

**Proposed change of use of former Pepperpot Inn from A4 class use (Drinking Establishment) to D1 class use (Creche). Proposal includes a new children's external play area and minor adaptation to front and rear elevation to provide additional means of escape exits.**

On the site of the  
Former Pepperpot Inn,  
Chester Road East,  
Queensferry , CH5 1SA

## **Design & Access Statement**

To Accompany  
**Planning Application**

**Ref OFL123/014**

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## **1.0 Introduction**

The following report is provided in support of the associated planning application documents and drawings for the proposed change of use of the Former Pepperpot Inn, Deeside to provide a new childcare social enterprise/crèche facility.

Flintshire County Council plan to provide a new, innovative, modern and flexible facility which will meet the childcare needs of parents and carers from the Deeside area. The development of the social enterprise will entail converting the derelict and dilapidated building located on the Deeside Leisure Centre site, off the main road through Queensferry. The building, due to its location, size and design lends itself to accommodate a day care facility, which will be refurbished and equipped to become a valuable and well used asset to the local community.

## **2.0 Vision**

### **2.1 Vision for the development**

The full internal refurbishment of the premises and minor external adaptations will make best use of the space and site available for childcare provision. The new modern facility will provide meeting spaces for families engaging with services such as Families First and Flying Start, as well as appropriate space to work with families.

The provision of a new modern crèche facility on the same site of the Deeside Leisure Centre will integrate well and harmonise both practically and visually with the existing environment, and will add value through the provision of additional services and facilities for the local community.

### **2.2 Site Information**

The Former Pepperpot Inn is positioned on the site of the Deeside Leisure Centre which is located off Chester Road, Queensferry. It is believed that the building has been empty for over 10 years and is in poor condition. The site occupies a prominent position adjacent to the B5129 and is relatively central and easily accessible situated close to nearby public transport networks, shops and local amenities.

The building itself is predominately made up of a mixed red facing brick with an asphalt flat roofing system and a large metal clad fascia system which measures close to 1m in height. The single storey unit which is linked to parts of the Deeside Leisure Centre occupies a high number of doors/means of escape exits on the front elevation. The remaining side and rear elevations include a large number of windows to allow natural daylight into the building.

### **2.3 Surrounding Area**

The surrounding area offers a mixture of leisure, retail, commercial and residential properties which vary in architectural style. Housing in the area is mainly terrace and semi-detached constructed, with a mix of facing brick and/or render with slate and tile roofs. Commercial properties are generally modern in style. The Deeside Leisure Centre building includes modern insulated metal panel type construction with mixed red facing brick at ground floor level.

## **2.4 Constraints and Opportunities**

The Former Pepperpot Inn building is an existing dilapidated building with excellent access and such is inclusive in its current form. Recent investment has renovated the external areas of Deeside Leisure Centre. The proposal looks to transform and enhance the derelict entity and help improve the same levels of access for all users.

Immediate constraints include difference in floor levels internally. There are a number of different level platforms, ranging from 150mm to approximately 500mm. Access into the building itself is not affected. Parking areas are level and ramped access is provided to the existing main entrance point.

## **2.5 Planning Policies**

In line with GEN1 and GEN2, the proposals are located within the settlement boundary. Due to the nature of the proposals and their containment within the existing building the visual impact will be imperceptible.

The proposals look to transform and enhance an existing building facility and add value for the local community in line with CF1 and CF2 of Flintshire's UDP policies.

Paragraph 4.4.2 of the Planning Policy Wales states that planning policies and proposals should 'promote access to employment, shopping, education, health, community, leisure and sports facilities and open green space, maximising opportunities for community development and social welfare'.

## **3.0 Accessibility**

### **3.1 Planning Guidance**

The proposals have been developed in accordance with Flintshire Planning Guidance Note 12, BS8300:2001 and Approved Document M of the current Building Regulations. Additionally we have discussed the proposals with the Local Authority Access Officer and they are satisfied that the building meets the needs of all users in its current form and proposals do not cause adverse impact to this.

