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RIBA 

Chartered Practice

Southdene Community Centre

Kirkby

Design & Access Statement

Full Plans Submission

March 2023



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01 – Introduction

This Design & Access statement (DAS) has been produced by Group:D Architects to support the planning application for the extension and alterations at Southdene Community Centre and should be read in conjunction with all other submitted information.

Group D were appointed to prepare a planning application for an extension to the existing building to provide much needed additional space and facilities to the centre securing its longevity within the Southdene and wider Kirkby communities. The success of Southdene Community Centre very much relies on being able to provide the facilities for all within the community to make the most of. These range from parent & child support to after school children's classes to providing hot meals for those who need them. Southdene Community Centre is relied upon by many within the community to provide services and facilities to support their well being.

A process of design development has been adopted through open dialogue with the multiple parties dealing with the day to day operations of the centre and the council funding streams to ensure a viable proposal being put forward.



02 – Site Analysis

Kirkby is located six miles north-east of Liverpool, in Merseyside, North West England and is 5 miles north-west of Huyton, the borough's administrative headquarters. The town is flanked by the M57 motorway which runs adjacent, and the M58 motorway connects just north of the town. Other major routes connecting into Kirkby include East Lancashire Road and the A506. Kirkby railway station serves the town on the northern line and on the Kirkby branch line. Stagecoach Merseyside connects Kirkby with most of Merseyside and Greater Manchester.

Just over a quarter of the total population of the borough of Knowsley reside in Kirkby. Housing demand has increased, however, with significant developments built across the town. Part of the demand may be attributed to a need for replacement housing stock due to the demolition of high-rise flats and maisonettes, built during the 1960s and now in disrepair.

Kirkby has seen considerable regeneration efforts in recent years. The Kirkby Sports Centre, one of the region's main velodromes and athletic centres, was replaced in 2007 by a leisure facility without a track.

On 19 July 2019, the Council's Cabinet endorsed the plan for the Council to purchase St Modwen's assets in Kirkby town centre, buying 100 properties: 87 existing shops, 10 which are going to be built, and moved forward with plans to build two drive-through restaurants, and a petrol station. As well as the deal to purchase St Modwen's assets, the Cabinet also agreed plans to deliver a cinema and restaurants/bars scheme and purchase the Knowsley College site on Cherryfield Drive, the council purchasing the Cherryfield Drive site from them will enable the College to progress with their plans to relocate to new premises in the heart of the town centre.

With more than 41,000 residents living in the immediate area Kirkby town centre is a busy retail centre with ambitious plans for further growth in the coming years. A new development, anchored by a Morrisons superstore supported by other new retailers including Home Bargains and KFC.

Having already benefited from £100 million public sector investment into a new health centre, bus station, library, gallery, new market, public realm and public art the town is set to be further transformed. Alongside considerable retail growth, plans for a new leisure scheme in the town are also being developed which would include a cinema with opportunities for bars/restaurants from 4,550 sq ft to 5,700 sq ft.



