

FOX-AD

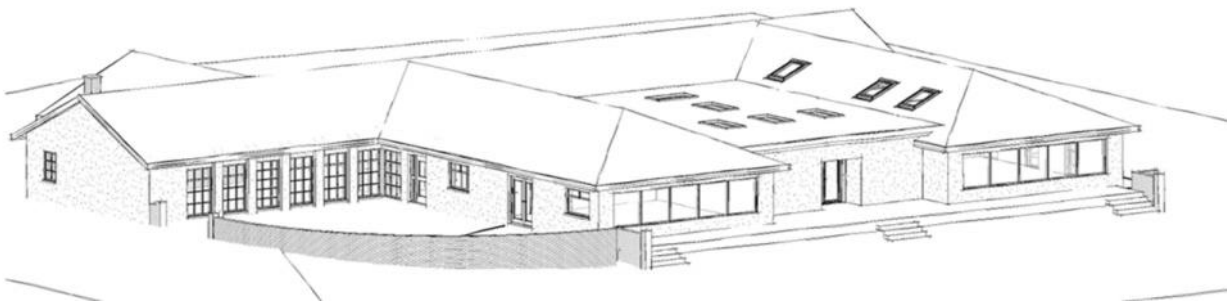
Design & Access Statement

For

The extension, reconfiguration, and modernisation of an existing clubhouse to provide RFU compliant changing facilities and a new gym

At

Millom R.U.F.C – Wilson Park – Haverigg – LA18 4GY



This document is to be read in conjunction with FOX-AD LTD Planning Documents

Design & Access Statement

1. Introduction

Fox Architectural Design Ltd has been appointed by Millom R.U.F.C to provide design documentation and submit a Full Planning Application to seek planning approval for the extension and internal reconfiguration of an existing clubhouse to provide additional self-contained gender neutral changing facilities which comply with the RFU design guidelines.

In addition to the new and reconfigured changing accommodation the new extension is required to provide a First Aid room with external door for ambulance access, a new gymnasium, and revised camping/holiday washing facilities for the existing CCC licenced Site.

The purpose of this document is to provide the local authority with a design proposal that is fit for purpose in terms of the client's requirements and remains sympathetic to its local and immediate setting.

In addition to this document is a set of drawings they are as follows:

- 23-11-P-L - Location - Block Plan
- 23-11-P-01 - Proposed Site Plan
- 23-11-P-02 - Plans and Elevations as Existing
- 23-11-P-03 - Existing Building 3D Sketches
- 23-11-P-04A - Plans as Proposed
- 23-11-P-05A - Elevations as Proposed
- 23-11-P-06A - Proposed 3D Sketches

2. Location



(Fig.01 – Google Maps Aerial Image)

The site for this application is located to the South of Haverigg and located approx. 450m West along Sea View from the public toilets/car park and beach café accessed via a small road. (Fig. 02 & 03 below).



(Fig.02 – Google Maps Aerial Image with distance from Public Car Park)



(Fig.03 – View of the existing Club House from the small public road)

The Clubhouse which is the immediate location for this planning application is approx. 180m South-West from the residential dwellings along St. Lukes Road to the North (Fig. 04), approx. 120m West of the Holiday Park (Fig. 05), and approx. 170m East of the Farmstead to the West (Fig. 06).



(Fig.04 – Distance to Residential Dwellings)



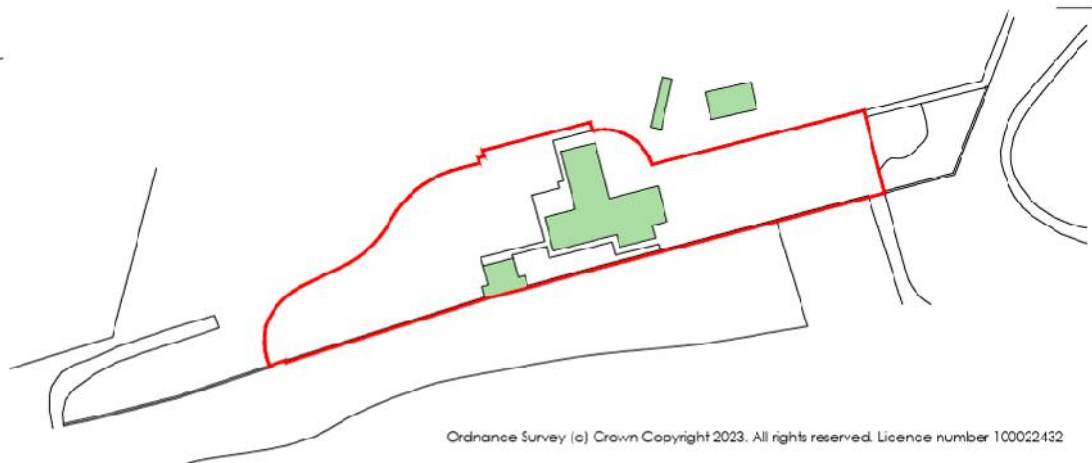
(Fig.05 – Distance to Holiday Park)



