

Warwick District Council
Castle Farm Sports Centre

Design and Access Statement

August 2020



Document Control

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1.0 INTRODUCTION

1.01 Context

Warwick District Council appointed DarntonB3 Architects as Design Team Lead to compile this Design and Access Statement in support of the full planning application for Castle Farm Sports Centre.

Warwick District Council wish to demolish and redevelop the facilities at the existing Castle Farm Recreation Centre site. The work is to include the full demolition of the existing leisure centre and the construction of new facilities.

The new proposal will also include the district's Scouts & Guides facilities that are currently set within the existing building. The development will not only be an opportunity to increase the local offering of sports and leisure activities, but to also increase and enhance the local area's scouts and guides facilities.

1.02 Purpose

The purpose of this Design and Access Statement is to describe and present the design intent for the proposed development of Castle Farm Sports Centre.

This statement addresses the requirements of Article 8 of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (As Amended) regarding Design and Access Statement to accompany planning applications of this nature.

This document is also submitted to meet the requirements of Section 62 of the Town and Country Planning Act 1990, inserted by the Planning and Compulsory Purchase Act 2004 which came into force on 10th August 2006. It takes account of the advice set out in DCLG circular 01/2006, "Guidance on changes to the development control system." It has also taken account of the CABI Publication, "Design and Access Statements – How to write, read and use them."

The planning application to which this Design and Access Statement relates is seeking Full Planning Consent for a 'Development of a new Sport and Leisure Facility'.

This report should be read in conjunction with the supporting planning application drawings and reports submitted as part of the planning application.

1.03 Approach

This Design and Access Statement will seek to demonstrate how the design proposals submitted for the planning application have been informed by the following stages:

ASSESSMENT – with reference to national and local planning policies the site and its surroundings is assessed and reviewed; these include the physical, social and economic characteristics.

EVALUATION – the design proposals presented in this document have been developed after reviewing the information contained within this and the supporting documents.

DESIGN – The consideration and identification of the use of scale, layout and building footprint have informed the design process and the proposed development. All aspects of layout such as the movement, aesthetics, materials, parking and safety have been considered.

ACCESS – Inclusive design is interwoven with the design proposals and all levels of access have been considered in terms of getting to the site, movement within the site and access to all facilities within the building.

2 ASSESSMENT

2.01 Project Introduction

Phase 1 of the WDC Leisure Development Programme (LDP) has now been completed. It was agreed at the start of the Programme in 2015 that upon completion of Phase 1 the existing facilities in Kenilworth would form Phase 2 of the LDP once the Local Plan gave more certainty as to the future development of the town.

The Local Plan (2011 – 2029) is now in place and was officially adopted in September 2017. WDC decided it was necessary to get the Local Plan in place before deciding on the future of leisure provision in Kenilworth, as the changes introduced by that Plan would evidently affect demand for Sports and leisure facilities. Now the plan is in place and the Phase 1 programme has been completed WDC believed it time to commence Phase 2 of the LDP.

It was important that at the commencement of LDP Phase 2 that the people of Kenilworth understood that they could get the same sort of aspirational, successful and modern facilities as the Council has provided at Newbold Comyn and St Nicholas Park as part of phase 1 and this was the starting point of the eventual Brief.

2.02 Project Strategy

Castle Farm Recreation Centre and Abbey Fields Swimming Pool between them provide the majority of the general sports and leisure provision in Kenilworth. The Meadow Community Sports Centre at Kenilworth School is open to the public during non-school hours and also provides a valuable resource for sport and leisure in the town. This provision, and its potential move with the school to a new location, has been factored into considerations of sport and leisure in the town and the north of the District.

Local Sports Clubs are vitally important to sports provision in the town and they also form an important part of the strategic planning for sport. The Castle Farm and Abbey Fields facilities are geographically close together and they offer complimentary and non-conflicting activities. It has therefore been appropriate to consider the re-design of the two sites as one project, as any design decision made at either site will influence the demand and facility provision at the other.

The client team has proposed to commence Phase 2 of the Leisure Development Programme. It is important that Kenilworth should have the same sort of aspirational, successful and modern facilities as the Council has provided at Newbold Comyn and St Nicholas Park.

The community in Kenilworth will be encouraged by such excellent facilities to adopt an increasingly healthy lifestyle. The Council can renegotiate the concession fee from Everyone Active in light of the improved facilities and therefore will receive an improved concession fee as attendance and income will rise. The newly constructed or refurbished facilities will be up to modern design standards,

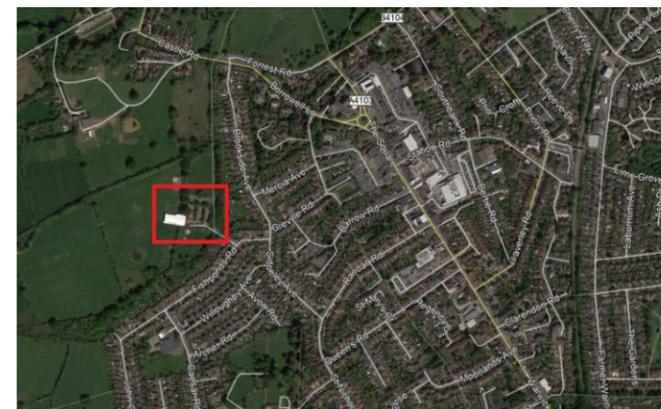
making them more environmentally friendly and cheaper to run. These facilities will then be prepared for use for another 30 years.

The design processes involved in RIBA stages 1, 2 & 3 have been completed. This process included a matrix analysis of the various options available. This assessed such elements as the design quality, flexibility, customer requirements, operational effectiveness and value for money. This led to the rejection of a refurbishment option at Castle Farm Recreation Centre because the existing building has a number of severe design constraints.

These include –

- The floor to ceiling heights are too low for installing studios and gyms, and so these would need to be in new wings alongside the old, and levels would not be the same.
- The structure of the pillars in the 4 court sports hall means that it would not be possible to create one 6 court hall, as proposed. It would be necessary to retain the current 4 court sports hall, which is smaller than current Sport England standards, and then build a separate 2 court sports hall alongside, which restricts operational flexibility.
- The substantial oak tree to the north east of the current building would restrict the construction of a larger refurbished building on the same footprint, and would need to be incorporated into the design.
- Sticking to exactly the same location may reduce the flexibility to improve vehicle movements around the site.
- The fabric of the existing building is not up to contemporary insulation and environmental standards and this could not be corrected in a refurbishment.
- Anticipated costs of substantial refurbishment are less than 3 per cent lower than the anticipated cost of re-building, but the outcomes are substantially less appropriate.

