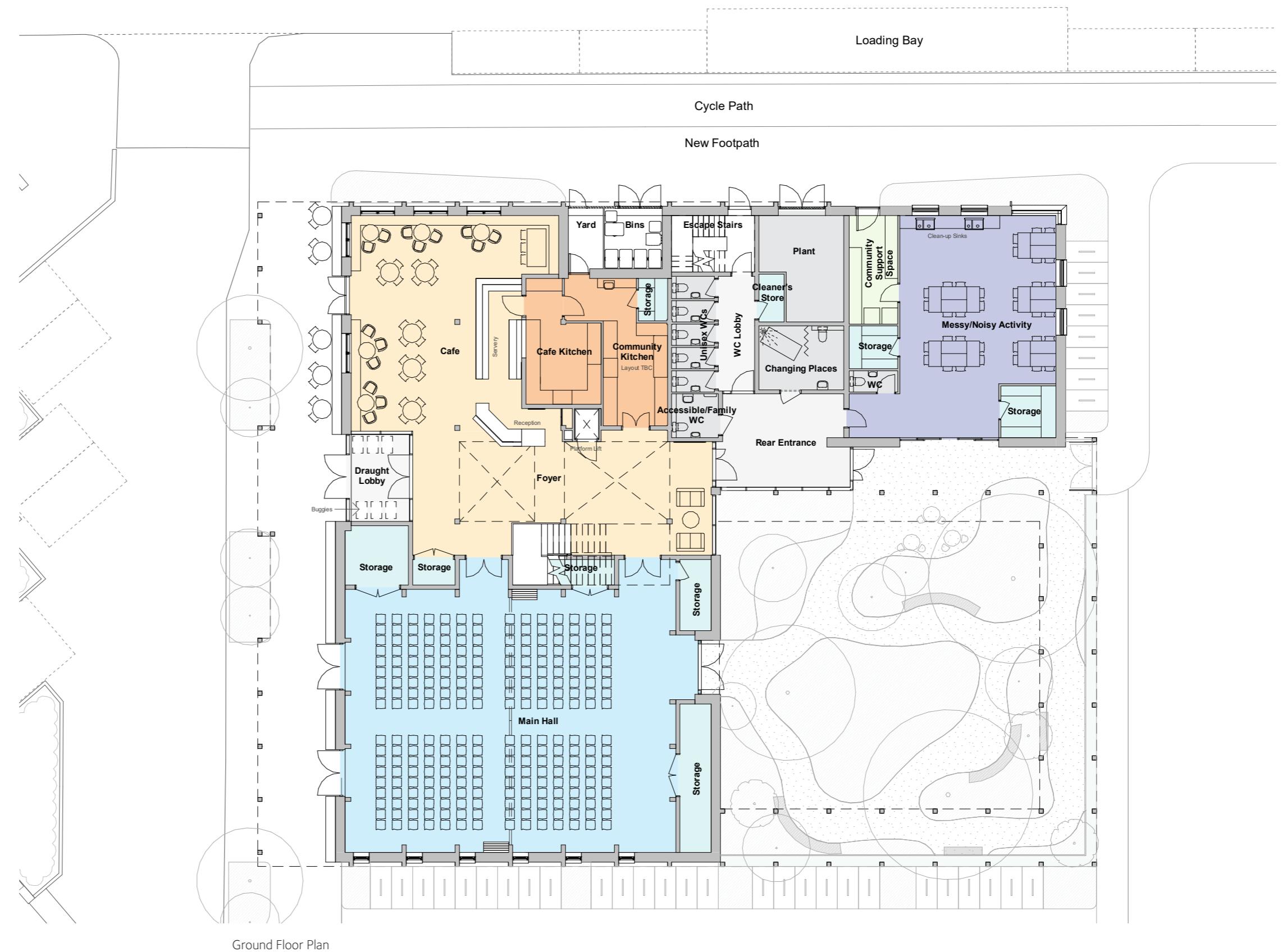


6.2 Propose Design

6.2.1 Ground Floor Plan

The Community Centre is organised around a generous central double-height foyer, connecting the main entrance facing The Green (to the west) with the garden courtyard to the rear. All primary spaces are accessible from this space, minimising corridors and maximising legibility. Entry is via a draught lobby which helps reduce energy losses and has space for buggies and prams. The foyer is immediately in front, with a reception desk and the two primary spaces leading off it. The café is to the left (north) and doors to the main hall are to the right, either side of the feature staircase which provides access to the first floor. A platform lift is located opposite the foot of the staircase, adjacent to the reception desk where help will be available if required. The foyer leads to a glazed wall looking onto the courtyard garden and the rear entrance lobby, which provides access to the garden, the messy activity room and toilets. The only corridor in the building leads left from the rear lobby and gives access to the gender-neutral unisex toilets and a secondary escape staircase from first floor which exits to Stirling Road.

Behind the reception desk and lift, to the left of the foyer, two kitchen spaces are conveniently located for servicing from Stirling Road. The cafe kitchen has good visibility over the café seating area and can be secured when closed, whilst the community kitchen is accessible from the foyer, directly opposite doors to the main hall and is accessible for a range of community uses.



6.2.2 First Floor Plan

The first floor is reached via the comfortable central feature staircase and bridge link across the double height foyer, arriving adjacent to the platform lift. An open-plan collaboration space provides flexible shared working space remote but not isolated from the hustle and bustle of the café downstairs. One large meeting room looks west over The Green and two smaller interconnecting meeting rooms facing north are immediately accessible from the collaboration space, as well as a fourth enclosed room, which is designated and fitted out appropriately as an NHS consultation room. To the west of the collaboration space, located over the main entrance lobby, looking over The Green and with a glazed wall looking down to the reception desk and foyer, the community office provides the central 'command post' from which the building is run.



First Floor Plan

6.2.3 Cafe/Foyer

The café is located in a prominent position overlooking The Green to the west, and north towards the envisaged future Employment Zone and Linear Park to Longstanton Park and Ride. It leads directly off the central foyer space and with extensive use of timber and copious natural daylight, the two spaces will feel warm and inviting.

The glazed wall and views out to the courtyard garden at the east end of the foyer draw visitors into the building.



Illustrative computer model image of entrance foyer and reception.

Details and finishes to be determined

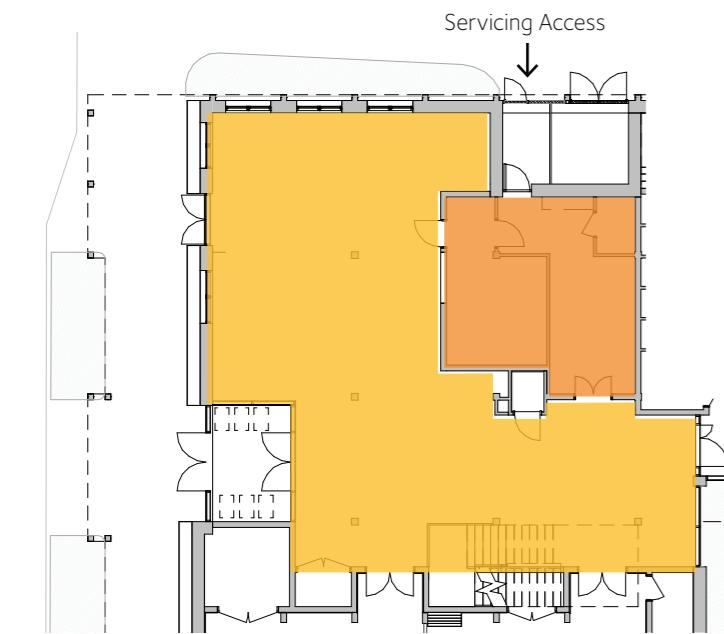


Illustrative computer model image of cafe.

Details and finishes to be determined



View of outside cafe seating towards The Green, looking south



Cafe/Foyer
Kitchen



Precedent images



Illustrative computer model image of entrance foyer, looking towards cafe.

Details and finishes to be determined

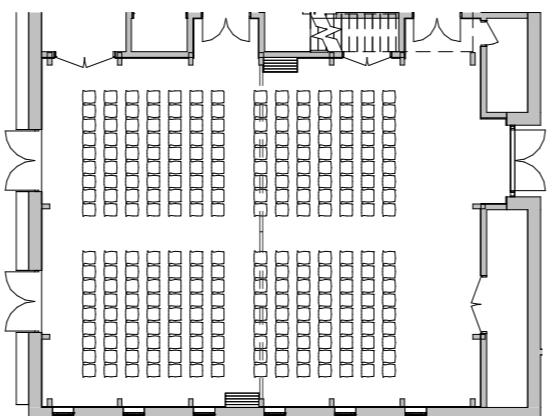
6.2.5 Main Hall

The main hall is 12m wide by 15m long and can be divided into two smaller spaces of 12x7.5m each by a moveable acoustic wall suspended from a beam. Two sets of doors, east and west, allow independent access to the hall when divided into two. The hall is 7.5m high with top lights providing natural ventilation via the stack effect for large periods of the year. The south facing top lights are protected from summer sun by brise soleil but allow it to penetrate the space in winter seasons bringing warm light and solar gain. At ground level windows overlook the passageway to the south of the building. The main hall has been located so that it can connect directly with The Green to the west, for large community events combining indoor and outdoor spaces. It also connects directly with the garden courtyard for smaller community events and private hire. For catered events, there is direct access across the foyer from the eastern doors to the community kitchen.

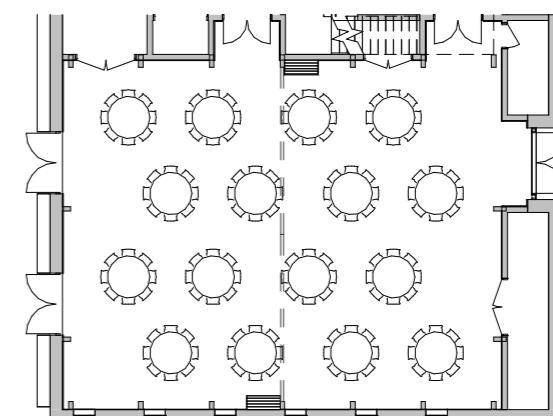
Storage rooms are located to the north and east of the space so when the hall is divided both spaces have access to storage.

The hall is multi-functional, providing a large flexible space for a range of activities. It is specifically not a sports hall, which is provided by Northstowe's sports pavilion, or a theatre space, as the secondary school has a fully equipped hall with stage. The acoustics of the hall will work for speech and music, with AV capability and lighting adaptable to suit different activities specified as part of the brief. It can be set up with a demountable stage or cinema screen at the eastern end if required, with an AV control gantry allowed for at the western end.

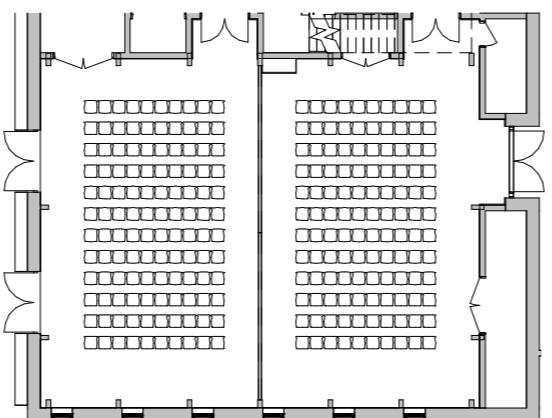
The capacity of the hall is approximately 250 fully seated, 128 for a cabaret style dining or 160 for banqueting.



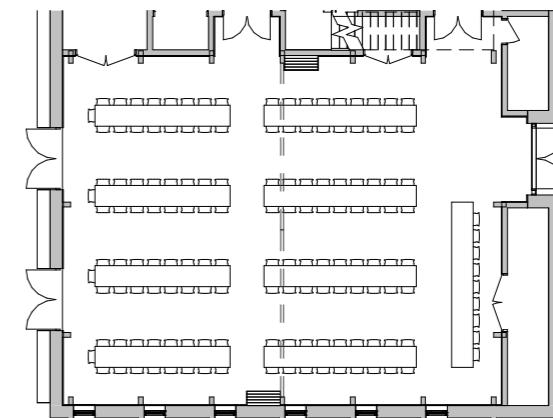
Single Space Auditorium



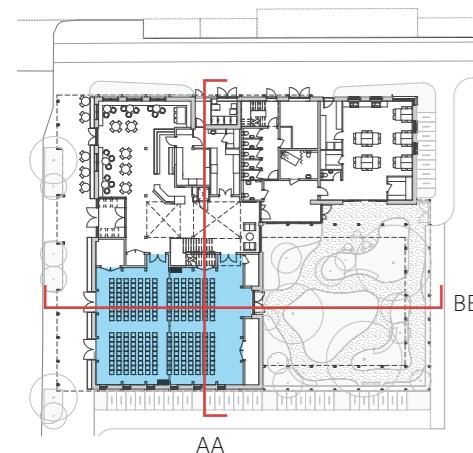
Cabaret Style Seating



Multi Space Auditorium



Straight Table Banquet



KEY PLAN



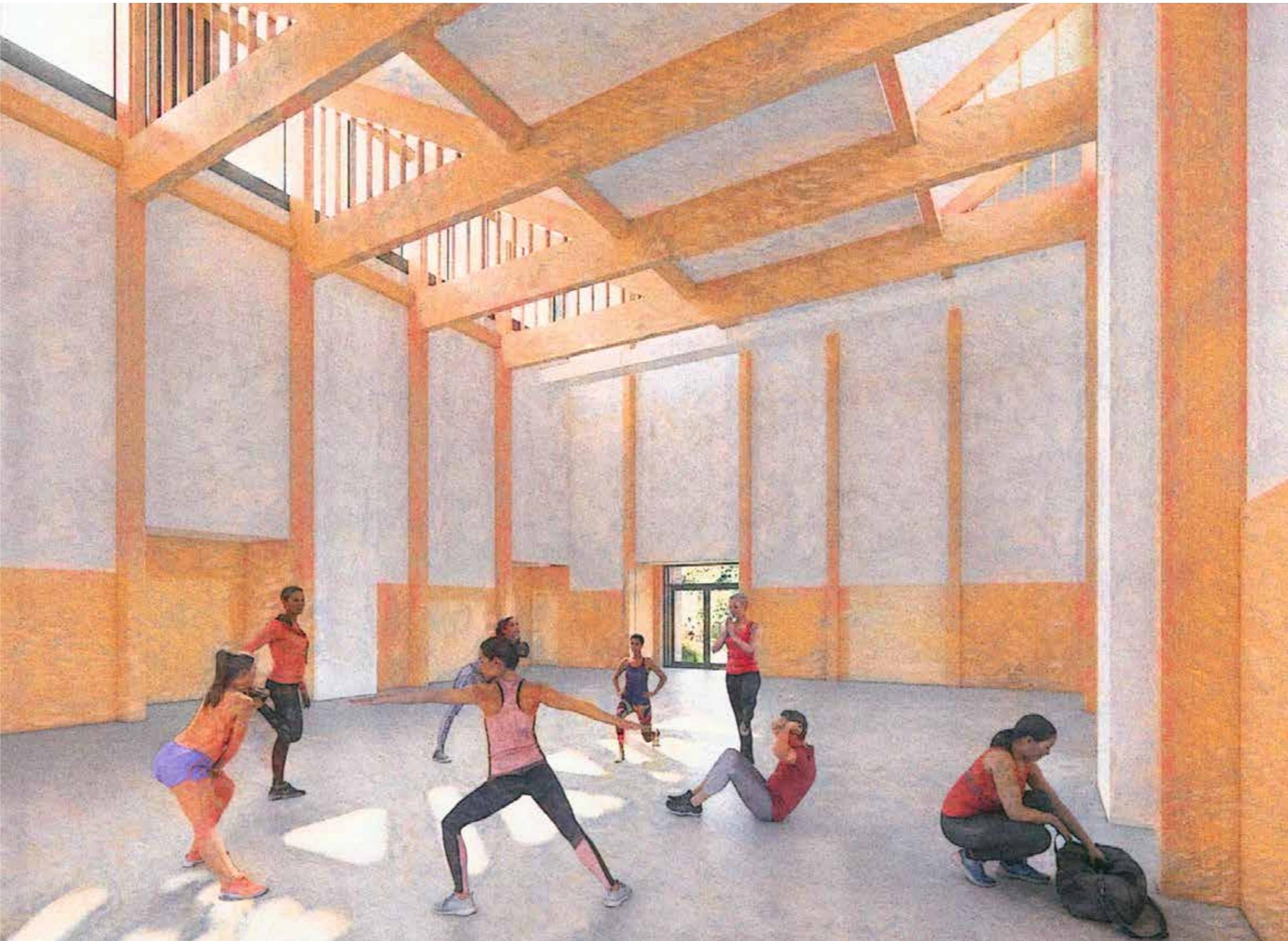
Section AA



Section BB



Precedent images



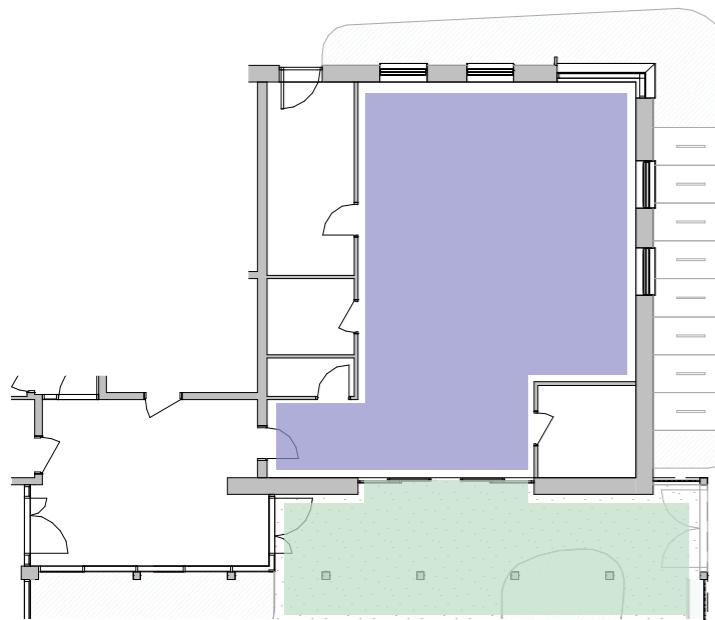
Illustrative computer model image of main hall.
Details and finishes to be determined

6.2.6 Messy Activity

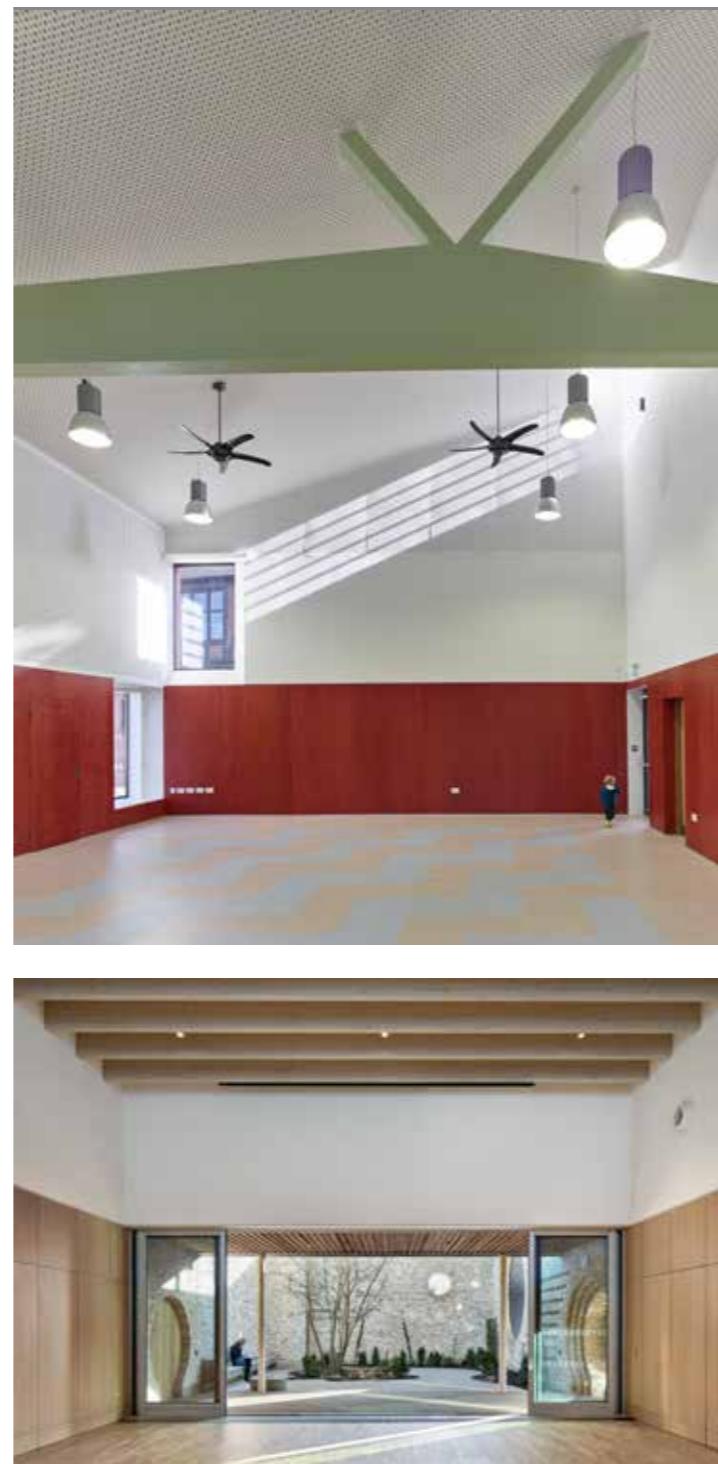
This space is designated for use as a 'make space' / arts and crafts workshop or for other messy activities. Its isolation from the main foyer space also makes it ideal for noisy activities such as band practice. It will be uncarpeted with AV capability, clean-up sinks, tea making facilities and its own WC to ease safeguarding. The space will be well lit, with east facing clerestory glazing and windows overlooking Stirling Road to the north and the rear entrance way and cycle parking to the east. There is also a wide opening south giving onto the courtyard garden, so that activities can spill out into the secure outdoor area. When safeguarding is an issue, the rear entrance gate into the garden will be locked shut.

