

DEREHAM LIBRARY

CHANGING PLACES

PLANNING APPLICATION
PLANNING STATEMENT



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Not-for-profit
architecture
for people
and planet.



DEREHAM LIBRARY

CHANGING PLACES

INTRODUCTION

This planning application is submitted on behalf of Norfolk County Council, regarding an extension to the North of Dereham Library to incorporate a new Changing Places toilet.

A new Changing Places toilet will provide a safe and dignified facility for people with profound and multiple learning disabilities, as well other disabilities that severely limit mobility, cannot use standard accessible toilets.

LOCATION

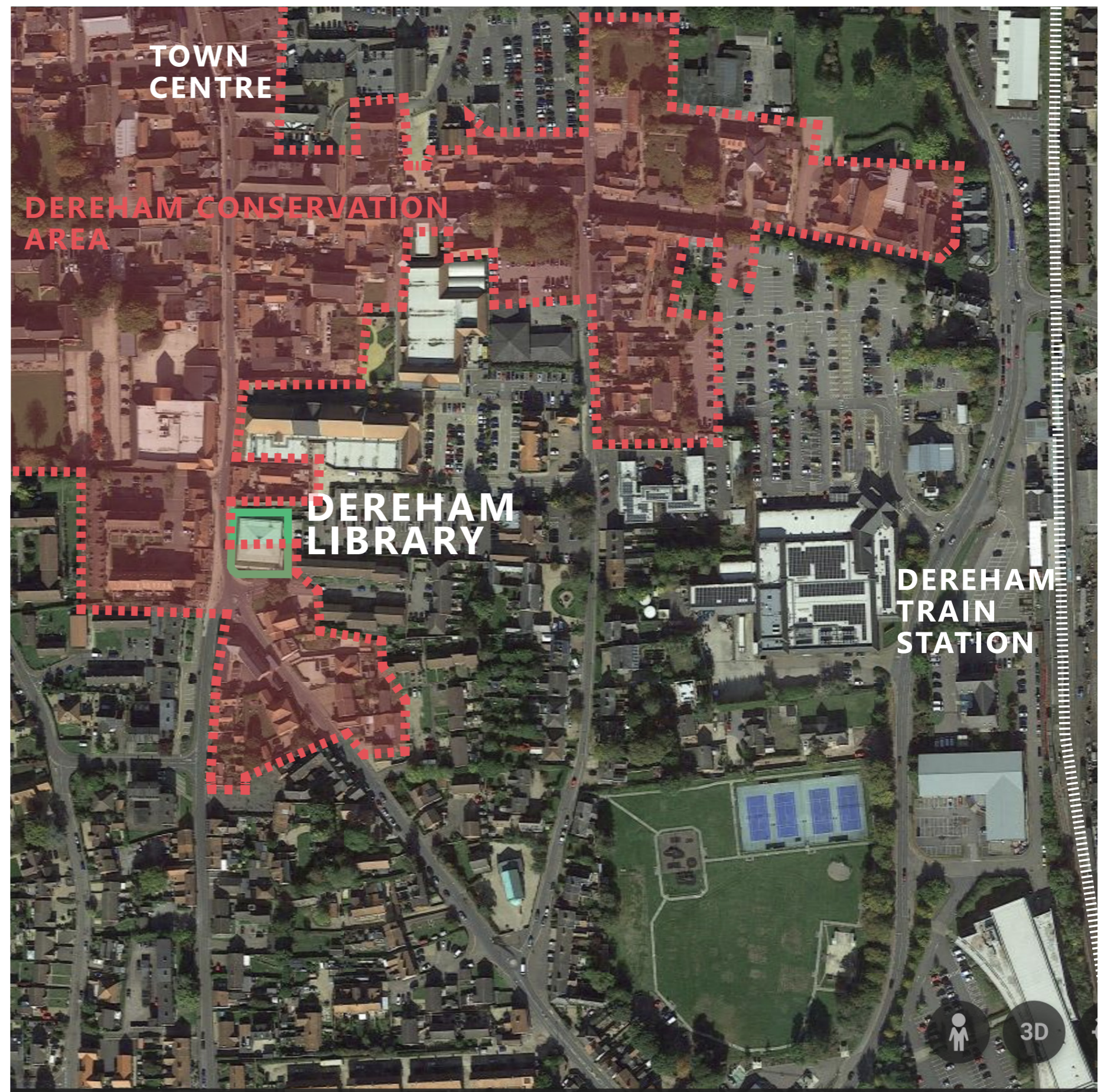
The site location is Dereham Library, 59 High St, Dereham NR19 1DZ

AREA

The Dereham Library is within the Breckland Council and sits to the south of the town centre, on the boundary to the Dereham Conservation Area. The southern half of the library sits within the conservation area; however the northern section, and area of interest for this application, sits just outside the conservation area.

There are a large number of listed buildings within Dereham Conservation Area, predominatly grade II listed. Details of the listed buildign adjacent to the site are show on the following page.

Dereham Train station site to the West of the Library.



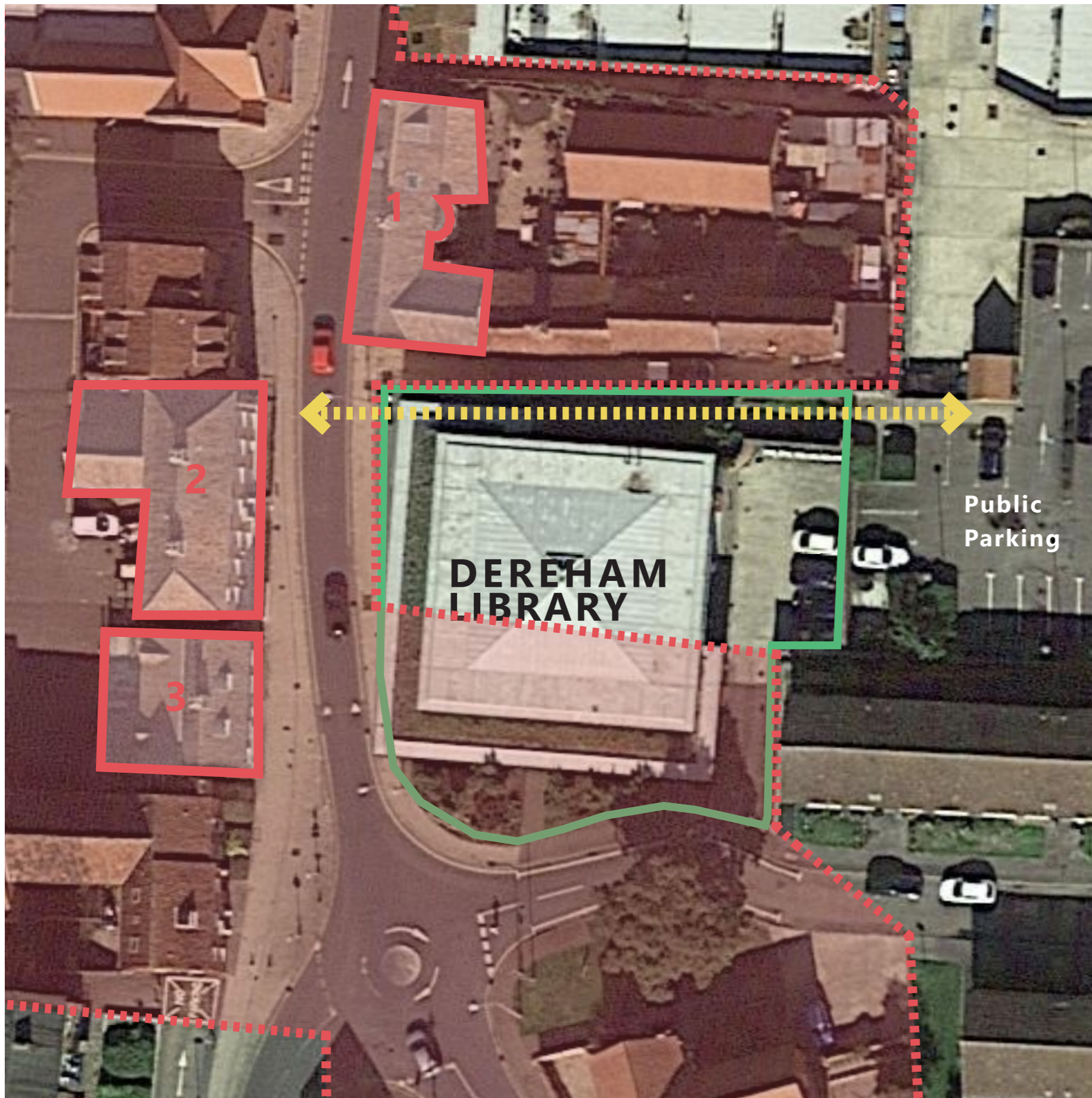
DEREHAM LIBRARY CHANGING PLACES THE SITE

Dereham Library was built by the Norfolk County Council in the 2005 and designed by NPS Property Consultants Ltd.

