

# Design and Access Statement

## Refurbishment Works to Biddulph Town Hall.

Site address: 

<b>Biddulph Town Hall High Street Biddulph ST8 6AR</b>
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 Date: **28.10.2015**

### Contact details

<b>Applicants name</b>		<b>Agents name</b>	
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### Reason for the development

To provide an extension to and alteration of the existing layout of the Town Hall, in order for the occupiers to continue to provide public services out of this building. In addition, the refurbishment is required in order improve the quality of the accommodation for existing partners who lease space from the District Council, and therefore maintain much needed income through the continued use of the Town Hall.

### Description of development

The works comprise a refurbishment of the existing accommodation.

This includes for alterations and remodelling of internal layouts on the ground floor to provide better quality office and customer service provision for the various local authority partners who occupy the building.

The predominant change to the facade of the building will be the extension of the existing lobby area below the existing cantilevered first floor chambers. The extension will be constructed of a structural glazing system, which extends out to a point set back from the front line of the overhanging first floor. This will maintain the prominence of the upper floor's facade of the building when viewed from High Street. The remainder of the facade on High Street will be uplifted with redecoration of the existing masonry columns and rendered panels, to provide a refreshed facade. The current double automatic doors which form the access to the Connect area will be removed and replaced with a window and infill wall below. This will be rendered to match the rest of the facade. The existing ramped access to the Connect area will also be removed and made good with block paving to match on the ground, and as stated matching render to section below new window.

There will be a number of other internal refurbishments, including a small kitchen and basic decoration to the first floor.

### **Philosophy and approach**

- The design philosophy is one of bringing the existing accommodation upto a higher quality standard, by providing, new modern, clean finishes, which brighten up the internal spaces and provide improved feelings of light and space.
- Externally, the use of the structural glazing is to provide much needed natural light into a currently dark and oppressive area, whilst also maintaining the impact of the first floor overhang of the feature window. Glazing, as opposed to a masonry extension, allows the upper floor to remain prominent as the primary architectural feature of the building.
- In addition to the glazed extension, we will also be removing the existing ramped access to the Council Connect service. This will no longer be required, as the current entrance will have the automatic doors removed. A new window will be installed where it once would have been and the section below will be rendered to match the other rendered panels on the façade. The removal of the ramp will also provide a wider pedestrian route along the front of the building, aiding access for all.
- The new and existing rendered panels will be redecorated, in a colour which is yet to be confirmed, however, it will provide a contrast to the existing columns and fascias which provide the buildings structural form. The columns and fascias are to be painted white, and this includes for the masonry 'frame' around the first floor vertical windows. This will provide the façade with a fresh, modern feel, in-line with the glazed extension, and really enhance the Town Hall's visual impact on the High Street. The existing geometric patterned return facades to the first floor 'overhang' will also be decorated at this point in time, in line with the uplift of the rest of the façade decoration.

### **Key access issues of the design**

#### Approach

- As stated above, the main level access to the Town Hall is across the front of the building. This will be widened following the removal of the ramped access and made good with the block pavements removed from the area of the new extension.

#### Entrances

- The new main front entrance will be via double automatic doors located centrally within the glazed extension. This access will be level from the external ground level, with an internal ramp formed to take visitors' upto the Reception level, which houses the self service area, waiting area and main Reception desk. Beyond this, further ramped access is provided upto the main ground floor level where access is gained to staff areas, the lift and the main hall.

#### Horizontal circulation

- Widths of access doors are adequate to get into and out of the building.

#### Vertical circulation

- As above, changes in level are dealt with by internal ramps and a lift upto the first floor.

**Emergency egress**

- Emergency egress for disabled users from the building will be possible through all the designated fire escape routes.

**Sources of advice and consultation**

As per the main planning application, advice has been sought from Wayne Johnson, Planning Officer at Staffordshire Moorlands District Council.

**Nature and impact of environmental constraints**

N/A.

**Proposed solutions for overcoming identified constraints**

N/A

**What steps have been taken to ensure this information is made available to building occupiers**

We have held meetings with all permanent occupiers of the building, and shared all the plans which form part of this application.

**Additional material information**

Drawings and Location Plans as part of main application submitted through the Planning Portal.



01: Area where glazed extension will be installed.



02: Existing elevation with columns and rendered panels.



03: View of ramp to be removed and approach widened.



04: Stepped approach to where main entrance will be.



05: Geometric pattern to first floor reveals.