

DESIGN AND ACCESS STATEMENT

For the
Proposed Redevelopment of
Lambeage Hall Coverack TR12 6SX



Proposed SE Elevation @1:100

DESCRIPTION

Permission is sought for the redevelopment of the existing village hall in Coverack.

The existing building is now very dated and at the end of this maintainable life. While the property has been extended unaltered on various occasions maintenance levels have become very high, the property has poor energy conservation, and falls below satisfactory standards in terms of building regulations for a communal hall.

The works involve the demolition of the existing building and erection of a new hall designed for flexible and varied use including community, consultation sports and entertainment and within a contemporary vernacular design to current special and environmental expectations.

The existing Hall is currently well used particularly by the art and theatre groups along with various other community clubs. There is a clear demand for a hall within this area, and indeed opportunity for providing a better and more flexible facility to suit modern day usage and activity.

The existing Hall combines with the Lambeage which represents the play area and open grassed area. This area is used for village functions and community gatherings. Being South facing the area is particularly popular in the summertime for outside activities.

CHARTERED BUILDING SURVEYORS

LOCATION

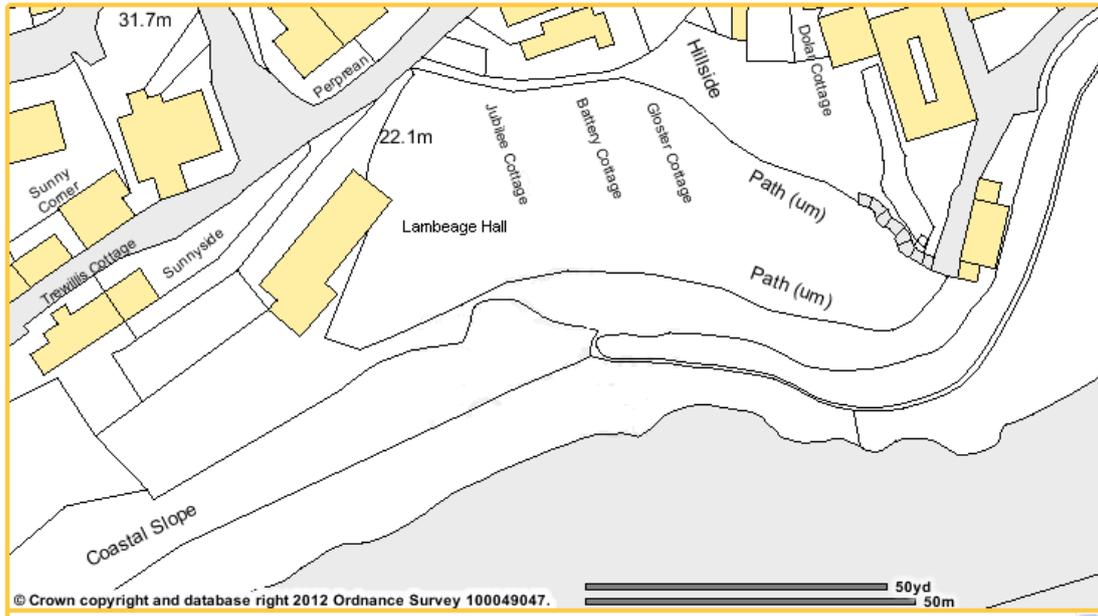
The site is located close to the heart of Coverack on the Western side of the Paris Inn, and immediately south of the Methodist Chapel. Coverack is a village now has a significant proportion of holiday homes, but still has a healthy resident population and good community spirit.

Coverack is located towards the South end of the Lizard Peninsula and is in one of the poorest and most deprived areas on the peninsula. Lambeage Hall currently provides an important village function and the redevelopment of this Hall will enhance and improve facilities for most importantly the resident villagers, but also improve the aspect for visitors and holidaymakers.