2.01.1 Location of development site within the town of Kenilworth



www.maps.google.co.uk

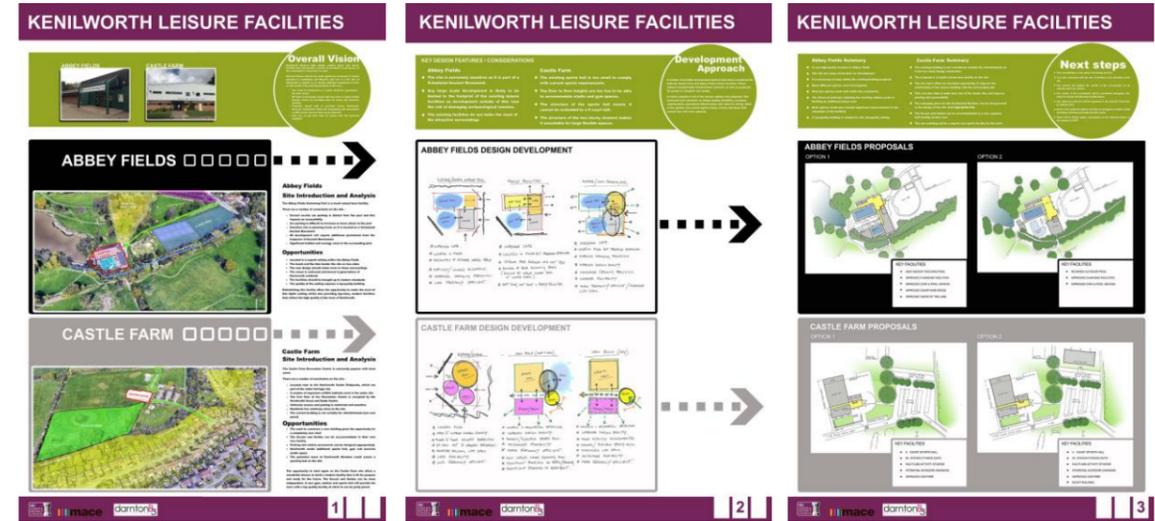
2.03 Public Consultation

Warwick District Council have taken a thorough and extensive approach to public consultation throughout the life of the project. Public engagement and participation has been actively encouraged from the earliest of design stages and has positively impacted the development process of the scheme.

The Council have used a variety of methods and mediums to allow the public to contribute and influence the direction of the project's development. Transparent and encompassing sets of information have been produced, exhibited and shared at every key milestone of the project's development.

This collaborative approach has given confidence to the Council that the final facility will meet and exceed the local resident's and surrounding user group's aspirations and expectations for the proposed scheme.

A full Statement of Community Engagement (SCE) has been prepared and is submitted in support of this application. This provides detail of the consultation undertaken and the applicants' response to comments made by the community and key stakeholders'.



2.04 Pre Application Advice

Pre-Application advice has been consistently fed into the development process, with engagement and inclusion of the relevant local authority planning officers at key design team meetings. The client team and DarntonB3 Architects have attended along with the designated senior planning officers, subjects constantly reviewed have included:

- Urban Design
- Highways
- Policy
- Sustainability
- Accessibility

The Planning Statement that will be submitted in support of this application summarises the pre application advice received.



EVALUATION

3.01 Architectural Brief Overview

Key Elements of the brief are:-

- New prominent entrance
- Reception, Foyer
- Café with Seating Area and viewing space.
- 6 Court Sports Hall
- 80 Station Fitness Suite
- Multi use Studios x2
- Spin studio
- Outdoor Changing Rooms
- Associated Ancillary Accommodation
- Accessible Car Parking and drop off zones.
- Integrated Scouts & Guides Facilities

3.02 Site Introduction

The Castle Farm site sits on the western edge of Kenilworth, approximately 600m from the main town high street and commercial area of Warwick road (A452). The site is accessed via a primarily residential area along Fishponds road, this access road brings you into the southeast area of the main car park. The site is bounded by residential properties to the east, and sports pitches to the west, this then further opens up to sprawling fields and farmland.

Along with the sports building and associated parking provision, the site also contains a skate park, outdoor play area and petanque playing terrain.



www.maps.google.co.uk

3.03 Site Photographs and Built Context Analysis

The photographs in this section show the existing building and its immediate context.

3.03.1 View from play area back towards building

3.03.2 View of existing main entrance

3.03.3 View west from side of sports hall

3.03.4 View from main car park towards entrance

3.03.5 View northwest past skate park

3.03.6 View across play area from southwest corner of building

3.03.7 View north from building entrance past carpark and petanque

3.03.8 View from petanque area towards building



3.03.1



3.03.2



3.03.3



3.03.4



3.03.5



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3.03.6



3.03.7



3.03.8

3.04 Site Analysis

The Castle Farm Recreation Centre is located on a wide and expansive piece of land in Kenilworth and currently offers a sports hall, petanque terrain, gym, and grass pitches. The Centre is extremely popular with local users, walkers and dog walkers. Initial consideration was given to the sites' constraints and opportunities, which were summarised as being:

Constraints:

- Located near to the Kenilworth Castle Fishponds, which are part of the wider heritage site
- A number of important wildlife habitats exist in the wider site
- The first floor of the Recreation Centre is occupied by the Kenilworth Scout and Guide Centre
- Vehicular access and parking is restricted and sensitive
- Residents live relatively close to the site
- The current building is not suitable for refurbishment

Opportunities:

- Option to construct a new building gives the opportunity for a completely new start
- The Scouts and Guides can be accommodated in their own new facility
- Parking and vehicle movements can be designed appropriately
- Kenilworth needs additional sports hall, gym and exercise studio space

One of the main opportunities identified at Castle Farm was the ability to start again. The site offers a wonderful chance to build a modern facility that is fit for purpose and ready for the future. The Scouts and Guides that currently use the Centre could be more independent. A new gym, studios and sports hall would provide the town with a top quality facility of which it can be justly proud, whilst being flexible and future proof.



3.04.01 Site Constraints diagram



3.04.02 Site Opportunities diagram

4. DESIGN SUMMARY

4.01 Introduction

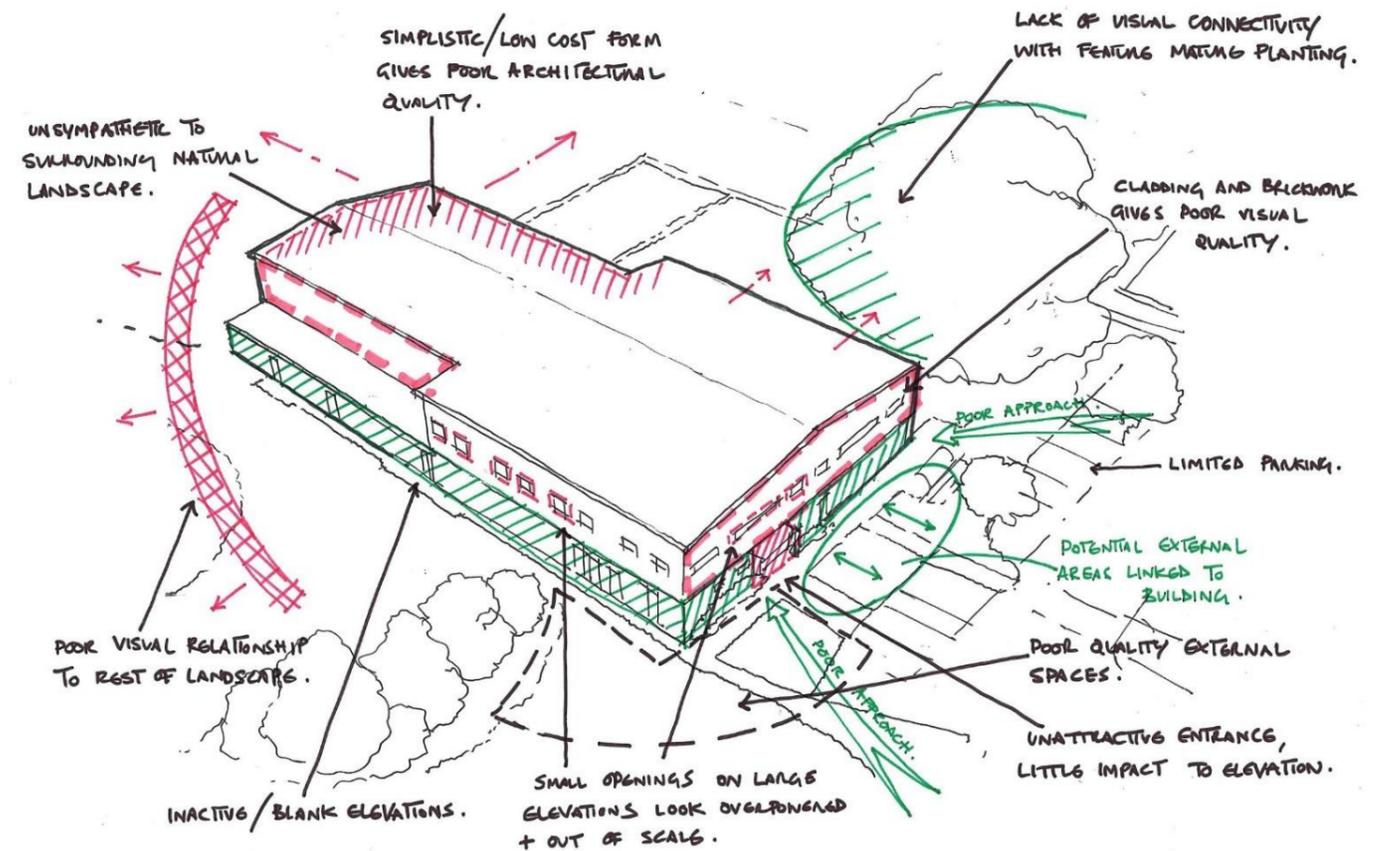
The existing facility of Castle Farm Recreation Centre struggles with its ability to provide for the current and future requirements of the local residents and wider public. The building is of a low visual quality but is set amongst attractive and extensive mature landscaping. During RIBA stage 1 an early public consultation guided the design process for us to consider a number of options that centred on providing either significantly extended or new build dry sports facilities that would complement the development of Abbey Fields.

