

Design and Access Statement

**Address:
Oshwal Centre; Coopers Lane Road
Northaw EN6 4DG**

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1.0 APPLICATION SITE AND SURROUNDING AREA

1.1 The application site consists of a three storey detached House located in a 30 acre of greenbelt area facing south.

The community centre is a grade 2 listed building constructed in 1839 known as Brook House. It was built in asymmetrical Tuscan style Villa with painted stucco exterior, slate roof, recessed sash windows and ground floor window bays.

2.0 PLANNING HISTORY

2.1 Listed building consent has been granted on 5th of February 2013 for Erection of a single storey rear extension following demolition of existing ground floor extension and enlarged terrace area with the reference S6/2012/2549/FP.

2.2 Listed building consent has been granted on 5th of February 2012 for Erection of a single storey rear extension following demolition of existing ground floor extension and enlarged terrace area with the reference S6/2012/2622/LB.

2.3 Full planning permission has been granted on 28th of June 2013 for Erection of two storey side extension with the reference S6/2013/0916/FP.

2.4 Certificate of Lawful has been granted on 18th February 2008 for Resurfacing and reconfiguration of the existing car parking layout and landscaping with the reference S6/2007/1950/LU.

2.5 Full Planning was refused on 5th December 2006 for Single storey Rear extension and associated internal alterations with the reference S6/2006/1254/LB.

2.6 Full Planning was granted on 28th February 2006 for Blocking up of existing internal doorway and formation of new opening with the reference S6/2006/0003/LB.

- 2.7 Full planning was granted on 29th November 1979 for change of use from residential to spiritual, cultural and leisure activities of a religious body with the reference S6/1979/0689.
- 2.8 Full planning was granted on 20th March 1980 for extension and conversion of out buildings to community buildings with the reference S6/1980/0046
- 2.9 Full planning was granted on 27th November 1980 for new Temple with the reference S6/1980/0126
- 2.10 Full planning was granted on 30th October 1980 for 9ft high brick wall with reference S6/1980/0692
- 2.11 Full planning was granted on 3rd August 1984 for single storey extension and alterations with reference S6/1984/0352
- 2.12 Full planning permission was granted on 5th September 1984 for demolition of first floor extension, erection of single storey extension and alterations with reference S6/1984/0353/LB
- 2.13 Full planning permission was granted on 12th April 1985 for installation of sewage treatment plant with the reference S6/1985/0077
- 2.14 Full planning permission was granted on 28th November 1985 for site for new temple (revised sitting to previous scheme) with the reference S6/1985/0398
- 2.15 Full planning permission was granted on 16th May 1986 for demolition of existing outbuildings and replacement with new community building in association with use of Hook House with the reference S6/1986/0234
- 2.16 Full planning permission was granted on 29th July 1988 for construction of access road with the reference S6/1988/0640/FP
- 2.17 Full planning permission was granted on 22nd November 1988 for erection of temple with the reference S6/1988/0861/DE
- 2.18 Full planning permission was granted on 3rd March 1989 for new car park for 117 car parking spaces with the reference S6/1988/1057/FP

- 2.19 Full planning permission was granted on 18 August 1989 drainage layout servicing Oshwal House, Assembly hall, car park and grounds with the reference S6/1989/0533/FP
- 2.20 Full planning permission was granted on 18 August 1989 for revised internal road and car parking surfacing, new paved surface adjacent to Oshwal House and additional landscaping with the reference S6/1989/0534/FP
- 2.21 Full planning permission was granted on 18th August 1989 for foul drainage and sewage treatment works for assembly hall with the reference S6/1989/0602/FP
- 2.22 Full planning permission was granted on 12th April 1991 for provision of children's play area with the reference S6/1991/0032/FP
- 2.23 Full planning permission was granted on 10th May 1991 for retention of access road required to serve existing sewage treatment plant with the reference S6/1991/0200/FP
- 2.24 Full planning permission was granted on 18th February 1993 for erection of toilet block to serve children's playground with the reference S6/1992/0680/FP
- 2.25 Full planning permission was granted on 17th December 1992 for erection of temple (Application made under section 73 of the 1990 Town and Country Planning Act) with the reference S6/1992/0681/FP
- 2.26 Full planning permission was granted on 12th December 1994 for erection of ornamental (2.1m high) and paved garden in grounds with the reference S6/1994/0751/FP
- 2.27 Full planning permission was granted on 11th May 1995 for erection of Temple (renewal of consent S6/0681/92/FP) with the reference S6/1995/0226/FP
- 2.28 Full planning permission was granted on 22nd May 1995 for erection of non-illuminated sign with the reference S6/1995/0227/AD

- 2.29 Full planning permission was granted on 2nd August 1996 for erection of ornamental temple (2.1 meters high) and paved garden in grounds with the reference S6/1996/0388/FP
- 2.30 Full planning permission was granted on 2nd August 1996 for extension to Assembly Hall to provide toilets at first floor and foyer to the ground floor with the reference S6/1996/0503/FP
- 2.31 Full planning permission was granted on 12th January 1998 for erection of scale model of temple (in position approved under S6/0388/96/FP) with the reference S6/1997/0985/FP

3.0 APPLICATION PROPOSAL

- 3.1 The application is for single storey rear extension with associated internal alterations.

