



## DESIGN & ACCESS STATEMENT

### ABSTRACT

This is a both a visual and written statement that explores how the design process is responding to existing site constraints. It uses material from the architects, William Saunders and other survey providers, that contributed to this submission to highlight the design journey up to this point. Whilst this statement is to support an application for Outline permission only, the report demonstrates that the designs for the new dance school are at a more advanced stage.



## **Contents**

0.0 Introduction

0.1 Access

0.2 Layout

0.3 Scale & Appearance

0.4 Landscape & Conclusion

0.5 Summary

## **Sources**

# 0.0 Introduction

The key design policy, in North Lincolnshire's Local Policy Framework is Core Strategy Policy CS5. This statement visually demonstrates how some of the key policy requirements have informed the design. It summaries at the end of the document how the design is complicit with this policy.

Whilst CS5 is an extensive policy, its strategy can be encapsulated within the first paragraph, which states:

*All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context.*

At this point the applicant considers that the design meets with this ethos, and progresses to do so, in that whilst a contemporary building is being proposed, it is based on site context and appropriate for its location.

The planning statement does not explore the design merits of the scheme and focusses on matters of principle only, those matters that are relevant to an outline assessment. This document therefore sits alongside the planning statement and offers the opportunity for the Local Planning Authority to understand the evolution of the design.

The architects, William Saunders have diligently worked alongside Kimberley Performing Arts to understand the functional needs of the building and the design has evolved from those needs as well as the external constraints that this site is subject to.

Given this is an outline application, with all matters reserved the plans shown in this document and provided as part of the broader submission are indicative only.

# 0.1 Access & Connectivity



The main access point to the site will be shared with Riddings Community Hub. This is an already well-established access/egress that has served the community uses on site for a considerable time.

The access leads to parking areas to the east of the Community Hub where a capacity of 98 parking spaces is available. Whilst the parking is sufficient to absorb the KPAC development it is considered that the opening up of existing access points within the site would be appropriate. This also presented an opportunity to provide more parking whilst providing better connectivity between uses within the wider area.



**01A** Shows the existing ariel scenario (Google Earth Pro) the internal roads are legible from the satellite image showing access to a car park located north of the Community Hub and a service access to the south of the Hub.

**01B** The proposed site plan shows how the internal arrangement has been brought into the design. This would allow accessibility to the East, the main entrance of the proposed dance school, whilst also increasing parking provision. Accessibility is also sought to the south of the building by opening up the fencing to the south of the Community Hub. The dual access points would allow the building to be utilised more efficiently and help with general flow avoiding congestion when accessing/egressing the new dance school.



**01C** Looking west from the mouth of the existing access. This access is sufficient in terms of width (and visibility) to allow for the intensification of the car park.

**01D** The existing internal access to the car park north of the Community Hub. The infrastructure is already in place.

**01E** The Palisade gate located to the south. This internal road is wide enough to absorb vehicle movement and make efficient this