The early consultation and initial cost investigations resulted in the identified need to provide a new 6 court sports hall, significantly improved fitness suite facilities, multi-use studio spaces, improved café facilities and increased provision for outdoor pitch changing. Our role during RIBA stage 2 was to successfully mould these aspirations, the site's potential and the public's requirements into a well-considered, robust and attractive design concept.

The physical appearance of the existing facility is very limited and it sits awkwardly on the site. The internal facilities and spatial arrangement negatively impact the function and how the activities were expressed on the elevations was a key consideration during our design development. The facility currently serves a wide range of users from young families to more elderly groups, and variations between, coupled with the expected future demand it is key that the proposed project provides accessible and robust, versatile facilities.

The existing facility looks and feels of low cost design quality, the entrance and circulation areas are poorly designed; feeling lifeless and restrictive. There is very little activity or visual interest on the elevations, they give little indication of the internal spaces and have no interaction with the surrounding park. There is great potential for the new facility to better interact with the surroundings and form better relationships with the general play, petanque and ecology areas.

The building needs to be redeveloped and expanded to provide a modern, attractive dry sports facility that will significantly benefit the area, and realise the full potential of the location. Our proposal illustrated within the following pages seeks to embody the requirements of a modern, bespoke dry leisure facility and reinvigorate Castle Farm Recreation Centre as a key community sport and leisure destination.

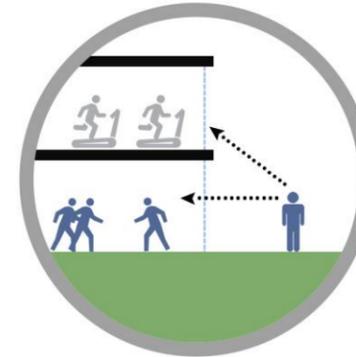


4.01.01 Existing Building Analysis

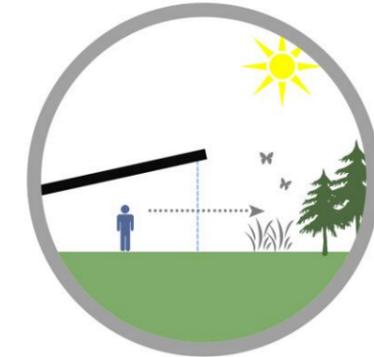
4.02 Design Principles

Key Design Aims

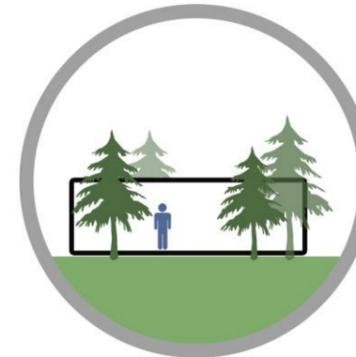
- Active and inviting primary elevation offering views in from the entrance approach.
- Provide a layout which responds to the requirements of commercially effective operating principles.
- Standout, prominent entrance and approach from the carpark.
- Well-proportioned and functional external space relating to the external pitches, petanque and play area.
- Areas of transparency on the façade, maximising views in and out, showcasing the activities.
- A contemporary, dynamic form that sits well in the natural landscape and forms a strong visual relationship.
- Sensitive, yet durable materials that complement the site and surrounding context.
- The formation of a central core, a hub of activity and movement to act as the heart of the building.
- Improved and extended carpark that sits sensitively in the landscape with minimal visual impact.
- Significantly improved sustainability.
- Natural light and surrounding views maximised.
- Sensitivity to the surrounding natural environment, maximising existing landscaping features.
- Design durability and versatility.



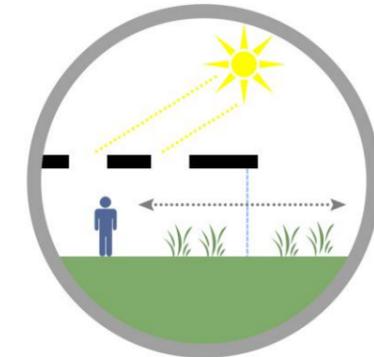
Active Elevations



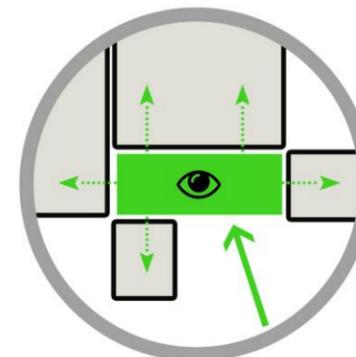
Open Views



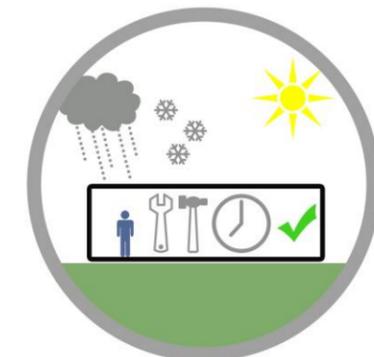
Sensitivity & Integration



Inside / Outside



Legibility



Durability

4.02.01 Design Principles Diagrams



4.02.02 Proposed Site Plan

4.03 Development Amount

Existing Building Footprint – (approx)

1282m²

Proposed Building Footprint – (approx)