4.0 PLANNING POLICY

- 4.1 The Council's planning policies are contained in the Council's Unitary Development Plan. The policies relevant to this application are CLT14- places of worship, R25- works to Listed Buildings, D9- Access and design for people with disabilities, RA3- extension to dwellings in the green belt.

5.0 Context and Process

- 5.1 The site is within greenbelt and comprised numbers of buildings like Temple, Oshwal House was known as Brook House (grade 2 listed building), Community Hall, Gate House and Car Park etc.
- 5.2 The Oshwal House currently being used for Spiritual, Cultural and Leisure activities of a Religious body as Community Centre with various activities like weekend school for children, sympathy prayers etc.
- 5.3 The nature and design of the existing house and the location of the kitchen with extraction duct leads to add the extension on Western end of the Oshwal House.

6.0 Design

- 6.1 **Amount of Development:** The existing area of the house is 1091sq.mts. The proposed extension is 108sq.mts. Which is only 12.5% increase in existing area will be considered very proportionate increase in the size of house.
- 6.2 **Layout:** The house is separated in two. East wing accommodates the house entrance, Lounge, Board Room while West wing accommodates services to the building like Kitchen, Dinning Hall and Toilets etc on Ground Floor. The nature of the building use and its spatial functions with the other area and surrounding seeks to add the extension to West wing to increase Kitchen and Dinning hall facilities.
- 6.3 **Scale:** The height, width and length of the building are kept same in harmony with existing building.
- 6.4 **Appearance:** The architecture of extension kept similar in design. Bay window is proposed to extension in similar size and design to complement existing rear bay window. Similar sash windows will be provided to extension and façade rendered to match, maintain to keep same character of the existing house in terms of design, material, colour and texture.

7.0 Design Merits

- 7.1 The extension is added to the West end of the Oshwal House to extend the existing Kitchen and Dining Hall without extensive changes to extraction duct from Kitchen.
- 7.2 The extension is connected to the house at rear where it clearly separates the East and West wing and sets and complements to visual character of the house.
- 7.3 The extension in general complies with council's policy CLT14- places of worship. The Oshwal House only serves the facilities to community. The place has adequate existing car parking spaces. The numbers of visitors are not likely to be increase.

7.4 The extension in general complies with the council's policy RA3. The existing area of the house is 1091sq.mts. and the extension is 108sq.mts. which is only 12.5% increase in the size of house. Extensions is also complementing the design of the existing house in terms of introducing the same bay window in size and design to extension with similar sash windows and render to match existing.

8.0 CONCLUSION

The proposal complies with Council Policies CLT14, R25, D9 and RA3 relating to extensions and alterations to listed building house in greenbelt area. In that it complements the existing building and surrounding buildings does not alter its scale and character and respects the amenity, privacy, daylight and existing character of house.

9.0 Access:

9.1 Public Transport: The site is located in an area where access to public transport is reasonably good. The site is half mile from the local bus route 242, 312 stop and railway station is approximate less than 2 mile away. Generally community centre is used by the people who come by their own transport like car. Also they normally share a car by 4 to 5 people or whole family which is very green in terms of less produce of CO2 emissions, one of the very good sustainable approaches of people to encourage to.

9.2 Car Parking:

There are 235 existing car parking spaces available on site.

9.3 Pedestrian Approach:

The entrance area of house provided with hard-surface area.

9.4 Entrance to house:

Main access to the house is through 1.25m opening, which remains openable during opening hours. Existing level access with pavement will remain.

9.5 Horizontal Circulation within the house:

- All the passageways on ground floor of the building have unobstructed width min. 1.2m
- The floor is level
- All the Doors from different areas do not open towards a passageway.

9.6 Wheelchair accessible disabled toilet:

Wheelchair accessible toilet for disabled provided near the entrance which complies with all building regulation requirements.

9.7 Way finding:

The scheme has simple internal circulation.

Directional signs will be situated at higher level in order to be visible.

Intention is to supplement signs with non-written information.

All signs to comply with BS8300 and Sign Design Guide published by JMU and Sign Design Society.

9.8 Lighting:

All lighting to be controllable and adjustable to suit needs.

Amount of natural light is maximized- large glazed areas of windows and doors.

9.9 Decoration:

Colour scheme to be designed to include colour contrast between walls, floors, doors and ironmongery to comply with requirements of building regulations part M.

9.10 Means of escape:

Layout shown on drawing No. 6842-01B was designed to ensure safe, swift and orderly evacuation for all. Simple internal circulation was designed to enable disabled people to evacuate themselves as far as possible.

10.0 Building Management checklist

10.1 Routes and external paving surface

Ensure that external routes and steps are kept clean, unobstructed and free of surface water, snow and ice.

10.2 Doors

Ensure that door closers are regularly maintained, door ironmongery is kept clean and free-moving.

10.3 Horizontal circulation

Ensure that spaces required for wheelchair manoeuvres are not obstructed by any means.

10.4 Signs

Ensure that new signs integrate with existing, that signs are replaced correctly when removed.

10.5 Alarm and security

Ensure that alarm systems are regularly checked.

10.6 Surfaces

Ensure that cleaning and polishing does not render slip-resistant surface slippery.

10.7 Lighting

Ensure that windows, lamps and blinds are kept clean in order to maximise available light. Ensure that blown light bulbs are swiftly replaced.

This Access statement should form part of Building Management Manual.