

DESIGN & ACCESS STATEMENT

Proposed redevelopment of Front of House Administration Office with improvements to associated parking, Landscaping & Infrastructure.

DM Beith,
Beith,
KA15 1JT

for Mitie FDIS

Revision P02

ConveryPrentysShields
ARCHITECTS

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Introduction

Introduction and Site Description

This design & access statement has been prepared in support of the detailed planning application for a new Front of House Administration Office & improvements to associated landscaping & infrastructure, parking and access.

The site is located on the south west of Beith and is accessed via the B706. The site currently forms the entrance to DM Beith and will retain this use following the completion of the proposed works, due to the nature of the application limited information, pertinent to this application for detailed planning permission, has been shown. Currently there are several existing buildings in various occupations and uses which will be replaced by the new buildings.

This statement aims to provide a broad understanding of the site and the immediate context. Consideration is also given to the effects of this proposal outwith the site boundary, for example the impact of the new development on the existing services and infrastructure.

Various illustrations (diagrammatic and representative) are used with corresponding description to highlight the important aspects and how they relate to the proposals. This includes access, building mass and proposed materials.



Site Analysis

Opportunities

The site is currently used by the Ministry of Defense.

The site is primarily an open expanse with a gently sloping hill towards the southeast. To the north and east of the site there are several bands of mature trees along with hedges and trees to the western car park. Currently there are several existing buildings of various uses on the site, combined these relate to the administrative and security needs of the location. The application seeks to replace these buildings with contemporary equivalents.

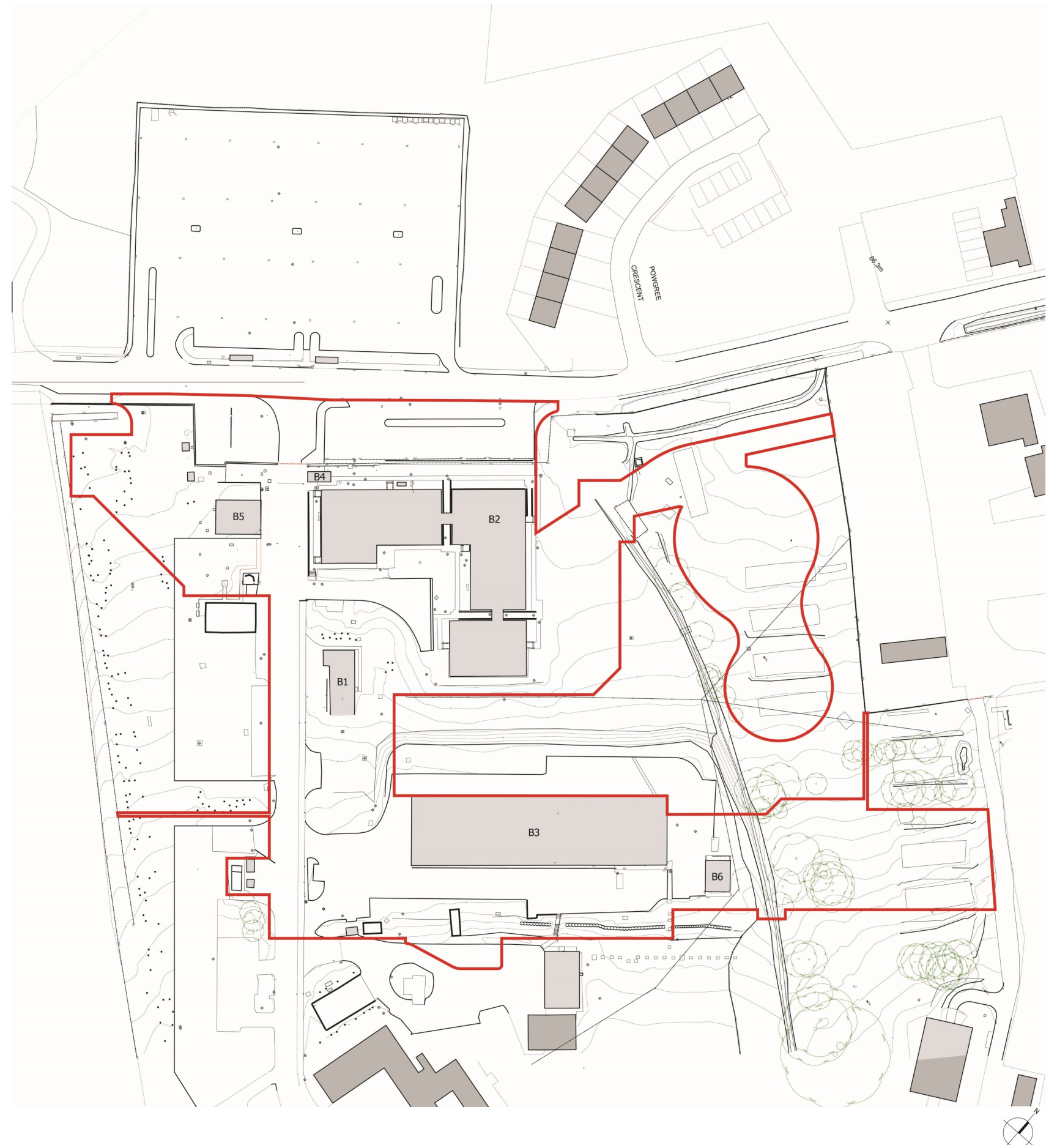
The site provides the primary staff and visitor entrance to DM Beith. The site is accessed via a short section of unnamed road connected to the B706. The other three site boundaries connect directly to the DM Beith estate and feature existing security fences.