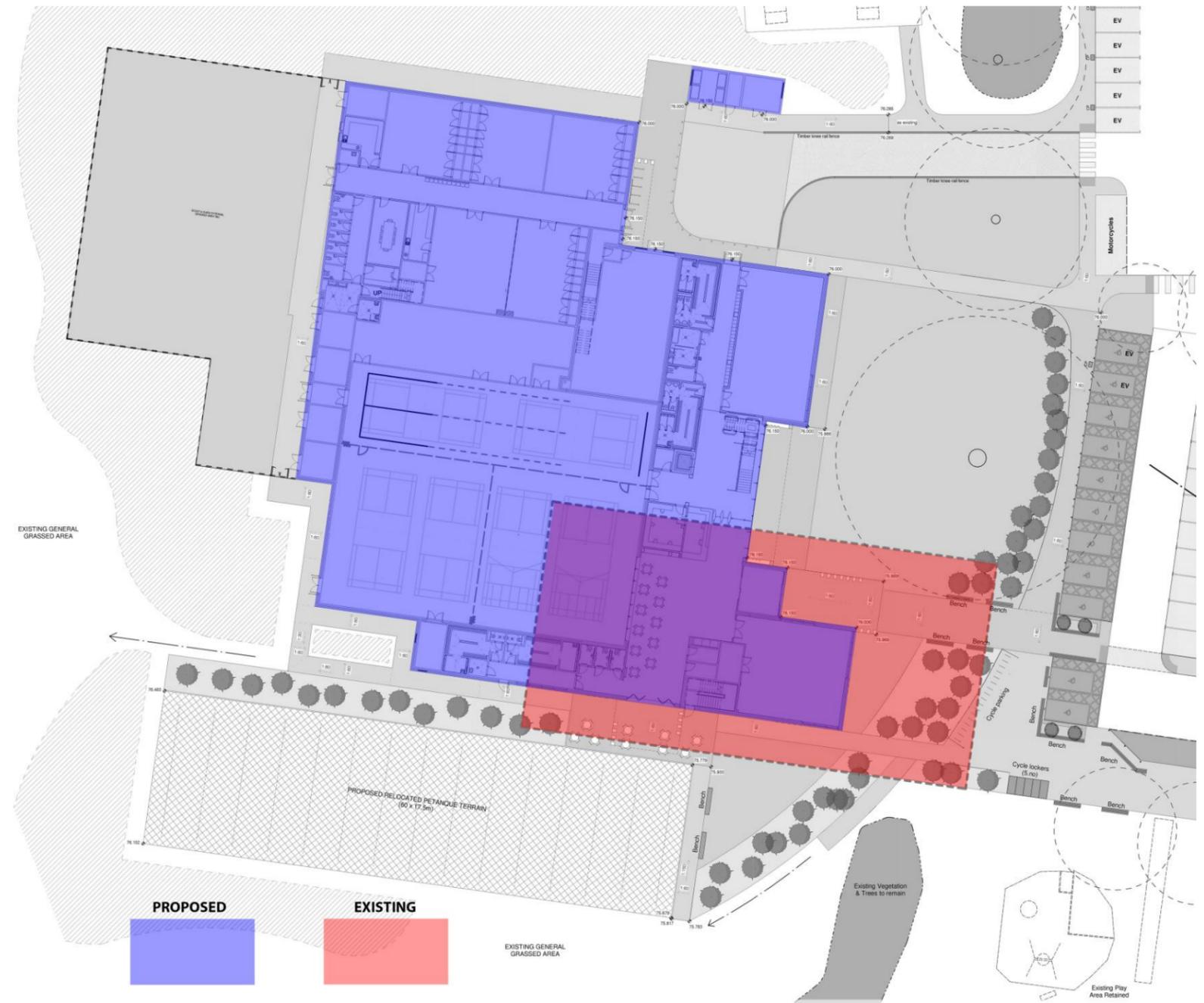
3242m²

Development Site (red line boundary)

Site Boundary:

36904m² (approx)

3.69 Hectares



4.03.1 Development plan areas

4.04 The Facilities

Design Proposals

The design proposals during stage 2 have developed in a number of important areas since the public consultation, however, through all of the developments, the overriding design aims and principles have been maintained.

As with best practice in leisure facility design our driving concept is to provide an attractive and prominent building with a significant and clear main entrance, with good accessibility and a clear visual connection between internal and external spaces. The design approach is to provide a simple and intuitive layout with good interrelationships of activity spaces and functions with an efficient design and with good natural supervision.

The integration of the new facility with the existing mature landscape was one of the most important guiding principles for design decisions here, and led to the creation of a dynamic 'courtyard' style entrance form which relates directly to a key feature tree, providing a dramatic visual relationship.

The Facility

The proposed concept is set across two floors, centred on a main feature double height entrance hub that forms the primary active east facing elevation of the new facility. Upon entry, customers easily identify the reception and control, providing general information and retail service with the café servery opposite, resulting in a much improved efficiency of the entrance area. The open café / foyer space creates a strong social space for all arrivals; from here people can be visually guided around the facility with ease, whilst experiencing some of the activities and outward landscape views.

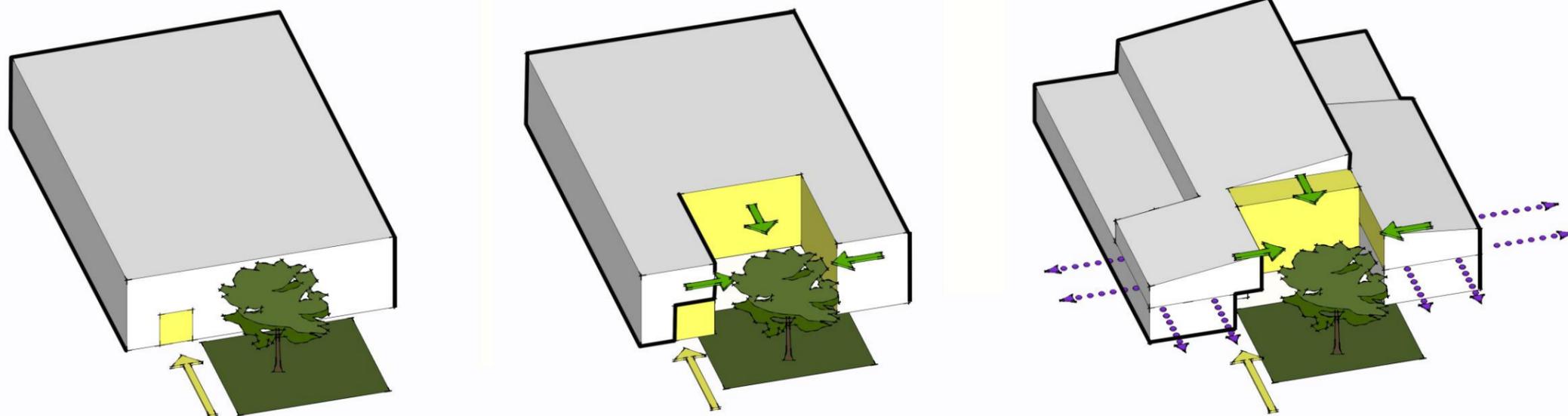
4.04.1 Development of massing

The café and lounge seating provides parents and carers with clear and open views for relaxed supervision and a large glass viewing screen allows excellent views into the sports hall. Additionally a large folding glass screen opens out to a south facing external space providing views onto the proposed petanque area, playground, ecology area and outdoor pitches. This internal to external relationship is majorly lacking in the current facility and has been a strong driver in our initial design process.

