

Lytchett Matravers Parish Council

Detailed Design of Pharmacy Steps

1 Introduction

This paper follows on from a paper on the Conceptual Design of the Village Centre Project that was presented to the Parish Council meeting on 26th June. That paper set out the process by which components of the Village Centre Project would be taken forward.

The Pharmacy Steps is the first component of the Village Centre project to reach the Detailed Design stage. Three recent steps have been:

- A conceptual design developed by Ken Morgan through discussion with other members of the Village Centre Working Group has been agreed with the relevant stakeholders (the owner of the Pharmacy and the Pharmacy manager).
- An arboricultural consultant has inspected the area to give advice on the constraints arising from the trees that are present.
- The Village Centre Working Group has considered a draft Detailed Design prepared by Ken Morgan, factoring in the advice from the arboricultural consultant.
- A final Detailed Design has been developed by Ken Morgan, taking into account suggestions from the Village Centre Working Group.

This paper presents the Detailed Design for approval by the Parish Council, and sets out the next steps towards implementing this design.

2 The Detailed Design

Appendix 1 presents a Design Statement for the works to be carried out.

Appendix 2 presents the Existing Layout of the Library Green and Pharmacy Steps.

Appendix 3 presents a Proposed new Layout of the Library Green, Pharmacy Steps, and the Area in Front of the Shops. This is included here to provide the context for the Detailed Design of the Pharmacy Steps and Wall.

Appendix 4 and Appendix 5 present Detailed Design Drawings of the Proposed New Pharmacy Steps and Wall.

The Detailed Design is made up of the Design Statement presented in Appendix 1, together with the Drawings presented in Appendix 4, and Appendix 5.

3 Next Steps

Once the Detailed Design has been approved, the next steps are:

1. Secure formal consent to the Detailed Design from the Pharmacy Owner and the Pharmacy Manager.
2. Obtain Quotes against the Detailed Design. The suppliers proposed are Greenall Landscapes, Classic Landscapes, and Wycliffe Landscapes. These quotes will be submitted to the Parish Council for approval prior to the start of works.

4 Recommendations

The Parish Council is asked to approve the following:

- The Pharmacy Steps Detailed Design, as set out in Appendix 1, Appendix 4, and Appendix 5
- The Next Steps set out in section 3.

Councillor Rob Carswell

Councillor Ralph Watts

July 2019

VILLAGE CENTRE ENHANCEMENTS - PHARMACY STEPS + WALL

Client: Lytchett Matravers Parish Council

Architect: Ken Morgan RIBA

Context:

As part of the adopted Neighbourhood Plan, it is proposed to make the village centre area – High Street, Shops, Library and Recreation Ground – more attractive, safer and capable of accommodating continuing village change. A key part of the strategy is to encourage more in-village travel by foot and bicycle – to the shops and village facilities and also to school. Principal components in this strategy are the north-south footpath route and High Street crossing, together with resolving the unsightly and potentially dangerous area outside of Tesco.

Discussions with Dorset Highways and Tesco are underway to deliver these principal components in the near future. In the meantime, the Parish Council have agreed with the Pharmacy owners that enhancement works can proceed forthwith to resolve the potentially dangerous steps and unsightly adjoining fencing and walls.

At this stage the proposed works will be confined to the Pharmacy Steps and adjoining fencing and walls, but always as the first stage of an ongoing programme of works.

Description of Works:

The existing Pharmacy Steps are sound but constructed to internal standards of pitch, riser and tread (going) dimensions. They are considered potentially dangerous in wet or icy conditions and are to be reconstructed to a gentler pitch with smaller risers, longer goings and hence with additional steps and length.

The brick side walls are to be modified or rebuilt (subject to inspection and instruction following initial opening up).

The timber fence above the retaining wall on the south side of the steps only, is to be removed together with other assorted hard landscape features. The brick retaining wall is to be retained, albeit with partial removal/cutting back at the north end to accommodate the curved alignment of the new steps sidewall.

