



ARCHITECTURE 00

Hawkins
Brown

YOUTH INVESTMENT FUND PILOT

DESIGN & ACCESS STATEMENT
KNOLL PARK
HOVE
BN3 7JG
FEBRUARY 2023

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ISSUED

16.12.22
18.01.23
02.02.23

DRAFT PREPARED FOR PLANNING
DRAFT ISSUED TO CLIENT
SUBMITTED FOR PLANNING

1.0 INTRODUCTION

1.1 INTRODUCTION

This report has been produced on behalf of The Hangleton and Knoll Project (HKP), in support of the planning application for a new modular build youth facility on the site of:

Knoll Park
Hove,
BN3 7JH

1.2 APPLICATION

The application relates to the proposal for the erection of a single storey youth facility, Class F2.

The site is located in Knoll park, Hangleton & Knoll, Hove. The site has an approximate National Grid Reference of 527015, 106191, postcode of BN3 7JG and covers an area of 2.01 hectares.

It is situated within a residential area adjacent in a park with a community Bowls club to the North, playing feilds to the South and a graveyard further South. The project will encompass approximately 180m² area of the land.

1.3 THE TEAM

The design team is led by Architecture 00 Ltd and Hawkins Brown, and also includes: Structural Engineers, Webb Yates Ltd; Project Management and Quantity Surveyors, Faithful+Gould; MEP Engineers, Webb Yates Ltd.

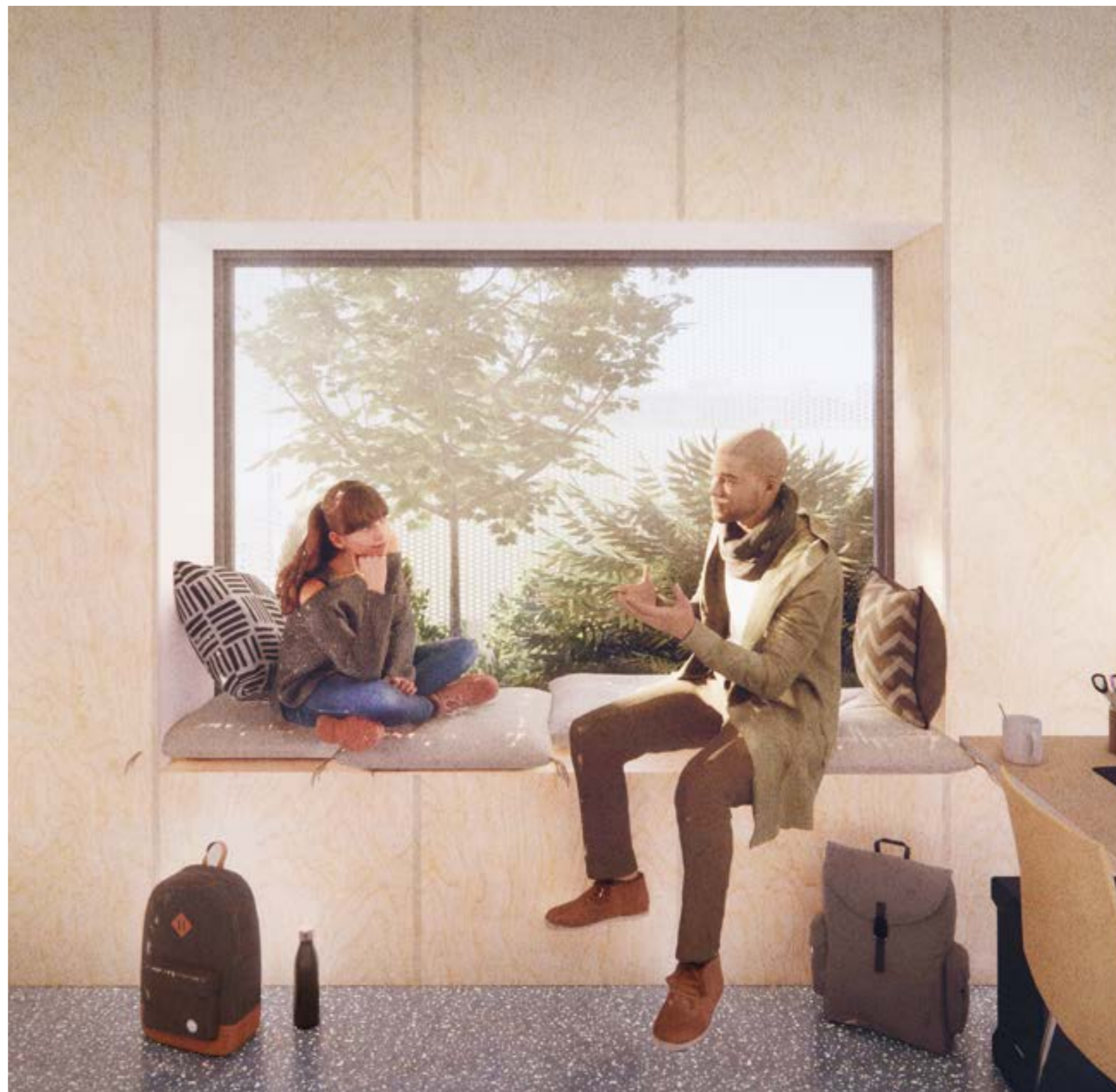
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1.4 OBJECTIVE

- A new modular building to provide approximately 180m² of youth facilities.
- A building integrated in its social and physical context
- To provide a zero carbon, cutting edge, facility for delivering youth services
- To catalyse regeneration benefits and improvements within Knoll estate. Knoll Park, which includes the Knoll Recreation Ground, is the main green space for Knoll estate. It is well-used but is currently tired and in need of investment, with not enough facilities for young people
- Resilient scheme with minimised operational costs
- Support The Hangleton and Knoll Project and partner organisations with a dedicated space for delivering youth services.
- Enable community focused and public facing processes, encouraging people to meet and interact, while incidentally increasing passive surveillance and footfall.



Interior view of 1-1 room

2.0 SITE

2.1 LOCATION

The site is located in Knoll Park, which includes the Knoll Recreation Ground and is within the Hangleton & Knoll ward in Hove. It is easily accessible by public transport and active travel. The nearest railway station is Portslade, approximately 20 walking distance and 6 mins by car.

The site bordered by the Hangleton Bowling Club to the North. Knoll Pavilion currently operated by HKP neighbours it to the east. The South frontage of the building faces the recreational ground and residential plots along Stapley Road border the site towards the west.



Site Location Plan

2.2 SURROUNDING CONTEXT

The site is situated in a largely residential and recreational area with good conditions for pedestrians and cyclists, benefitting from an environment with low and calmed traffic flows, good quality footways and a favourable walking and cycling topography.

Limited vehicular access can be made from site access junctions on Rowan Avenue and Stapley Road.

The local community focus of the initiative means that, as described earlier, journeys to/ from the unit will be largely local, dominated by walking and cycling trips alongside bus trips for longer trips.



Site Satellite Image

2.3 EXISTING CONDITION

The site is a greenfield site with a bowls club, existing youth structure and cemetery on the site. There was previously a site compound at the edge of the sit which has since been removed and the greenery reinstated.

Surveys from Groundsure and Webb Yates Engineers have provided the following information on the sites condition:



1. South view looking past Knoll Pavillion, towards recreational ground



2. Westward view, looking past Knoll Pavillion toward site



3. North view, looking past Knoll Pavillion towards Hangleton Bowling Club



4. Westwards view towards Stapley Rd. Trees separate site from residential plots



5. Access to site from Stapley Road



6. Knoll Pavillion currently operated by HKP.

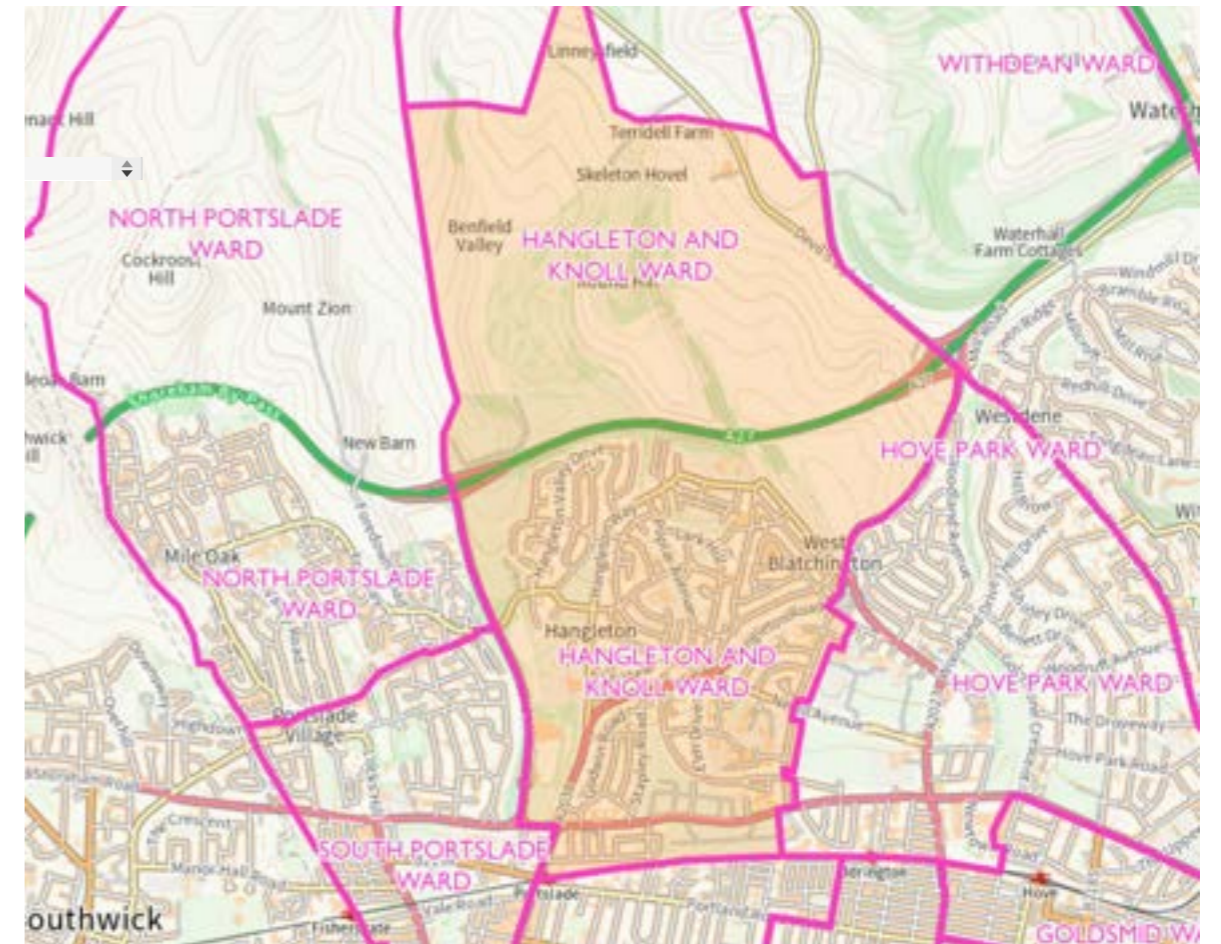
3.0 POLICY CONTEXT

3.1 YOUTH PROVISION IN HANGLETON & KNOLL

- This pilot provides a unique opportunity to meet proven need for youth space, located within Knoll Park, an estate which lacks services/facilities, where there is no nearby youth space.
- The site provides an opportunity to deliver further regeneration benefits and improvements to the local area
- Knoll Park (KP) is well used and in 2011, supported by HKP, YP fundraised for a MUGA. HKP support volunteering and young people regularly take part in intergenerational litter picks and are part of Friends of KP group, who back this application. Sadly, use of the Park is not always positive ASB and bullying occurring. Increased capacity for youth work will support both YP and adults to jointly resolve issues.
- The Knoll estate is an IMD area, with SOAs in the top 10% and significant numbers of children and young people living in poverty (24%) It is also situated far from the services and facilities of the town centre with young people left feeling stuck in the estate with little to do, experiencing high levels of family breakdown, significant issues around isolation, drug and alcohol use and poor education outcomes.
- Many of the young people HKP works with have SEND and are vulnerable to bullying, others do not access a hot meal in the evening at home and youthwork plays a very significant role in supporting their resilience. For young people on the Knoll a dedicated facility would demonstrate that they matter and that their voices have been heard.
- Brighton and Hove City Council conducted a Youth review in 2020 which confirmed the high value of neighbourhood youthwork and

highlighted the lack of West venues. The City network of youth providers prioritised Knoll Park likewise CYP committee, all recognising the under investment and high levels of need.

- HKP pioneered detached methodology and have been using mixed-use space for years but the need for dedicated space is ever more urgent and YP have prioritised the development of youth facilities. The nearest youth facility is in the centre of town, over an hours (expensive) bus ride away.
- This facility will provide a hub for the community to be proud of and allow HKP to run activities indoors and provide holiday programmes (HAF) which we they have no venue to deliver and to safely include all the young people who turn up.
- The Modular pilot will also accelerate the regenerative communities approach by adding further community capacity.



3.3 PLANNING POLICY AND LOCAL PLAN

Through review of the Brighton & Hove Local Plan Part 1 and Part 2 we are able to build a narrative around the provision of a youth facility in this location which is both in line with the immediate demand and council aspirations. Of particular relevance are the following policies.

CP8 Sustainable Buildings (LP Part 1)

The council will seek that all new development incorporate sustainable design features to avoid expansion of the city's ecological footprint, help deliver the principles of the One Planet approach, radical reductions in greenhouse gas emissions, particularly CO2 emissions, and mitigate against and adapt to climate change.

1. All development will be required to achieve the minimum standards as set out below unless superseded by national policy or legislation:

Development Size
Non-major non-residential use
BREEAM Very Good

The project seeks to exceed minimum standards through providing an exemplary building with excellent environmental credentials.

2. All development proposals will be expected to demonstrate how the development:

a. addresses climate change mitigation and adaptation;
b. contributes to a reduction in the city's current level of greenhouse gas emissions by delivering significant reductions in fuel use and greenhouse gas emissions via: passive design and orientation; fabric performance; energy efficiency measures; and low carbon solutions;
c. facilitates on-site low or zero carbon technologies, in particular renewable energy technologies.

Please refer to pg 28 for the sustainability strategy

CP16 Open Space (LP Part 1)

Planning permission resulting in the loss of open space, will only be granted where:

c) The proposed development is ancillary to the use of the open space and will result in only a small loss of open space, provides improvements to and better use of the remaining space and optimises public access.

DM9 Community Facilities (Part 2)

1. Planning permission will be granted for new community facilities where all of the following criteria are met:

a) the proposed use is compatible with adjoining and nearby uses;
b) the site is close to the community it serves and is readily accessible by walking, cycling and public transport; and
c) where feasible and appropriate, community facilities have been co-located to maximise their accessibility to residents and reduce the need for travel (for example at Community Hubs).
Please refer to appended transport statement.

DM33 Safe, Sustainable and Active Travel policy (LP Part 2)

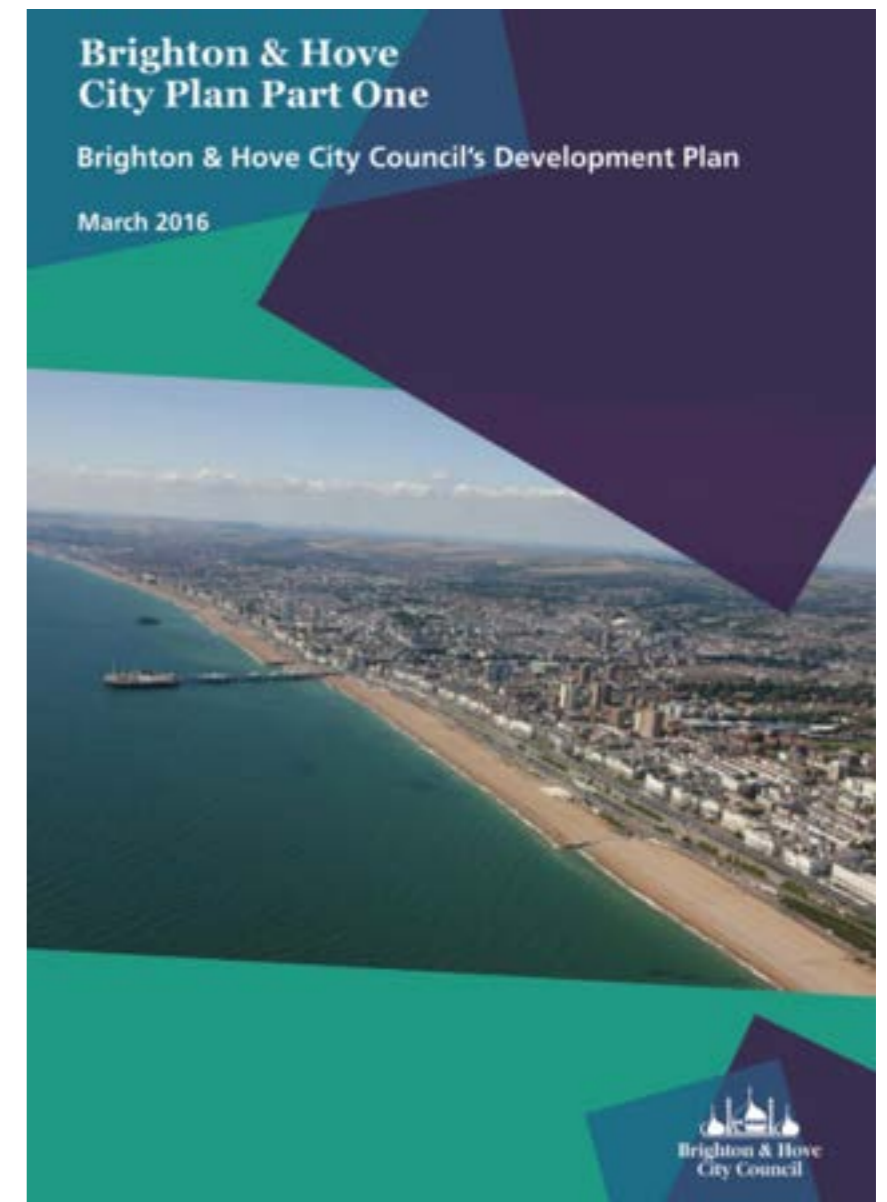
New developments should be designed in a way that is safe and accessible for all users, and encourages the greatest possible use of sustainable and active forms of travel.
Please refer to appended transport statement.

Other relevant policies include:

CP10 Biodiversity (LP Part 1)
CP13 Public Streets and Spaces (LP Part 1)
CP17 Sports Provision (LP Part 1)
DM43 Sustainable Drainage (LP Part 2)
DM20 Protection of Amenity (LP Part 2)

We have also referred to the following design policies:

CP12 Urban Design (LP Part 1)
DM18 High quality design and places (LP Part 2)
DM22 Landscape Design and Trees (LP Part 2)
DM38 – Local Green Spaces (LP Part 2)



3.3 PLANNING CONTEXT: PLANNING CONSULTATION

PROJECT DEVELOPMENT:

The proposal has been developed through regular meetings with the following individuals. All of the findings and outputs have influenced the final design and development work.

- Joanna Martindale, Chief Executive Officer, Hangleton & Knoll Project
- Mark Syrett, Projects Officer, Cityparks, BHCC
- Helen Baxter, Youth Manager, HKP
- Briony Streets, Senior Youth worker, HKP

General support for the proposal and agreed scope of documentation was agreed. We have incorporated the advice within the proposals and design and access statement.

PRE-PLANNING CONSULTATION:

Hangleton and Knoll Project has been selected as one site of four national pilots that aims to test the delivery of modular youth facilities to be delivered across the country. The project has been set on a very ambitious programme by DCMS for these pilot schemes. This is necessary as they are the precursor to a wider programme that there is considerable urgency to roll out nationally, and the four pilot projects are key to learning lessons that will feed into the national roll out.

Given the project context and the timeframes set by the DCMS, the team has not had the opportunity to undertake the preferred formal pre-application advice process. However given that this is a relatively small project that principally aims to offer much needed facilities we hope that there are not significant issues that cannot be foreseen without the benefit of a Pre-Application and have therefore endeavoured to reach out to individual council teams to receive informal advice. These individuals are listed below.

