



BRADWELL PARISH COUNCIL
Heelands Community Hall

Design & Access Statement

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Document

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Introduction & Executive Summary

- 1.1 Executive Summary
- 1.2 Introduction

1.1 Executive Summary

This Design and Access Statement has been prepared by GSSArchitecture, on behalf of Bradwell Parish Council, to support the Planning Application for a community hall in Heelands, Milton Keynes. A previous Planning Application was submitted and approved for a community hall on this site in April 2021. This application proposes the same community hall with the omission of the office and meeting room at first floor level, therefore proposing a single storey building in lieu of a two storey building. The application also refers to the application reference 16/01475/FUL and Section 106 Agreement where the development of a community hall on this site has been previously approved.

Whilst reading through this Design and Access Statement please also refer to the architectural drawings prepared by GSSArchitecture and other consultants' information that accompanies this application.

The following report looks to set out the appearance, landscaping, layout and scale of the proposed development.

1.2 Introduction

The latest Planning Approval granted for this site application, ref: 21/00580/FUL, gives approval for a two storey community hall. The latest plans propose a single storey community hall. Previous proposals for this site also included a two storey nursery and an alternative single storey community hall.



Site Context

2.1 Existing Site

2.1 Existing Site

The existing site is currently unused. To the east, Saxon Street runs parallel to the boundary with a strip of vegetation between the street and the site. To the west of the site is Langcliffe Drive which provides vehicular and pedestrian access to St. Augustine's Church.

To the south of the site lies a boundary of existing vegetation and a number of existing maple trees. Just beyond this is an existing redway which runs parallel to this boundary. Beyond the Redway is St. Augustine's Church and existing car park. Included within the car park are a number of newly instated car parking spaces for use by the church and the proposed community hall which formed part of the Section 106 agreement for this site.

To the north of the site is a new housing development and the newly formed Suffolk Punch Close. Directly adjacent to the site is an end of terrace house and garden. Between the site and the existing house there are also two existing car parking spaces, one of these spaces is a designated space for the house and the other is a visitor space.

Between the adjacent house and Saxon Street an acoustic fence has been constructed to the boundary of the site as part of the previous development and approved Planning drawings.



