



Proposed Conversion of Existing Gymnasium into Residential Dwellings:
Former Gym, Cannock Road, Corby, Northampton, NN17 1YQ

DESIGN AND ACCESS STATEMENT



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REVISION A
STAGE FULL PLANNING



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Introduction

This Design and Access Statement has been prepared by Umaa Architecture Limited on behalf of the applicants to support the planning application for the conversion of the former gymnasium into single-storey residential dwellings.

This document explains the design process, including site appraisal and client aspirations.

This document should be read in conjunction with the following application drawings:

01014-000	Site Location Plan
01014-001	Existing Plans and Elevations
01014-002	Proposed Site Layout Plan
01014-003	Detailed Layout
01014-004	Proposed Elevations

The Site



The application site for the proposed single storey dwellings is approximately 0.13 HA.

The site currently benefits from vehicle access onto Cannock Road, with a shared pedestrian alleyway running along the North West side accessing the rear of the plot. There is existing parking toward the site access and a 1.8m high timber boundary fence enclosing the site along the west elevation.

The site is located in an existing area of residential character in the centre of Corby, with existing residential flats to the East and West, housing to the South and housing and open space to the North. The existing flats to the South of the site (Wollongong House) and associated amenity areas are also owned and operated by the applicants.

The site is in a sustainable urban location within close walking distance to local shops and amenities and local centres, including:

- A Co-operative Food store within 5 minutes' walking distance.
- Nearest bus stops on Occupation Road within 1 minutes' walking distance, offering frequent local bus services.
- Local schools and health centre and supermarkets within 1 km radius of the site.
- Approximately 1.2 miles away from Corby Train Station and the Oasis Retail Park.

A development in this location will benefit from good access to main roads and existing public transport, and can provide suitable parking on site without the need to alter any existing accesses.

Planning History

The most recent use of the site was as a gym.

The site has one extant planning permission for conversion to a homeless shelter:

Reference No.	18/00079/REG4
Address	Champs Gym, Cannock Road, Corby, Nothamptonshire NN17 1YQ
Description	Change of use from gymnasium to homeless hub with additional community facilities.
Approval Date	04.09.2018

The proposal for change of use from the existing gymnasium to a homeless hub with additional community facilities was approved on 4th Sept 2018. This scheme was proposed by the local charity Corby Nightlight and proposed to convert the building into a 39 bed dormitory for rough sleepers.

Although this application was permitted, the previous applicants did not subsequently take up tenancy of the building and no works were carried out to implement the permission.

The building's owners (Corby Borough Council) have since sought alternative uses for the building (which is currently vacant) and this scheme proposes a conversion to a residential use in order to provide accommodation for families on the council's housing waiting list, including a fully wheelchair accessible apartment.

Design Statement

Use

This application is for conversion of the existing building into five single-storey dwellings (2 x 1-bed apartment (inc. 1No. accessible), 2 x 2-bed apartments, 1 x 3-bed accessible apartment) with private rear garden space and associated car parking for residents and visitors.

Amount

The existing site includes the former gym building and associated parking area. The existing flat roofed rear extension will be removed to create garden space, however two small flat roofed extensions will be created at the rear to provide suitable floor areas to all units.

All apartments will exceed the national minimum requirements, providing the following gross internal floor areas:

Flat 1
3-Bed Accessible : 130m²

Flat 2
1-Bed : 55m²

Flat 3
2-Bed : 61.5m²

Flat 4
2-Bed : 61.5m²

Flat 5
1-Bed Accessible : 65m²

Layout

All internal partition walls within the main building will be removed in order to subdivide the volume of space into five new flats. The flat roofed rear extension will be demolished in order to form rear private garden space for each flat. Living and bedroom spaces are orientated toward the south-west of the building in order to maximise solar gain.

Please refer to the existing and proposed site block plans for details of the site layout.

Scale

The proposed scheme will retain the existing building envelope except for the existing rear extension; resulting in a net reduction in the amount of floorspace and scale of the building. There will however be two replacement extensions to flat 5 and flat 2 projecting 2m from the exterior rear wall.

Please refer to the existing and proposed elevations for details.

Appearance

The refurbished building will remain as a single-storey building with a rectangular footprint and pitched roof giving it a long, barn-like profile.

The existing building has been altered over time and has a patchwork of different brick types where changes have been made. There are existing tall windows on the front and rear elevation. The proposals include rendering and overcladding the building to give a coherent and

attractive appearance as well as fitting new doors and windows in a domestic scale.

The elevational treatment will comprise a mix of horizontal composite cladding to the front and white render to the other elevations to give a crisp, clean appearance.

All facing materials will reflect a similar colour palette to the existing neighbours, utilising durable and low maintenance materials. Each plot will have its own entrance canopy to the front and solar shading to the South facing elevation.

PV panels may be installed to the roof. Indicative areas are shown on the elevations as the exact system and placement will be designed by the energy assessor.

Please refer to the proposed drawing for full details of all proposed facing materials.

