

SAPPHIRE



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Building  
Consultancy

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## Design and Access Statement

Change of Use of  
108 – 114 Red Lane  
Coventry  
CV6 5EQ

from Carpet and Flooring Warehouse  
to D1 Community Centre and Educational Facility  
for Coventry Muslim Swahili Association  
Charity no.1126750

Sapphire Ref: 786.4102

Date: December 2014

### **SAPPHIRE BUILDING DESIGN CONSULTANCY**

117 Leicester Causeway

Coventry

Westmidlands

CV1 4H

Tel: 07940559274

email: [ahmed.khalifa@ntlworld.com](mailto:ahmed.khalifa@ntlworld.com)

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## INTRODUCTION



This Design & Access Statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

The drawings enclosed with the Planning Application that forms part of submission are as follows:

786.01 Location Plan,

786.02 Site Plan,

786.03 Existing Floor Layout and Elevations and

786.04 Proposed Floor Layout and Elevations

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This Design & Access Statement deals with material planning considerations associated with the Change of Use of 108 to 114 Red Lane, Coventry, CV6 5EQ from a Carpet and Flooring Wholesale Community Centre and Education Facility for Coventry Muslim Swahili Association - Charity no. 1126750.

## **HISTORICAL BACKGROUND**

Swahili Muslim Community in Coventry came into existence in around 2000 when community members of East and Central African origins migrated and settled in the Midlands. The community started to operate and run as a legal entity with charitable status achieved in the last quarter of 2008. In accordance with local census, the Community has approximately 150 households across the city of Coventry. Presently the community does not have its own base where it could hold its own community programmes or offer supplementary education to their children and adults. Protecting the youngsters from unethical behaviour and tendering help and support on mainstream education is part of the main aims of the organisation.

Presently the community runs classes on weekdays outside of normal school hours and at the weekend in rented accommodation at a site in Paynes Lane. These classes were set up with two key reasons i.e. to maintain and preserve faith and promote mother tongue (Swahili language) and to compliment mainstream education, this, due to concerns from parents about lack of educational achievement of their children.

The main aim of the supplementary school is to preserve faith, cultural heritage and try to close the mismatch expectation gap of mainstream education. Their contributions to the public are immense and play positive impacts towards the society we live in. To list a few of the positive impacts of these schools includes the following:

- secure environment where children can build up a sense of belonging and increase their self-esteem. Socialising with others in and outside school increases confidence and enhances personality.
- Primary goal of these schools is to assist ethnic minority families in their efforts to push their children to get into prestigious colleges and universities. Many parents reported significant improvement in attainment levels since attending supplementary school.
- In addition to academic achievement, there is significant improvement in student's behaviour. Children who are involved in supplementary school are less likely to be caught in anti-social behaviour.
- Increase in the command of their mother tongue and language skills.
- Helping children to feel part of a wider social network of learning.
- Community language also had a positive effect on government policy to maximise "National Assets".

Currently the Supplementary School is running on Saturdays and Sundays from 10.00am to 2.00pm at 88 Paynes Lane site. In particular the subject being taught are English, Mathematics, Arabic, Cultural studies to children aged between five years to sixteen years.

The school also runs adult classes from Monday to Friday from 8pm to 9pm.

The school organises student's achievement celebration once a year where all parents, teachers and other staff gather together in order to congratulate students who had performed well in their studies.

The organisation celebrates holy festival of "Eid" twice a year where community members gather together for the prayer following a meal.

At the present the school has 30 children and young people who attend on weekly basis and the school has 4 members of staff that includes volunteer teachers also.

## EXISTING PREMISES

The existing property comprises a detached single storey warehouse, presently used as carpet and other flooring sales. It is constructed with solid brick walls surmounted by an asbestos roof