Constraints

As the current main entrance point to the greater DM Beith site the existing access route must be maintained and kept as functional as possible during construction and after completion. While the proposal has been designed to achieve this care should be taken in the phasing of construction.

Along with keeping the access route for the site the other main concern is keeping the site secure during construction and after completion. Care has been taken to ensure that the proposal is able to keep a secure perimeter at all points during the project life span.

Also notable is the existing land drain culvert which passes through the site, splitting the site from the north-east to the north-west of the site. The intention is to ensure this route is maintained with new culvert crossings.



Block Plan as Existing

Design Statement

Design Proposals

Form

The proposal seeks to combine two building languages: - that of a modern office and that required by the function of the site.

The administrative elements of the building form a simple double storey volume clad in brick and featuring a regular window rhythm. While the functional elements use a lower profile volume with ribbon style windows, louvers and concrete massing to better meet the operational brief.

The volume of the proposed building is comparable to the massing of the existing storage shed that it replaces.

These approaches are combined at the focal point of the main building where the shared entrance points where care has been taken to combine the two material languages with pre-cast concrete panels to reflect the materials of the security elements and the repetitive elements of the office.

Aesthetic & Materials

Working within the context of adjacent buildings the design proposals have been developed to be consistent and harmonious through interpretation of the approach already established so as to not adversely affect the character of the surrounding context. However due to the security requirements of the proposal concessions to the contextual built environment have been made, such as the introduction of pre-cast concrete structures.

Material choices have been predominantly informed by contemporary buildings

of a similar nature which a variety of external materials with a focus on brick, concrete, and metal elements. Specifically, the proposals seeks to use a brick cladding for the administrative elements with a concrete and metal approach for the functional aspects. To link these together the windows are shown in a simple & regular pattern with the frame colour to be dark grey.