A 'timber' post and tubular steel rail handrail and knee fence is to be installed over the steps sidewalls and behind the retaining wall.

The ground behind the retained letter box is to be regraded and prepared for grass and shrub planting (cotoneaster + other species to be determined).

Bicycle stand brackets are to be bolted to the existing retaining wall.

The existing bench is to be repositioned against the existing retaining wall.

Negotiations are underway with the Dorset Council Highways Department to rearrange the kerb, parking and unloading arrangements fronting the adjoining shops. It is hoped that this will allow the repositioning of the kerb line by the retaining wall to allow a more generous pedestrian paved area. This does not form part of these works.

Associated Information:

These notes are to be read in conjunction with the Architect's drawings numbered 1805.10, 11, 12 + 13.

Local Authority Approvals:

The proposed works are all to be undertaken under the jurisdiction of the Lytchett Matravers Parish Council and are therefore deemed by the planning authority (Dorset Council) to be Permitted Development. Thus planning permission is not required.

The proposed works are not directly related to a building and therefore Building Regulations do not apply.

The area of pavement fronting the shops and abutting the foot of the retaining wall is part of the adopted highway and thus any works in this area will be subject to Dorset Council Highways control.

Land Owners:

The steps and part of the adjoining land to north and south are owned by the Pharmacy. An Agreement to undertake these works will be made between the Parish Council and the landowner.

The following Appendices are attached as separate pdf files:

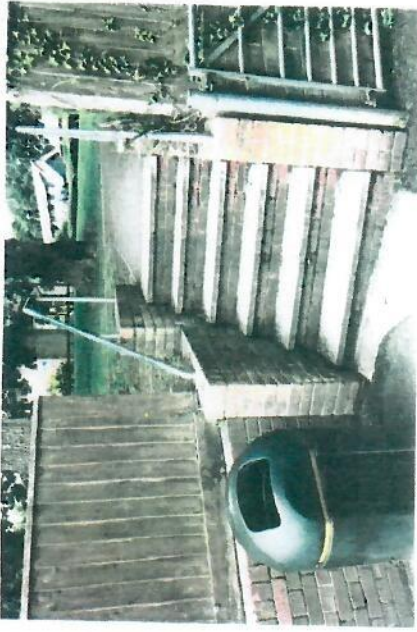
Appendix 2 – Architect’s Drawing 1805-10 – Existing Layout of Library Green and Pharmacy Steps

Appendix 3 – Architect’s Drawing 1805-11 – Proposed New Layout of Library Green, Pharmacy Steps, and Area in Front of Shops

Appendix 4 – Architect’s Drawing 1805-12 – Detailed Design of Pharmacy Steps and Wall Part 1

Appendix 5 – Architect’s Drawing 1805-13 – Detailed Design of Pharmacy Steps and Wall Part 2

NOTE: CHECK ALL DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT



EXISTING PHARMACY STEPS



- TIMBER BOARDED FENCE OVER BRICK RETAINING WALL
- EXISTING KERB LINE
- DAMAGED KERBS + OVERBURN ROUTED SURFACE
- PHARMACY SIGN
- BRICK PANELLER LETTER BOX
- SEWAGE
- PLANT CONTAINER

