

- Landscape - The whole site is laid mainly with trees, bushes, grass, road and parking bays. The build will be on an existing grass area with a paved path surrounding the full perimeter of the building. A new tarmac finish car park, including lighting and strategically placed planting areas will be laid on the existing grass area in front of the new extension and facing the public road. The disabled parking bays will strategically located within the development, adjacent to buildings were possible with level access and non slip surfaces.
- Appearance - As the existing building is to remain, the new extension, materials and appearance will match those of the existing with the inclusion of new windows, doors and fascia's as follows:

Walls: Red brick multi with brick on edge under window cill

Roof Tiles: REDLAND Stonewold flat concrete tiles colour tudor brown.

Windows: Aluminium Powder Coated White

Doors: Aluminium Powder Coated Green

Fascias: 'TRESPA' Panel colour Green

Panel above Windows: 'TRESPA' Panel colour Green

A number of windows have been designed into the scheme to provide natural light within, as the site has a very open aspect.

Access

The property design takes account of:-

- Approach – The proposal reflects the requirements of the Family Resource Centre but also the needs of the whole site, complimenting existing adjacent properties.
- Parking –The design has taken full account of Supplementary Planning Guidance regarding parking. The proposal includes a dedicated car park to cover the entire site, with the inclusion of appropriate car parking spaces and bicycle racks.
- Entrances - within the limits of the site the property has been positioned to create ease of access whilst maintaining an aesthetically pleasing look blending in with the adjacent community buildings. The existing entrance will be retained in order to provide reception facilities for the Family Resource Centre.

- Horizontal and Vertical circulation – the horizontal circulation within the property has been carefully planned in order to separate public access and staff areas. Vertical circulation is not applicable for this single storey property.
- Access to all services – Internally the property has been carefully laid-out to maximise use and management. All facilities (toilets, kitchen, public spaces etc) are logistically placed in comparison to where the activity will be undertaken.
- Emergency Egress/Alarm Systems and Evacuation Planning – the design of the property will ensure and assist evacuation should an emergency need occur. All travel routes have been carefully planned and emergency exit options are numerous. Evacuation planning will be recorded and regularly tested.

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Commissioning, Compliance & Development
Community Services/CYP Services for Children

13th December 2006

Daventry Family Resource Centre
Proposed Extension and Refurbishment

Design & Access Statement

NORTHAMPTONSHIRE
COUNTY COUNCIL

13 DEC 2006

GROWTH MANAGEMENT

This statement should be read in conjunction with the associated building plans and elevations depicting detailed elements.

Design

- **Use** – this development makes use of an existing area of land within the confines of the Grange site to provide a building extension and also vastly improved car parking facilities, to be utilised by all site occupants. The site houses an Elderly Persons Home, associated services for the elderly and the existing Family Resource Centre. All activities interact well within the existing site, with the only main issue being car parking, which this scheme addresses. The site is located within a residential estate within Daventry and is adjacent to a local school. Facilities are accessible for all users within the local community.

- **Amount** – the development sees a building extension of 193m² with a car park extension comprising approximately 700m² (inclusive of drive and entrance to parking bays). This development sits within a total site of 1.130ha, with existing development taking up 0.388ha, which equates to approximately one third of the site. Following completion of proposed site development the new developed area of the site will be 0.478ha. The amount of proposed development will therefore not vastly affect the appearance of the existing site, other than to resolve some of the existing car parking problems experienced.

- **Layout** – the layout of the site is existing and therefore has been somewhat predetermined, however the location of the proposed extension and new car park have been identified so as to preserve the distinct separate nature of both the Family Resource Centre and the Elderly Persons Home. The existing access road provides an unofficial demarcation point between the two site functions which will be retained. The building is on a large site surrounded by a mature hedge one side with residential properties on the other side of the hedge. The elevations have an open aspect facing the existing Elderly Persons Home and public road.

- **Scale** - The design for the extension compliments the design of the existing building which also sees the replacement of windows, doors, fascia's and gutter/down pipes. The new extension will have the same details as above with all heights etc. matching the existing single storey development.