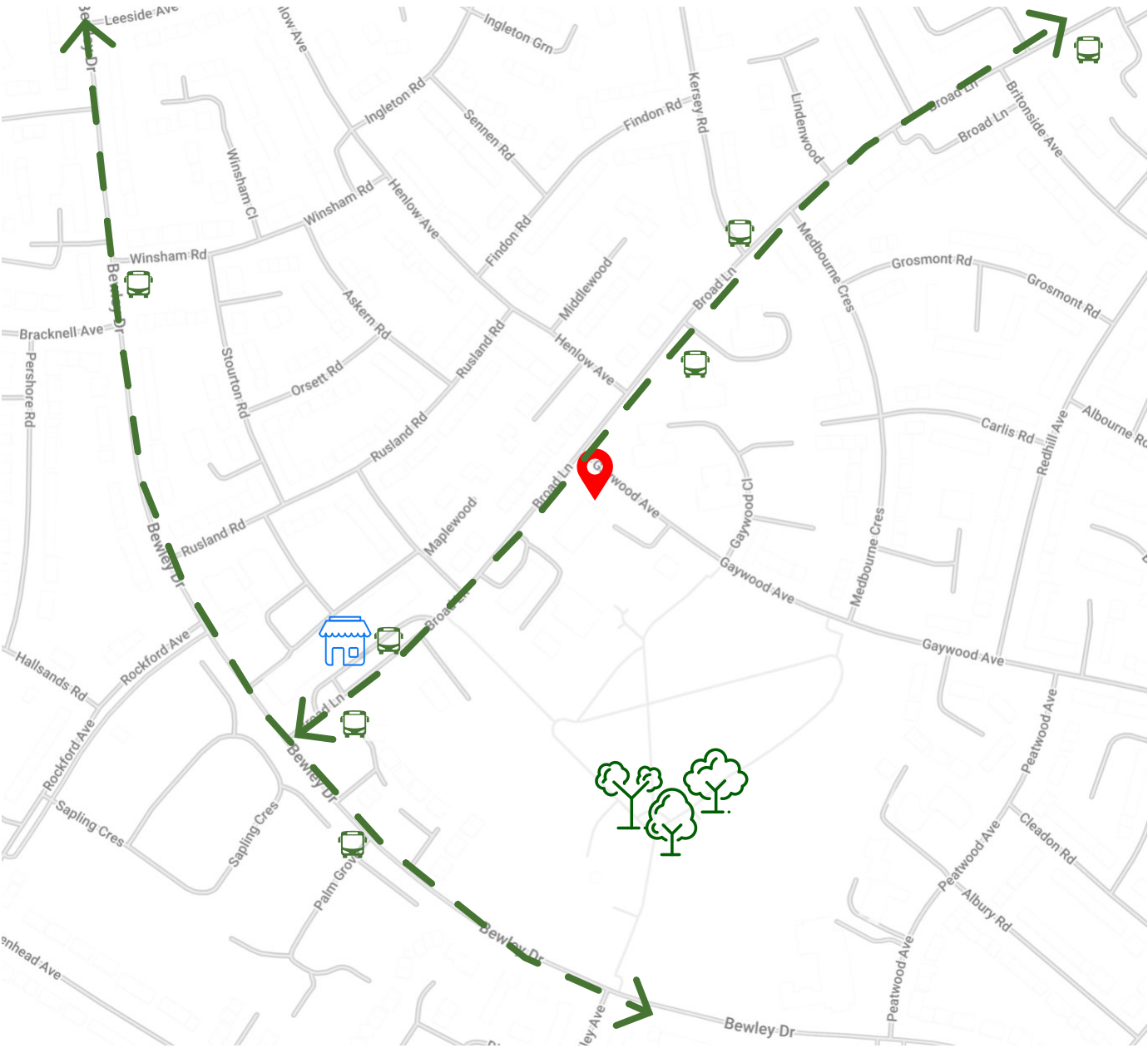
02 – Site Analysis

Southdene Community Centre is located just a 5 minute drive from Kirkby Town Centre.

From the 1st April 2014, Southdene Community Association (a group of local residents) took over the running of the centre as a charitable organisation. Southdene plays a pivotal role within the community catering for all ages and demographics. Southdene CC provides a safe space for vulnerable individuals who need a bit of assistance.

Southdene CC offers a range of spaces to host a number of activities run and used by local groups including: Twinkle tots, Rainbows/Brownies, Morris dancing groups, Jujitsu plus many more. Critical to the operation and survival of the centre that offers so much to the surrounding population is the ability to have multiple classes and facilities that bring the community together.

Within the centre there is a Main Hall; Youth Room; Committee Room; Outdoor Multi Use Games Area (MUGA). The proposal seeks to extend these facilities to create a second multi use hall which can be used for a number of activities, furthering the centres community outreach and ensuring its longevity within the community.