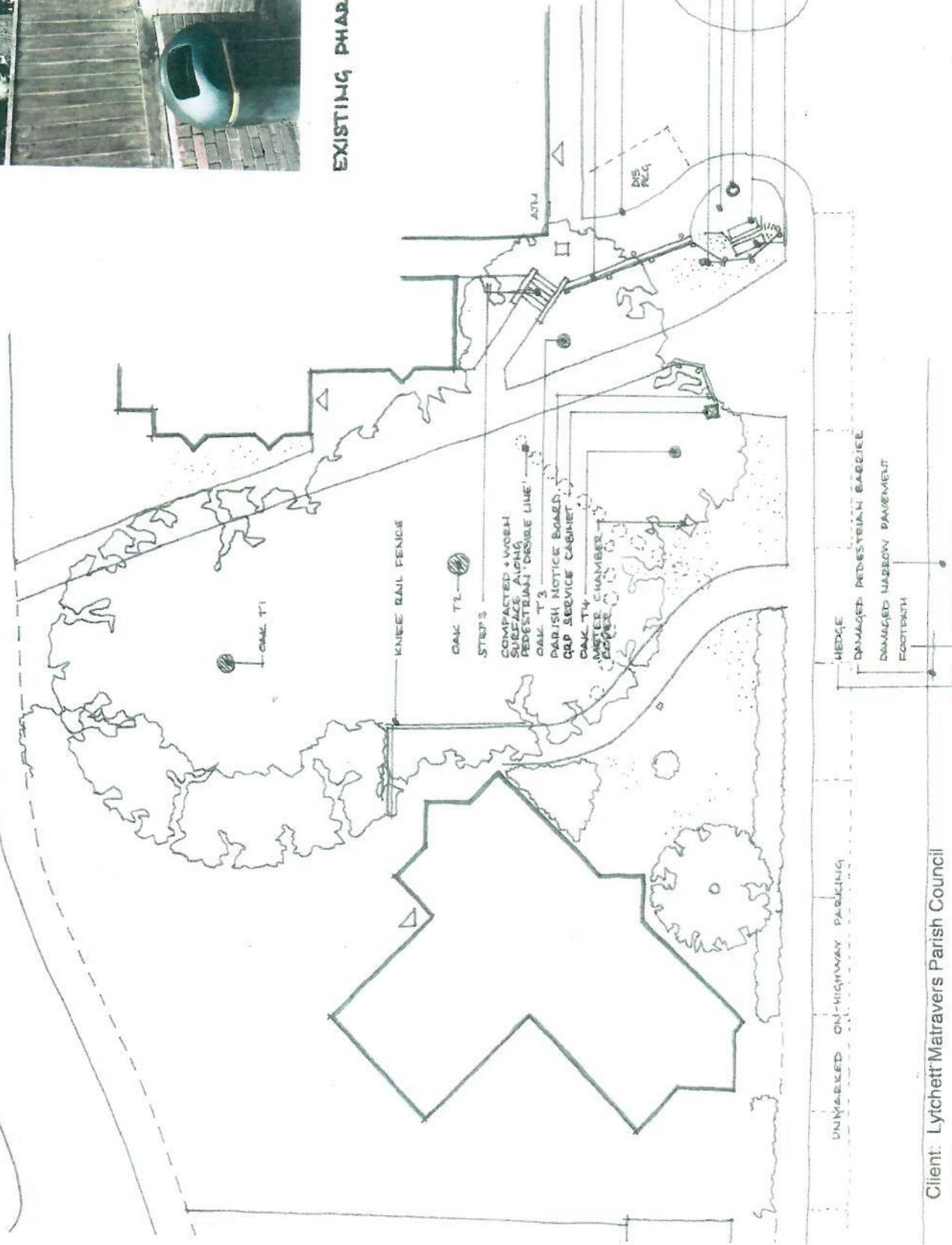
revision date

KEN MORGAN RIBA
CHARTERED ARCHITECT

ken@applehouseprojects.com
 01202 622447 07540 701027

scale 1:200 E.A.S. date July 19

dwg no **1805.10**



Library Green - Existing

Client: Lychett Matravers Parish Council

Village Centre

CHECK DIMENSIONS ON SITE
REPORT DISCREPANCIES TO THE ARCHITECT.