The messy activity space can easily be isolated from the main building, with its own access and exit point via the courtyard garden, making it convenient for use outside normal opening hours when the rest of the building can potentially be locked up.

The messy activity space is also designated as providing the drop-in community support space (food bank). A store accessible from the loading bay on Stirling Road connects to the messy activity room, which the community support team can set up for users to discretely collect groceries from, without having to pass through the foyer or cafe.



Messy Activity Space
Connection to courtyard



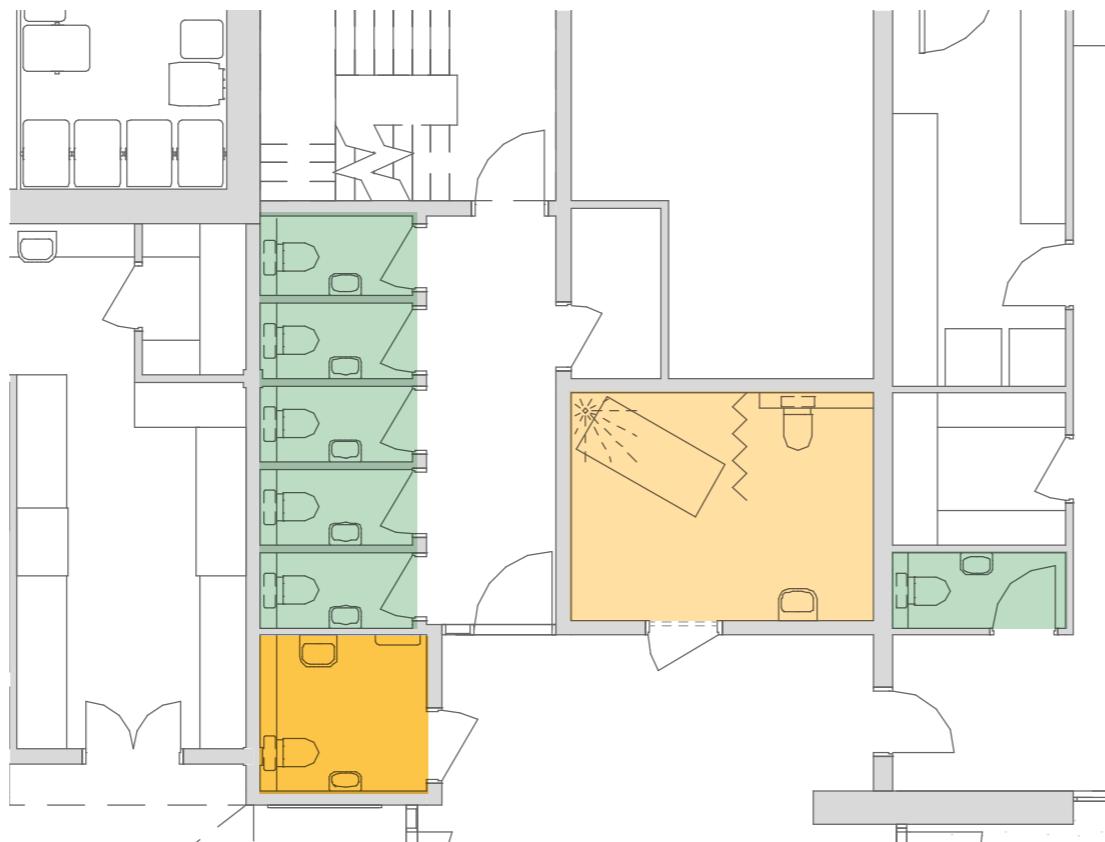
Precedent images



Illustrative computer model image of messy activity space.
Details and finishes to be determined



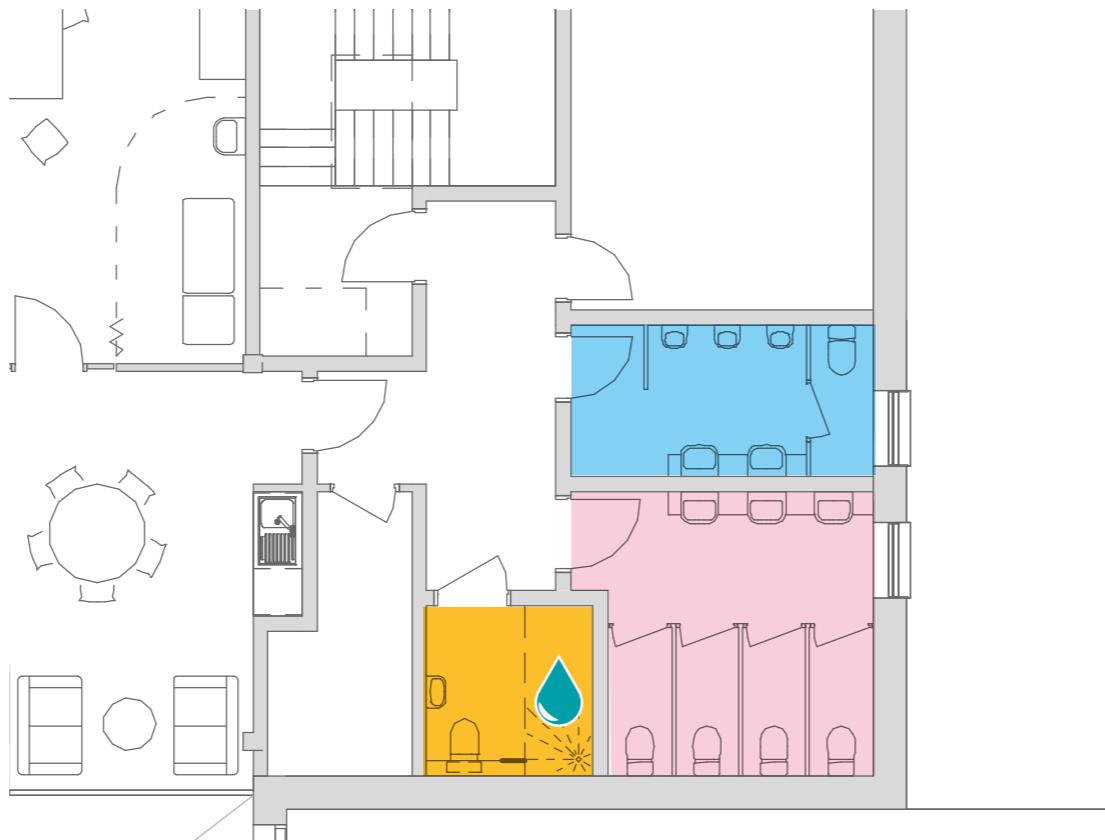
Illustrative computer model image of rear entrance lobby looking towards the garden.
Details and finishes to be determined



Partial Ground Floor Plan (NTS)



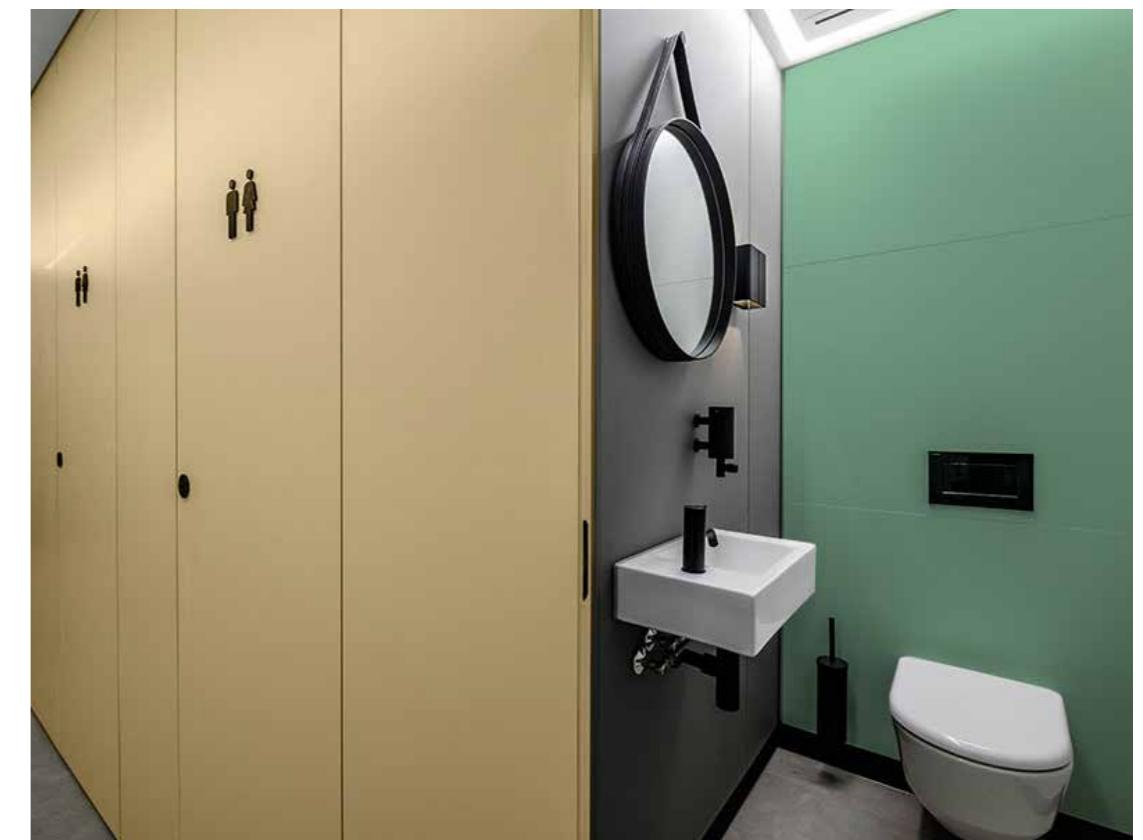
Example of a Changing Places Toilet (Tesco)



Partial First Floor Plan (NTS)

KEY

- Unisex Toilet
- Accessible Toilet
- Female Toilet
- Male Toilet
- Shower facility



Example of unisex WC cubicle

6.2.8 Collaboration Space

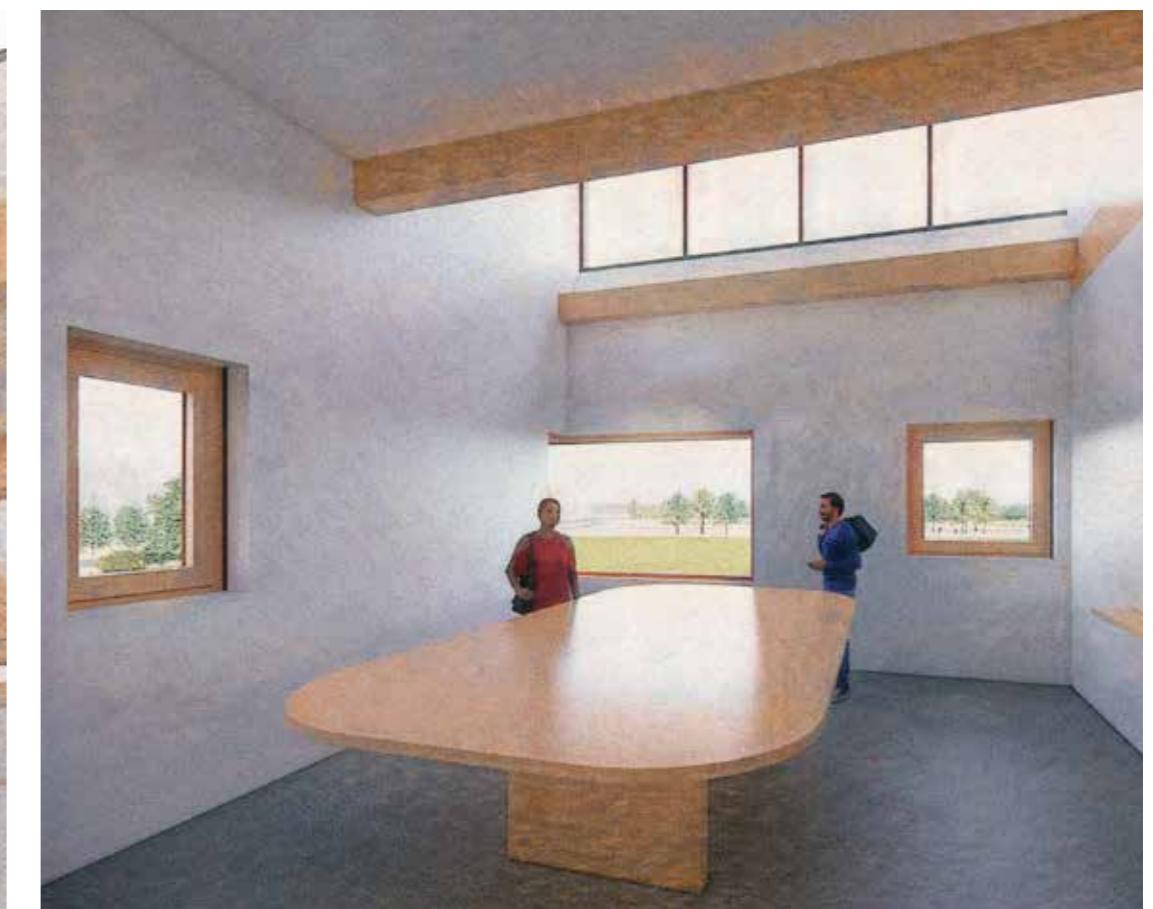
The first floor of the Community Centre is easily accessible via a clear legible route, but is slightly remote from the hustle and bustle of the café on the ground floor. Top-lit and ventilated by north lights and with views over the foyer towards the courtyard garden, the collaboration space provides a great place for people to come together for work or more focussed study. Complete with teapoint it provides break-out space from the meeting rooms and community office and also a waiting area for the NHS consultation room. The space has also been identified for the potential micro-library.



■ Collaboration Space
■ Meeting Rooms
■ Centre Office
■ NHS Room



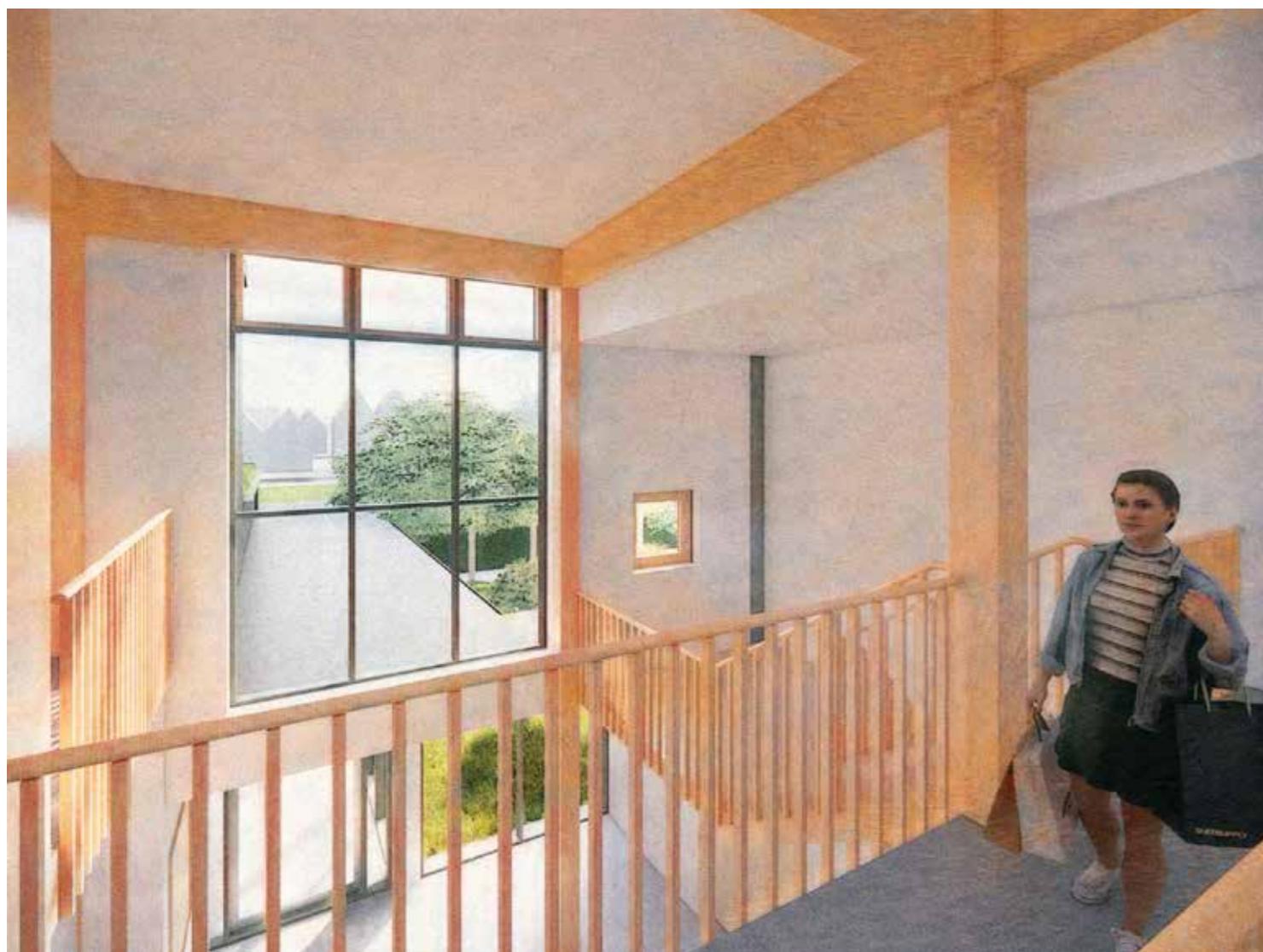
Illustrative computer model image from First Floor bridge connection
Details and finishes to be determined



Illustrative computer model image of corner meeting room
Details and finishes to be determined



Illustrative computer model image of the collaboration space, looking towards bridge connection
Details and finishes to be determined



Illustrative computer model image of the atrium bridge.

Details and finishes to be determined



Precedent images



Illustrative computer model image of the view from the community office, looking to reception below.

Details and finishes to be determined

6.3 Scale and Massing

6.3.1 Massing Overview

The community centre will occupy a prominent site on the north-east corner of The Green and at the southern end of the envisaged Linear Park route connecting north to Longstanton Park and Ride through the future Employment Zone. L-shaped in plan, it addresses these two primary directions and creates a sheltered courtyard garden, which is an important part of the brief.

The community centre will be the first building to be built on Parcel 6 and is designed to respond to the existing condition, of sitting pavilion-like on a flat and empty site, but also anticipates a future condition, where it will form the corner of a developed plot of land.

Height is focused on the western flank of the building in line with the Phase 1 Design Code, overlooking the expanse of The Green, with a corresponding stepping down in height to the east.

