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## PROPOSED COMMUNITY HUB BUILDING

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### DESIGN AND ACCESS STATEMENT

## **Description of Existing Site and Surrounding Buildings**

Site Address: Rossett Park, The Green, Rossett, Wrexham, LL12 0EY

The application area is located within Rossett Park in the village of Rossett. It is bounded by the B5445, Holt Road and The Green.

Easting 336914; Northing 357419

The site is in the North East corner of the park and comprises an existing, disused public toilet block and a grassed area of the park.

## **Proposed Works**

It is proposed to demolish the public toilet and to replace it with a larger multifunctional building which will be used flexibly for community events and meetings. A kitchen is included to provide refreshments to be consumed both inside and on the external covered area. Fully accessible unisex toilets, with disabled facilities, will be provided for the centre users and will also be open to the public during normal hours.

## **Consultation**

It had become apparent over a period of time that a civic amenity, which offered a modern multipurpose space, could effectively address a range of important community needs. In June 2018 Rossett Community Council commissioned a consultant to carry out an independent study to evaluate the potential for developing the North East area of the park to provide a new community hub building.

The proposed development would ideally fulfil the following aspirations:

- A shared community space – available to groups of different ages and interests
- A focal point for community involvement and partnership
- A platform to address the issues that matter most to the community
- An enterprising and resilient community organisation
- A 'place' that brings people together and helps them form new relationships and support networks
- A destination that would make services more accessible and desirable

The consultant carried out a survey of residents across the Community Council area to determine the interest and needs of the community. The survey results were analysed and detailed in a comprehensive report, which concluded that there was significant interest for a multi-functional, multi-generational and accessible space located within the centre of the village.

## **Character and Design**

The proposed building has been designed as a single storey structure with several interesting features:

- A large indoor space which can be sub-divided to provide a multi-use facility, together with a modern kitchen and serving area.
- Large bifold doors with a south-westerly view across the park, allowing plenty of light and sun into the building.
- A covered decking area with seating space for up to 24 people.
- Views towards a newly positioned play area, so that parents can easily observe their children and maintain their safety.
- A small meeting area with a six-seater table, this area will be adaptable for extra privacy using moveable sound absorbing screens.
- A display area which can be used for local notices and also for displays of local art and crafts etc.
- A storeroom for the storage of chairs, tables, screens, etc.
- Two disabled access WCs with wash basins.
- A small office for the use of management, keeping records etc.
- A storeroom for gardening equipment with a door accessible from outside of the building for use by maintenance and gardening staff.

Whilst the building is of contemporary design, we have sought to create a structure sympathetic to a village vernacular within a Conservation area.

## **Layout**

The site will retain the existing layout of the park with a special play area for smaller children adjacent to the building.

Car parking with 6 disabled spaces adjacent to the building. Space will also be available for delivery vehicles and for mobile library or mobile bank vehicles to be parked. Access for the car park will be from The Green using an entrance which will be moved slightly from the position of the existing entrance gates.

There will also be provision for a bicycle parking rack and for some additional tables and benches situated at the rear of the building.

## **Scale**

The scale of the building will be in keeping with the site as the park area is very spacious, extending to 0.53 hectares (5,300m<sup>2</sup>) or 1.3 acres

The footprint of the new building is 229m<sup>2</sup> or 4.3% of the total park area.

## **Appearance**

The new building is contemporary in design, the walls will be finished with light coloured weatherboard with the roof tiled with grey slate-look tiles together with solar

roof tiles to the South elevation. There will be an attractive feature gable to the front elevation featuring a clock face, the decking area will also have a gabled roof above, supported on timber posts. There will also be two glazed gables on the rear elevation of the roof, creating visual interest on the side of the building closest to The Green.

## **Landscaping**

The existing landscaping of the site will be largely retained, with most of the space being a grass playing field plus a special play area for younger children.

The building will be positioned in the north east corner of the site with views across the playing field and enabling parents to easily observe their children using the play area.

The parking and turning area will be constructed using a system of robust plastic cells filled with stone and topped with a permeable asphalt surface to provide protection to the adjacent tree.

## **Trees**

A tree officer from Wrexham Council has been consulted and it has been agreed that 2 trees will require removal. Another tree adjacent to the car park will be protected with the construction system described above. Several new trees will be planted around the site and shrubs will be planted around the car parking area and also to the rear of the building.

## **Community Safety and accessibility**

The building will be fully accessible for all abilities from the car park, The Green and from the park itself. The views across the play area and park will provide a sense of safety for the whole site. There will be CCTV cameras installed for security and the park will be locked at night.

## **Environmental Sustainability**

The building will feature high levels of insulation and passive solar gain will be achieved as the front of the property is south-west facing. There will solar PV tiles for generation of electricity, and the building will require only minimal heating due to the amount of insulation within the building.