(Fig.06 – Distance to Farmstead)

3. Development Boundaries

The documents appended to this application clearly identify the site application (red) boundary with colour annotation as required by the Local Planning Authority. See Fig. 06 below.



(Fig.07 – Site Location Plan – see drawing 23-11-P-L)

4. Existing Site/Context

The existing site and associated building that forms this application comprises of a single storey purpose-built clubhouse with associated changing facilities for Millom R.U.F.C.

Currently the existing building consists of 2 sections.

The first section is the main clubhouse and changing/shower facilities built in 1990/91. This has been traditionally designed with a gable pitched roof profile achieving approximately 377m² gross external area (GIA).

The second section is a 113m² (GIA) extension which was added to the North in 2001 to create a new lounge and improved women's toilets for social gatherings and additional internal space for spectators. The new hipped roof extension was also traditionally constructed and designed to be in keeping with and subservient to the host building.

The existing external materials consist of:

- Plain concrete roof tiles with dry verge ridge tiles,
- Wet dash render painted white,
- Black UPVC rainwater goods,
- White UVC fascia's, soffits and boxed ends,
- White UPVC external windows and doors with concrete cills,
- Red facing external brick wall and a herringbone type external patio are for outside seating,
- Concrete block paving forms the pathway around the building,

The current parking provision for all is located to the East of the site.

Figs 08-17 have been provided below to demonstrate the visual appearance of the existing building.







(Fig.08-17 – Images of the existing building from various camera angles)

5. Planning History

As previously mentioned briefly in Section 04, this particular site has received two successful planning applications.

The first application consisted of the construction of a new clubhouse and changing/showering facilities.

The second application consisting of the hipped roof northern extension which created improved women's toilets and a new club lounge area.

Due to the dates of both applications the reference numbers are unknown.

6. Approach to Design

Limitations:

Below are some design limitations which have to be taken into account during the design process:

- Designing to extend and existing building,
- Designing with a privacy approach,
- Consideration of existing views from neighbouring properties,
- Existing & New built form areas,
- Distances to boundaries, existing rugby pitches, and motorhome/caravan parking spaces,
- Working within a defined site boundary,
- Access in and around the new property following construction of the proposal,
- Parking,
- Security,

Opportunities:

During the design process there are several site opportunities which will be taken into consideration:

- Meeting the expectations and needs of the client,
- Creating a modern precedent for similar projects in the local area,
- Providing the local community and current RFU members with a high-quality extension to the existing clubhouse creating the required up to date self-contained gender neutral changing and showering facilities,
- Bringing a dated property with internal spaces no longer fit for purpose into the 21st Century,
- Producing a simple but modernistic design,
- Generating visually interesting Architecture,
- Respecting the neighbouring properties and retaining privacy through good design,
- Providing additional parking and ease of access for emergency vehicles to the Western side of the building,

7. Proposal

The representatives of Millom R.U.F.C approached FOX-AD to visit the existing clubhouse to discuss/express their immediate concerns with the current facilities which have become outdated.

The design brief consisted of providing 6 gender neutral changing rooms (2 x 18 seater & 4 x 14 seater), with 2 officials changing rooms, and a first aid facility which could be accessed from an external wall within close proximity to an ambulance parking space. In addition, the client required additional storage for equipment, kits, in-house laundry facilities, and a new Gym for members of the club to replace the existing space currently used.

All new facilities would need to be self-contained gender neutral and be Sports England and RFU compliant for funding applications as applicable.

