

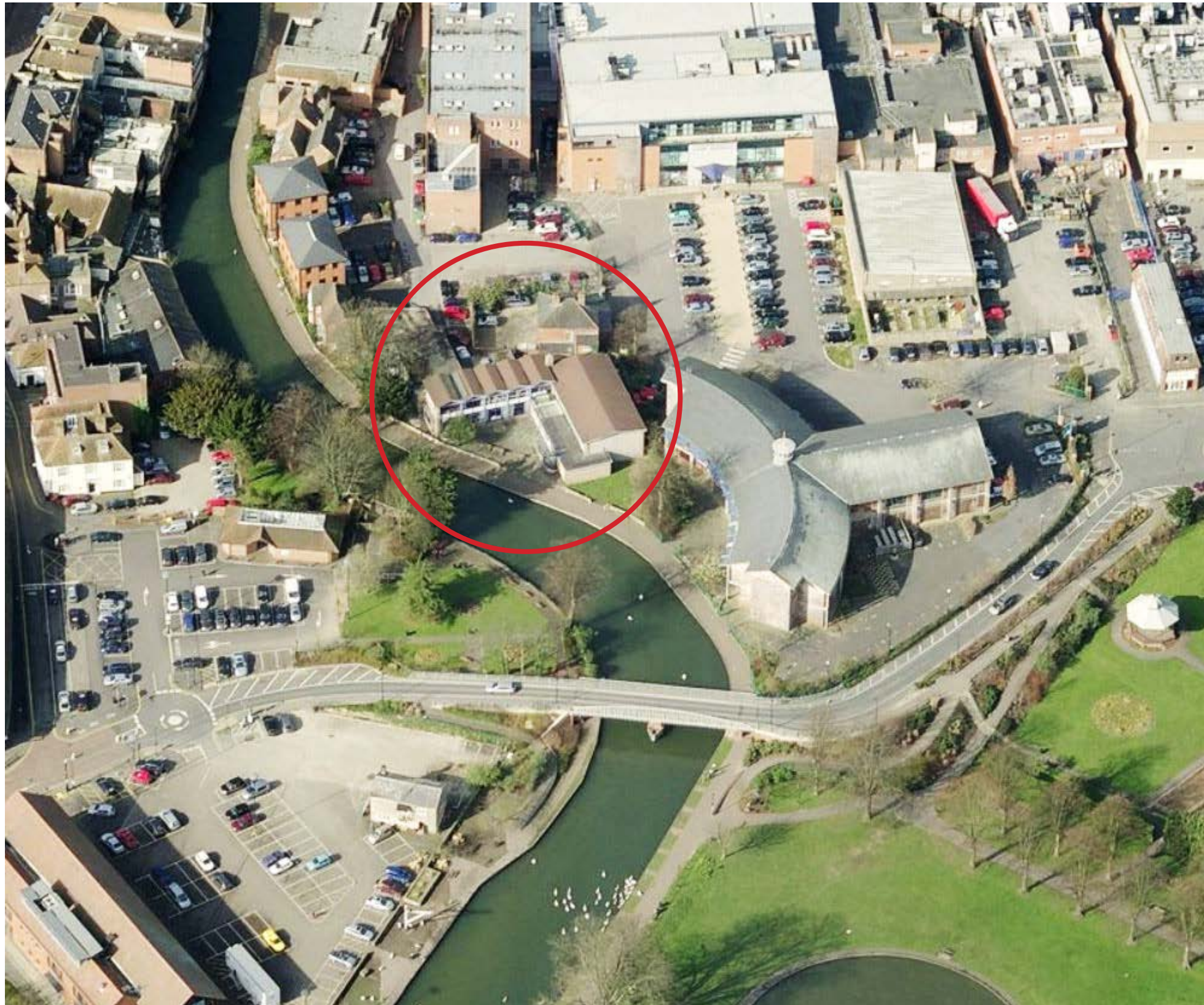
**WATERSIDE YOUTH CENTRE,  
REFURBISHMENT & EXTENSION,  
NEWBURY**



**DESIGN & ACCESS STATEMENT**  
Job No: J0021622  
(Revision P4)

**JUNE 2019**

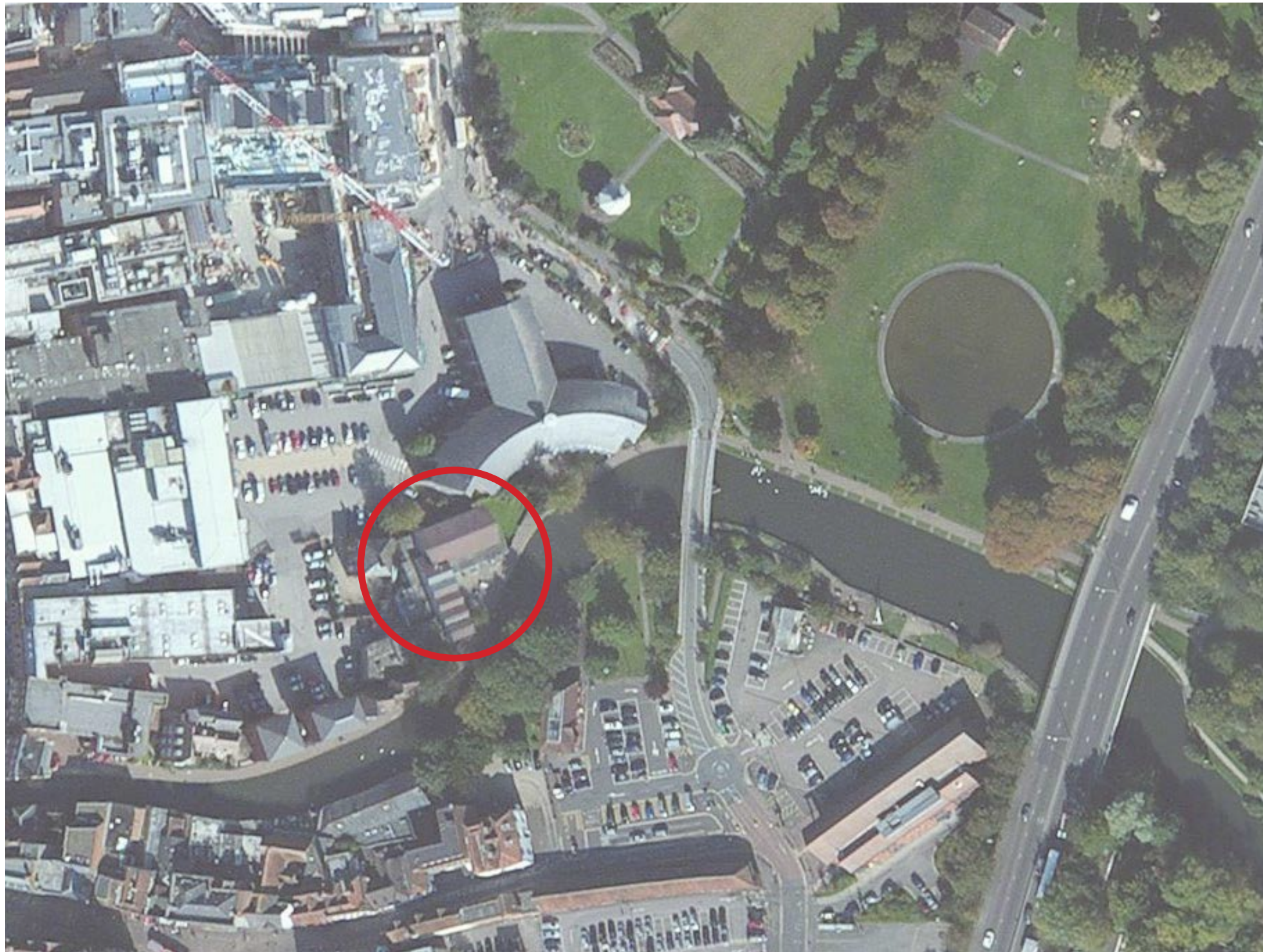




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**Aerial view**

# EXISTING

## 1.0 Introduction

Carter Jonas Architects have been appointed by our client, BBY Waterside Ltd to obtain full planning consent for the refurbishment and extension of the Waterside Youth Centre, Newbury.