01B

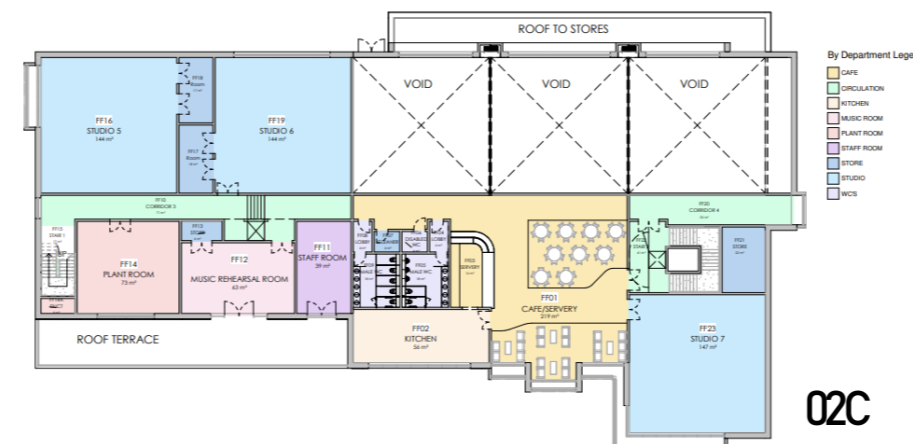
## 0.2 Layout & Movement Framework



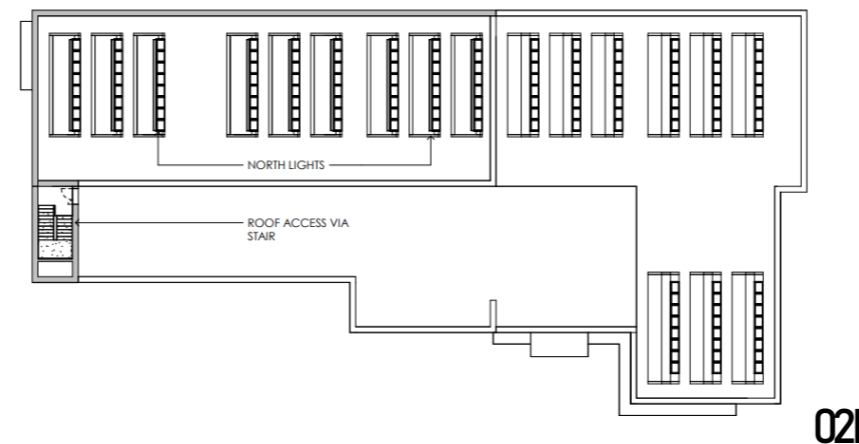
02A



02B



02C



02D

The overall layout sees the new KPAC facility wrap around the west and north of the existing Community Hub. The illustrative layouts (by William Saunders) show how a density of built form is a key characteristic of making this layout successful. The proximity to the HUB allows for a more efficient movement of visitors and staff by opening up redundancy space and working with the existing network of internal roads.

**02A** The overall Layout illustrates how the accessibility and parking requirements of both the Hub and the KPAC facility are considered. Notwithstanding the high design merit of the proposed structure, hierarchy is given to the functionality of both uses, in that fundamentally they are facilities that are subject to high numbers of visitors, and so, the movement framework is prioritised. Distinct access points to each building are clearly legible and the reinstatement of internal roads allow for more efficient circulation.

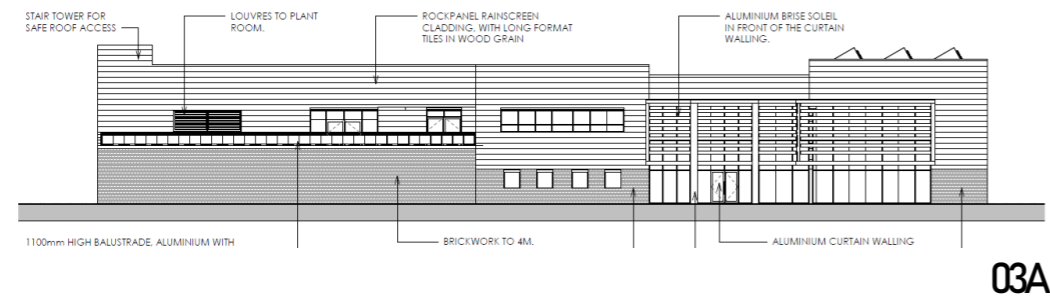
Internal Layouts – these are driven by functional requirement of the dance school, though the location of access points and parking are driven by broader site influences.

**02B** The ground floor contains 4 number studios, a green room, Foyer, Gymnasium, changing rooms, toilet facilities, roof terrace and office space.

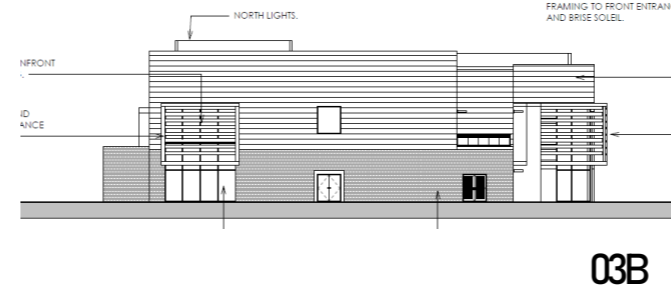
**02C** The first floor contains a café, 3 number studios, plat room, musical rehearsal room, staff room, toilets and void above some of the ground floor studios.

