

# Friends of Cotteridge Park Community Building Planning application

*The following design and access statement follows the sections recommended in the CABE guidance. The images accompanying the text are a combination of photos, exploratory drawings completed during the design stage and examples of images discussed during the pre-application discussion with development control.*



# PROCESS

## Site assessment:

### *History*

The park was gradually accrued by a series of purchases made by the former King's Norton Urban District Council between February 1905 and December 1909. The Park was transferred to Birmingham Corporation in 1911. In 1997 the Friends of Cotteridge Park were instrumental in preventing the council from decommissioning the site.

### *Access and Transport*

Cotteridge is Approximately 6 miles from Birmingham City Centre. Situated in the Bournville Ward, within the Selly Oak Constituency, the park is also close to many schools. The closest is Cotteridge Junior and Infant School with is only 0.11 miles away as sit across the railway line from the park. Other nearby schools are Kings Norton Girls' School and Language College which is only 0.14 miles away and King's Norton Boys' School 1.26 miles from the park.

The park has a car park on site for approximately 20 cars. There are many pedestrian accesses onto the park and paths around. The park is a 10 minute walk away from Cotteridge's commercial centre. It is close to transport links such as the Kings Norton and Bournville train stations as well as bus routes into the city centre.



## Stakeholder involvement:

Extensive consultation with local residents has taken place and further details are available in the reports provided with this application. A public meeting was attended by 37 people and their comments and support were captured in the included report. In addition an online consultation exercise was undertaken which demonstrated an 85% support for the creation of a community building in the park.

The report summary outlines that:

*"The survey has demonstrated that there is overwhelming local support for the development of a building in Cotteridge Park to provide:*

- *Toilets*
- *Shelter*
- *A place for the community to meet*

*The survey highlighted issues that need to be addressed in the planning process:*

- *How to minimise opportunities for anti-social behaviour*
- *Ensuring that the building design enhances the park*
- *Sustainability – the ongoing funding and management of the project"*

# DESIGN

## 1. Use

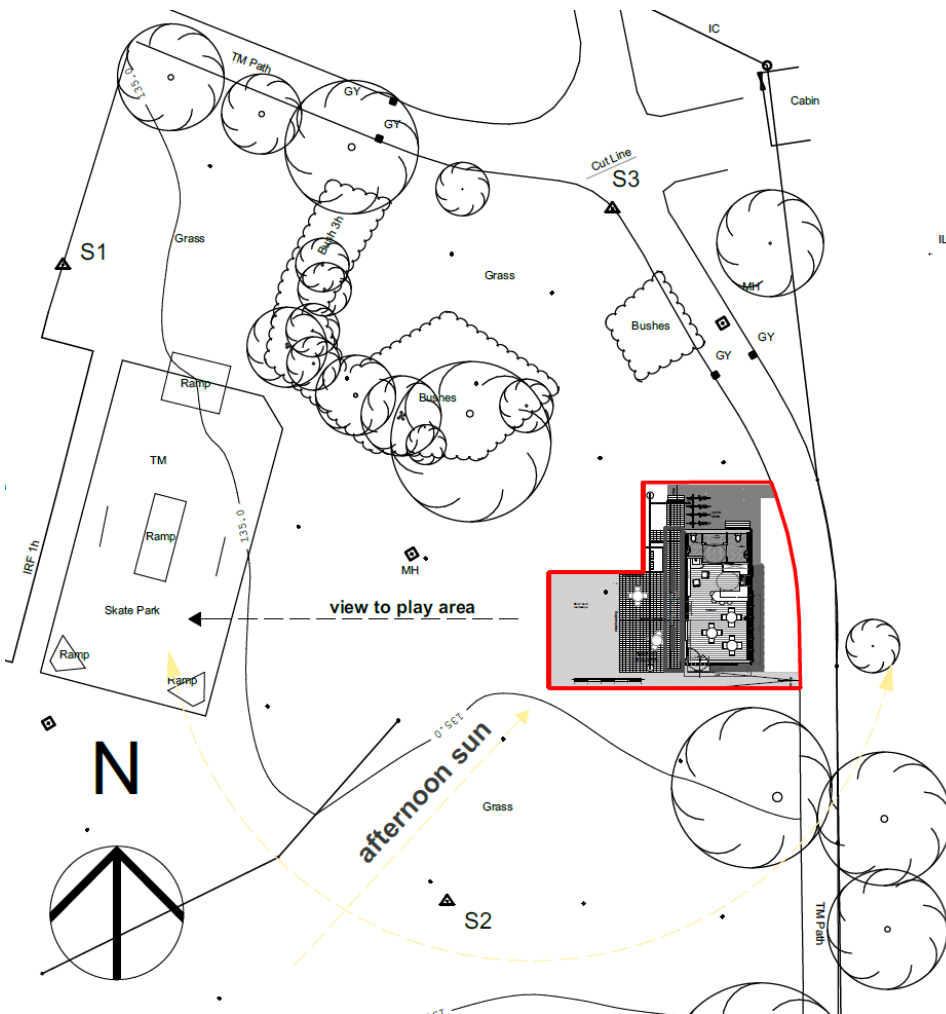
Friends of Cotteridge Park (FOCP) wish to design and construct a community building within the boundaries of the park, to be used by all members of the community, and provide facilities including toilets, food preparation and flexible internal space.

