



Design & Access/Planning Statement

Littleborough Family Hub



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Produced for:
Planning & Development

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Document Control Sheet

Record of Issue

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Introduction

The proposed Littleborough Family Hub will utilise an existing vacant building which was previously the infant block of the original Littleborough Primary School with a Gross Internal Area (GIA) of 1,495m².

The site is located on Calderbrook Road, Littleborough, Rochdale, OL15 9HW and is part of the Littleborough Campus which comprises the Family Hub, Primary School and Littleborough Sports Centre and is adjacent to Littleborough Cricket Club and the nearby playing fields.

The building was originally constructed in the 1970's and has been vacant for approximately 2 years since the new school was constructed and is unusable in its current condition.

The proposal is to refurbish the building to create a purpose designed Family Hub to replace and expand the children's services previously provided at Littleborough Children's Centre which was demolished to allow construction of the new school

Some children's services have temporarily relocated to rooms at the Sports Centre, but due to the small amount of available space (69m²) the services offered are limited.

In addition, the range of activities the Sports Centre can provide has also been affected by the need to accommodate children's services.

Design Principles and Concepts

The design philosophy of the development supports the councils net zero objectives by repurposing an existing building, whilst bringing it up to modern standards for energy efficiency and accessibility.

The campus forms a focal point in a mainly residential area with good local bus routes complimented by sufficient shared car parking spaces for the expected number of visitors as agreed with Highways Services.

It is hoped the co-location of the Sports Centre, Primary School and Family Hub will allow sharing of facilities such as the gym, sport hall and MUGA with the school & youth club to provide a wider range of activities than would be provided with stand-alone facilities, it is hoped that the closeness of the school to the Family Hub will encourage parents to seek help and advice without having to travel.

Family hubs aim to provide a single access point to integrated family support services for early help with social, emotional, physical and financial needs of families.

They offer a welcoming and safe environment from conception to the age of 19 (or 25 for young people with special educational needs and disabilities) to receive high-quality support and enjoy sessions such as messy play, baby message, training opportunities etc.

They also work in collaboration with other providers to deliver support such as food clubs, antenatal care and health visitor services.

The building will comprise a crèche on the ground floor for use of parents seeking help, training or advice, there will also be two dedicated NHS consultation rooms where midwives can check and advise prospective parents, Health visitors can check children's progress and optical and hearing tests can be carried out. Two large meeting rooms are available for group training sessions together with smaller rooms for more confidential discussions.

A private day nursery will provide care for children aged from around six weeks to five years old. It is intended to help children to develop their social skills and enable parents to return to work knowing their children are being cared for.

The nursery will also provide local employment and training opportunities.

On the first floor a purpose designed Youth Centre for young adults will replace an existing club currently based at St Barnabas Church, Saint Barnabas Drive, Littleborough, OL15 8EJ.

The new facility will enhance the services and facilities which can be offered to young people in the area including cooking, media room, a games zone, activity space and multiuse room for performances/sports etc with easy access to the existing sport and fitness facilities at the sports centre.

An external storage unit will provide storage for canoes, camping equipment and bikes for use on outdoor activities.

The remaining space on the first floor will comprise shared working spaces for Family Hub staff and partner agencies allowing them to collaborate to further support families and offer an improved client experience.

Context and Site Analysis

The site is in a slight dip surrounded by mature trees which means proposed changes to the appearance of the building will have minimal visual impact on the surrounding properties although the design uses materials and colours that respect the adjacent school and sports centre colours.

The two new staircases are constructed in traditional brickwork using the bricks used on the new school and also respect the sandstone used on the adjacent listed buildings.

Two new external staircases with a lift are to be constructed to meet current fire and accessibility requirements staircases ,with a new covered play to the creche increases the GIA by 170m² to 1692m².

The RockClad cladding at first floor level in shades of green, chosen by local community groups, is designed to change the rather dated appearance of the existing building and compliment the mature landscaping surrounding the existing building.

Listed heritage buildings are located in the conservation area to the north east of the site and listed buildings in the area, and are described in the heritage statement, but are not expected to be affected due to their distance from the site together with screening from the existing mature trees and landscaping.

The existing mature trees and hedgerow are to be retained, and the proposed changes to the existing external landscaped areas will increase the amount of soft landscaping enhancing the ecological habitat around the building to create a thriving environment for nature using low maintenance, low growing shrubs and grasses.

The site has previously been included in Phase 1 surveys and mining reports carried out for the new school building which did not find any evidence of mines or landfill sites that would affect the building.

