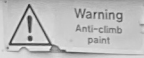


31st JANUARY 2024



Job number 2325

Honicknowle Youth Centre, Plymouth,
PL5 3PX



PLANNING APPLICATION

01

Design and Access Statement

Use

The project, to refurbish and improve Honicknowle Youth Centre is part of the Council's successful bid for a share in the Youth Investment Fund. The proposals are to upgrade the Youth Centre to extend the existing kitchen area and increase the youth space to aid the functionality of the present building. In addition, the building is to be over clad to improve its appearance and photovoltaic panels added to provide renewable energy for the Centre and to reduce running costs.

Pre-application advice was obtained for the proposals and the planning officer is of the opinion that planning permission will be required for the proposed works.

Amount

The kitchen extension is required to allow the Centre to develop their support for young people including training for their healthy eating projects. The kitchen will provide sufficient space for groups of up to 8 young people plus 2 staff.

The size is proportional to the centre requirements and does not affect the existing areas surrounding the building. The Cladding will overclad the existing masonry and new extensions. The new PVCu windows and door are required to the new extensions and add additional light to some of the existing rooms.

Layout

The layout is single rooms to extend the existing layout. The kitchen provides additional cooking facilities. The youth room extension provide more space for users.

Scale

The scale of the new extensions does not impact on the existing youth centre.

02

The music room extension is inline with the existing adjacent flat roofs. The kitchen extension has a mono pitched roof abutting the main hall behind.

Materials

Walls to the new extension and existing building to be over clad with new cementitious boarding.

Doors and windows to be white Upvc.

Flat roof - grey/black roof covering

New pitched roof to kitchen - Grey profiled steel cladding, pressed steel gutter and downpipe.

Landscape

The 2no. Extensions both are to be constructed within the existing grassed areas surrounding the building.

Pre-application feedback

Pre Planning Application advice was requested from Plymouth City Planning Department regarding the proposals. Application Ref: 23/01417/MOR response concluded that:

The Case Officer is of the opinion that planning permission is required for the proposed works. Subject to the submission and assessment of specific details relating to the extensions, pathway, cladding and window/door alterations, the case officer considers there to be no in-principle issues from a planning perspective.

It should be noted that subsequent to receipt of the Pre-App advice the proposed kitchen extension has increased in size and the photovoltaic panels added.

03

Design and Access Statement

Access

The ramped access from the the existing carpark area is to be retained.

The youth centre extension are the front will have an extended concrete pathway to the side for access to the fire escape door to the side.