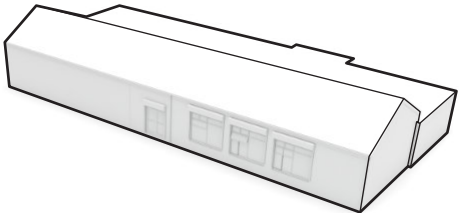
02 – Site Analysis

- residential
- Ecclesiastical
- Nursery / day care
- Commercial / retail
- Commercial / leisure

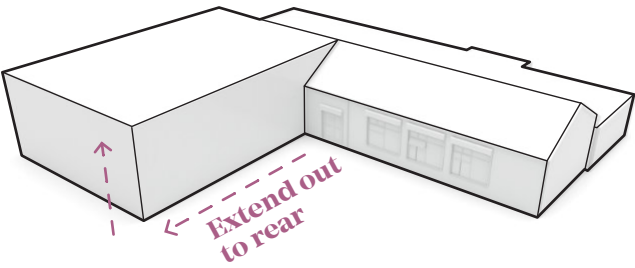


03 – Design Development

Existing Building

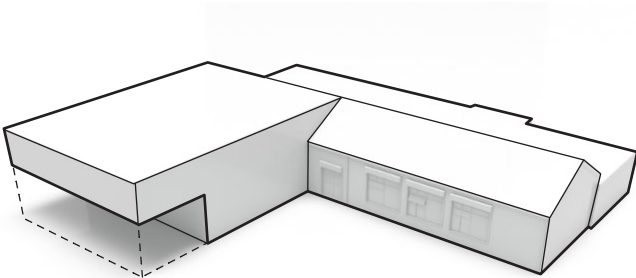


Step One



Height to match existing ridge

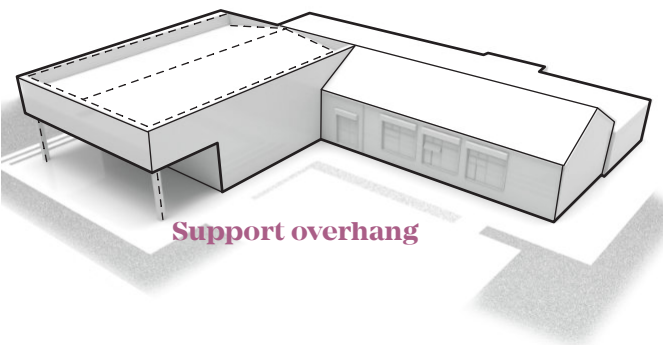
Step Two