- Matthew Gest, Team Leader, Development Management, West & Enforcement Team, City Development and Regeneration, BHCC
- Margo Burkwiecz, Estates, BHCC

3.3 PLANNING CONTEXT: PLANNING CONSULTATION

STATEMENT OF COMMUNITY INVOLVEMENT:

- graffiti
- Please match the outside of the building with the pavilion
- Need to make sure the building is Anti-social behaviour proof for the future

Design and Brief development engagement:

Architecture 00 held monthly engagement workshops with the lead Hangleton and Knoll project team which included senior youth workers. Mark Syrett, Projects Officer at Cityparks was also a core part of these discussions. This group has provided insights on the end user needs, area challenges, demand, programming and community engagement.

Engagement with Local Community:

Hangleton and Knoll Project hosted a community engagement event at the Knoll Pavillion on Thursday 17th November 3.30pm – 6.30pm.

Prior to this 200 flyers were shared through doors across neighbourhood homes. They were also made available at both HCC and St Richards community centres to invite people to the event.

Approximately 50 people attended the engagement event. This included young people, Friends of Parks, Parks team at BHCC, CYP BHCC, Bowls Club, 50 plus steering group, HKP Trustees, Parent Carer groups and Goldstone Primary members.

In the weeks after the event the presentation materials were up for viewing in Knoll Pavillion and approximately 60 young people have been engaged and commented with support from the team.

The general feedback has been positive. Some of the comments are summarised below:

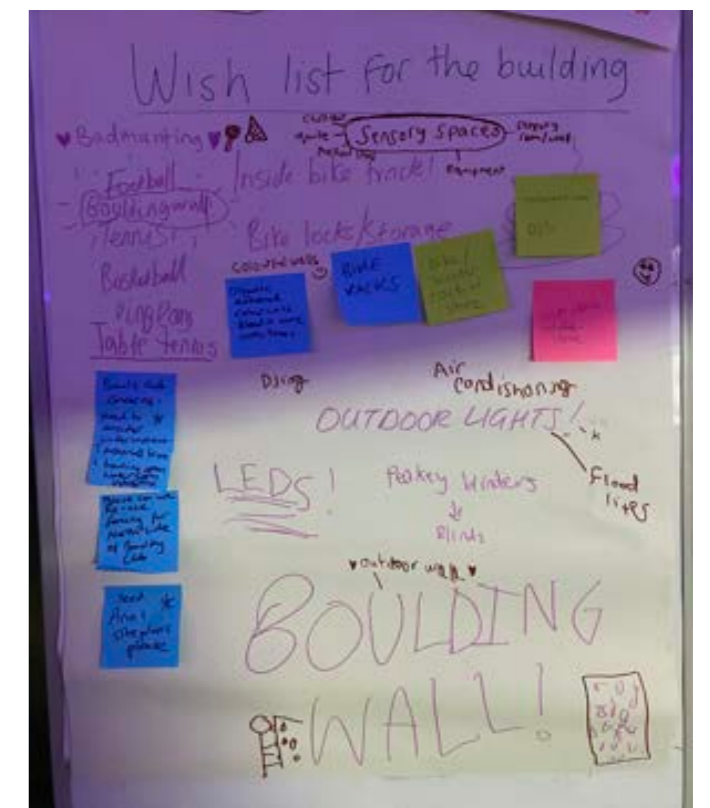
- Love the outside deck and disabled access
- Need a window facing out front from youth team office please and maximum south facing light
- Love it all! Especially the cladding to avoid

Summary:

List of individuals/Groups/stakeholders we engaged with till date:

- Matthew Gest, City Development and Regeneration team, BHCC
- Bowls club
- Residents
- Young People
- HKP Youth facing Staff
- Rob Walker, Head of City Parks

All of the findings and outputs have influenced the final design and development work



4.0 BRIEF

4.1 PROJECT OUTCOMES & OUTPUTS

- A new modular building to provide approximately 180m² of youth facilities.
- A building integrated in its social and physical context
- To provide a zero carbon, cutting edge, facility for delivering youth services
- To catalyse regeneration benefits and improvements within Knoll estate. Knoll Park, which includes the Knoll Recreation Ground, is the main green space for Knoll estate. It is well-used but is currently tired and in need of investment, with not enough facilities for young people
- Resilient scheme with minimised operational costs
- Support The Hangleton and Knoll Project and partner organisations with a dedicated space for delivering youth services.
- Enable community focused and public facing processes, encouraging people to meet and interact, while incidentally increasing passive surveillance and footfall.

DCMS LED PILOT PROJECT

The DCMS led Youth Investment Fund aims to provide up to 300 new and redeveloped youth facilities in eligible levelling up areas across England.

This project has been selected for the Pilot stage. This pilot funding is to:

- Build one of up to four youth facilities on sites across England
- Pilot activities for the planning, site preparation and construction of a facility, awarded to a site ready for receipt
- Enable DCMS to test the YIF approach, facility requirements and construction methods. Construction methods to be tested will include modular off site approaches to construction as part of an intention to move towards modern methods of construction (MMC).

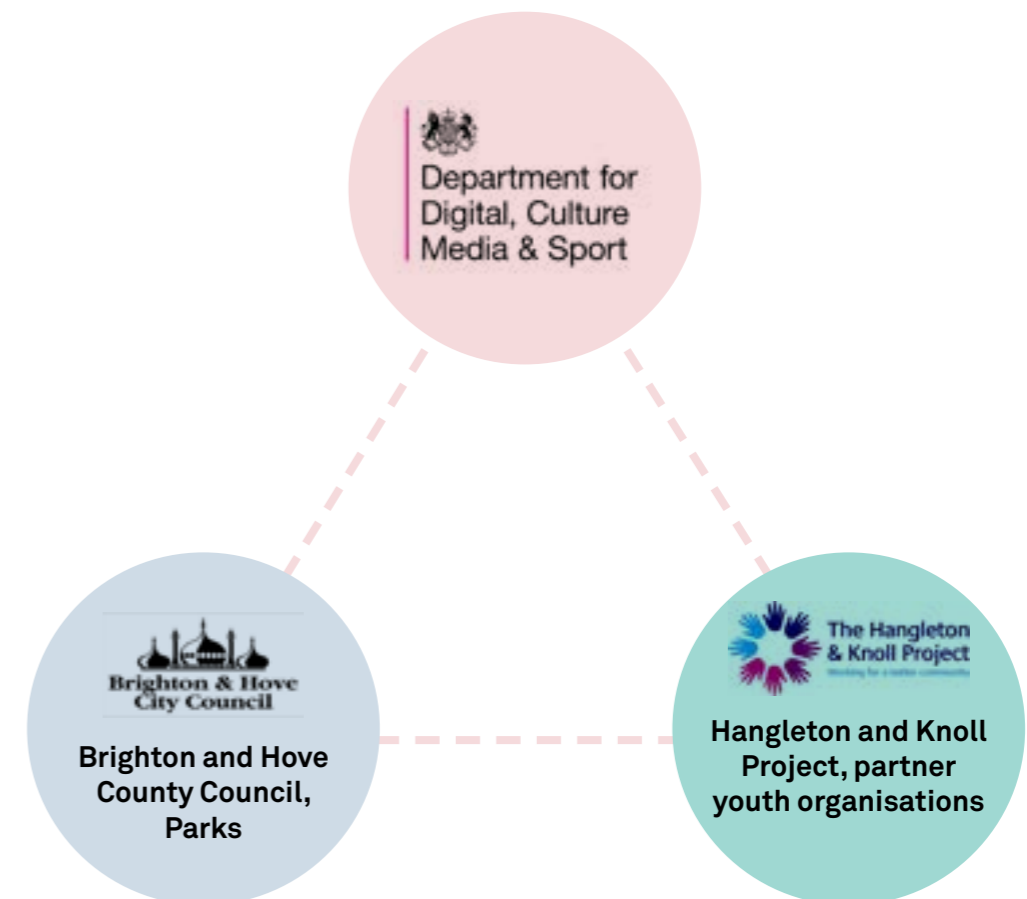
The expected outcomes of this pilot are:

- Four or more youth facilities constructed during 2022/2023
- Feedback and learning from the build process that can inform the design, procurement and construction of future YIF-funded facilities.
- Successful organisations will need to build facilities that meet the key specifications set out by DCMS in order to test their process. However, there is a degree of flexibility over the final design of the buildings.

BRIGHTON AND HOVE COUNCIL STRATEGY OUTPUTS

There is an ambition that the new youth facility aligns both with the DCMS Youth Investment Fund ambitions as well as internal Brighton and Hove requirements:

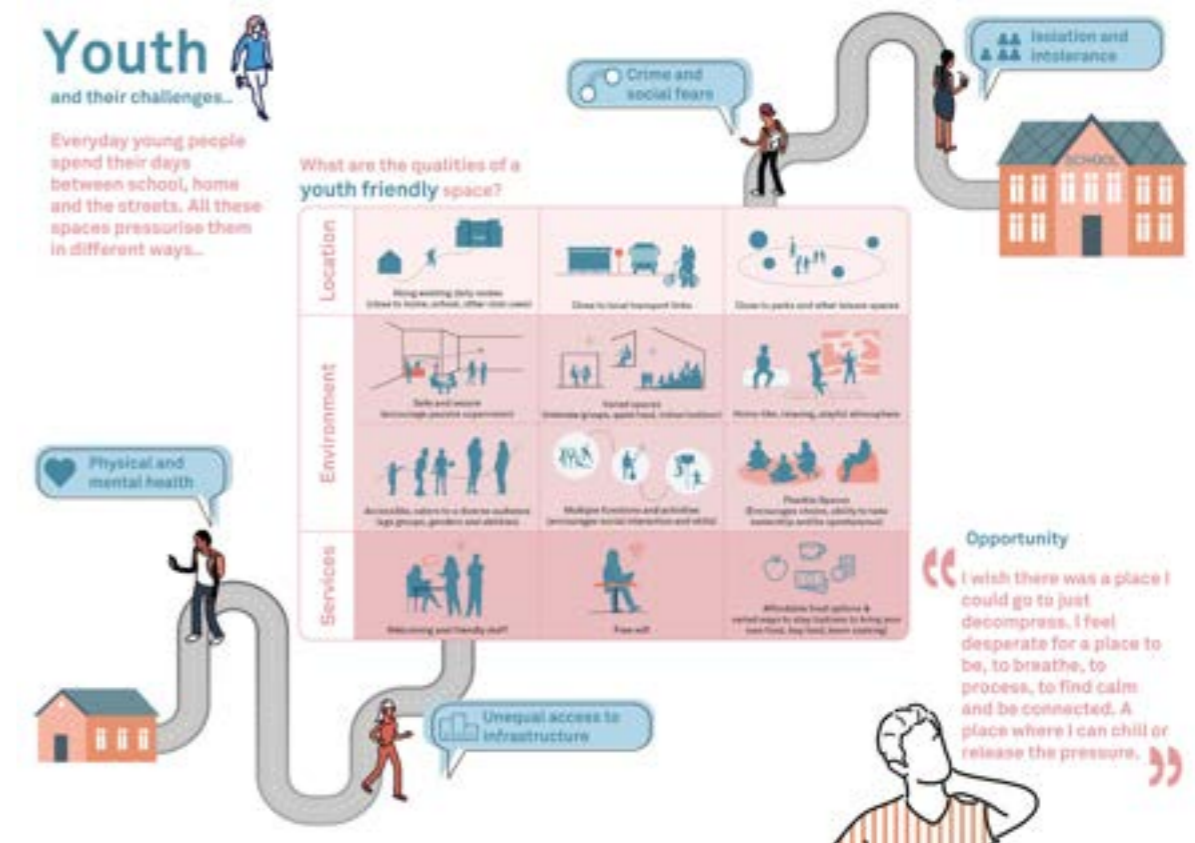
- Brighton and Hove City Council conducted a Youth review in 2020 which confirmed the high value of neighbourhood youth work and highlighted the lack of West venues. The City network of youth providers prioritised Knoll Park likewise CYP committee, all recognising the under investment and high levels of need.