Landscaping

The site landscaping will comprise a mix of hard and soft surfaces, with new planting at the front and rear and side of the proposed converted building.

The frontage of the site will be landscaped with dense low height, low maintenance shrubs. The rear garden (abutting the gardens of Wollongong House) will be enclosed with 1.5m high timber closeboard fencing to give sufficient privacy while retaining a sense of openness.

Please refer to the proposed drawings for further information.

Access Statement

Access to the building

The proposed single-storey dwellings will be accessed via Cannock Road. Parking will be provided toward the south of the site as existing. The floor level will be set at Approximately 300mm above the adjacent ground level (allowing for new insulation and screed to be formed over the existing slab). Flats 2 - 4 will each have a step to the entrance.

Flats 1 and 5 will be fully wheelchair accessible, provided with a gently graded ramped access. 2No. wheelchair accessible parking spaces will be provided within the car parking area.

Access within the building

The front door for all plots will open onto an entrance hall or corridor, allowing for access to the WC, Storage, Kitchen/Dining area and Bedroom(s).

Doors: all external doors will be PVCU or composite, providing clear opening widths in line with Part M of the Building Regulations.

All external doors to flats 1 and 5 will be provided with a level threshold.

Access around the site

Access will be provided to the rear gardens from the alleyway by means of a lockable gate.

All boundaries to the rear garden will be fenced for security.

Access for waste and recycling

Bin storage will be in the rear gardens, with a bin presentation point provided at the front of each plot for collection days.

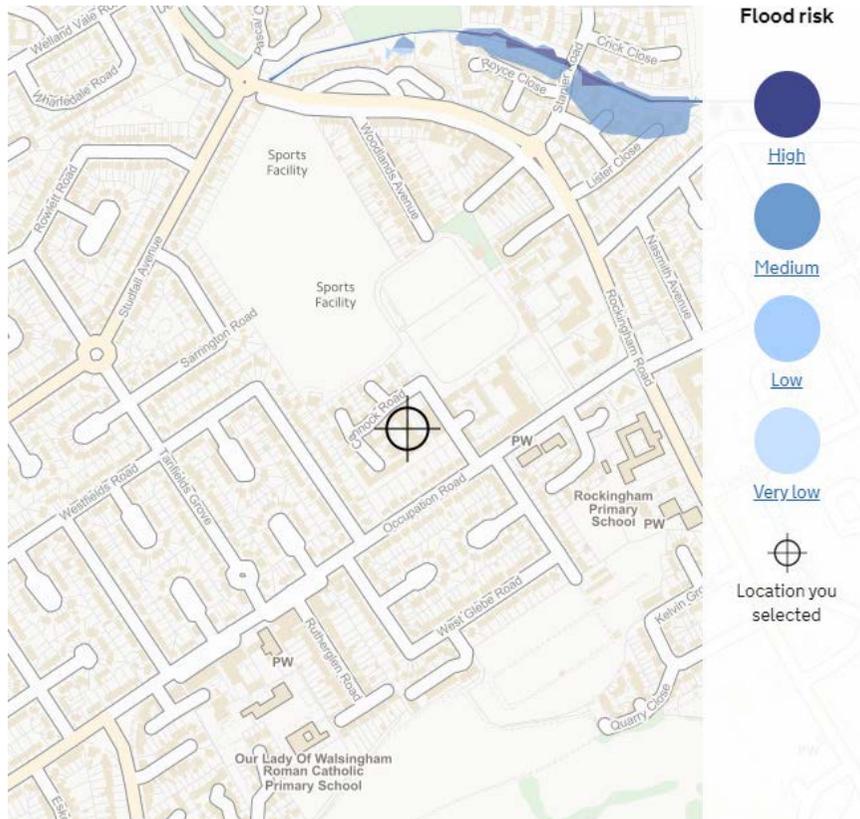
All bins / recycling will be brought out to the street for collection at the appropriate time.

Parking provision

The existing parking area will be marked out with 7No. parking bays including 2No. accessible bays, with soft landscaping strips to the boundaries. A total of 9No. parking bays are required for the development (including 1No. visitor bay).

There is an existing lay-by to the front of the building, which provides ample space for the 2No. bays which cannot be provided on-site.

Flood Risk Assessment



Flood risk

The Environment Agency flood risk map identifies the site as being within Flood Risk Zone 1 with no known sources of river flooding or watercourses nearby.

Some risk of surface water flooding is identified around Wollongong House, however this appears to be outside of the site.

The site area of 0.13 HA does not trigger the requirement for a full flood risk assessment.

The impacts of the scheme have been considered at the design stage and it should be noted that:

- New insulation and screed will be laid over the existing floor slab, raising the existing floor level by approximately 200mm, meaning that it will exceed 150mm above ground level.
- The proposals involve a net reduction in the amount of roof area, with the existing extension to be demolished and replaced with new garden spaces which will comprise of landscaping and permeable surfaces.