

Luton

**Passenger Transport Unit (PTU)
Luton Council Kingsway Depot
59 Kingsway, Maidenhall, Luton LU4
PLANNING & DESIGN ACCESS STATEMENT**

[03227-DD-00-XX-D0-A-00002-S0-P1](#)

[PLANNING & DESIGN ACCESS STATEMENT](#)



North West Elevation

SECTION 1 – INTRODUCTION & APPLICATION

SECTION 2 – THE SITE AND SURROUNDING AREA

SECTION 3 – THE EXISTING PROPERTY

SECTION 4 – THE PROPOSED

SECTION 5 – PLANNING

5.1 Planning Considerations

5.2 Design and Street Implications

5.3 Impact of the Development on the Character of the Area

5.4 Impact on Adjoining Owners

5.5 Highways and Parking

5.6 Waste Management

5.7 Flood Risk

5.8 Sustainability

5.9 Ecology

SECTION 6 – SUMMARY & CONCLUSION

Appendix 1 – Planning Drawings – Separate Supporting Documents

SECTION 1 – INTRODUCTION & APPLICATION

1.1 Introduction

This Planning & Design/Access Statement had been prepared in support of a planning application for the following;

Replacement of existing roof and wall cladding and small extension to incorporate enhancement and upgrade of toilet facilities; including additional disabled toilet.

The Passenger Transport Unit (PTU) is a facility within an existing building which is part of the wider Luton Kingsway depot. The upper part of the building is known as Building 6 and the lower is part of the element known as Building 7. This planning application references both parts, i.e. building 6 (cladding upgrade, internal refurbishment and small toilet block extension) and of building 7 (cladding replacement upgrade)

This Planning & Design/Access Statement should be read in Conjunction with the following documents:-

- Application drawings

The client is Luton Borough Council,

The PTU provides transport solutions (including busses) for Home to school Transport including Special Educational Needs (SEN) pupils and students in Luton.

SECTION 3 – THE EXISTING PROPERTY

1.2 Application

Description of existing

The existing building is a two storey structure that that houses offices and associated areas for the PTU and others (including pest control and support areas) at the upper level, and storage, server rooms and secondary accommodation at the lower level.

The section through the building is such that the upper floor is partly built on the ground (corridor and existing single storey toilet block) with a full height change in level meaning that the remainder of the upper floor is built above the lower accommodation.

SECTION 2 – THE SITE AND SURROUNDING AREA

The application site is located within the Kingsway Central Depot and is located in the centre of the site. The building is being used by the Councils Passenger Transport Unit (PTU) at the Upper Floor (Building 6)

The building site is located within the Central Depot in Luton, 59 Kingsway, Maidenhall LU4 8AU.

Local Plan Allocation: Key Employment site

SECTION 4– THE PROPOSED

Replacement of existing roof and wall cladding and small extension to incorporate enhancement and upgrade of toilet facilities; including additional disabled toilet.

General

The building is industrial in character roof clad in asbestos sheets to the roof and walls in corrugated metal sheeting. A single storey toilet block with traditional masonry walls exists at the upper level.

The proposed project will include construction of a new toilet block extension; roof replacement; replacement of external cladding; new windows; refurbishment of the existing areas on upper floor to Cat A fit out.

The occupancy of the building will remain as existing.

Roof

The main structure across the building consists of a metal portal frame forming a symmetrical, pitched gable roof, supporting an asbestos, corrugated sheet covering with associated structural supports and insulation.

The legs of the portal frame are single storey along the south east elevation and two storey along the North West elevation

A flat roof covers the existing toilet block on the south east elevation

Both the pitched roof and flat roof are at the end of their useful lives, are leaking, and need to be replaced. The WC block is to be extended and the new roof will be contiguous with the existing toilet roof which is to be recovered

It is intended to replace the pitched roof element with a new composite roofing system with gutters Kingspan Quadcore KS1000 RW or similar.

Wall Cladding

Externally the walls to the North West consist of profiled metal cladding with integral metal windows.

The walls to the south east elevation consist of brick facing with integral single glazed windows. The intention is to insulate the unheated corridor by installing insulation on the inner face and upgrading the windows.

Walls to the south are clad with metal profiled sheeting and to the north are generally butting the adjacent boiler room.

The wall cladding and integral metal windows to the north west and south elevations have reached the end of their useful life and the intention is to replace them with new metal composite cladding Kingsman Quadcore KS1000 RW Wall Panel or similar with new double glazed windows on the north west elevation and cladding building enclosure on the south elevation.

There is a metal staircase straight flight metal stair linking the upper and lower levels with a uninsulated metal cladding to the walls and roof. This uninsulated enclosure abuts the main building and the separating wall is uninsulated and needs to be re-clad with

insulated cladding to complete the building envelope for thermal and acoustic reasons.