## 2. Amount of development

The project aims to create a simple, cost effective, single storey building that offers the practical facilities described above and a connection to outdoor activities taking place in the park.

The gross internal area of the building is 42.5m<sup>2</sup>. The layout accommodates a multi-function space served by a small kitchen area, two WCs and storage. The dimensions of the building are partly determined by construction constraints caused by the decision to adopt off-site, pre-fabricated construction techniques. The building shell will be manufactured by a timber frame specialist in pre-insulated panels and erected on site over steel beams bearing on concrete pads.

Positioned alongside an existing path on one side, the proposal also includes new hard landscape around the building and extending into the park to create additional space for use in suitable weather conditions.



Opportunities to extend the use of the usable function area is also supported by the creation of a frame structure alongside the building that can support canopy coverings and other functions such as play, planting support and bike storage.

The image opposite demonstrates the building area and location, including surrounding landscape.

See drawing number PA-0 and PA-1 also.

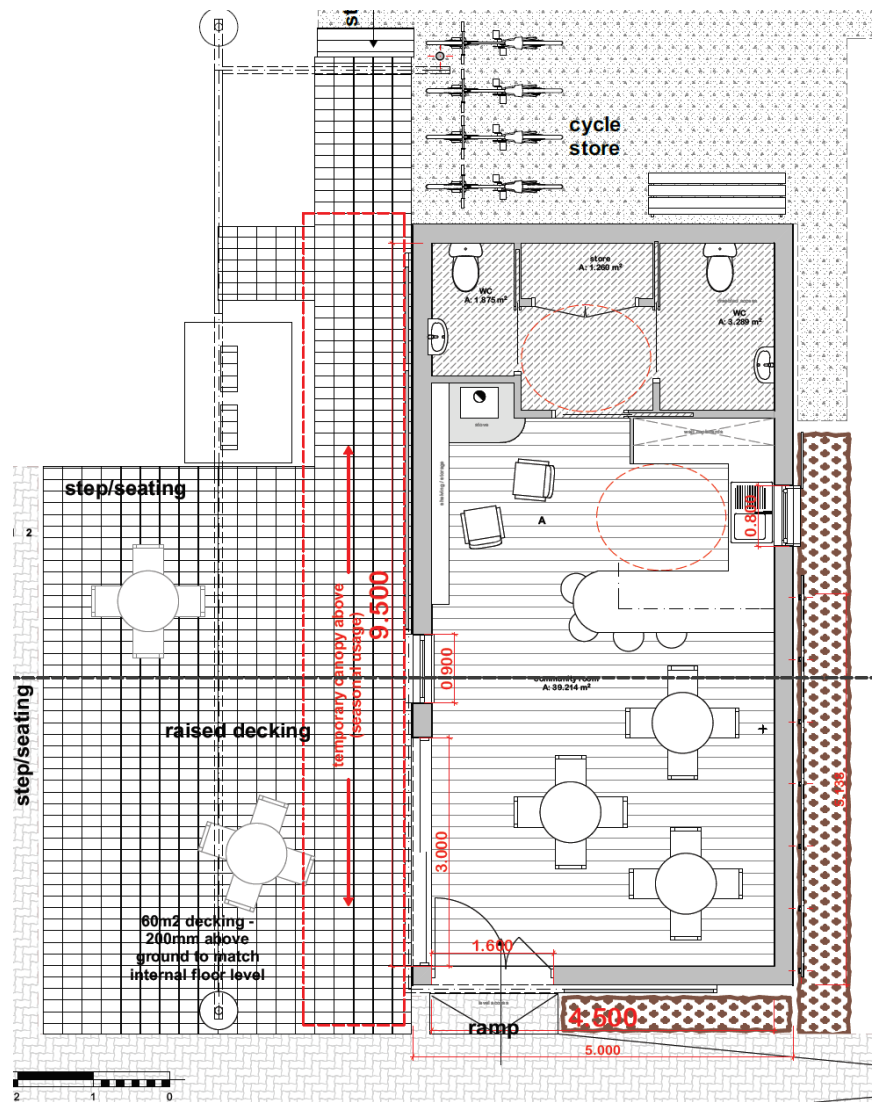
### 3 + 4 - Layout and Scale

The proposed building position and internal layout has been chosen to provide good access from the existing path network and also offer views from the main community room towards the open landscape, children's play area and skate park.

