

DESIGN AND ACCESS STATEMENT

1. DESIGN

USE

The existing building is an industrial building that will be used as a furniture recycling and distribution centre. The Revive project in Mirehouse is a community-focussed initiative designed to transform lives. The recovery, upcycling, and redistribution of furniture will support the most vulnerable people in the community to move on from homelessness or domestic abuse and help to alleviate the stresses and pressures of poverty during the cost-of-living crisis. Wider community benefits such as improved health and wellbeing, increased practical skills and employability, and reduced social isolation will be a benefit of the project as the community come together to support each other and learn new things. It will also have a positive environmental impact as the volume of items going to landfill will reduce. This project has been developed in response to community needs and continues to be shaped by local residents acting as independent advocates and advisors to the project manager.

AREA

The total area of the site is 1451 m². The building area is 226 m².

LAYOUT

The original building is a typical industrial building with gabled roof and metal cladding. The entrance is located on the west elevation. The layout inside is a partially enclosed space with openings on the interior walls. There is a mezzanine floor above. (Refer to drawings: BECRV-NOR-00-DR-A-00001, BECRV-NOR-ZZ-DR-A-00101). The form of the building will remain unchanged although the internal layout will be revised. A new pedestrian entrance will be formed on the west elevation, with service access on the south elevation. New toilets will be located to the north of the plan with the addition of a tea point. The office space will be adjacent to the tea point. Three workshop spaces will be created to the north and east of the plan. The open space in the middle of the plan will be used as a main display area (Refer to drawing: BECRV-NOR-ZZ-DR-A-00011). The mezzanine floor will be retained and extended to accommodate service plant and additional displays (Refer to drawing: BECRV-NOR-ZZ-DR-A-00012).

SCALE

The overall height of the building will not change and is around 5.2m. which is either equal or does not exceed the overall height of neighboring buildings.

APPEARANCE

The shape of the building and the external profiled steel cladding and roofing will remain unchanged. On the southern elevation a glazed opening will be added of 3m size in width and 2.1m in height. On the west elevation the roller shutter door will be replaced by a glass frontage with a double-glazed entrance door. The adjoining single access door will be removed and cladding re-instated. A new double door for staff and service access will be added to the south elevation. (Refer to drawings: BECRV-NOR-ZZ-DR-A-00101, BECRV-NOR-ZZ-

DR-A-00102). The existing profile steel cladding will be repaired and re-painted, to include graphics to promote the proposed use. (Refer to drawing: BEC REVIVE OPTION 2.3).

EXTERNAL AREAS

The existing service yard is surfaced with a mix of concrete, asphalt, and gravel all in a poor state of repair and surrounded by a mix of palisade and chain link fencing with two double vehicular access gates to Meadow Road. It is proposed to divide the external area into public access area and service yard with an additional low level timber fence. The public area will be accessed from the northern gate and will provide parking for 8 cars. The service yard will be accessed through the southern gate and will provide parking for four staff cars and 2 bikes; an area for eight secure storage containers; and an area for refuse bins and skips. The existing surfacing will be retained and repaired; the asphalt will be regularised with a new flush kerb to tidy the edges. The chain link fencing and gates will be replaced with palisade fencing and gates to match the existing which will be retained. Building mounted external lighting is proposed to light the external parking and service yard.

2. ACCESS

TO THE SITE

The site is accessed from the Meadow Road and in a good reach of local road and public transport networks. Two access gates are provided to enter the car park. The existing gates providing vehicular access onto site will be retained, one designated for public access and the other for staff and service access. The public car park will include two accessible parking bays with level access to the main entrance.

TO THE BUILDING

There are two designated entrances to the building – the main one for visitors that leads from the public car park and the second one leading from the staff car park to the rear of the building, both will have level approaches and thresholds to enable wheelchair and trolley access.

INSIDE THE BUILDING

There will be level access throughout the ground floor area, with door widths to accommodate wheelchair users. An accessible toilet will be included. The mezzanine will be for staff access only and will be reached by a fixed ladder incorporating lockable screen to prevent unauthorized access.

Approved Document Part M standards will be applied to all areas.