A pragmatic response to the brief for the community centre limits the building to two storeys in height, however the floor-to-floor dimension of 4.25m is generous. With the addition of pitched roofs, inverted so that their height is greater on the flank walls rather than a central ridge, the impression of height is enhanced on Stirling Road and the southern boundary, so the building is the equivalent of three 'normal' storeys at 10.5m. The pitched roof 'gables' facing The Green provide the building with its distinctive character.

The clerestory lights respond to the desire to make the community centre as sustainable as possible, by maximising natural ventilation through the stack effect. The north-facing glazing also provides plenty of light without the risk of excessive solar gain and the south-facing pitch provides an optimum surface for PV cells. Along the southern boundary an asymmetric balance is achieved with a run of clerestory lights. These are shaded to prevent solar gain in summer but allow passive solar gain in winter, pre-heating the main hall.

As the primary space within the building, the main hall is emphasised through additional height and the treatment of the facades. Its volume and distinctive profile is read from west, south and east as a single object sitting above the ground. The sense of a group of volumes huddled together is heightened by repeating the clerestory lighting as east-facing pop-ups to the lower Stirling Road wing. These repeat elements enable the building to be clearly read from every angle, without creating a secondary rear elevation at the 'back' of the building.

The building volumes are held together on all sides by a column and beam framed structure. To The Green frontage this takes the form of a colonnade, providing a welcoming and sheltering space which enables the café and main hall to connect directly and comfortably with The Green in all weathers. Its width is comfortable enough to provide space for tables and chairs without obstructing the route. Facing directly west, this will be a delightful space in late afternoon/early evening. In the summer months the colonnade will provide essential shading of the glazed areas, preventing excessive solar gain. To the courtyard garden the framed structure takes the form of a free-standing pergola, providing a flexible framework for essential fencing, which will be hidden by a hedge over time. This perimeter treatment to the courtyard will offer the necessary safeguarding measures whilst allowing transparency.



Aerial view from south-east

6.3.2 Elevations

West Elevation

The primary elevation faces The Green, where the distinctive roof profile is most visible and the three main elements come together – the zinc clad main hall volume which is the tallest part of the building at 11.9m high, the body of the building clad with timber and the colonnade running full width. The ground floor elevations are highly glazed, protected from overheating by the colonnade, but smaller windows are required at first floor as they have less protection from the cantilevered brise soleil. Ample daylight and ventilation is provided by the north lights at roof level.

North Elevation

The north elevation fronts onto Stirling Road and is activated at the west end by the café and by service doors, all unified by the colonnade structure. The eastern end has generous windows looking into the messy activity space. The elevation is predominantly timber clad, except for the ground floor adjacent to the service doors, where brickwork provides a more robust finish. The roof lights add interest to the roof line as the building steps down from the west to east. Two large corner windows mirror each other, to the meeting room on the north west corner first floor and the messy activity space, ground floor north east corner.

South Elevation

The south elevation fronts onto the envisaged future east-west link through Parcel 6. It is predominantly the south elevation of the main hall, over a brick base and timber structure connecting the colonnade of The Green with the pergola of the courtyard garden. Windows at high level into the main hall let in winter sun and ventilate the space (even when a new building is located next door) and the low level windows provide active natural surveillance over the route and the cycle parking ranged along the route. The greenery of the courtyard garden will contribute greatly to the enjoyment of this elevation.



West Elevation



North Elevation



South Elevation

6.3.3 External Views

The following images illustrate how the Community Centre has a unified and distinctive expression recognisable from all aspects and angles of approach. The simple form of the building is broken down into separate elements to add interest and maintain a more comparable scalar relationship with the residential housing surrounding it.



Illustrative view from south-west



Illustrative view from south-east



Illustrative view from north-east



Illustrative view from north-west



Illustrative view from Stirling Road

THE GREEN >

6.4 Materiality

The community centre will be a predominantly timber building. Timber construction has many advantages, particularly for a building of this scale and the sustainability targets we are aiming for. It is also beautiful and the health benefits of using wood, particularly internally, are well documented. More details regarding the benefits of timber can be found in the sustainability section of this DAS (see section 10). Its use is proposed for structural and cladding elements.

Benefits of timber include:

- Low embodied carbon
- Lightweight and clean (impact on foundations, transportation)
- Fast & minimal labour
- Prefabrication
- Circularity
- Good air tightness
- Healthy and beautiful
- Reduced water usage compared to masonry

Charred timber

Most of the facades are proposed to be clad with charred timber. This dark finish is low maintenance and weathers well, keeping its look for many years and providing a foil for the other materials and colours proposed for the building.

Structural timber

Contrasting with the dark cladding at upper levels, the pergola and colonnade structure will be built from external grade naturally coloured timber, its pale silver colour contrasting with the dark finish of the cladding. The same material is also proposed for the brise soleil to windows at upper levels.

The use of timber for the external cladding of the building will fit comfortably within the local context, on the edge of the Cambridgeshire countryside. It will subtly reference other buildings within Northstowe that use timber, however the detailing and finish will distinguish it from its neighbours.

Brick

The ground floor base of the building will be clad with brick. Where people will come in close contact with the building, the brick is laid up to a height of approximately 3m above ground level, providing a robust finish. These areas are also predominantly below the colonnade and the use of brick here will eliminate the risk of differential weathering of timber in these sheltered locations. A pale grey/buff brick will be selected, in keeping with the Cambridgeshire vernacular, but also to maintain a 'lighter' feel beneath the colonnade to the front of the building and in contrast with the upper levels.

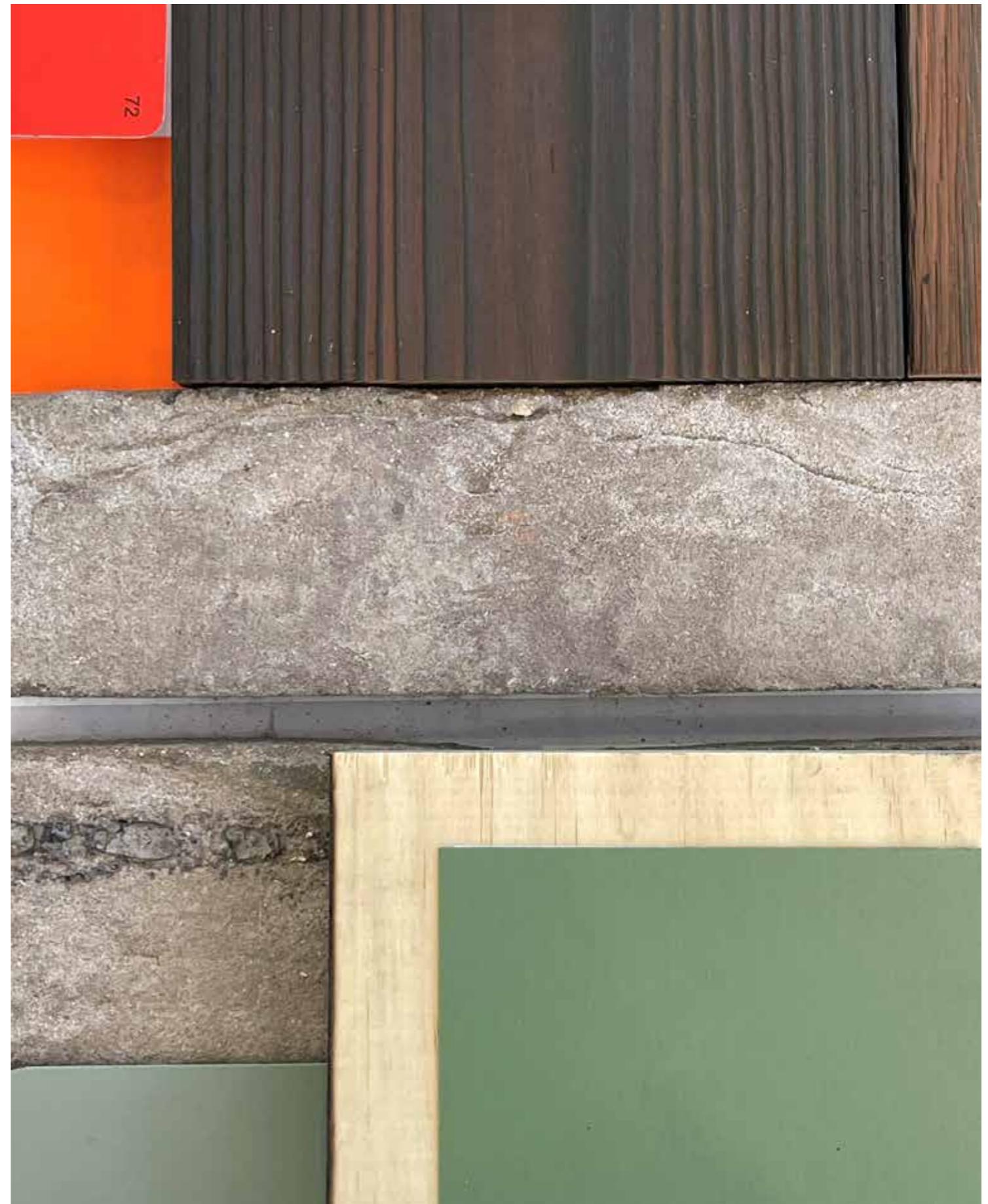
Zinc

Inspired by the notion of the community centre representing a sheltering copse of trees in the landscape, and the desire for a marker building, the building should be distinct from the residential housing around it. Whilst the dark timber and pale bricks reflect the Northstowe vernacular, the feature main hall is proposed to be clad with a green rainscreen zinc, with varying width standing seams to break up the façade and add some syncopation. Zinc has a long lifespan and its self-protecting patina isolates it from the environment allowing it to resist corrosion. Its production and assembly consumes little energy compared with other construction metals and zinc can be infinitely recycled.

Other Metalwork

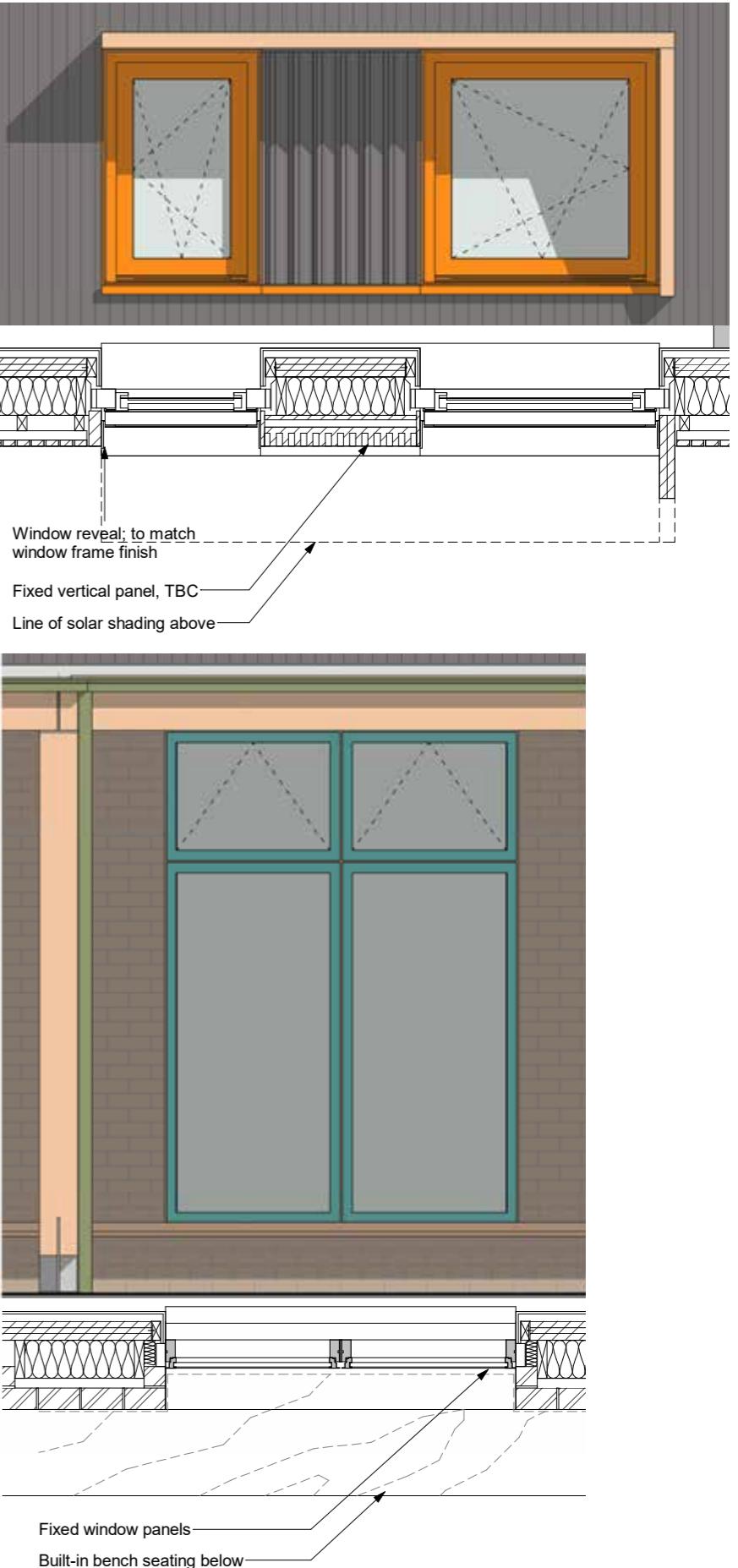
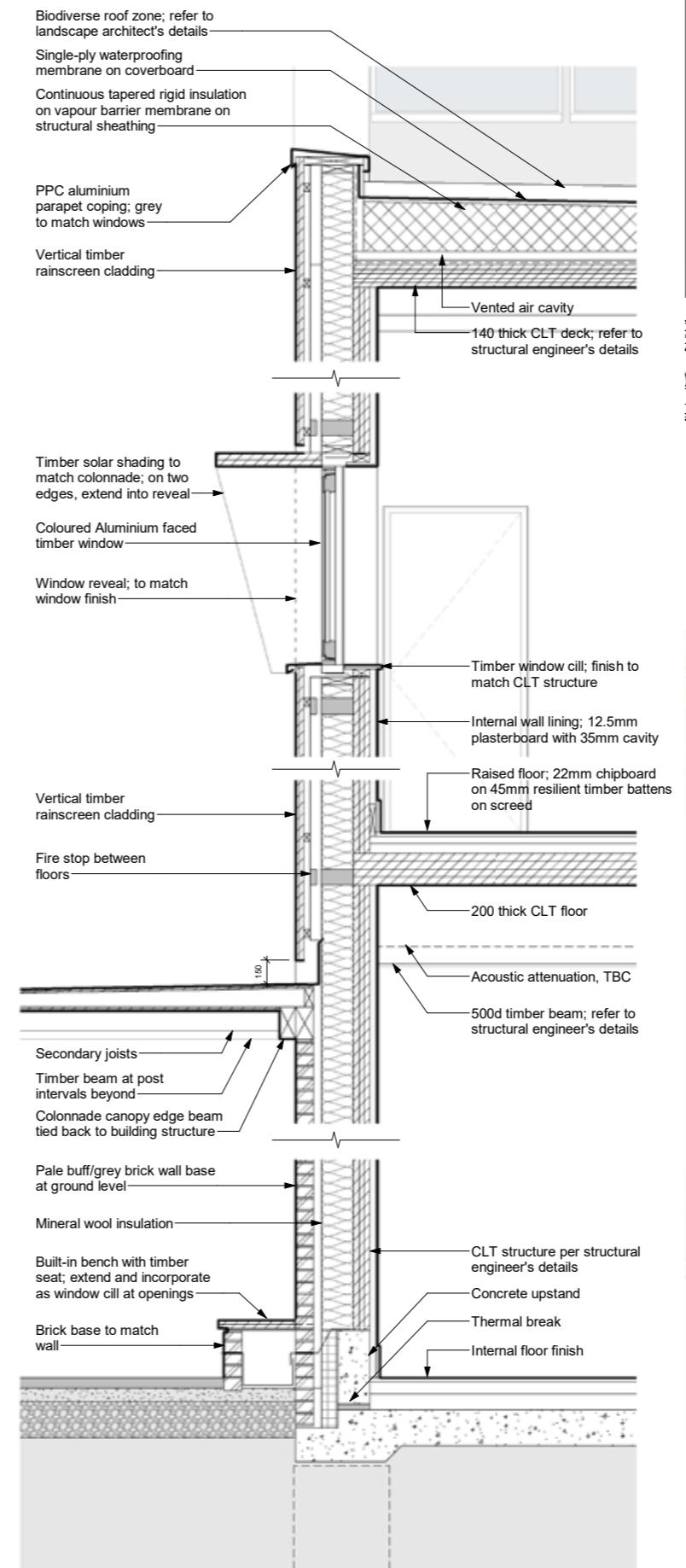
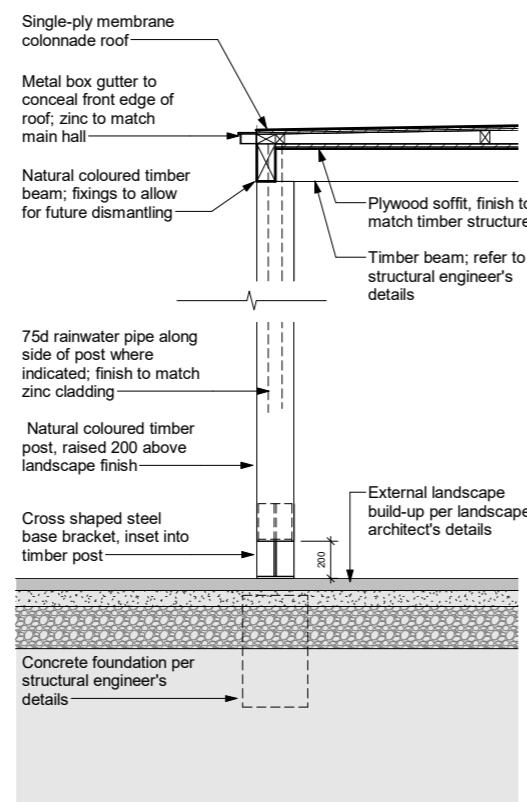
Windows and doors will be aluminium-faced to minimise maintenance requirements, powder coated a deep orange within the dark timber and a green-grey colour similar to the zinc for ground floor windows within brickwork and the larger curtain walling elements.

Rainwater goods, flashings and edge trims to the colonnade / pergola areas will be in the same green zinc as the main hall, adding a slim 'pinstripe' horizontal edge detail around the building at this level.



6.5 Detail Development

The detail section indicates construction principles for the west façade. Similar principles are to be adopted across the building, with the zinc rainscreen cladding replacing timber cladding on the main hall.



