

Design and Access Statement

Proposed Alterations and Extension to Existing Toilet and shower block

At

**Hopehill Scout Campsite, South St, Wrotham Rd
Meopham, Gravesend DA13 0QJ**

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Rev A**

Prepared by



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Background

Hopehill is a Scout Campsite in Meopham, Kent. It has 3 camping fields (2 open and 1 in glades) plus an activity field, woods, and a large main building. Numbers on site can be up to 400 (camping / day visitors) but can also be none for days / weeks / months. The users are not constant and some days / weeks there may be none while others there can be hundreds. The split between male / female and adult / young person also varies massively.

Proposed Development requirements

The current toilet / shower block (the Madeline Allen building) is c. 25 years old and no longer meets the needs of a modern toilet / shower facility. The existing block was built before Scouts were fully mixed.

Individual toilets

Discussions with wardens, other camp sites and schools says young person only toilets can become a focus for horseplay and bullying. The suggested solution is to have individual toilet rooms. These can then be used by adult / young people / male / female / others as needed. The same applies to showers.

Scalable access

If only some of the facilities are needed during low occupancy, being able to only open some of them would reduce cleaning costs. If there are multiple options then closing part of the facilities for cleaning / maintenance does not restrict use as much.

Objectives

Numbers

The proposed development will incorporate 14 wcs, (inc 2 ambulant), 6 shower cubicles, 1 Disable WC / shower room and 9 separate basins and a cleaner's store, plant room and general circulation area.

Building Lifecycle

The sanitaryware, partitions, flooring and general infrastructure is starting to wear out to the point it is now appropriate to consider replacement rather than renewal.

Flexible facility

The Ladies, toilet / shower room is smaller than the Gents with only 3 stalls and 3 basins. This is not sufficient for current and future users. The proposed development will incorporate an enhanced provision in a mixed block. This will be a flexible facility where toilet / shower usage can be managed to accommodate the requirements of males / females. The introduction of full height cubicles will also allow for privacy when required. A growing number of Scouters and particularly other users of the site are asking for separate facilities for adults and young people. The flexibility of the design will allow for this. The design will also be more inclusive and will provide privacy if required for multi faith requirements.

Shower Provision

The current shower provision is limited with 2 for male and 1 for female users. These are not effective showers, are not easy to use and there are not enough to cater for the site requirements. The proposed development will have an enhanced number of private shower cubicles.

Disabled Facilities

The current disabled toilet does not meet current Part M Building Regulations Standards. Compliant disabled toilet requirements are accommodated within the proposed development, with one full sized disabled toilet / shower room. It will be most space efficient to put both disabled toilet and shower in one room and have this as a unisex facility. Ambulant disabled wc facilities are also incorporated within the design. The access ramps will also be designed to comply with Part M of the Approved Document of the building regulations.

Separate hand basins

Whilst having hand basins in toilets provides a one stop shop and allows users to wash in private, having some separate basins also meets the needs of tooth brushing supervision.

Separate camping washing up sinks

If no sinks are provided within the scheme, users will wash up in hand basins. Sinks (smaller than current) will be needed and can be located externally on the block.

Chemical Toilet emptying

A point to empty camp toilets externally is needed to ensure it enters into the sewer and have a water supply.

Cleaners Room

The cleaners / sluice room will be enhanced to meet modern requirements.

Existing Structure

The existing structure is primarily based around a steel frame with masonry walls and pitched roof. The objective is to retain the primary steel frame structure and modify the masonry beneath where required to conform to the new building layout. Retaining as much of the existing structure as possible will avoid unnecessary demolition and removal of building waste from site. This will provide a more sustainable approach to the development than full demolition and removal from site. The existing brickwork structure will be externally insulated to enhance the thermal envelope of the building.

The existing structural steelwork will be enhanced to have applied 60 minutes intumescent paint fire protection. British Gypsum Fireline Board to the ceiling to the toilet / shower rooms.