To the West of the library is a large public car park with the alleyway that runs to the North of the building acting as a busy thoroughfare from the parking to the town centre.

There a number of listed buildings neighbouring the Library-

1. Nos 53, 53A and 55 High Street, Grade II Listed
2. Beech House, Grade II Listed
3. Nos 58 and 60 High Street, Grade II Listed



1



2



3



DEREHAM LIBRARY
CHANGING PLACES
THE LIBRARY- EXTERNAL PHOTOS



GATE TO ALLEYWAY EAST



MAIN ENTRANCE WEST



ELEVATION WEST



ALLEYWAY LOOKING EAST



ALLEYWAY LOOKING WEST



GATE TO ALLEYWAY WEST



ELEVATION EAST



ELEVATION SOUTH

DEREHAM LIBRARY
CHANGING PLACES
THE LIBRARY- MATERIALS





COBBLES AND FLINT



SEDUM ROOF (REFERENCE IMAGE)



DARK FRAMED GLAZING

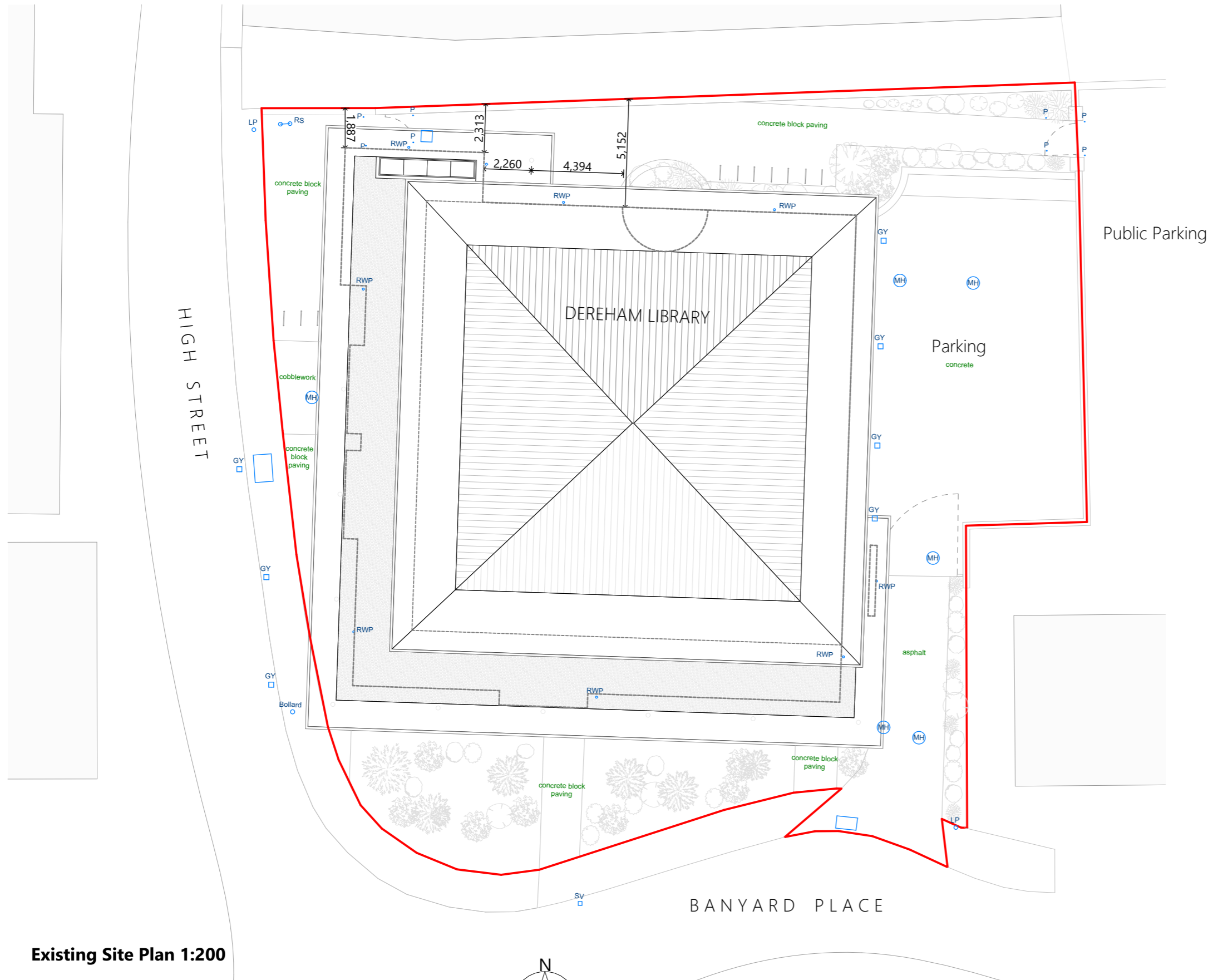


SILVER SHADING AND COLUMNS

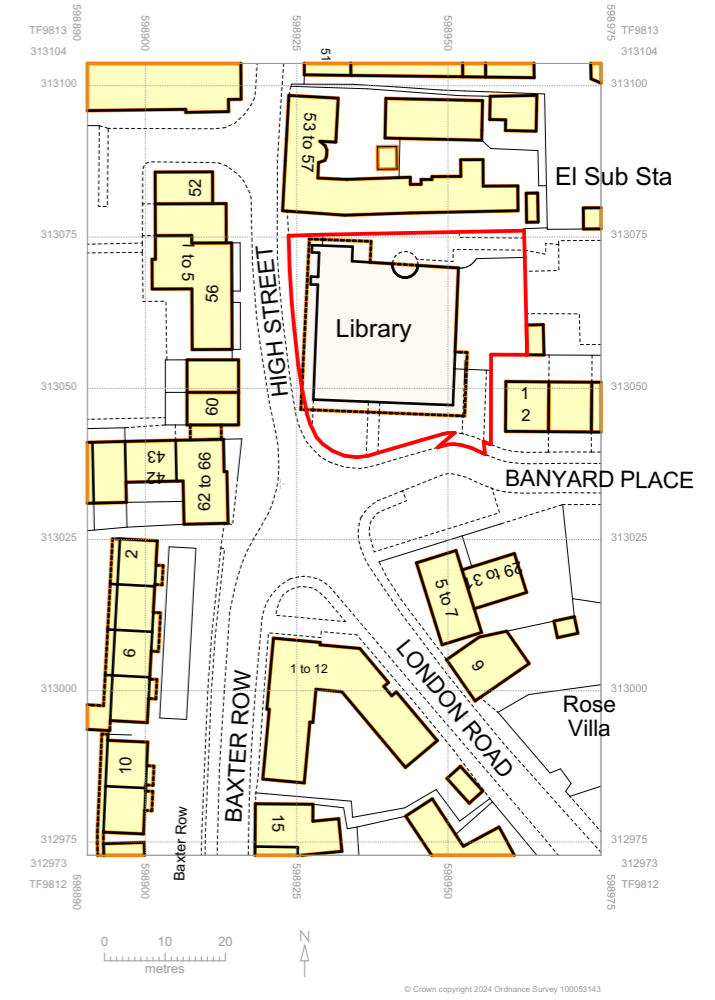
DEREHAM LIBRARY

CHANGING PLACES

THE LIBRARY-EXISTING SITE



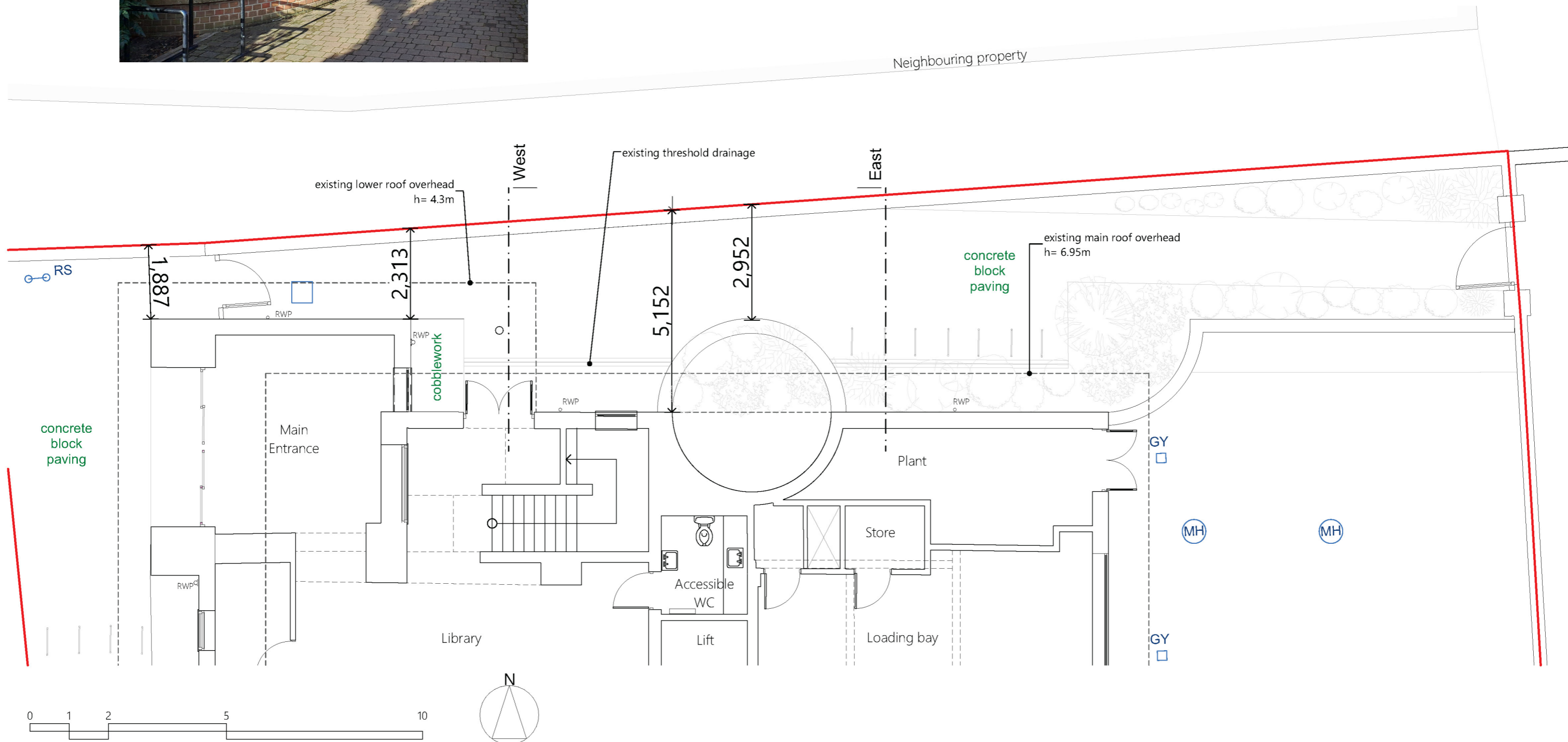
Existing Site Plan 1:200



Location Plan 1:1250

DEREHAM LIBRARY CHANGING PLACES

THE LIBRARY-EXISTING GROUND FLOOR PLAN



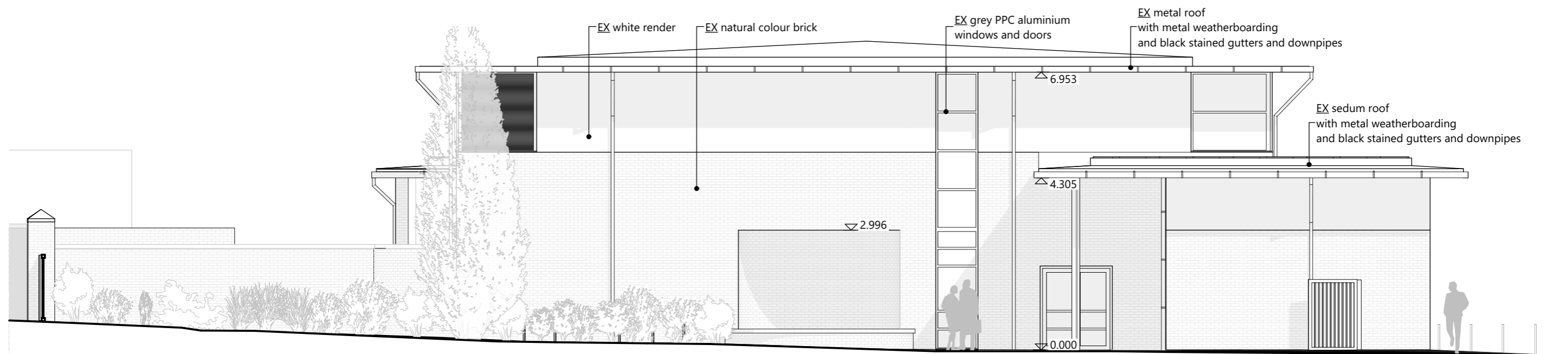
DEREHAM LIBRARY

CHANGING PLACES

THE LIBRARY-EXISTING ELEVATIONS



Existing West Elevation



Existing North Elevation



DEREHAM LIBRARY

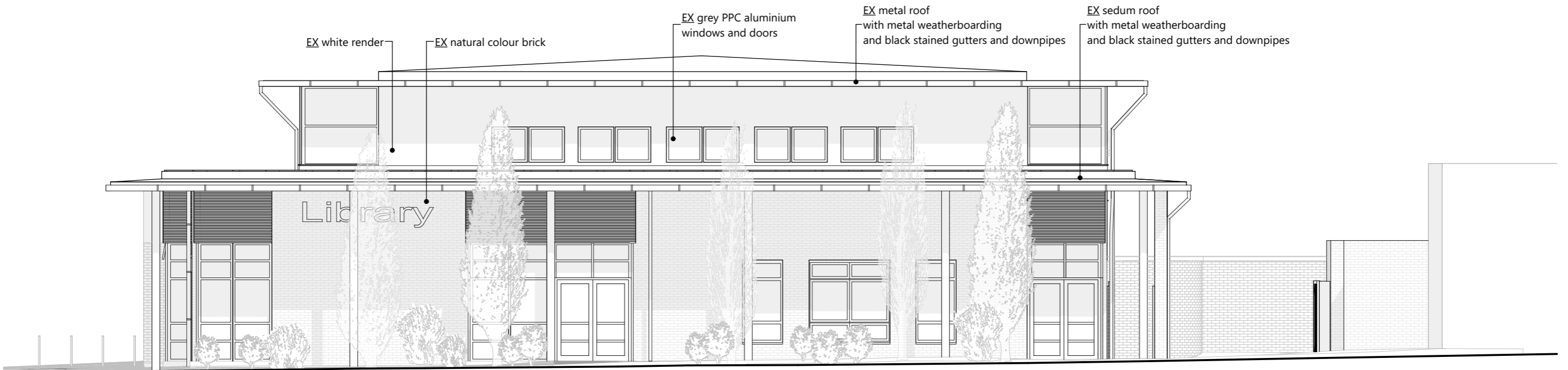
CHANGING PLACES

THE LIBRARY-EXISTING ELEVATIONS



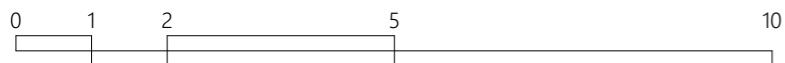
Existing East Elevation

- EX natural colour brick
- EX white render
- EX metal roof with metal weatherboarding and black stained gutters and downpipes
- EX wooden cladding
- EX grey PPC aluminium windows and doors



Existing South Elevation

- EX white render
- EX natural colour brick
- EX grey PPC aluminium windows and doors
- EX metal roof with metal weatherboarding and black stained gutters and downpipes
- EX sedum roof with metal weatherboarding and black stained gutters and downpipes



DEREHAM LIBRARY

CHANGING PLACES

CHANGING PLACES TOILETS



CHANGING PLACES TOILETS CAMPAIGN

“Put simply, we want to see Changing Places Toilets installed in all public venues, so that everyone, regardless of their access needs or disability or reliance on the assistance of carers or specialist equipment, can use a toilet facility with dignity and hygienically!”

People with profound and multiple learning disabilities or with physical disabilities such as spinal injuries, muscular dystrophy and multiple sclerosis often need extra equipment and space to allow them to use the toilets safely and comfortably.

These needs are met by Changing Places toilets. Changing Places Toilets enable anyone, regardless of their disability, to go to the shops, attend hospital appointments, enjoy community life, socialise and travel. All the things that most of us take for granted every day. Changing Places toilets should be provided in addition to standard accessible toilets.”

