

**PROPOSED C2 INSTITUTIONAL RESIDENTIAL
DEVELOPMENT**

AT 15 COMMERCIAL STREET, SLAITHWAITE HD7 5JZ

FOR

WAVES DAY CENTRE

DESIGN AND ACCESS STATEMENT Rev A 28/11/2019

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1.0 Introduction

These proposals are for the provision of residential accommodation for the client's of Waves who have a differing range of abilities and who would be helped by supported independent accommodation. Waves operates a day centre within Slaithwaite itself for people with varying disabilities and seeks to offer accommodation for their clients within easy reach of the Day Centre.

2.0 Context

2.1 Description of the Building and Previous Use

Built in 1912, No 15 Commercial Street is a 3 storey building plus cellar with stone external walls and roof slates. It has concrete floors and a steel mezzanine and is largely open plan. It has been largely altered internally and the mezzanine floor is recent and assumed installed in the last 15 years. It is currently vacant and its previous use was as a gymnasium and subsequent to that a club, former home of the Saracens Rugby club.

2.2 Site and Surroundings

The site and building is on Commercial Street approximately 200 metres from Manchester Road up an incline. Opposite and to the south is vacant ground, to the north is a garage and below that terraced houses. To the rear there is a steep slope up to Hollins Row which Commercial Street leads to. Immediately adjacent the southern boundary is a public footpath leading to same.

2.3 Description of the Proposed Development

The proposals include the provision of a total of 7 flats including a wheelchair accessible flat, all served by a communal entrance and staircase. It is proposed that a walkway be erected along the building frontage to provide level access into the main entrance from the upper side of the site.

It is proposed that the banking to the rear of the site is reduced to form a terrace with a retaining wall and the existing cellar 'area' extended to allow daylight into the cellar accommodation.

2.4 Change of Use to Residential Use

These proposals will require a change of use from D2 gymnasium use to C2 residential institutional as advised by the duty planning officer (see below). The building is currently vacant and is falling into disrepair and has been subject to recent vandalism and it is therefore essential that a viable use is found for the premises to both secure the building and to provide safety and well being for its occupants and the neighbouring community.

The regeneration of the redundant site, as residential, would offer further economic opportunities and would bring benefits to the social, cultural and business facilities within the Town either through work-related contributions or spending locally.

It is considered that the site, mainly surrounded by residential development and not in the immediate town centre is suitable for residential development and no adverse comments were made at the consultation meeting with the planning officer.

2.5 Consultations

The applicant's agent William Best visited the planning office and consulted the duty planning officer Josh Kwok on 30th October 2019. The response was generally positive, he advised the use designations of both the current (D2) and proposed (C2) change of use and advised that consideration would be needed to the design of the proposed external walkway due to the proximity of the Slaithwaite Conservation Area, the boundary being to the north at the gable end of the terraced houses.

3.0 Design Development

3.1 Options Appraisal

Several options were explored mainly variations on the internal flat sizes and arrangements. The most significant decision was to conclude that the main entrance should remain in its current location. This would require a walkway along the building frontage starting at the south end and running almost level to ground floor level to the existing entrance.

Several options were explored entering the building at the south end and were discounted for the following reasons.

- 1) The main staircase is located at the current entrance at the north end so entering midway along the front elevation or the south end would involve building a new 3 storey internal staircase.
- 2) The main aspect of the building is the west facing elevation fronting the road and it was desirable to take maximum advantage of the existing windows for habitable rooms.
- 3) Architecturally the elevation of the building demands that the entrance remains in its current location to avoid visual confusion due to the architectural treatment to the entrance surround itself and the regular pattern of bays.

An option was also considered to offer a flat entrance to the wheelchair unit directly from the ramp with the advantage that access would be easier without having to access via several lobby doors. It was however considered that this would make the occupant more vulnerable to intrusion and that access via a common monitored entrance was safer. It was also considered better socially for the individual occupants who would have more interaction in the communal areas.