4.2 BRIEF - ACCOMMODATION

KEY REQUIREMENTS

- Circa 180m² of youth facilities.
- To meet a range of needs for the
- Spaces where young people can gather and participate in personalised development; communal gatherings; sporting activities; or a mentoring setting to exchange experience and ideas.
- To create an environment that supports the journey from youth to adulthood in a safe, open and inclusive space.
- Create a safe and secure environment that encourages passive surveillance.
- An inviting visual presence for the building, fostering pride and confidence within the community, making it appealing to young users, and having a positive impact on the area.
- The building should respond to the different routes users and the public will approach the building from. Considering strengthening both visual and physical connections. Considering where user's journey starts and what is their experience of finding and entering the building.
- Building layout should facilitate forming a community of tenants. Creating spaces that support social interaction, both formal spaces (communal areas /study space /external space / kitchenette facilities / meeting room) and informal spaces (circulation, opportunities to interact / perch / share information).
- Create a space for young people in the Wheatley ward to have the opportunity to engage in a range of things to do, creating enriching experiences locally.
- Where practical spaces should be flexible to maximise their usage, e.g. meeting rooms becoming additional counselling rooms, larger activity area spaces becoming community event spaces.
- Design of external spaces should support and enhance the functions of the building, either through extending growing space, social space or events. External spaces will need to be access controlled to prevent ASB, with tenant access only unless for an event.
- Limit negative impact on nearby residential community.
- Maximise natural lighting and energy efficiency, minimising operational costs.



5.0 DESIGN PROPOSAL

5.1 MASSING

The building's position on the site sits adjacent to the existing youth facility building. With the entrance clearly visible from the main North/South pathway, the building will sit on the existing slope with an external deck allowing people to spill out during warmer months.

The single-storey massing of the building is designed to minimally impact its setting whilst utilising its distinct roof form to both protect the building from being scaled and create a visual marker in the community.

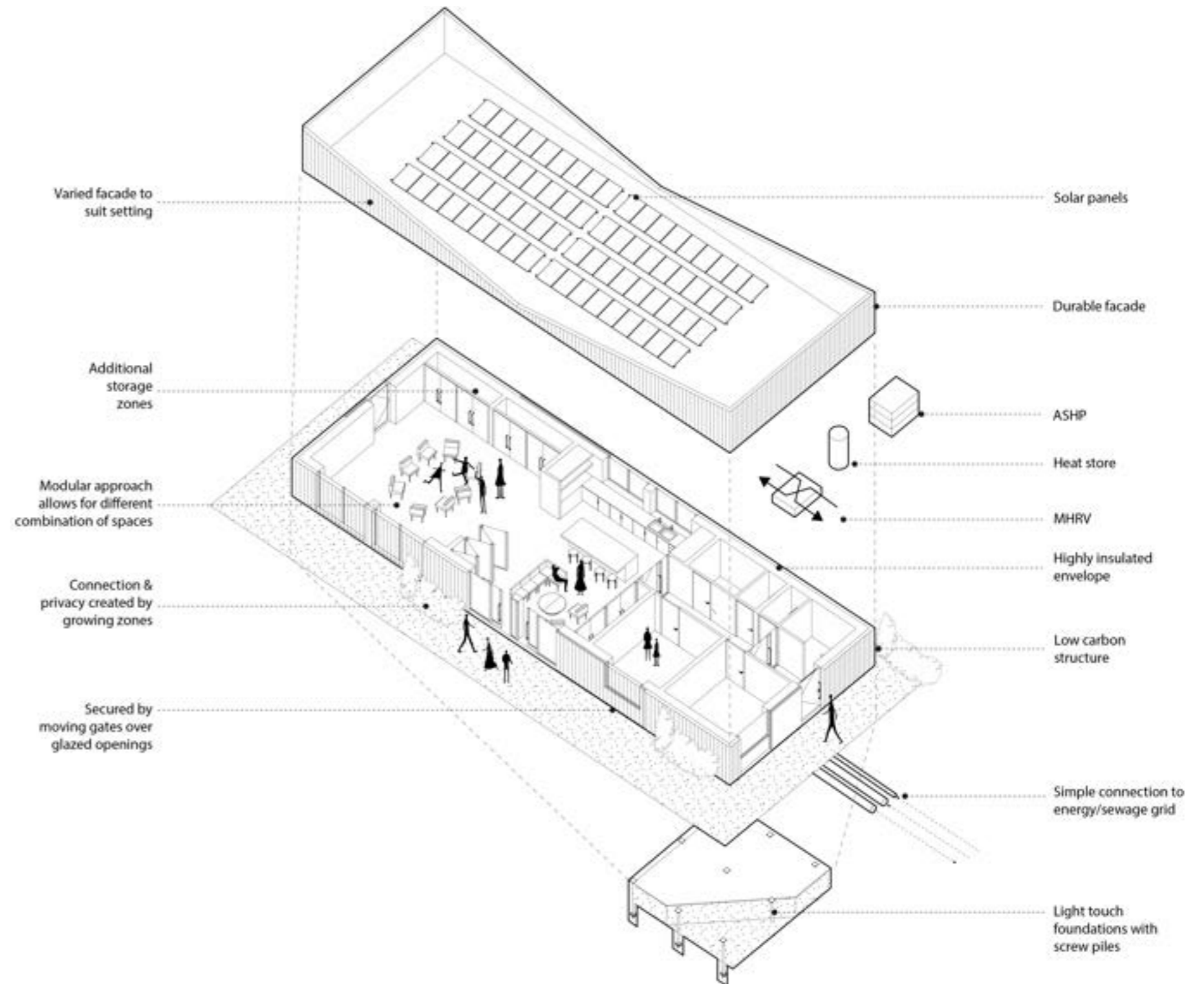
This pilot is made of four modules that will be constructed off-site and delivered to the location for them to be connected. These volumes are then clad to create a single, simple silhouette that provides a secure enclosure for rooftop photovoltaics and an easily legible form for users.

DAYLIGHT AND SUNLIGHT

There are minimal openings on each facade for daylighting and security. Every elevation has a series of 'grouped' openings that change between two conditions. The first condition being a visible opening with a metal rolling shutter for security. The second sees the facade material cover it whilst still allowing light into interior spaces.

The largest openings are oriented to take full advantage of the buildings orientation. In this instance the Eastern facade which opens onto the newly secured outdoor space is this zone.

The minimal amount of glazed openings seeks to reduce overheating in the summer whilst also providing as much light during winter along with minimal opportunities for vandalism.



Massing axonometric

5.2 BUILDING LAYOUT

SHARED & COMMUNAL SPACE

Arrival from the entrance provides access to the office and wcs before leading into the primary shared space. This large space centres around an open kitchen with space for furniture and in-built desks for homework, computer work, etc. The shared space is intended to facilitate:

- a comfortable space for youth to gather and feel safe
- large gatherings and meals in the community
- Passive surveillance of nearby MUGA
- A mix of seating to develop users own agency in the space

OPEN COMMUNAL KITCHEN

The kitchen lies at the heart of the building providing cooking facilities and storage for the user. In order to reduce risk of fire load in these spaces, equipment used should be restricted to:

- microwave oven;
- electric kettles;
- coffee makers; or similar purpose built water-heating equipment;
- refrigerator (ensuring that it has good supply of airflow around it);

Equipment using naked flames or radiant elements must not be used. This includes:

- toasters;
- sandwich makers;
- electric or gas cookers of any type;
- hot rings / fat fryers;
- steamers / woks or similar

COMMUNAL HALL

At the end of the building the hall provides storage and flexibility of use through a generous volume with good head height. This generosity allows for a myriad of activities from sports to group meetings and skills workshops.

INFORMAL MEETING ROOMS

Accessed off the circulation between the two larger spaces these meeting rooms can be used for informal meetings, one-to-one meetings and private study. Access provided off the lobby adds privacy to these spaces.

OFFICE

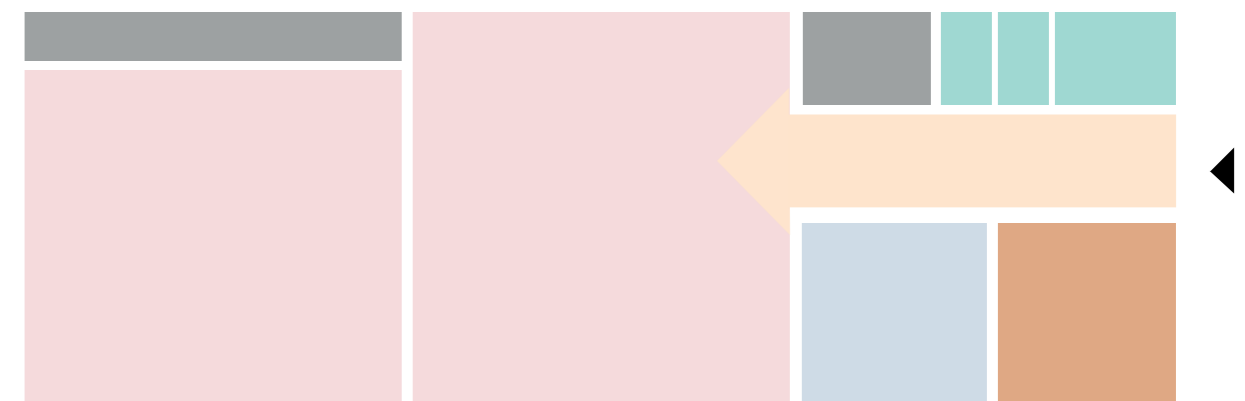
Located at the entrance of the building, the office allows for passive surveillance and accommodates up to 6 staff. With the office palced by the entrance, staff provide the additional level pf security in this zone with doors into the main space lobbied to provide security throughout.