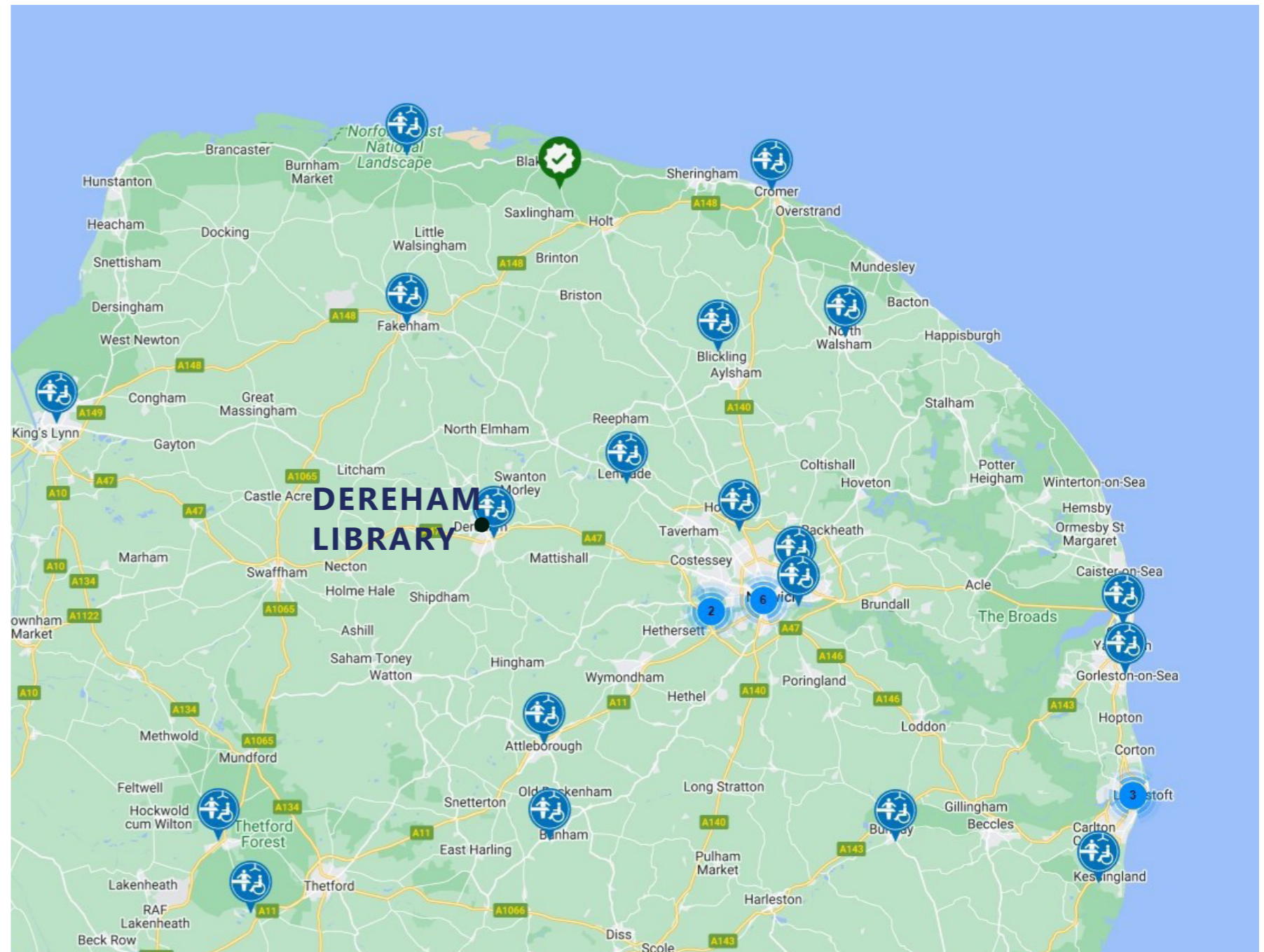
<https://www.changing-places.org/pages/view/what-are-we-campaigning-for>

CHANGING PLACES TOILETS IN NORFOLK

There are currently 25 Changing Places toilets in Norfolk.

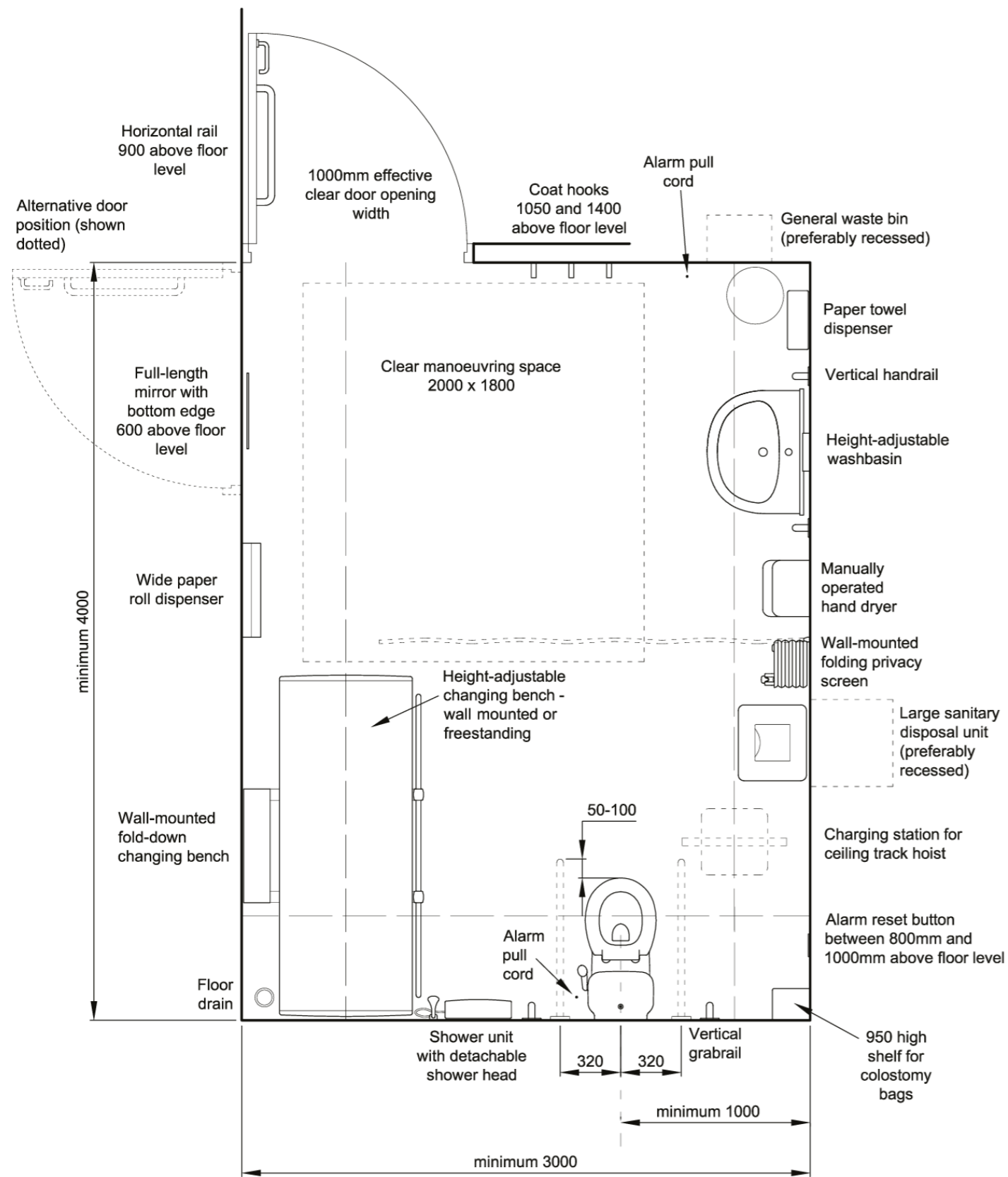
There is 1 Changing Place toilet on the Southern edge of Dereham in a Tesco Extra. However this is a 20 minutes walk from the library over the A47 so not easily accessible from the library and Dereham town centre.

Dereham has a population of around 18,600 people therefore there is a clear need for a Changing Places toilet in the town centre.



DEREHAM LIBRARY CHANGING PLACES

CHANGING PLACES TOILETS REQUIREMENTS



All dimensions in millimetres

- A CP facility must include:
- height-adjustable, adult-sized changing bench
 - ceiling track hoist system
 - adequate space for the disabled person and up to two assistants, min. 3m x 4m
 - peninsular toilet with space both sides for assistants
 - privacy screen
 - wide paper roll
 - large waste disposal bin
 - washbasin, preferably height adjustable
 - Back rest on toilet seat
 - In addition showers are recommended for managed buildings, such as leisure centres or transport hubs. Note a shower is not required for all CP toilets.