In addition, trial holes have been dug adjacent to the locations for the new staircases and found no evidence of contaminated ground or mineworking.

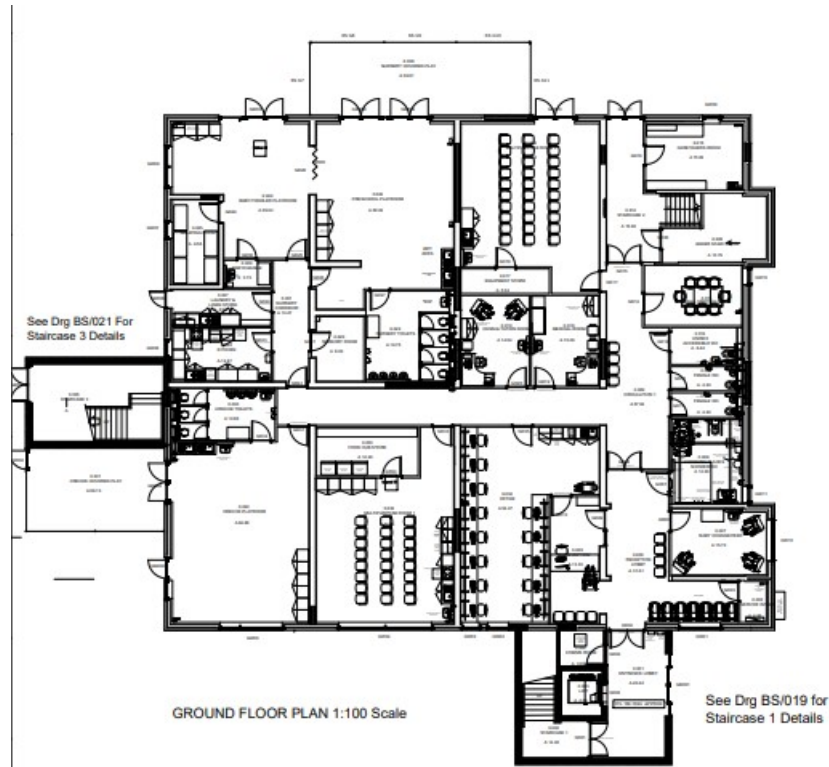
A full BAT survey has been carried out and found that although historically bats had been nesting in the building this appears to have stopped with bats crossing the area from elsewhere.

A flood risk assessment has shown that in extreme circumstances the building has the potential to flood due to backing up drains and surface water runoff, although there are no records of this being an issue over the last 50 years.

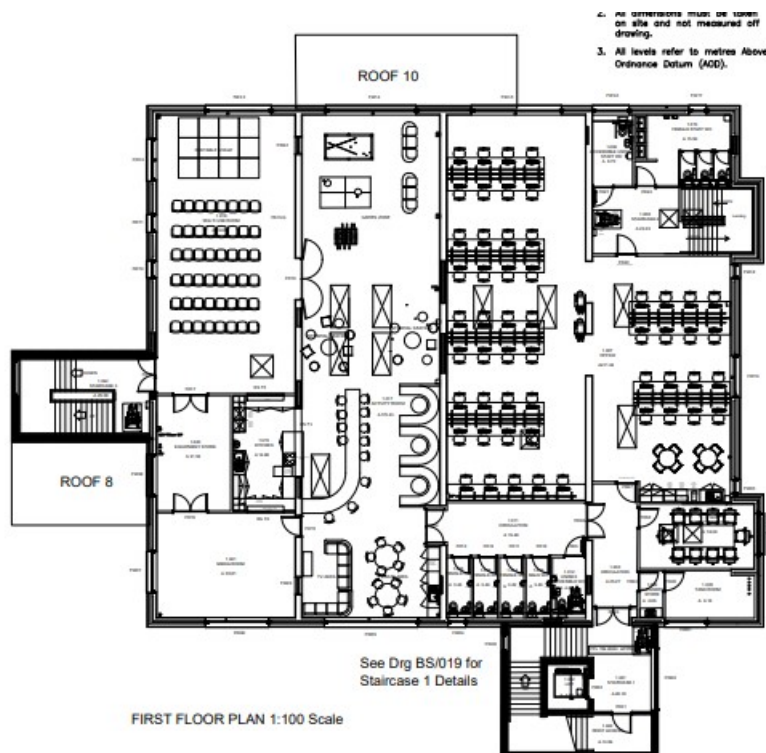
Further discussion will take place with the relevant authorities to implement suitable protection measures.