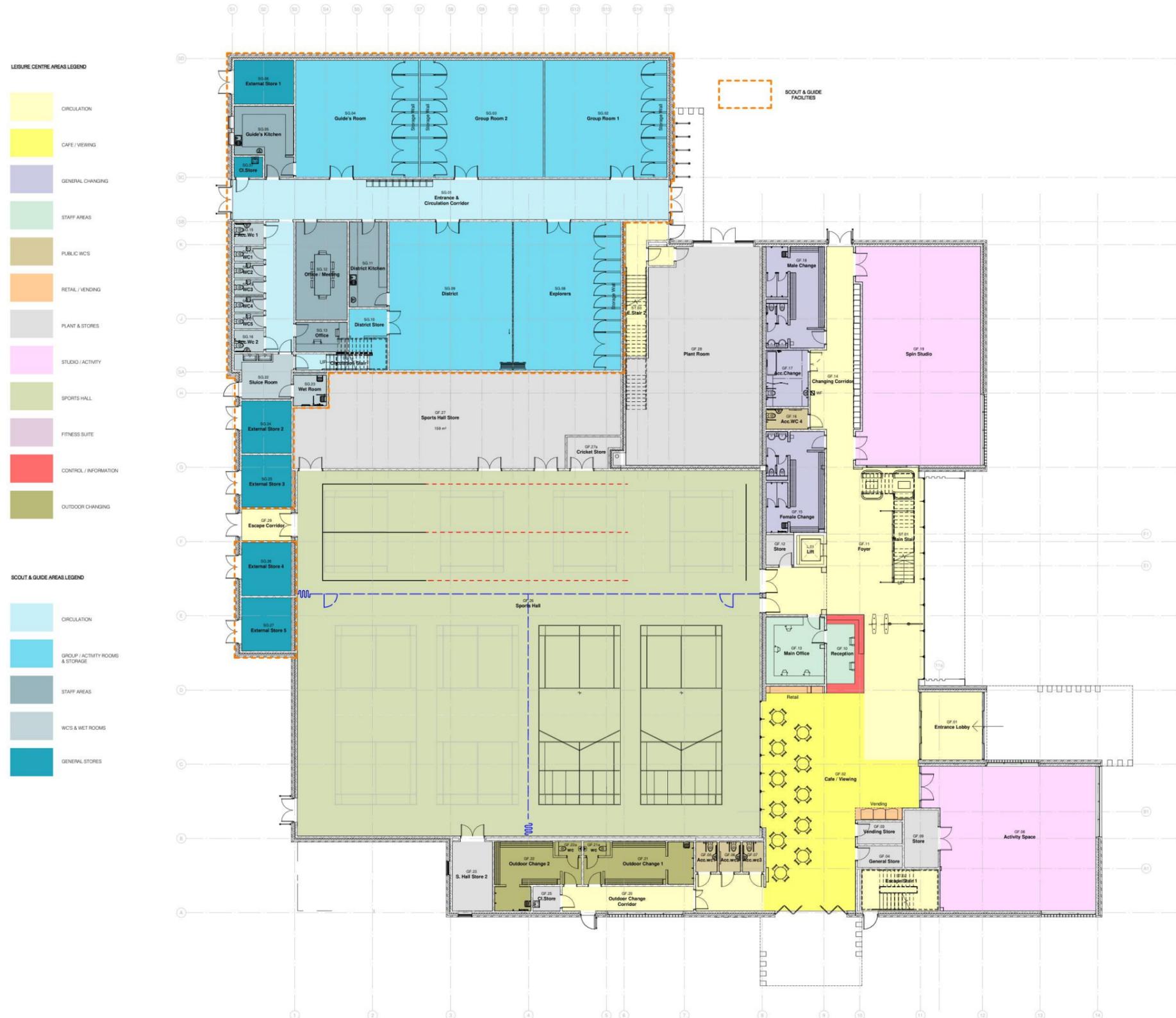
Multi-use activity studios and the new fitness suite are placed to form the new northeast and southwest corner focal points of the main elevation of the building. These studios will provide a number of different uses ranging from interactive IT activity sessions to spin cycling and will have excellent visual links to the surroundings. The fitness suite will be a standout feature of the scheme, providing all the facilities of a modern gym space and will be a key income generator.

The new 6 court sports hall will be able to provide for various sporting activities at various user levels and adds a greater aspect of function to the proposed new building. Set behind the main active spaces and integrated into the overall building form more cohesively will allow this large element to be visually softened. Consideration of high quality, sensitive materials will further aid this. Potential landscaping features and 'green' wall elements will be considered to also help soften the west elevation of the scheme.

New functional and robust outdoor changing will enhance the existing outdoor pitch provision. Integrating these changing areas into the main building allows efficiency for access and maintenance, whilst also allowing increased supervision of these rooms if required.



4.05 Floor Plans



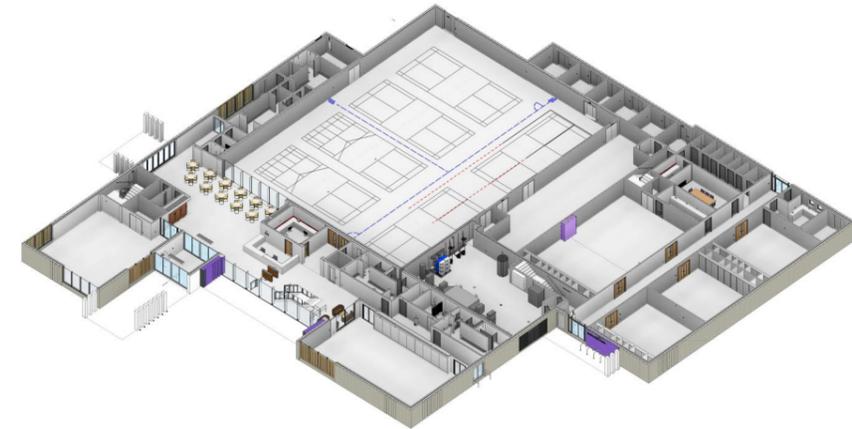
4.05.1 Ground Floor Plan.

Design summary

- The proposed scheme realises the key design aims established from studying the existing facility and site. The proposal establishes an exciting dry sports destination for visitors locally, and from the wider community.
- The new scheme will provide a strong visual element to the landscape. Dynamic forms help the visual strength of the main elevation and solidifies the modern but complimentary form of the building.
- The double height glazed entrance space interacts with the feature tree, this facilitates a dynamic hub space linking other elements of the building. This will create a vibrant, social area that relates to the surrounding landscape.
- New studios/multi-use rooms and fitness suite will introduce action to the front elevation and provide passers-by with views of the activities happening within, showcasing the new facility.
- The entrance lobby and approach canopy design serves to identify and celebrate its location along the façade. Feature columns will also help create an interesting gathering space.
- Feature new soft landscaping will add further visual interest and help empower the already existing mature trees and hedging. The building's proximity to mature trees will create interesting views both in and out and a strong link to the greenspace should be achieved.