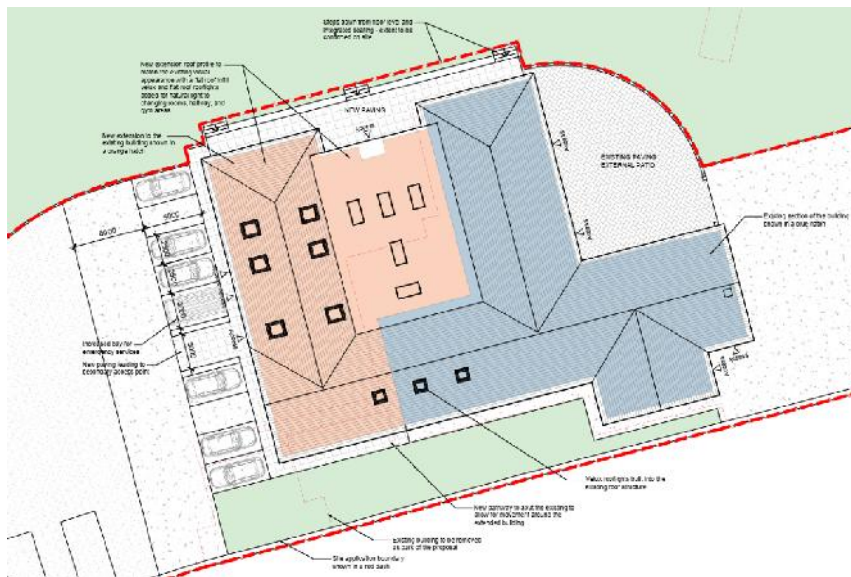
Access:

Two existing vehicular access points to the East & West respectively will be retained to enable access and parking on site for all associated with the club including home and away supporters.

New access points have been created within the design of the new extension to the North and Western elevations for player/official entrances and exits, users of the Gym, and the existing CCC licenced Site using the external washing pod facilities.

A new stepped access point with built in seating areas is proposed immediately to the north which will suit the current topography of the site.

The new design proposal has been carefully considered to provide a more user friendly and user defined access approach.



(Fig.18 – Extract of drawing 23-11-P-01 showing the proposed site layout)

Appearance:

Please refer to the proposed elevations & 3D sketches for the visual appearance of the clubhouse extension.

The built form comprises of 3 new sections as described below.

Section 01 – A new section of building which follows the existing building to the West, with external wall positions, heights to eaves and ridges and roof pitches matching that of the existing building.

Section 02 – A new northern facing extension which matches the size and projection from the main building to that of the 2001 extension. As section 01, all heights and external facing materials will match that of the existing building.

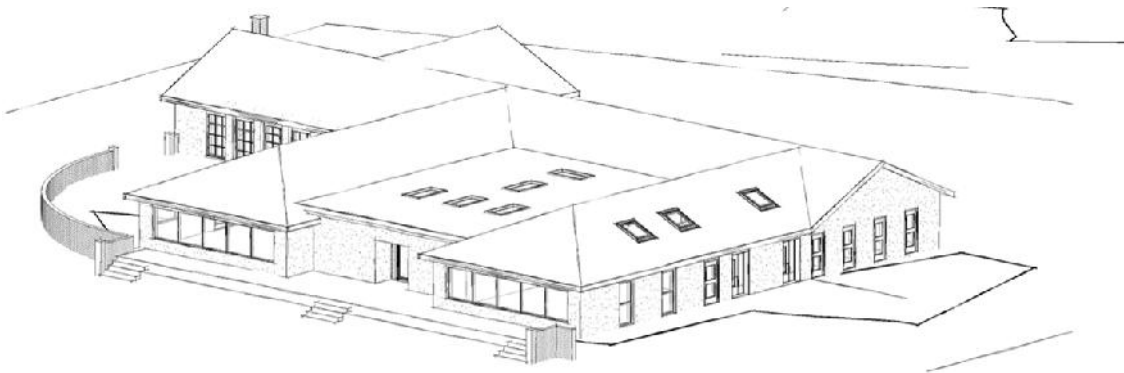
Section 03 – A flat roof infill section which cannot be viewed other than looking South from the Rugby pitch side.

All 3 sections have been carefully generated to be in keeping with existing design scale and appearance to respect the character of the building whilst still providing the client with new accommodation that is fit for purpose as required from the original design brief.

The external materials proposed will match the existing building to ensure continuity of external materials.

As the new layout is predominantly changing room facilities where external windows would not be required due to privacy, flat and pitched roof rooflights are proposed to allow for natural light to enter the changing facilities.

Where external openings are proposed, they will aim to match the design of the existing building.



(Fig.19 – Extract of drawing 23-11-P-06 – Proposed Building 3D Sketches)

Landscaping:

Existing hard and soft landscaping to the East of the site forming the existing parking and access provision will be retained.