7.0 LANDSCAPE AND PUBLIC REALM

7.1 Landscape Design Principles and Zoning



Improve Biodiversity



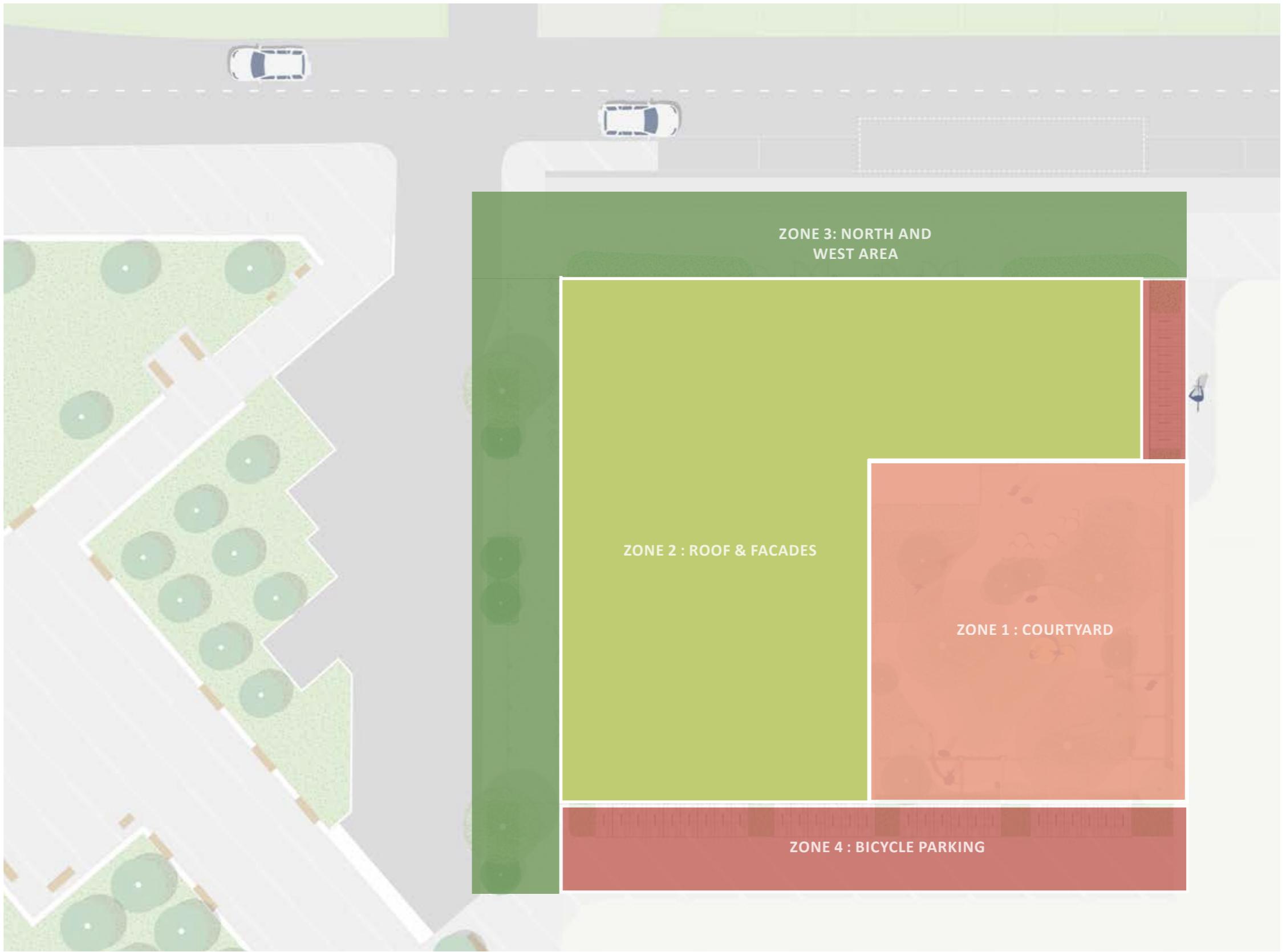
Nature Inclusive

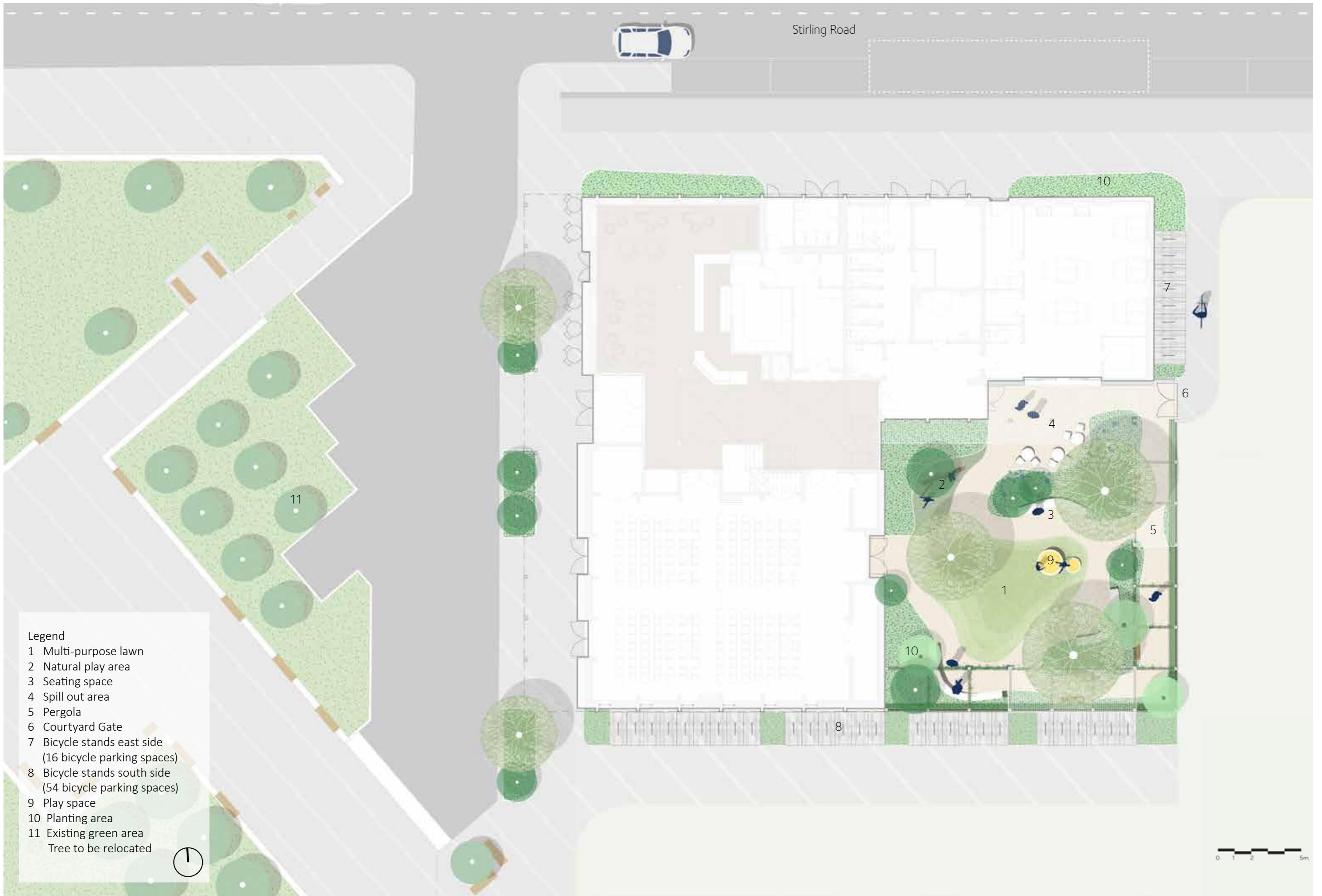


Sustainable Water Management



Well-Being





7.2 Zone 1 - Courtyard

7.2.1 Zoning and circulation

The courtyard garden design allows for a range of activities to take place within the space simultaneously. The arrangement of planting beds, seating and hard and soft surfaces loosely defines three zones

Spill out area

The area adjacent to the rear entrance lobby and the messy activity room is a clear hard-surfaced area allowing for easy access into the building and for moveable furniture and equipment to occupy the space. It is protected by the entrance canopy across its width and the outside area is also shaded by a tree.

Passive area

The majority of the courtyard is primarily suited to relaxation and social interaction. An informal play area can be observed from adjacent seating areas. It is a space to enjoy clement weather, sunny most of the time for most of the year, but with pools of dappled shade in summer when trees are in leaf. The hard surfaces allow for movement and circulation around the garden, connecting more intimate seating areas where small groups can gather. Larger planting beds occupy the area close to the building's eastern façade, where the shade from the building make it less attractive to dwell but more protective for planting.

Green gallery

The perimeter of the courtyard garden is defined by the pergola which visually ties the building together. The timber structure provides a framework for growing plants up, combined with hedging which will provide shelter, biodiversity and security. This perimeter also defines a longer route for perambulation, encouraging people to move around the space and children to roam within a secure environment.

 Multi-Function Courtyard

 Green Gallery



Intimate seating



Meeting spot



Flexible seating area



Climbing plants on structure



Safety play area

 Practical route

 Strolling route



7.2.2 Courtyard Plan

The plan indicates the following features within the courtyard garden:

- 1 Multi-purpose lawn
- 2 Art & play area
- 3 Seating space
- 4 Spill out area
- 5 Pergola
- 6 Courtyard Gate
- 7 Natural play area
- 8 Bicycle stands
- 9 Planting area
- 10 Infiltrated pavement
- 11 Green edge

-  Feature tree
-  Multi-stem tree
-  Relocated Prunus tree
(from the west side)



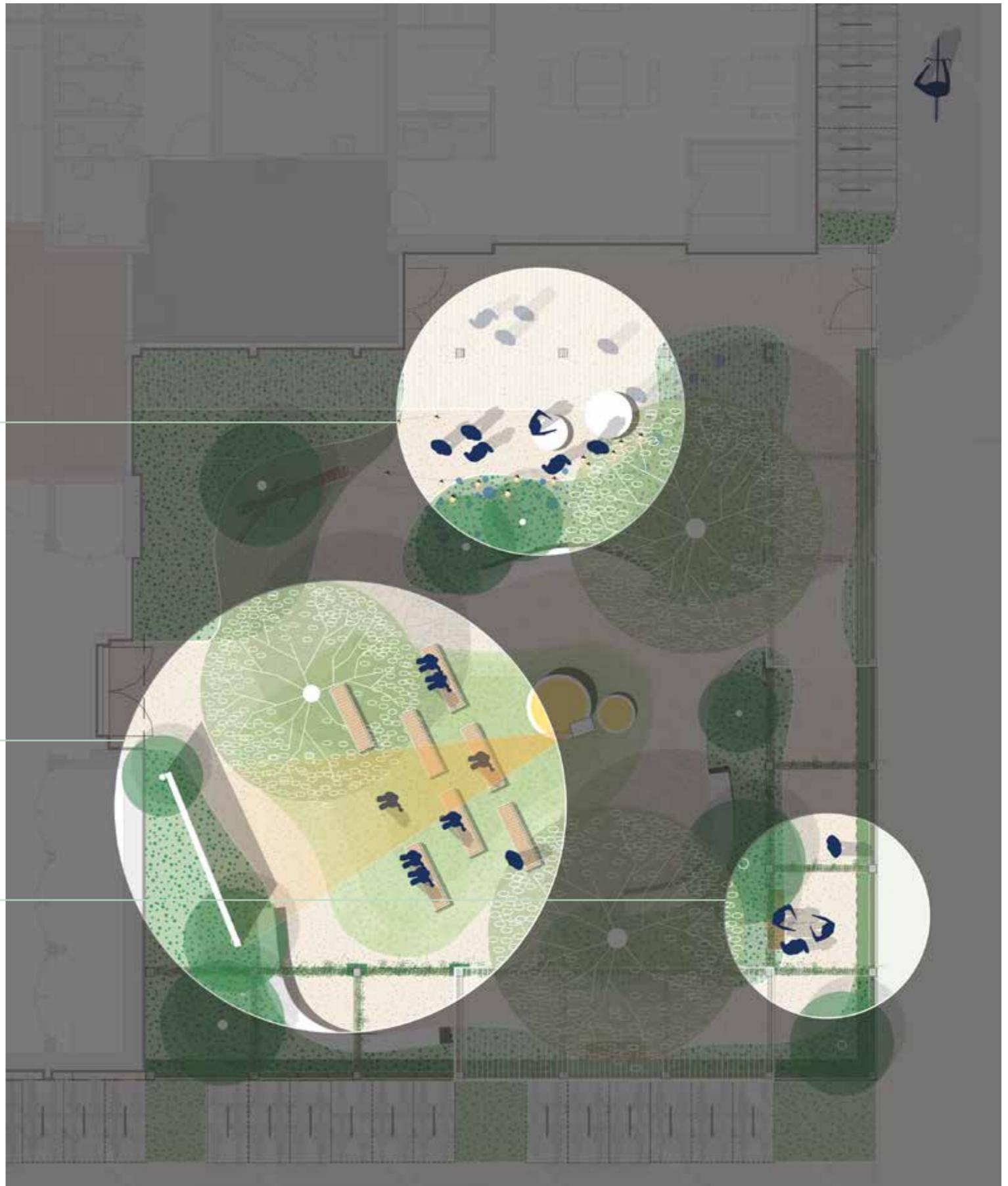
7.2.3 Flexible Programmes Diagram

The zoning and circulation areas are designed to be flexible and to cater for many different community groups, from small informal and intimate gatherings to larger organised events. The range of spaces also allows for the courtyard garden space to be used in all weathers and all seasons.

Outdoor activity space
Spill out from the building

Outdoor theater

Seating space during
lunch break



7.2.4 Materiality

The routes and ground surfaces are proposed to be surfaced with a seamless jointless material, allowing for natural organic shapes. The surface chosen will also be smooth and suitable for wheelchairs, prams and buggies so will be accessible to all.

Seamless pavement



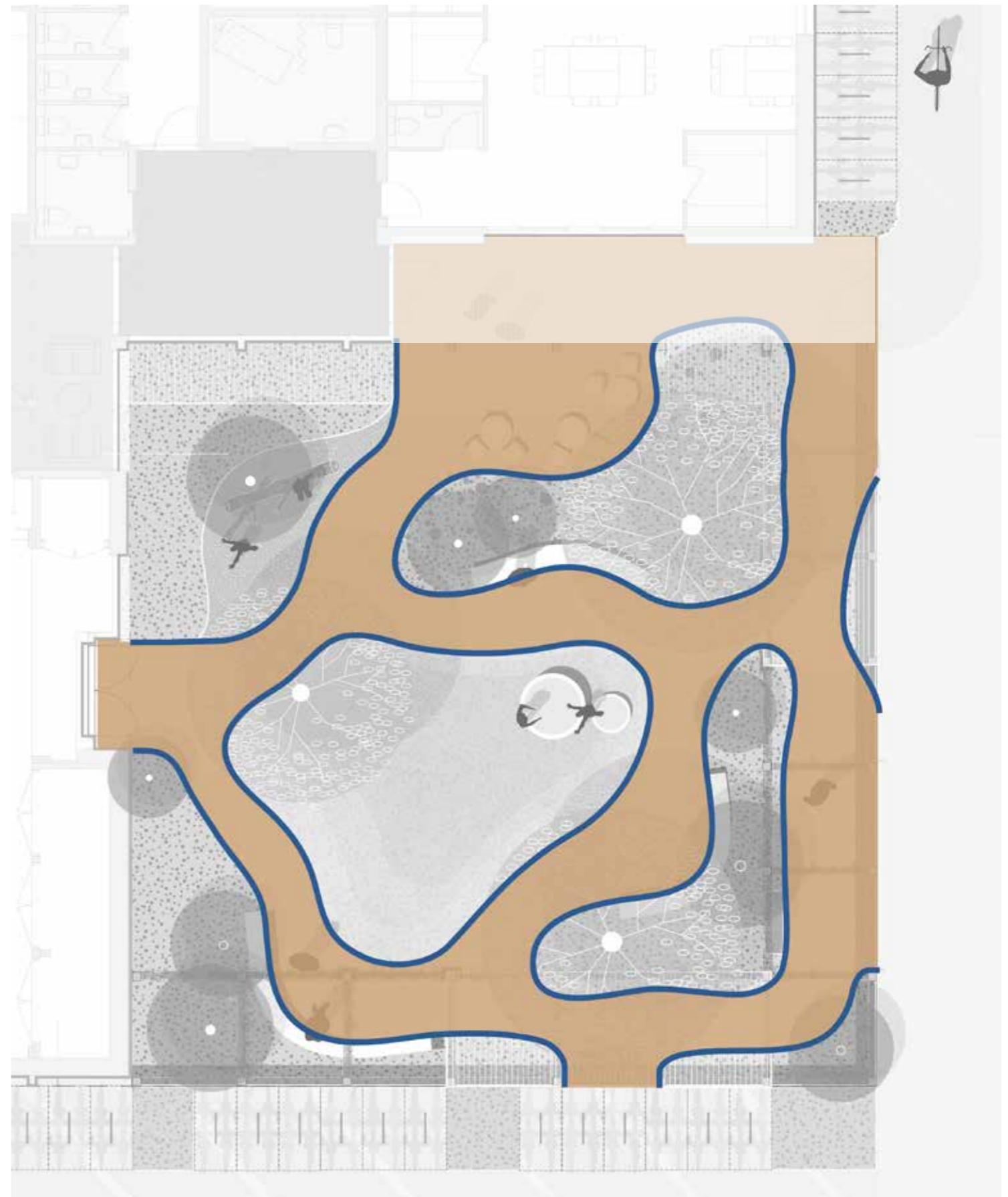
Galvanised steel edge
(10 mm. thickness)



Resin bound- aggregate



Selfbound gravel (option)



7.2.5 Furniture and Play Elements

Furniture and play elements will be informal and predominantly organic in design and material, in keeping with the atmosphere and natural environment being created.

 Wooden seat (3)



 Wooden bench (3)



 Movable outdoor table set (3)



 Play Elements (1)



 Natural Play element (1)



 Hedgehog Connection



7.2.6 Pergola and Gate

The perimeter of the courtyard garden is strongly defined by the timber pergola structure which is part of a family of structures tying the whole building together visually from all angles. It provides a framework within which different materials and planting elements can exist. It also exists to break down the perimeter fencing which is required for security (stopping unwelcome intruders from entering) and safeguarding (keeping young children within the safe confines of the garden). In the long term, the hedging proposed for the perimeter will grow and obscure the fencing but this cannot be relied upon in the first instance.

The pergola will also provide areas of shade for sitting under and is part of a perambulation route around the perimeter of the courtyard garden.

Pergola - cover

Open



Shaded



Green boundary

Hedges



- - - Corten steel fence
1.20-1.50m high
(behind hedges)



Gate (1)

Metal door, colour to be
matched with building facade



7.2.7 Lighting

The courtyard garden will be a secure and enclosed garden area for visitors to the building. It provides visual amenity for occupants of the building as well as a space to be enjoyed, including late in the day and at night. Lighting is integral to creating an attractive atmosphere. The lighting design will be developed to add visual interest to surface, elements and features including planting and to create different areas of use within the overall space.

The lighting is also essential to provide amenity and security. The design will avoid creating dark areas or bright pools of light where strong contrasts make visual recognition difficult. It will be particularly important to develop the lighting design for the rear entrance area of the courtyard garden and the pergola to the front of the building to ensure a good level of security.

Nature Inclusive elements

Supplementing the biodiversity being incorporated into the planting strategy for the scheme, bat and bird boxes are to be integrated into the building, in the most suitable locations for species likely to be resident in the area. Whilst this area is currently low in biodiversity, these measures are designed for a future Northstowe, when we envisage the natural environment to benefit from an extensive network of green corridors and bio diverse habitats.