3.2 Access to Town Centre

Access to the town centre, its shops, cafes, services etc are easily obtained by foot within a five-ten minute walk. This however will only be convenient for occupants who can go about daily life relatively independently without being accompanied. Most journeys will be accompanied by carers and often journeys to and from the building will be by minibus operated by Waves.

3.3 Impact on surrounding uses.

The building and site will not be altered in any significant way. Windows will be altered to provide opening lights at cill level for fresh air and alternative evacuation. The levels to the external area at the rear of the building will be altered to provide an external terrace area for residents to enjoy, while the existing rear cellar area will be extended to provide light and fresh air into the proposed flat at cellar level.

The external walkway along the building frontage is the most significant external alteration however do not consider that this will have a detrimental effect on the surroundings for the following reasons.

1) The base will be constructed as a stone plinth mimicking the existing plinth to the facade at ground floor level. The balustrade will be steel and is designed to provide an attractive appearance.

2) The existing space between the back of pavement and facade currently collects rubbish and debris which will be eliminated with a new raised construction in line with the back of pavement.

3.4 Conclusion

In light of the above this scheme will bring clear benefits to both the Community, Waves and their Clients in the following ways:

1) Bringing back into re use a redundant building and associated security improvements to the neighbourhood.

2) Improvements to the external environment.

3) Integrating people with various disabilities into the wider community.

4) Providing accommodation for people with disabilities within easy reach of the village centre and Waves Day Centre.

4.0 The Proposed Development

4.1 Accommodation

The accommodation comprises of 7 flats in the 3 storey plus cellar existing building. Schedule of Accommodation: Areas are approximate gross internal area in m2. In summary there are 5No 2 bedroom flats including the wheelchair accessible flat and 2No 1 bedroom flats including the staff member flat.

Ground Floor

Flat 1 Wheelchair Accessible : 2 Bedroom 4 person @88m2

Living/Dining/Kitchen

1 No wheelchair accessible bedroom and ensuite bathroom/shower.

1 No Double Bedroom (for live in carer or support worker)

Shower/WC

Flat 2 includes cellar : 2 Bedroom 4 person @74m2

Living/Dining/Kitchen

2 No Double Bedrooms

Bathroom and WC

Flat 3 (Staff Accommodation) : 1 bedroom 2 person @37m2

Living/Dining/Kitchen

1 No double bedroom

Bathroom

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The majority of Planning Policy Statements and Planning Policy Guidance have been replaced by the framework.

At the heart of the NPPF is a presumption in favour of a sustainable development with three overarching objectives, economic, social and environmental.

The NPPF sets out that it is important to plan positively for the achievement of healthy, inclusive and safe places which, promote social interaction, are safe and accessible and enable and support healthy lifestyles.

Other aspects to consider are:

National Design Guide – Planning practice guidance for beautiful, enduring and successful places

U2 A mix of home tenures and sizes

115 Well-designed neighbourhoods provide a variety and choice of home to suit all needs and ages. This includes people who require affordable housing or other rental homes, families, extended families, older people, students, and people with physical disabilities or mental health needs.

U3 Socially inclusive

119 Good design promotes social inclusion by:

- *Contributing to creating balanced and mixed neighbourhoods that are suitable and accessible for all;*
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120 Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.

121 They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.

UN Convention on the Rights of Persons with Disabilities

Article 9, states that appropriate measures should be taken to ensure that disabled people have access on an equal basis with others to the physical environment, transportation, information and communications, and to enable them to live independently and participate fully in all aspects of life.

Equality Act (2010)

Under the Equality Act (EA) there are nine protected characteristics including, age, disability, gender reassignment, marriage & civil partnerships, pregnancy & maternity, race, religion & belief, sex and sexual orientation.

The EA requires that as a service provider, whether you give the service for free, or if you charge for it, the Equality law applies.

