



31st Gravesend St Aiden's Hut Design & Access Statement

Corstorphine & Wright

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Revision Log

Revision	Date	Notes
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Introduction



1.0

1.0 Introduction

1.1 Introduction

This design statement has been prepared by Corstorphine & Wright on behalf of the Youth Investment Fund, as part of the planning application for a new modular building to provide a new scout hut and community facility.

As part of a nationwide project, the Youth Investment Fund are looking to improve the existing scout and youth provisions to 28 sites across the country. In order to achieve this the design looks to provide a modular solution that has been adapted and modified to meet the sites particular needs. The proposal is for a purpose built 226sqm modular building that will replace the existing scout hut. The new building will provide a large hall along with meeting spaces, office and welfare facilities for the local community and scouts group.

The purpose of this statement is to explain the local context, constraints and design concepts explored within the proposed design.

1.2 Existing Building

The existing building on site is a horizontal wood cladded building with a shallow pitched felt roof. There are high level, timber framed windows to the north and south facades of the building.

The existing building no longer meets the users requirements from an accessibility and space perspective.



Context



2.0

2.0 Context

2.1 Site context

The site is located on St Gregory's Crescent, and the corner of St Benedict's Avenue. This area of Gravesend is mostly residential and is based around a central park space, St. Gregory's Park.

The site neighbours St Aidan's Nursery School and Westcourt Primary & Nursery School, with other primary schools, Gravesend Grammar School and North Kent College Gravesend also nearby.

The site is closed off to the public with a metal fence that runs along the perimeter which borders along two roads at the south and east side, a residential rear access road to the north and neighbouring gardens to the west of the site.



