

rdjwarchitects

Design & Access Statement

Incorporating:

- Energy Statement



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Introduction

This Design and Access Statement has been prepared by RDjW Architects Limited to accompany a planning application for the provision of an extension to accommodate the Preschool as well as a changing facility for the adjacent Primary School at the site of the Nutley War Memorial Hall in the centre of Nutley.

Incorporated into this document is explanatory text and imagery of the site and the surrounding area, site specific design objectives and principles as well as design development and design solutions. This Design Statement should be read in conjunction with the application drawings:

Drawing No.	Drawing Title	Revision at 06.02.2019
5238-004	Proposed Elevations and Sections	B
5238-005	Location & Block Plan	B
5238-006	Site plan & Ground floor Plan	B
5238-007	Existing Plan & Elevations	A
5238-008	Topographical Survey	-

1.0 Site and Surroundings

The site of the proposed extension is located between the Nutley War Memorial Hall and the Social club just to the North of Oakwood Park which has direct access to the A22 running through the centre of Nutley.



Aerial View

The site is not informed by any particular architecture. The adjacent roads service local housing which is relatively modern in appearance. There are buildings with more significant heritage on the adjacent high street (A22). The existing Nutley War Memorial Hall and the associated Social club building that shares parking facilities on the site and are of their own era of the 1960's and do not reflect any traditional style.



View of Nutley War Memorial Hall from Junction of A22

View from Oakwood Park toward social club



View Looking West on Oakwood Park

View looking North on Oakwood Park

The Heritage buildings are principally located on the main A22 going through the centre of Nutley. Our view is that the site of the proposals relate to the 1960's building and therefore does not

constrain the design of our building. However, the steep gable ends of the school building and church below have informed our design which we have interpreted in a contemporary way.



School building opposite the site



Housing adjacent to School



St James the Less Church to the South of the site

2.0 Proposals

The proposal is for the provision of a single storey building. As mentioned above, the gables evident on the school and church have informed the style of the extension which aims to infill between the two principal buildings on the site, being the Memorial Hall to the East of the site and the Social club to the West of the site. The strong and steeply angled gable emphasised by the Entrance image below, runs the length of the proposals knitting together the spaces needed for both the Preschool dedicated space and that of the changing facilities needed for the pupils attending the School across the road from the site. Being an infill building it has been necessary to carefully design the interface with the existing buildings, identifying an appropriate Floor level and, this in turn, has informed the heights of the buildings.



View of the proposed Building from the entrance off Oakwood Park

The pallet of materials we propose for the building includes a zinc finish to the Gable roof and deep fascias. A lightweight render to the walls generally and this would be finished in an Ivory white colour. To provide some contrast we propose the use of locally sourced Chestnut rain screen cladding to areas around the Pupil Changing entrance and to the external canopy to the Preschool

garden. Windows will be Polyester powder coated aluminium units in a grey finish. Matching Velux style windows will be provided to bring natural light down into the central area of the building and provide ventilation to the space. Small areas of paving are provided at the new entrance to the Preschool, the pupil entrance to the changing facilities and to the Preschool play area.



