

**PROPOSED BOTTESFORD and YADDLETHORPE EDUCATION and
VISITOR CENTRE**

BOTTESFORD BECK LINEAR PARK WALK

DESIGN AND ACCESS STATEMENT

May 2018

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1.0 INTRODUCTION

The area of the proposed development sits within the Bottesford Parish joined to southern Scunthorpe. Bottesford Parish also includes the hamlet of Yaddlethorpe, and Bottesford Moor. The Bottesford Beck Linear Park Walk Way follows the Beck offering diverse land and town scapes, and makes a great place for an afternoon out. To add to the visitor and educational value, after public consultation, it has been decided to construct a Visitor Centre.

2.0 DESIGN PROCESS

Site Description

1 Site and surroundings

The site is located on the southern urban fringe of Bottesford in an area of public and agricultural green space consisting of a walkway and farm land.

2 Social Context

Facilities have been chosen to meet the needs of school educational visits and walkers visiting the area.

3 Site Boundaries & Building Lines

Existing boundaries retain unaffected- There is no evidence of any defined building line.

4 Topography

Generally the site can be considered as not flat with a gradient of approximately 1:60.

5 Access

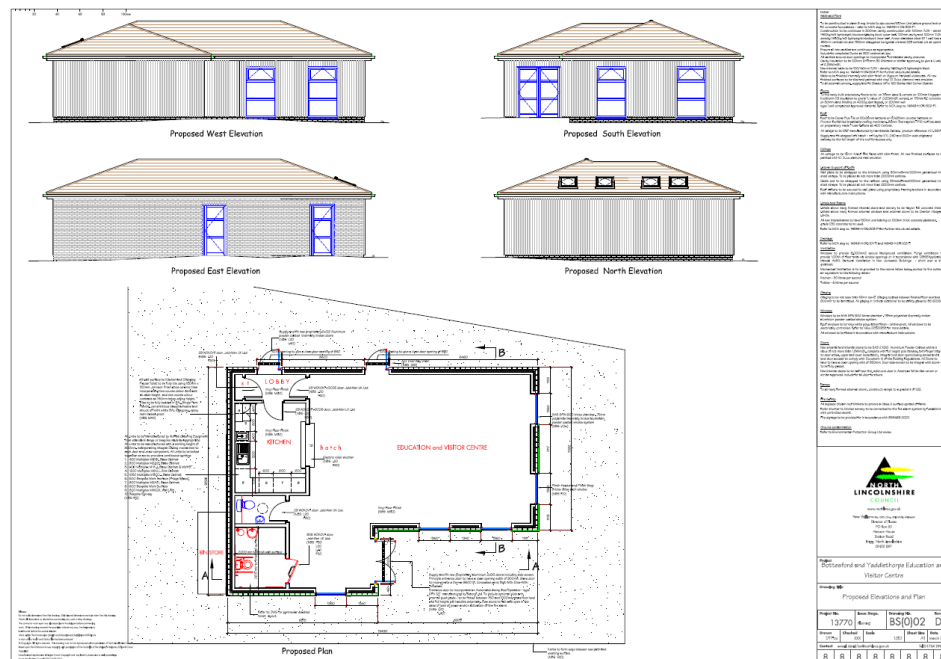
The site will be accessed by pedestrians only, via existing gateways to the Bottesford Beck Linear Park Walk Way.

3.0 Development of the Design

1 Methodology

The design has evolved throughout the design period as site investigations and survey information has become available. The design team has developed the final scheme from initial sketch plans after input from public consultation and several council meetings.

3 Final Proposal



Proposed Elevations and Plan

4.0 USE

The proposal will accommodate a visitor's centre consisting of an education and eating area (35 seats approx.) for local schools, groups and general visitors. A Changing Places facility will be accessible from inside and a small kitchen with server for hot and cold food along with drinks will also be part of the proposed scheme.

5.0 AMOUNT

1 Building Areas

The building under consideration in this application, as marked in red on the application drawings is 130m².

2 Parking and Cycles

Parking will be via the existing lay-by area on the A159. This area will accommodate up to eight cars and one bus.

Cycle parking will be accommodated close to the proposed building.

6.0 SCALE

The scale of the proposal is in keeping with the general surrounding area.

7.0 APPEARANCE

1 Materials Chosen

Materials and methods of construction have been carefully chosen for this project to reinforce the various forms through function and modern appearance.

