

1st KNOWLE SCOUT GROUP HEADQUARTERS BUILDING
DESIGN & ACCESS STATEMENT
FOR THE EXTENSION & REFURBISHMENT WORK PROPOSED

The headquarters building for 1st Knowle Scout Group is accessed on foot from St Johns Close by the public footpath linking through to Lodge Road in Knowle. Car access is via St Johns Close, up a shared driveway to the garages belonging to the maisonettes fronting St Johns Close.

The Headquarters building is located in a quiet corner of Knowle and although sound is increasingly becoming a target to vandalism and graffiti. Recent improvements by the Local Authority to the frontage have only emphasized the need to improve the building's image.

To this end, the design for extending and the refurbishment work addresses the Scout Group's requirements of the building and that of other potential users, for their use of the internal and external spaces, welfare and security.

Externally

The external appearance is to be totally changed by providing a pitched roof. Over the years the building has been plagued by vandals climbing on to the roof via the arrangement of the window cills on the frontage. This has resulted in the flat roof areas failing and patch repairs which are also now failing. Recently, lead flashings have also been vandalised and removed. To eliminate the flat roof areas the proposal is to cover the whole with a pitched roof to a single ridge and bring all the rainwater goods external to the building with anti-climb downpipes. If sufficient funding can be found the Group would like to install an underground rain-harvesting tank to provide water for flushing toilets, with mains water only used as backup and for the shower and kitchen.

The design proposes to improve the vehicular access and provide car parking on the frontage for up to 4 cars and the Group's mini bus. To improve access for the minibus to the proposed garage extension it will be necessary to reposition the security gates. This will also involve making changes to the areas of grass to the frontage. The pathways will also be altered in this process including the path to the front entrance. We are proposing to do some robust planting with hawthorn, holly and pyracantha to deter loitering in certain areas of the frontage and improve the perimeter security for the neighbours.

Security for the building and its users is provided within the design in several ways. The entrance door is to be relocated to a more central position. All the windows to the frontage are to be removed and blocked up and all of the front elevations are to be rendered with a smooth render with an anti-graffiti finish. The overall external security and image of the building will be further enhanced with some pir controlled external security lighting.

Internally

The new entrance foyer will be provided with a flush threshold to the repositioned entrance door. A new stair leads to the administration office within the roof space. The toilet facilities are redesigned to incorporate a disabled WC and shower facility with improved boys and girls toilets. The new extension will provide a garage for the Group mini bus and larger storage areas for tents and scouting equipment. The loss of many of the windows from the existing building is compensated for by the use of sun pipes to provide natural day lighting and these are incorporated with vents to provide mechanical ventilation to the toilet areas and refitted kitchen and provide natural ventilation to the meeting hall.

Piers Bennett
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1st Knowle Scout Group