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Design and Access Statement

132 Cherryfield Drive, Kirby



CONSTRUCTIVE
THINKING

Revisions

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1. Introduction

The Design and Access Statement supports the planning application for the re-cladding of existing retail units at Ground Floor and First Floor of 132 Cherryfield Drive.

The design relates to the redevelopment and general improvements to an existing building and as such the specifications are constrained by existing dimensions, levels, heights, clearances, services and structural parameters.

The application and the content of this statement is supported by the suite of plans, elevations and visualisations submitted as part of the planning application. Graphics are used within the narrative to illustrate the points being made in the text and to make the document more readable.

The report concludes with a brief summary of the matters covered.

Every effort is made to relate the contents of this statement with the CABE publication 'Design & Access Statements – How to Write, Read and Use Them' (Commission for Architecture and the Built Environment 2006) breaking down the statement into the key areas:

- Use
- Amount
- Scale
- Landscaping
- Appearance
- Access

This document seeks to clearly explain the intent and rationale influencing the proposals submitted and seeks to demonstrate the merits of this project in the context of planned regeneration development in an area of past neglect, underinvestment and also tremendous potential future growth in the town.



1.1. Project & Brief



Improvement works also include internal security shutters, integrated signage, and integrated lighting.. Proposals also include re-roofing of the existing roofs.

This Design and Access Statement has been prepared by Constructive Thinking Studio in support of a Full Planning Application for a new shell for the existing retail units in Kirkby.

Thinking Studio has been commissioned to design and deliver a high quality architectural response to regenerate the existing building, aiming to improve the overall look within the area and connecting with other projects developed by Knowsley Council.

It is the aspiration of Constructive Thinking that the development when completed, will enhance the local area by using complimentary materials and architectural language in its context.

The aim is to retain the existing substructure and structural frame; the external tiled wall finish is to be over clad, and new windows and store entrances are to be installed to match the existing.

2. Planning Application

Context & Site

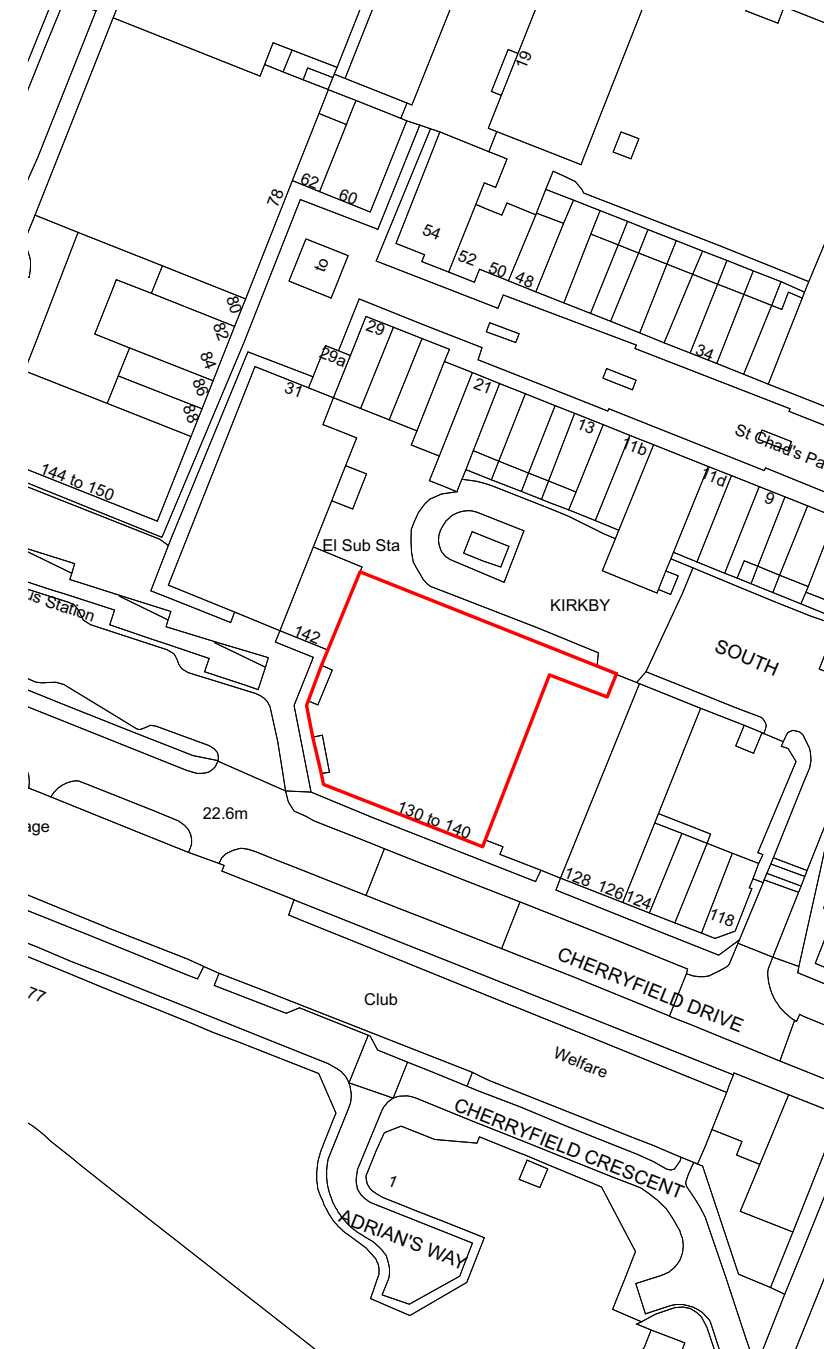
The proposed site is accessed from the existing road, Cherryfield Drive.