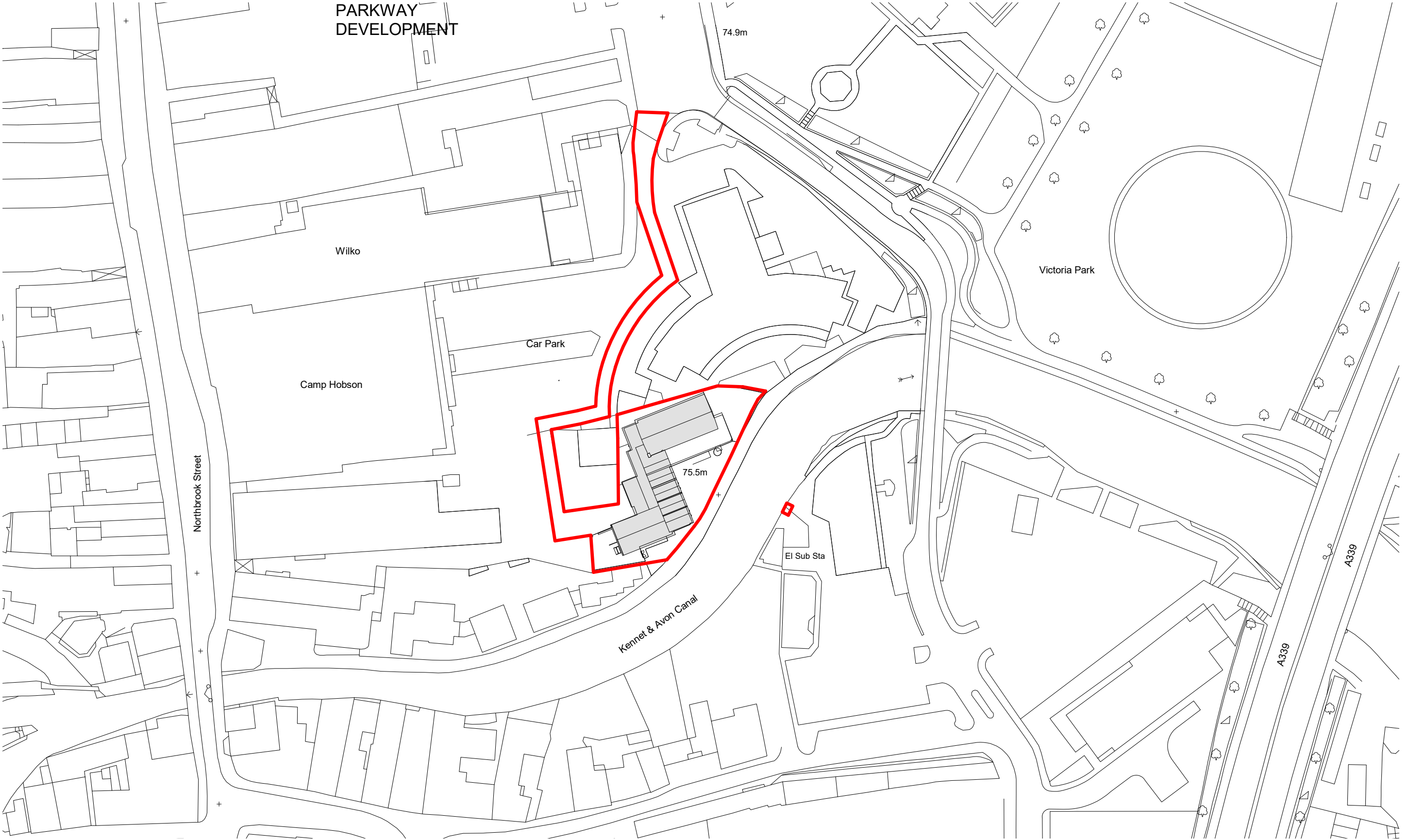
Internal alterations will refresh the tired interiors whilst repairs and refurbishment will help prolong the life of the building; simultaneously bringing it in line with present-day standard and building regulations. The extension of the facilities will enhance the user experience for the growing West Berkshire community.

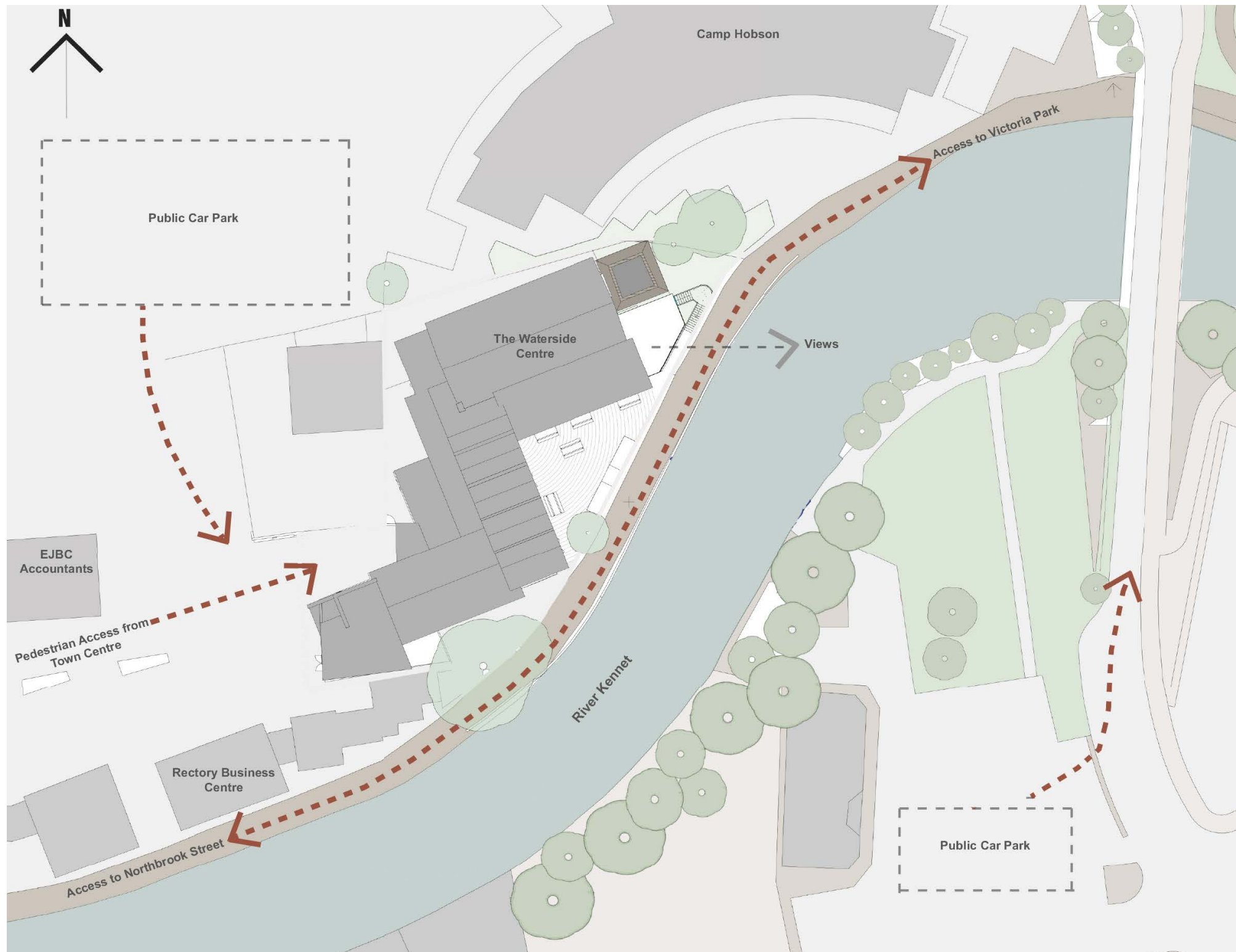
This Design & Access Statement is to be read in conjunction with the supporting planning application drawings and documents.