**02D** The roof plan shows the arrangement of sky lights that allow for maximum light to the first-floor rooms. There is also a roof access.

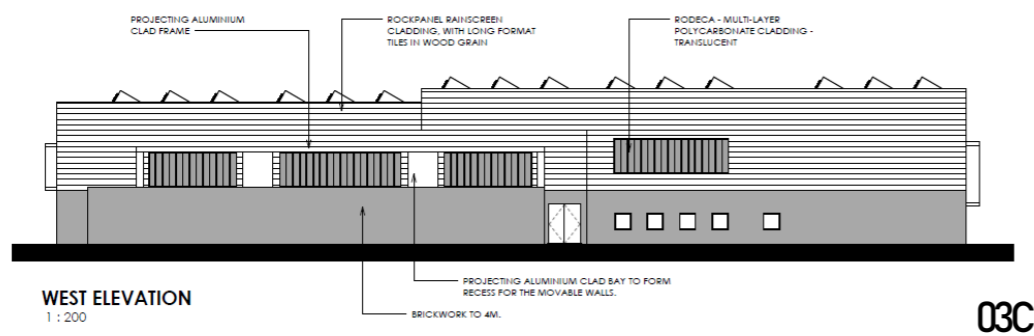
## 0.3 Scale & Appearance



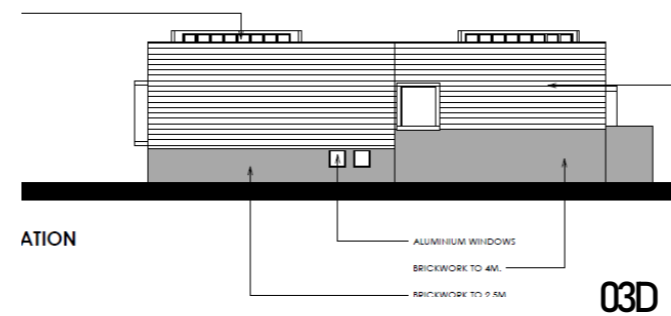
03A



03B



03C



03D

The broader site is the former location for Riddings Comprehensive School (in its late years it was known as South Leys). Most of the buildings were two storeys high with the exception of the tower that can be seen in fig: 03E.

### Scale

In a group setting they took on a linear value characterised by heavy fenestration and window frames providing an exoskeletal effect to the overall aesthetic. This is in contrast to the Riddings community hub, that took on an almost brutalist form (left in fig: 03F), which omits the use of fenestration for the most part. This building again is of two storey scale.

A unifying feature of all these buildings is the flat roof design, this in itself contradicts the nearby housing stock which without many exceptions all possess pitched roofs. However, given the proximity to Riddings Community Hub and the historic relationship the site has with the former School, a contextual approach was centred on the more immediate vicinity. The scale is commensurate with these features as evidence in figures 03A, 03B, 03C & 03D.

### Appearance

The East (principal) and South Elevations contain the most glazing. The brise soleil whilst functional for taming the internal temperature and light are could also be read as a subtle reflection to the exoskeletal effect, that was a design identity of the former school. Whilst the lack of openings on the west and north fairly resemble the approach to fenestration adopted by the Community Hub. Lastly the roofscape contains quite a unique natural lighting feature with several 'north lights'.

Whilst indicative at this stage the plans are annotated with a palette of materials that would allow this proposal to be easily absorbed into the environment whilst being legible of today's design. Rock panel rain screen cladding would dress the externals of the upper floors, whilst the ground would be made up of facing brick. Aluminium curtain walling and fins to the fore of the glazing would provide entranceways with a sleek contemporary feel.