1. Main entrance



2. North boundary looking northeast



3. Southern and western boundary



4. North East View

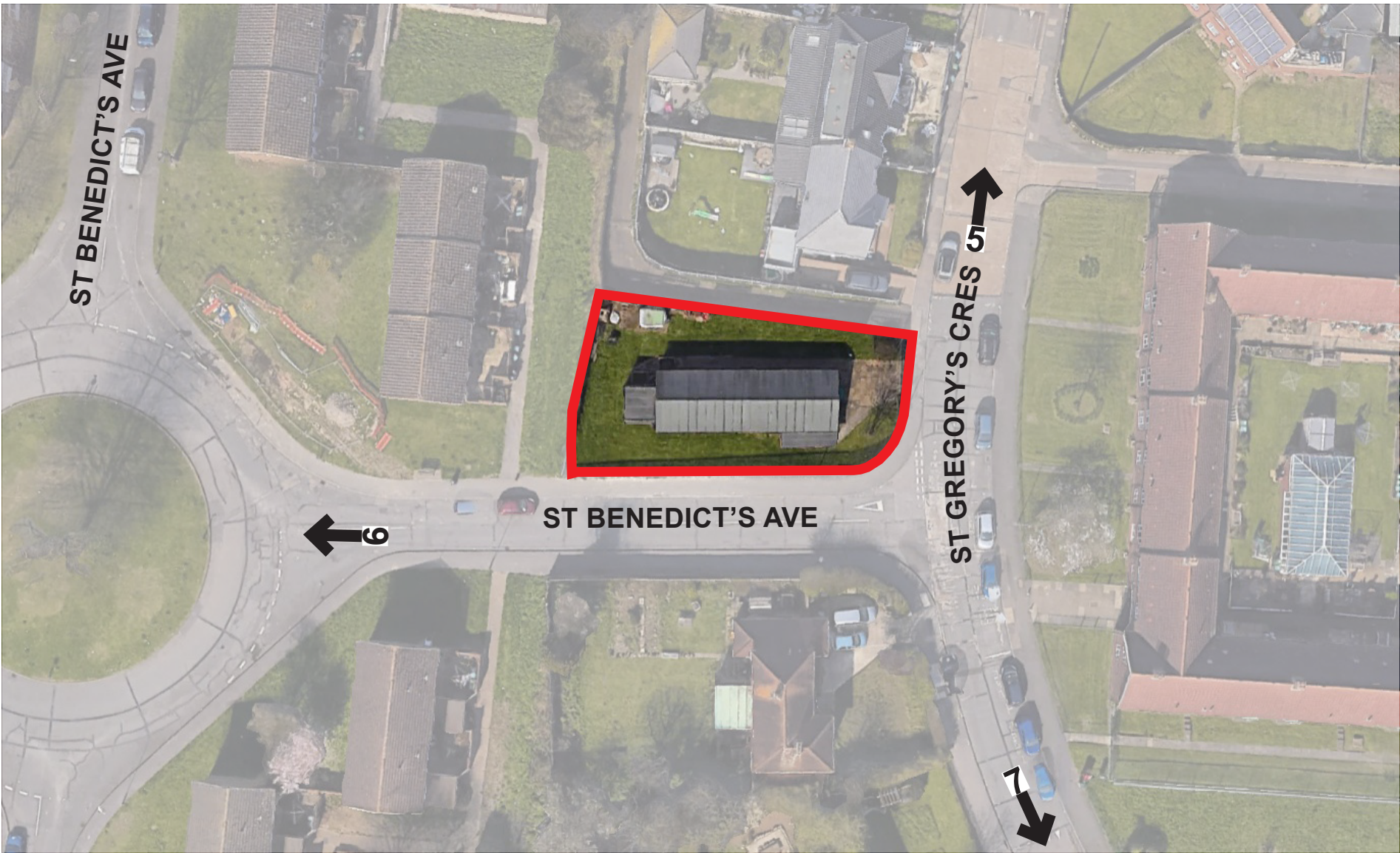
2.2 Surrounding Context

The site is a corner plot and currently used by the 31st Gravesend St Aiden's Scout Group.

The residential estates surrounding the site include a housing court directly opposite the site, and primarily 2 storey semi-detached houses. The material palette consists mainly of red brick, white render, and pitched roof with grey tiles.



5. St Gregory's Cres



6. Thames Road View



7. St Aiden's Church Gravesend



8. Arial View