 Uplight for trees



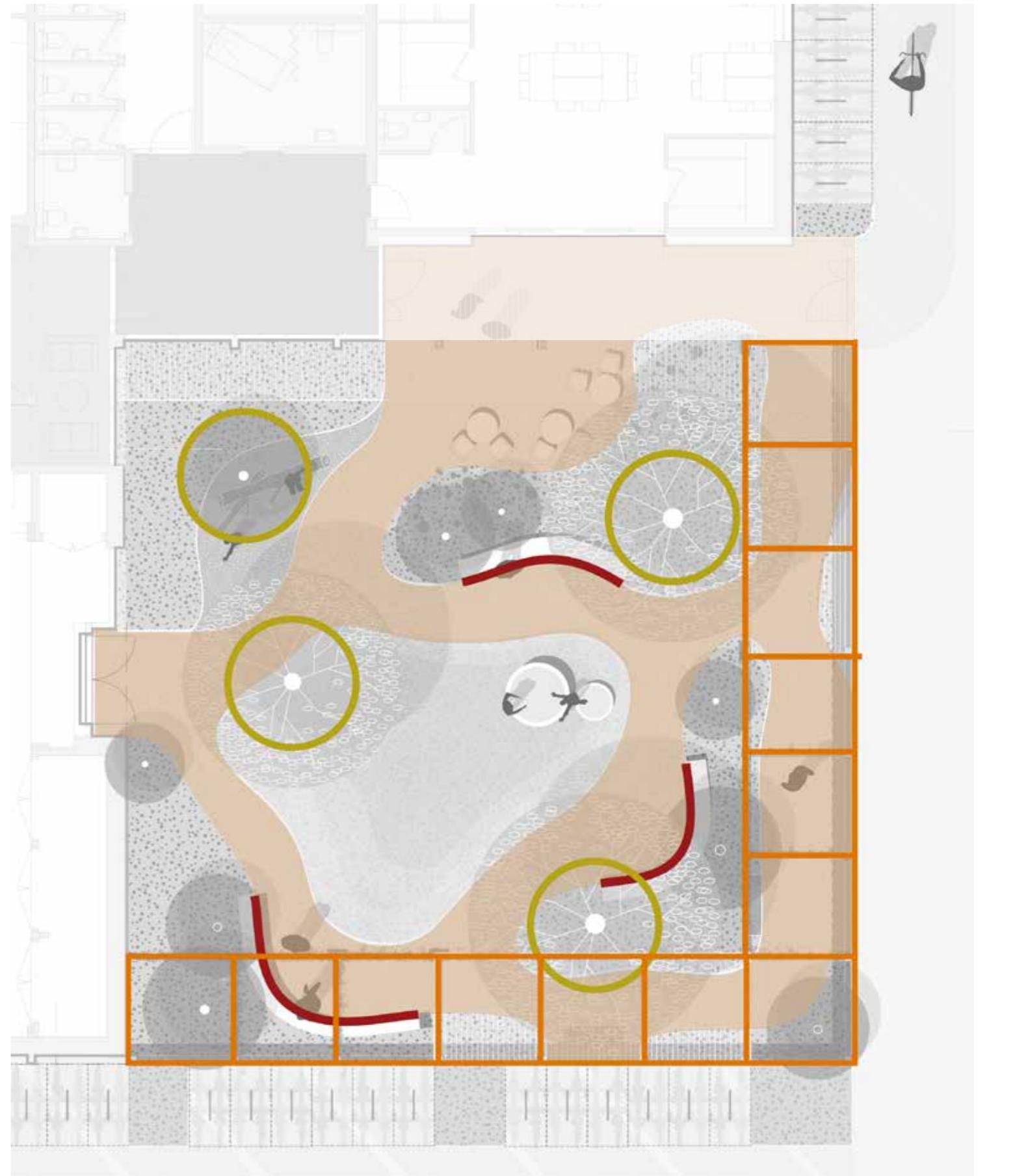
 LED Striplight under seating



 Bollard along pathway



 Decorative light along pergola





7.2.8 Courtyard Plantation

PERENNIALS:

- High biodiversity value, in particular pollinators
- Long seasonal interest
- Extended flowering curve
- Partially native, with added high nectar-value non-natives that are appropriate for this location and do not have problem or invasive characteristics



Sesleria 'Greenlee Hybrid'



Molinia arundinacea 'Transparent'



Aster lateriflorus 'Prince'



Veronicastrum virginicum 'Album'



Iris sibirica 'Annick'



Euphorbia 'Dixter'



Geranium 'Orion'

SHRUBS:



Viburnum opulus (4)

GRASSLAND SEED MIX



Key Species:
Birds-foot-trefoil (*Lotus corniculatus*)
Red Clover (*Trifolium pratense*)
Wild Thyme (*Thymus polytrichus*)
Lawn Daisy (*Bellis perennis*)
Common Spotted Orchid
(*Dactylorhiza fuchsii*)
Smooth Stalked Meadow Grass
(*Poa pratensis*)

CLIMBING PLANT:

- High biodiversity value, in particular pollinators and blossoms
- Long seasonal interest
- Extended flowering curve
- Partially native, with added high nectar-value non-natives that are appropriate for this location and do not have problematic invasive characteristics



Hedera helix 'Thorndale'



*Schizophragma hydrangeoides
'Moonlight'*

GREEN BUFFER:



Native mixed hedges
(width 50 cm.)
50% mix of the following:
Bird cherry (*Prunus padus*)
Common Dogwood (*Cornus Sanguinea*)
Dog Rose (*Rosa canina*)
Spindle (*Euonymus Europaeus*)

TREES:



Tilia cordata (3)



Magnolia stellata (2)

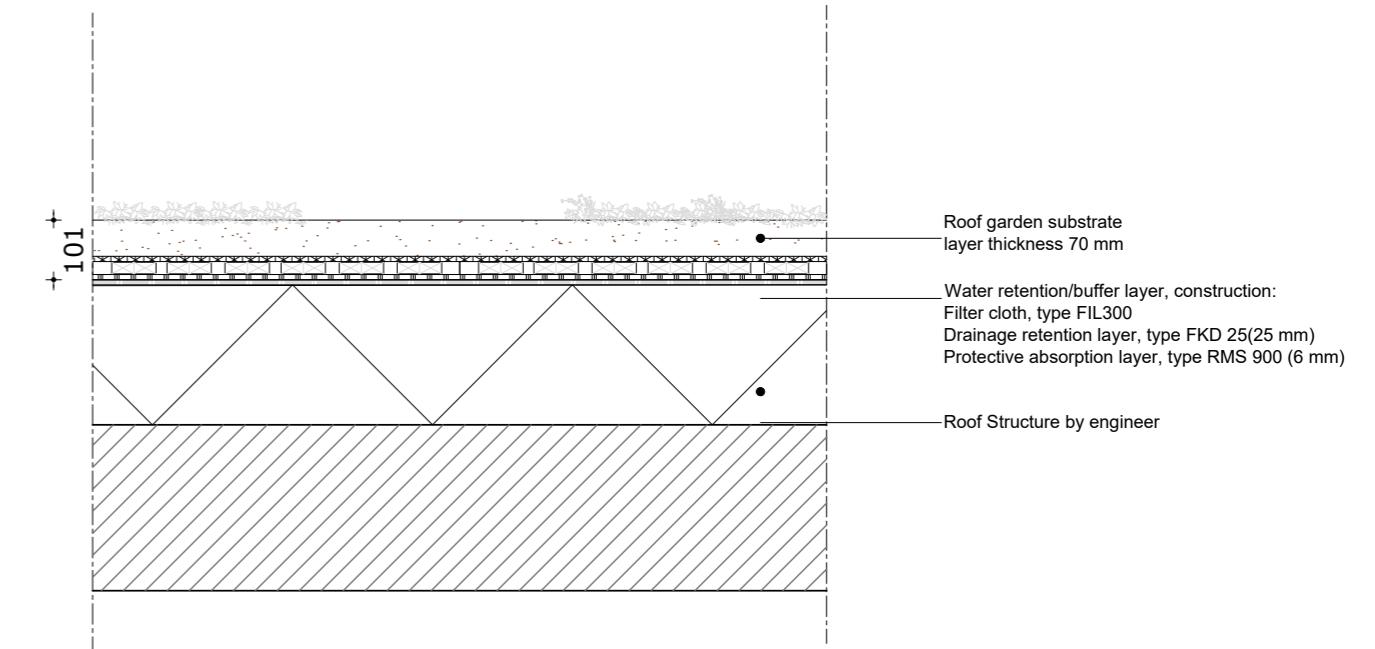


Prunus (3)
(relocated from the west side)

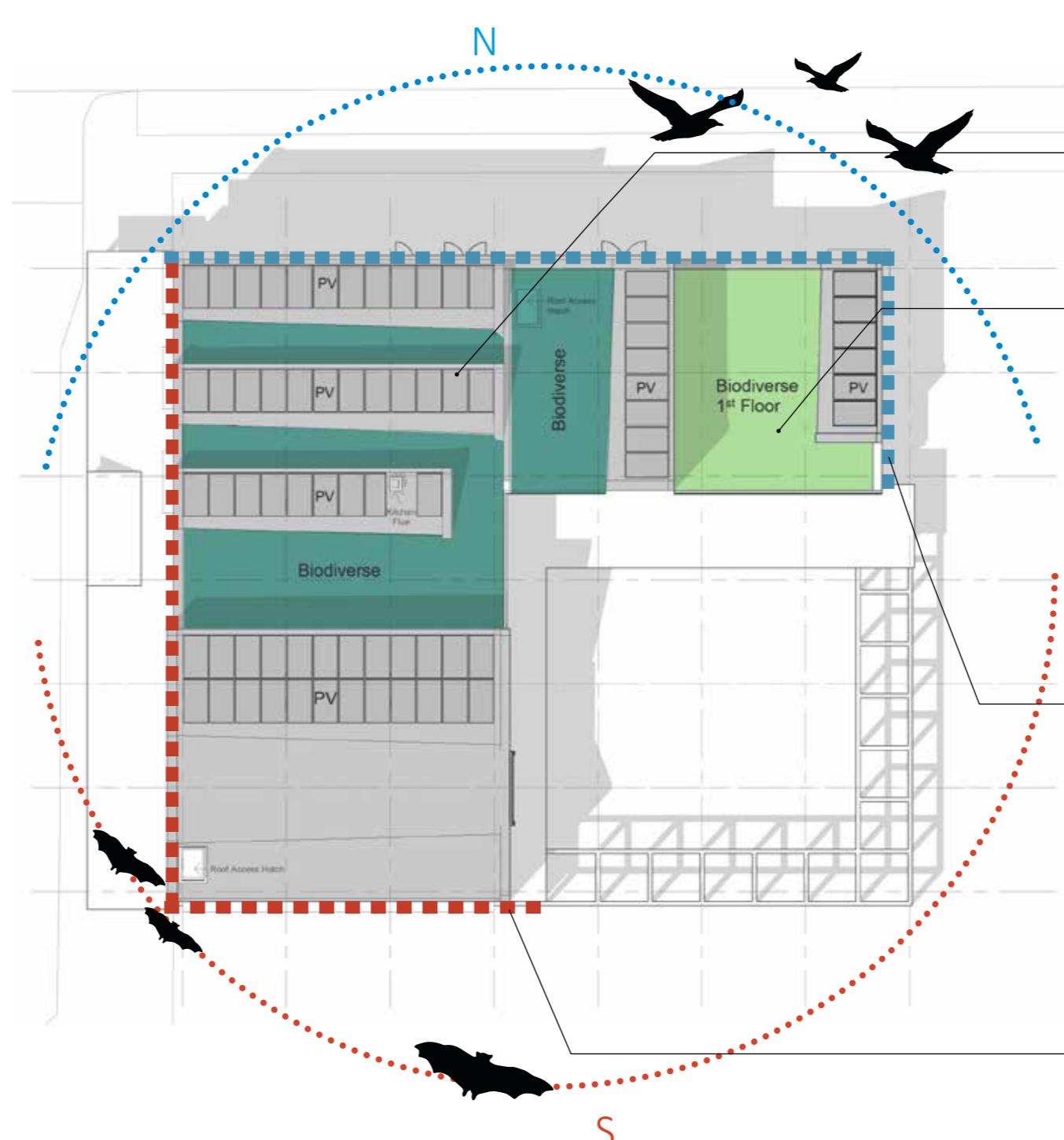
7.3 Zone 2 - Roofs and Facades

7.3.1 Green Roofs

Brown roof



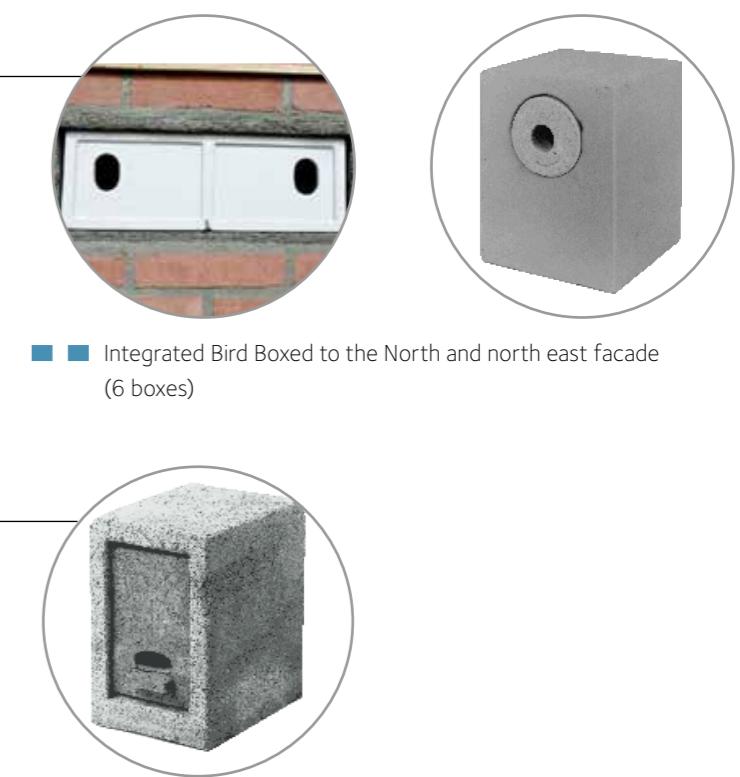
7.3.2 Nature Inclusive Elements



Integrated on the Roof



Integrated in the Building



7.4 Zone 3 - North and West Side



West View

7.4.1 North and West Planation

Tree selection principles:

- Transparent crown
- High pollinator value

TREES IN THE WEST SIDE:



Gleditsia triacanthos 'Shademaster'
(2)



Sorbus discolor (4)

CLIMBING PLANT IN THE WEST SIDE:



Climber: Lonicera henryi

Plant selection principles:

- High biodiversity value, in particular pollinators
- Long seasonal interest
- Extended flowering curve
- Partially native, with added high nectar-value non-natives that are appropriate for this location and do not have problem or invasive characteristics

PLANTING IN THE NORTH AND WEST SIDE



Molinia caerulea 'Dauerstrahl'



Heuchera villosa



Sesleria autumnalis



Persicaria amplexicaulis
'Batty Brandt'



Anemone 'Whirlwind'



Aster macrophyllus 'Twilight'

7.5 Zone 4 - Bicycle Parking Area

PLANTATION

- High tolerant
- High biodiversity value, in particular pollinators
- Long seasonal interest
- Extended flowering curve
- Partially native, with added high nectar-value non-natives that are appropriate for this location and do not have problematic invasive characteristics



Sesleria 'Greenlee Hybrid'



Rudbeckia fulgida var. deamii



Iris sibirica 'Annick'



Geranium 'Orion'



Euphorbia polychroma



Molinia arundinacea 'Transparent'



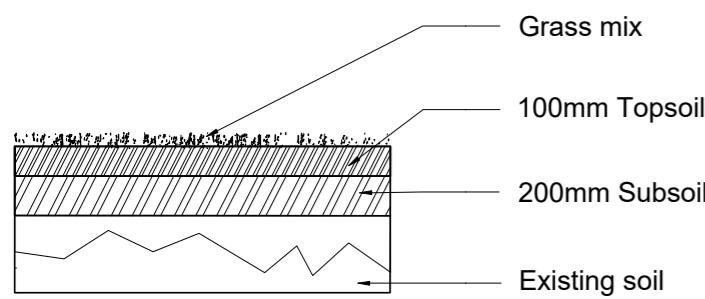
Veronicastrum virginicum 'Album'

BICYCLE PARKING EQUIPMENT

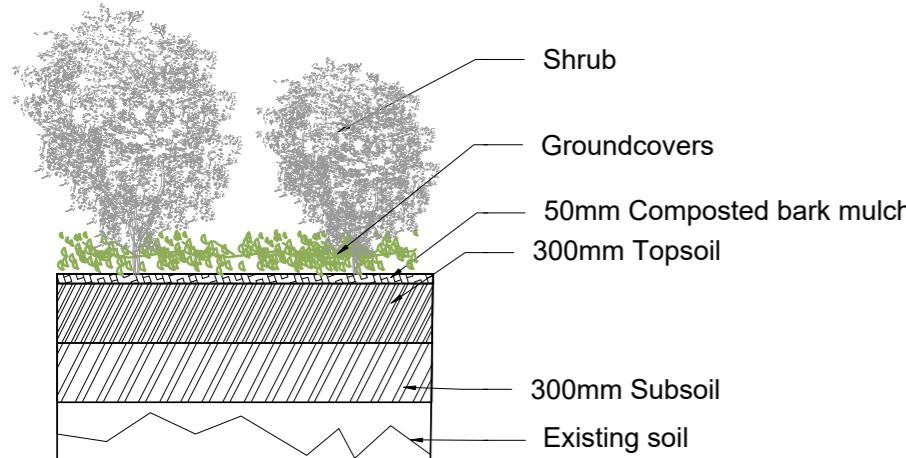


Shefiled Stand

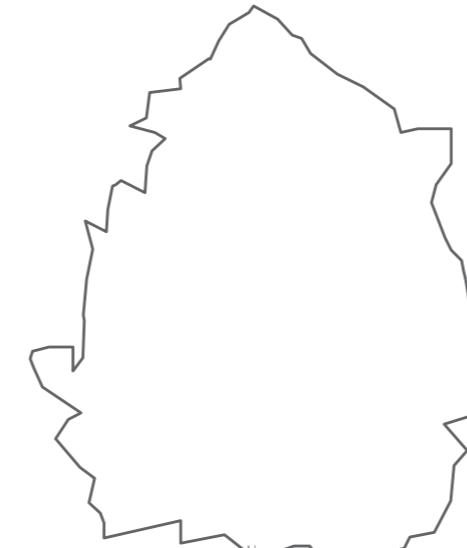
7.6 General Detail: Planting Principle Details



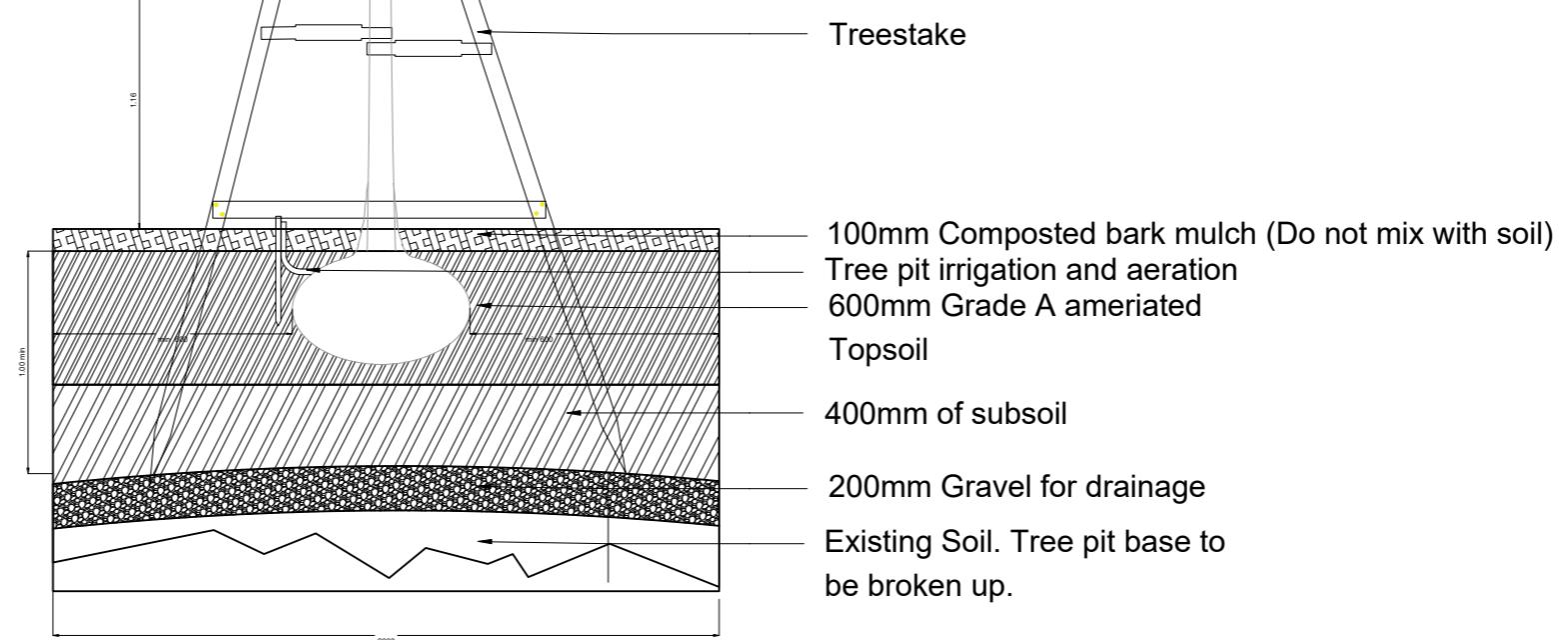
Grass



Shrub and Perennial



Semi-mature tree with rootball



Tree

NOTE: each semi mature tree from girth size 20-25 and 30-35 cm to have a minimum of 3m³ imported tree soil in the tree pit



View of east facade, rear entrance secured gate

8.0 ACCESS STATEMENT

8.1 Transport Assessment

A Transport assessment has been prepared by Steer, and will be submitted as part of the application documents. The report details the following areas:

- Existing Conditions;
- Planning Context;
- Development Proposals including servicing; and
- Impact Assessment

The key findings of the Transport Statement are:

- A 90% sustainable transport mode share is anticipated, resulting in a minimal impact upon the surrounding highway network;
- 70 new cycle parking spaces (35 Sheffield stands) will be provided south and east of the Permanent Community Building (PCB);
- 13 car parking spaces will be provided on Stirling Road adjacent to and opposite the PCB, including 4 fitted with electric vehicle charging infrastructure. Already proposed footways and cycleways will be locally relocated to accommodate the proposed parking bays;
- To accommodate the new building footprint, 20 existing cycle parking spaces (10 Sheffield stands) will be relocated to the south side of Stirling Road adjacent to The Green; and
- Servicing and refuse collection can be satisfactorily undertaken from the proposed bay on the south side of Stirling Road and the existing bay on The Green immediately west of the PCB.