REMODELLED STEPS, RETAINING WALL + FENCE
SEE DWG'S 1805.12.11.5

PEDESTRIAN AREA EXTENDED

DEFINED UNLOADING ZONE ADJ
DELIVERY TRUCK

BOLLARDS

DEMARCATED UNLOADING BAY

DIS
PICK

BEACH

LETICE
BOX

RETAIN EXISTING, RIGHT TO PARK ON HIGHWAY

EXISTING ISLAND REMODELLED @ WEST + EAST
ENDS WITH FOOTPATH ON SOUTH SIDE ONLY +
BOLLARDS TO PROTECT GRASS

JUNCTION MOVED APPROXIMATELY 7.5M EASTWARDS
EXTD. KEYS UNLES SHOWN DASHED

ASBESTE HAS BEEN PACKED
AROUND PLANTING MULCH
LAY WOOD CHIP MULCH
OVER 4M RADIUS AROUND
TRUNKS

NEW FOOTPATH

EXTEND EXIST. LAUREL
FENCE

BRUSH NOTICE BOARD
DESIGNED + REFURBISHED

EXTD. METRE
CHAMBER
GRASS OVER EXTD.
HARD PAVED AREA

RETAIN RIGHT TO PARK ON HIGHWAY

18M LONG RAISED TABLE TO
FORESIDE HIGHWAYS SPEC

EXISTING PRIVATE FRONTAGE

EXISTING FOOTPATH TO BE
MOVED 1.5M WESTWARDS
WITH NEW PLANTING ADJ FENCE

CAR PARK TO BE EXTENDED
AND REDEVELOPED WITH
NEW ACCESS POINTS ONTO
HIGHWAY

Client: Lytchett Matravers Parish Council

Village Centre

Library Green - Proposed

KEN MORGAN RIBA

CHARTERED ARCHITECT

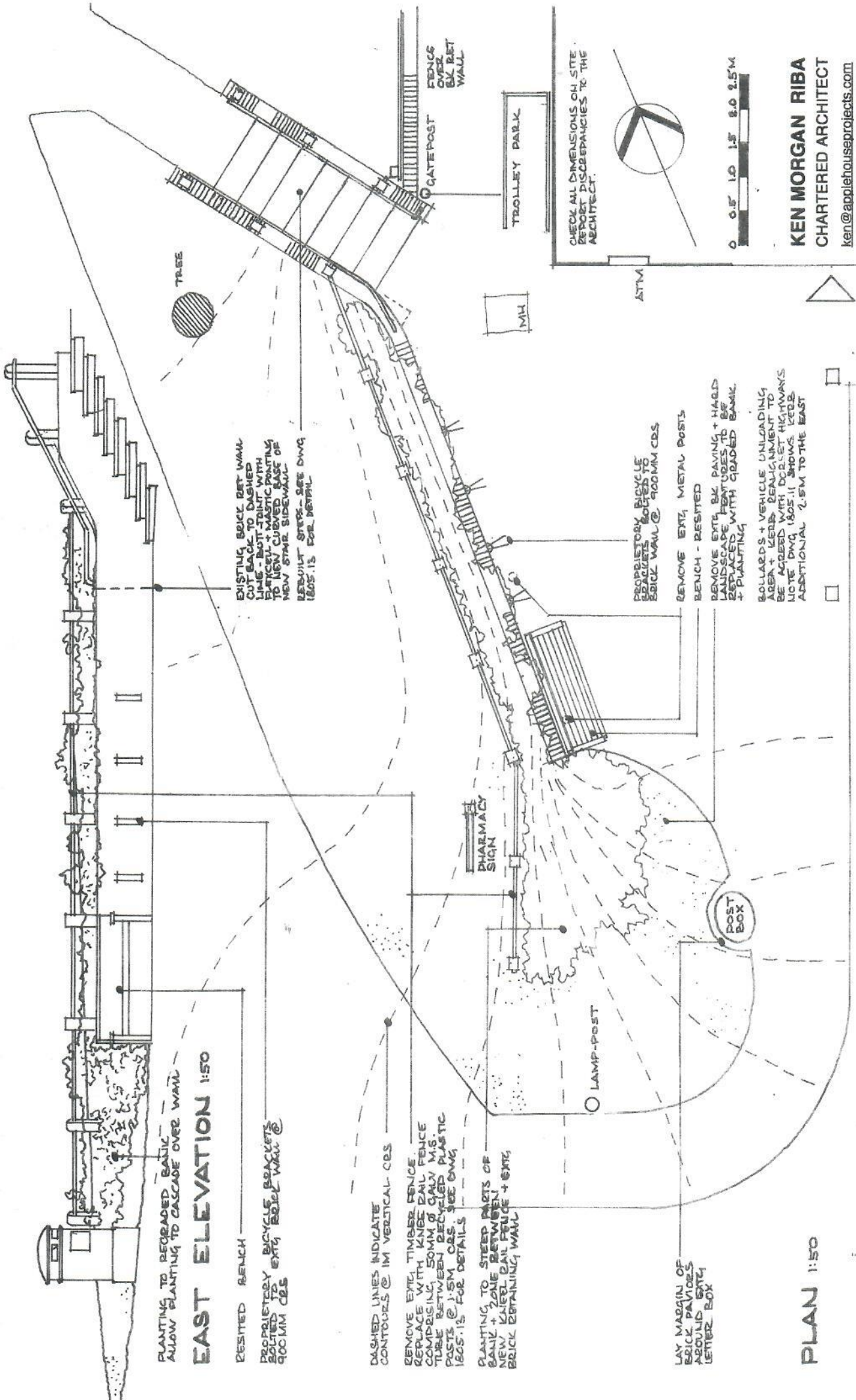
ken@applehouseprojects.com