### **3.2 Access**

The entrance will be provided in its existing position adjacent to Chester Road. Access is firm and level with ramped access readily available. Existing double doors and a level threshold are also provided in line with the above guidance. Doc M (Accessible) WC's is proposed and door widths on the access route will be sufficiently wide enough for wheelchair access.

### **3.3 Ease of access**

The existing access into the building will be retained and the proposed remodelling and new internal layout will be fully accessible and fully EA Compliant. The addition of 2no. internal ramps and flight of steps will enable all of the users to have full access to all levels.

To ensure that the building is compliant with current building regulations, 2no. means of escape exits are proposed, so that in a case of an evacuation, all users can safely exit the building from all areas and levels of the building.

The existing building and proposals are supported by an extensive car park which provides a total of 1400 spaces on site and approximately 14 disabled spaces located a short distance from main entrance.

Bus stops are located in close proximity to the site entrance and the approach is generally level and any changes in level are catered for by the provision of wheelchair accessible ramps and stepped access. As such the design offers a fully inclusive design that is accessible for all.

#### **4.0 Environmental Sustainability**

The design does not make any significant alteration to the fabric of the structure however the use of sustainable materials and technology will be incorporated where possible.

Internally materials will be sourced from sustainable resources with low embodied carbon where possible. A new scheme of energy efficient lighting will be provided as part of the proposals.

#### **5.0 Character**

##### **5.1 Integration**

The proposals will not impact visually on the surrounding area as the proposals is mainly focused on the internal accommodation. A new external play area/compound is proposed at the rear of the existing building. The perimeter to the new compound area will be half brick and half metal fencing, so that the amount of natural daylight into the building will not be affected. However, the height of the wall will provide an element of privacy for the crèche facility.

##### **5.2 External Design**

The external design will include some minor adaptation, such as; 1no. single door to match existing on the front elevation and the replacement of a single window to a double door on the rear elevation. This will enable adequate means of escape on the upper and lower internal levels within the building.

An external play area and a retractable awning are proposed as part of the application for the new crèche. The proposed external play area/compound which is to be attached to the existing building (Former Pepperpot Inn), will have a half brick (1.2m high) and metal fence (0.9m high) finish. The proposal will have little impact to the surrounding area. Its function and design will ensure that the health, safety, welfare and security of all users and occupants are improved. This will be carried out by providing adequate lighting and means of escape gates at the rear.

#### **6.0 Community Safety**

The development will make use of the existing car park and existing accommodation within the building. The site is open and has excellent visual links with Chester Road. The parking area is flood lit and will also benefit from borrowed light from the adjacent street lighting. The existing building offers natural surveillance of the car park area and CCTV is also provided externally.

## **7.0 Movement**

Public car parking is readily available within close proximity to the building. The car park is within Flintshire County Council's ownership and provides a sufficient number of spaces to accommodate the new crèche facility.

A number of bus stops are located in close proximity to the main entrance to promote sustainable transport choices to and from the site.

## **8.0 Conclusion**

The proposal of a new crèche responds to planning policies and offers a sustainable approach which will be a logical new addition to Deeside and the local community. Such diversification is essential in the modern day delivery of these services.

In conclusion we believe that the proposed remodelling/refurbishment of the ground floor at the former Pepperpot Inn will greatly benefit the local community in many ways. The building and interior design and its warm and welcoming environment will also enhance the locality both visually and mentally and thus the experience of users, staff and general public alike.

We feel that this is an appropriate proposal for the building which will provide a visually stunning addition which is appropriate for the site of this nature.

## **Appendix 1 List of Associated Documents**

Drawings (attached):

- Flintshire County Council OFL123/014:-
  - 01 - General Arrangement as Existing
  - 02 - General Arrangement as Proposed\_A
  - 03 - Elevations as Existing
  - 04 - Elevations as Proposed\_A