# EXISTING

## 1.1 Site Location





## Site Opportunities and Constraints

# EXISTING

## 1.2 The Site and Existing Context

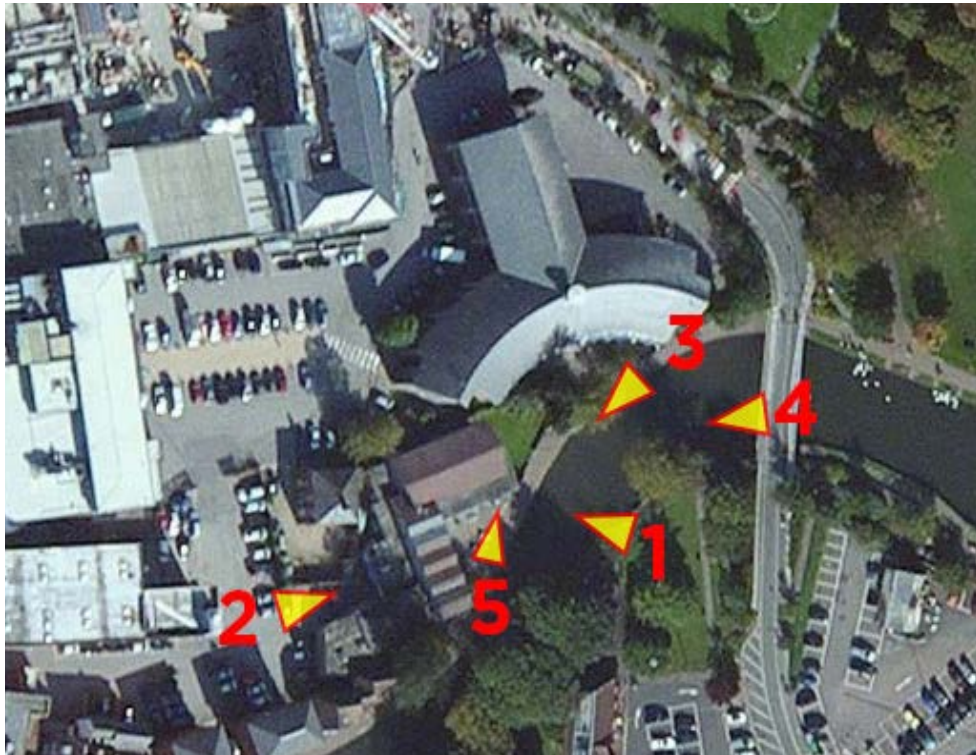
The site is adjacent to Newbury town centre, lying on the bank of the River Kennet on a major arterial pedestrian route that connects the town centre with Victoria Park.

The building is currently used as a Community and Youth Centre with ancillary office space as well as toilet and changing accommodation and counselling services. The site is occupied by the local authority.

The site is generally level, and comprises of 1387sqm of land with the footprint of the youth centre taking up a majority of the site, approx 779sqm gross internal area.



EXISTING



Site Photos



# EXISTING

## 1.3 Existing Building

Built in the 1960s the current two-storey building houses two multi-purpose halls for sport and other activities, as well as a café and office space. It was built in a typical 1960s style with a series of curtain walls and flat roofs, creating a somewhat iconic contribution to the town's architectural language and character.

The building is generally in a poor condition with the roof finishes, external glazing, building services and internal finishes at the end of their serviceable life. The roof also lacks sufficient insulation resulting in poor energy performance.

The condition of the building fabric has contributed to the centre's under use in recent year and extensive modernisation is now required in order to get the building back into a condition which is fit for its purpose.

The existing internal staircase does not comply with current regulations and their is limited access for disabled users.