The boundaries are formed using a combination of store fronts and pedestrian railings as you would expect for a property of this type in this location.

The design process has involved:

1. A review and analysis of the site context.
2. An assessment of planning policy and design guidance.
3. An understanding of opportunities and constraints of the site including planning policy constraints.
4. An understanding of the development potential of the site
5. Consultations with the client to understand their requirements.

A number of design solutions have been evaluated as part of the design process. The site analysis, opportunities and constraints and review of guidance and policy fed into the development of initial options. The design team recognised that the proposals for the site should meet the requirements of the client, harmonise the site and improve the quality of external areas.



3. Use and Planning Context

Existing Site Conditions



Along Cherryfield Drive, there are numerous shops, store fronts and the local Kirkby bus terminus.

The existing building sits within a block of retail units which vary in masses and architectural styles. They are all generally set back from the main road.

Due to the age of the property, prior to the commencement of any shell works, a full R&D Asbestos Survey will be undertaken. It is anticipated that this survey will identify certain areas that will require removal. This will be undertaken as part of the landlord strip out works.



Generally, the building is sound structurally but the shell is in urgent need of modernisation and repair. The external appearance is dated and the client and many areas are subject to water ingress where current features allow water to collect.

4. Proposal

The proposed development consists of over cladding to the existing tiled external walls with ventilated rainscreen cladding panels, supported on lightweight metal support systems.

The building footprint has not changed. Existing entrances to the retail units will be replaced to match the existing and will be incorporated within a new powdered-coated aluminum framed curtain walling.

All existing openings will be rationalised to provide consistent sightlines emphasised through framing and reveals.

The existing roof is to be repaired. There is a plant room located on the roof which will also be over clad to match main elevation treatments.

The gross internal floor area of the existing building is 2891 sqm and this remains unchanged.