03E



03F

## 0.4 Landscape

The landscaping of this site is still within the design process, constraints relate to the size of the site, the requirements of the proposed building and access considerations.

**04A** shows the trees constraints plan, these are amalgamated in the main to the north east of the site, with some located outside the application site to the south. A linear group of scattered, low-quality trees and shrubs treat the western edge.

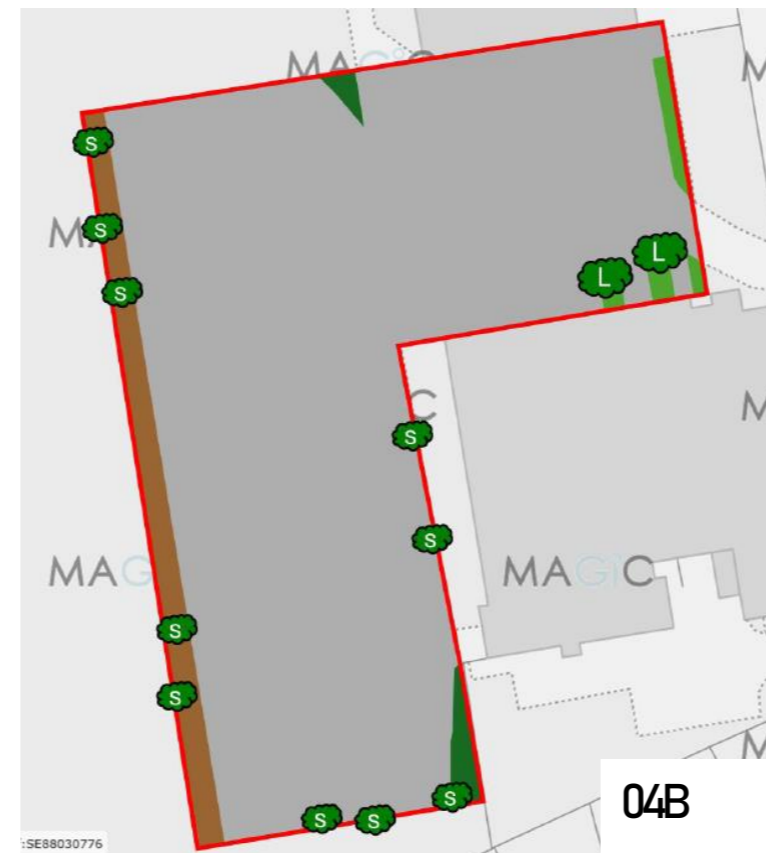
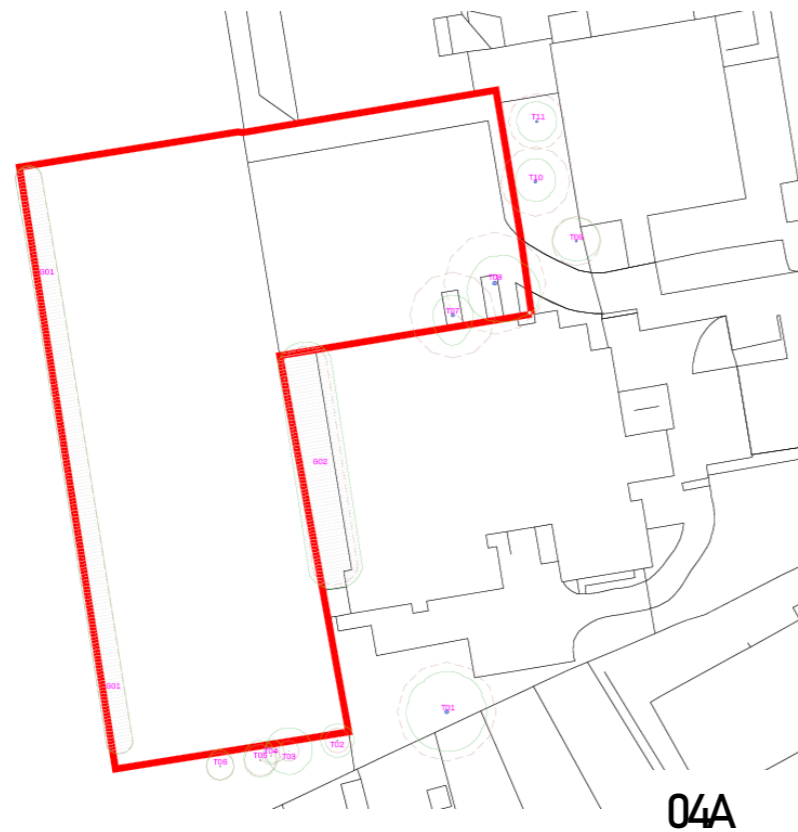
**04B** The baseline habitat map reinforces this scenario and again this can be seen by satellite imagery shown on 04D.