Design Statement

Design Proposals

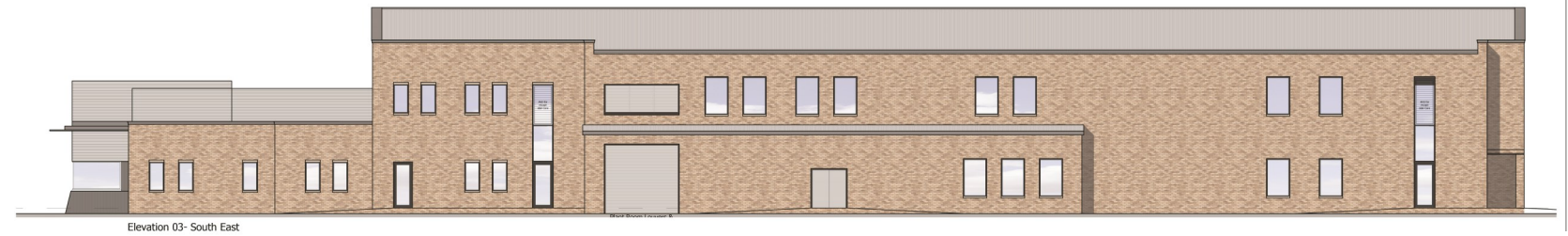
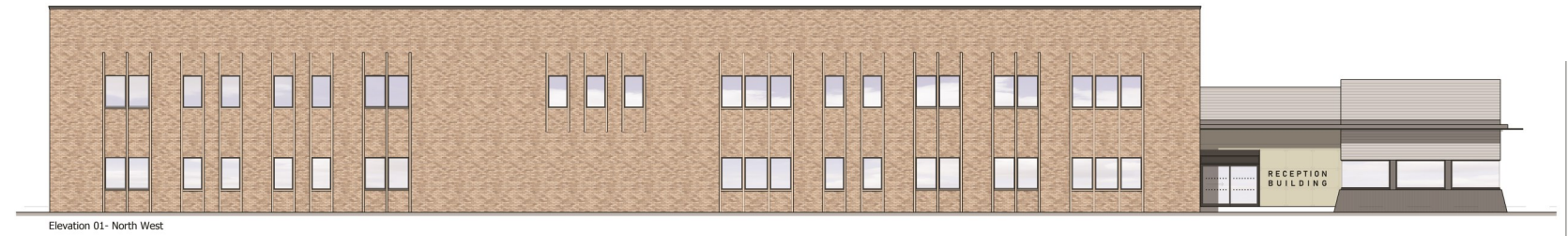
Design Philosophy

With care taken to the needs of the users be it the businesses, the staff's experience and visitors, we aim to establish a context which is successful, attractive, sustainable but distinctive in its own right. These are all positive qualities that create a high quality environment for staff and visitors without compromising on the performance and security of the location.

Design Layout

The proposed buildings are both positioned along the main site access road, with the gate house located near the entrance to the site and the main building located further up the access road. This keeps the approach to both buildings clearly identifiable and assists in on site way finding.

Between the two proposed buildings is a series of parking and landscaped zones, again these have been organised along the central access route.