Remove section to create covered outdoor space

Step Three

Shape roof pitch
Conceal behind parapet



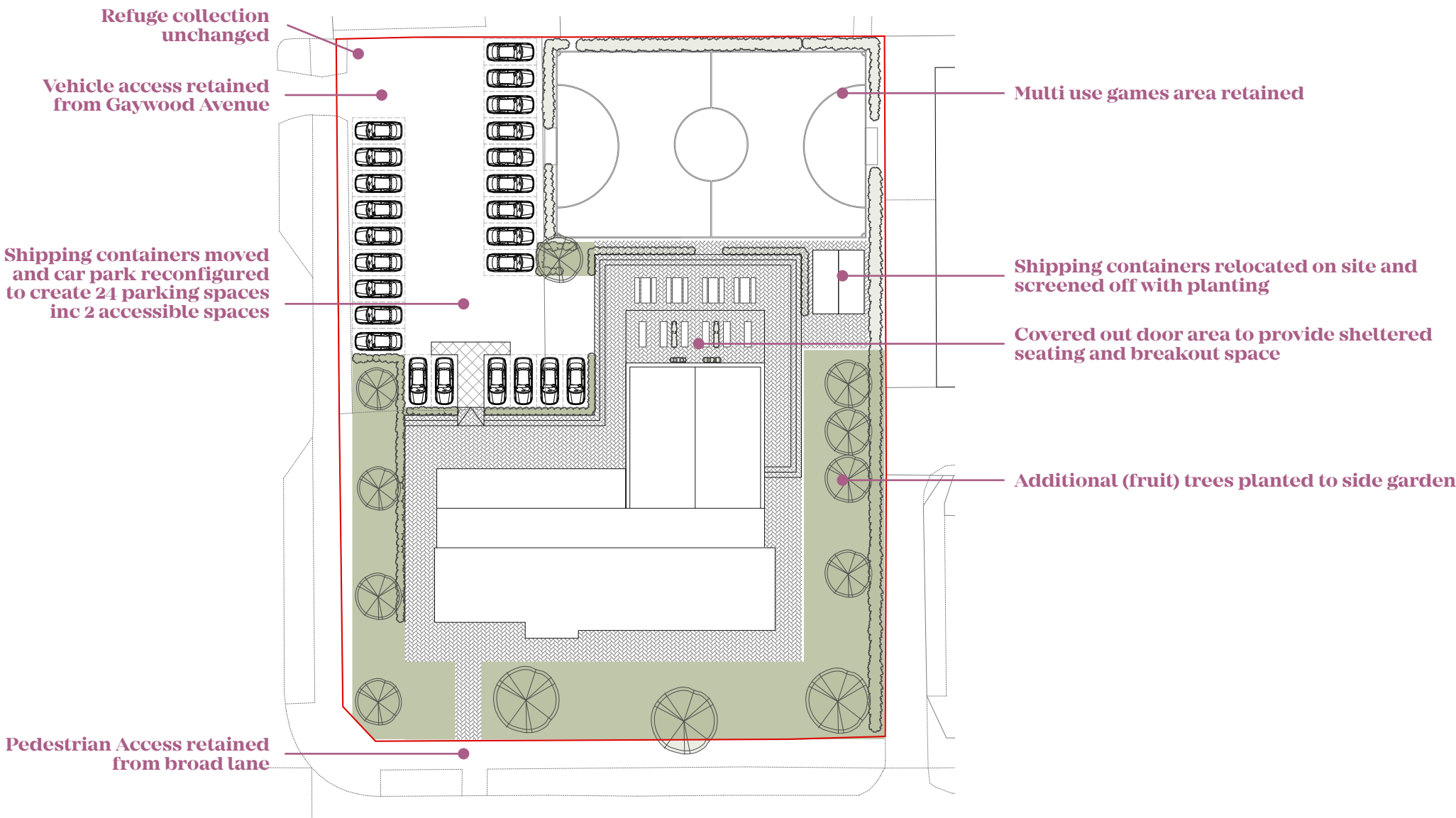
The site offered multiple opportunists and constraints when developing the design proposal. Multiple layouts were explored before making the decision to extend to the rear of the property at the expense of one of the MUGA pitches.