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date July 19

dwg no **1805.11**



PLANTING TO REGRADED BENCH
ALLOW PLANTING TO CASCADE OVER WALL

EAST ELEVATION 1:50

DESITED BENCH

PROPOSED BICYCLE BRACKETS
LOCATED TO EXIST BRICK WALL @
900MM CBS

DASHED LINES INDICATE
CONTOURS @ 1M VERTICAL CBS

REMOVE EXIST. TIMBER FENCE.
REPLACE WITH KNEE DIAL FENCE
COMPOSING, 50MM Ø GALV M.S.
TUBES BETWEEN RECYCLED PLASTIC
POSTS @ 1.5M CBS. SEE DWG
1805.15 FOR DETAILS

PLANTING TO STEEP PARTS OF
BENCH + ZONE BETWEEN
NEW KNEE DIAL FENCE + EXIST
BRICK RETAINING WALL

LAY MARGIN OF
BRICK PAVING @
900MM EXIST
LETTER BOX

EXISTING BRICK BERT WALK
CUT BACK TO DASHED
LINE - BUILT JOINT WITH
FLASCEL + MASTIC POINTING
TO NEW CURVED BASE OF
NEW STAIR SIDEWALK

REBUILD STEPS - SEE DWG
1805.15 FOR DETAIL

PROPOSED BICYCLE
BRACKETS LOCATED TO
EXIST BRICK WALL @
900MM CBS

REMOVE EXIST. METAL POSTS
BENCH - RESITED

REMOVE EXIST. BK PAVING + HARD
LANDSCAPE FEATURES TO BE
REPLACED WITH GRADED BENCH
+ PLANTING

BOLLARDS + VEHICLE UNLOADING
AREA + KERB REALIGNMENT TO
BE ACCESSED WITH CURVED HIGHWAYS
NOTE DWG 1805.11 SHOWS KERB
ADDITIONAL 2.5M TO THE EAST