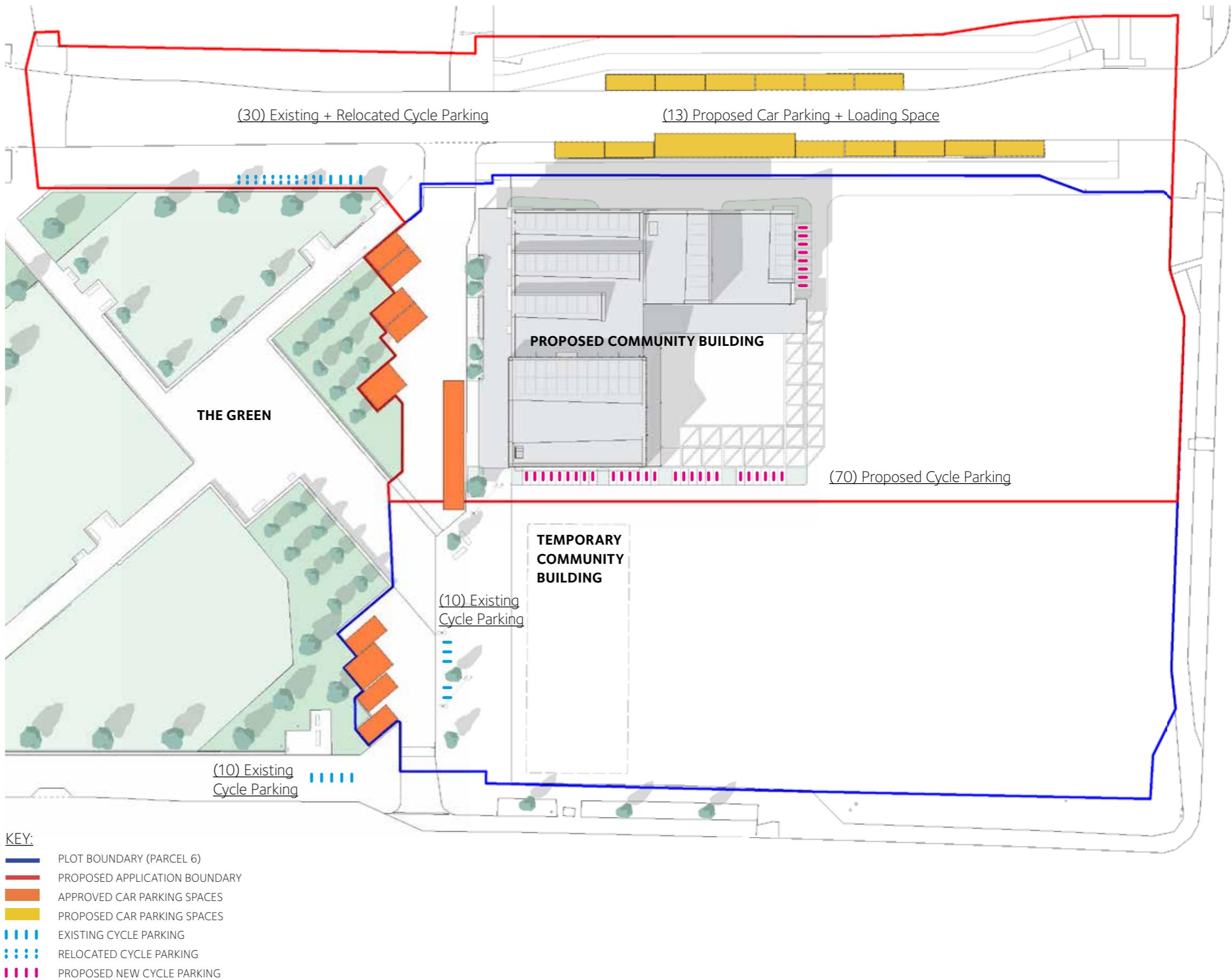


Fig. 8.1A Cycle and Car Parking Plan (NTS)

8.2 Stirling Road Proposal

The proposed and consented but not yet adopted road layout for the perimeter roads around Parcel 6, inclusive of cycle lanes in both directions with further detail on Stirling Road are extracted from Transport Consultant drawings and provided here.

The diagram below illustrates the revised relationship along the pedestrian and cycle pathway with vehicular access.

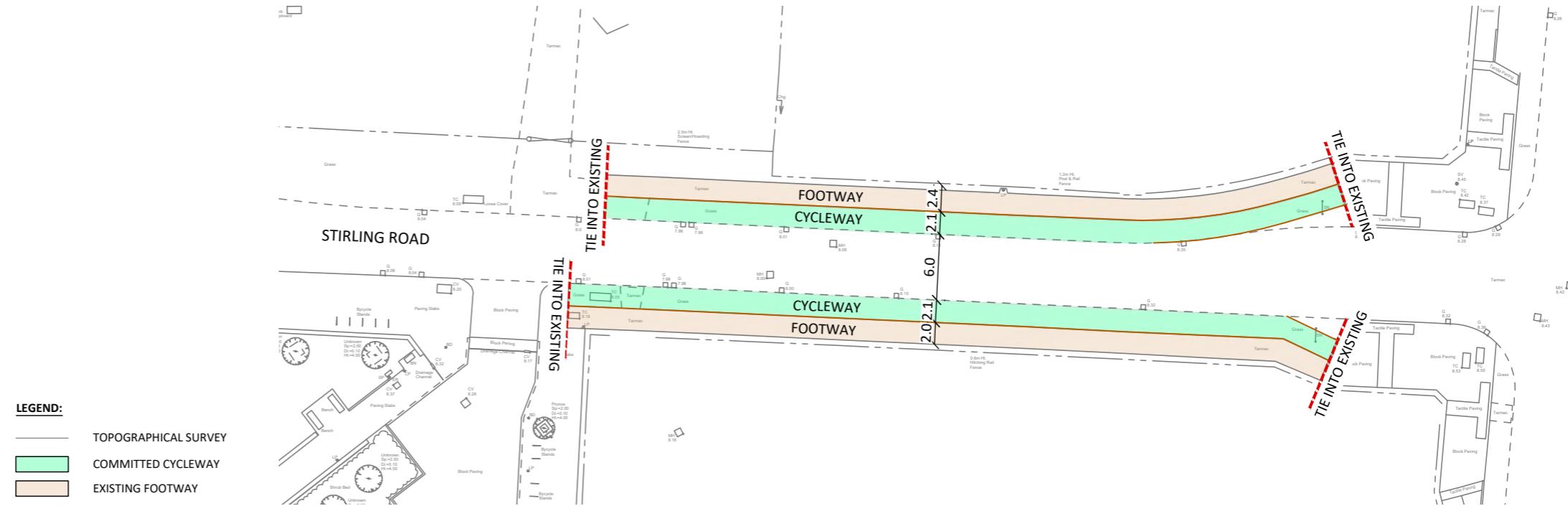


Fig. 8.2A Consented Stirling Road layout (NTS)

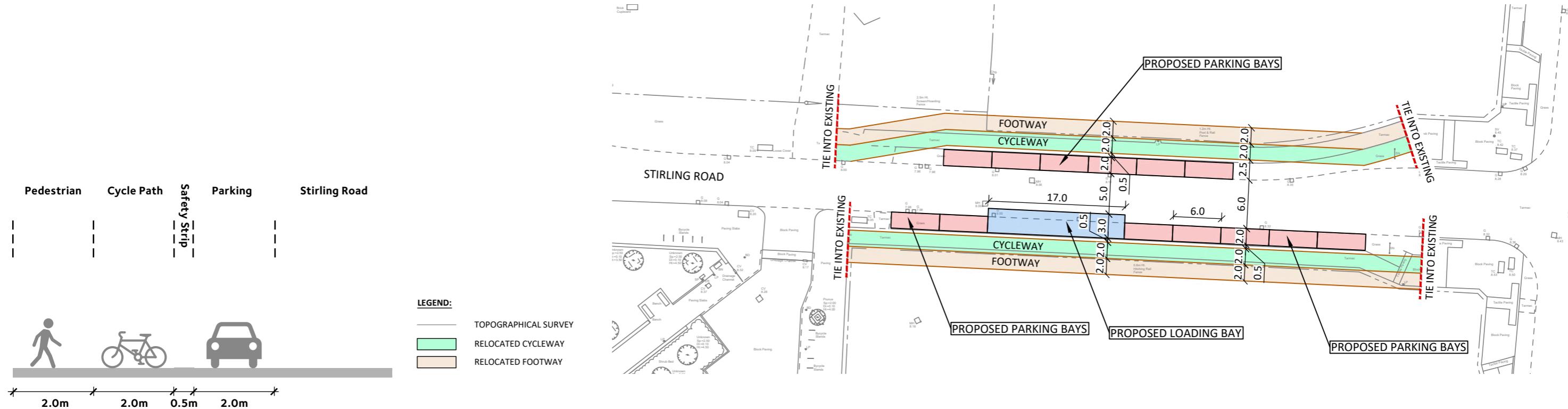


Fig. XX Section of proposed road layout (NTS)

Fig. 8.2B Provised Stirling Road layout (NTS)

8.3 Site Access and Movement

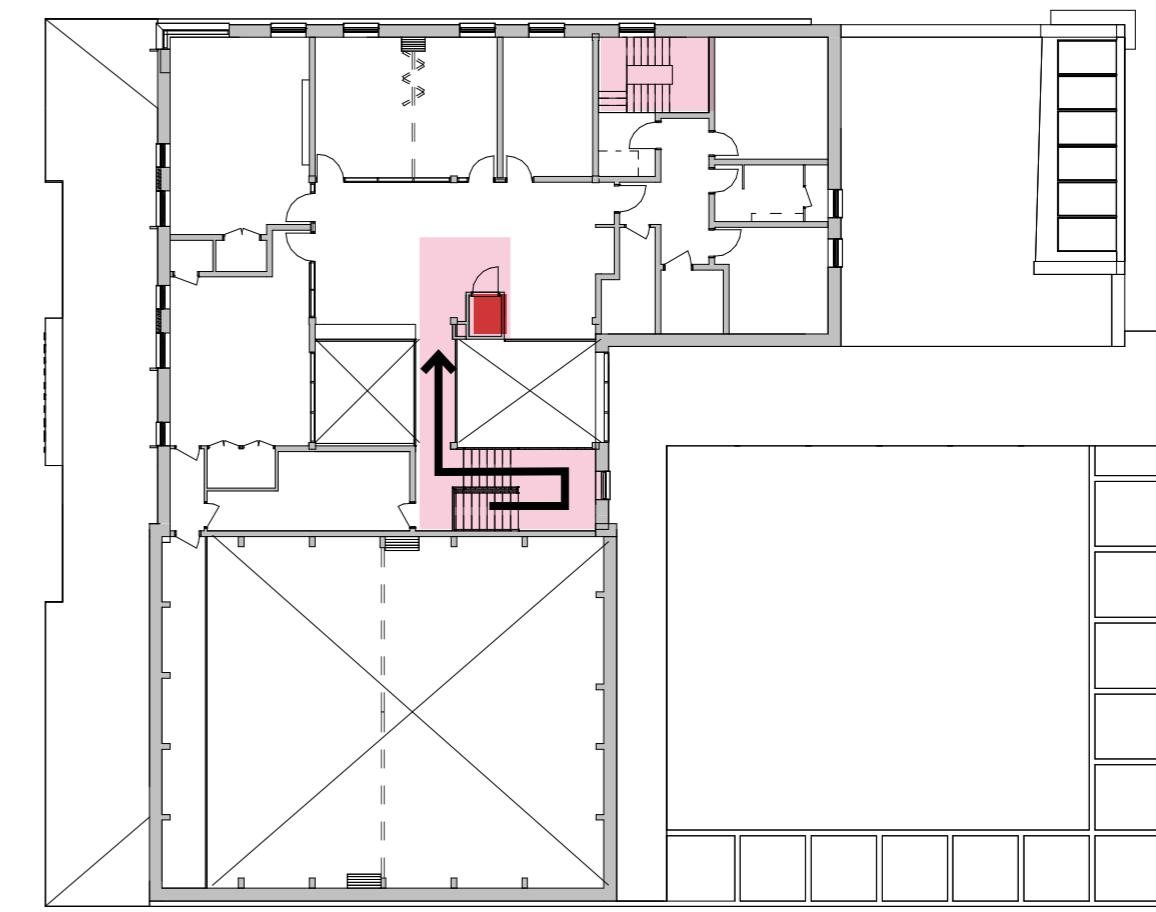
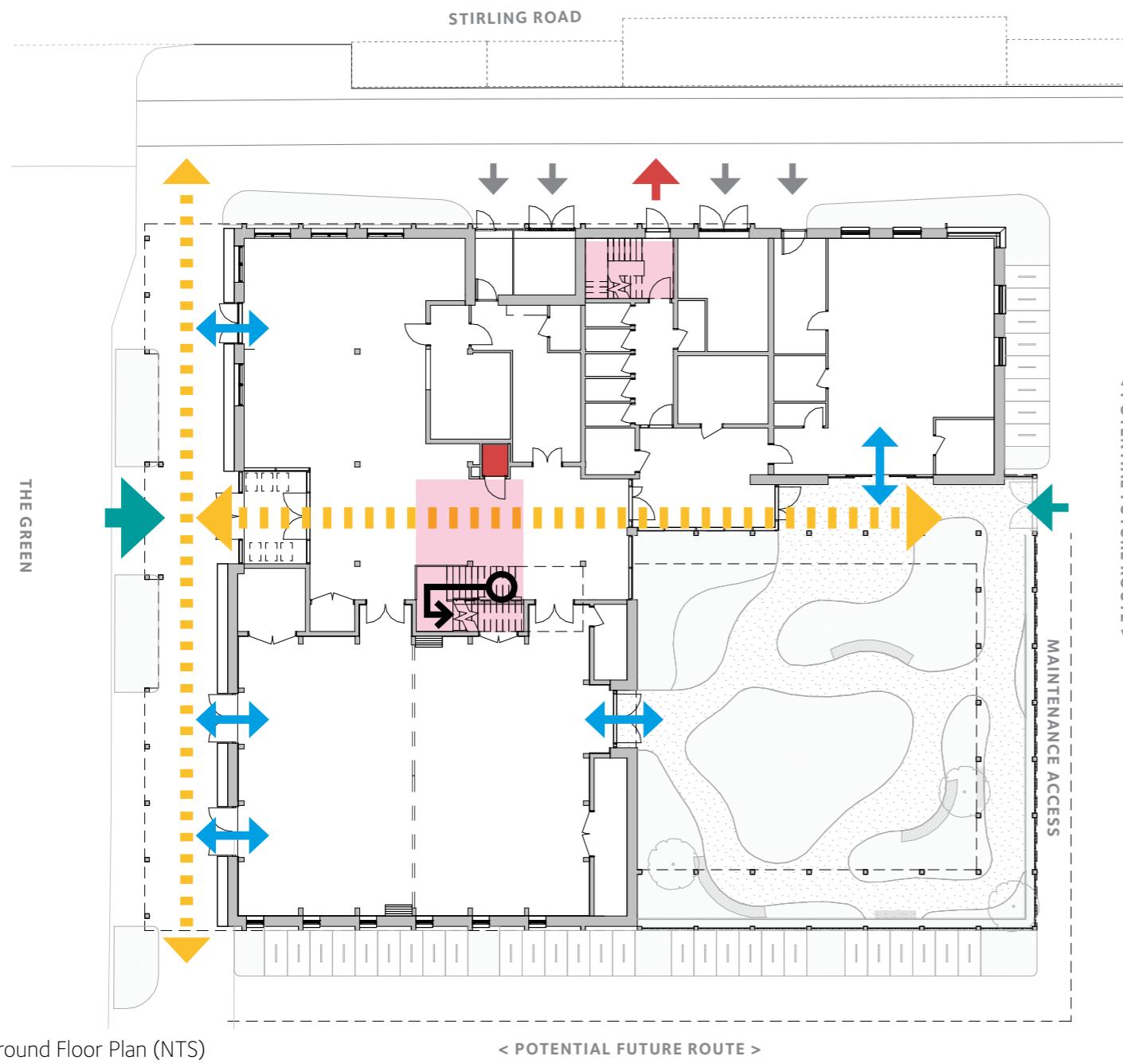
The scheme's primary facade faces west towards The Green. An active frontage and colonnade covering the north-south route connect the external public space of The Green with the internal public space of the community centre.

The internal building layout is kept simple for legibility, a central corridor connects all spaces, with the main vertical access (lift and stairs) central within the space.

A rear entrance from Stirling Road provides a secondary means of access from the east.

KEY

- Public Access
- Service Access
- Emergency Access
- Main Movement Corridor
- Vertical Access / Zone
- Managed Access



8.4 Refuse & Recycling Strategy

A Waste Management Toolkit has been prepared by Steer, and will be submitted as part of the application documents.

Refuse and servicing will be from proposed loading bay on the south-side of Stirling Road. This bay is sited within the maximum 10 metre container dragging distance for waste collective operatives, and 25 metre dragging distance for smaller two wheeled containers from the proposed waste store fronting Stirling Road.

The community centre will provide the following number of bins based on the calculations described in the Waste Management document:

Residual	(2)x 360L bins
Paper and Cardboard	(3)x 360L bins
Dry Mixed Recyclables	(1)x 240L bins
Food Waste	(2)x 140L bins
Total	(8)x total bins

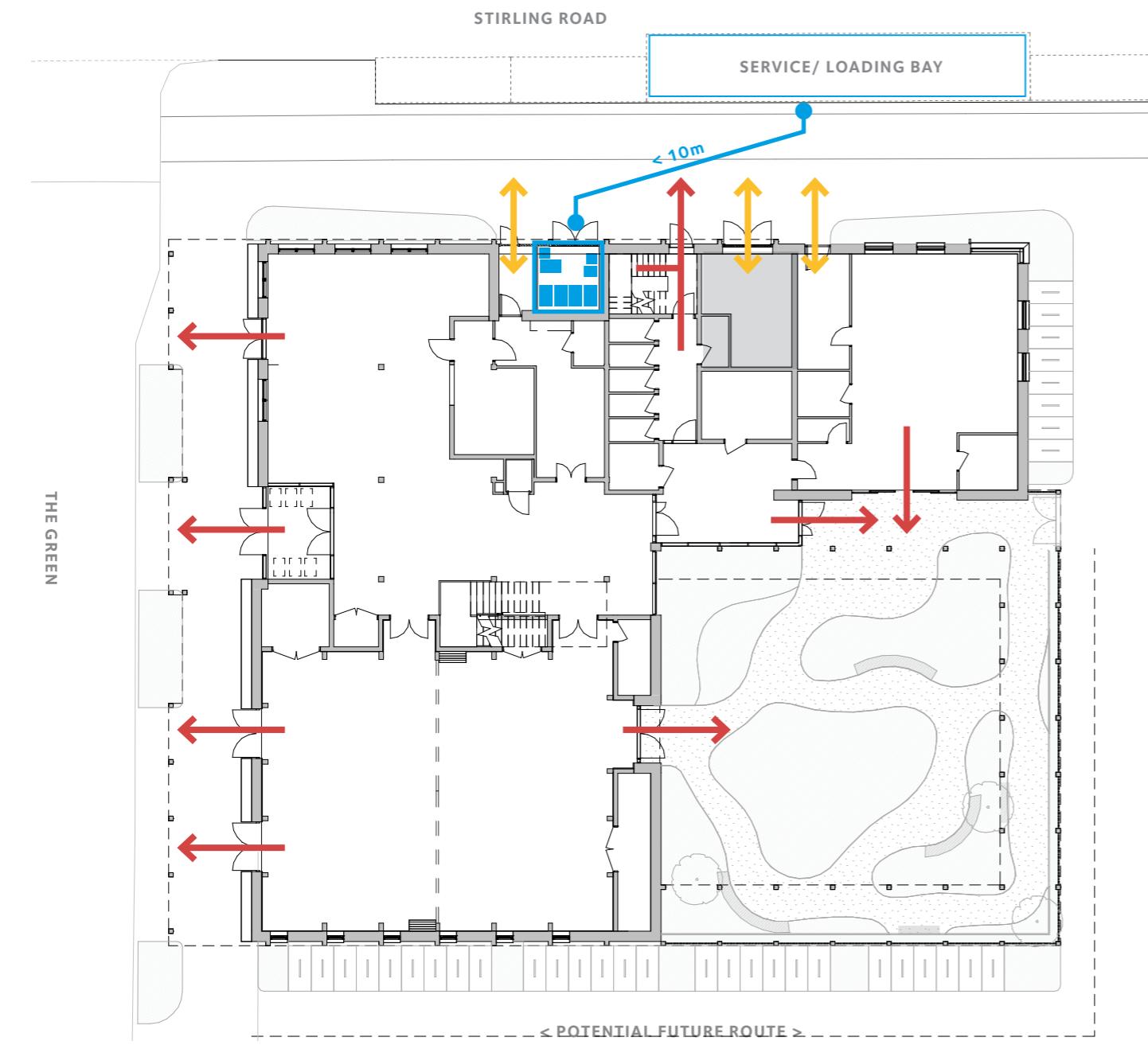
8.5 Fire and Evacuation

All publicly accessible areas will have clear and direct visual connection of the route of egress. An Event Management Plan, and Fire Safety Strategy has been prepared and will be issued with the application documents.