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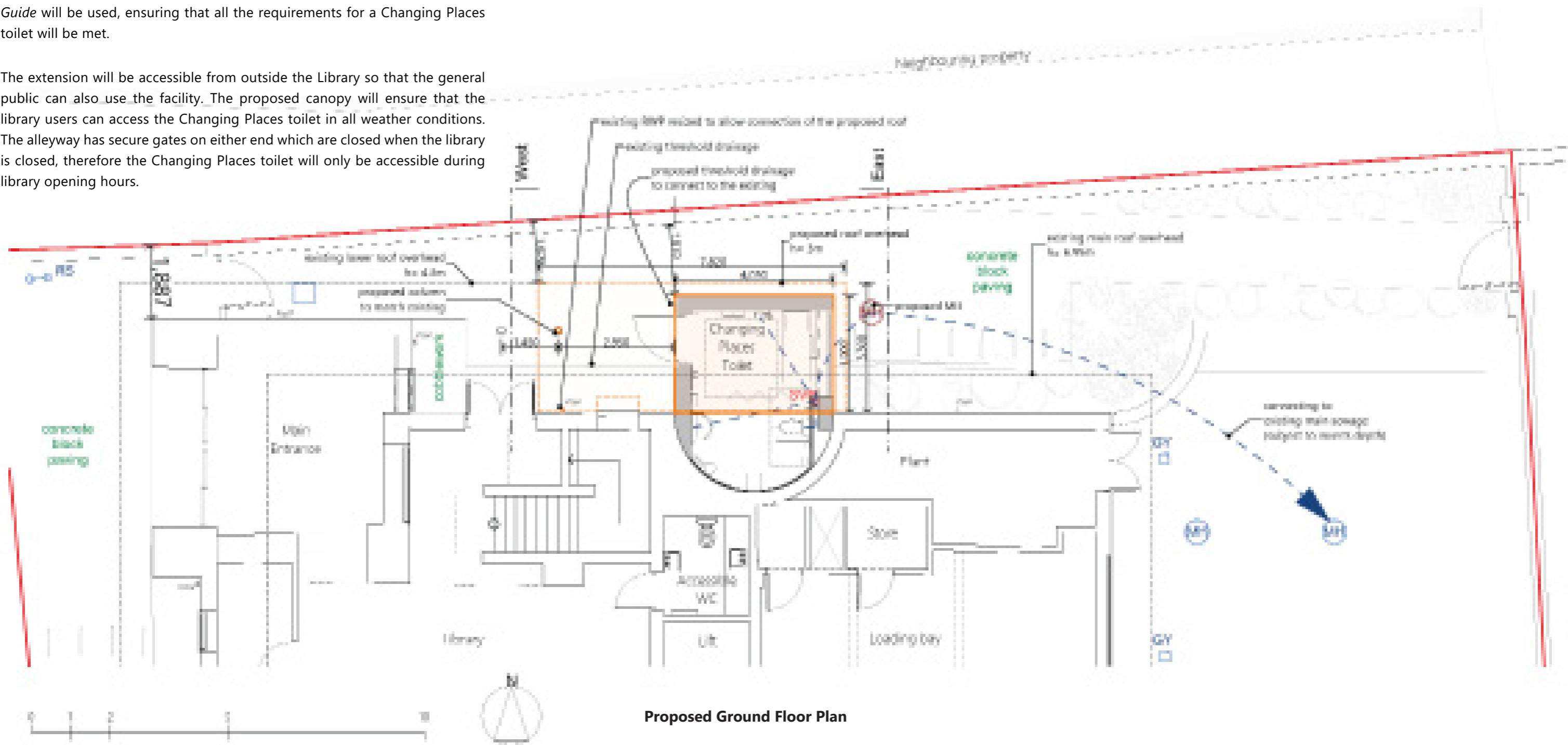
PROPOSAL

LAYOUT

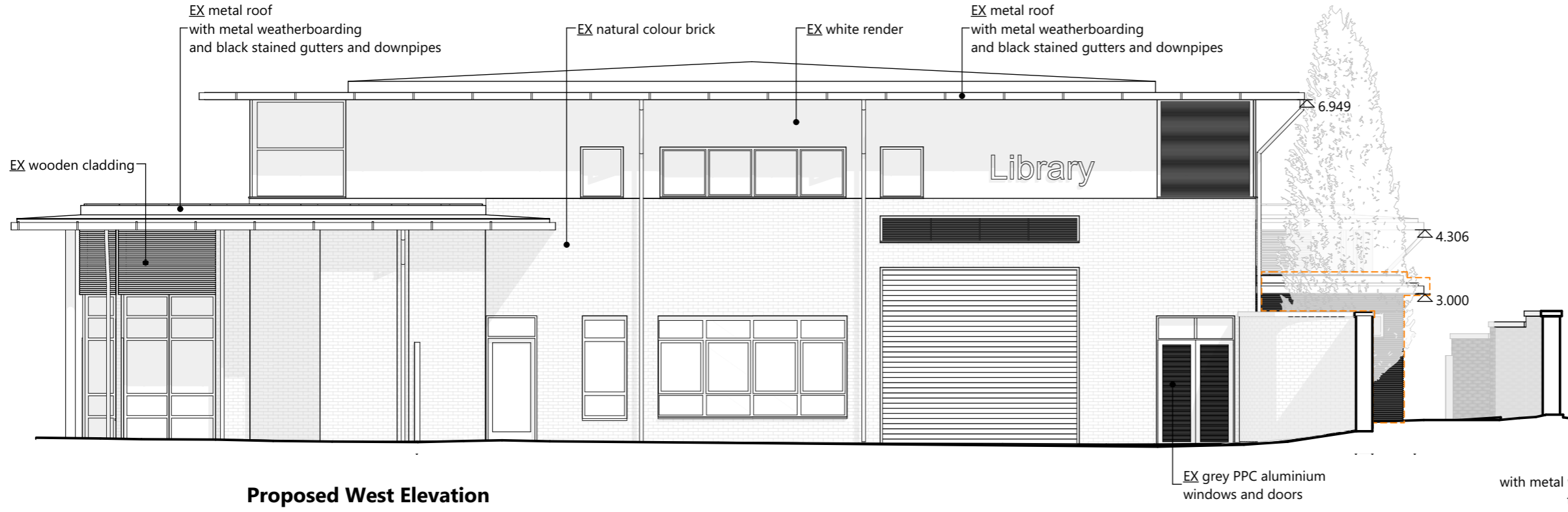
The proposed Changing Places Toilet will be accommodated in a new extension to the North side of the library, which will be built around and inclusive of an existing half circle decorative alcove in the North elevation. It is located on the alleyway between the public car park on the East and the High Street on the West.

The standard layout set out on page 30 of the *Changing Places: Practical Guide* will be used, ensuring that all the requirements for a Changing Places toilet will be met.

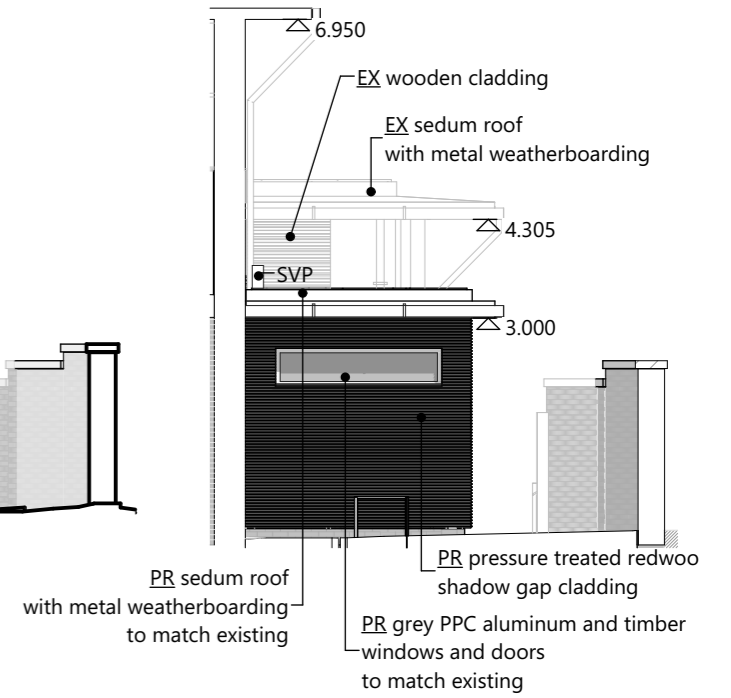
The extension will be accessible from outside the Library so that the general public can also use the facility. The proposed canopy will ensure that the library users can access the Changing Places toilet in all weather conditions. The alleyway has secure gates on either end which are closed when the library is closed, therefore the Changing Places toilet will only be accessible during library opening hours.