PLAN 1:50

CHECK ALL DIMENSIONS ON SITE
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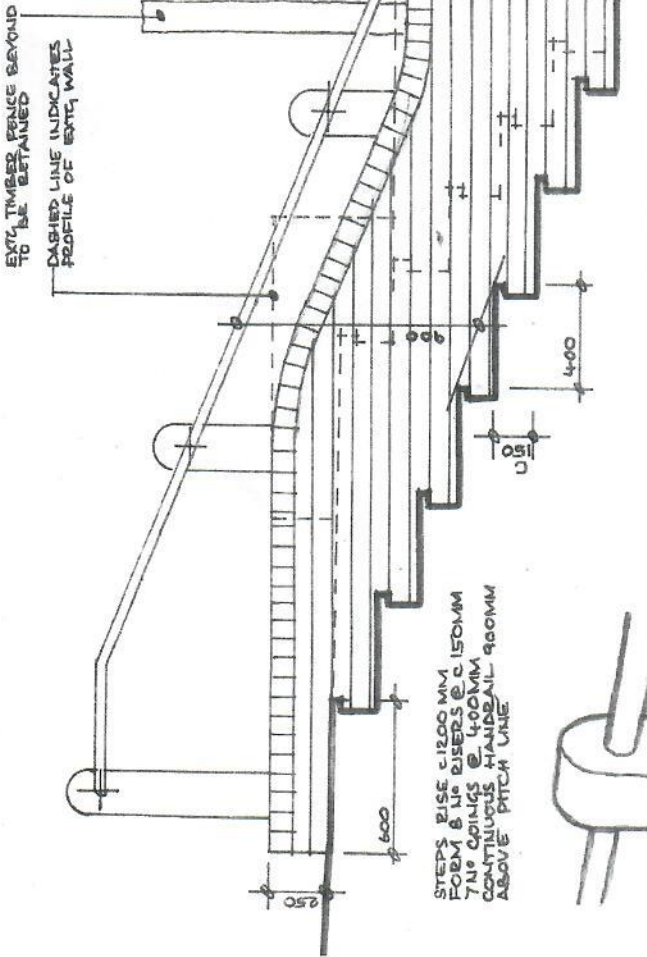
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dwg no **1805.12**

Shop Forecourt + Steps

Client: Lytchett Matravers Parish Council

Village Centre



TUBULAR HANDRAIL 900MM ABOVE STEPS PITCH LINE - BRACKETED OF POSTS TO ALLOW CONTINUOUS LINE. BRACKET TUBE THROUGH LOWER POST TO ALIGN WITH NEW FENCE TUBE.

LOWER PART OF 30MM TUBE TO CONTINUE 900MM ABOVE CL FOLLOWING CURVE OF BK WALL.

POST-TUBE FENCE APPROX 450MM HIGH. POSTS @ 1500 C/S.

SHRUB PLANTING

EXISTING BK WALL

JUNCTION BETWEEN EXISTING WALL OUT BACK AND NEW CURVED WALL

LOWEST STEP IN POSITION OF EXISTING LOWEST STEP

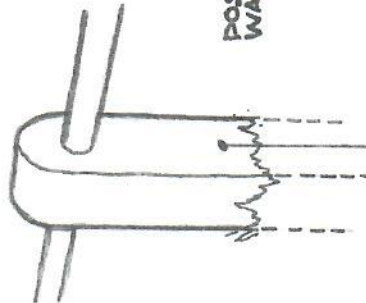
STEPS RISE C1200 MM FORM 8 NO RISERS @ C150MM 7 NO COINGS @ 400MM CONTINUOUS HANDRAIL 900MM ABOVE PITCH LINE

VIEW OF STEPS + WALL FROM N.E. NOT TO SCALE

DASHED LINE INDICATES LINE OF EXISTING STEPS TO BE REMOVED

SECTION + WALL | HANDRAIL ELEVATION ON N.E. SIDE

POST DETAIL + RETAINING WALL SECTION



RECYCLED PLASTIC POSTS 150 X 150 WITH 50MM @ 9MM M.S. TUBE - SET IN CONC.