The maximum capacity of the Community Centre will be circa 440 people. This will be clearly advertised as part of the booking process and included within the terms and conditions of hire.

KEY

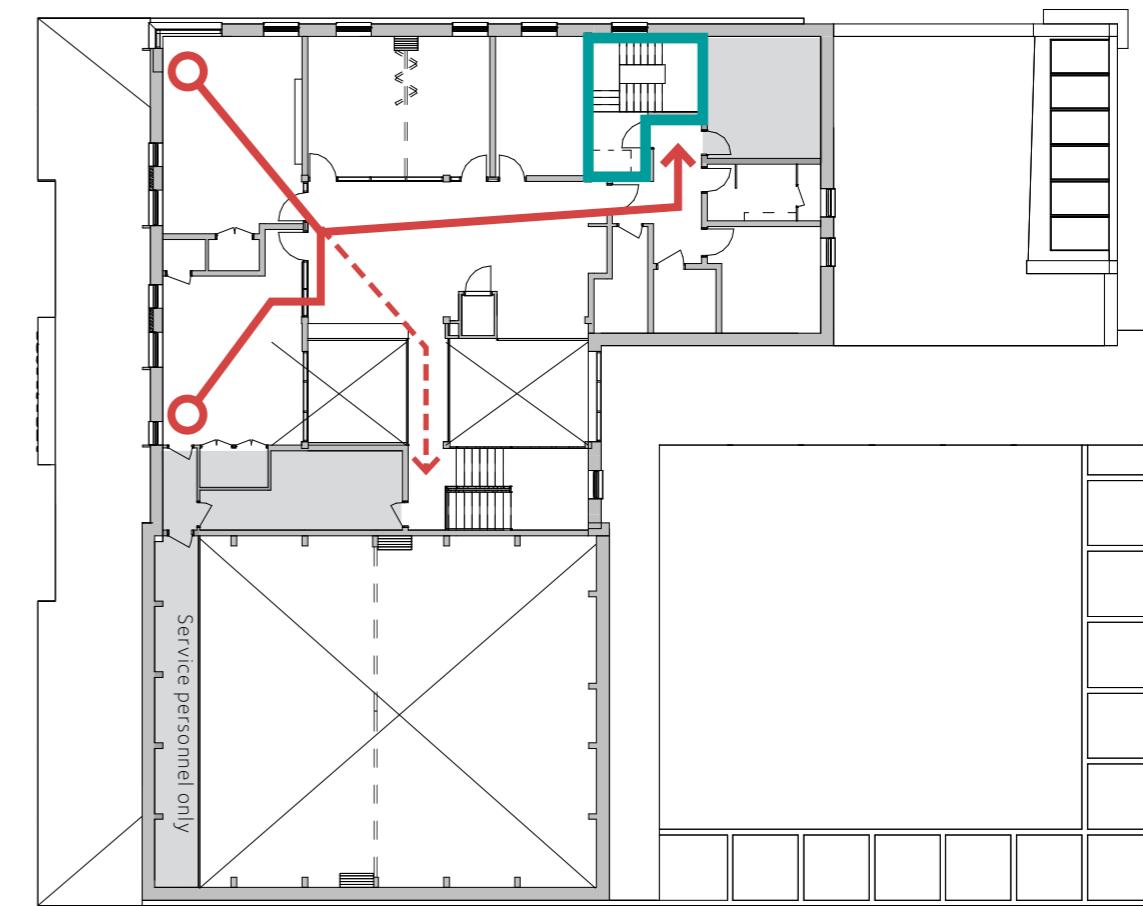
- Evacuation Route
- Alternative escape from 1st Floor
- Staff/ Servicing
- Refuse Bins/ Store
- Refuse Parking
- Plant Rooms
- Protected Escape Stair



Ground Floor Plan (NTS)

Emergency vehicles will access the Site from Stirling Road, either stopping at the southern kerbside of Stirling Road or turning into the one-way access route that runs north-south between Stirling Road and Pathfinder Way and stopping outside the western flank of the community centre.

< POTENTIAL FUTURE ROUTE >

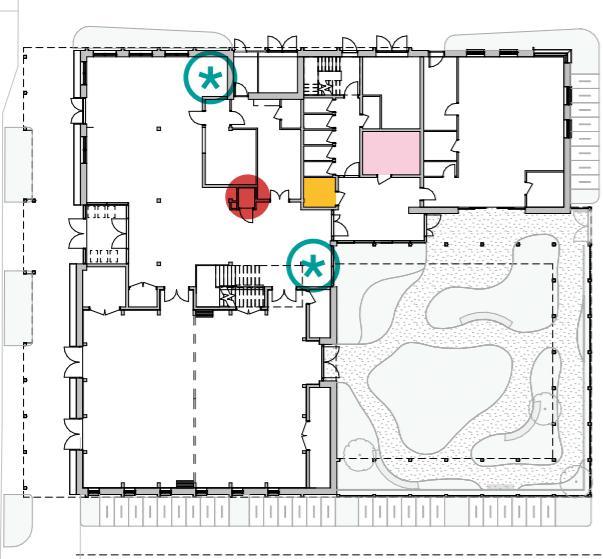


First Floor Plan (NTS)

8.6 Inclusive Design

The proposal considers a range of users within the community and aims to address their needs. We have followed the design principles set out in CABE (Commission for Architecture and the Built Environment) for inclusive design:

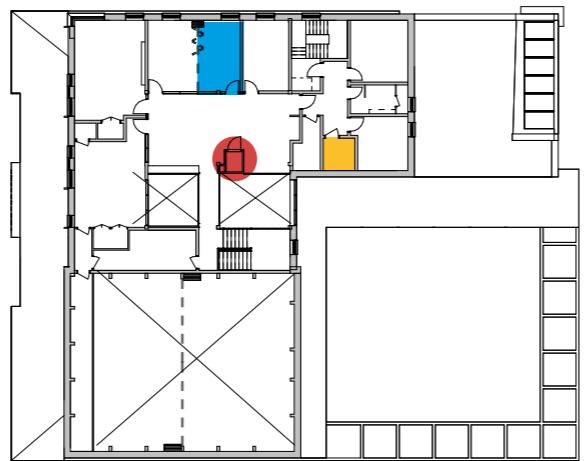
- **Inclusive** so everyone can use them safely, easily and with dignity.
- **Responsive** taking account of what people say they need and want.
- **Flexible** so different people can use them in different ways.
- **Convenient** so everyone can use them without too much effort or separation.
- **Accommodating** for all people, regardless of their age, gender, mobility, ethnicity or circumstances.
- **Welcoming** with no disabling barriers that might exclude some people.
- **Realistic** offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.



Ground Floor Plan (NTS)

The facility address these ideal by providing the following:

- Level access throughout, avoiding trip hazards for young people and those with mobility needs
- Accessible toilets on both floors
- Large changing places toilet
- Spaces for buggies and nursing
- Shaded and non-commercial seating in front of the building
- Straight-forward layout to assist in way finding, with clear entrance and signage
- Generous and wide spaces easily manoeuvrable
- Bold, contrasting colours and materials to assist in visual clarity
- Flexible spaces to adapt to the needs of the community
- Range of spaces, from social to more private, accommodating different emotional needs
- Nursing areas will be identified throughout the building, allowing flexible levels of privacy as required
- Potential prayer room in small office upstairs



First Floor Plan (NTS)

KEY

Accessible toilet

Changing Places toilet

Centralised lift access

Potential Nursing/breastfeeding Area

Multi-Faith Prayer room

8.7 Equality Impact Assessment

A Equality Impact Assessment has been prepared by Steer, and will be submitted as part of the application documents. Summaries below are extracted from the EqIA document:

A scoping assessment has been undertaken to identify whether the proposed scheme could have a disproportionate impact on people with one or more protected characteristics.

Protected characteristics are defined by the Equality Act 2010. The 'protection' refers to protection from discrimination. There are nine characteristics protected by the Equality Act:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

The proposed community centre is likely to have a positive impact on equalities. This is especially the case given the design's planned adherence to 'community street design' with improved walking and cycling provision.

The measures contained in the design, which is focussed around providing a mixed-use community building with surrounding landscape and connectivity improvements, will increase space for pedestrians. This will not only benefit those making trips entirely on foot but will also benefit trips made by public transport, given the likely need to access public transport stops by walking. This will disproportionately benefit those groups who are generally more reliant on walking (such as the 65+ age group), as well as those who may find narrow and cluttered footways particularly difficult to negotiate (such as disabled people or people walking with prams).

There will also be improvements for cycling with measures to minimise car movement and plentiful cycle parking (70 long-stay spaces, including 35 Sheffield stands). This will create a safer and more accessible environment for cyclists and pedestrians. The scheme has the potential to encourage more people to walk and cycle, particularly if any infrastructure is designed to cater for all types of cycles (such as adapted cycles).

Some of the items from the Action Plan are identified below, and will be incorporated into the design where possible:
(Refer to Table 8.1 of the EqIA Action Plan)

- Ensure that any additional space created for pedestrians is accessible to all users, for example by ensuring that new space is flush with existing footways, or alternatively that ramps are provided.
- Ensure that child-friendly design is adopted where possible, including low or height-adjustable surface tops and no sharp corners on interior features.
- Ensure that the design of measures is legible and navigable for those with sensory impairments, for example through the use of appropriate visual and tactile cues.
- Consider ensuring that tonal contrasts between types of surface are maximised to assist those with visual impairments.
- Ensure that sufficient pram/buggy parking spaces are provided within the facilities. These should be at walk-in height and within easy access of entrances/exits, and preferably with a lock rail for security. If outside, any pram/buggy parking facilities should be covered.
- Ensure that baby changing room(s) are provided as part of the community centre's facilities.
- The community centre should cater to the needs of all religions by providing a quiet space so that people can visit the centre while fulfilling any religious duties.

9.0 SAFETY AND HEALTH

9.1 Fire Strategy

A Fire Safety Strategy has been produced by SWECO to accompany this Reserved Matters application and provides a thorough overview of the project from a fire safety perspective, dealing with the Building Regulations Parts B1 – B5 and the proposed use of CLT. It is based primarily upon the recommendations of BS 9999: 2017, Code of Practice for Fire Safety in the Design, Management and Use of Buildings.

9.2 Health Impact Assessment

A Health Impact Assessment has been produced as part of the Planning Statement which accompanies this Reserved Matters application. This HIA provides an update on the assessment submitted as part of the original outline application for phase 1 made under S/0388/12/OL. The key benefits from the Phase 1 HIA included contributing to meeting societal needs by providing flexible and adaptable community buildings that are capable of meeting the health and wider community needs of a range of categories. The original HIA also stated that the masterplan is based on the creation of walkable environments, with excellent access to the local centre, primary school, community facilities and employment area for existing and new residents, via a network of greenways.

Overall the community centre scores positively against the following criteria.

- Mix of Land uses (no change)
- Street Layout and Connectivity and Active Travel (no change)
- Access to Public and other Services (a vital part of meeting the requirements)
- Safety and Security (no change)
- Open and Green Space (no change)
- Affordable and Energy Efficient Housing (no change)
- Air Quality and Noise (improvements due to reduced traffic, all electricity-based energy strategy)
- Access to Employment (Will form a vital offering)

9.3 Secured by Design

The need for safer urban spaces is clearly understood and the requirements of the Northstowe Phase 1 outline planning permission for the design of the community centre to follow Secured by Design (SbD) guidelines is recognised. Security considerations should show an understanding of use, layout, ownership, function, materials, day-to-day running and the social context of the development. These all have positive and negative effects on safety but perhaps more importantly, how safe people feel. Crime and a fear of crime can affect the attractiveness, functionality and overall sustainability of a development and the surrounding area once it is completed.

The Designing Out Crime Officer was contacted as part of the engagement and consultation process. Due to changes in working practices they confirmed they are no longer able to undertake any SBD consultations. At the appropriate detailed design stage a completed commercial application form would need to be submitted prior to consultation. We therefore outline below our approach to SbD guidelines.

Creating a Sense of Place

The community centre is a public building open to all members of the community and is designed to be welcoming and highly legible, even for those who are visiting for the first time. The proposals create clear and legible pedestrian routes, with high quality public space already in existence on The Green. The community centre will encourage the active and continual use of this public area. Ownership of space is clearly defined and reinforced by the secure enclosure of the rear courtyard garden and the use of gates to the space.

The seven key attributes that the police services support which are integral to achieving sustainable communities are addressed in the design of the community centre:

1 Access and Movement

The strategy for the site provides a safe and secure environment for the visitors and users of the centre and the wider community. Overall, the security strategy is intended to be relatively low-profile, not overly intrusive and commensurate with the level of identified risk.

Pedestrian routes around the building are visually open, direct and will be well used. Through careful selection and management, adjacent planting will not infringe on the footpaths or impede overlooking or sightlines for pedestrians. The surrounding roads and footpaths must comply with BS 5489-1:2013.

SbD states the “primary form of defence is achieved by controlling permeability”. Day to day the main entrance will provide the single point of entry, with the rear gated entrance to the garden useable for specific times or user groups. The main hall entrances to the public realm will only be opened by the management, for special occasions.

The main entrance to the building is clearly legible from The Green. On entering the building, the visitor is greeted by the reception desk and the layout of the building is immediately apparent. Corridors are kept to a minimum and the staff running the building have good surveillance. The rear courtyard garden is secured by fencing and hedging to its perimeter, with a single gate clearly leading directly to the rear entrance lobby. The rear gate will be managed, unlocked as and when required. It will be locked during the hours of darkness and when the building is unoccupied. The fencing and gate also ensures the courtyard garden is a safe place for parents to allow toddlers to roam free and enjoy the garden.

2 Structure

The community centre is structured so that different uses do not cause conflict. Various community groups are able to enjoy the building without impinging upon one another. The messy/noisy activity space is remote from the main building, which is centred around the open plan foyer providing clear legibility and connects the café with the collaboration space. Whilst remaining open and welcoming, the building organisation reinforces the increasing privacy from entrance to meeting rooms, via foyer, café and collaboration space.

3 Surveillance

Natural surveillance is the most effective form of deterrent against crime. All publicly accessible spaces are overlooked. The foyer at the heart of the building provides an open area where everybody can see and be seen, with the community office located at the ‘bridgehead’ of the building. All sides of the building outside are overlooked by community centre windows, with windows overlooking all bicycle storage racks, which are located in convenient easy to access open areas which will be well-lit. Car parking is located on highways, illuminated by street lighting and the shared public realm immediately in front of the building, which is also well lit. These spaces are visible from rooms inside the building.

The integration of lighting and security technologies will be discrete and will cover all perimeter areas, bicycle stands, the main and rear entrances. CCTV will be capable of recording a clear colour image.

4 Ownership

The community centre has been designed through a process of public engagement and close collaboration with stakeholders. This will engender a sense of ownership, respect territorial responsibility and community. The mix of community groups who will use the building have people of different ages and economic status, assisting with community surveillance as people come and go throughout the day and evening and making the opportunity for crime more difficult.

5 Physical Protection

Security features are recognised as essential but will be low-profile. Natural surveillance provides the best means of providing protection. Ground floor and accessible glazing should be to a minimum of EN 1627 and EN 356 (for curtain walling) to reduce the risk of theft and vandalism. To assist with overlooking, all sides of the building will be lit, with an attractive high-quality lighting design developed for the colonnade fronting The Green. This space will also enjoy spill-out lighting from the café and main hall, connecting the activities inside with the outside space. The integration of lighting and security technologies including CCTV will be discrete and will cover all perimeter areas, bicycle stands, the main and rear entrances. Ground floor walls are constructed from brick, to provide a robust and secure structure.

The perimeter to the courtyard garden will have non-climbable fencing 1.2m to 1.5m high, with a single lockable gateway in a clear and legible location, visible from the entrance foyer inside and Stirling Road outside.

To meet SbD accreditation, windows and doors and associated locking mechanisms will need to be certified to relevant standards (Police Preferred Specification). This means that any manufacturer/fabricator of the installed door or window holds independent third-party certification in their own company name, from an Approved Testing/Certification House such as UKAS.

6 Activity

The level of human activity expected at the community centre, augmenting the safety and security features mentioned will reduce the risk of crime and increase the sense of safety.

7 Management and maintenance

The community centre has been designed with easy and efficient management in mind, having a compact plan and organised so that it is naturally divided into areas which can be locked down, limiting ‘searching behaviour’ through the building when it is in use out of normal working hours.

9.4 Lighting

Approach to lighting design:

Feature lighting

The special nature of the building and its landmark role at the entrance of Northstowe justifies the use of feature lighting that makes the Community Centre stand out from its context. Lighting can help to define the overall character of the building and its immediate surroundings at night, as well as providing amenity and helping with security and accessibility. The lighting design will be developed to add visual interest to surfaces, elements and features (including planting) alongside these priorities.

Security

The lighting will be designed to provide an overall sense of security, supporting both active and general passive surveillance. Consideration will be given to the location and types of light fittings used to meet ambient lux levels, colour of light and positioning of fittings to eliminate dark spots (and places to hide) and will provide adequate recognition and modelling of people where required. Lighting is of particular importance under the canopy along the frontage of the building and where cycle parking is provided along the building perimeter.

Accessibility

Lighting will support the needs of all visitors after dark. Design measures will include the avoidance of high contrasts, direct and reflected sources of glare, and confusing upward lighting. Accessibility will also be aided through the creation of a legible environment and the use of light to promote movement and aid intuitive wayfinding.

Fittings will be robust and positioned where they can be maintained easily and safely.

9.5 Acoustics

Environmental impact
Good lighting can bring both social and security benefits, but the use of artificial lighting comes with environmental consequences. This not only includes power consumption, but also the risk of light spill, light pollution and over illumination, all of which can have a detrimental impact on the well-being of neighbouring residents and existing wildlife habitats. Therefore, the amount of light and the equipment will be kept to a minimum in those areas that need the least amount of light, internally and externally. The specification of the luminaries should consider optical control, efficacy and whole lifetime cost to keep energy consumption to a minimum and the light distribution only to where it is needed. The use of dusk-to-dawn lights and motion sensor-controlled lighting will be explored whilst ensuring sensitivities in design avoid nuisance and protect the amenity of neighbouring properties.

A specialist lighting designer will be appointed at detailed design stage to develop the lighting design and provide the required lux level calculations and plan.

The ambient noise within indoor spaces can have a significant impact on the wellbeing of occupants as well as on the functioning of a space. Preliminary acoustic advice has been provided, which sets out internal acoustic criteria for sound insulation, indoor ambient noise levels and reverberation times, and to set external noise level criteria from mechanical plant. It has helped develop a strategy for how the detailed internal arrangements can be developed at the next stage.

CLT structures are more 'live' than comparable concrete structures and do not achieve particularly high levels of sound insulation. Linings will be required to the CLT walls and floor to prevent sound transfer between the louder café and foyer spaces and the more sensitive offices upstairs, and also between offices, especially the NHS consulting room.

The size and use of rooms also needs to be considered carefully as over-reverberant rooms give rise to poor speech intelligibility and high reverberant noise levels. The use of acoustically absorbent materials will be required to reduce reverberation times, either lining wall or ceilings of the larger spaces such as the main hall, foyer and messy activity space. The extent of these surfaces will be determined at the detailed technical design stage.

Secured by Design



10.0 SUSTAINABILITY

10.1 Introduction

Expedition Engineering have developed a bespoke Sustainability Framework to support the reserved matters application for Northstowe Community Centre, which is described in detail within the Sustainability Statement and Energy Strategy Reports which accompany this reserved matters application.