TOILETS

Non gender-assigned WCs and AWC are located adjacent the entrance core containing the plant. This strategy benefits:

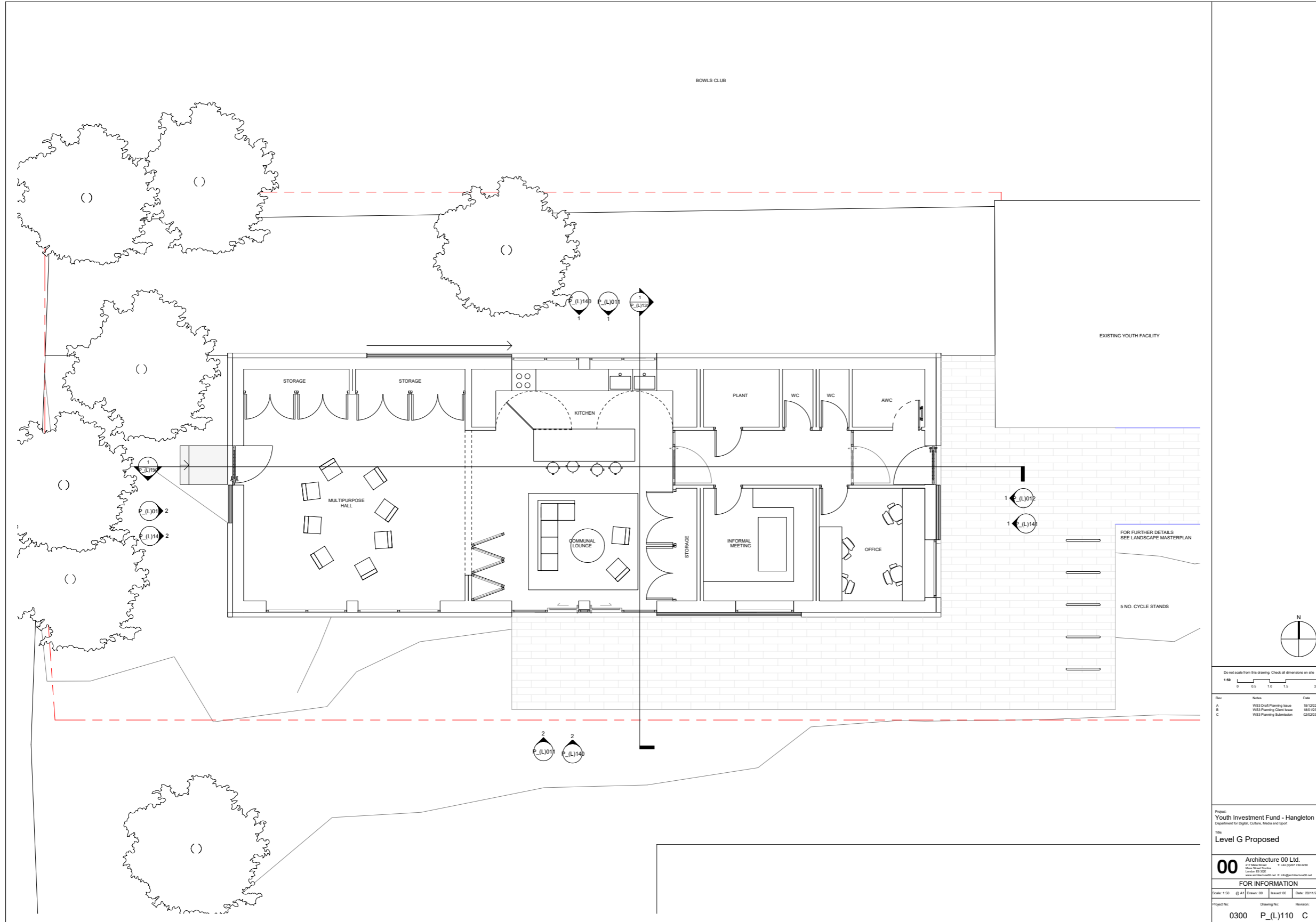
- Simple servicing routes.
- Legibility and ease of access.

Toilets will be private and self-contained, - 'super-loos' including sink and handdryer. Toilets are accessed via a lobby to improve privacy and avoid direct access next to tea-points or the main circulation.

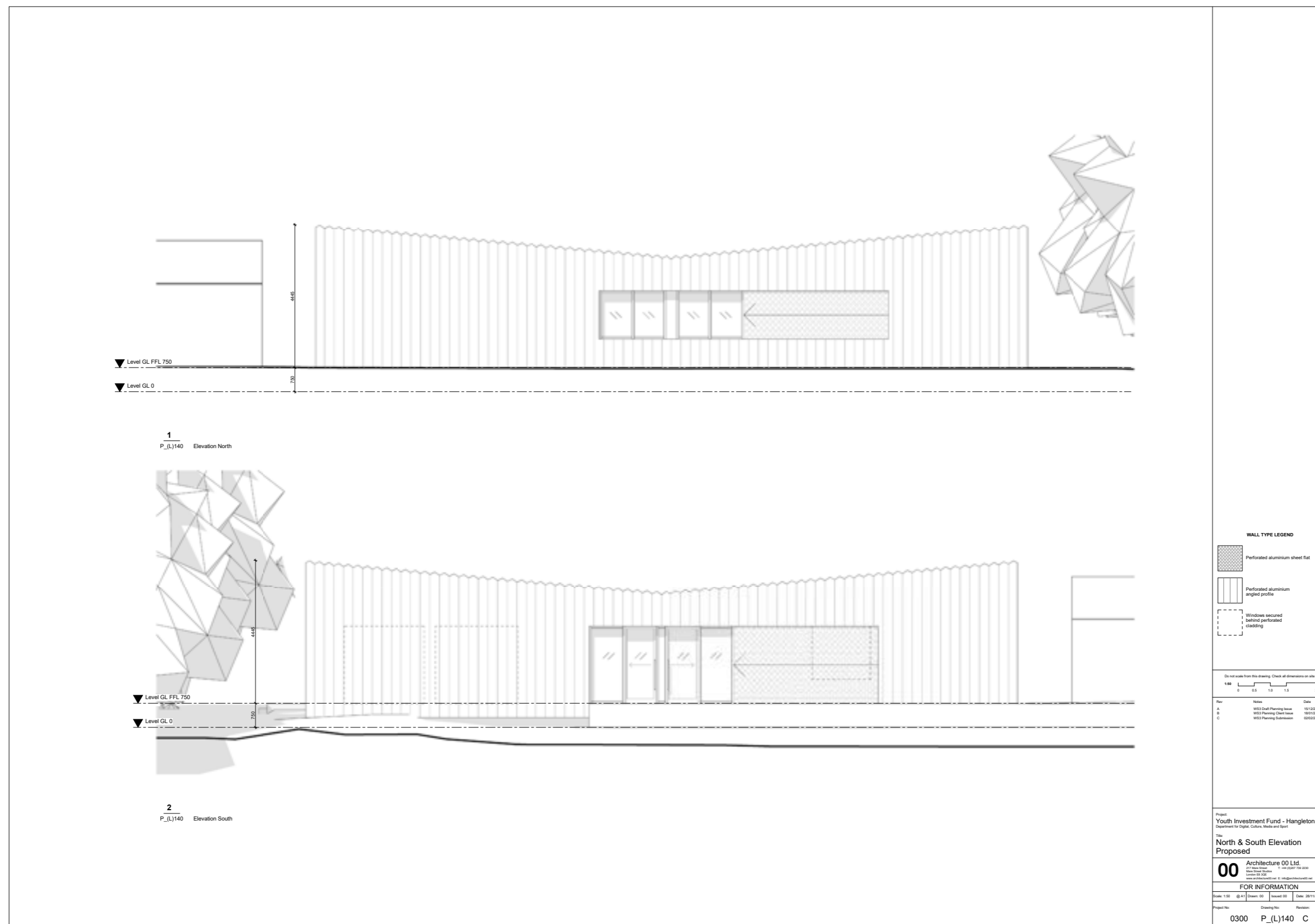


| | | |
|------------------|------------------|---|
| Office | 12m ² | |
| Informal meeting | 12m ² | |
| Communal | 90m ² | |
| Circulation | 14m ² | |
| Plant/Storage | 20m ² | |
| Toilets | 8m ² | |