Elevations



3D Views of Main Building



3D Views of Gate House

Landscaping & Boundary Treatment

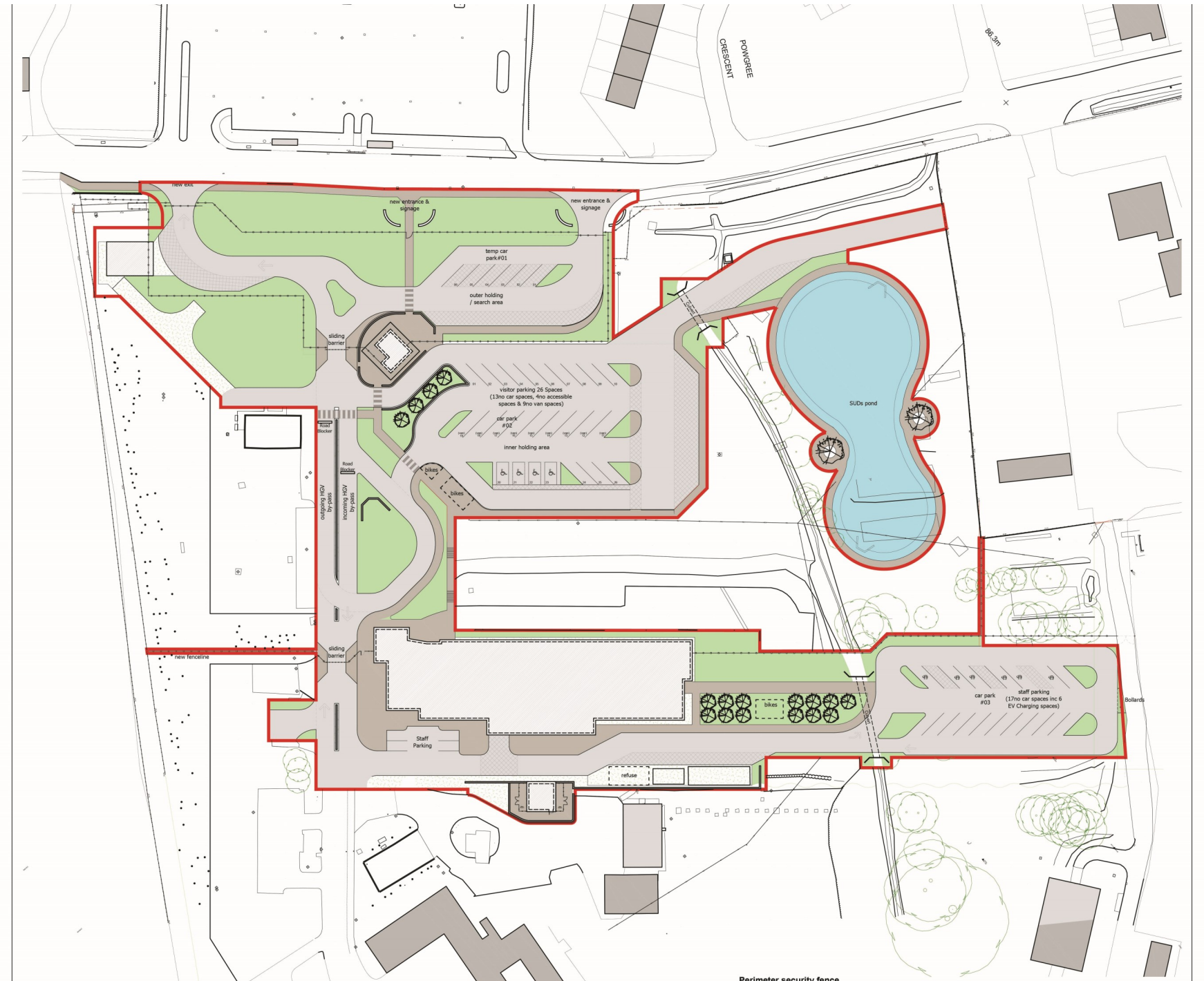
Landscaping

Outline landscaping is shown in the proposed block plan, with detailed Landscape design and specification to be developed at the technical design stage. Generally the intent is to maintain the existing landscaping features with the addition of the new SUDS pond to the east of the site.

Care has been taken where possible to keep as many of the existing trees as practical. Appropriately specified tree species are to be added around the car parking areas and along the landscaped paths to the SUDS pond in response to habitat improvement.

Boundary Conditions

The existing boundary to the proposed site is a secure concrete post and fence topped with barbed wire. We broadly expect these boundary conditions to remain the same, with minor adjustments to suit new access points as needed. Where new fencing is required a new post and mesh system will be used.



Block Plan as proposed (extract)

Vehicle and Pedestrian Access

Vehicle Access & Parking

The end user has provided specific staffing and expected visitor numbers which has informed the proposed parking provision. Due to the nature of the proposal a single user may be required to park in multiple positions over the same visit, this is shown by the temporary parking spaces for visitors and for staff.

We outline the parking needs as follows:

Car Park 02: 017 Car & 9 Van

Car Park 03: 019 Car

Staff Parking: 004 Car

New Long Term Parking: 40 Car & 9 Van

Temp Car Park 01: 06 Car

New Temporary Parking: 06 Car

In addition to the new parking number created for this proposal there is additional parking to the North East of the proposed site that will remain unchanged as part of this proposal. Currently this parking area is used to support the existing buildings and will remain in use to support the proposed buildings.