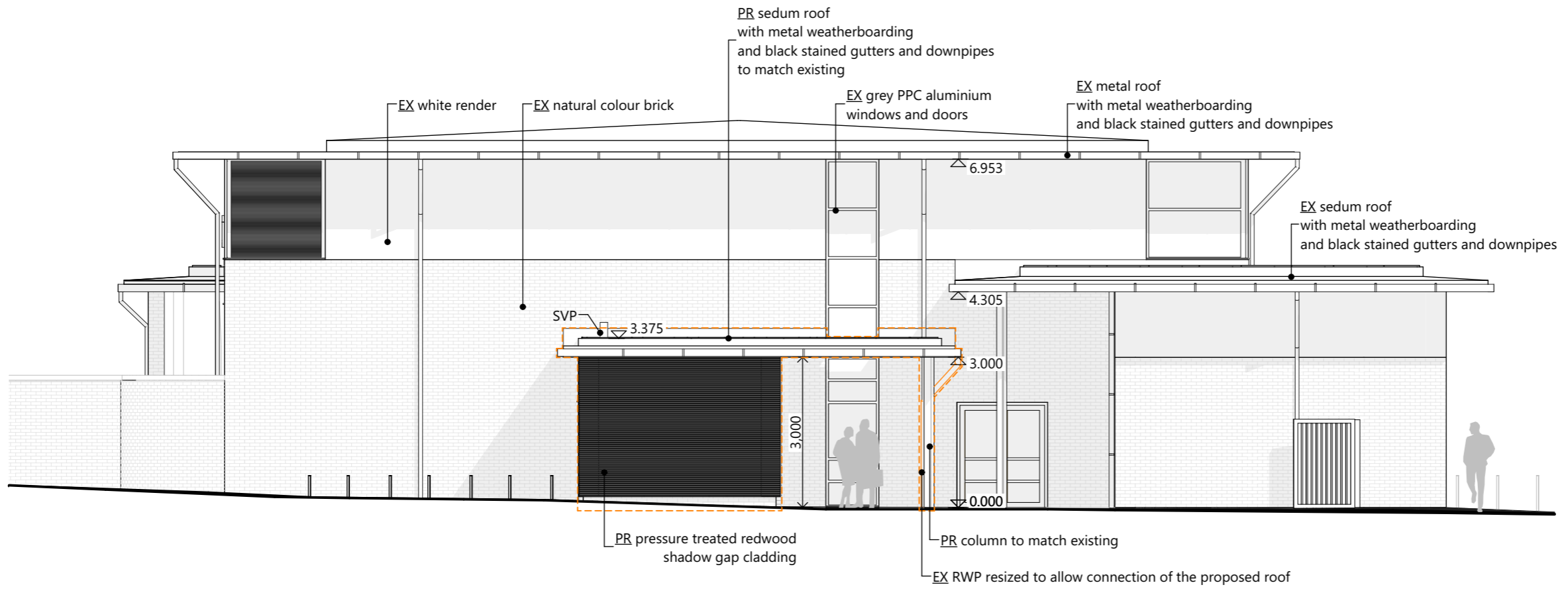
DEREHAM LIBRARY CHANGING PLACES PROPOSED ELEVATIONS



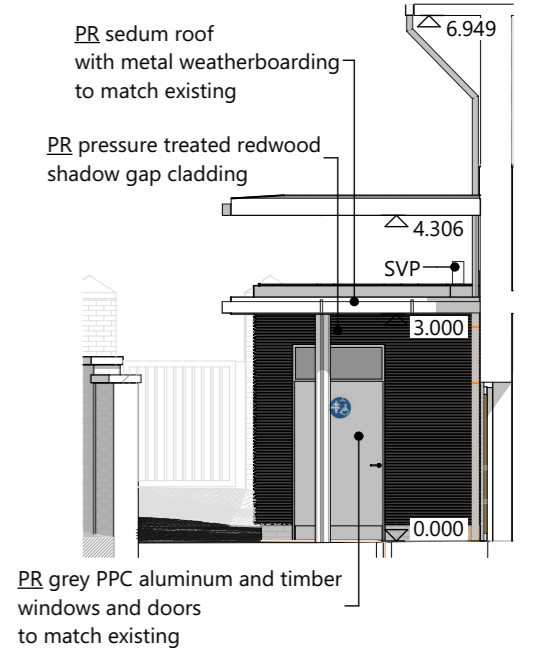
Proposed West Elevation



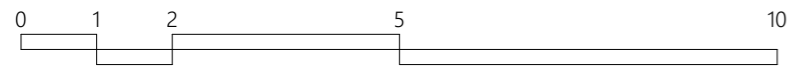
**Changing Places Toilet
Proposed West Elevation**



Proposed North Elevation



**Changing Places Toilet
Proposed East Elevation**



DEREHAM LIBRARY CHANGING PLACES PROPOSAL

STRUCTURE

The proposed extension be a lightweight timber frame construction meaning it can have minimal concrete foundations and reduced embodied carbon.

MATERIALS

The proposed structure will be cladded in pressure treated redwood (thermowood) with shadow gap type cladding and a natural colour brick plinth to match existing.

Proposed window and door in grey PPC aluminium and timber to match the existing fenestration of the library.

The extension will have a sedum roof, which will help increasing biodiversity, reducing runoff and reflecting the existing first floor flat roof on the library. Proposed metal weatherboarding also to match existing, as well as the gutters and downpipes in black paint coating. Rainwater from the proposed roof will drain into the existing drainage system.

All new materials associated with the development will be sourced in consideration of embodied construction impacts and will comprise, where possible, of local sustainably sourced materials of a sufficiently robust construction to ensure a long life without the need for regular maintenance or replacement.



Proposed sedum roof with metal weatherboarding and black coated gutters and downpipes to match existing

External lighting

Horizontal pressure treated redwood shadow gap cladding to match existing with brick plinth

Level threshold metal door with fanlight, colour to match existing fenestration.