5.3 GENERAL ARRANGEMENT PLAN

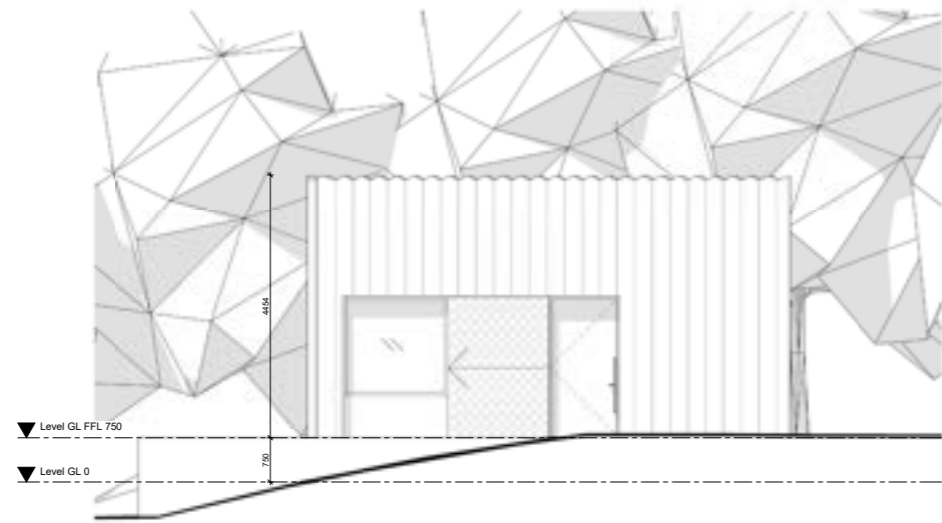


GENERAL ARRANGEMENT NORTH/SOUTH ELEVATIONS

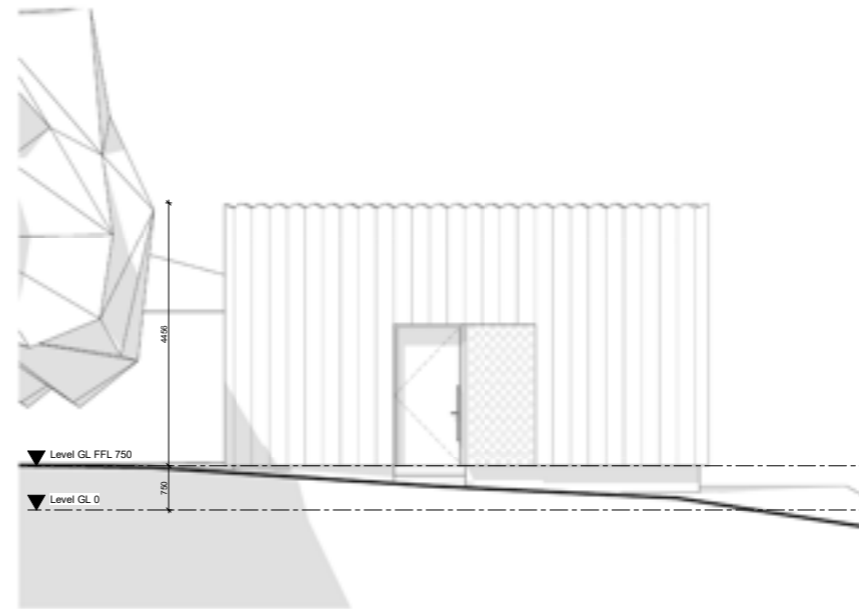


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


1
P_(L)141 Elevation East



2
P_(L)141 Elevation West

WALL TYPE LEGEND

| | |
|---|--|
|  | Perforated aluminum sheet flat |
|  | Perforated aluminum angled profile |
|  | Windows secured behind perforated cladding |

Do not scale from this drawing. Check all dimensions on site.

| Rev | Notes | Date |
|-----|---------------------------|----------|
| A | WIS2 Draft Planning Issue | 18/12/22 |
| B | WIS2 Planning Check Issue | 18/01/23 |
| C | WIS2 Planning Submission | 02/02/23 |

Project:
Youth Investment Fund - Hangleton
Department for Digital, Culture, Media and Sport

Title:
East & West Elevation
Proposed

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FOR INFORMATION

| Scale | @ A1 | Drawn | Issued | Date |
|-------|------|-------|--------|----------|
| 1:50 | | 00 | 00 | 28/11/22 |

Project No: 0300 Drawing No: P_(L)141 Revision: C

5.5 EXTERNAL VIEW



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INTERNAL VIEW - OPEN KITCHEN/ LOUNGE SPACE



INTERNAL VIEW - MULTI-PURPOSE HALL



INTERNAL VIEW - 1-1 ROOM



5.7 MATERIAL PRECEDENTS

As the site can be considered as part of a back-of-house area - defined by parking, loading bays, storage and transport - the proposal will make use of material to highlight the new development.

Colour can also be utilised to differentiate the scheme from the existing structure. There are a variety of hard wearing panellised products that would allow for re-use and simple construction.

The projects highlighted here show a variety of approaches to this method.

PRECEDENT - ARCHITECTURE 00

(Top) Manor works in Sheffield required a tough facade to minimise vandalism. The approach used here has since proven successful and forms the basis of the material choice for the YIF Pilots. The layering of perforate metal provides a visual softness to the building - allowing light to travel through it and change throughout the day. The perforations lend themselves to climbing plants and this forms part of the landscaping approach which will help the building settle.

PRECEDENT - MORRIS & CO

(Bottom Left) The Energy Centre in ELephant & Castle illustrates the quality of finish with the use of metal cladding. With planting surrounding the building it illustrates the minimally intrusive nature of the material.

PRECEDENT - VMX ARCHITECTS

(Bottom right) This project highlights how varying the perforations and reflectiveness of the material can create different conditions. It can also be powder coated for different colours and this is illustrated in the next page.



FACADE COLOUR SCHEME OPTIONS

Whilst these buildings are intended to become landmarks in their local communities for youth, the materiality can be altered to soften the building in its setting.

Pictured below are three different approaches to the visual look and feel of the building. The first is an untreated perforated metal mesh, the second a green powder coat and lastly a bronze perforate coated metal.



5.8 MATERIAL PRECEDENTS / OUTLINE SPEC

The following material precedents are subject to colour application as being explored above.



Cladding - perforated profiled PPC metal. Profile tbc



Roof & Canopy - preformed standing seam steel



Window - aluminium frame - colour to match cladding



Interior - Simple plywood finishes with exposed beams and simple joinery



Interior - Simple plywood finishes with exposed beams

6.0 BUILDING STRATEGY

6.1 STRATEGY PRINCIPLES

The principles brought to the design of the YIF Pilot are derived from investigation into the needs of youth, and requirements of the youth groups involved for each project location - supported by their local council and operations teams.

ACCESSIBILITY

The YIF Pilot will be welcoming to tenants, guests and visitors with limited physical mobility, sensory deprivation, and for those of diverse socioeconomic and cultural backgrounds.

Accessibility for people with physical disabilities will be considered in the design, layout, fixtures and fittings of the building. Level access will be provided, and routes through the building which are equally legible, rational, and appealing for those unable to use stairs.

ACCESS / ENTRANCE

With the site being accessed primarily by foot, an extension to existing pathways will be created to allow access to the building from the East. The new entrance steps back from the street minimising the buildings presence whilst making it easily visible for users.

The placement of the entrance on the South of the building will be used strategically to:

- Create a highly legible entrance at street level.
- Orientate around a more public presence for the scheme in the neighbourhood.
- As far as possible collocate activities that visually connect to pedestrian areas adjacent.

LAYOUT

- All units must be accessible off communal space, not through other units.
- Units are arranged and dimensioned for access to natural light and ventilation.
- Layouts aid in fit out flexibility, and minimise the need for costly adaptations at a later date.

COMMUNAL & ANCILLARY SPACES

- At the heart of the project is the communal kitchen and lounge area providing all the necessary equipment to prepare food and drinks in a communal setting.
- Informal meeting rooms are accessed off of the communal kitchen allowing for 1-1s and quiet study/breakout space.
- The staff office provides space for staff to work on-site with views out to the entrance to help with surveillance.

CONSTRUCTION / PARTITIONS

- Enclosed rooms are self-contained to ensure sufficient privacy and soundproofing.
- The larger hall space and communal spaces are split by smaller spaces to minimise the amount of noise travelling between noisier zones.

MANAGEMENT & OPERATION

- No onsite permanent manager.
- No need for formal staffed reception desk.

ENVIRONMENTAL PERFORMANCE

A 'fabric first' approach to sustainability will be taken, so the building passively uses less energy. Overheating has been identified as a key risk, due to the exposed position, as such solar gains through the fabric and glazing will have to be minimised, and high thermal mass internal linings will be necessary.

Strategies for internal environment, such as Ventilation, Heating, and Comfort Cooling will be further developed in the next stage. A combination of photo voltaics, air source heat pumps and mechanical vent systems will help the building breathe with excess heat from photo voltaics being sold back to the grid during summer. The perforate metal facade similarly doubles as shading to larger glazed openings on

the West minimising solar gain.

FLEXIBILITY AND FUTURE-PROOFING

As a shell and core development there is intrinsic flexibility. This is aided by generous amounts of in-built storage freeing up floor space with rooms have a 'stripped back' finish to be both robust and allow for a variety of uses throughout its lifespan not defined by unique qualities in the spaces.

INTERNAL ENVIRONMENT

The spaces should be designed to provide appropriate environments for small gatherings, group work and larger community events. These are underlined by general principles of:

- Economy – best use of funds to provide quality and minimise running costs
- Ease of use
- User control / overrides
- Sustainability
- Aspirational / Uplifting
- Hard wearing / Durable and Low Maintenance
- Demountable and self-finishing surfaces
- Passive environmental control - such as thermal mass.

There should also be good ventilation, and where possible provide user operable windows. Wherever possible appropriate sense of volume within the spaces is provided to support air quality measures.

SERVICE ROUTES

Services infrastructure and routes generally are to run within communal internal circulation.

6.2 SECURITY & DESIGNING OUT CRIME

The isolated site is at risk of ASB. The design has been developed with the objective of creating a secure building that simultaneously does not appear to be aggressively defensive in order to avoid denoting a lack of trust with its neighbourhood. The design aims to promote security through:

- Passive surveillance, and avoid creation of secluded areas.
- Passive control measures such as positioning of the building, to avoid the need for fences and gates.
- External lighting - motion-sensor controlled.
- CCTV system.
- Fewer entrances and exits, for ease of management and to avoid them being left open accidentally. Balanced with providing sufficient entrances to discourage misuse or bypassing of security measures.
- Individual units accessed from internal circulation will not also have external access
- Fire exits are to be self closing and alarmed to avoid misuse, or day-to-day use.
- Entrance doors should be of good quality, with closers, compatible with fob systems, and avoid vulnerable materials.
- Ancillary landlord spaces are to be secured with key locks and where possible will be accessed off communal areas.

There is to be no permanent on-site manager.

STREET LEVEL ENTRANCE

The main entrance is open to its surroundings on two sides and connects to the street where there is relatively low footfall and overlooking. The following measures intend to mitigate security concerns:

- The entrance has been located towards the road, so that people exiting the building are able to see both aspects of Parkway South. The staff office window looks out from the

entrance to aid in passive surveillance.

- Facade materials are to be robust, resistant to damage & Graffiti. Perforate metal masks larger openings to protect them from ASB.
- Providing views out will be an important way to increase safety when exiting the building.
- Facade should afford views out of the building day and night. External and internal lighting levels to be reviewed to support this.