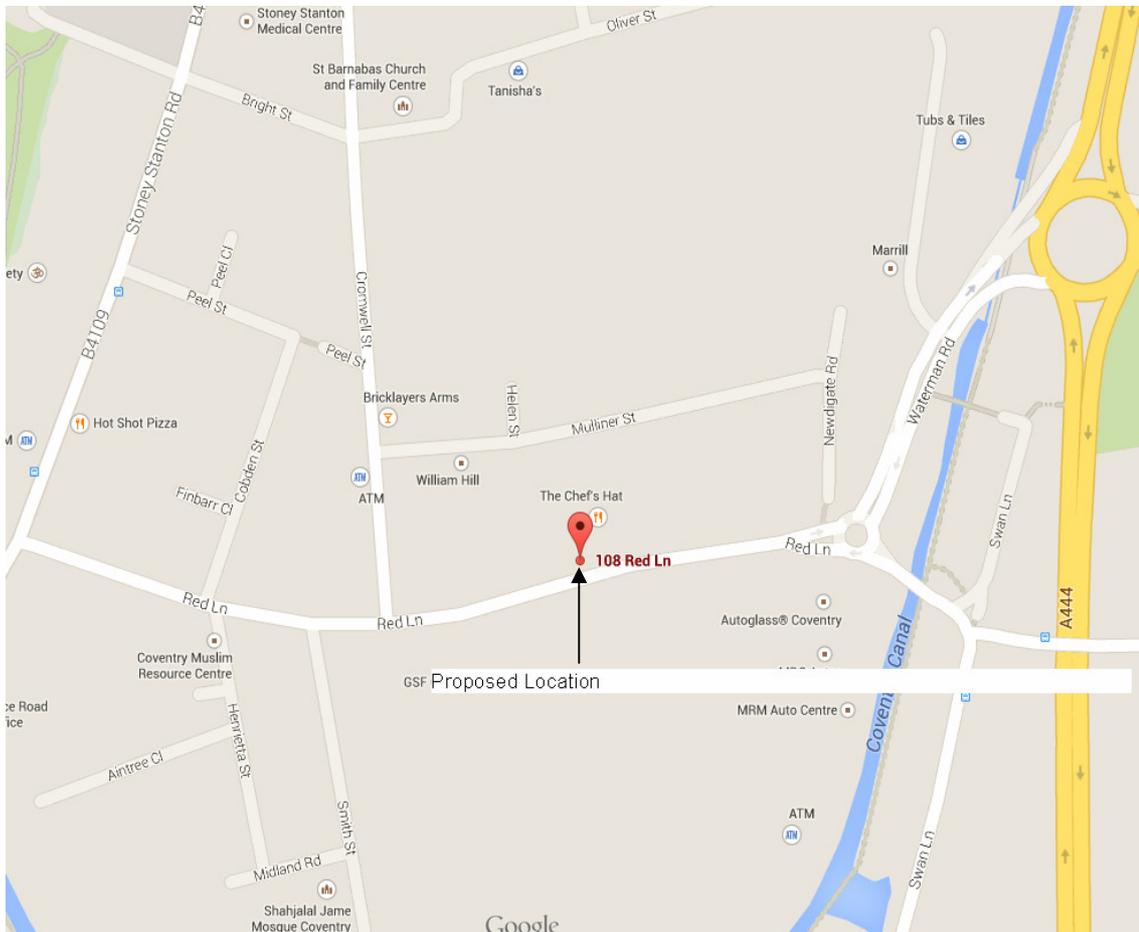
Accommodations:

Ground Floor

Existing sales area: 440 sq.m (4, 305sq.ft.) incorporating entrance area, store rooms, main sales office, loading bay and ladies and gents WCs.

## LOCATION OF THE SITE

The existing property occupies a prominent main road position fronting directly on to the Red Lane in a populated area on the north-east outskirts of Coventry. The property is situated on one of the main road off Stoney Stanton Road and is close to the junction with the A444 Phoenix Way.



## THE PROPOSAL

The proposal is to provide male and female educational / prayer area together with WCs, Washroom, kitchenette, entrance areas etc all as indicated on drawing 786.04.

The proposed structural alteration is minimum in that only two main entrance doors are to be formed at the rear from the existing car park, in the main using existing openings.

## THE NEED

Presently the community rents the accommodation for its activity and now wants to purchase their own premises. **Note: the proposal in the main is to establish community's own premises and the intention is not to increase the capacity for users.**

## USAGE

The usage as of the premises will not change and will be same as present and as described under historical background.

### **Intended usage for the week:**

- Monday to Friday between 8.00am and 4.00pm various community educational and training sessions will take place with 25 attendees maximum for each session.
- Monday to Friday after school classes for children will run from 5.00pm to 7.00pm with 30 children attending.
- Monday to Friday adult classes from 7.00pm to 9.00pm with max 30 attendees.
- Saturday and Sunday, morning and afternoon, adult/children courses will run in two sessions ie 8.00am to 12.00pm morning session and 12.30pm to 3.30pm afternoon session each session maximum number of attendees will be 30.
- Saturday and Sunday youth activities will take place from 4.00pm to 7.00pm where the maximum number of attendees will be 15
- Saturday and Sunday activities for elderly will take place from 7.00pm to 9.00pm where the maximum number of attendees will be 20
- The centre will be open from 7.00am to 9.00pm and in between this timing the centre will also be used for the praying facility by those present on any of the above activities.
- The centre will also be used to offer the two Idd prayers annually at around 10.00am where ladies and gents would attend. The total number of attendees at these events would be around 50.