Traditional looking materials have been chosen to follow the local vernacular. Cedar panels for walling, Decra Plus Tile profiled roofing, Windows and external doors will be of the powder coated aluminium variety, giving excellent thermal performance, can take deeper glazing profiles and retain a good internal aesthetic and a durable outer face.

2 Material Sourcing

Materials used to construct the project will cause minimal environmental impact.

- Specifying Green Guide A rated materials wherever possible
- Specifying recycled or re-used materials wherever possible.
- Specifying locally produced materials where possible.
- Promotion of local supply chain to promote local economy.

8.0 SUSTAINABILITY

1 In General

Careful consideration has been given to the energy consumption and environmental performance of the proposed design.

The building has a low energy demand in operation.

A computer model has been used by consultants to ensure that the building maximises energy conservation in line with government legislation.

2 Low Energy Demand in design terms

Thermal properties of the building elements – roof, walls, floors and glazing – will meet or exceed the demand of the Building Regulations.

3 Natural Ventilation

The design has adopted natural ventilation as a means of refreshing and maintaining the quality of the internal environment.

Opening roof lights and opening windows have been positioned to maximise security of the building. Moreover access to the toilet facility is through the building to control afterhours use.

9.0 ENVIRONMENT

1 Mechanical Ventilation

Due to the limitations that will be imposed on the users of the kitchen, a full commercial ventilation system in accordance with DFFRA guidance will not be necessary. Due to the proposed kitchen having no deep fat

fryer or cooking facility, but only a panini grill, jacket potato oven, microwave and a hot beverage machine, a 1500x900xh450mm Diamond Complete Hood 77 with an integral built-in centrifugal fan will be sufficient.

2 Noise

The proposed facility will accommodate a Visitor Centre consisting of an education and eating area (35 seats approx.) for local schools, groups and general visitors. There is no intention to use the proposed facility for entertainment, i.e. live bands, entertainers etc.

Subject to final consultation with the final user groups, the opening hours proposed will be as follows:

May to September		October to April	
Monday	0700 to 2000	Monday	0800 to 1600
Tuesday	0700 to 2000	Tuesday	0800 to 1600
Wednesday	0700 to 2000	Wednesday	0800 to 1600
Thursday	0700 to 2000	Thursday	0800 to 1600
Friday	0700 to 2000	Friday	0800 to 1600
Saturday	0700 to 2000	Saturday	0800 to 1600
Sunday	0700 to 2000	Sunday	0800 to 1600

3 Lighting

In many situations, particularly when people are concerned about security, there is a tendency to over-light a public area. But in fact, too much lighting can be just as bad as too little lighting. The key to developing a good plan is to relate lighting to the evening functions of a particular space, because in the larger view, lighting is more than just a technical requirement, a security need, or a design element. It can be thought of and utilized in terms of how the type, placement, and wattage affect how an area is perceived and used. With this in mind, a final lighting design with low wattage wall luminaires and bollards will be facilitated, so as to give soft light characteristics. Refer to Section 3 for an image of a typical design outcome.

4 Contaminated Land

A Phase 1 Contamination Assessment has been carried out by Opus International Consultants (UK) Ltd. Based on the information obtained to date, advice is that:

1. Further intrusive ground gas investigation is undertaken in order to assess whether the possible contaminate linkages identified, present an unacceptable risk to the proposed development.
2. Soil samples are taken to check for Metals, Asbestos, Specified PAH's, Fraction Organic Carbon and pH & Water Soluble Sulphates.

Before further investigations are carried out, it is recommended that the LA Contaminated Land Officer audits the report so as to gain their approval.

5 Flooding

Referencing the Environment Agency's Flood Map for Planning, it would appear that the proposed development is not located in a flood zone 2 and 3. However due to the fact that the proposed development is so close to a flood zone 3, further investigations are being carried out with the Environment Agency.

10.0 ACCESS

1 The Approach

The pedestrian access routes to the building remain unaltered. Paving materials have been chosen for their anti-slip qualities and also to provide colour contrast help delineate routes and the position of furniture and landscape features.

2 Externally

The proposal will create a level access to all entrances and all transitions of levels will meet DDA.

3 Internally

The internal arrangement of the building has been designed to meet all DDA & Changing Places requirements. The internal layout is simple and ample space has been provided for the turning and manoeuvring of wheelchairs.