ACCESS CONTROL

The Operator are developing an access control strategy which aims to be:

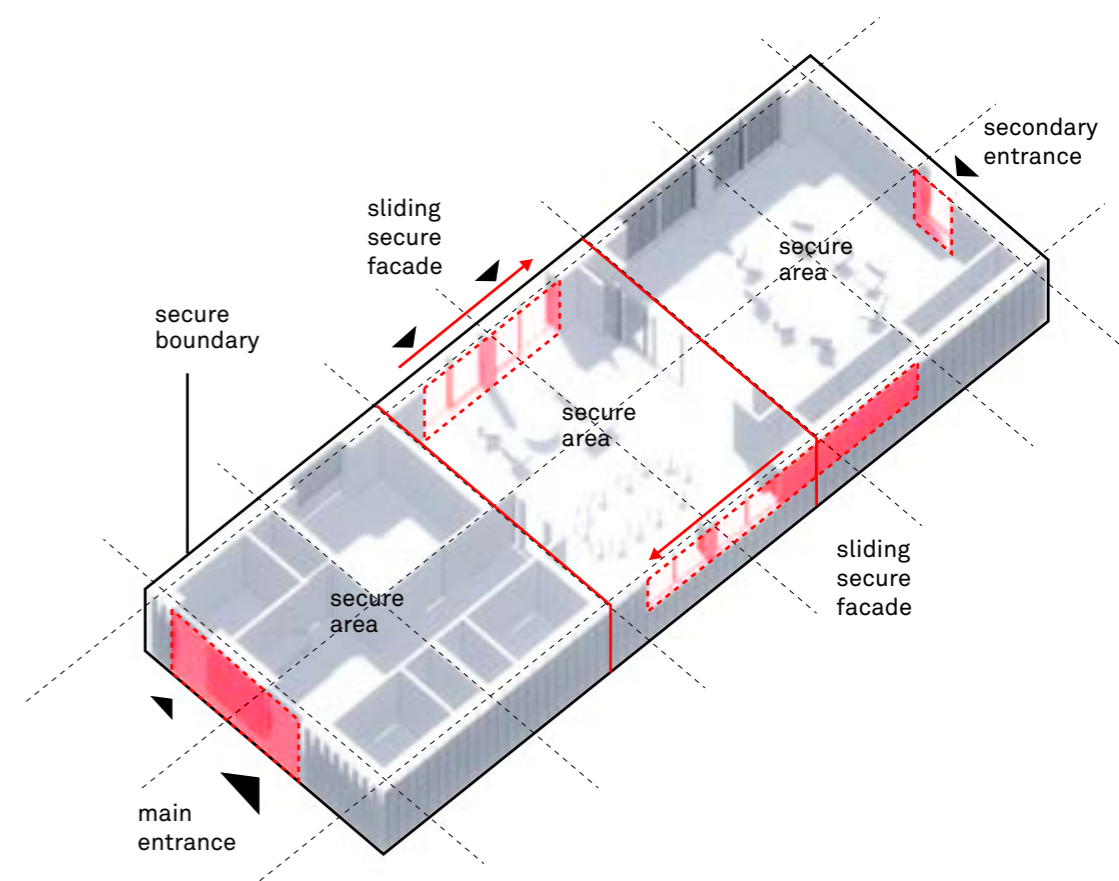
- Robust, yet user friendly - so as to help prevent users feel the need to bypass.
- The spaces are separated into three zones that act as secure lines.

DESIGNING OUT CRIME

These proposed measure are in line with the SBD guidance and will meet the minimum standards recommended.

If they are correctly incorporated into the build and supported by a robust CCTV security and management strategy they are likely to deter opportunist crime. It should be noted that these changes alone are not likely to noticeably reduce the current crime and ASB issues within the immediate area.

However the proposal will help to reduce the currently inactivity in this space currently offers, which is often what attracts criminal and ASB activity, by increasing legitimate activity and ownership to the space.



Axonometric -
Ground Level

6.3 SUSTAINABILITY

NET ZERO CARBON

The approach to lowering carbon is proposed through a low-carbon built fabric which provides the opportunity from which to lower operational carbon to net zero.

The building has been modelled with TAS by EDSL and tested against the recently updated BR Part L.

From this modelling the operational carbon can be fully offset via onsite renewables. It would be possible to achieve the net zero carbon target when 9kWp of PV is installed on the roof (i.e. 30no. PV panels 300Wp).

Main Input data:
 Envelope performance as per you last email 06.10.2022
 Airtightness: 2.5m3/hrm2 @50pa
 Heating and Hot water via ASHP
 Mechanical ventilation with heat recovery
 No cooling
 LED lighting, 100lm/W
 9kWp PV installed (unshaded)

OVERHEATING

Overheating risk has been of growing concern within the field of property design in Great Britain. Overheating has not always been a problem in the UK but increased urbanisation, climate change, construction of high-rise apartment blocks and winter energy efficiency measures have all contributed to the amplification of internal temperatures. Buildings that overheat cause significant discomfort and stress to the occupants and can ultimately lead to litigation and costly mitigation measures for the owners/developers.

The following mitigation strategies are being developed:

- Glazing specification.
- Layout & room orientation.

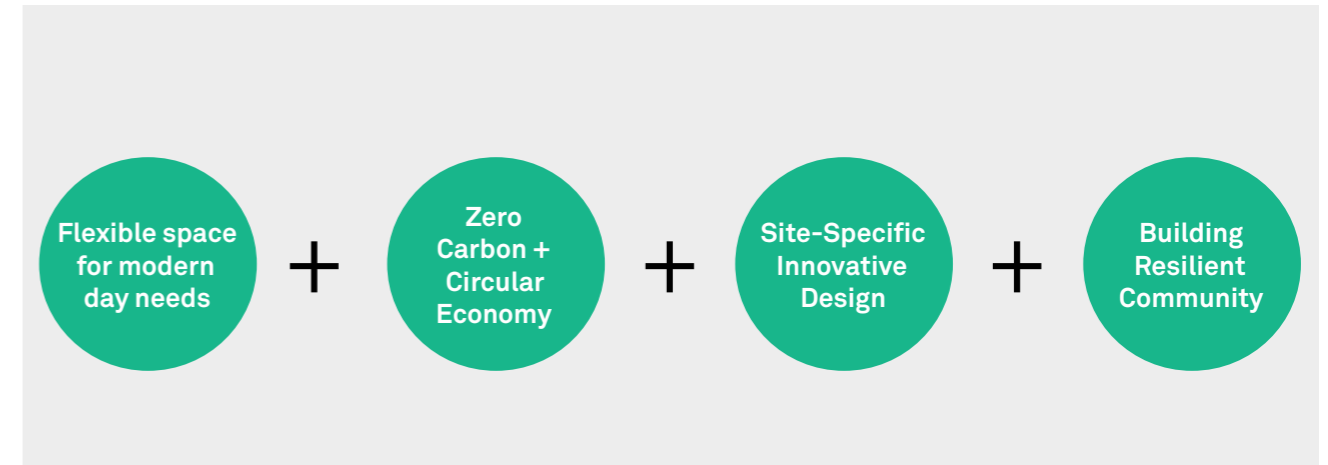
- Facade & aperture orientation.
- Facade profile & shading.
- Facade & roof build up for self-shading.

The Ventilation Strategy considers a mixed-mode approach to include MVHR systems combined with natural ventilation provided by openable windows and openable roof lights.

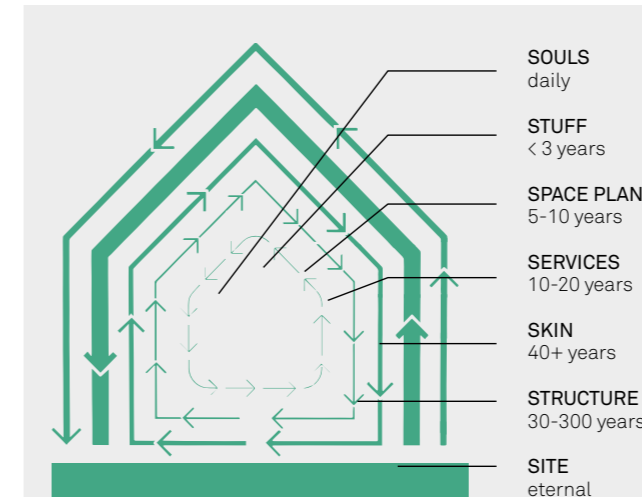
GREEN INFRASTRUCTURE

Sitting in a green space, the new landscape interventions provide spaces for growing, learning and play. Acting as an extension of the existing MUGA the green interventions provides opportunities for planting throughout to soften the buildings impact on the surrounding environment.

The above sustainability statement has been compiled by Architecture 00 & Webb Yates Ltd.



Key Principles



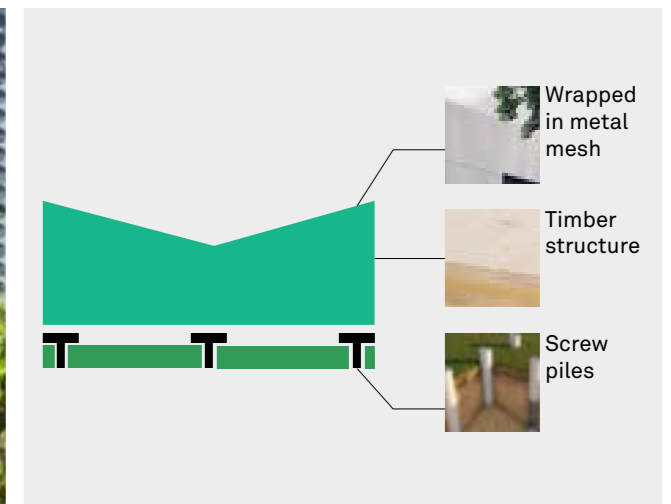
Building Fabric Longevity



Off-site prefabrication



Tough + growing facade



Low-carbon materials

6.4 WASTE

This Waste Management Statement sets out the principles of managing waste during the construction, operation, and deconstruction of the building.

PRINCIPLES

The following principles of waste management have been adopted for the project:

- To design proposals sustainably;
- To design proposals for off-site modular construction;
- To minimise the amount of waste generated from the development;
- To conserve natural resources through re-using waste arising from construction;
- To re-use waste materials on-site to reduce transportation;
- To use reclaimed, re-cycled or locally sourced materials where possible;
- To reduce waste generation during the operational lifetime of the development and to facilitate recycling where waste does arise.

DESIGN STAGE

The design will use off-the-shelf structural timber and perforate metal cladding members to minimise waste. Waste saving will be maximised by utilising standard sizes, where possible.

Waste is further minimised by using a modular construction method in which the building is constructed in a controlled environment, delivered to site and assembled before being clad. This approach minimises material waste during construction, allows for a higher quality build and minimal trips to site allowing for less disturbance to neighbours and the community.