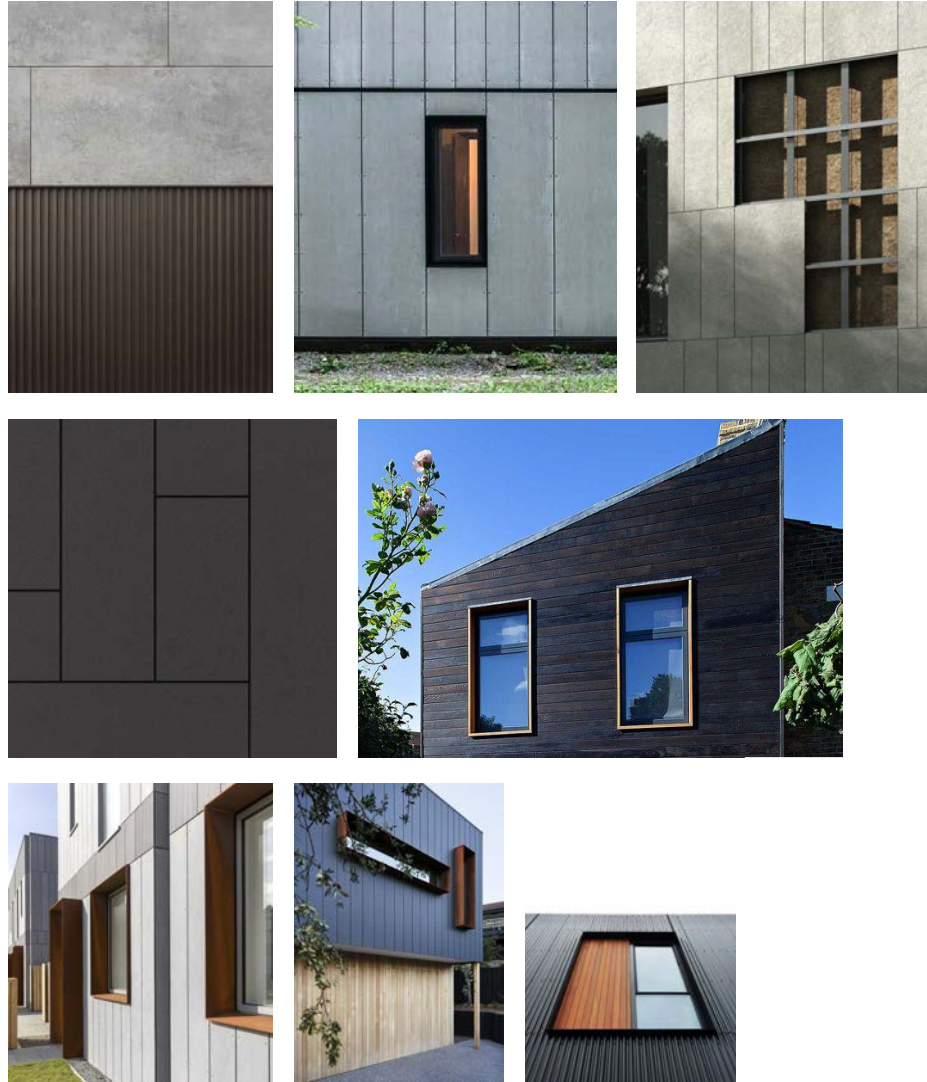
4.1 Amount

The existing façade is dominated by external metal roller shutters that dominate the current street scene creating an unwelcoming and threatening feel to the area.

The proposed windows at Ground Floor will be refurbished and toughened. At First Floor, the design aims to redecorate the glazing to match existing whilst improve thermal performance.

All materials will of course be subject to sign off by condition as part of the discharge of any permission granted.

The proposed building provides a quality design to the area that provides an impressive response to site and brief. We have purposely used a simple and subtle architectural style to create a building that will be familiar, coherent and comfortable to all who reside their and visit it.



4. Site Constraints

Site Context & Massing

The proposed works are located at an existing commercial unit on Cherryfield Drive within the town centre of Kirkby. The site is easily accessible by public transport services as well by car and foot. The local area is predominantly commercial/retail units and the block forms the southern edge of the Kirkby Shopping Centre. The area is well served by an array of local amenities.

The proposed development will maintain the existing retail nature of the building and will not change the original massing of the property.

The overall dimensions of each floor are 90m wide by 40m deep internally, and retail space is provided to each floor.

The plant room on the roof is accessed internally providing safe access to servicing and roof area.

Site Boundaries

The southern boundary faces Cherryfield Drive, a busy highway through the town. The boundary is formed by a wide paved area protected from the highway by galvanised metal railings.

The eastern boundary faces the local bus terminus. The boundary is formed by a wide paved area protected from the highway by galvanised metal railings.

The western boundary is a continuation of the shopping parade block. The block terminates at the access road into the rear delivery yard.