2.3 Site Analysis

- 

NORTH
-  Site Entrance
 -  View Towards Residential Buildings
 -  Site Boundary
 -  Sun Path
 -  Pedastrian Path
 -  Landscaping
 -  Yard
 -  Road
 -  Existing Building



Design



3.0

3.0 Design

3.1 Proposed Site Plan

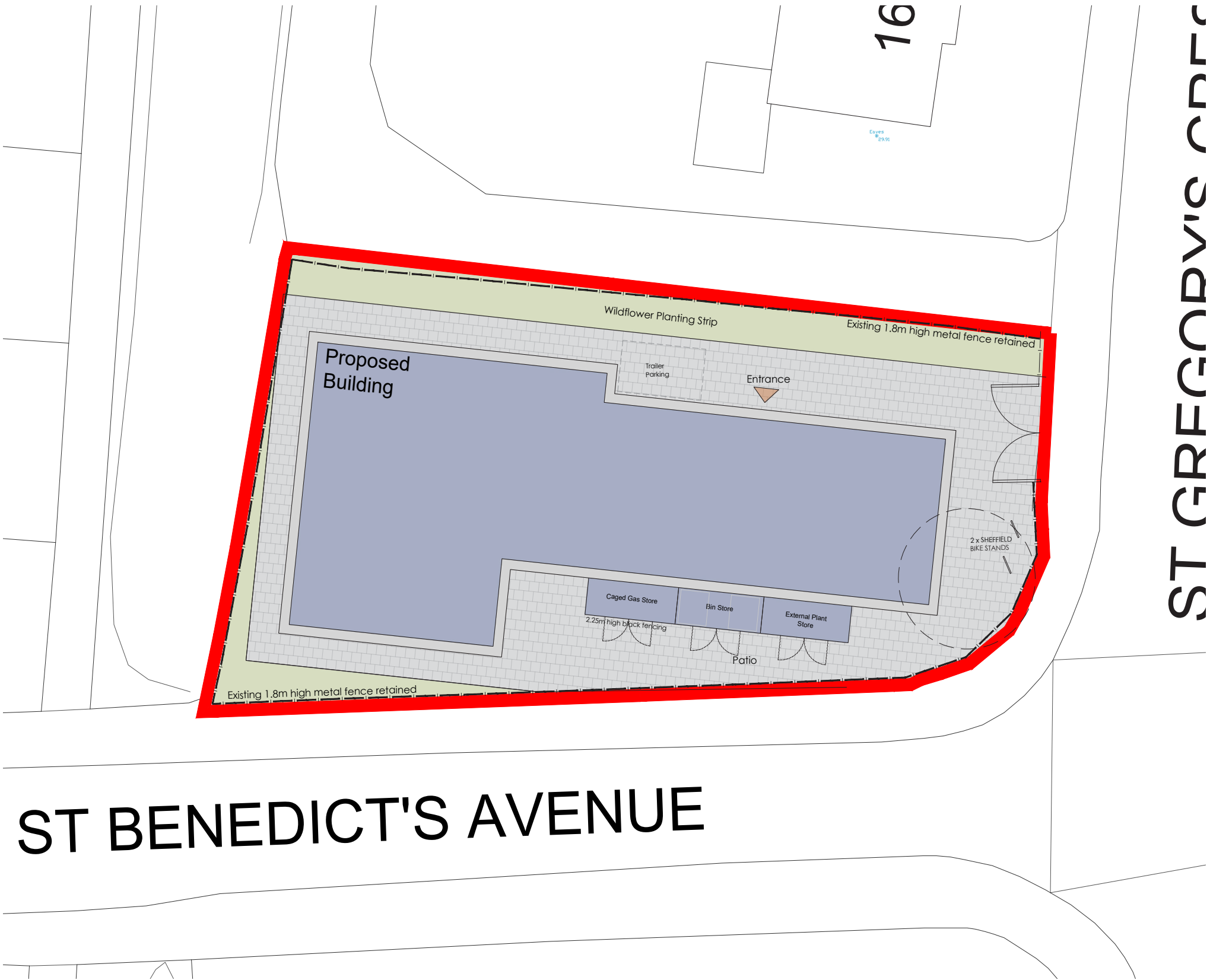
The building is L shaped running from St Gregory's Crescent to the back of the site. The entrance is to the North of the building opening in to a small lobby. The L form allows for a larger Hall to the rear of the ancillary area, making effective use of the site area. The hall has access on to the external patio area.

