



# Moneystone Park – Activity Building

DESIGN AND ACCESS STATEMENT – RELATING TO CONVERSION OF LABORATORY BUILDING TO  
LEISURE ACTIVITY BUILDING  
OCTOBER 2019

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## 1.0 INTRODUCTION

This document is in support of a Full Planning Application proposing the conversion of the former Laboratory Building, which served Moneystone Quarry. The Laboratory Building was still in use by Sibelco at the time of the original Outline Application Ref SMD/2016/0378 and therefore it and the adjacent car park were specifically excluded from the Red Line boundary.

Certain functions/facilities originally included within the Approved Outline Application are not included within the Reserved Matters Application for Phase 1 (SMDC/2019/0649) and are therefore proposed to be accommodated within the former Laboratory Building.

## 2.0 CLIENT REQUIREMENT - BRIEF SCHEDULE

### 2.1 BRIEF REQUIREMENTS

The schedule of accommodation provides a mix of public, service and support accommodation which is required to operate and manage the building.

All of the individual elements have been tested with detailed furniture and accommodation to provide perspective and scale to the spaces and ensure that all areas are suitably sized.

The Gross External Areas (GEA) of the Activity Building is as follows: Ground Floor – 1115m<sup>2</sup>, which includes 22m<sup>2</sup> of new build area.

The Client's Brief requirements are as follows:

#### EXTERNAL

- Car Parking for minimum 24 Cars
- Bike Wash

#### ACTIVITY BUILDING

- 2 No. Lane Bowling Alley
- Children's Indoor Soft Play Area
- Sport's Hall (Including Indoor Climbing Wall)
- Café Servery to Viewing Areas
- Informal Screen Room
- Craft Room
- Bike Hire
- Associated Viewing Areas, Stores, Management Offices and Plant Rooms

### 2.2 AREA COMPARISON WITH CONDITION 6a OF OUTLINE PLANNING APPROVAL

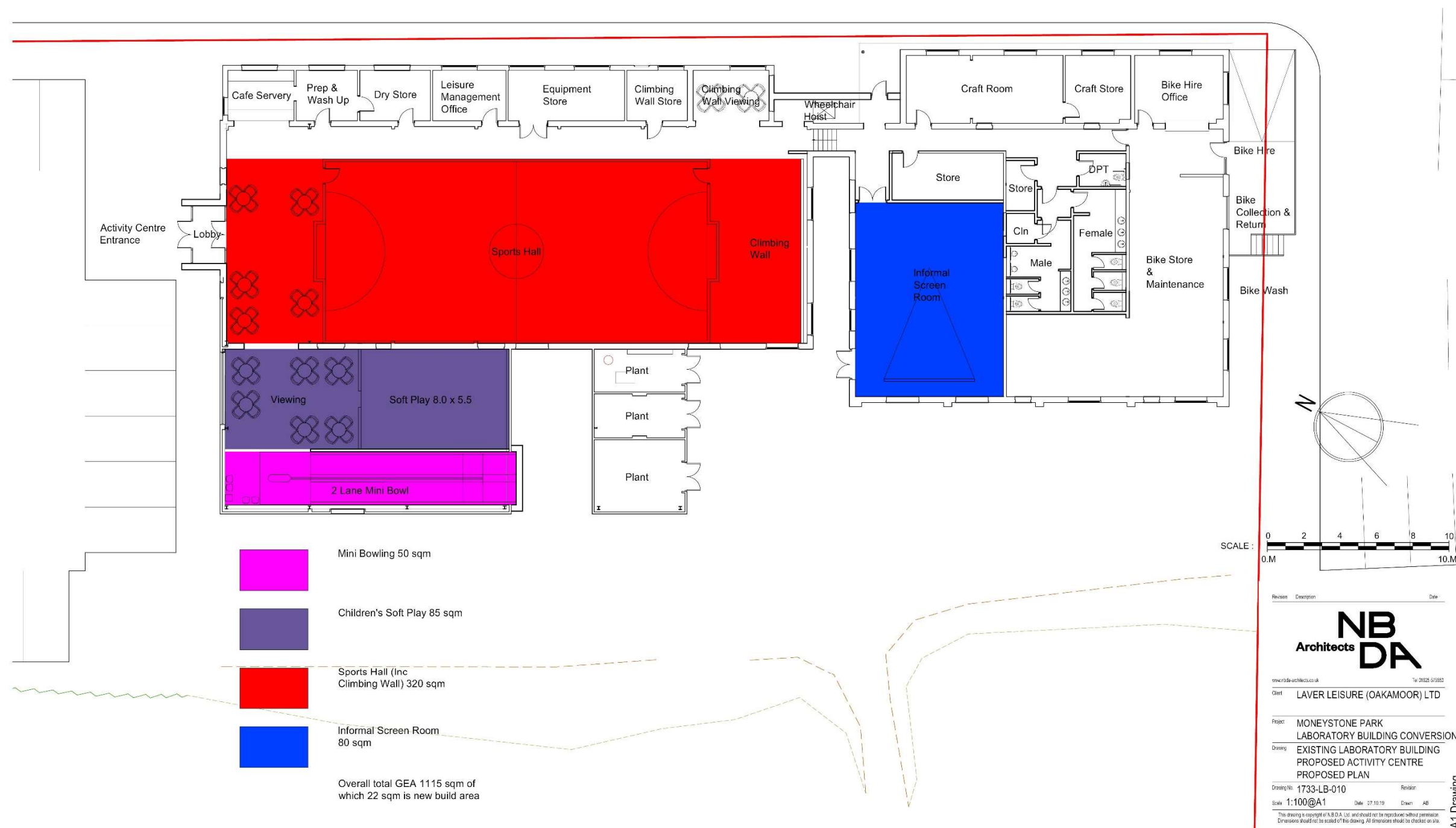
The above briefing requirements break down into individual areas some of which relate to those set out within Condition 6 of the Outline Planning Approval as set out below:

Table Comparing The Proposed Activity Areas to Those set out within Condition 6a

Uses scheduled within the Zone for the Main Hub Building & Visitor Centre, but now included with Activity Building	Max Area (sqm) Allowed under Condition 6a	Proposed Area (sqm)
Sports Hall	320	320
Children's Soft Play	145	85
Informal Screen Room	80	80
Bowling Alley	140	50



These areas are as indicated on the coloured Activity Building plan below. It should be noted that areas that are uncoloured are either ancilliary support spaces that are not specifically itemised in the areas listed within Condition 6a of the Outline Planning Approval or additional facilities which are being offered.



### 3.0 RED LINE BOUNDARY

#### 3.1 APPROVED PARAMETER PLAN

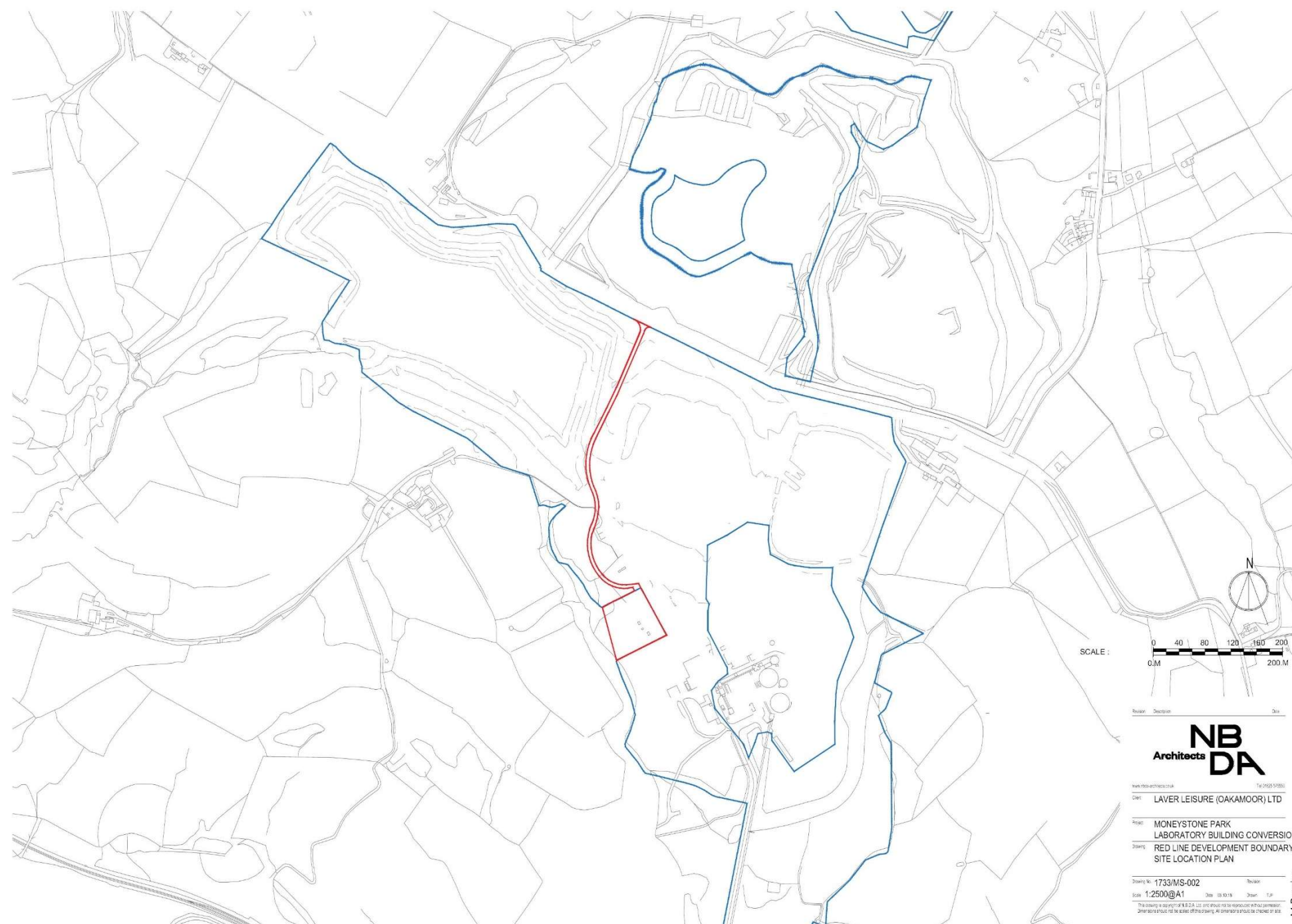
As part of the Outline Planning Permission a Parameter Plan was approved. This indicates the Red Line Boundary of the Outline Planning Approval as well as the approved land uses and maximum building heights. See Below:





