

Planning statement

22-24 Newtown Gardens, Kirkby



Introduction

Change Grow Live (CGL) is taking proactive steps to refurbish the 1st and 2nd floors of this property, especially given its state of disrepair and its importance for community support services.

Refurbishment Scope: The refurbishment will cover 5091 sqft across the 1st and 2nd floors. Purpose: To continue providing substance misuse support to the community in partnership with Knowsley Council for at least the next six years. Location: Newtown Gardens, which is ideally situated for all stakeholders. Compliance: Submitting planning permission and an application to Building Control to ensure all changes meet statutory requirements. This comprehensive approach ensures that the refurbishment will not only bring the building back to a functional state but also enhance its ability to serve the community effectively.

Description of the Proposal:

General

The Ground floor element will become a separate development, the initial plan is to strip out all non-structural walls and all asbestos from all floors. The ground floor will have its own separate utilities supply, consisting of a 200amp 3 Phase electrical supply, existing water and gas supply. The 1st and second floor will be supplied with a 100amp 3 phase electrical supply and new water supply.

Internal Design

The internal design is well thought out to meet the needs of clients and staff. Here's a summary of the planned layout:

First Floor:

- Client-facing rooms
- Small two-person counselling rooms
- Reception area
- Toilets
- Larger group room
- Several air-conditioned clinical consultation rooms

Second Floor:

- Additional group meeting rooms
- Staff kitchen
- Staff offices

Using stud partitions from floor to concrete ceiling will allow for flexibility in the layout and efficient use of space. This setup should provide a comfortable and functional environment for both clients and staff.

External works

CGL wish to enhance the building's energy efficiency and overall condition. By insulating and repairing the roof, and replacing the single metal windows with uPVC double glazing, you'll significantly improve the building's thermal performance and reduce energy consumption.

The elevation plans will be crucial in visualizing these changes and ensuring they align with the building's original design while integrating modern, energy-efficient materials. This approach not only supports sustainability goals but also helps in maintaining the aesthetic value of the building.

Site Analysis:

CGL has a comprehensive and thoughtful plan for the development of 20-24 Newtown Gardens. Here are some highlights of your approach:

1. Location and Accessibility:

- The building is situated in Kirby town centre shopping precinct, with grass and planted areas in front and pedestrian footpaths and an access road for deliveries at the rear.
- Access for clients and staff to the first and second floors will be via the rear access door, with a ramp to accommodate wheelchair access.

2. Compliance with Local Planning Policies:

- CGL supports Knowsley Council's planning policies, aiming to create sustainable, vibrant, and inclusive communities through careful consideration of land use, development, and infrastructure.

3. **Strategies to Address Potential Disruptions:**

- **Minimizing Visual Impact:** Storing materials on the ground floor to reduce the visual impact of construction activities.
- **Controlled Access:** Keeping vehicle movement to a minimum and managing it with banksmen to ensure safety and reduce traffic disruptions.
- **Local Supplier Engagement:** Using local suppliers where practicable to support the local economy and reduce transportation-related disruptions.
- **Sympathetic External Changes:** Making repairs and replacements that respect the building's original design while integrating energy-efficient solutions.
- **Community Communication:** Providing regular updates and maintaining open communication channels with the local community to keep them informed about progress and any potential disruptions.

These measures are designed to ensure that the construction process is as smooth and considerate as possible for everyone involved. Given the careful planning and community-focused approach, it seems likely that the local community will respond positively to these efforts.

Sustainability and Energy Efficiency:

CGL's commitment to sustainability and energy efficiency is impressive! Here are some key points from your plan:

1. **Energy Efficiency:**

- **LED Lighting with Sensors:** Installing LED lighting with sensors on both floors to reduce energy consumption.
- **Energy Efficient Heaters:** Using heaters that are energy efficient to maintain a comfortable indoor environment.
- **Insulated Internal Walls:** Insulating internal walls to minimize noise and heat loss.

2. **External Improvements:**

- **Energy Efficient Windows:** Replacing windows with uPVC double glazing to improve insulation.
- **Roof Insulation:** Adding insulation to the roof to enhance energy efficiency.

These initiatives not only demonstrate a strong commitment to environmental sustainability but also set a positive example for other organisations.

Access and Infrastructure:

CGL have carefully planned to minimize disruptions and ensure safety during the construction process. Here are some key points from your plan:

1. **Ramps Installation:** Ramps will be installed at the main entrance to the rear of the building on South Parade, with minimal disruption. The footpath will need to be closed temporarily during this stage.
2. **Accessibility:** Newtown Gardens is well-situated for clients, staff, and partners due to its excellent public transport links and ample parking.
3. **Safety:** There will be no impact on the safety of pedestrians and cyclists.
4. **Waste Water Management:** Wastewater will be channelled through the building's existing drainage systems.

Conclusion:

In summary CGL will renovate a building that has been unused for numerous years, its use is critical in the support of the local community. The impact of the change will only be of benefit to the community at large. Improving the energy efficiency of the building is fundamental to the project.