We propose 4 accessible spaces located in the south west corner of car park 01. To promote non-vehicular travel bike rack spaces will be provided within a secure store located the north east of the main building. This along, with existing links to local bus routes will provide alternatives to car commutes.

Any works to adopted highways are to be discussed and agreed with North Ayrshire Council as adopting authority.

Pedestrian Routes Parking

Pedestrian access within the site is to be connected to existing adopted footpaths to provide access along the main central axis. Any alterations to adopted public footway to be agreed with local authority, with drop kerbs installed where required to maintain public accessible routes. Note that while pedestrian paths will be fully accessible access to the site will still be controlled on a security clearance basis.

Sustainable Development

Energy Use

In accordance with current building standards and in the interest of energy efficiency, the development will provide a variety of means to limit CO2 emissions in line with the current building regulations:

- Ground material arisings from the existing site will be retained & re-used where possible and consideration will be given to utilise locally sourced materials.
- Use of modern insulants and technologies will be utilised to provide high performance building fabric to all external walls, roofs and ground floors.
- Renewables / micro generation will be introduced for offsetting heating and energy demand, as required under current regulations set out in the Technical Handbook. Solar panels fitted to the roof are the current preferred option, subject to detailed design.
- Consideration will be given to introduction of dedicated low energy light fittings throughout the proposal, including external security lights, the introduction of multiple zone controlled heating and the introduction of low volume consumption sanitary ware.

As required the proposed development is to achieve DREAM 'Excellent'.

Waste & Recycling

A central collection point is proposed for the waste and recycling collection. This collection point is to provide recycling and general waste storage areas, contained in a screened bin store to the south of the proposed main building.

Refuse arrangements will be subject to the requirements of the local authority. Recycling bins will be provided in accordance with local authority requirements

Appendix

Application Drawing Set

2281_CPS_P_001	Location Plan
2281_CPS_P_002	Block Plan as Existing
2281_CPS_P_003	Proposed Site Demolition Plan
2281_CPS_P_005	Block Plan as Proposed
2281_CPS_P_010	Site Sections as Existing
2281_CPS_P_015	Site Sections as Proposed
2281_CPS_P_021	Existing Elevations Building 01
2281_CPS_P_022	Existing Elevations Building 02
2281_CPS_P_023	Existing Elevations Building 03
2281_CPS_P_024	Existing Elevations Building 04
2281_CPS_P_025	Existing Elevations Building 05
2281_CPS_P_026	Existing Elevations Building 06
2281_CPS_P_050	Proposed Landscape Finishes
2281_CPS_P_100	Proposed Ground Floor Plan
2281_CPS_P_110	Proposed First Floor Plan
2281_CPS_P_120	Proposed Roof Plan
2281_CPS_P_180	Proposed Storage Building Plan
2281_CPS_P_184	Proposed Storage Lower Plan
2281_CPS_P_185	Proposed Roof Plan
2281_CPS_P_190	Proposed Guard House Plan
2281_CPS_P_195	Proposed Roof Plan
2281_CPS_P_200	Proposed Elevations
2281_CPS_P_280	Proposed Storage Building Elevations
2281_CPS_P_290	Proposed Guard House Elevations
2281_CPS_P_300	Proposed Sections
2281_CPS_P_380	Proposed Storage Building Sections
2281_CPS_P_390	Proposed Guard House Sections
2281_CPS_P_901	Artist Impression 01
2281_CPS_P_902	Artist Impression 02
2281_CPS_P_903	Artist Impression 03
2281_CPS_P_904	Artist Impression 04
2281_CPS_P_905	Artist Impression 05
2281_CPS_P_906	Artist Impression 06

Application Report Set

Ecological Report
Drainage Strategy Proposals
Site Investigation Report
Energy & Sustainability Statement
Tree Survey