the Historic Environment (March 2010).

The policies within the Corby Local Plan adopted June 1997 and the North Northamptonshire Core Spatial Strategy adopted June 2008 have been considered in the preparation of the design to extend the current structure.

Particular attention has been paid to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) regarding General Sustainable Development Principles.

Particular attention has been paid to the juxta position of the original building character and the more recent extensions that influence the proposals to their location to respect appearance, settings and to raise the standard of design but to provide a much needed community service facility for access to upper floor level of original buildings for wheel chair users. Within the detail construction, the use of existing structures and materials are being incorporated into the proposals.

.The proposal will be a valued contribution to the current use of the centre and ensure its continued use.





PRINCIPAL RECEPTION/1930'S BUILDING TO PROPOSED LIFT POSITION



EXISTING VIEW TO PROPOSED BACK CORNER OF LIFT



EXISTING RAISED ROOF OVER RECEPTION TO WHERE LIFT PROPOSED





EXISTING RAISED ROOF OVER RECEPTION TO WHERE LIFT PROPOSED



RAISED ROOF OVER RECEPTION TO WHERE LIFT PROPOSED