Proposed Layouts

Ground Floor – Family Hub (including rooms which can be used for play, training etc., consultation rooms which will be used by the NHS, Changing places and provision for a Food Hub) and Private Day Nursery:



First Floor – Youth Centre and Office accommodation for multiagency collaborative working:



Accessibility Considerations

The building has been designed to be accessible to all.

Step free access to the ground floor and two disabled car parking spaces in the nearby car park allow easy access to the building.

A new lift allows access to the upper floor for wheelchair users.

Internally doors and corridors have been sized to allow wheelchair access and wheelchair friendly worktops are provided in the reception and kitchens.

Disabled toilet facilities have been provided on both floors of the building and in addition a Changing Places facility available to the general public will be provided on the ground floor designed for individuals with high support needs who cannot use standard accessible toilets.

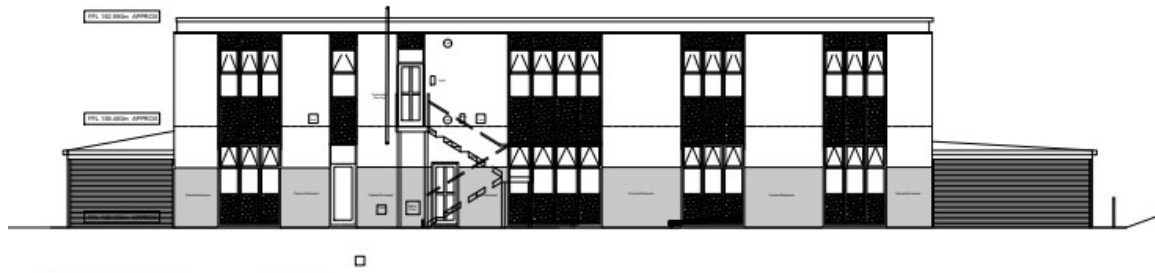
Changing Place toilets are larger than standard accessible toilets and include features such as overhead hoists, showers and adjustable height change tables and washbasins to accommodate users and their carers.

Internal wall and floor finishes will be chosen to aid partially sighted users to navigate the building safely.

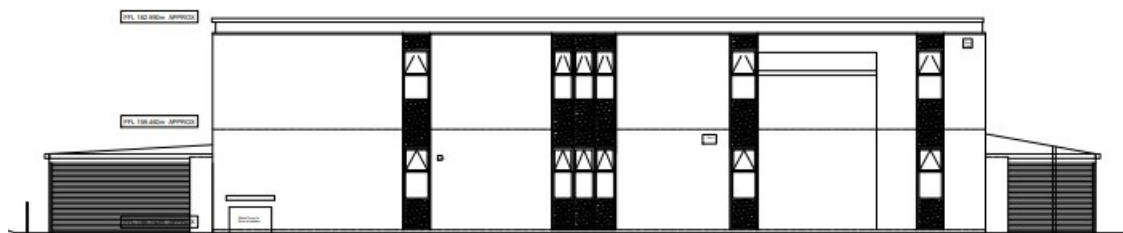
Hearing loop systems will also be provided to aid people with hearing loss.

Visualizations and Supporting Materials

Existing Elevations



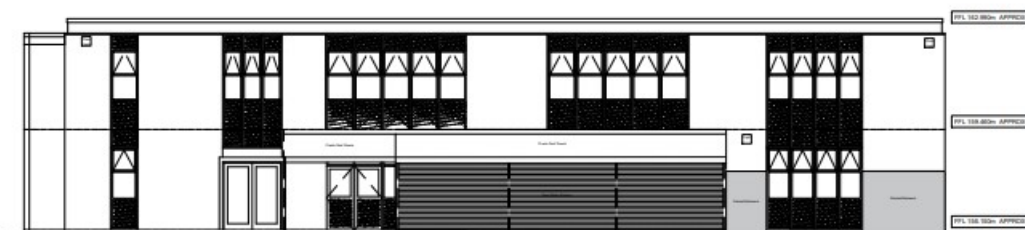
Existing Side Elevation (North)



Existing Side Elevation (South)