View of Pupil Entrance to the Changing facilities



Detailed view of the Entrance



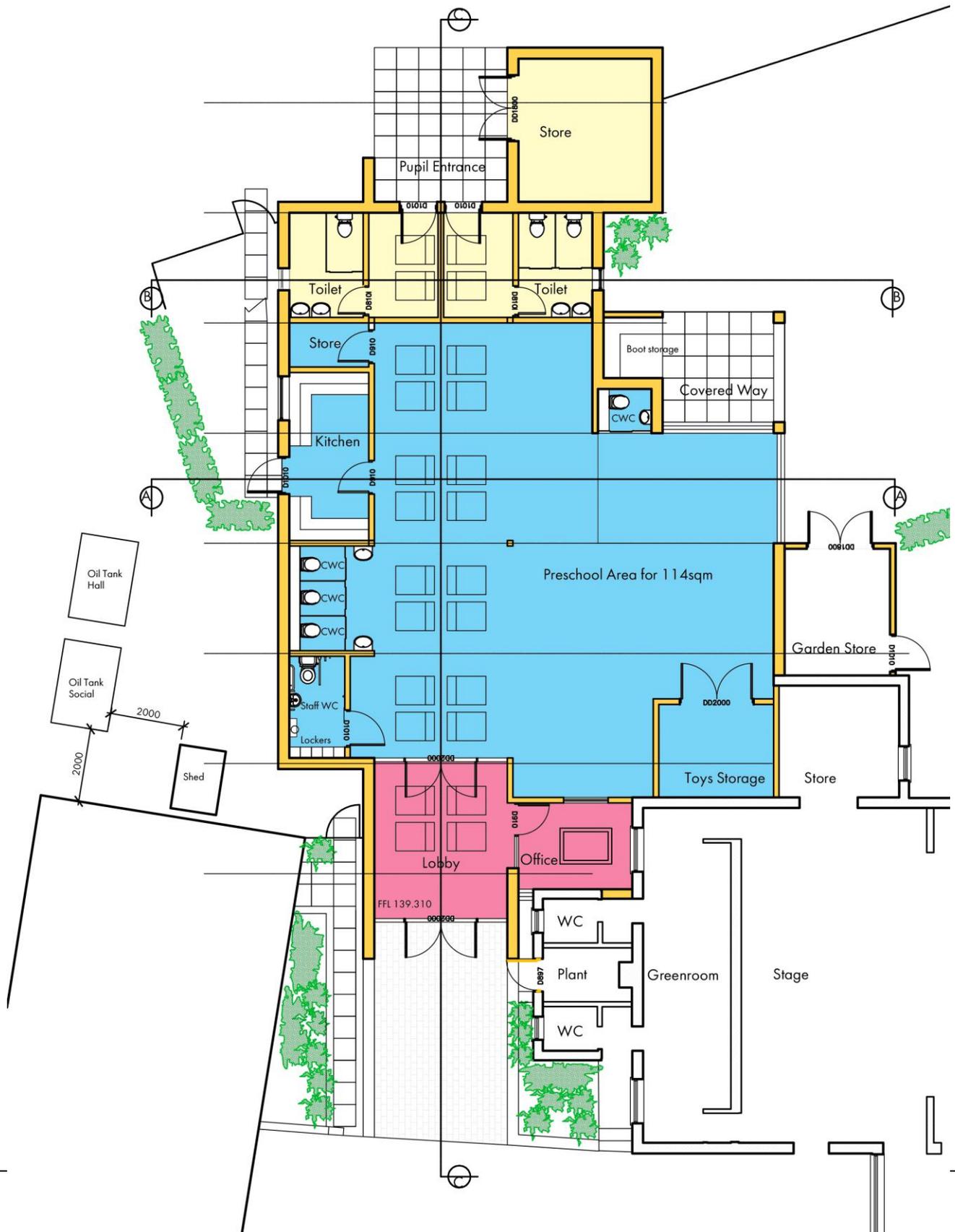
View of the preschool covered way and access to external play area

Planting around the building will be informal and indigenous to suit the environment where they are located with additional shrubs to soften the approach to the building.

Ground Floor plan

The use of the building extension is to provide dedicated space for functions that are currently carried out in the main hall. The Preschool has been operating out of the hall for some time and being a five day operation has meant that other users of the hall have either not been able to use the Hall or only using it during school holiday periods when the Preschool is not operating. The management Trustees at the hall would like to see the Hall become available for other local uses. At the same time they were aware of the need for changing facilities for the Primary School located on the other side of the A22. The schools playing fields are located immediately behind the proposal site and it was therefore felt that to combine these two uses into one proposal would be beneficial to both parties and provide additional facilities for the local community.

