

1ST DINAS POWIS SCOUT GROUP

REPLACEMENT OF EXISTING EXTENSION TO REAR OF SCOUT HALL

DESIGN AND ACCESS STATEMENT

ENVIRONMENTAL SUSTAINABILITY

It is intended to use Brick Cladding with fair face concrete Block inner skin and Rockwool or equivalent Cavity insulation in compliance with current building Regulations.

Internal Walls on the ground floor will be constructed with locally manufactured concrete blockwork.

First floor will be of timber and chipboard construction with Glass fibre or rockwool insulation. The Ceiling will be constructed from Fire resistant Plaster Board with surface Skim on the underside...

The Upper Floor storage area will be insulated between rafters and lined with plasterboard.

Where necessary, to comply with fire regulations, such as on staircase, the lining will be fire resistant plasterboard.

When Funding permits it is proposed to construct Solar Electric Panels as part of the energy input to the premises. Such provision by a small charity will of course be dependent on outside sources of funding.

The Scale of Solar Electric units will be reduced by the minimal South Facing Roof Areas and shading from adjacent Housing

MOVEMENT

There will be no change in the long-term methods of approach to the site which include pedestrian where distance permits, or Private Cycle or Motor vehicle as most journeys are from within the village of Dinas Powis or from Pencoedtre, Barry where Public Transport is Not available.

The Hall is within a short walk of Railway and main bus routes.

Scout Use of the Building is entirely Off Peak and other voluntary bodies using the Hall operate primarily 9.30 a.m. to 3.30p.m. or after 5.30p.m.

The site is of very limited size and onsite parking is used as far as practicable. Movement within the site is entirely pedestrian.

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CHARACTER

The New building is designed not to intrude substantially above the existing Hall Roof Line.

The layout of the interior is designed to replicate existing with the addition of a first floor to meet the demand for extra storage of Scout Camping equipment which has arisen due to the rise in Child membership of recent years, and to aid provision of more adventurous outdoor activities. There is also a need for limited storage for equipment for Brownie Guides, mother and toddler group and Bridge Club.

The exterior cladding proposed is of similar colour to the existing brick Scout Hall

The existing 1960s brickwork has been identified as New Aberdare Brick, made by a N.C.B. subsidiary. This is long out of production but a currently made brick of similar appearance has been identified.

This finish is in keeping with the better aspects of the Conservation Area.

It is almost obscured from Neighbouring Houses by Trees and from the Adjacent House by the excessively large Wooden Building in their garden.

The very limited site precludes any significant change in Landscaping.

COMMUNITY SAFETY

The new structure will be of low fire risk.

It is proposed to convert a room in the existing Hall to a Disabled Toilet accessible from both the Main Hall for other users and the New Building for Scout Users.

This will also cater for Baby care by providing changing facilities.

Additional access will be provided to permit unassisted wheelchair access should a need arise in the future. There is no current established use by Wheel Chair Users.

The entrance drive cannot readily be improved for Wheelchair users due to ground levels.

The approach has been made more user friendly by construction of a hand rail up the drive.

There will be no change in vehicle movements to and from or On Site.

WE cannot influence obstruction of the access or public Highway by others, although this is a recurring problem and may put children at risk.

ACCESSIBILITY

An assessment of the existing premises indicates that the current premises has some steps which require third party assistance for a Wheelchair user or person not able to climb steps.

The New Development will provide a secondary entrance which will be approached by ramp and have an external door accessible to an active wheelchair user or walking aid user.

APPEARANCE

The new premises is in a Conservation Area established since the old precast concrete building was constructed and is regarded as no more visible than the old unit

Consideration of the Unitary Development Plan shows that minor development within the existing Community Envelope is permitted, especially where little or no change in land take is involved.

EFFECT ON THE ENVIRONMENT

Surface water run off (as now) will be direct to underlying rock and sub soil via down pipes from Roof Area and porous finishes where Building Regulations or access safety require that a paved surface is advisable. The current site development has no surface water drains connected to the public sewer.

There is some impermeable paving around the main building which it is not intended to change.

The disabled toilet will be connected to the existing on site sewer and is not expected to increase total discharge volume from the site.

Consideration has been given to a Sedum Green Roof covering but the small area, high shading by trees and the need for translucent roof lights to storage rooms precludes such a roof.

Concrete Block internal lining to all ground floor rooms in new building will aid insulation and provide some heat retention benefit hence minimising heating need. Such blocks are manufactured in or near the Vale of Glamorgan Council Area and will minimise Carbon production from transport.

Brick Construction of the outer skin will need importation of bricks from England.

Whole life cost (Capital and running cost) suggested Ground Source Heat Pump but the high initial Cost precludes this for our Charity.

The existing gas fired hot water heating will thus be extended to include the replacement building. This is served by a modern Condensing Type Gas boiler.

CONSERVATION AREA GUIDANCE

When new works are proposed guidance suggests, as in this case, that little if any change to the visible elevation or roof line of existing buildings take place. Therefore, a low roof profile has been adopted for our new structure to retain the elevation visible from the Public Highway as far as practicable.

PARKING

There is to be no change in the current space for Parking and access by pedestrians or cyclists is encouraged. Intermittent use is primarily between 9.30am and 4p.m. or 6pm to 10p.m. which are off peak in that area of Dinas Powis.

The only parking problems occur when adjacent Community Council Buildings are in use for functions which generate large numbers of Car movements. This is historic due to lack of alternative parking and out of our control.