

**DESIGN & ACCESS STATEMENT IN RELATION TO
LIFT SHAFT EXTENSION TO PROVIDE
DISABLED ACCESS TO FIRST FLOOR FACILITIES
JACKIE'S DROP IN CENTRE
BROADWAY, LETCHWORTH GARDEN CITY SG6 3PA**



Lobs Design



**LGCHF Garden City
Heritage Awards
Winning Designer**

Introduction

This Planning, Design & Access statement is intended to provide additional support and background information in relation to the installation of a disabled access lift at Jackie's Drop In Centre, Broadway, Letchworth Garden City, Hertfordshire, SG6 3PA

Jackies Drop In Centre - Background

Jackie's Drop-In was founded in 2012 by Jackie Nealon with £1 and dedication. As a carer to four clients, Jackie realised that after her care duties were finished, they are not in her care and they had nowhere else to go. Spending her own money and time. Jackie would organise little trips to the shops, cinemas and restaurants to allow them to lead as normal a life as possible without their disabilities restricting them. Jackie was able to first get the use of a shop which was shortly shut down as it wasn't for retail purpose. After 2 years of trying to find somewhere suitable with support from the Letchworth Garden City Heritage Foundation Jackie secured St Michaels House on a four-month basis. As membership grew so did the Centre, "We went from having 6 service users in 2012 and now we have a membership record of over 350 service users on file". Jackie's Drop-In works on a separate room basis filled with lots of fun recreational activities.

(Extract taken from Jackie's Drop In Centre website)

Existing Property

The existing property was constructed circa early 1960's as an assembly hall for the Grammar School. This was converted to office use in circa 1977. A further change of use application was submitted in 2015 to convert the building to a drop-in centre, it's present use.

The fabric of the building is predominantly face-brickwork with ground floor to roof height spandrel panels incorporating windows and solid panels. The roof has a deep plastic panelled fascia surrounding a flat roof.



Planning History

The applications listed below relate to the building being a separate entity from the adjacent former Grammar School.

Reference **77/00342/1**

Address The Old Grammar School Broadway Letchworth Garden City SG6 3TD

Description Conversion of building fronting the Broadway for offices and other purposes. Change of use of school assembly hall to community use, also the demolition of the rear buildings on the site and development of land to the rear of the school site for residential.

Decision Granted

Reference **79/00008/1DC**

Address The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Proposed car park for use in connection with the day centre with new vehicular access from Broadway

Decision Granted

Reference **79/00216/1**

Address The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Alterations and extensions to former school assembly hall to form new community hall

Decision Conditional Permission

Reference **80/01709/1**

Address Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Alterations and extensions to former school assembly hall to form new community hall.

Decision Conditional Permission

Reference **82/00656/1**

Address Former Grammer School Site Broadway Letchworth Garden City

Description Erection of 21 houses and garages as part variation of previous permission.

Decision Refused

Reference 06/01048/1EUD

Address The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Continued use of premises for Class B1(offices) and Day Centre

Decision Granted

Reference 08/01812/1

Address Land At The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Three and two storey building to provide 6 x 1 bedroom flats and 8 x 2 bedroom flats, 15 associated car parking spaces, bin & cycle store, landscaping and ancillary works following demolition of existing building, with shared vehicular access with adjoining scheme for office development.

Decision Refused

Reference 08/00971/1TCA

Address The Old Grammar School Broadway Letchworth Garden City Letchworth SG6 3PS

Description Crown reduce 1 Sycamore tree by approximately 20%.

Decision No Objection

Reference 08/01813/1CAC

Address Land At The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Demolition of two storey building.

Decision Conditional Consent

Reference 09/01338/1

Address Land At The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description One detached 4 bedroom dwelling with integral single garage, 2 parking spaces and new vehicular access onto West View and a three storey building to provide 1 x 1 bedroom flat and 6 x 2 bedroom flats, 9 associated parking spaces, shared vehicle access with adjoining scheme for office development, cycle and refuse store, landscaping and ancillary works following demolition of existing building.