Materials will be carefully selected - reused, recycled, low-embodied energy, locally or ethically sourced, as appropriate. For example, where possible we aim to use minimally

processed timber and avoid finishes in general other than natural oils/mineral based/water based.

Design detailing will be progressed to enable ease of off-site construction. For example simple connections for each module will aid in construction time and assembly approach.

OPERATION LIFE

There will clearly marked recycling points within the communal areas of the building, and the building management will organise the segregated waste collection.

Information will be included in the Health & Safety File with manuals regarding the building and details for recycling and waste management systems in place.

6.5 DRAINAGE

Architecture 00 has commissioned preliminary drainage strategies across all Youth Investment Fund Pilot sites. The report is provided with the planning application.

EXISTING SURFACE WATER MANAGEMENT

The utilities search show a Foul water sewer located along Rowan Avenue and a combined sewer along Stapely Road which are located relatively near the site boundary which provide potential connection points for foul water and attenuated surface water discharge from the proposed development.

It is anticipated that drainage from the adjacent pavilion building also discharges to a nearby public, and therefore further investigation and CCTV survey is required to confirm potential discharge points within the immediate site without the need to cross 3rd party properties.

There may also be a pitch drainage system installed for the adjacent recreation ground which may offer potential discharge points for the surface water from the new development. As-built records for the pavilion and other recreation and sports facilities in the vicinity where available would also provide useful information relating to the existing drainage infrastructure.

FLOOD RISK

The site is located within Flood risk zone 1 low probability - Land having less than 1 in 1,000 annual probability of river or sea flooding. As it is less than 1 hectare, a flood risk assessment is not required on the basis that the site is located in Zone 1 and there is no change in use in development type to a more vulnerable class where they could be affected by sources of flooding other than rivers and the sea, or in an area with critical drainage problems as notified by the Environment Agency. The local strategic flood risk assessment (SFRA) is to be reviewed



Figure 3: Extract from EA flood Zone maps.

to determine if the area is within an area with critical drainage problems.

NPPF sets out the Flood Risk and Flood Vulnerability Tables to decide whether the proposed development is appropriate depending on the vulnerability type of the development. The development proposed is classified as 'Less vulnerable' in accordance with 'Table 2: Flood Risk Vulnerability Classification' in the NPPF' due to the building not being used as a habitable site.

PROPOSED SURFACE WATER MANAGEMENT

To manage surface water run-off generated by the post development site in a manner which is compliant with current design criteria, Sustainable Urban Drainage Systems (SUDS) will be incorporated within the onsite drainage design. The option of water storage for re-use as irrigation combined with infiltration techniques is the preferred SuDS solution for the site.

However if the ground conditions are not suitable for infiltration, there are a number of options available to achieve the proposed discharge restrictions such as above ground storage facilities, oversized sewers, below ground storage tanks, permeable paving, water features such as ornate ponds etc.

Further options for incorporating supplementary

SuDS features such as rainwater water butts, planters, permeable paving etc will be considered at the next stage once the scope and space available for external works is known. Where an attenuation system is used it is expected the discharge rates will need to be controlled at Greenfield runoff rates in accordance with the National and local authority SuDS guidance and planning policies.

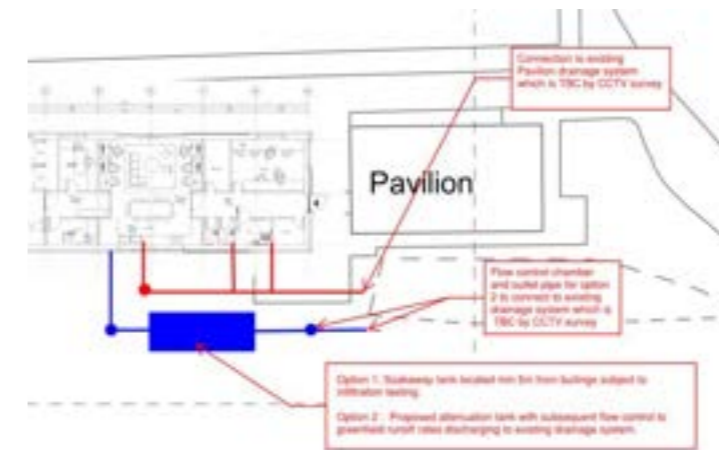


Figure 7: Indicative drainage strategy

PROPOSED FOUL WATER DRAINAGE

The existing drainage connections from the pavilion building are not known. These are to be established by further survey. It is expected a foul water drainage connection will be required for the proposed outbuilding; however it is unclear whether a new connection into Stapley Road or Rowan Avenue is required or whether a discharge drain from the pavilion building can be shared.

A suitable discharge point to the Southern water system (foul or combined) may need to be determined and an application made for a new connection.

6.6 ECOLOGY STATEMENT

The landscape proposals are simple and associated with the south facing side of the building. The proposal seeks to add to the ecology of the site.

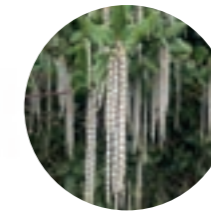
A generous paved terrace will extend out from the proposed building, connecting to the existing terrace level and bringing the two building pavillions together. This will offer a flexible outdoor space to meet, talk and watch out onto the park, maintaining a strong relationship with the large open playing area.

Ground cover planting from which climbing plants will emerge and colonise the building facade will add seasonal interest and colour, attract bees and butterflies, and bring sweet smelling scents in the spring and summer.

The hard landscape associated with the existing pavilion building would be redone so that the paved terrace works as one. Two new feature blossom trees will also be introduced and together with the climbing plants it will help integrate the proposals into their context

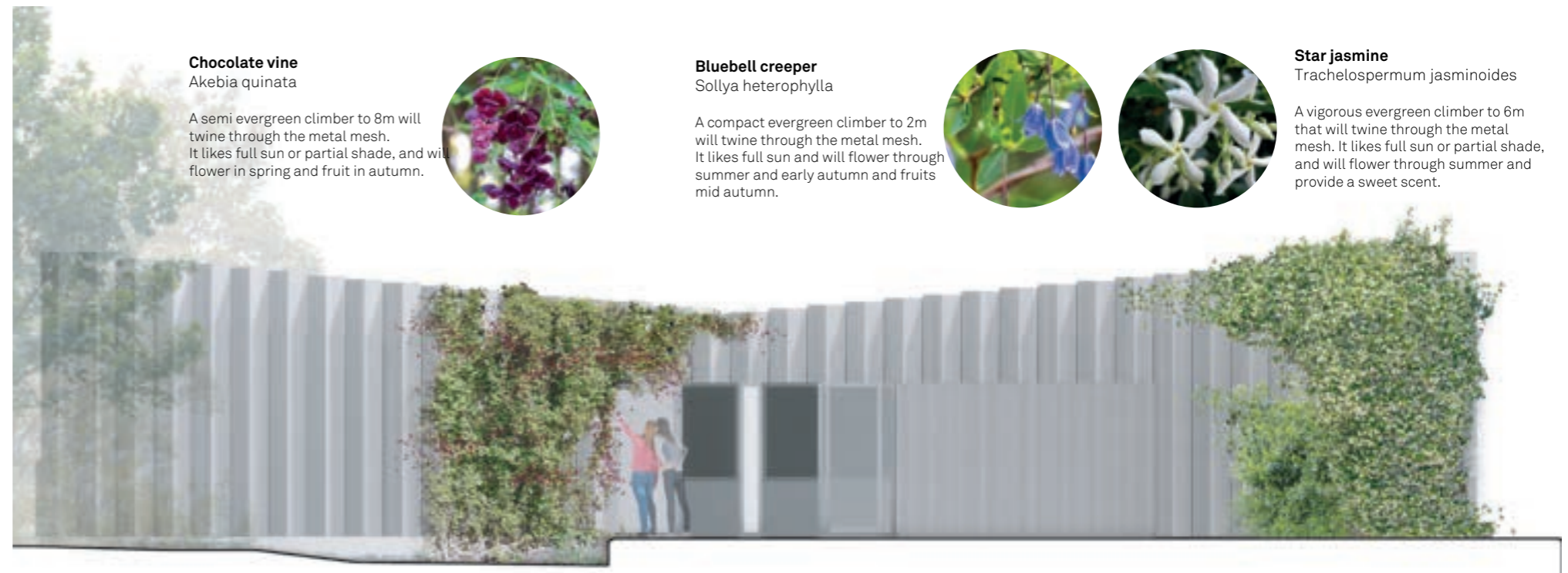


East Elevation & Entrance



Silk tassel bush
Garrya elliptica

A small vigorous evergreen shrub to 4m that can be trained or allowed to grown naturally. It likes full sun or partial shade, flowers in spring and has catkins through autumn and winter.



South Elevation & Terrace

Chocolate vine
Akebia quinata

A semi evergreen climber to 8m will twine through the metal mesh. It likes full sun or partial shade, and will flower in spring and fruit in autumn.



Bluebell creeper
Sollya heterophylla

A compact evergreen climber to 2m will twine through the metal mesh. It likes full sun and will flower through summer and early autumn and fruits mid autumn.



Star jasmine
Trachelospermum jasminoides

A vigorous evergreen climber to 6m that will twine through the metal mesh. It likes full sun or partial shade, and will flower through summer and provide a sweet scent.



7.0 INCLUSIVE ACCESS

7.1 ACCESS STRATEGY

The scheme has been planned to promote walking and cycling to benefit health and well-being.

Car travel to the building is minimal due to the residential nature of the setting.

Architecture 00 have commissioned a Transport Statement from Urban Flow which highlights additional principles the design adheres to.

The scheme is designed to meet Part M of the building regulations, and where possible exceed those provisions:

- The design will have level access to all primary entrances with a wide paved area to the main entrance.
- Five cycle parking stands sufficient for those seeking to cycle to the building.
- The disabled toilets are close to the main entrance and clearly marked.
- Signage will be pictorial and clear for all language speakers.

STREET ENTRANCE

A street level entrance is provided from existing pedestrian paths to the East of the building. There is also an entrance to the South of the building with level access connecting between the new building, existing building and wider site levels.

INTERNAL CIRCULATION

To maximise flexibility of the space the design seeks to remove the need for long corridors. Each larger volume is broken by smaller rooms accessed off circulation running between them.

APPENDICES

| | |
|---------|---------------------|
| Appx. A | Drainage |
| Appx. B | Transport Statement |
| Appx. C | Landscape Proposal |

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