

## DESIGN AND ACCESS STATEMENT

PYP / KT / 21 / 04

Frizington Youth Centre, Victoria Street, Frizington

### INTRODUCTION

The existing building sits behind the properties fronting Church Street and accessed directly off Victoria Street being unsurfaced and presumably not adopted, with a rear pedestrian gated access to St Pauls Avenue as indicated on the OS extract and Block Plans submitted as part of the Planning Application.

The existing building is of single storey, traditionally constructed rendered masonry to all elevations, under a pitched roof covering of interlocking concrete tiles, with timber fascia's and entrance doors.

The existing building has a gross floor area of approx 206sq.m and sits in an area of land of approx. 850sqm 0.085hA.

The site has the benefit of an existing green powder coated fence around the perimeter of the site and an external .

The facility, which is operated by The Phoenix Trust, currently provides a youth activity program from the building, for ages 8-19yrs on a Monday, Wednesday and Friday, from 18.00 to 21.00 and the current register of members stands at 140, of which on average around 50 use the facility on a weekly basis.

The project offers a range of facilities through the medium of informed education, which would see specialist speakers attending to give talks on a range of topics from health education, first aid, visits and talks from local public service personnel through to preparing for the work environment, but also leisure activities with pool, table tennis etc.

The ground floor level of the building in relation to Victoria Street, has a level access approach to the main entrance doors and the building has an accessible toilet facility.

### PROPOSED SCHEME

The new proposed scheme would see expansion of the existing established business to take account of a need for additional floor area by the addition of 42sq.m, which is to be added to the side, together with a new roof covering applied to all elevations incorporating PV panels to the elevation to promote a reduced carbon footprint for the building.

Although the main activity of the building is based around the youth of the area it is thought the building could be further utilised by use, by letting it out for groups within

the village for day time use, which could include indoor bowling, coffee mornings or general focus groups etc.

Although not fully identified at this stage additional staff may have to be employed to take account of the potential additional work.

The proposed works will have no impact on the existing on site car parking arrangements for the building, but would have a disabled bay clearly identified.

## **DESIGN**

The new extension has been designed to blend with the existing and on completion the external fabric of the building will reflect the finishes as proposed to the extension, whilst incorporating a covered porch area to both front and rear entrances.

## **ACCESS**

The site sits to the rear of Main Street an adopted highway which has associated footpaths, giving pedestrian access and egress to the site and along the road in both directions, as does the rear gated access to St Pauls Avenue.

The building, on completion of the proposed works, will provide full access from both Victoria Street and St Pauls Avenue, in which the proposed facilities are to be located and affords full accessibility throughout the building for wheelchair users and has an existing accessible toilet provision.

The majority of the users of the facility are within walking distance of the building, however, there is a bus route, with stops very near to the site on Main Street, approx 100m, with links to other routes serving the main towns and villages in the area and giving access to bus services throughout the County and indeed nationally.

Frizington is also on the cycle route, which provides access throughout the West Cumbria area.

## **CONCLUSION**

The proposed scheme will see capital investment, enabling the new building to be fully extended to enable its full potential, by providing additional facilities, that will provide additional sustainability in terms of business growth for the area generally and the potential of new employment opportunities.