First Floor



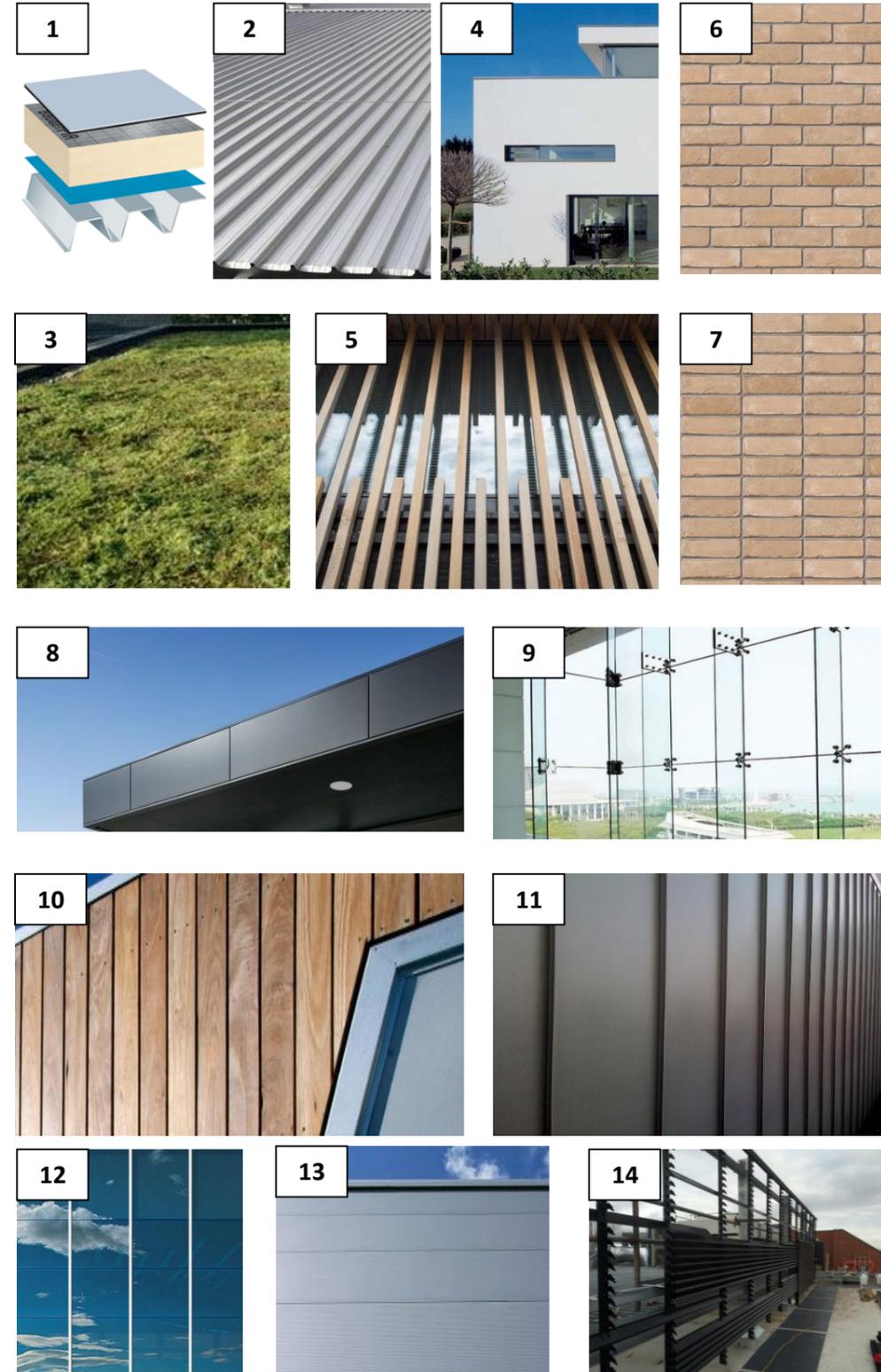
Ground Floor



4.05.3 Artist's Impression – Main Entrance View

4.06 Façade Detail and Materials

- 1 New flat roof areas generally, high performance single ply membrane sheet roofing, colour Grey.
- 2 New roof areas generally, standing seam built up roof system, pre-weathered mill finished.
- 3 Built up flat sedum roof system to single storey flat roof areas as indicated on roof plan.
- 4 Proprietary through coloured render system, colour white.
- 5 Vertical format timber brise soleil shading to glazed areas as indicated on elevations.
- 6 Brown / grey facing brickwork.
- 7 Brown / grey brickwork feature panels, projecting piers.
- 8 PPC aluminium rain screen cladding to feature canopies and fascia's as indicated.
- 9 Structural glass glazing system to foyer atrium space on main elevation.
- 10 Vertical external treated timber rain screen cladding.
- 11 Standing seam zinc cladding.
- 12 PPC aluminium, double glazed, thermally broken curtain walling system.
- 13 Colour coated steel composite cladding panel system.
- 14 PPC aluminium plant screening louver system.



4.07 Elevations



4.07.1 North & East Elevations



South Elevation
1:100

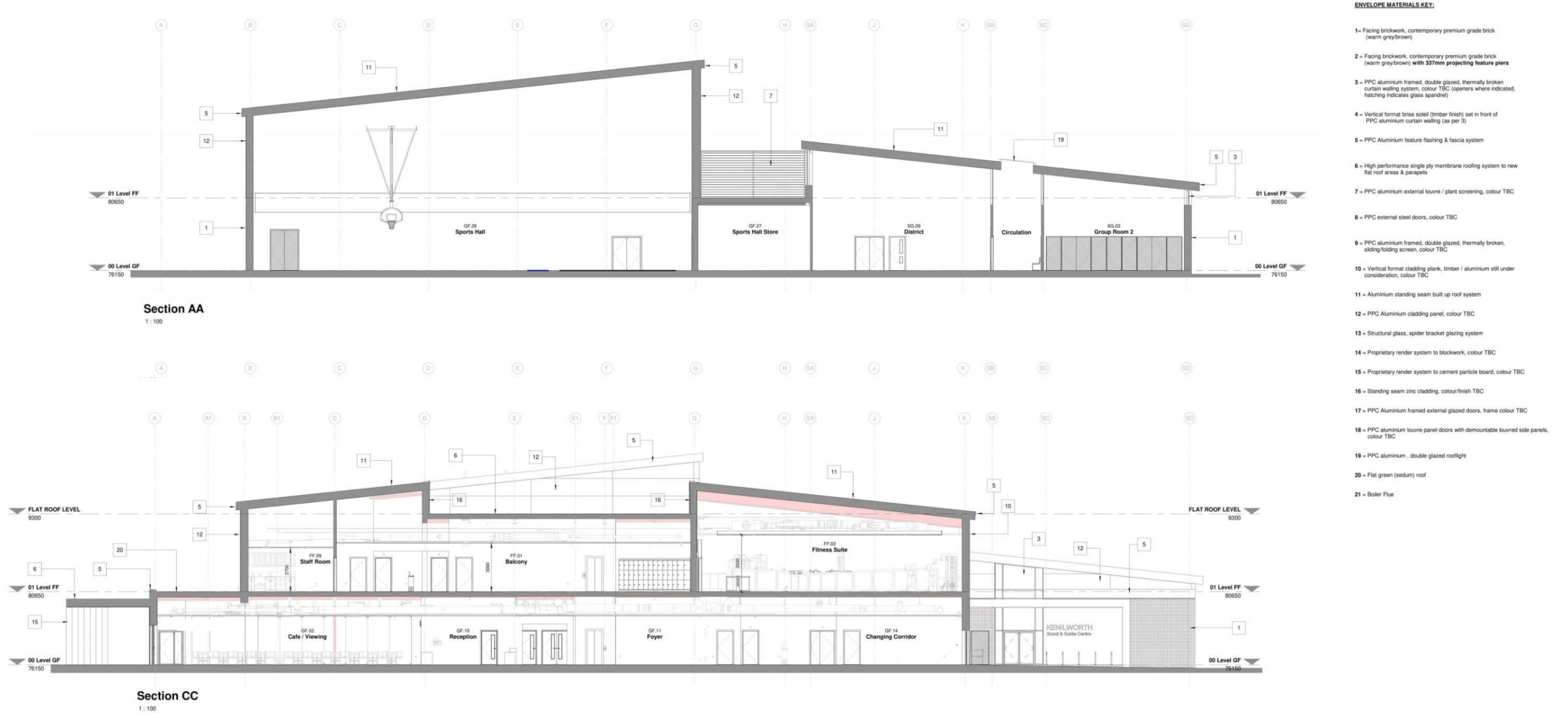


West Elevation
1:100

4.07.2 South & West Elevations

4.08 Sections

Key sections through the proposed development including primary spaces and forms:



4.08.1 General Sections

4.09 Arrival & Internal Features

The client and design team are fully committed to ensuring that the proposed new development is designed to anticipate and overcome restrictions that prevent or inhibit disabled people from making full use of the facilities and their surroundings. The design will comply with the requirements of the Equality Act 2010, Code of Practice BS 8300 and the requirements of Approved Document Part M of the Building Regulations.