Facing East



Facing South



St. Augustine's Church Car Park



Facing North



Layout

- 3.1 External Layout
- 3.2 Internal Layout

3.1 External Layout



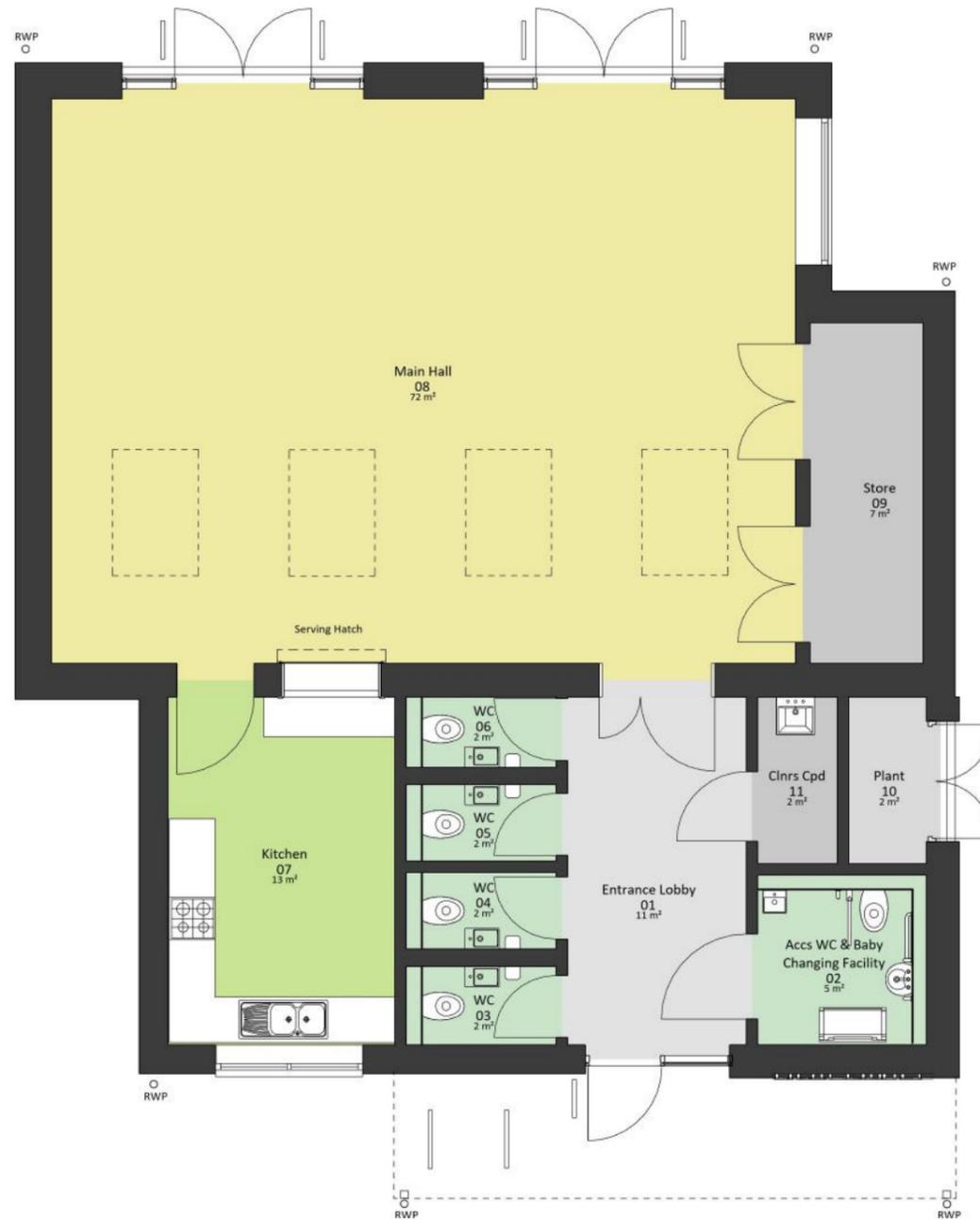
Proposed Site Plan

The community hall sits back on the site to align with the existing housing elevation adjacent. To the rear of the building it is proposed that a paved garden is created with some planting and direct access from the main hall.

The positioning of the building is set away from the south boundary to avoid removing any of the existing planting or trees and root protection areas. The external plant is also located on this side of the building to avoid any risk of noise transfer to the adjacent residential properties. A footpath for maintenance and access runs from the entrance of the building round to the external plant area. It is also proposed that the area between this path and the existing vegetation is planted to enhance the existing vegetation along this boundary.

The area to the front of the building is to be landscaped with paving running from the existing footpath along Langcliffe Drive and Suffolk Punch Close to the entrance of the building which also extends over proposed cycle hoops and an external noticeboard. The bin store is also located to the front of the site for ease of access to Suffolk Punch Close for refuse collections. A hit and miss timber enclosure is proposed to both the bin store and the external plant area to tie in with the surrounding area.

3.2 Internal Layout



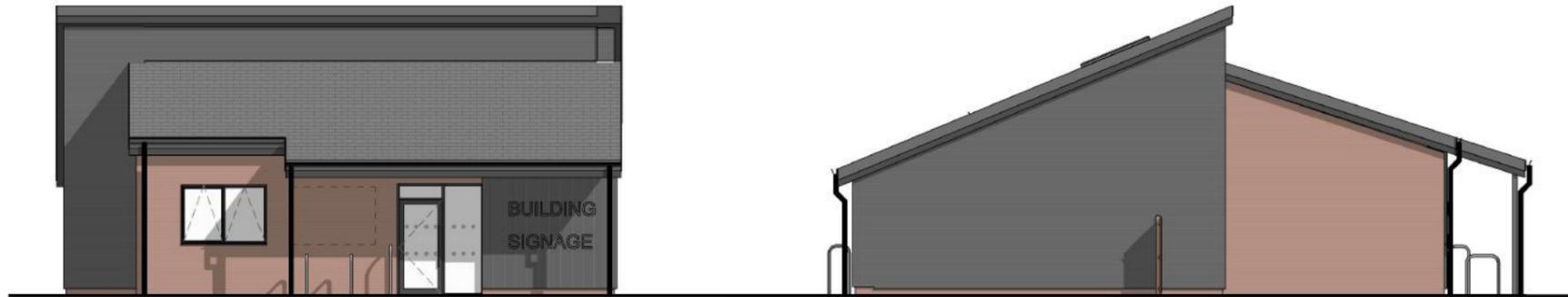
Proposed Floor Plan

Internally the ground floor comprises public spaces such as the main hall accessed from the entrance lobby. Off the entrance are also contained unisex w.c.s and an accessible w.c. and baby changing facility. Storage space is provided with direct access from the hall and a kitchen provides catering facilities for events in the hall. An internal plant room is accessed externally from a footpath that runs along the perimeter of the building.