The Preschool facility provides around 84 sqm of floor space for internal play and there is an extensive garden, accessed off the main preschool space, which is now much more accessible. In addition there is a small associated office and a kitchen and toilets for staff and children. The kitchen is a shared facility with the school. The schools main accommodation is girls and boys changing facilities and associated toilets. There is a large equipment store also.



3.0 Energy Statement

The brief for the new building is that it will be of a sustainable construction. The walls and roof will be formed in a well-insulated timber frame or SIP construction. This will allow the constructions to be built to a thermal value above that required by Building Regulations and will by its inherent nature be of extremely good air permeability, again much better than required by Building Control. This works, along with controlled natural ventilation, to provide a building that takes little energy.

We have proposed a good number of openings aimed at optimising daylight and ventilation, thereby minimising the need for artificial lighting or ventilation, resulting in energy conservation. If costings permit, we would look at opportunities for a green roof to the flat roof areas and thus extract much of the rainwater that falls upon it reducing significantly the amount of water going into the Surface Water systems.

The building will be heated by underfloor heating systems that use low temperature water produced by an energy efficient boiler system.

4.0 Access

Pedestrian and Vehicular access to the building will be via the existing car park areas and these are to remain as existing. Access to the new extension is flat and allows good access for those of limited mobility.

There is a disabled toilet facility provided within the building.



5.0 Planning Statement

Wealden District Council Local Plan

We believe the Planning Policies relevant to this application are:-

GD1 Development within Development boundaries. Nutley has a defined development boundary and this proposal is within that boundary.

EN1 Sustainable Development. An Energy Statement is included in this Design & Access Statement.

EN27 Layout & Design of Development. Our design comment is above.

TR3 Traffic Impacts of new development. Please refer to separate Transport document.

TR11 Cycle Parking. Please refer to separate Transport document

TR16 Car Parking Standards. Please refer to separate Transport document.

LR8 Community Halls.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) has a primary aim of achieving sustainable development. Paragraph 7 explains that there are 3 dimensions to sustainable development; economic, social and environmental. The economic role seeks to ensure a contribution to building a strong and responsive economy. The social role supports healthy communities with accessible local services that reflect the community's needs and support its need for health, social and cultural well-being. The environmental role seeks to ensure the protection and enhancement of the natural, built and historic environment. It is considered that the current scheme meets all of those roles in aiding the economy through a significant building project and in ensuring the establishment of a significant local community asset (the hall and the wide range of activities which will take place there). Environmentally the scheme has been carefully designed to respect the local natural, built and historic environment utilising vernacular materials whilst having a low profile to minimise its visual impact.

The NPPF goes on to indicate that there is a presumption in favour of sustainable development and, in our view, the current application should be considered in that light.

A set of core planning principles are set out at paragraph 17 of the NPPF. Importantly the second bullet point indicates that planning should not be "simply about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives". The third bullet point requires decision makers to pro-actively drive and support sustainable economic development whilst the fourth bullet point requires good quality design. The key principles go on to

encourage effective use of land (particularly brownfield land). The final principle set out in paragraph 17 aims to improve social and cultural well-being and to deliver sufficient community and cultural facilities and services to meet local needs.

In all respects the application scheme is supported by those key and core planning principles set out in the NPPF at paragraph 17.

Section 7 of the NPPF sets out how the government attaches great importance to the design of the built environment. It seeks to concentrate on guiding the overall scale, density, massing, height, layout and materials of new development and makes it clear that planning decisions should "not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles".

6.0 Conclusion

The proposals will greatly assist the Trustees to the Nutley War Memorial Hall to fulfil its responsibilities to the wider community around Nutley.

- To create an inspiring space to teach and protect Local children.
- To increase the number of people from the community who are involved with these important community facilities.
- To develop a number of additional uses for the building that match the needs of the community.
- To generate additional income for the longer term sustainability of the Hall and the facilities.
- To develop the building as a sustainable and energy efficient building.
- To develop a strong sense of working for the local community.

The Trustees believe that they will be able to better meet their objectives of providing facilities for all areas of their community.