The team will take into account the needs of potential customers and staff including those who may have a wide range of disabilities, including:

- People with mobility impairment
- People with visual impairment
- People with hearing impairment
- People with learning disabilities

It is assumed that people will arrive at the new facilities by a variety of means, most commonly by car, minibus or taxi. However, arrangements have been made for those arriving by wheelchair, bicycle or on foot.

4.09.1 Car parking

The existing car parking is to be redeveloped and extended accordingly. There will be provision of new accessible parking spaces adjacent to the main entrance, current proposals are for the formation of 11 No accessible parking bays. The accessible spaces are grouped together and will be clearly laid out and signed both on the surface of the bay and by means of vertical signs. The bays are located as close as possible to the main entrance of the proposed facilities. Dropped kerbs will be provided at locations where wheelchair users need to transfer from parking bays to adjacent footpaths. The route from the bays to the building will be a nominally level where achievable.

4.09.2 Drop-off point

A new drop-off bay will be created as part of the carpark modifications. The bay is to be long enough to allow 'tail loading' and for drop off from mini buses. Dropped kerbs will be provided to areas where wheelchair access is required to adjacent footpaths. The route from the drop off bay to the building will be a nominally level where achievable.

4.09.3 Cycle Parking

Provision has been made for at least 32 no covered parking spaces which are located close to the main entrance to the leisure facility and 5 no secure cycle lockers, the scouts building has 5 no hoops (10 no parking spaces) adjacent to its main entrance.



Artist's Impression – Main Entrance View 1



Artist's Impression – Main Entrance View 2

4.09.4 External Footpaths

The building has been designed to provide a perimeter footpath which is generally 2.0m in width. The external footpaths are generally level with localised changes in level where necessary to match up with the existing topography, external works and building access points. Changes in level will be no greater gradient than 1:21, with some locations lower than 1:21; this gradient is widely regarded as being flat.

The footpaths give access for maintenance and servicing as well as providing pedestrian access to and from parking/cycle parking and drop-off.

Due to the relatively level topography, inclined or stepped access is not required from the adjacent main parking area. Pedestrian circulation will be designed to comply with all requirements of Part M of the Building Regulations and in line with the Equality Act.

4.09.5 Route to the Facilities

The vehicular route to the new facilities is from Fishponds road to the South East of the Centre, leading to the existing car park access road entrance is retained. The proposed entrance to the facility will provide both vehicular, cycle and pedestrian access. Further pedestrian and cycle access is available from the path along the eastern boundary that runs north towards Abbey Fields Park.

Accessible parking spaces are located directly adjacent the main entrance. Electric vehicle charging spaces will also be provided (Refer to site plan for schedule of parking to be provided).

Pedestrian access will primarily be from the South East, via Fishponds Road, a secondary route along the east boundary path to Castle Road will also provide access for pedestrians. The existing footpaths will be enhanced to suit the new car parking layout with a pedestrian crossing point leading directly to the main facility.

Primary cycle access will be from the Fishponds road entrance point, secondary cycle access is expected from the path leading to Castle Road. Covered cycle parking provision will be provided close to the main entrance.

Service vehicles will arrive via fishponds road and use the newly created loading / delivery bay off the new scout's facilities main entrance; the new sub-station and bin store will be constructed as a single unit, with access directly from the service road to the northeast corner of the building.

The entrance to the new facilities has been designed to ensure it is recognisable and inviting. The entrance is protected by a canopy. Glazed areas will be clearly highlighted for partially sighted people by visually contrasting manifestations as recommended in Approved Document M and N. The design ensures the following:



Artist's Impression – South View



Artist's Impression – Ground Floor Reception / Foyer area

The entrance is easily distinguishable from the façade as a whole.

- The entrance is fully accessible with a nominally level area immediately in front of the doors.
- There is no segregation of any groups of people.
- The entrance is clearly visible and prominent when arriving at the site.

4.09.6 External Doors

The main entrance doors are to be sliding bi-parting automatic doors, fully glazed with suitable manifestation on the glass and with a level threshold.

4.09.7 Entrance Lobby

A generous entrance lobby is proposed which has been designed to ensure that wheelchair users can move well clear of the first door before encountering the second set of automatic doors.

4.09.8 Foyer and Reception

On entering the facilities you arrive into a spacious foyer with a clear and logical layout which helps to orientate visitors to the centre. People coming through the entrance door have a clear view of the reception desk and the central hub space directly ahead. The reception desk will maintain views through the central foyer / hub space. Clear way finding and room identification signage shall be provided throughout the facility.

4.09.9 Reception Desk

The reception desk will be designed to allow good access to all. It will be designed to BS8300 Item 11.1 with a lowered section for dealing with people who are seated, a recessed area to provide legroom for people in wheelchairs and a hearing loop. The desk will stand out against the flooring and background wall to ensure it is seen by visually impaired people. Its design will include:

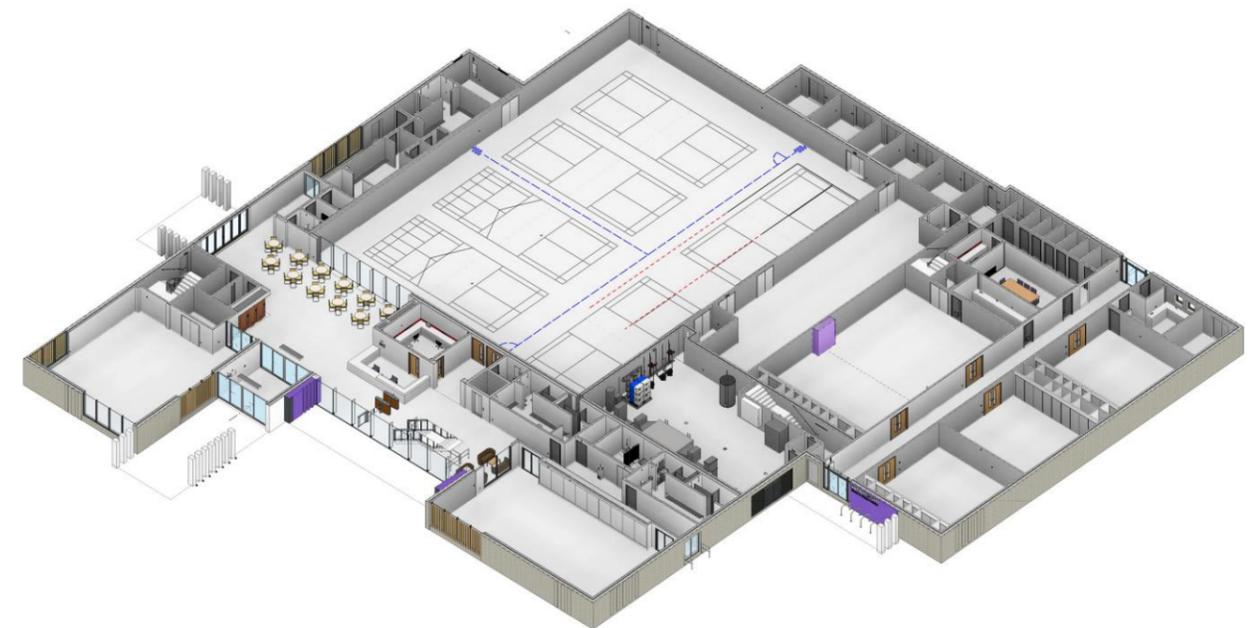
- Two work surface heights to accommodate customers and staff who may wish to stand or sit, including wheelchair users.
- Provide a lowered section of counter to allow for wheelchair users to communicate over the counter.
- Include an induction loop to assist users with hearing impairment.