**04C** Whilst indicative the proposed site layout shows that there is a strategy to retain where possible. The trees to the north west (those outside the application site) are shown to be retained and inform the development. Likewise, the trees to the southern boundary.

There is potential for some reinstatement of the 'low quality trees along the western boundary, potentially with a greater density to the south, close to the parking area.

There are two opportunities to provide something more substantial and softening and these relate to the parking areas to the North West and South. Given this is an outline application, with all matters reserved the plans shown in this document and provided as part of the submission are indicative only and the design in these areas is not yet fully established.

It becomes clear when looking at the illustrative site plans, that where possible the strategy is to retain or replenish, though the real constrains of the application site are its size and the functional needs of the building as well as its footprint and due to these it is likely to result in a moderate reduction of onsite planting. Though this is not yet fully understood.



## 0.5 Summary

This proposal would contribute towards creating a positive and strong identity for the area. It considers the relationship with existing buildings, especially Riddings Community Hub and interacts with it by engaging a more improved movement framework contributing to a better visitor experience.

While the proposed dance school utilises shared space of access/egress, visitor movement and parking, it still retains a distinction from it, creating a modern engaging entrance and is dressed in a palette of both locationally appropriate and contemporary materials.

### Context Driven

When looking at the design progression it is evident that much of the proposal, we now see is driven from the site context. This is evidenced in the following ways:

- The use of existing well established access points
- The reinstatement of internal vehicular and pedestrian networks
- The commensurate scale to both existing and previous buildings in the area
- Architectural features such as flat roof
- Use of facing brick on lower floors

### Contemporary Design

The building itself will be filled with natural light, and this is due to the approach to the glazed galleries, these areas are integrated behind aluminium fins, and so not starkly apparent from the street scene. This will create a foyer that is natural and welcoming. There is a similar scenario on the south elevation. The roof also contains a series of north lights, these are sky lights that pull into upper rooms much needed natural lighting. The use of these lights and omission of elevational fenestration in places is also likely to benefit the noise environment.

The materials especially on upper floors will give the building a contemporary feel, whilst at ground the use of a facing brick draws reference to the nearby buildings across the site.

It is considered evident then that the proposal has been influenced and carried the ethos of Core Strategy Policy CS5 in that the dance school would contribute to the sense of place, is informed by its surrounding context. Moreover, it would maximise opportunities for improving the character and quality of the area

# Sources

## Access

01A Image taken from Google Earth Pro

01B Site Layout by William Saunders Architects

01C Site Photo taken December 2024

01D Site Photo taken December 2024

01E Site Photo taken December 2024

## Layout

02A Site Layout by William Saunders

02B Ground Floor Plan by William Saunders Architects

02C First Floor Plan by William Saunders Architects

02D Roof Plan by William Saunders Architects

## Scale & Appearance

03A East Elevation by William Saunders Architects

03B South Elevation by William Saunders Architects

03C West Elevation by William Saunders Architects

03D North Elevation by William Saunders Architects

03E Image by Scorer Hawkins Architects

03E Image by google Earth Pro

## Landscape

04A Tree Constraints Plan Arbtech

04B Baseline Habitat Map Estrada Ecology

04C Site Layout by William Saunders

04D Image taken from Google Earth Pro