





**Hormann
Architects**

RIBA   Architects
Registration
Board



Falmouth, TR11 3PF

Design and Access Statement

Applicant: Falmouth Town Council

Project: Revitalisation of the lodge in Kimberley Park as a new communal cafe and communal radio station with studios and training facilities.

Location: Park Lodge, Kimberley Park Road, Falmouth, TR11 2DH

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1. Introduction

- I. The proposal is to revive the lodge in Kimberley Park for the use of the inhabitants of Falmouth as intended by the Earl of Kimberley in May 1877. The lodge prominently marks the entrance to the park and together with the proposed extension would inhabit a communal cafe and communal studios and training facilities for a local radio station.
- II. The park lies in the centre of Falmouth within the Falmouth Conservation Area and any works will be carried out with materials and design to be appropriate and befitting the area's style and the flair of the park.
- III. The design was a collaboration of Henrietta Boex, Simon Neild and Michael Hormann.
- IV. The revival of the Kimberley Lodge is supposed to create a communal hub in the park. It is supposed to contribute to the Park, making it even more attractive for visitors. The is meant to be seen in conjunction with the recently completed Bandstand.
- V. The use of the lodge as a cafe and radio station will make this area of the park more frequently used and, therefore, provide more safety and control.
- VI. Very important is that the Kimberley Lodge and the rear extension will be used to train local people.
- VII. The extension lies to the rear and side of the Lodge and there is a steeply sloped bank to the Park Hill side partly hiding the extension from view. To the other side the extension opens into the park with an open air seating area adjacent to the cafe.
- VIII. Hormann Architects have a special interest in sustainability and already had talks with Falmouth Town Council as well as elected officials and did a video presentation in a council meeting, which was welcomed and led to this pre-application.

2. Use

- I. The Lodge was extended in the recent past to be used as a residential living space but is currently only used for storage. Sheds behind the Lodge are used as storage as well.
- II. The proposed use will be a public and communal one again, namely a cafe and studios for local radio with training facilities for young people.

3. Size

- I. The footprint of the Lodge 65 m² and including the more recent extensions it is 98 m² plus the small storage shed, which is 17 m².
- II. The footprint of the new extension layout will be 138.9m²

4. Layout

- I. The current layout of the lodge with its more recent rear extension is designed for a two/three bedroom living accommodation. The house is a sequence of small spaces.
- II. The proposed cafe will be in the old historic part of the lodge. The biggest change will be the removal of the chimney on the ground floor only. This change will make it possible to use the existing lodge as a welcoming gatehouse of the park and entrance to the cafe. The cafe has as it can be seen on floor plans a front and entrance and a rear level threshold entrance into the outdoor seating area. In the cafe itself is space for tables, a counter for serving customers, display areas for cakes and products, a good size kitchen and a toilet.

- III. The communal radio station will be in the new rear extension which is facing the outdoor seating area. This should create a link and interest of people sitting outside. It will be equipped with a generous entrance area, a radio control room with a kitchenette, two radio studios and a recording studio multi usable space. In the extension will be a disabled toilet. All spaces are linked with windows, allowing people operating the radio and using the studios to communicate. This is to allow for easy control and maintenance.
- IV. Two small sheds to the rear of the building will be torn down and a small outbuilding would be built next to the public toilets for use as a "boiler" engineering room.

5. Landscape

- I. The changes to the landscape are of cosmetic nature. The current gravelled area will be made to look like a welcoming outdoor seating area. The path and ramp will have to be paved and all other areas will be gravelled.
- II. The roof of the extension will in large part be a sedum roof with extensive green planting.
- III. The space for the outside seating area is currently a lawn and building the terrace will not affect any plants or trees
- IV. A tree survey report is prepared every year to deal with risk of trees in the park. Any buildings will be on areas where no roots are and trees not affected. However trees are close and a tree protection plan should be provided.
- V. There would be little increase in surface runoff water for the paved path in front of the cafe to provide for a level threshold entrance ramp and way.

6. Access

- I. The existing main access will remain unchanged and there will be a level threshold entrance to the western side of the extension.
- II. While this keeps the historic entrance with its steps in the original appearance, the building will be made accessible for everyone regardless of abilities.

7. Appearance

- I. The Lodge is built from natural random stone with granite coins and will remain the same. The current extension and outbuildings are in block work with painted render finish.
- II. The main entrance door is made from dark natural timber and the rear door from white UPVC.
- III. The roof is from natural slate, the storage shed roof is congregated fibre cement.
- IV. Windows, gutters and downpipes are currently in white UPVC.
- V. Proposed materials fro the extension: The walls of the extension would be clad in Cedar shingles as a reference to the variety of trees in Kimberley Park. In time the surface will age to a silver grey appearance. The larger part of the extension roof will be a sedum roof with extensive green planting. A mono pitch roof towards Park Hill road will be of standard seam zinc as a modern non-toxic replacement for lead. Lead traces can be found in rain water and in case of fire such as Notre Dame for example high level of toxic fumes contaminated the environment. It might be worth to mention that the zinc roof will be dark matt graphite appearing like lead and once aged blend in with the surroundings.

8. Sustainability

- I. The proposal will give a new life to the lodge and make it relevant in the park and for the people and extent its lifespan for many more years.
- II. The extension will be built to match or exceed current standards of sustainable building with special emphasis on materials, landscaping and acoustic and heating.

- III. The plan is to update and maintain the existing building which is suffering from old and damp inside due to not being in use. The new extension will be built to modern insulation standards and with a large size boiler room as well as photovoltaic panels on the existing toilets we aim for a building with minimum needs of active energy.
- IV. The large size boiler room will allow the installation of ground source heating as well as having all kinds of components to reduce energy consumption.

9. Acoustics

- I. The studio is purposefully placed in the new part of the building so materials can be chosen exactly to fit the requirements of a studio and keep the surroundings quiet. Walls built from heavy block work and a heavy sedum roof also serve the purpose of creating a noise barrier. Windows or openings will have triple glazing. Operating a radio station and providing the best quality means that studios have maximal protecting from external noise.
- II. The studio part of the proposed building is nestled at the ground of the steeply sloped bank on Park Hill and openings in the studios face towards the park.

10. Summary

- I. The proposal will add a new sustainably built attraction to Kimberley Park in an elegant way, reopening Kimberley Park Lodge to the public again.
- II. Hormann Architects take pride in making sure that all work is carried out to a high standard in terms of minimal impact to the Lodge as well as being respectful with the fabric of the surroundings in the park.
- III. Please see all informations and drawings as part of this application.