INTERIOR PHOTOS



Existing - North  
Scale: 1 : 100



Existing - East  
Scale: 1 : 100

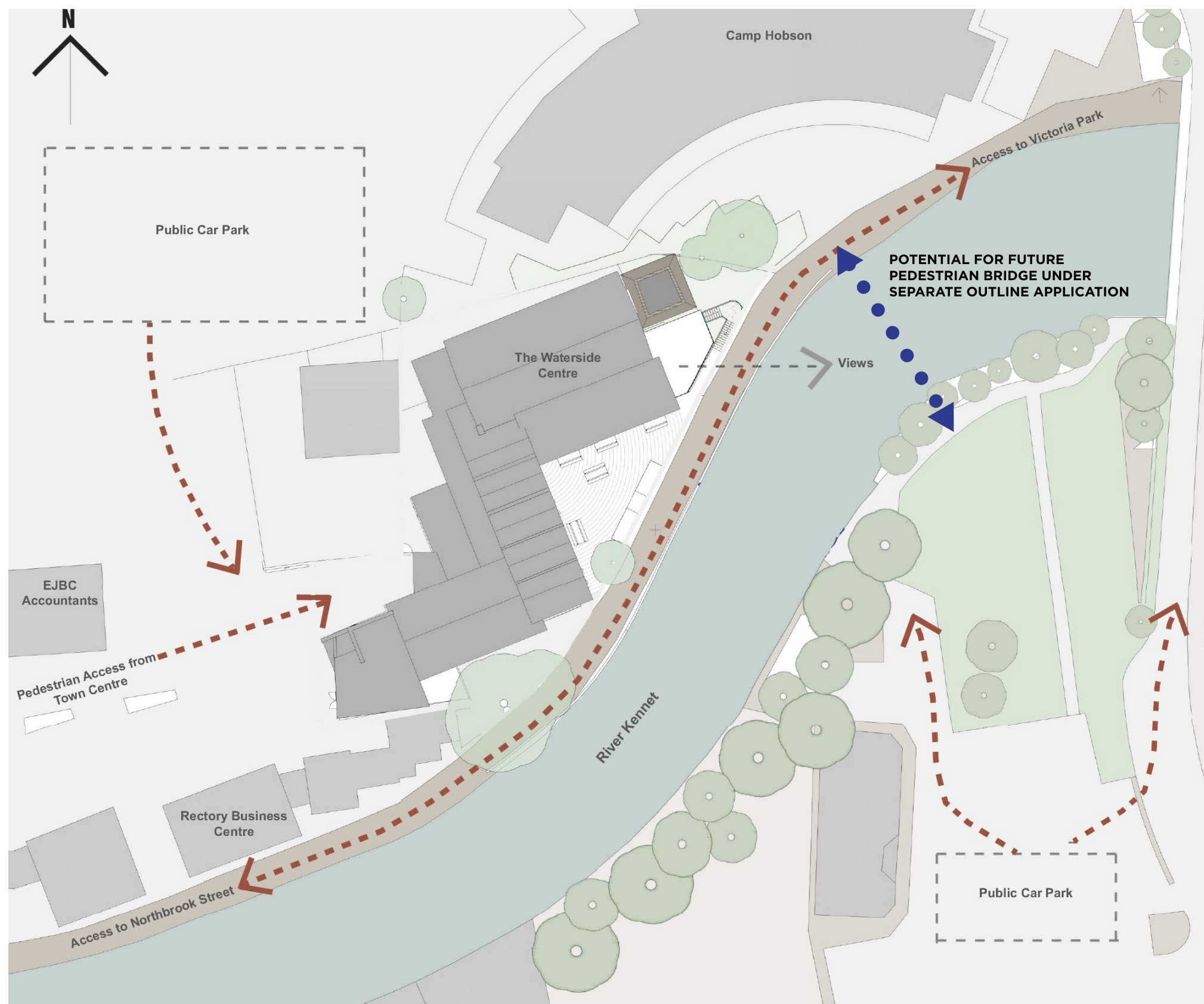


Existing - West  
Scale: 1 : 100



Existing - South  
Scale: 1 : 100





**Ground Floor Plan as Proposed**

# PROPOSAL

## 2.0 The Proposal

Berkshire Youth's business plan sets out mission and purpose and is as follows:

*"To further the development and education of Young People, enriching their lives through leisure time activities to help them grow to full maturity as individuals and members of society and that their conditions of life may be improved."*

Berkshire Youth is in a great position to support local areas to develop an offer for young people by engaging young people themselves in activities preventing them from becoming an at-risk statistic, saving significant long term public funding. Through local community engagement and an active programme of personal development we can support young people to become active citizens fully engaged in social action.

The proposal seeks to refurbish and extend the existing Centre in order to bring the building in line with present day standards and regulations, whilst also adding value to the Waterside Youth Centre and enhancing the experience for the growing community.

The proposal is the result of a number of public consultations and engagement with: the local authority, the police, Bradfield College, Berkshire Youth and other stakeholders.





## 2.1 Key Requirements

There are a number of key opportunities that the scheme presents.

The proposals include the refurbishment and extension of a deteriorating building, for a local charity, in the centre of Newbury, thus enhancing the communities youth facilities.

The proposals include:

- Conversion of underused portion of existing canoe store to counselling facilities.
- New single storey entrance and improved signage
- New single storey extension to include ancillary accommodation of main hall use, including shop.
- New two-storey viewing gallery/cafe for public use overlooking the main hall and River Kennett.
- New internal stair and adaptations to existing stair to meet current regulations.
- New part M compliance disabled passenger lift.
- New climbing tower.