## SOCIAL & ECONOMIC CONTEXTS

The proposed premise is intended to serve the community and there is a clear and urgent need within the local community to satisfy it's needs.

The proposal will contribute to the community regeneration needs of the area whilst also

providing a better facility offering a greater quality of services to meet future needs and the property represents a very strong social and community benefit to the community.

The proposal is therefore intended to meet the existing needs as well as providing improved and additional facilities to meet the educational needs of the community.

The facilities within the new premises are open to the local community irrespective of their creed, colour or religion and indeed the organisation welcomes the involvement of the local community for the benefit of integration and better understanding of cultural and religious needs of each other.

The new Premises will contribute to the Principles for Inclusive Society and Equal Opportunities for all members of the society irrespective of their creed, religion or colour.

## LOCAL AUTHORITY CONSULATION

A preplanning consultation has taken place for this scheme. The officer who dealt with this consultation was Mr Nigel Smith, Senior planning officer. The concluding email received on 3rd October 2014 was as follows:

*“Subject to you submitting correspondence from the agent/s who have been marketing the premises to demonstrate that no industrial user has been interested in the site for over a year and that the site has been marketed at a reasonable price, I consider the loss of this light industrial unit from the employment land supply to be acceptable.*

*With regard to the proposed use, a short transport statement would be required to demonstrate that the proposal would not result in unacceptable competition for on street parking resulting in highway safety concerns*

*Finally a sequential assessment of sites in and within 300m of Foleshill Road district centre and Hillfields local centre would be required to see if there are any vacant suitable premises in or around defined commercial areas. If vacant sites are identified but are not acceptable/suitable the reason would need to be stated.*

*If these issues are resolved then I think the principle of the use would be acceptable subject to restrictions on hours of use”*

*Kind regards*

*Nigel Smith  
Senior Planning Officer  
Development Management  
Place Directorate  
Floor 3, CC4, Coventry, CV1 2PY  
024 7683 1246*

## DESIGN

There are no major elevation changes. The modification of the existing large shutter opening, in the elevation to the car park, will be done with brickwork to match existing and all new doors and windows shall be in Upvc to match existing.

## SUSTAINABILITY

In the main scheme design will be incorporated with the following: -

1. Construction from materials designed to absorb, store and release heat, thereby providing passive ventilation and avoiding the need for air conditioning
2. Effective use of windows for natural light and ventilation
3. Use of energy efficient boilers, light fittings etc. as well as L2C equipment

We are committed to continuous improvements in environmental performance on all projects designed by us. We will seek to prevent pollution of the environment by the adoption of design, specification, practices, materials and control mechanism, which maximize the efficient use of resources.

We regularly review and update our practices in light of new information concerning the impact on the environment. We will, where possible, use and specify materials in projects where we have total control that are efficient in the consumption of energy and materials and the generation of waste in all their operations.

## ACCESS (THE INCLUSIVE ENVIRONMENT)

### INTENTION

The overall intention of the project is to create a community focal point that will meet it's needs. The aim is to provide an excellent range and quality of facilities that will be valued by the community and which will be seen as a focal point in encouraging participation amongst the community.

Ease of use by all potential users, including disabled people, older people and young people, is also considered to be an essential element in breaking down language and cultural barriers.

The applicant intends to comply with all current regulations and good practice.

The design will ensure that each entrance will have a "level" access to the point of entry.

Ramped and level access to the entrances/approaches to the development will be provided, including a limit of a 9mm high threshold. In addition, the development will comply fully with Part M of the Building Regulations and the DDA.

The main entrance into the building will be level with double doors and a clear opening width of the doors to allow easy wheelchair access. Each of the floors will be level with no steps or internal ramps.

## **PARKING PROVISIONS**

The scheme will consist of ten car parking spaces in the car park at the rear, please refer to drawing 786.04

## **TRANSPORT STATEMENT**

A transport and travel plan report has been prepared by the consultant: Phil Jones Associates and PCC Traffic Information Consultancy Ltd. This report is attached and forms part of this application.

## **SEQUENTIAL ASSESSMENT**

A sequential assessment report was produce by the applicant and is attached with this application.

## **LETTER FROM AGENT**

As requested in the email from Mr Nigel Smith, a correspondence from the agent who have been marketing the premises has also been attached to the application. This, to demonstrate that no industrial user has been interested in the site for over a year and that the site has been marketed at a reasonable price etc.