

**Design & Access Statement including Travel Plan – Extensions and alterations to Launceston Leisure Centre, including provision of a café and external seating area, together with provision of a new entrance – Launceston Leisure Centre, Coronation Park, Launceston PL15 9DQ**

Introduction

The proposal is for extensions and alterations to Launceston Leisure Centre, including provision of a café and external seating area, together with provision of a new entrance – Launceston Leisure Centre, Launceston PL15 9DQ .

The application is made by the owners of the site and building -

The Leisure Centre is under new management [Launceston Leisure Centre Ltd] and the current proposals are intended to increase the attractions of the Leisure Centre and hopefully bring it closer to profitability.

It is a very popular destination but with limited facilities – the proposal is intended to address this with the provision of the café... and an external - but covered - seating area to provide and take in views of the park and to provide parents with the ability to sit and have a coffee / tea / or other beverage whilst being able to watch over their children playing in the park.

A new entrance is proposed to improve and provide a main entrance to the building and its facilities. This will be served by a new direct link from the car park.

Relevant Planning Policies

The relevant Development Plan policies include:  
Cornwall Local Plan Strategic Policies 2010 – 2030 [Nov 16] – policies 1, 2, 4, 12, 13, 21  
NPPF July 2021 – Chapter 2 Achieving sustainable development, paragraphs 7-10; The presumption in favour of sustainable development - paragraph 11; Chapter 8 – promoting healthy and safe communities; Chapter 11 – Making effective use of land. NPPG 2014

Location and Setting

The Leisure Centre building is set to the southern end of Coronation Park, with tennis courts to the west and a car park serving the Centre further to the south.

The existing building is two storey + high and is quite prominent in the local landscape. The indicated extensions will be single storey and will not impact on the location or setting of the building in the locality.

Design & Landscaping Considerations

The design considerations were to provide a light, airy space for the proposed café with a more attractive entrance area / lobby to the main part of the Leisure Centre. This has been achieved using plenty of glazing and open ceilings within the building and careful use of appropriate materials

## Access

A new pedestrian approach / access from the car park is proposed to give a more direct link to the new entrance to the Leisure Centre building. The proposal has no impact on the existing parking arrangements for the premises

## Foul drainage assessment and surface water drainage.

The building is served by an existing mains foul water system – no change is required.

Surface water will be dealt with by soakaway.

## Green Infrastructure Statement

- 1) The green infrastructure should form a multifunctional network through the creation of linear and other green infrastructure features to provide and enhance natural connections using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging as the key starting point for green infrastructure proposals and retain, reinforce and embed them into the design of the development to create distinctive places with permeable boundaries that reference, reflect and enhance the local environment; *Not applicable*
- 2) The green infrastructure shall be accessible for all with high levels of accessibility in public areas, and promote health, wellbeing, community and cohesion and active living;  
*These are the intentions of the Leisure Centre – it is already set in a public park.*
- 3) The green infrastructure shall incorporate sustainable drainage and blue infrastructure wherever possible and create better places for people and wildlife;  
*Not applicable*
- 4) The green infrastructure shall be resilient to climate change, minimise the development's environmental impact and enhance the quality of water, soil and air, aiding resilience and adaptation to climate change;  
*Not applicable*
- 5) Priority shall be given in landscaping schemes and natural planting to at least 50% pollinator friendly planting of predominantly native species;  
*Not applicable*
- 6) Street trees and other greening shall be integrated into street design and public open spaces wherever possible while remaining sympathetic to the historic environment. Streets should be designed to accommodate tree pits, whilst maintaining the space for the necessary runs of services (e.g. water, electric, sewerage);  
*Not applicable*



7) The design and maintenance of green infrastructure shall conserve and enhance the historic environment and contribute to local distinctiveness;

*Not applicable*

8) Homes should have access to a well-proportioned and well-orientated gardens (generally equal in size to the footprint of the house) or other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature;

*Not applicable*

9) The development shall make provision for long-term, post-development management and maintenance for all green infrastructure, including provision for community representation and management;

*Not applicable*

10) The development proposal shall include a scheme for the provision of bird and bat boxes and bee bricks tailored to habitat conditions existing on or being created on and/or adjoining the site including the location and clustering (as appropriate) of those measures. These should normally be provided at the rate of one measure per unit, provided in the most suitable locations, either as single units or a cluster of such (e.g. close to hedgerows and flightpaths).

*A bird box will be provided on the north elevation close to the eaves – see proposal plans.*

### Travel Plan

Launceston Leisure Centre is located off Windmill Hill / Dunheved Road and is served by a private road and parking / drop off to the south of the building. It is an urban centre site with extensive residential development surrounding it.

The premises already generate significant attendance – the proposal will probably increase this but will also serve to enhance the experience of those already attending.

The Centre has its own car park which probably provides for the majority of people attending the site.

However, the nearest bus stop is at the entrance to Launceston Car Park – from where there is a public footpath that can be used to attend the leisure centre.

The Centre will add this information to any publicity leaflets produced the Centre's activities.

Access by foot is well served by numerous routes – that mentioned above, through the Park and from the pavement network surrounding the centre to the east, south and west.