### 3.2 PLANNING APPLICATION RED LINE BOUNDARY

The Red Line Boundary includes the 'inset' approximately square area excluded from the Outline Planning Application and the Access Road to the building from Eaves Lane.









## 4.2 EXISTING BUILDING

The existing Laboratory is essentially 2no. separate buildings with a short link corridor. The buildings are at different levels, the floor level of the upper building being 1.0m above that of the lower. There is a staircase between the two levels within the link corridor. The buildings form a 'rectangular' shape (approximately 56.0 x 20.0m) on plan oriented along a northwest/southeast axis. Each of the buildings consists of two main elements. The upper building has a central 6.0m high portal framed warehouse (with rear mono pitch extensions) and single storey flat roofed brick offices along the south eastern façade. The lower building has a shallow pitched single wide span laboratory space, again with single storey flat roofed brick offices wrapping around the south eastern and south western facades. It is a functional industrial building.

The walls and roof of the central portal framed element is clad in green profiled metal sheeting with clerestorey patent glazing. The offices have red smooth engineering brickwork with white painted metal framed windows and a felt flat roof. There are also numerous redundant ducts and flues, penetrating both walls and roofs.

Below are some recent photographs of the building in its current condition:



Northwest/Southeast Corner



South East Façade viewed from the South



Southwest Façade



Lower Building Northwest Façade

#### 4.3 LABORATORY BUILDING IN CONTEXT WITH OVERALL PROPOSALS

Below is a sketch plan indicating the relationship of the Laboratory Building with the central area facilities, which are the subject of the Phase 1 Reserved Matters Application:





#### 4.4 PROPOSED BUILDING

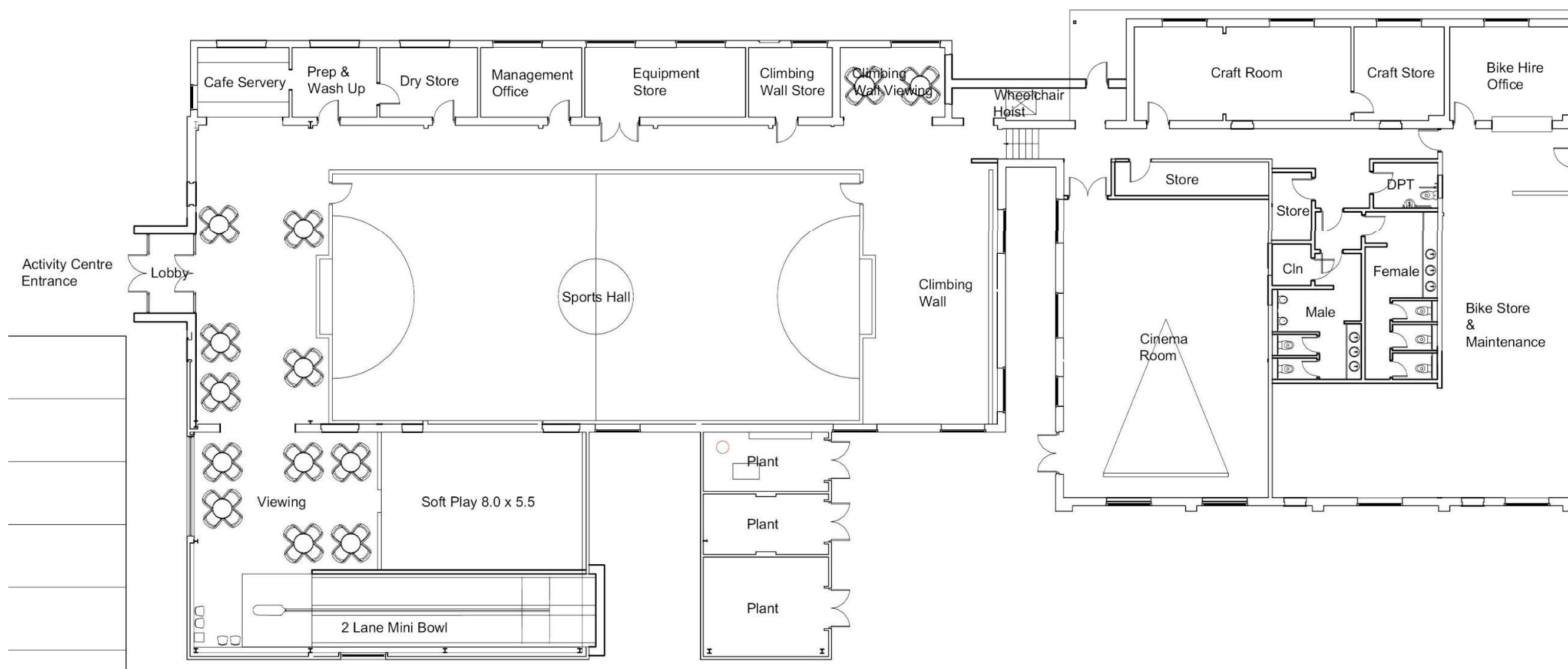
The conversion of the existing building into the Activity Centre involves the removal of the internal walls currently subdividing the existing portal framed warehouse within the upper building to create a Sports Hall. The Bowling Lanes and Children's Soft Play are positioned within the clear spanned lean-to to the Northwest of the main hall, where the ceiling height remains over 3.0m. Minimal alterations to the single storey masonry flat roofed elements around the perimeter are envisaged.

The Informal Screen Room is located within the wide span space in the lower building. The original toilet facilities, which serve the whole facility, have been removed and new toilets reinstated in the same location. A Bike Hire offer is within the southerly most section of the lower building. Minimal alterations to the single storey masonry flat roofed elements around the perimeter are envisaged and ancillary and support spaces are included within these areas.

The entrance into the Activity Centre is positioned on the Northwest elevation facing towards the new Hub building and this is 'oversized' to create a clear visual signifier.

There are 3no. small extensions to the existing building footprint:

1. Feature entrance and lobby set within the opening formed by the existing roller shutter door on the Northwest elevation.
2. Small extension to the rear of the lean-to to create sufficient length for the Bowling Alley.
3. Additional space to the side of the stair within the link corridor to enable the inclusion of a wheelchair platform lift to allow wheelchair users access between the two levels.





#### 4.5 PROPOSED EXTERNAL MATERIALS

The aim has been to change the nature of the external appearance from 'Industrial' to 'Agricultural', whilst at the same time tying it in visually with the other buildings included within the Reserved Matters Application. It is therefore the intention to remove existing metal cladding and patent glazing and replace with black Marley Eternit Profile 6 cladding (regularly used on agricultural buildings), add new gutter profiles and overclad the brickwork with vertical board and batten 'Accoya' timber panelling, as proposed for the Hub and Housekeeping buildings included within the separate Reserved Matters Application. Windows to be replaced with grey powder coated double glazed aluminium framed units, to match those proposed elsewhere on the wider site.