Proposed Extension

The proposed extension will provide a seamless addition to the existing structure. New burnt larch cladding will be applied to both the existing and proposed building. The roof will also be extended to provide a seamless roof extension finished with Metal insulated panel roofing. The dated curved eaves details of the existing building will be modified to produce a more elegant contemporary style. The entrance doors and windows will be finished in powder coated aluminium with double glazed units and toughened glass where required. Matching roller shutters will be included for security when the building is closed. Access to the building will be fully part M compliant with Disabled Access ramps included compliant with Part M building regulations. These will include complaint handrails and non-slip surfaces. All rain water goods will be powder coated aluminium.

Electrical and Mechanical Installation

All Electrical services shall be installed to comply with BS7671 IET Wiring Regulations as amended (currently Amendment 2: 2022). Upon completion full certification shall be provided to conform to the regulation, particularly the model form contained within Appendix 6 of BS7671.

Lighting & Emergency Lighting

A complete lighting installation shall be designed and installed to comply with BS7671. Luminaires shall be low energy LED lighting technology and must comply with lighting levels as recommended by the Chartered Institution of Building Services Engineers (CIBSE).

Emergency lighting shall be installed to BS5622 and shall include LED luminaires either incorporated into the general luminaires or as stand-alone fittings, providing battery back up in the event of a mains failure, illuminating escape routes from the building. Upon completion of the work, full certification shall be issued to comply with the aforementioned British standard for design, installation, testing & commissioning.

External lighting will only be incorporated to allow safe access and egress from the building and to provide compliance with both British Standards & Building Regulations.

Fire Detection

Automatic and manual fire detection shall be installed in accordance with BS5839 Part 1 to comply with a category L2 system.

Domestic Water Services

Mains water will be supplied to sanitary appliances via accumulators, to ensure a consistent flow of water.

Showers will be electric mains fed showers which will be manually controlled and incorporate occupancy control in each shower room.

Hot water to wash hand basins and sinks will be via instantaneous electric water heaters. Hot and cold water to each WC basin will be occupancy controlled via a solenoid valve in the cold water supply to each room.

Ventilation

The ventilation will be split into three sections, Communal wash hand basins and General Entrance Area, Shower and WCs Area 1 and Shower and WCs Area 2. Each area will be served by a supply and extract air handling unit incorporating a heat recovery module and an electric pre-heater, so that either of the two Shower/WC areas can be isolated without compromising the use of the other areas.

There will be ducted extract from each WC and Shower Room, and general hand washing area, with supply air ducted to the circulation areas to match.

Again the ventilation units will be under occupation control as well as individual master controllers.

Supply air intakes and extract air discharges will be via "mushroom" terminals on the roof.

Heating

Heating will be provided generally into the circulation areas via high level thermostatically controlled electric fan heaters, which will also be under occupation control, and incorporating frost protection over-ride.

There will also be small high level thermostatically controlled electric heaters in each shower room, with overall occupancy control.

Low energy electric hand dryers will also be installed in each WC cubicle and in the general hand washing area

Asbestos Survey

Asbestos survey to be undertaken prior to the conversion work commencing on site. A demolition statement and survey and asbestos survey is required for any building with asbestos content.

Refuse and Recycling

Specific refuse and recycling will form part of the management of the whole site. Waste will be taken from the toilet / shower block by the management team and incorporated with the general waste from the main Scout building. Sufficient reuse and recycling bin storage facilities will be in place on completion, and these will be easily accessible by the collection services.

Conclusion

Retaining the primary structure and modifying this where required will be a far more efficient and sustainable approach than the demolition and development of an entirely new block. The increased toilet and shower provision will provide the Campsite with a flexible and greatly enhanced facility. This will meet the current requirements of Scouting. The building will accommodate the flexible requirements of scouting and a community building catering for children and adults. It will also provide a fully inclusive facility for various mixed race privacy requirements. The proposed development has minimal impact on the site. The development is small in scale and will have no impact on adjacent properties. The overall development will enhance the site and compliment, the existing buildings. The building will be constructed from high quality materials. Careful consideration has been taken towards the buildings massing and detailing. Materials will be carefully selected both in colour, texture and detail. The existing clock tower will be relocated central to the new roof a feature significant to the existing building and will provide a focal point for those using the site.

Existing Site Photographs



Corner Entrance



Corner Entrance



Existing facade



Existing facade



View towards car park