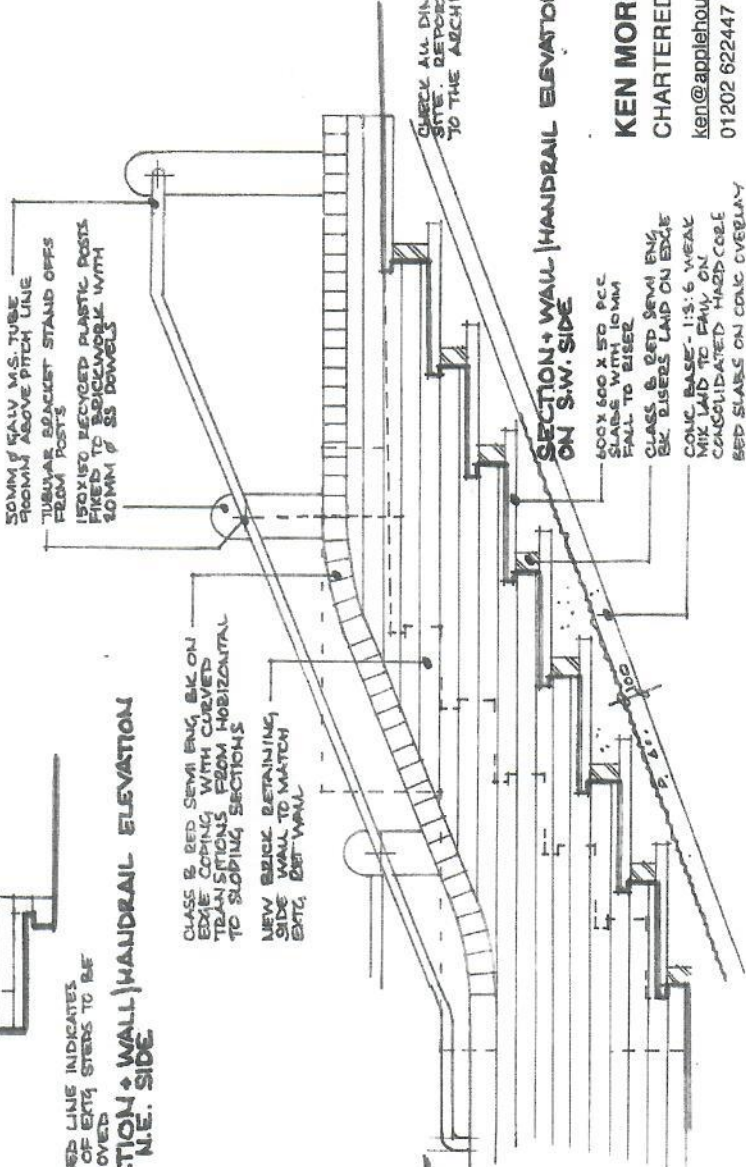
SHRUB PLANTING (SPECIES TO BE AGREED)

EXISTING BRICK 1/2T WALL - M.C. FROST DAMAGE

PROPRIETARY BICYCLE STANDS (4 NO) BOLTED TO EXISTING BRICKWORK

EXACT LINE DETERMINED BY ALIGNMENT WITH LOWEST HANDRAIL SUPPORT ADJ. REGULAR STEPS

C 150



30MM Ø GALV. M.S. TUBE ROOMY ABOVE PITCH LINE FROM POSTS

PROVIDED RECYCLED PLASTIC POSTS FROM 150 X 150 CONC. WITH 50MM Ø BS BOWLS

CLASS B, RED SEVVA BK ON EDGE COPING WITH CURVED TRANSITIONS FROM HORIZONTAL TO SLOPING SECTIONS

NEW BRICK RETAINING SIDE WALL TO MATCH EXTG. EXT. WALL

SECTION + WALL | HANDRAIL ELEVATION ON S.W. SIDE

400 X 600 X 50 PCC SLABS WITH 10MM FALL TO RISE

CLASS B, RED SEVVA BK BK RISERS LAID ON EDGE

CONC. BASE - 115:6 WEAK MIX LAID TO FLY ON CONSOLIDATED HARD CORE

RED SLABS ON CONC. OVERLAY

CHECK ALL DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT

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scale 1:20 @ A3 date July 19
dmg nc 1805.13

Shop Steps + Fence - Details

Client: Lytchett Matravers Parish Council

Village Centre