The bin store, gas bottle store and plant area are provided adjacent to the patio due to site constraints. This location provides ease of use for the user, maintaining a close distance to the public highway for bin collections. These will be fenced for security and aesthetic reasons.

Cycle parking spaces have been provided on site to encourage green modes of transport. A small trailer parking area has also been designated on site to allow the scout group storage for their trips off site.

It is thought that those using the building will be local to the area and will walk or be dropped off if a member of the scouts club.

A landscaping strip has been provided to the north of the site, this will be planted with wildflowers to enhance the biodiversity on site. This will also provide a more open entrance area to the site.

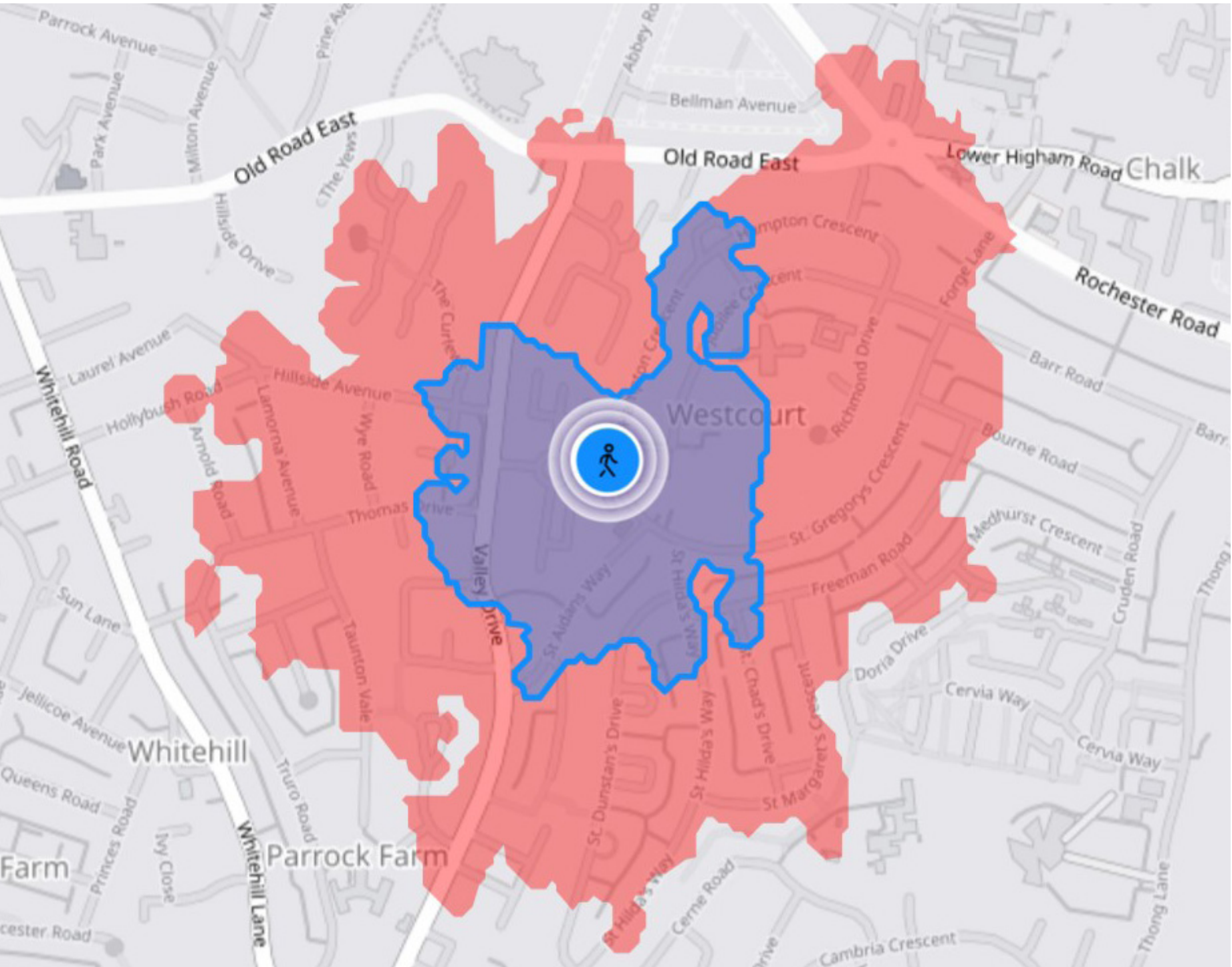


ST BENEDICT'S AVENUE

3.2 Movement and Access

The site location is situated within an established public transport network.

There are also many public footpaths in the area, linking the site to the residential areas.



KEY

- 5 minutes walk
- 10 Minutes walk

3.3 Appearance & Massing

The building will be single storey with a flat roof. The material palette will use timber effect cladding and contrasting black aluminium windows and doors. The proposal is to use a modular system that can be preassembled off site.

The image adjacent demonstrates an indicative artistic impression of the building showing height, massing and materials palette to be utilised.

NB. Image is for indicative purposes only, overall elevation layout and size site specific, refer to drawing information.



Security



4.0

4.0 Security

4.1 Security

Access & Movement

The scheme has been developed with the intention of creating an accessible and legible design. The site has been designed with good visibility to all public areas.

Physical Protection

The inclusion of alarms and CCTV will be the responsibility of the end user.

Structure & Security

The height of the proposed structure has been considered from both aesthetic and security perspectives, to ensure maximum security of the development.

All facing materials have been selected on merit of their robustness as well as their aesthetic appearance.

Projecting elements on the facades have been avoided or placed at a suitable height above ground level that precludes providing surfaces that can be easily scaled.

The development has been laid out with most sides of the building open to public surveillance with active frontages. Small hidden segregated areas, paths and access points have been avoided.

Windows and doors will have shutters fitted to be used out of hours.

The external plant and bin store will have a 2.25m lockable secure fenced area.

Activity

The building is intended primarily for the scout group, however facilities have been provided to support other community groups. This increased activity of the building along with the position along the primary road, will create a reduced risk of crime and increased sense of safety throughout the day and early evening.

Management & Maintenance

Management of the building, hard and soft landscaping is the responsibility of the building user; this will allow close control to maintain the high standard set at completion of the development.

Surveillance

The open nature of the site provides good surveillance from the surrounding public areas.

In addition, a good level of lighting through fixed wall lights will be included around the building.

Landscape and Sustainability



5.0

5.0 Landscape and Sustainability

5.1 Sustainability

Environmental Considerations & Sustainable Development

The scheme will be designed in accordance with the current Building Regulations to achieve optimum energy efficiency.

As part of a larger provision of scout huts across the country, the modular design is repetitive to create an efficient model. As they are built off site within a factory, there is less material waste and also minimal travel for deliveries.

Natural ventilation will be used wherever possible, with minimal mechanical ventilation employed to meet Part F of the Building Regulations, but also to maintain a comfortable environment for the occupants.

The buildings will be all electric, they will use heating via air sourced heat pumps and electric water heater. These will be heated at point of use, which is more efficient and removes the need to store hot water.

Materials internally are chosen for their durability and robustness, reducing the possibility of damage and replacement.

The building facilities have been specifically provided to allow larger groups to use the space. This allows the building to be used for a multitude of activities. This flexibility is enhanced through the ability to divide the main hall to allow multiple groups use without compromising the larger area.

Waste, Recycling and Management

The proposal has an external bin store with space for segregated waste and recycling. Collections will be managed by the end users.

Conclusion



6.0

6.0 Conclusion

6.1 Conclusion

This Design and Access Statement supports the Planning Application for a new community facility to replace the existing local scouts building. The proposal will reuse the existing site which is conveniently located within the local community. Close to the community park land and school, meaning they can support one another.

The design has considered issues of accessibility and security by creating a welcoming and inclusive environment for the community.

The design is based on a modular construction that can be preassembled, reducing waste and build time, minimising any disruption to the surrounding area.

It incorporates principles of sustainability and will provide a flexible facility that offers opportunity for social engagement for both the younger scout group and other community groups.

Corstorphine & Wright



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