Changes to Internal Layout including removal of some existing walls

Internal modifications are required to the layout and this means the removal of some existing walls to accommodate these changes. However the internal modifications will not affect the overall square footage which will only be increased to a small degree by the construction of the small toilet block extension

Exiting Industrial Concertina doors

There are two large existing industrial concertina style doors at the lower level (Building 7) the one to the southern end of the building is redundant and will be removed with the new composite cladding extended to cover the aperture.

The remaining door is at the end of its useful life and needs to be replaced with a matching Industrial concertina door.

Structure

Structural investigation of existing is required to determine load bearing structure etc.in advance of the replacement of existing roof and wall cladding. Once design has been progressed drawings and calculations will be required for building control submission, tender for works and installation on site.

Photovoltaics on roof

There is a desire at a later date to introduce PC panels on both slopes of the roof and this will be allowed for in the structural design.

The building is attached at the north end to a flat roofed, double height boiler house which serves the whole of the Kingsway site. The boiler house is outside the scope of the proposed works.

Temporary Accommodation during the Course of the Works

The occupants of the upper level (Building 6 - mainly PTU) will be decanted during the construction works, however general access will be required by LBC to the lower level throughout the works. The decanted occupants will be accommodated in a temporary accommodation elsewhere on site.

5.0 PLANNING

The Luton Plan sets out positive support for sustainable development including the reuse of existing buildings and encourages employment opportunities which this proposal offers.

5.1 Planning Considerations

Policy LLP1 sets out a presumption in favour of sustainable development.

Policy LLP14[a] allows for the redevelopment and extension of existing employment sites provided that it would not have an unacceptable amenity and traffic implications; appropriate size and range of units is provided and appropriate level of parking is provided.

Policy LLP25 requires buildings and spaces to be of a high quality design.

5.2 Design and Street Scene Implications

The main planning considerations relate to the principle of development, impact of the proposed extension on the appearance of the existing building and the surrounding area and its scale and design.

The scale of the building remains as is. The appearance is improved by the replacement of end of life cladding with new metal cladding. The wall cladding colour will match that of the existing

The use of this type and colour of cladding would not be unsympathetic or out of keeping as this is common type/colour of cladding used on industrial buildings generally.

The proposal by virtue of its position would have no adverse effect on the street scene

5.3 Impact of the development on the character of the area,

The proposal, by virtue of its position would have no adverse effect on the character of the area

5.4 Implications for Adjoining Occupiers

The proposal, by virtue of its position would have no adverse effect on the amenity of the any the neighbouring properties.

5.5 Highways and Parking

There is no change to the existing arrangements regarding the traffic management on this site

The proposal is seeking a small additional floor area for the WC extension, which according to the current parking standards would require no additional parking spaces to be provided.

The general staff parking provision remains as existing as the building occupancy remains as existing. The existing parking provision for busses remains as existing as the level and the nature of the operation remains the same

5.6 Waste Management

Given the retention of the building use and operation the storage and management of waste within the building remains unchanged

5.7 Flood Risk

The site is Flood Zone 1 and therefore an area considered to be at very low risk, with less than a 1 in 1,000 chance of flooding.

5.8 Sustainability

Refurbishment offers clear advantages in time, cost, community impact, and prevention of building sprawl, reuse of existing infrastructure and protection of existing communities. It can also lead to significantly reduced energy use in buildings in both the short and long term through improved management, and instigation of the latest requirements of building control through a formal building control application.

Insulation of the building will be to latest Building Control standards

Windows and envelope generally will be updated to the latest Building Control Standards

Provision is being made in terms of structural loading and upgrade of existing services to allow the installation of PV panels on the roof at a later date.

Heating and ventilation within the building is being upgrade to latest Building Control standards

5.9 Ecology

As this is an existing site to remain in the same Class Use with minimal changes to the footprint the proposal will have no impact on Ecology. No Ecological Assessment is therefore required

SECTION 6 – SUMMARY & CONCLUSION

The proposal will result in the refurbishment of this building, tidying up of the site and installation of high performance roof and wall cladding. The new small extension will provide improved toilet facilities

The impact on the wider character of the area will be minimal the scheme offers no significant detrimental impact upon the street scene, character of the original building or amenities of the adjoining neighbours.

Appendix 1 – Planning Drawings – Separate Supporting Documents

**LUTON BOROUGH COUNCIL / PROPOSED CHANGE OF USE OF CARE HOME TO HOSTEL
PTU BUILDING, KINGSWAY DEPOT, LUTON
PLANNING & DESIGN & ACCESS STATEMENT**