Service providers are required to make reasonable adjustment to practices, policies and procedures which would exclude disabled people, provide auxiliary aids and services to facilitate use of a service and provide a reasonable alternative method of service where a physical feature precludes use of the service. The EA has an

anticipatory duty and for public buildings, or those providing a service on behalf of a public body, there are additional public sector duties.

In relation to the EA and Building Regulations, the Approved Document M Use of Guidance, clearly states, in 3rd paragraph page 6 that compliance with Part M of the Building Regulations does not necessarily equate to compliance with the obligations and duties set out in the EA. In addition, Building Regulations ADM refers to other best practice guidance, such as the Sign Design Guide and Sport England documents. The provision must be appropriate for Building Regulations and the duties of the client under discrimination legislation.

Legislation, Guidance and Standards

Inclusive design issues will be addressed in accordance with the objectives and those identified in this statement with particular reference to:

- Equality Act 2010
- Building Regulations 2010 & 2013
- Regulatory Reform (Fire Safety) Order 2005
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There are a number of best practice guidance documents available. It may not be possible to comply with all of these documents, they are cyclic and continue to be updated or amended and therefore some may be contradictory. Where conflict occurs, any deviation has been and will be discussed and agreed as to the most appropriate solution. There are a number of key best practice design standards which have been and will continue to advise the development of the design of the project. These access standards have been informed by the anticipated obligations of the current legislation.

- Building Regulations Approved Document Part M Volume 1 - Dwellings 2015 (ADM)
- Building Regulations Approved Document Part K – Protection from falling, collision and impact 2013 (ADK)
- BS8300: 2018 Design of an accessible and inclusive built environment Part 1 External & Part 2 Buildings – Code of Practice
- Dulux – Colour and Contrast: A design guide for the use of colour and contrast to improve the built environment for visually impaired people
- JMU Access Partnership/Sign Design Society – Sign Design Guide

The Scheme

The conversion is to enable a safe, accessible and inclusive accommodation for a number of individuals supported by Waves. As identified previously, a number of statutory regulations and best practice guidance have and will continue to influence the design as it progresses. The following text outlines the principles that have been adhered to.

- There will be two parking spaces on site, the residents themselves do not drive and these will be for staff and the live in carer. There is also unrestricted parking on the road so the most suitable setting down point or accessible bay would be adjacent to the slope. It is suggested in the transport statement that such an accessible bay is marked out on the road.
- The external approach has been amended to form a gentle sloped 1500mm wide route with a landing top and bottom to ensure easy access and egress. This route is protected to prevent falling and reduce climbing risk.

- There will be one wheelchair accessible flat which is based on the requirements of ADM Category 3 and with specific facilities to meet the needs of the Wave residents. All other apartments have sufficient space to accommodate a variety of needs.
- A motion activated diffused light is to be provided to assist with easy access at the entrance door.
- Low level illumination will also be provided to the external access walkway.
- An additional bedroom is provided for a live in carer or support worker.

The internal environment has been considered at the earliest stages to ensure that access is not compromised or amendments to any application required. For example;

- An assisted opening mechanism will be installed to the entrance door and key internal doors.
- Sanitary facilities are adequately sized and provide excellent access with the potential for showers to be converted to baths when required by an individual.
- A window within the wheelchair flat has been lowered to provide easy access to ventilation and a view out for the resident.
- Level access for the wheelchair accessible flat to a private external courtyard by a short ramp.
- Level access and evacuation from the wheelchair flat.
- Second bedrooms are available within a number of the flats to facilitate care support and to preserve contact with relatives.
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In conclusion, this conversion will provide independent living for a number of individuals enabling them to work, live and encouraging interaction within the local community.

4.3 Transport Statement

The previous use as a gymnasium did not have any on site parking and the public and staff would park on the road immediately outside and opposite the building.

The occupants, due to the nature of their disability will not own or use their own private vehicles. Access to and from the building to Slaithwaite and Waves Day Centre will be accompanied either on foot by a member of staff or by minibus. Waves have their own minibus which is based at Waves on Canal side, Slaithwaite.