# PROPOSAL

## 2.2 Scale & Massing

The current Waterside Centre building is a two-storey building, comprising of approximately 779sqm gross internal area with the proposed extensions having a combined area of 165sqm.

The proposed extensions follow the existing pattern and scale of developments on the waterfront as well as that of the existing building with Toomers Wharf, stepping down from three to two-storeys to the west and the Camp Hopson Furniture store being two-storeys to the east. The proposed extensions, with the exception of the climbing tower match the ridgeline of the existing building.

The ridge height of the climbing tower extends to 14.5m allowing the tower to act as a visual cue for the Centre as well as the surrounding retail units.

The proposed main entrance is a modest extension to the existing footprint, which creates a greater sense of arrival whilst the proposed viewing gallery/café extend upward from the existing building footprint and matches the existing ridge line of the main hall to the north, minimising the visual impact. The climbing tower tapers as the height increases, to minimise the visual impact on the surrounding buildings.



Elevations NTS



# PROPOSAL

## 2.3 Appearance

The scheme utilises traditional materials to complement those elsewhere within the surrounding context. The glazing is to be replaced with new to match the extent of glazing reduced slightly in order to avoid excessive heating from solar gain. The climbing tower will also be clad in timber, helping to further minimise its visual impact among the existing trees and buildings.

The existing, deteriorated curtain walling to the south elevation is to be replaced with composite cladding panels in a similar format to the existing. The use of such panels will reflect the material palette and language used on the Camp Hopson store façade to the north-west of the site as well as the neighbouring Parkway development.

Window proportions are consistent with the existing design have been adjusted to be more modest and in keeping with the surrounding developments to the east and west. The glass and steel canopy on the east elevation looks to enhance the building's relationship with the outdoor space and riverside, hinting at a nautical theme.

The flat roof construction is to be upgraded to be more energy efficient and ensure water tightness, whilst the new pitched roof to the proposed viewing gallery/café matches the pitch and ridge of the existing roof slope. The new roof finishes will complement the existing.



**Artistic Impression of Proposal**





Precedent Studies of Developments Incorporating Similar Materials

# PROPOSAL

## 2.3 Appearance Continued...

1. Example of proposed curtain walling & timber cladding
2. Example of proposed composite cladding panels on neighbouring Camp Hopson Store
3. Examples of proposed timber cladding on neighbouring Parkway Development.



# PROPOSAL

## 2.4 Sustainability and Design

A 'fabric first' approach is to be adopted in the building design, which is in accordance with the government's approach to zero carbon homes and zero carbon non-domestic buildings.

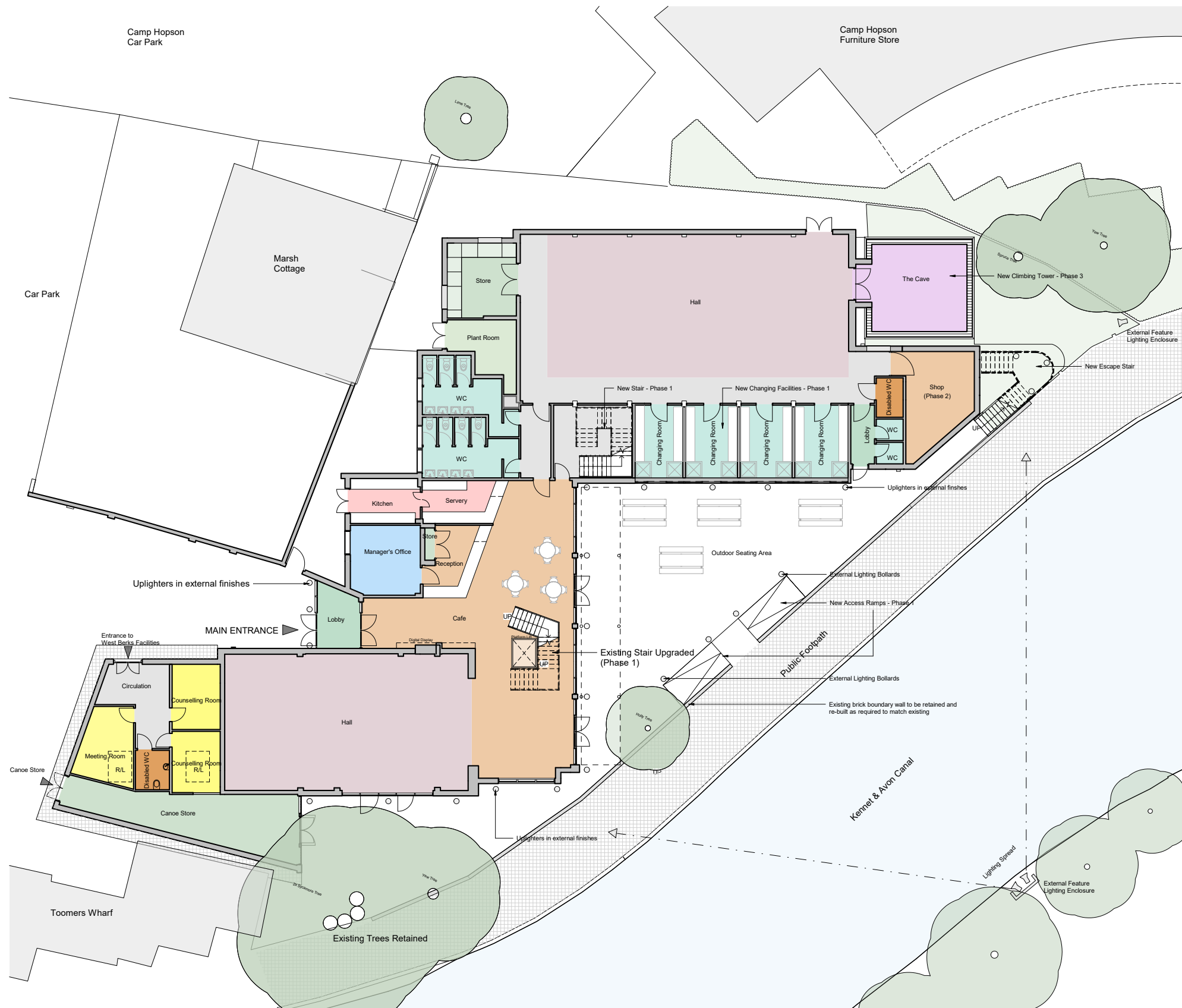
This method seeks to maximise the performance of the building fabric itself, resulting in improved energy efficiency and reduced carbon emissions. A 'fabric first' approach is generally considered to be more sustainable than relying on energy saving technology, which carries with it associated maintenance and operation costs during the building's lifespan. Energy consumption will be reduced through means such as:

- Maximising air tightness.
- Using super-high insulation.
- Optimising solar gain through provision of openings and shading.
- Optimising natural ventilation.
- Using the thermal mass of the building fabric.
- Using energy from occupants, electronic devices, cookers and so on.

Improvements to the building fabric are also supplemented with energy efficient mechanical and electrical building service systems, including:

- Energy efficient condensing boilers
- Energy efficient lighting and controls

In accordance with the West Berkshire Core Strategy Policy CS15 and Approved Document Part L2B, consideration will also to be given to the incorporation of high-energy alternative systems (renewable technologies) including a potential provision of roof mounted solar PV cells to further reduce carbon emissions beyond the outlined 20% from 2014.







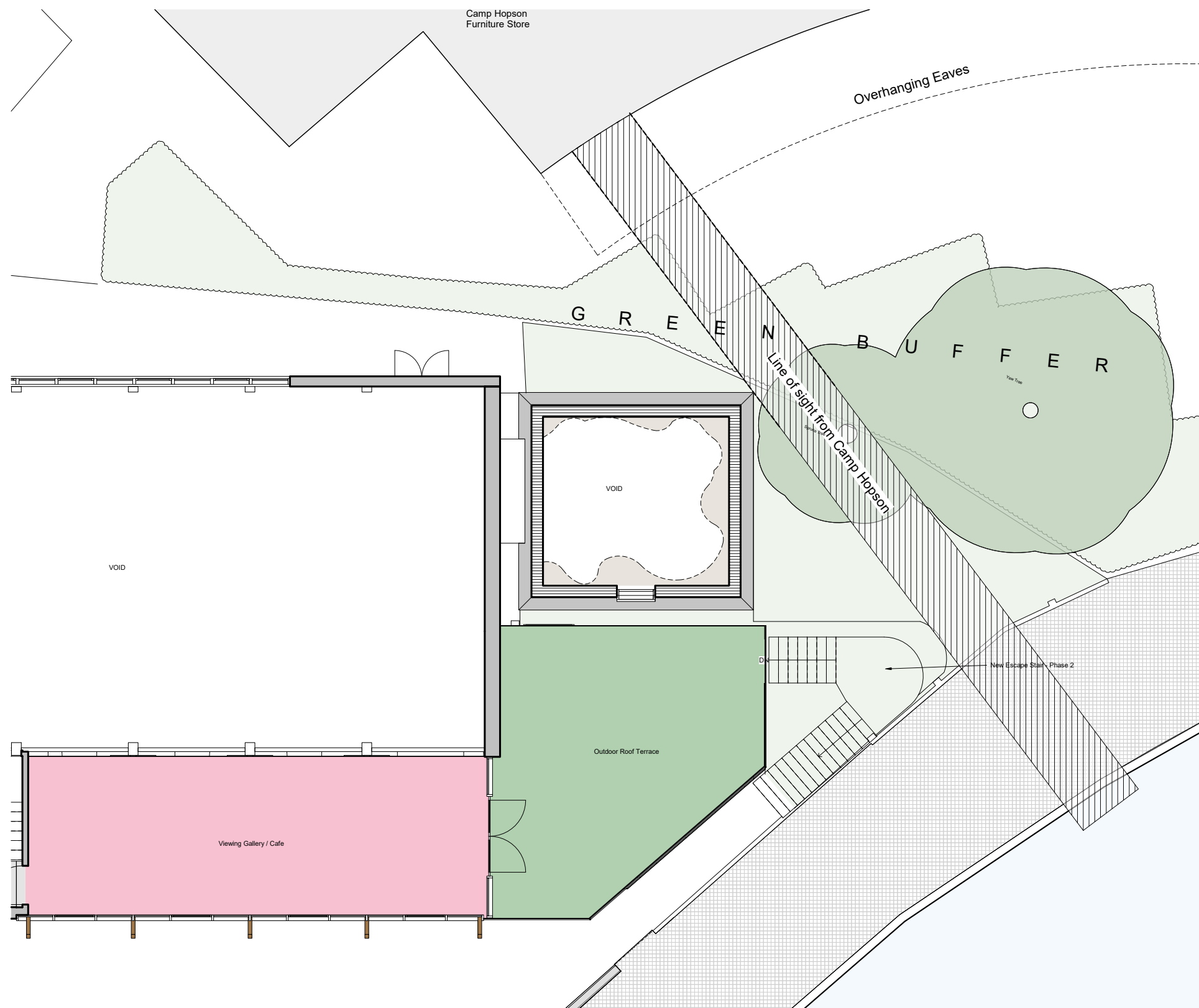
## 2.5 Access

No alterations to the existing vehicular or pedestrian routes are proposed due to the site being in a sustainable location and benefiting from excellent transport links within close proximity.

There are a number of car parks that surround the scheme which serve their relative retail/office units. The proposals do not seek to amend the current number of spaces at the Waterside Centre or any of the surrounding units.

New internal stair, adaptations to the existing internal stair, new Part M lift and accessible Part M thresholds at all entrances, will ensure that all visitors can access all parts of the building.





## 2.6 Visual Impact Assessment

The building is well screened by planting and mature trees to the adjacent Camp Hopson building.

In order to minimise visual impact to the Camp Hopson Furniture Store, the proposed climbing tower extension has been set back from the boundary; with the design of the tower tapering with the increase in height to further minimise visual impact at high level.

**The parallel projection from the window misses the climbing tower.**



## 2.7 Drainage Statement

The redevelopment of the Waterside Centre is split into the following three phases.

- i. Phase 1 – Refurbishment and internal alterations, including a small extension to the west and new glazed canopy.
- ii. Phase 2 – Single storey extension to the east.
- iii. Phase 3 – New climbing tower and pedestrian footbridge over the river/canal.

### 2.7.1 Existing Drainage Provision - Foul water

Results of a CCTV survey carried out in August 2018 appear to show the existing foul drainage network from the centre to comprise of a mixture of clay and pitch fibre pipework serving the east and west elevations. This combines in the northeast corner of the site and discharges to the north to the nearest Thames Water sewer.

### 2.7.2 Existing Drainage Provision - Surface Water

The CCTV survey also appears to indicate that the rain water runoff from the flat and pitched roof areas discharges via vertical gutters and downpipes into gullies at the base of the wall which are connected to the foul water network.