The northern boundary faces the rear parking/delivery area. The boundary is formed by a narrow path to the building's perimeter.

5. Scale and Impact

Appearance

The design team and client agree that the new building and surrounding landscape should have a positive visual impact on all residents and visitors who approach the site.

The client is keen that the building should be aesthetically pleasing whilst responding to the context of the local area. The current design aims to satisfy these aims with a restricted palette of materials to the new over-clad system to maintain simplicity, visual understanding and its contemporary nature. Ultimately, whilst remaining sympathetic to the surrounding area the aim is to maintain the building's own identity.

The facades are constructed in a mixture of existing structural frames and over clad ventilated rainscreen cladding to maintain the language of the surrounding area. The roof is to be repaired and finished in a similar material to the existing. The windows are framed in Pearl Copper cladding to give the building an identity and redecorate the building whilst remaining sympathetic to the surrounding store units.



5. Scale and Impact

Local Plan and Policy

Proposals for the regeneration of this commercial unit and its place within the exiting context comply with relevant policy objectives of the Local Plan:

- Provide a site/building for future employment opportunities
- Facilitates development to safeguard employment
- Improves provision of shopping and leisure facilities associated with shopping centres
- Increases opportunities for recreation, exercise and play
- Locates a major development accessible by a choice of walking, cycling and public transport, minimising the use of travel by car
- Makes efficient use of an existing building for new development.
- Stimulates high design quality to help develop a sense of place and pride in Knowsley's townscape
- Provides good levels on amenity

Services & Drainage

The existing building benefits from existing incoming services.

No internal distribution of services are proposed within this current application. Internal development of the shell unit will be the responsibility of the future tenant.

The development falls under the area covered by Merseyside Fire and Rescue Service. The tenant of the retail unit will be responsible to develop a fire strategy for their unit in conjunction with MFRS and the Building Control Approved Inspector. Fire protection to the shell structure will be 60 minutes, in accordance with Local Authority and Building Regulations requirements.

All existing foul and rain water drainage will be maintained including the existing final connections into the public sewers.

No surface water is discharged to public sewers as part of the application proposals.

6. Access

Pedestrian and Cycle Access:

Pedestrian and cycle access are unaffected by the proposals

Public Transport:

Public transport access is unaffected by the proposals

Vehicular Access:

Vehicular access is unaffected by the proposals

Access Within and Around the Building:

The Equality Act 2010 requires reasonable provision be made to enable services be provided to all users regardless of ability. BS8300:2001 Design Guidance has been consulted widely in the production of these design proposals.

All approaches around the site and into the building will provide level access. All routes will be firm and level underfoot. Clear minimum widths will prevail to maintain access.

Obstructions such as steps, kerbs, lighting columns, signposts etc along routes will be suitably highlighted with either contrasting colours or tactile hazard warnings to the surrounding ground to help direct users safely.

Signage will be installed to further highlight parking arrangements for residents and visitors.

Generally, no slopes to external surfaces will exceed 1 in 25.

Generally, all doors at ground floor will have a minimum leaf size of 950mm. Door sets are to be manually operated double door, incorporating door restrictor stay, threshold strip and security locks. Entrance doors will be double-glazed.

Door handles are to be in polished stainless steel and are to be at least 300mm from any other adjoining partition or obstructions to provide ease of access for anyone in a wheelchair. Fire exit doors to be proprietary steel doorsets fitted with panic-release device and no external ironmongery.

7. Summary

This Design & Access Statement seeks to provide a thorough explanation of how the designs submitted with the Planning application have evolved. A full history has been provided from the undertaking of initial feasibility studies, through the reasoning behind the proposed design, the establishment of the core design principles and how the proposals have been shaped both by these and the context of the site.

We have consulted with all the previously stated persons and groups and reviewed and implemented key sections of discourse in relation to the proposals outlined and evidenced here.

Every effort has been made to consider accessibility issues throughout the development of the proposals. On behalf of contributing persons within a diverse project delivery team, we are proud of the positive proposals put forward within this document, and of being a key component of the town wide drive to deliver on Knowsley Council's aspirations and promises for the Kirkby town centre.