Entered from the south via a ramped, level access, visitors enter immediately into the main communal room. This is envisaged as a general purpose space for meetings, events or as a café area with seating. Large sliding doors and a full height window provide views to the park and improve solar gain from afternoon sun.

A small kitchen area for refreshments and alternative seating area is positioned at the far end of the main room, with a small window offering surveillance to the path approach and daylight for worktop tasks.

Two WCs are provided, including a disabled access size toilet that could also offer baby changing provision. A storage and utilities cupboard is also included.



Further minor adjustments to the internal layout are expected following additional consultation with FoCP, however design development tests have demonstrated that this building envelope and window position will suit several options. The floor to ceiling height is 2.4m, resulting in an external height of 3m to the lowest point of the parapet, rising to approximately 3.6m at its peak on the north-east corner (see section – drawing PA-1).

### 5. Landscaping

Hard landscaping around the building is an important part of the intended use during suitable weather. With the main communal room opening onto a large decking area level with the internal floor finish, as well as further brick paving beyond; functions and events could accommodate a large number of people.

The paved approach to the building is positioned to allow for level access easily from the higher position on the existing path. Accessing from this end of the building helps ensure the level change caused by the decision to use pre-fab construction and a suspended floor does not create an impediment to access for all.

Another important feature of the landscape design is the integration of a frame structure above the decking, providing opportunities for canopies for shade, lighting and other features around the building. Constructed from power coated steel beams and columns in the same system as the foundations supporting the building, this structure and the decking around it will be detailed to ensure maintenance issues caused by litter or rodents are avoided.

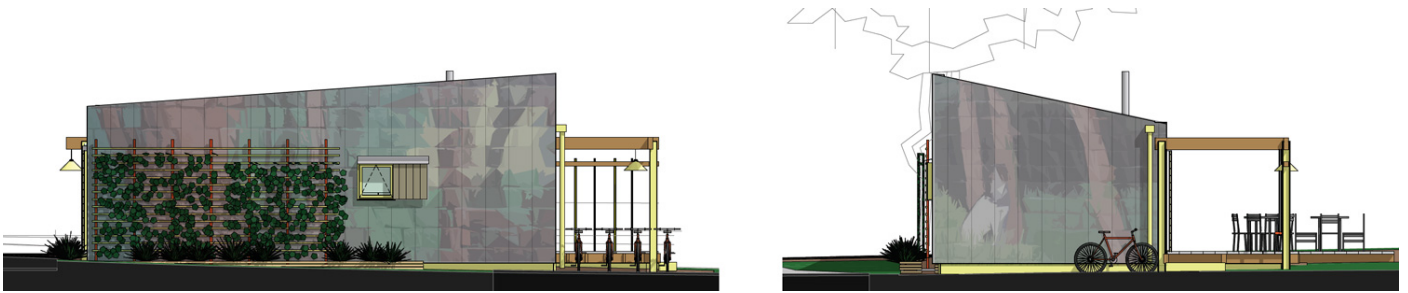
New soft planting is intended for the east face of the building alongside the existing path. A trellis for climbing species is intended to soften the large windowless area on this elevation.

## 6. Appearance

The exterior materials of the building have been chosen to suit the necessary degree of security and maintenance demands for a building of occasional occupation in a public space. Large shutters close over all window and door openings and the primary external material is a standing seam metal cladding without the need for visible accessible fixings.

Previous FoCP initiatives have successfully demonstrated the value and success of community art projects and the use of a plain metal cladding is also intended as a canvas for an organised graffiti finish as a future project.

A visualisation of how the finished design might look is provided below (see drawing no. PA-2 also). The form of the building is varied at the north-east corner to increase the parapet height slightly and provide a larger canvas for this work on the face seen when approaching along the existing path.



Aluminium clad windows and door - chosen for greater longevity and reduced maintenance – along with the steel frame element and the visible internal sides of the parapet are coloured yellow to compliment the greens in the landscape and the sedum planting intended for the roof. This roof finish is pitched slightly towards the west, allowing a view of its changing colours from the higher, distant paths at the edge of the park.



*Above: west elevation showing glazing to community room and landscape frame – see drawing PA-2 also*



## **7. Access**

Pedestrian and cycle access to the building is provided by the existing path network. Provision for parking at the edge of the park (located approximately 200m away) can accommodate approximately 20 vehicles.

Level access into the building and onto adjacent decking is provided by a ramped access that capitalizes on the existing level change from south to north along the path, entering from the higher position in the landscape. A disabled access toilet is provided and all door openings will provide the necessary clear opening width.