

Andromeda

ARCHITECTURE



Chartered Institute of
Architectural Technologists

2nd February 2009

Design & Access Statement

Re- Holly Tree Lodge, Shafton S72 8NP

Design & Access Statement - Overview

This statement has been prepared to support two concurrent planning applications in conjunction with the above premises which are currently utilised as a residential care and nursing facility. It is our client's intention to continue, to develop and to enhance this use in order to ensure commercial viability the future. It has been identified that improvements to the access into the site including provision of vehicle parking together with improvements to the access into the building and also improvements to the fabric and appearance of the building are necessary to achieve the medium to long term commercial security of this public service facility.

The two current applications are as follows:

- External works including a new vehicular access to the site, a new car park and a new pedestrian access from the car park to the building.
- Extensions, alterations and visual improvements to the building including an extension to form a new entrance lobby, replacement of existing bay windows and re facing of the North East elevation.

Design Statement

The current access to the building is from Sceptone Grove into an area which provides little parking and is in reality no more than a service yard. The entrance into the building is insignificant and uninviting.

These applications propose a new access to the building for all visitors, residents and for ambulances from Hawthorne Street into a new car park to the North East of the premises. A proposed new access ramp and steps lead to a proposed extension which would provide a new prominent entrance into the building and including an adjacent meeting room for the use of residents when meeting with persons (their solicitors etc) with whom it would be inappropriate to meet in the communal lounges or their own private bedrooms. It is also proposed to reface the North East elevation in coursed pitched face stone with cut stone heads and cills to the openings in order to improve the appearance of the building. Also included in these applications are proposals to renew the existing bay windows which are defective in both thermal performance and fabric. It should be noted that the existing access to the site and the service yard will be retained for use by staff and by delivery and service vehicles. The current entrance lobby will be converted into a private dining space for use by residents to dine with their families and friends and is large enough to accommodate family celebrations.

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We feel that the major design issue here is the protection of the surrounding residents from potential nuisance from the new car park which it is perceived might cause detriment to the conditions of neighbours, particularly at no's 12, 16 & 18 Hawthorne Street from vehicle noise and also vehicle headlights during the hours of darkness. Protection of surrounding residents is achieved by reducing the ground level of the car park, which fortunately also coincides with requirement to meet the lower level of the back edge of the footpath on Hawthorne Street, it is also proposed that the car park will then be gently graded upwards towards the building (this minimal gradient will negate the need to over rev engines). The net result of this is a sunken car park with natural bunds which, together with hedges planted at the top of the bunds, will deflect and dissipate sound and will shield the glare from headlight during the hours of darkness.

Other design issues addressed when formulating this application include access into the building for all abilities, improvements to the appearance of the building and upgrading of the fabric.

Access

All current design guidance, particularly relative to persons with impaired mobility and vision abilities, has been considered including compliance with Building Regulations. The car park has a gentle gradient to enable disabled drivers to park, disembark and to use a walking aid or a wheel chair to access the entrance via a low gradient ramp. A level threshold into the building is also proposed. Other provisions will include contrasting nosings to steps, lighting to steps and ramps and generous provision of hand rails.

Brian Marsh
Andromeda Architecture
2nd February 2009

Design Statement

The existing building is a Victorian block of terrace properties divided into four units at ground floor. First and second floor have been knocked through to create one Apartment.

The Langsett Road elevation has being over theatrical modified with somewhat crude shop font and shutters with a poor effort to create a canopy above the entrances.

As existing the building on a whole is dilapidated and offers little to the street schene of Langsett road.

The rear of the property is again in a dilapidated condition with cheaply erected single storey extensions which we proposed to demolish.

The proposed scheme for the site is to reinstate the original divide of the block into 4 separate units through all three storeys. Ground floor level divide is still apparent while first floor openings need to be blocked up with such material/design to meet requirements of Approved Document 'E'.

Langsett road elevation is to be reinstated to its probable original vernacular form.

The proposed scheme is to remove all 'theatrical' existing front elevation additions including shop front windows/surround and lean to canopy along with shutters to first floor windows.

Existing ground floor windows are to be blocked up with proposed opening widths replicating width and position of existing openings at first floor with slightly larger depth for vertical proportion, sash windows are to be installed at ground & first floor openings to reflect the properties original era. Brick feature heads and reconstituted stone cills to be installed over/under all ground floor openings to again replicate details as existing at first floor.

The front elevation is then to be fully rendered and painted in a sympathetic colour to match existing producing a coherent whole.

The rear elevation to the property is also to undergo refurbishment to reinstate its former glory. The rear of the property has a number of cheaply constructed single storey extensions in depilated condition; we propose to demolish all of these not only to improve the aesthetics of the elevation but to also provide more amenity space to residents.

As existing large openings are present reflecting the age of the property, while two small later openings seem to have been installed to provide light/ventilation to existing bathrooms.

Modifications we proposed to the rear elevation are very few and sympathetic to the original character.

Ground floor openings are to be retained as existing but new sash windows and more attractive doors installed, ground level to be raised to provide level a threshold.

First floor openings are again to be retained with the installation of sash windows, the addition to this storey is four proposed door openings. Two of the door openings are located in the position of the later addition windows which are detrimental to the elevation. All proposed openings are to be provided with feature brick course heads to match adjacent window details. Finally one of the existing 'original' window openings is to be blocked with the whole elevation again receiving render finish.

Two galvanised steel staircases are to be installed to be installed to the rear courtyard for first floor access; the stairs will consist of checker plate treads/landings with galvanised handrails and vertical balustrades at 100mm centres.

Existing flat roof dormers to be re-roofed providing mono pitch roof running of main roof construction, these are to be finished in a plain slate to match colour/profile of existing slate to main roof.

To provide needed floor space at first floor level chimney breasts are to be totally removed from first floor upwards, previous stack position/openings in roof to be finished a plain slate to match colour/profile of existing slate to main roof.

The application site does not fulfil any important landscape function in the wider area

All proposed elevation design has been sympathetic not only to existing building design/detailing but also to local area and immediate street scheme, using materials to match existing details also used the length of Langsett road.

The completed scheme will have a positive impact on the street scheme as a whole. With recent new build schemes adjacent to the site our development is urgent need of refurbishment from its dilapidated state.

The scheme will provide high quality residential accommodation to the Langsett road area along with having excellent access via public transport direct to the city centre.

Ben Winslade ACIAT