The surface water runoff from the hard paving around the centre has no apparent positive drainage network with the exception of a few silted-up road gullies in the car park to the west (on adjoining land) and the runoff either permeates through the joints in the existing paving or drains to areas of soft landscaping. On the east elevation, due to the external levels, there is a tendency for water to migrate towards the canal/river.

### 2.7.3 Proposed Drainage - Foul Drainage

During the works, the strategy would be to carry out maintenance on the existing foul drainage network by making any necessary repairs and replacing lengths of pipe run which do not meet current standards.

It is not anticipated following the refurbishment that there will be any significant increase in flows discharging into the Thames water sewer and any increase will be negligible.

### 2.7.4 Proposed Drainage - Surface Water

#### Phase 1

This phase of the works is mostly confined to internal refurbishment and alterations, therefore, there will be no net increase in runoff from the existing roof areas. Any runoff from the new entrance and canopy on the west elevation will drain into the existing combined below ground drainage. These new areas of roofs are small in comparison to the total roof area and will not communicate any significant flows into the existing drainage network. Any flows could be attenuated with larger pipes and manhole chambers to provide some attenuation from peak runoff.

#### Phase 2 & 3

With the new extension and climbing tower, the proposed run-off from the roofs will be collected via a series of gutters and downpipes and discharge into a new below-ground network of pipes and manholes. Due to the site constraints, there is no space to locate any soakaway sufficiently far enough away from any buildings as to not affect the existing foundations, and due to the location next to the canal/river, it is expected that ground water levels would be high making a SUDS scheme impractical. It is therefore proposed to attenuate the surface water runoff flows via underground tanks to provide storage or have this storage at roof level and limit the discharge from the site into the existing combined system to that of a greenfield runoff.





## 2.8 Conclusion

The existing building fabric and services of the Waterside Youth Centre are reaching the end of their service life and are not only inefficient in terms of present day standards but also fail to comply with current building regulations. This results in poor services for the community of Newbury.

This application proposes to refurbish, upgrade and extend the deteriorated existing building in order to bring it in line with current standards and regulations, allowing Berkshire Youth to carry out its mission to serve the community of Berkshire as well as educating and developing young people in order to “help them to grow to full maturity as individuals and members of society”.