Proposed Materials:



Board and Batten Stained Accoya  
Timber Cladding to over existing  
Brickwork

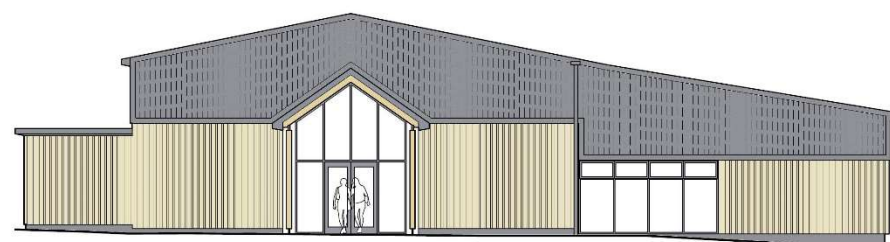


Black Profile 6 Marley Eternit Cladding  
& Roofing

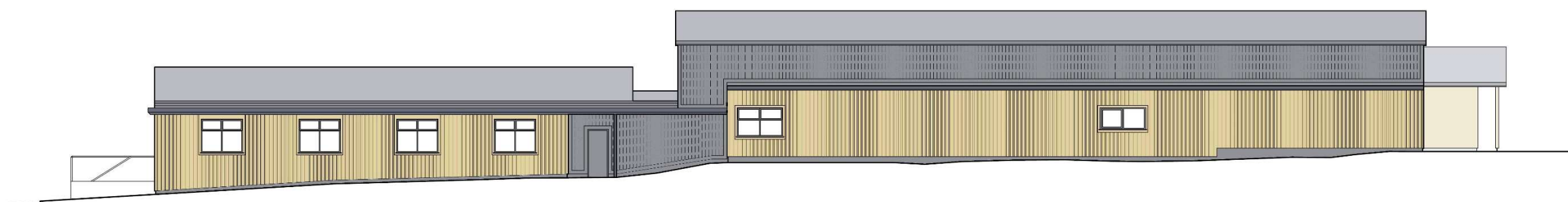


Dark Grey Powder Coated Aluminium  
Framed Windows and Doors

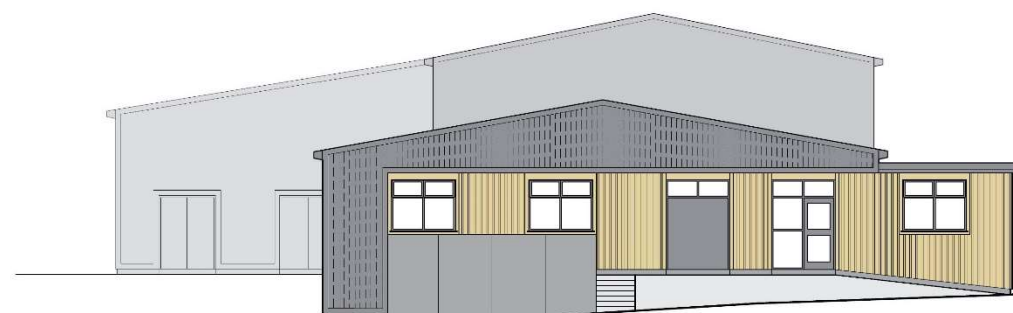
#### 4.6 PROPOSED ACTIVITY CENTRE ELEVATIONS



North West Elevation



North East Elevation



South East Elevation

##### MATERIALS

- 1 Marley Eternit Profile 6 Sheeting. Colour - Black
- 2 Board & Batten Vertical Accoya Timber Cladding. Colour TBC
- 3 Powder Coated Aluminium Glazing Frames. Colour Dark Grey
- 4 Existing Brickwork painted Black
- 5 Powder Coated Aluminium Profiled Gutters & Fascias. Colour Dark Grey
- 6 Powder Coated Aluminium Roller Shutter Door Colour Dark Grey
- 7 Trespa Cladding Panels. Colour Dark Grey

## 5.0 ACCESS

As noted the Activity Centre will have a main entrance located within the upper level building on the Northwest Elevation. This entrance will have a level threshold entrance. At the existing change in level between the two halves of the building a new wheelchair access platform has been introduced. Disabled wheelchair accessible and ambulant toilets are provided within the new toilet facilities in the lower section of the building. Door widths will be suitable to provide wheelchair access throughout.

2no. Disabled accessible car parking spaces are to be provided immediately adjacent to the entrance into the Activity Centre, further spaces will also be allocated within the main car park adjacent.

Assisted powered doors will be included to the new entrance.

Suitable colour contrasting will be included between doors/frames/ironmongery/handrails etc throughout.