Proposed threshold drainage to connect with the existing

Existing threshold drainage



Eye level simulation view from the West

silver metal column to match existing

existing silver metal column

new roof drainage to join existing downpipe and drain

Canopy cut around existing window

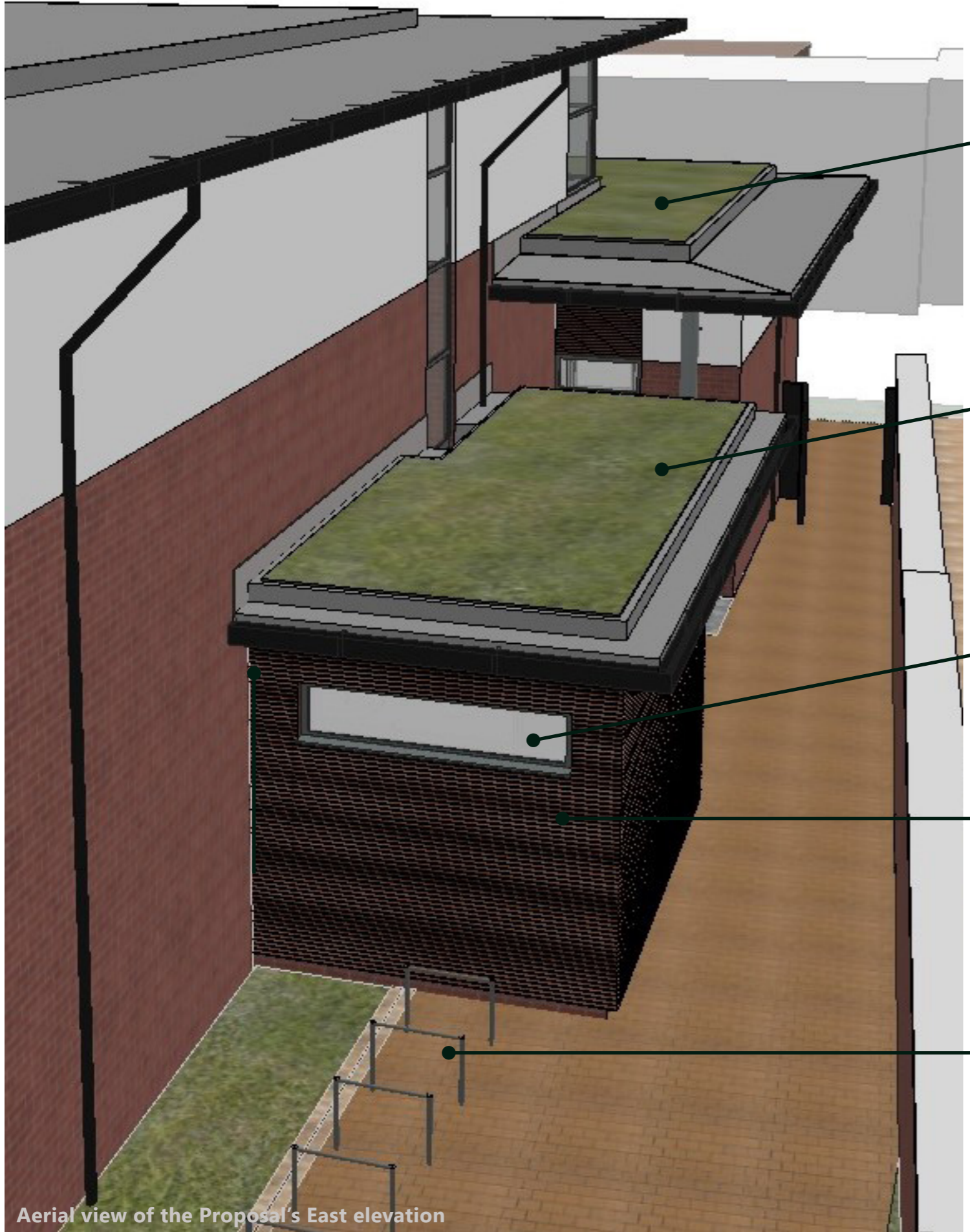


Example of horizontal pressure treated redwood (thermowood) shadow gap cladding (reference image CMR Timber Ltd)

DEREHAM LIBRARY CHANGING PLACES PROPOSAL

EXTERIOR APPEARANCE

The simulation model images show that by choosing materials similar in appearance with the existing, helps the proposed extension blend in with the existing building.



Existing sedum roof with metal weatherboarding and black coated gutters and downpipes

Proposed sedum roof with metal weatherboarding and black coated gutters and downpipes to match existing

Grey PPC aluminium and timber high level window, colour to match existing fenestration

Horizontal pressure treated redwood shadow gap cladding with brick plinth to match existing

Existing planting and bike racks retained

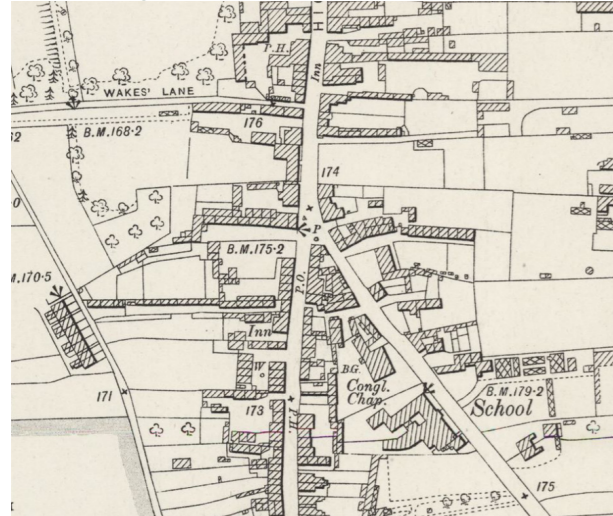
Aerial view of the Proposal's East elevation



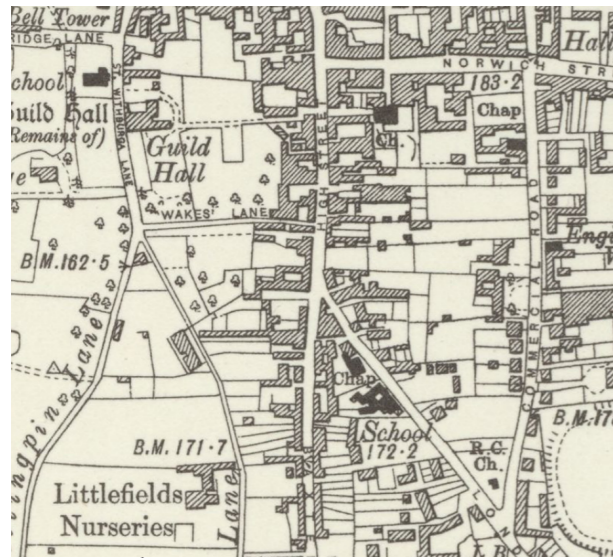
Eye level view from the East gate

DEREHAM LIBRARY CHANGING PLACES PROPOSAL

History



OS - Dereham – 1905



OS - Dereham – 1927



OS - Dereham – 1972

Heritage Statement

Dereham Library DEREHAM CONSERVATION AREA

THE SITE

This Planning Application is submitted on behalf of Norfolk County Council. The proposals are for a small single storey extension to the existing library to provide a Changing Places Facility.

LOCATION

The location is High Street, Dereham, in the Norfolk town of Dereham.

AREA

The site is partially located within Dereham Conservation Area. The immediate context includes the Grade II listed buildings 53-57 High Street, 56 High Street and 58-60 High Street. The wider library site is open to the street addressing both High Street and London Road to the south. The site of the extension along the north elevation of the site is accessed from a semi controlled access path running west off High Street. The view along this track is restricted by a gated access and a high boundary wall to the north.

HERITAGE ASSETS

Grade II listed 53-57 High Street adjacent to the site to the north.

DEREHAM LIBRARY The site is partially designated within Dereham Conservation Area. The partial allocation likely reflects the historic street pattern visible in the historic maps. Although the site is surrounded by listed buildings Dereham Library is a 21stC civic building specifically designed as a library for the town.

Maps reproduced with the permission of the National Library of Scotland

Refer to DAS for current and historic photos of Dereham Library

HISTORY

Dereham is a market town in the administrative centre of Breckland. It is presently the fifth largest town in Norfolk. Traditionally the town is thought to have been founded in AD 654 by St Withburga who built a nunnery here and built the first church. However, the first documentary evidence for the town doesn't date until AD 798 when the Anglo-Saxon Chronicle mentions the town of Deorham. This may refer to modern Dereham or West Dereham. By the time of the Domesday Book the distinction between the two towns is clearer and we can identify that St Etheldreda held Dereham that was already an important market centre with three mills. The town name comes from Early English and can be translated as 'enclosure for deer', or 'the home of Deor'. The town may have been founded in AD 654, or later, but there is plenty of evidence for earlier activity in the area.

In 2004 the largest Roman coin hoard (NHER 41008) found in Norfolk was recovered by metal detectorists in Dereham. Over 1000 coins were found in the remains of a large pottery vessel. The hoard was buried in the 3rd century AD. Although excavations were carried out at the findspot no clear evidence for Roman occupation was encountered.

The development of this Saxon settlement into a medieval market town seems centred around the church. St Nicholas' (NHER 2890) is a Norman church but was significantly added to and altered during the 13th, 14th and 15th centuries. Bishop Bonner's Cottage (NHER 2859), possibly the oldest surviving house in Dereham built in 1502 is just south of the church. The oldest parts of the nearby Guild Hall (NHER 2883) also date from around 1500, although these are now disguised by more recent alterations. Many other medieval buildings were destroyed in two fires that ravaged the town in 1581 and 1679. These two fires burnt down over 500 timber framed and thatched buildings and led to the development of the Market Place (NHER 2889) away from the older centre around the church. The fires also explain the mainly Georgian aspect of the town today; although they did not destroy all evidence of the medieval town.

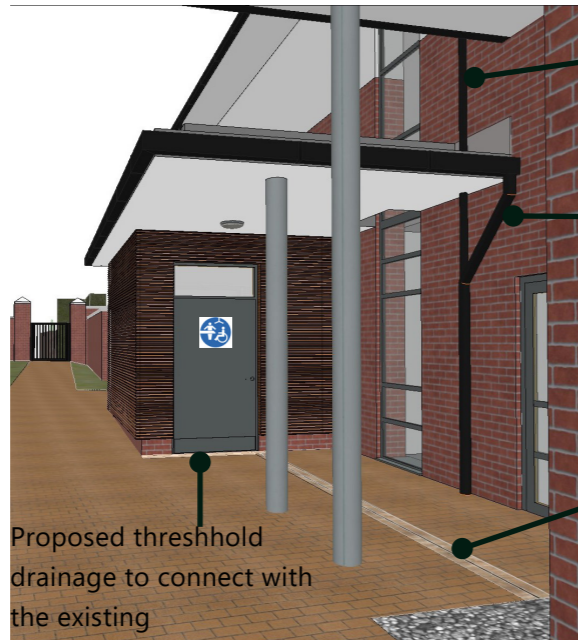
Excavations on the High Street in 2003 revealed that by the medieval period the town had expanded and the remains of a 13th and 14th century street front (NHER 39688), probably destroyed by the 1581 fire, were recorded here before development of a new shopping arcade. The recovery of several medieval pottery wasters, produced during the manufacture of pottery, suggests that medieval Dereham may have been a centre for pottery production. The earthworks and cropmarks of medieval moats (NHER 2856, 3080 and 19013) can be seen in several places in the parish and the location of a possibly 13th century windmill (NHER 15162) is recorded on an old map. The presence of a medieval deer park (NHER 25469) at Park Farm, northeast of the town is recorded in a survey carried out by the Bishops of Ely in 1251.