4.1 Elevations

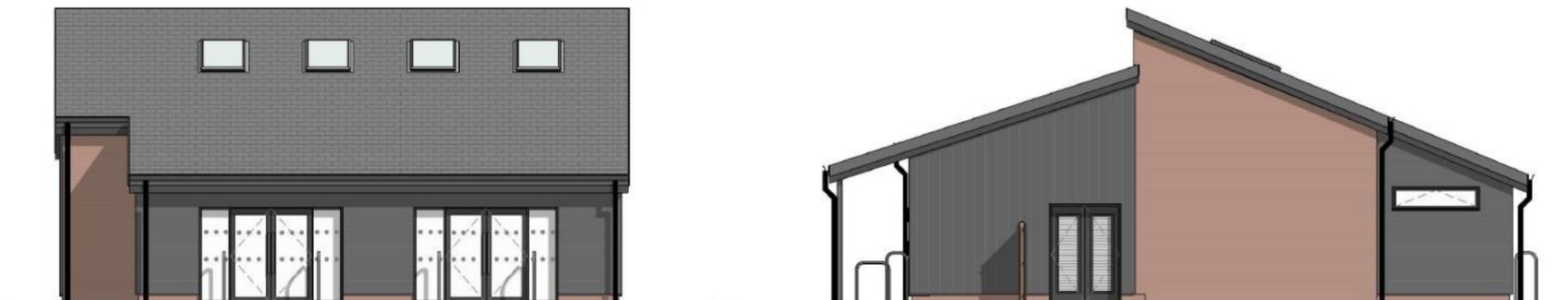
The elevations proposed are domestic in scale so that they are sympathetic to the surrounding architecture. The materials proposed on the elevations also look to compliment those used on the new housing development adjacent to the site with dark grey timber-effect cladding and red brick.

The build is in two parts, both single storey with a mono-pitch roof.



1. Proposed West Elevation
SCALE - 1 : 100@A3

2. Proposed North Elevation
SCALE - 1 : 100@A3



3. Proposed East Elevation
SCALE - 1 : 100@A3

4. Proposed South Elevation
SCALE - 1 : 100@A3

Proposed Elevations

5

Use & Access

- 5.1 Use
- 5.2 Access
- 5.3 Noise
- 5.4 Secure by Design
- 5.5 Sustainability

5.1 Use

The proposed scheme will provide community hall facilities as previously approved in application reference 21/00580/FUL, with the omission of an office and meeting room. The community hall will be managed by Bradwell Parish Council. The hall will be available for hire and is also supported by kitchen facilities.

5.2 Access

There is pedestrian access to the community hall from Suffolk Punch Drive and Langcliffe Drive where a proposed path meets the existing footpath leading towards St. Augustine's Church and the car park.

All external paving and external door thresholds into the building will be in accordance with Building Regulations Approved Document M for accessibility.

Parking provision has already been constructed for use by the community hall as part of the previous housing development and Section 106 works within the existing St. Augustine's Church car park. This includes 6 no. allocated car parking spaces and 4 no. accessible parking spaces to be shared between the church and community hall.

During prior pre-app discussions it was thought that providing EV car charging spaces was an aspiration but, as the car parking for

this development had already been implemented, no changes to what is currently provided would be required as part of this Planning Application.

A short walk along Langcliffe Drive from the community hall is an existing bus stop serving bus routes 18 and 609. The community also sits next to a Redway.

5.3 Noise

The orientation and careful consideration of the proposed elevations means that the hall doors do not directly face in the direction of the residential properties adjacent. The elevation facing the residential properties has also been carefully considered so that no windows are proposed on this elevation that could cause noise transfer from the hall to the properties next door. The external plant has also been located on the opposite side of the site to avoid any impact to the residential properties.

There are also existing acoustic fences on site that sit between the site and neighbouring properties and Saxon Street.

5.4 Secure by Design

It was discussed at the pre planning application meeting that Secure by Design would not be required for this project but appropriate elements and principles should be applied to the

design. The below sets out the principles that have been incorporated into the design:

- The area around the main entrance into the community hall is open and can be seen from neighbouring properties and Langcliffe Drive and therefore benefits from natural surveillance .
- Areas not as visible, such as those spaces to the side and rear of the building, are closed off by fencing and gates. These defensible barriers may act as a deterrent.
- Low ground-covering shrubs have been proposed along footpaths to retain visibility in these areas.
- Cycle parking provision is adjacent to the main entrance, therefore benefiting from natural surveillance in a high traffic area and from neighbouring properties and Langcliffe Drive.
- Both bins and external plant equipment are proposed within secure timber fence enclosures.

