

CHARTERED ARCHITECTS



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## DESIGN AND ACCESS STATEMENT

PLATFORM LIFT AND STRUCTURE OFF  
DAY NURSERY AT PEN GREEN CETRE,  
PEN GREEN LANE, off ROCKINGHAM ROAD, CORBY  
NN17 1BJ.

Revision A—1st July 2013

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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 Day Nursery at the Pen Green Centre.



VIEW TO PROPOSED LIFT POSITION



WIDER VIEW TO PROPOSED 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 CABI 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 Day Nursery 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 areas around the building are laid to garden and access footpaths.



VIEW FROM TELFORDS CLOSE

## 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 some with render below to top third of the elevation, others as this Day Nursery building all brickwork elevations.

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



1930'S BUILDING VIEWED FROM TELFORDS CLOSE WITH ADJACENT MAIN RECEPTION/ADMIN 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 external lower ground floor level, ground floor level and to first floor level of the original building.

#### 6. DESIGN COMPONENTS

##### Scale

The plan dimensions of part of the Day Nursery building of part of the original building are as shown.

The proposal will provide a platform lift from lower external ground floor to ground level and 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 first floor levels.

The proposal provides sufficient footprint at ground and first floor levels to accommodate the platform lift.

### **Appearance**

The external appearance will replicate the existing recent architectural form at the adjacent main reception/admin building and utilise materials to match.

### **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 National Planning Policy Framework.

Particular attention in the NPPF has been paid to section 7 requiring Good Design, section 8 Promoting Healthy Communities, specifically section 12 Conserving and Enhancing the Historic Environment.

In respect of Good Design section 7 and in particular point 66 “applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community”.

As the centre is for community use and due to the fact recently a platform lift has been installed at the other end of this 1930’s building to access to the first floor which has been received very well by users, it was deemed necessary to provide an equally useable platform lift to a much needed area that has been recently modernised internally and will receive further re-modernisation in this summer break all at first floor level.

In section 8 under Promoting Healthy Communities are various points under this heading.

These have been recognised by the proposal of the platform lift address clear and legible pedestrian route to much improved internal spaces which the platform lift will encourage the active and continual use of these public areas.

Particular attention has been paid to section 12 Conserving and Enhancing the Historic Environment.

While the proposal is external to the 1930’s building its siting as been considered to respect the appearance of 1930’s building and being positioned on an internal corner within the close proximity of a more recent/modern building the envelope/enclosure of the lift shaft has given due consideration of the immediate building, not to mimic its historic character but due to its positioning respects the immediate surroundings and the influence of the more modern building close by has been respected and the external envelope of that building to the cladding of the platform lift.

The policies within 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.

The requirement of the platform lift has been explained in the consideration of the requirements under National Planning Policy Framework which as stated is a required amenity for access to first floor level/areas in the 1930’s building which helps to maintain and improve the provision of accessible local services.

It has been recognised and influenced by the provision of the recent platform lift that at this location due to explained in meeting the requirements of NPPF that the requirement of providing wheel chair users access to both levels ground and first floor presently in this location only served by stairs.

Due to the pre-dominance of the 1930’s building and its roof dominance the proposal is to respect this and keep the height and appearance of the proposed platform lift in proportion visually but also by keeping its height/roof to eaves height does not impact on the roofline, therefore mitigating its appearance and in particular to the new housing although the latter is a distance away from the proposals. Within the detail design proposals due consideration has been given to the existing windows positions heights and detail and with the introduction of the platform lift how the existing windows will be treated and the remainder left and how this affects the elevation externally but also natural light to internal spaces maintenance of and loss of natural light. Hence the introduction at first floor level of new windows on to existing staircase. This is together with maintaining existing access routes to lower basement areas. Consideration due to its location has been given to reducing anti social behaviour/crime, thus the platform when in parked position will be at first floor level. Therefore meeting the planning policy.

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



VIEWS FROM TELFORD CLOSE



CLOSE UP VIEW AT EXTERNAL LOWER GROUND FLOOR LEVEL TO PROPOSED LFIT POSITION



VIEWS FROM TELFORDS CLOSE



VIEW TO LIFT POSITION FROM PEN GREEN RECEPTION CAR PARK



CLOSE UP VIEW AT EXTERNAL LOWER GROUND FLOOR LEVEL TO PROPOSED LIFT POSITION.

CLOSE UP VIEW AT EXTERNAL LOWER GROUND FLOOR LEVEL TO PROPOSED LIFT POSITION.



VIEW TOP OF STAIRS LANDING AT FIRST FLOOR LEVEL WHERE PROPOSED LIFT WILL EXIT/ENTRANCE



VIEW TO GROUND FLOOR LIFT POSITION ENTRANCE/EXIT



VIEW TO GROUND FLOOR LIFT POSITION ENTRANCE/EXIT