It is suggested that the local authority agree to mark an accessible parking bay at the entrance to the walkway at the south west corner of the site to facilitate access for people in wheelchairs using Waves' minibus.

It is therefore intended to provide 2 parking spaces, one for the member of staff and the other for a live in carer for the wheelchair flat and these are located at the side of the building shown on the site plan. The parking area is gated and fenced for security reasons.

In conclusion there is no requirement for any additional parking on the site and any additional visitors will park on the road in the same manner as previous visitors to the club and this will mainly be at daytime and evenings but not overnight.

4.4 Materials for Buildings

There are minor alterations proposed to the facades and any making good to external walls will be carried out in stonework to match.

Existing windows are UPVC double glazed units and alterations proposed are to introduce new opening lights at a manageable level.

The new walkway along the facade will be constructed with a stone plinth with a galvanised steel balustrade.

4.5 Refuse Collection

A location for 2 Eurobins is provided and shown on the drawings at the rear of the building. These will be brought to the access point by staff at collection times

4.6 Trees and Landscaping

There is a single tree in the south east corner of the site to the rear of the building which will be protected and unaffected by the external groundworks creating the rear terrace. To facilitate creating the rear terrace an area of bushes and self seeded saplings will be removed to enable a level paved area to be extended.

4.7 Crime Impact Assessment

The Secure By Design principles that have been addressed in the formulation of the design proposals are set out below:-

- Maximise the opportunity for natural surveillance along all frontages
- Active frontages – orientation of habitable rooms looking onto the street and rear terrace to maximise surveillance.
- Provide passive surveillance to public areas including CCTV.
- Defensible space in the form of private amenity.
- Control boundary treatment relative to location – screen walls, landscaping, and natural levels.
- Well positioned good quality lighting to provide illumination and offer security to rear terrace and parking areas.
- Secure access doors to communal residential areas.
- Site Security during construction phases seen as essential.

4.8 Health and Well-being

With respect to travel distances in relation to adjacent public transport routes, all accommodation is within easy walking distance, with bus stops located along Manchester Road immediately adjacent the site.

All of the residential units will be designed to a good level of natural day-lighting, with well placed and appropriately sized windows orientated towards natural sunlight.

These proposals will provide good quality accommodation for people with disabilities, in easy reach of their caring organisation, to allow them to lead fulfilling, independent lives, working and living within the local community.

5.0 Appendices

Appendix 1: Site Photographs 1-7

Photo 1 View of building from north
Photo 2 Existing main entrance
Photo 3 Typical bay frontage
Photo 4 South elevation
Photo 5 Rear facade
Photo 6 Vegetation and shrubs at rear
Photo 7 Birds Eye View

Appendix 2: Architect's Drawing Schedule

585 01 Location Map @ Scale 1:1250
585 03A Existing Ground Floor Plan @ Scale 1:50
585 04A Existing First Floor Plan @ Scale 1:50
585 06A Existing Cellar Floor Plan @ Scale 1:50
585 12 Existing Elevations @ Scale 1:100
585 21B Proposed Ground Floor Plan @ Scale 1:50
585 22C Proposed First Floor Plan @ Scale 1:50
585 23B Proposed Mezzanine Floor Plan @ Scale 1:50
585 24A Proposed Cellar Floor Plan @ Scale 1:50
585 25A Proposed Section @ Scale 1:50
585 26A Proposed Elevations @ Scale 1:100
585 27B Proposed Site Plan @ Scale 1:100

Appendix 3: Design Team Contributions

Access Consultant: Jane Simpson Access Ltd

Jane carried out a design review of the proposals and her contribution is included in Section 4.2

Building Control: Assent Building Control.

Assent carried out a review of the proposals particularly in respect of fire safety. Assent concluded that the proposals were feasible and have recommended some internal alterations to fire and flat entrance doors which have no significant impact on the planning application. Their advice on ventilated fire lobbies has been incorporated on the proposed elevation drawings and forms part of this application.