5.5 Sustainability

The design incorporates an air source heat pump located in the external plant area to provide heating to the building via underfloor heating. As an alternative to gas boilers the air source heat pump can reduce CO₂ emissions produced by up to 60%.

LED lighting is also proposed throughout the building which has a lower energy consumption than other types of light fittings.



Landscape & Ecology

- 6.1 Hard Landscaping
- 6.2 Existing Vegetation
- 6.3 Ecology

6.1 Hard/Soft Landscaping

It is proposed that the landscaping scheme will compliment the existing landscaping scheme of the housing development adjacent and the proposed planting and paving looks to match this. Ground covering shrubs are proposed along footpaths, with larger shrubs placed further into planted areas to help retain visibility throughout the site. Paving to the front of the building is proposed as tarmac finish to tie in with the public footpath along Langcliffe Drive. Paving to the rear is proposed paving slabs to match those used in the recent housing development.

6.2 Existing Vegetation

The existing vegetation on site runs along the southern boundary. The building has been set as far away from this boundary as possible within the site constraints to avoid any disruption to the existing vegetation here, reducing impact on existing planting and TPOs.

Existing trees along the boundary will be protected throughout the construction works as per the outline construction management plan and approved Tree Protection Plan that formed part of the previous Planning Application 16/01475/FUL.

6.3 Ecology

In accordance with the approved landscape drawings ecology report that formed part of the previous Planning Application 16/01475/FUL, existing hedgehog passes through the acoustic fence will be retained and a sparrow terrace is proposed at height level to the north east elevation.



Outline Construction Management Plan

- 7.1 Hours of operation
- 7.2 Deliveries
- 7.3 Dust, dirt, noise and vibration
- 7.4 Security fencing, hoarding and lighting
- 7.5 Parking

7.1 Hours of operation

Site working hours:

Monday to Friday: 7.30 a.m. to 6.00 p.m.

Weekends: by prior approval 8.00 a.m. to 2:00 p.m.

The above times are to be strictly adhered to due to the close proximity of residential dwellings.

Delivery times:

Deliveries to be arranged with a minimum notice of 24 hours prior to delivery on site. Deliveries are to avoid peak congestion times and peak church usage times.

7.2 Deliveries

- Any delivery driver leaving their cab for any reason whilst on site must wear full PPE.
- Any delivery vehicle that needs to be reversed must be accompanied by a banksman at all times.
- Vehicles should display their hazard lights while on site at all times.
- Vehicles will either be loaded or unloaded by forklift, mobile crane or by hand as appropriate.
- Plants and materials will be stored in the designated areas as shown on the site logistics plan. The only exception to this

may be structural timber where it may be necessary to lay down adjacent to the area they are to be assembled in.

- Deliveries will be scheduled to deliver on site on a 'just on time' basis.

7.3 Measures to control dust, dirt, noise and vibration

It is deemed that due to the nature of the project it is not expected to generate high levels of dust, however this will be constantly monitored by the site management team and measures introduced if required to prevent dust spreading to outside of the site.

If dirt is seen to be transferring outside of the site then wheel cleaning facilities will be implemented in conjunction with a road sweeper being employed to clean the public highway when appropriate.

It is not anticipated that the works on site will cause vibration that could impact on neighbouring properties.

7.4 Security fencing, hoarding and lighting

An existing close boarded acoustic fence to the north east, south east and north west boundaries will form part of the site perimeter fencing between the site, Saxon Street and neighbouring residential properties. To the south of the site tree

protection fencing will be required in accordance with BS 5837:2012. The remainder of the site and the site compound will be fenced off with secure Heras panels which will be removed entirely following completion of the works.

Gated access will be provided to the site and the site compound in accordance with the outline site logistics plan. These gates will remain closed during works apart from when delivery vehicles are accessing the site. They will also be locked and secured outside working hours.

Lighting will be provided to pedestrian routes on site when working during the hours of darkness. This lighting will be designed so as not to adversely affect neighbours or traffic using adjacent roads.

7.5 Parking

Parking for visitors and site operatives is identified on the outline site logistics plan. The location chosen utilises the parking spaces that were created as part of the S106 Agreement for the shared use by the community hall and the church.

The site logistics plan attached to this Planning Application will be updated as and when required to reflect site changes.

Document Approval

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