“Lambeage Hall” Coverack. Aerial view

CHARTERED BUILDING SURVEYORS



“Lambeage” OS Location Plan

CONTEXT / LANDSCAPE

The existing Hall is located in an Area of Outstanding Natural Beauty and Conservation Area. The current building has developed in a haphazard manner and does not have a lot of aesthetic merit. The current building does not enhance the landscape, and while it falls into the developed area of Coverack the quality of design and construction of the existing Hall leave something to be desired. There are significant opportunities for improvement in terms of aesthetic appearance, and also optimising the use of the site, upon which the existing Hall is located.



“Lambeage Hall” view SW from site entrance

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ACCESS

The site is steeply sloping and one of the difficulties in respect of the building is access. The main entrance level is at 1st floor level and this results in anyone entering the building having to descend a significant number of steps. In considering a new building we have given the access issues significant consideration. It has been possible by raising the level of the entrance to the property and moving the premises closer to the access from the road to remove the need for steps altogether. The proposal includes a two-storey element to the East side and a single-storey Hall the West. Access into the building is essentially at first-floor level with ambulance stairs and an indoor lift facility to provide access to ground floor level.

Pedestrian access to the site is unaltered and full access to the playground is retained.

DESIGN CRITERIA

The site falls within the following designations:

- Conservation Area
- Area of Outstanding Natural Beauty
- Area of Great Historic Value
- Area of Great Scientific Value
- County Wildlife Site (CWS) encompasses the south west corner of the site.
- A public footpath crosses the site.



Proposed SE Elevation @1:100

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PRE APPLICATION CONSULTATION

The application consultation took place between local representatives and the conservation officer planning officer of Cornwall Council on 19 July 2011.

There is general agreement in principle to the proposal of a new community building on the site and at the time designs had been prepared by an alternative designer. The main elements which came out of the pre-application consultation were as follows:

- Provide greater integration between the proposed building and the topography of the site.
- Break up the ridgeline as much as could be reasonably done to provide interest and reduce bulk or massing.
- Manage the issues of disabled access
- Clarify the type of community user that would provide the best benefit for the facility.
- Integrate the building into the playground and green areas.
- The building should celebrate and enhance its unique position with stunning unhindered views of the coastline
- Limited parking currently exists and it is very difficult to provide additional parking within the site. This is therefore proposed that any spaces that can be made available be used for disabled parking.

DESIGN

The proposed internal functions of the building dictate the final form, and an element of compromise regarding the expectation has been necessary to reduce the massing, combined, with an integration of the topography. It is important to have a positive visual impact, promote the use of local materials and maintain consideration of vernacular response to the buildings setting “in place”. It is important that the building is reflective of its time whilst remaining sympathetic to its context and offering good value in terms of use and flexibility.

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An internal lift is included to provide suitable access to all parts of the building and the the landscaping is such that where possible all parts can be reached via level access externally.

The building is for community use, therefore minimal parking is provided however, provision is made for delivery vehicles, disabled parking and cycles. The parking is retained in its present location. order to maintain the integrity of the site.

PROPOSED MATERIALS

Roof	Natural Slate Grey
Walls	Rendered blockwork painted finish
	Horizontal timber cladding on masonry
	Local stone with granite details
Windows	Powder coated aluminium white
Doors	Powder coated aluminium white
	Timber entrance doors
Guttering	Power coated aluminium white
Balconies	Metal frame, powder coated guarding with timber deck & handrails

CONCLUSIONS

In preparing proposals in respect of this property the site and the community use are two of the most important aspects. It has been possible to provide a full variety of use in order to support community clubs art classes, and theatres, while also maintaining a smaller meeting or function room with a bar facility as exists to the current Hall.

In addition a community office function has been provided which represents a small percentage of the property as a whole, but has the capability to be used as a consulting room or other office facility.

The existing building is larger than the original and it has been possible to provide better linkage and access to both the road at the top of the site and the grassed areas at the bottom of the site. This has been done by making part of the building two-storey. The integration of the building into the site is

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now considerably better than exists with the current Hall, and the aspect windows to the south side significantly improve the outlook and external appearance.

The resulting design is one which we feel fits into the countryside and enhances both the Conservation Area and Area of Outstanding Natural Beauty while providing a relatively cheap construction cost. We do not feel that this application should be contentious and has full village support. Consultation meetings have taken place on two occasions in the form of open meetings with the villagers during the course of the design process.

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