4.09.10 Central Hub Space

The central hub space is a vital part of the design which allows access to all the facilities the building provides. Within this space will be lounge seating, retail and vending facilities, café and servery, passenger lift and feature staircase.



Artist's Impression – First Floor Reception / Foyer area



Ground Floor 3D floorplan

4.09.11 Corridors

The need for new corridors within the facilities has been largely eliminated through careful design. Where new corridors are unavoidable in the building they will have a minimum width in excess of 1500mm and are generally in excess of 2m wide.

4.09.12 Sports Wheelchairs

The sports wheelchair zone is through the new main entrance, circulation hub and circulation route through to the accessible / dry changing and sports hall. In this space will be a zone for storage of wheelchairs and accessible WC provision for people using sports wheelchairs.

4.09.13 Buggy and Pushchair Storage

A space has been allocated within the foyer area accessed directly off the circulation hub. This area is secure as it will be under surveillance from a member of staff on the main reception.

4.09.14 Lobbies

Internal lobbies have been avoided where ever possible. Where they are provided they have been sized to ensure users are clear of one door before reaching the next.

4.09.15 Ramps

The design of the floor plan has eliminated the need for any unnecessary small changes in floor level and as such there is no requirement for internal ramping within the building. The ground floor and first floor levels are primarily served by the main circulation stair and passenger lift.

4.09.16 Stairs

The stairs will be designed in accordance with BS8300 item 5.8 and 5.10.

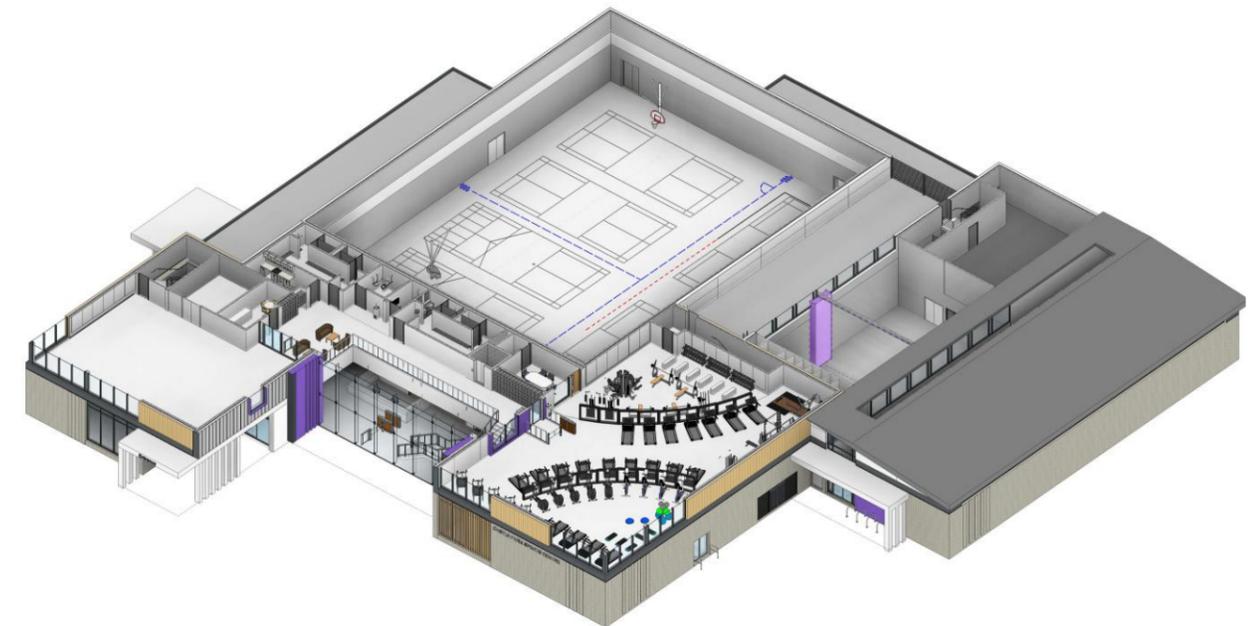
4.09.17 Doors

Generally all doors within the building have a clear opening width of at least 875mm and are located so that there is at least 300mm clear to leading edge of the door.

Door furniture on new doors will be of a style that meets the requirements of Part M of Building Regulations and the recommendations of BS8300. It will also contrast in colour and tone with the doors. Where required, new doors will be fitted with door closures that comply with the requirements of BS8300 Item 6.5.2 with a maximum force of 30N to open the doors for the first 30° of opening and 22.5N for the 30° to 60° opening arc. Vision panels in new doors will allow people both standing and seated to see people the other side of the door before opening and will comply with BS8300 Item 6.4.3 and Fig 13.



Artist's Impression – Fitness Suite



First Floor 3D floorplan

4.09.18 Passenger Lift

1No new passenger lifts is to be provided, located adjacent the central hub space and reception desk. The lift is to be suitable for use by a person in a wheelchair and will comply with BS EN 81-1, BS EN 81-2 and BS EN 81-70.

4.09.19 Changing Areas

All changing areas are designed so that disabled people can use them. Each group changing room will incorporate:

- A robust drop down seat within the shower area with suitable grab rails
- A 1500 x 1500 manoeuvring space in the changing area
- An entrance lobby with privacy screening.
- Simple, safe floor falls for floor drainage.

Dedicated accessible changing rooms are to be provided within or adjacent to each primary changing area.

4.09.20 Sanitary Provision

In addition to the dedicated disabled changing rooms which all contain toilets, Unisex Accessible WC's are to be provided on all floors. These will be designed to BS8300 Item 12.6.3.1 and Figs 51 and 52.

The toilets will provide a mixture of left hand and right hand transfer configurations.

4.09.21 Finishes

The surfaces throughout the facility will be suitable for wheelchair users and ambulant disabled people and junctions will be level and well defined. Contrasts in colour and tone will be achieved between floor and wall finishes and in addition doors and their frames will also contrast with the walls in which they are fitted.

Bold colouring and bold patterns will generally be avoided. If bold colours are proposed in any locations care will be taken to ensure that their use will not cause problems for visually impaired people or those who would be disturbed by over stimulation.

4.09.22 Means of Escape

An evacuation strategy will be put in place with responsibility allocated to certain staff for the assisted evacuation of people with disabilities.

Refuges compliant with approved document B1 section 4 shall be provided where disabled people may await assistance from the upper floors in the event of an emergency evacuation.

Personal emergency egress plans (PEEPS) will be provided for any disabled people who use the building (staff and visitors). These will deal with how staff will react and how assistance will be provided in the event of an emergency situation.

Audio fire alarms will be supplemented by visual alarms for people with hearing impairments and vibrating pagers may be used to supplement the system for both hearing impaired staff and visitors. In areas where music is played through the building PA system (such as dance studios), the system shall, upon activation of the fire alarm, mute the music to avoid drowning out the alarm.

4.09.23 Landscaping

A natural and appropriate planting methodology has been implemented to complement existing mature features, employing a mixture of short and long grassed areas and small scale shrubs as indicated on the proposed site plan.

The primary mature trees along the east elevation of the scheme are being retained and are a strong design element of the overall proposal. The landscaping is intended to both celebrate and protect these features.

Hard landscaping has been considerably designed to provide as minimal an impact to the natural site features as possible. The textures and tones will provide a complimentary palette to the building and associated soft landscaping.