Decision Conditional Permission

Reference 12/00686/1

Address The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Extension of time for previously approved planning permission under planning ref no. 09/01338/1 granted on 16 September 2009 for one detached 4 bedroom dwelling with integral single garage, 2 parking spaces and new vehicular access onto West View and a three storey building to provide 1 x 1 bedroom flat and 6 x 2 bedroom flats, 9 associated parking spaces, shared vehicle access with adjoining scheme for office development, cycle and refuse store, landscaping and ancillary works following demolition of existing building.

Decision Conditional Permission

Reference 12/00687/1CAC

Address The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Renewal of conservation area consent ref no. 09/01339/1CAC granted on 18 November 2009 for demolition of two storey building.

Decision Conditional Consent

Reference 15/01973/1

Address The Old Grammar School Broadway Letchworth Garden City SG6 3PS

Description Change of use of two storey detached building (at southern end of The Old Grammar School Site) from Class B1 (offices) to Class D1 (drop-in centre).

Decision Conditional Permission

Reference 26/00713/TCA

Address Jackie's Drop-in Centre Broadway Letchworth Garden City Hertfordshire SG6 3PA

Description T1: Hawthorn - Crown reduce by 3m all round to maintain size and shape. T2: Sycamore - Crown reduce by 1-2m all round to maintain size and shape.

Decision No Objection

Relevant Policies

Local Planning Policy

North Hertfordshire Local Plan (2011 - 2031)

Jackie's Drop-In Centre is located within the Letchworth Garden City Conservation Centre and as such the following applies:

Policy HE1: Designated heritage assets

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
- b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and
- c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.**

Conformity

The proposal provides public benefits as it will enable more members to access additional services not currently available. By being able to provide further services this will help to 'secure the asset's optimum viable use'.

Policy SP10: Healthy Communities

We will provide and maintain healthy, inclusive communities for our residents. We will

- a) Support the retention of existing community, cultural, leisure or recreation facilities;**
- b) Require appropriate levels of new community, cultural, leisure and built sport & recreation facilities to be provided in new development;**
- c) Work with the NHS Trust, the Clinical Commissioning Groups and other relevant providers to ensure appropriate coverage of healthcare facilities across the District;**
- d) Maintain the network of local retail centres identified in Policy SP4 and support the retention of locally-important shops;
- e) Work with Hertfordshire County Council and education providers to ensure the planning system contributes to the provision of sufficient school places and facilitates the provision of new or expanded schools in appropriate and accessible locations. This will include monitoring of projected future demand to inform the review of this plan in relation to secondary education provision for the Stevenage area; and
- f) Protect, enhance and create new physical and green infrastructure to foster healthy lifestyles.

Conformity

By being able to provide further participation the facility will be in a position to support more of the physically and mentally disadvantaged members.

Demographic Profile

Para 2.13

Projected population changes for North Hertfordshire to 2031 and beyond shows the impact that higher life expectancy has in regard to the age of the general population, with a higher proportion of our residents living between the 70 to 90+ age bands who will require differing degrees of support in terms of health and social care.

Conformity

The facility is available to adults of all ages with additional needs.

Proposal

The project seeks to provide an external lift shaft that will be accessed from within the existing stairwell. The location of the shaft ensures that there will be minimum disruption to existing facilities whilst enabling people with all manner of disabilities to utilise all opportunities the centre has to offer.



Appearance

The rear of the building is predominantly face brickwork and the proposal is to locate the lift shaft on a 'blank' wall thus not compromising any natural light. The proposed lift shaft will be face brickwork to match existing in colour, texture and bond. The existing boarded fascia will be continued around the top of the shaft and the roof will be flat linked with the existing flat roof.

Conclusion

The proposed development will have minimum impact on the immediate environment, however the benefits that will arise from the project will enable more of the mentally and physically disadvantaged members of the community feel more included and able to participate in the many wonderful things that Jackie's Drop-In has to offer.