During the 20th century the town had to adapt to wartime. A zeppelin hit the Guild Hall (NHER 2883) during World War One. Several defensive structures were erected during World War Two including pillboxes (NHER 13792, 24475 and 28693), spigot mortar gun emplacements (NHER 32431 and 32432) and air raid shelters (NHER 40371). One possible World War Two local command bunker (NHER 40370) was found under a garage. Italian prisoners of war were kept at a camp (NHER 42775) at Etling Green. One of them painted the interior of Walnut Tree Farm (NHER 42773) in imitation 17th century style in 1945. A Cold War nuclear bunker (NHER 2883) was discovered in the car park of the Guild Hall. Extract adapted from Norfolk Heritage Explorer

HERITAGE STATEMENT

Dereham Library is partially located within Dereham Conservation Area but the site of the extension has been selected as it is hidden from view and has NEUTRAL IMPACT on the surrounding heritage assets. The extension has been built to be contingent with the language of the existing library. The increase in massing of the library should be viewed in the balance with the significant public benefit offered by the new Changing Places Facility.

DEREHAM LIBRARY CHANGING PLACES PROPOSAL



- Existing RWP
- new roof drairage to join existing downpipe and drain
- Existing threshold drainage

Proposed threshold drainage to connect with the existing

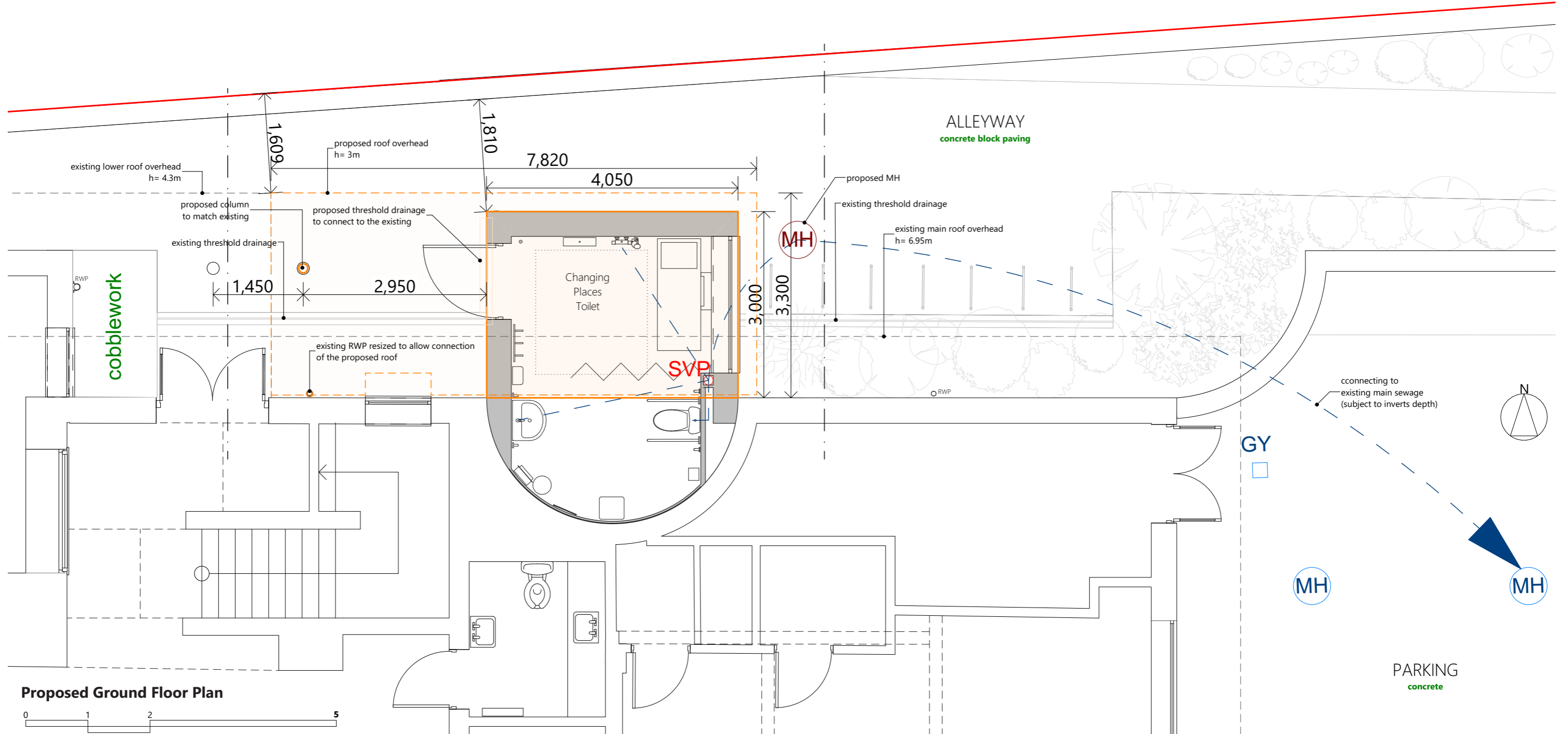
Foul Sewage Assessment

Foul sewerage will connect into the mains existing sewer, subject to inverts depth.

Sustainable Drainage Systems

Surface water disposal will be to soakaways as existing with an additional proposed threshold drainage in front of the access door. Storm water coming from the proposed 25m² sedum roof will be disposed into the closest existing rain water downpipe which will be resized accordingly.

If sewers are to discharge into an existing combined (single pipe) sewer system, the separate foul and surface water sewers should be combined at locations immediately upstream of the point where they discharge into the existing combined sewer system. The levels should be arranged to minimise the risk of foul sewage entering into the surface water system.



Proposed Ground Floor Plan

DEREHAM LIBRARY

CHANGING PLACES

PROPOSAL

Net Zero Carbon Statement

Measures to adapt to mitigation against climate change are to include but are not limited to the following:

- Lighting shall consist of high-efficient LEDs with PIR and photometric sensing;
- Domestic hot water and heating provided by high-efficiency existing heating systems.
- Ensuring that the new development coming forward is highly fabric efficient so that it takes reduced energy demand to heat, this can be beneficial in reducing operating costs for occupants and helping to reduce the numbers falling into fuel poverty in future, particularly where those other national and international contributors to this problem are less in our control. Heating of the proposed extension will be supplied by the high efficiency ASHP existing on site.

All new materials associated with the development will be sourced in consideration of embodied construction impacts. Additionally, the new extension will comprise, where possible, of local sustainably sourced materials of a sufficiently robust construction to ensure a long life without the need for regular maintenance or replacement.

In selecting construction (and other) materials, the following have been considered by the design team:

- materials with a lesser environmental impact
- alternative materials that have a lower environmental impact, including recycled materials
- embodied energy within potential building materials and reduction of embodied energy where feasible.

In accordance with planning policy, the development shall seek to reduce potable water demand by minimising the requirements for mains water and waste water treatment, for example incorporating water conservation/efficiency measures such as flow restrictors, sensor taps, dual flush WCs, water leak detection systems (in commercial elements), as well as rainwater recovery systems.

The following targets were followed by the design team:

- 100% of timber and timber-based products to be legally harvested and traded timber, and be from suppliers who are able to provide evidence of responsible sourcing via chain of custody certification through the following schemes: Forestry Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC)
- At least 50% of materials will be sourced from suppliers or manufacturers who implement an Environmental Management System (EMS). Selection will be based on the following hierarchy:
 - * BES 6001 or industry equivalent
 - * ISO 14001 for key processes and supply chain
 - * ISO 14001 for key processes only
 - * Local supplier or manufacturer with no EMS
 - * National supplier with no EMS
- The use of local suppliers and manufacturers is encouraged and will form part of the selection process
- 15% of total material value will derive from reused and recycled content, additional to the building form retained on site
- At least 25% of high-grade aggregate will be recycled or secondary aggregate

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