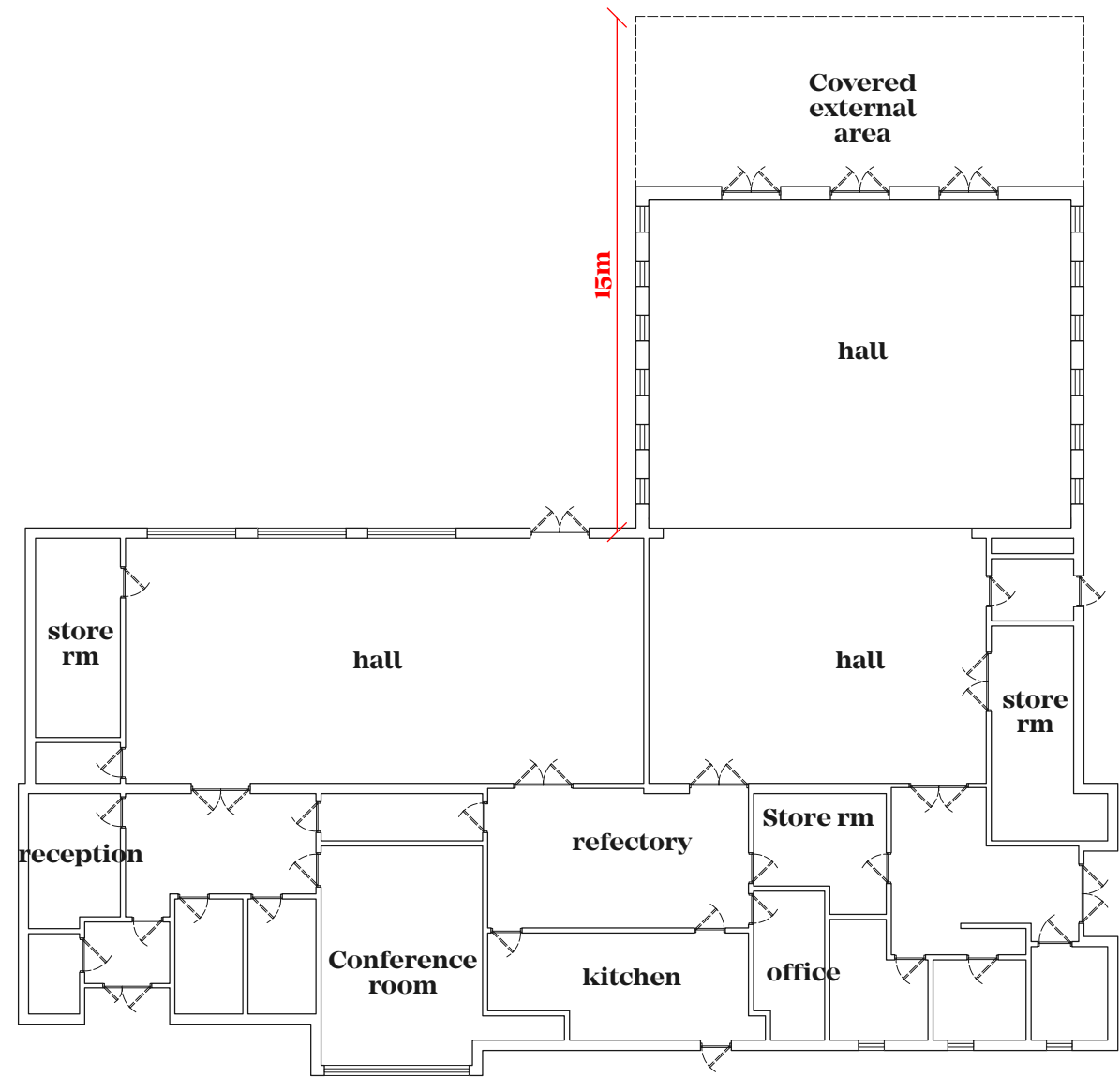
Part of the design process was defining what could be achieved with the funding opportunity afforded to Southdene Community Centre. Considerations were given to a first floor extension over the existing flat roof fronting onto Broad Lane and extending to the side of the property to create a new hall. These were quickly dismissed due to the limited funding available. We then settled on a rear extension for a single multi use hall facility.

Given the requirement to be suitable for multiple uses, including mixed sports and formal gatherings, it was established that a double height internal space would be best suited. This is expressed externally as a solid box which extends over the base to provide a sheltered external space linking the second MUGA pitch.



The proposed scheme seeks to add the required space bay adding a modest single storey extension to the rear. It is proposed that this is achieved with a minimal, humble material palette of brick to contrast and compliment the existing building and wider context.







The Process

Design consideration has been given to the surrounding context, building typologies, scale and massing.

Use

The proposal seeks to improve and extend the current facilities of the centre. Thus increasing the centres offering to the community whilst cementing the centre as a community hub.

Amount

The proposal seeks to add a 120 square meter multi-use hall that can cater for a number of activities. This represents a 26% increase in floor area.

Layout

The layout remains largely the same with a modest extension to the rear which replaces a multi use games area on the grounds of the community centre.

Scale

The proposed extension relates to the size and scale of the existing building tying into the existing ridge of the centre. The roof structure is concealed behind a parapet structure.

Landscaping

The proposal seeks to replace a concrete multi use games area (MUGA) pitch with new hall facility and covered external area. It is proposed as part of the works to increase the amount of soft landscaping and introduce new plant species.

Appearance

The proposal seeks to create a contemporary extension to the rear of the property. A modest material palette that complements the exiting community centre proposed.

Access

Both vehicle and pedestrian access remains as per the existing layout.

Refuge Collection & Waste Management

The waste management and collection remain as per the existing strategies adopted by the centre

Vehicle Access & Parking

Vehicle access remains from Gaywood Avenue. Additional parking spaces have been made available with the relocation of shipping containers on the site.



Get in touch...

We would welcome the opportunity to work with you, please feel free to get in touch with us to discuss your project



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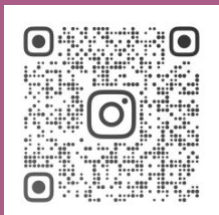
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