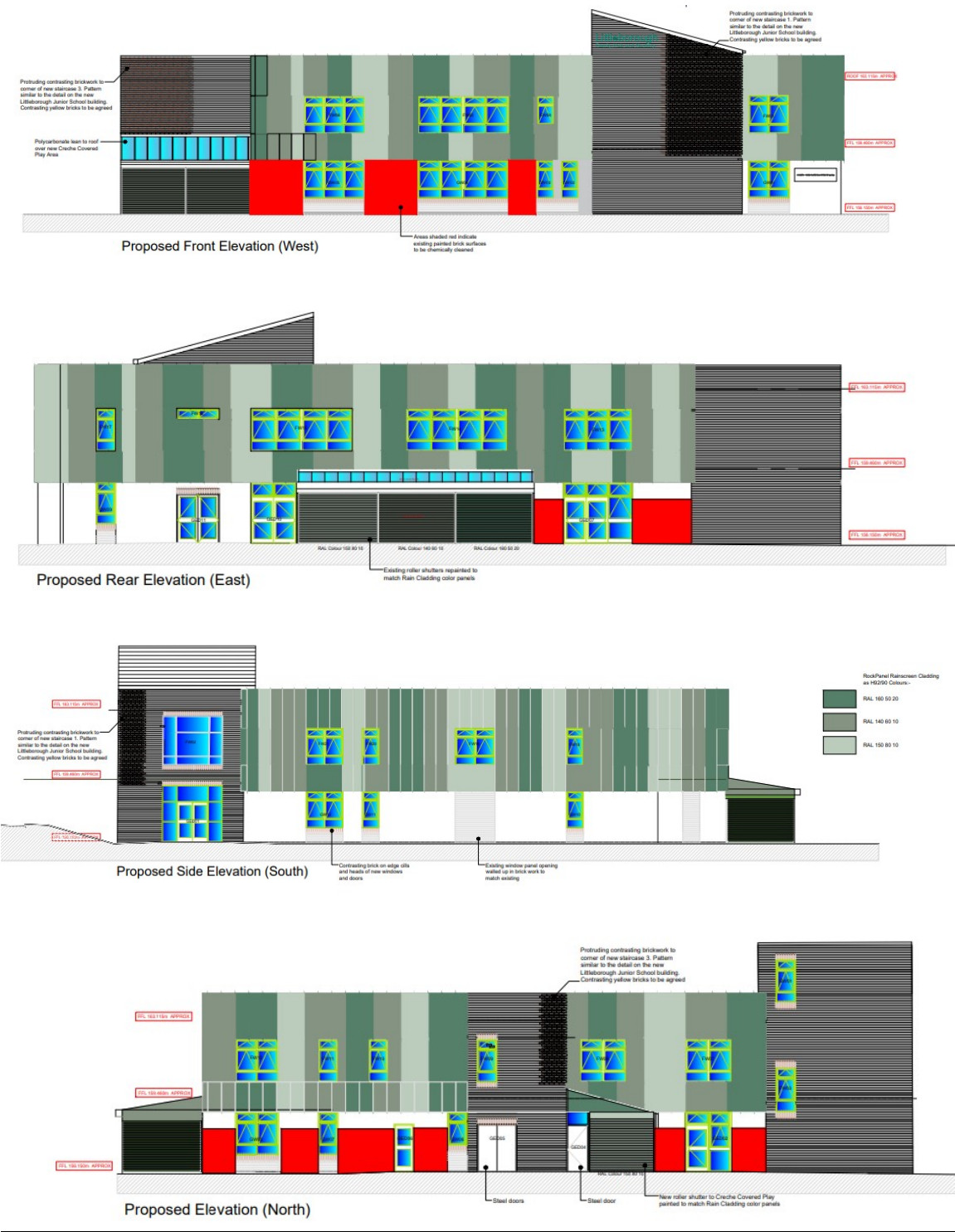


Existing Front Elevation (West)



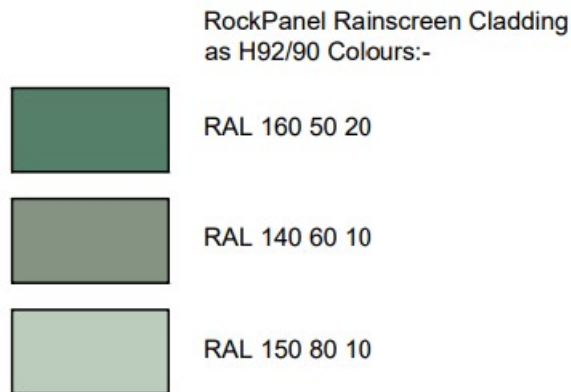
Existing Rear Elevation (East)

Proposed Elevations



Cladding colours

The below cladding colours were selected following consultation with the proposed building occupants (staff) and the local community:



Compliance

The proposed design complies with relevant building regulations, accessibility standards and the Equality Act 2010.

Summary

In summary, this report demonstrates that the repurposing of this existing vacant building has been well-considered, compliments the amenities offered on the site currently, meets the needs of the local community and provides a facility which they can be proud of.