The robust and holistic sustainability framework covers four themes (Fig. 10.1B) and sets aspirations for climate resilience, biodiversity enhancements, net zero carbon development, circular economy, waste management, water efficiency, sustainable transport provision, and health and wellbeing. It draws upon the relevant national, regional and local policies for sustainable development, the Development Principles (2019) and existing environmental and wellbeing schemes. Whilst the framework aims to adopt BREEAM principles, the bespoke framework provides a more suitable and holistic approach for embedding sustainability requirements within the scope of the community centre. It tailors the requirements that will add value to the project and communities it serves. Fig. 10.1A summarises the key strategies proposed for the development under each theme.

10.2 Response to the Brief

There will be a mix of uses and spaces within the community centre with erratic usage throughout the day, varying from small and informal groups to large public assemblies. Whilst passive solar gain will have benefits, the biggest challenge is cooling the building in summer or when there are large gatherings.

Water usage is not generally expected to be high - there are no showers for example, but allowance needs to be made for a full audience of 250 within the main hall. The use of greywater recycling would therefore be of limited benefit. Local environmental considerations include extreme water shortage and the site being open and prone to south-westerly winds for much of the year, and cold north-easterlies in winter.

Sustainability was embedded into the development brief of the community centre from the start and has been fundamental to the development of the design. The following highlights how the design features of the community centre aid the sustainability and energy strategies.

10.3 Building Form

The building has a simple form, with minimal insets, and a good form factor. The L-shaped plan of the building provides natural shelter to the outdoor space of the courtyard garden.

Clerestory northlights have limited impact upon the form factor but provide the building with natural ventilation and good daylight. The pitched roofs provide surfaces for PVs which optimise their solar exposure. The flat roof areas reduce the risk of traditional valley gutters which can be vulnerable water collectors, yet guide water to gutters for harvesting or rain gardens for irrigation of planting and slow run-off. Flat roofs also provide better areas for planting biodiverse green roofs.

10.4 Glazing

The risk of overheating is reduced by using the northlights to provide ample daylight across the community centre. This helps counteract the challenge of having the primary frontage of the building facing west onto The Green. Here, glazed

areas need to be reduced and shaded from low sun to reduce the risk of overheating. Ground level glazing to the west-facing cafe is extensive, to create an active and transparent facade. It is shaded by the colonnade, which also extends the season for sitting outside to enjoy a drink or bite to eat, bringing health and well-being benefits.

The south facing elevation of the main hall has glazing at low-level to provide overlooking of the passageway and cycle parking. It will eventually be shaded from the south by new development. Low-angle afternoon sun entering the hall is limited by positioning the windows adjacent to the external ground floor columns connecting colonnade with pergola. The high level windows are shaded from high level sun by projecting brise soleil, but will allow low level winter sun to penetrate the space bringing passive solar gains.

Further passive solar gains are achieved from the east facing glazed facade to the central foyer, providing an early morning pre-warming of the space when it will have lower occupancy.

Environment and Resilience	Carbon and resources	Mobility and Connectivity	Health and Wellbeing	Environment and Resilience	Carbon and resources	Mobility and Connectivity	Health and Wellbeing
<ul style="list-style-type: none"> Reducing surface water run-off at source through raingardens, permeable surfaces and soft landscaping. Harvesting roof drainage flows for flushing of toilets. Climate-responsive design, controlling solar gains with external shading, using greenery to reduce urban heat island effect. Enhancing ecological habitats through biodiverse brown roofs; new trees; drought tolerant planting and shrubs; bird and bat houses; bee house and deadwood features; and new hedges to achieve biodiversity net gain above minimum requirements. Mitigation strategies to all forms of on-site pollution including noise, odour, air quality and light. 	<ul style="list-style-type: none"> Passivhaus-level building envelope performance, mixed-mode ventilation with heat recovery and daylit spaces. All-electric energy strategy with ground source heat pumps and roof mounted PVs to meet operational energy demands. Lean design, flexibility and timber-frame building structure to reduce construction embodied carbon. BREEAM Level 5 low flow water fittings, submetering and leak detection. Circular economy targets in place to minimise consumption of virgin materials, specify the use of low carbon and renewable materials and prioritise locally sourced options. Adoption of lean design methods to reduce waste throughout the entire life cycle of our development: construction and operations. 	<ul style="list-style-type: none"> Encouraging low carbon journeys by providing 70 cycle parking spaces through 35 easily-accessible Sheffield cycle parking hoops located at street level. Limiting on-site parking spaces on Stirling Road to 13 spaces, with 4 spaces dedicated for electric vehicles. Setting out a travel plan action plan that prioritises walking and cycling to and from the development, as well as sustainable freight travel measures. Longstanton Park & Ride car club within 500m walk away from the site. 	<ul style="list-style-type: none"> Optimising glazing ratio to balance daylight and overheating requirements and following best practices from WELL v2 and CIBSE TM52. Potential for opening windows in quieter facades to allow for mixed-mode ventilation Buggy parking area provided for families, and accessibility provision across the building. Improving local air quality with tree planting, sustainable modes of transport and without combustion systems. Providing sound insulation for building elements and mechanical systems to comply with BS 8233 criteria. Nature on the doorstep and using natural materials (i.e. timber). 		Environment and Resilience	Carbon and resources	Mobility and Connectivity

Fig. 10.1A Summary of proposed strategies

BNG 19%
Net zero carbon
100% electric and minimum water footprint
90%
of all trips from sustainable modes
100%
daylit and thermally comfortable spaces

Fig. 10.1B Sustainability Framework themes and key performance indicators

10.5 Construction Technologies

Timber construction brings with it many benefits, beyond its low embodied carbon. It is lightweight, reducing its impact on the foundations, reducing energy use in transportation and easing construction. Prefabrication further improves working conditions, with factory manufacture improving quality and minimising waste. On site the process is speedier with minimal labour. Lightweight construction also responds more quickly to energy inputs, making it more suitable for the irregular occupancy expected of the building.

Timber construction is readily designed with circularity in mind. Elements are bolted together and can be dismantled at the end of life for re-use elsewhere. Timber is a good insulator and prefabrication and ease of use on site lend themselves to improved air tightness, both critical factors for the primary 'Be Lean' energy strategy of reducing energy usage through Passivhaus principles. A further benefit of timber construction compared to masonry is the reduced use of water required during construction aiding water conservation.

As well as the efficient plan and lean form of the building, the building is set out on a 5m grid, simplifying the structure and enabling repetitive prefabricated elements to be used. The 5m grid allows for more standard sawn timber elements where appropriate.

10.6 Biodiversity

A Biodiversity gain of 19% has been possible though the provision of bird/bat boxes on the building, deadwood features and bee houses within the planting. Biodiverse roofs are combined with PV arrays. Planting focuses on native species and pollinators. This green nature-inclusive infrastructure designed for the wellbeing and enjoyment of the community will also provide shading, reduce the heat island effect and help reduce surface water runoff.

10.7 Energy Strategy

The community centre will be built to passivhaus standards of insulation and air tightness, reducing energy demand. PVs and ground source heat pumps will provide on-site renewable energy generation. The organisation of the building allows for zoning to avoid over-sizing equipment, with the seasonal environmental design strategy facilitated by the building form.



Net Zero Carbon Development

The following environmental design strategy is proposed.

Winter

- Mechanical Ventilation with Heat Recovery (MVHR) will achieve baseline ventilation requirements for indoor air quality
- Passive solar gains are maximised through South, East and West facing windows, to minimise space heating requirements
- Ground Source Heat Pumps and individual fan coil units for space heating

Mid Season

- Natural ventilation to achieve fresh air requirements and thermal comfort
- Free cooling from Ground Source Heat Pumps for high occupancy events

Summer

- External shading to control solar gains
- Night-time purge ventilation to pre-cool spaces
- Comfort cooling from Ground Source Heat Pumps (26°C setpoint) and MVHR during the day

10.8 Mobility and Connectivity

The community centre will include 70 cycle parking spaces adjacent to the building with clear sightlines overlooking them from the main hall or messy activity space. Private car parking has consequently been reduced down from 50 to 13 spaces, with infrastructure for 4 electric vehicle charging spaces. 3 Blue Badge spaces are located within 50m of the building's main entrance.

The pedestrian routes around the building and those within the building are designed with simplicity and legibility in mind. Flush thresholds, wide doorways pram/buggy/mobility scooter parking areas are provided at ground floor level, making the building attractive and convenient to visit for all ages and levels of mobility.

APPENDICES

App A. Schedule of Accommodation

2392-10-SC-0004

Rev: P02 21.08.23

Client: SCDC

Project: Northstowe Community Centre

Status: Planning

CZWG

SCHEDULE OF ACCOMMODATION

GROUND FLOOR	Size m ²	Indicative Occupancy			AD B2** Table D1
		Dining	Conference	Workspace	
Main Hall	203.0	160	252		409
Foyer	80.5	50			114
Café	89.0				96
Cafe Kitchen	17.2				3
Community Kitchen	21.6				3
Messy Activity Room	75.4			34	75
Community Support Space	11.7				1
Storage (including cleaner's store)	48.1				2
Unisex WCs	10.9				5
Changing Places	12.0				2
Accessible/family WC	4.5				2
Plant	16.9				1
Draught Lobby	12.2				
Rear Entrance	26.7				
Toilet Lobby	9.4				
Fire Escape Stair	10.3				

FIRST FLOOR*	Size m ²	Indicative Occupancy			AD B2** Table D1
		Meeting	Conference	Workspace	
Collaboration Space	54.4			15	9
Meeting Room 1	33.8	18	34	8	34
Meeting Room 2	17.7	12		5	18
Meeting Room 3	15.0	10		5	15
Meeting Room 2+3	16	30		8	
NHS Room	16.0				3
Community Office	32.4			6	6
Storage (including cleaner's store)	13.0				1
Plant Room 1	17.2				1
Plant Room 2	16.5				1
Men's Bathroom	8.0				6
Women's Bathroom	13.6				7
Accessible WC	5.0				1
Toilet Lobby	10.9				
Fire Escape Stair	14.8				
Plant Room Lobby	3.5				
Main Stair and Bridge	23.0				

TOTAL m ²	649.4	TOTAL	944.2

Bin Store	7.6				
External Yard	4.6				
Courtyard Garden	329.6				

** Building Regs B2 floor space factor figures from Table D1 would not be cumulative

App B. Development Brief Schedule

NORTHSTOWE COMMUNITY CENTRE, SPACE REQUIREMENTS SCHEDULE
 GENERAL SCHEDULE 2392-10-SC-0001
 Rev P01 17.08.23 Planning Issue DAS

This schedule is indicative only. The room schedule and associated spatial requirements have been derived from the Phase 1 planning approval S106 agreement and consultation with SCDC, stakeholders and the Community Forum.				
DENOTES VARIATION BETWEEN S106 AND DEVELOPMENT BRIEF				
TEXT IN RED HIGHLIGHTS ADDITIONAL REQUIREMENTS ADDED DURING CONSULTATION PROCESS				
SPACE REQUIREMENTS SCHEDULE	INTERNAL ACCOMMODATION	USE	SIZE, m ² S106	SIZE, m ² Brief
FEATURES / REQUIREMENTS / ACCESS / FITOUT				
Main hall Formal and informal sporting and non sporting events, public assembly, visual and performing arts uses. Practice and tuition, lectures and demonstrations.		300	192	Does not need to meet Sport England Standard. Large multi-purpose hall, suggested size 12m x 16m. Provision for modular stage that can be collapsed. Fold out partitioning to enable hall to be split into two or three separate spaces, with storage which can be independently accessed if more than one booking in place. Adequate storage for multiple groups including double doors for larger items. Some external storage also preferable. AV capability required for multipurpose use. Lighting adaptable to suit different activities. Acoustics to work for music and spoken word.
Second hall Renamed Messy Activity Space Smaller multi-purpose hall for meetings, classes and general community use		100	64	Uncarpeted. Potential use as a 'make space'/arts and crafts workshop or other messy activities. AV capability to include kitchenette and WC
Entrance, waiting, meeting and greeting		40	40	Not a formal, separate area. Welcoming and open with a prominent position for a staffed reception desk. Reception area to open out into informal area that can house café (and small community book share?) Within sightline of staff office space, for observation. Direct access to toilets Covered area for buggy storage, potentially some form of locking system. Area for rentable locker space. First Aid kits/defib, notice boards, located here.
Community lounge/café Meeting and informal community gathering space, serving hot drinks / snacks.		100 depending on relationship with foyer	100	Ideally near to the entrance so people are not intimidated and feel they can casually drop in. Comfy space with furniture and carpeting, with the incorporation of 'nooks and crannies' to enable quiet spaces for people to relax away from general café area, breast feed etc. Quality should be that of a commercial café. However, it may be leased to a not-for-profit organisation to run, to ensure level of choice to residents of all income brackets, given commercial offerings will exist in the local and town centre. Soft lighting. Durable good quality flooring. Space for vending machines for outside café opening hours, or those just wanting to grab and go If possible to include an outdoor area
Kitchen Small commercial standard kitchen to serve the main hall and café (TBC - is size for main hall catering required?)		50	50	Small commercial / industrial kitchen to EHO standards equipped with four ring cooker, double sink, fridge, freezer, microwave oven, dishwasher, work tops, storage, lighting, and ventilation. Separate wash hand basin. Primary function to service the centre cafe / provide catering for meetings / events / private parties using the centre. Located to directly serve the main hall and café to offer full service flexibility. If possible the kitchen should be located on an external wall, easing delivery and service requirements. Facility to be available for hire where private caterers are used for receptions and private parties. To be separate from the café kitchen, which needs to remain secure when cafe closed. Any additional kitchen provision should not impact on viability of cafe business.
Food bank Established requirement for a food bank within the community building. Requires food storage and a fridge. To be kept separate from main kitchen area, so accessible at times when kitchen is in commercial use. Access arrangements for users to be discreet & convenient for delivery of stocks. 'Layout space' required within one of the activity/meeting rooms on food bank days. Referred as Community Support space.			12	
Centre staff office A shared office for use by centre staff and visiting community workers		40	40	Located in close proximity to main reception, and main circulation spaces. The office will offer a base for staff, a reception and booking point, a records store and a location for the master service control for the centre. To provide touch down desks for visiting community workers including police. Good visibility from outside the building to reinforce connections with the local community. Naturally ventilated with good daylight. 5no. office desks and chairs, storage including secure storage for confidential records, ICT provision, kitchenette for staff use. Fixtures and fitting T.B.C. Cannot be shared facility for other building occupants. An information and management point required for them in a separate library / co-working space.

INTERNAL ACCOMMODATION	USE	SIZE, m ² s106	SIZE, m ² Brief	FEATURES / REQUIREMENTS / ACCESS / FITOUT
Large meeting room	Multi-purpose spaces for meetings and group	64	64	Approx 8m x 8m. Potential use for NHS clinic. AV capability. First floor
Small meeting room 1			16	Approx 4m x 4m each. Suitable for private, confidential type meetings. Potential alternative use for the food bank. Potential use for NHS clinic. AV capability. First floor
Small meeting room 2			16	first floor
Community co-working / shared space			45	Cannot be combined with staff office. To include computer area for 6 terminals. A free-range space for community bookshare/swapshop/co-working. Potential use for NHS clinic waiting area. First floor
NHS consultation room			16	Could utilise the meeting room suite at first floor, depending on co-ordination of overlapping demands. NHS consultation rooms to NHS spec, includes WH basins.
Activity room 2		not specified		If possible. Potential to connect with café, as extension on busy days/as 'private dining' space
Creche/nursery		as messy activity space		Could use 'messy' activity room. Playgroup rather than commercial drop-off facility
Storage		100	100	Essential. Rentable space convenient for clubs/groups to store larger items as well as for storage of community centre equipment, furniture, etc. Shelving and storage against walls. Storage space for push chairs to be near main entrance. If outside must be covered, potential locking system.
Cleaners' store			8	Located close to the changing / toilet accommodation. To include a bucket sink and storage spaces and shelves.
Unisex toilets		45 Compare against BS6465 1: 2006	45	Located close to entrance foyer, with some facilities on all floors. Include 'family toilet' with nappy changing table No urinals preferred, but will impact on utility rate during busy periods and water usage. Preference for 3 x WCs in male and 3 x WCs in female or alternatively if space allowed, 6 unisex WC's including hand basins and hand dryers. Final quantum t.b.c. dependent upon final building capacity. Hard wearing, easily cleanable materials with suitable vandal-proof fittings and fixtures, including electric hand dryers, mirrors and handbag shelf.
Changing Places toilet			12	3m x 4m, to meet national standard. To be separate from toilet area, so access and use by a disabled person is always possible.
Changing Areas	Male and female for staff plus use by the community for performances	25		NOT REQUIRED. Shower to be provided within toilet facilities
Mechanical Plant	Heating plant and electrical switchboards plus water storage	9 t.b.c. by M&E engineer	10	An efficient, economic energy efficient heating system suitable for both space heating and hot water is to be installed using the most sustainable energy source. The heating system to be fully controlled to ensure it meets the needs of the users. Sustainable energy sources to be incorporated. Air Sourced Heat Pumps (ASHP), Ground Sourced Heat Pumps (GSHP), photovoltaic cells (PV's) to be considered Water and electric meters, switch and control gear. IT server and communications hub to be secure. Gas not required Windows and ventilators to provide efficient natural ventilation with adequate privacy and security are to be installed to provide controlled cross-ventilation throughout the building. Natural ventilation with de-humidification should be used wherever possible. but kitchens & toilets must have mechanical extraction. Changing rooms not required.
Circulation	General movement spaces for the public	72	75	A simple, economical and spacious circulation system that is clearly intelligible to the user and permits easy supervision to allow safe and secure access. All areas to be capable of being accessed by the disabled user. servicing and plant room access should be remote from the main entrance but located as close as possible to the most heavily serviced spaces. Hard wearing and practical, using attractive materials and lighting.
TOTAL AREA, m ²		945	905	Dependent upon extent of overlap between meeting rooms / activity rooms / NHS clinic

Lighting				Softer lighting where possible and avoidance of bright fluorescent type lighting. Presence detection system to be used throughout the building for all primary light sources. Time clock or sensor control for external illumination. Any lighting system should come with an override or adequate sensors to avoid lighting going off in meetings and quiet sessions when no movement is triggered. Main hall to have overall lighting system plus secondary decorative and specialist lighting. Hall to be equipped with power points located for temporary stage lighting installation. Emergency lighting system throughout.		
Protection and fire safety				Fire escape doors should have recessed panic push bars or flush mounted push pads to meet all statutory requirements Fire extinguishers are to be provided and should be located or recessed to minimise obstruction and possible damage. Security alarm, smoke detectors and a fire alarm system are to be installed with a remote link to a call centre. Lightning protection to be installed.		
External power				Request for external power supply for food trucks/outdoor market stalls		
Water				Request for stations for washing hands and drinking water, low level for children/disabled and including one outside		
EXTERNAL ACCOMMODATION						
Public outdoor space				External amenity spaces including external seating are to be provided with access directly from the public spaces within the facility. Request for food trucks request Request for food trucks to have access to toilets (may be outside hours)		
Controlled outdoor space			T.B.C.	Appropriate size t.b.c. Sheltered area required		
Scout hut			T.B.C.	T.B.C.		
Cycle parking			T.B.C.	T.B.C. Local Plan provision: assembly & leisure = 1 space per 3 seats / 1 space per 25sqm floor area & for every 15 seats for spectators Area for larger bikes/bikes with child carriers/trailers. Easy drop-off zone for parents with children. Close to the entrance where it can be overseen. Secure and sheltered.		
Car parking				5no. Disabled spaces, located close to the main entrance.		
Loading bay				Located conveniently for access to the most frequently serviced spaces, eg kitchen		
Refuse storage				A dedicated shielded space for the storage of refuse bins that is safe, secure and convenient		
Lighting				External spaces to be well-lit for safe access after dark.		

App C. Application Drawings

2392-00-DR-0001_P01	Site Plan
2392-10-DR-0002_P01	Location Plan
2392-10-DR-0003_P01	Existing Site Plan
2392-10-DR-0100_P01	GA Plan – Ground Floor
2392-10-DR-0101_P01	GA Plan - First Floor
2392-10-DR-0199_P01	GA Plan – Roof
2392-10-DR-0401_P01	GA Sections AA and BB
2392-10-DR-0402_P01	GA Sections CC and DD
2392-10-DR-0403_P01	GA Sections EE and FF
2392-10-DR-0601_P01	GA Elevations – South and West
2392-10-DR-0602_P01	GA Elevations – North and East
2392-10-SC-0004_P02	Accommodation Schedule
24032402-STR-HGN-100-SK-D-00101	Committed Provision (Parking)
24032402-STR-HGN-100-SK-D-001012	Proposed Provision (Parking)

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NORTHSTOWE COMMUNITY CENTRE

CAMBRIDGESHIRE