New external paving is proposed to the Northern & Western aspect to allow for new access points into the new building proposal.

A new external stepped access up to clubhouse level and to pitch level is proposed to the north with integrated seating for supporters.

New hard landscaping is proposed for the parking spaces created to the West including the turning areas with crush and run gravel and road plainings forming the access road and parking areas for the existing CCC licenced site.

Layout:

Please refer to design drawing 23-11-P-04 Plans as Proposed for the internal layout, however in summary the new accommodation comprises:

- 2x Changing Rooms (18 Seats)
- 2x Changing Rooms (14 Seats)
- Gym
- Plant Room
- First Aid Room
- New Hallway
- 4 x Washing Pod Facilities (Individual external access points)

As part of the reconfiguration of the existing changing facilities, all the red dashed areas are highlighted to be removed to allow for new internal walls forming an additional 2x Changing Rooms (14 Seats), 2 Official Changing Rooms, and storage.

Scale:

The scale of the proposed development will be single storey in appearance to compliment the design and appearance of the existing building. In terms of floor area, the existing building consists of approx. 450m² (GEA), and the new extensions proposed will add approx. 370m² (GEA).

The heights to eaves and ridges of the pitched roof elements will match the existing building exactly to ensure continuity of external roof and wall finishes.

The flat roof infill section which is recessed from the new external wall will be cut into the existing and new roof sections and will only appear to the public when viewed from the North looking South. (It will be out of public view as seen from each car park due to its location).

Refuse:

Refuse provisions will remain as existing, with new bins provided to each changing room, gym, and externally for supporters as required.

The communal bins and collection points will be retained and remain as existing.

Cycle Storage:

Cycle storage has not been shown as this is an existing clubhouse, however if are required these can be accommodated on site.

Sustainability:

Following receipt of the planning approval it is the client's intention to construct the development to a high standard by meeting the thermal U-values set out by Approved Document L2 of the Building Regulations.

All new heating systems as required to accommodate the new floor area will be specified by an energy assessor when generating the required SBEM calculations.

8. Client Statement

The aim is to provide facilities for multi-user team sports which may be used by several teams at the same time. To provide facilities that ensure Safeguarding is paramount so that junior, male, female and mixed gender teams can access changing and hygiene facilities in a safe environment without having shared access to these facilities.

Match officials, both male and female, have their own facilities to ensure that they are secure and are not sharing facilities with players. The first aid treatment room and training room are needed to ensure that injured players are comfortable and safe whilst being treated or awaiting treatment and that their rehabilitation is catered for in a suitably equipped training room.

The current changing rooms are not 'fit for purpose' according to current RFU regulations and a recent review by the RFU Facilities Advisor. To access any of the team changing rooms players must pass an open, communal shower area.

This means that when players are showering not only have they no privacy but other gender, vulnerable and junior players cannot gain access to the changing rooms beyond. Match officials use the same access door which does not comply with FA regulations which require a separate door to the players.

The match official shower and changing room is only large enough for two people and there is nowhere for mixed-gender officials or physios to get changed. The rooms are not large enough to allow a full rugby squad to change and current guidance states that new changing rooms should be self-contained and have a suite of showers and toilets for each team.

We have three full size pitches and four smaller pitches however we could not host three games as we do not have sufficient changing rooms. Junior teams are regularly asked to play a warm-up match before a senior game, but this cannot happen at our club as we cannot offer them changing facilities.

We do have girls playing at Under 12 level and they currently have to get changed in the Ladies toilets which is not a good introduction to them and quite discriminatory.

At the moment we have 57 registered adult male rugby players, around 60 junior rugby players, including girls at Under 9 level and up to 20 walking rugby players. There are also 25 adult male footballers, 30 walking football (with occasional mixture of genders) and in excess of 100 junior footballers. We also host South Cumbria Orienteering events which can pull in up to 150 competitors for some events but due to the current set-up we cannot offer them changing facilities as men/women race at the same time.

The extension proposed will provide the club with the additional area and compliant changing facilities for the future of the club to meet the demand placed on it by the community.

The new facilities will allow us to operate at capacity and provide the diverse range of recreational facilities and contest sports as mentioned above.

9. Conclusion

This Design & Access Statement details how the proposal for the construction of a new extension to an existing Clubhouse will solve current problems identified with the space, provide the associated members with RFU compliant facilities, create a visually interesting piece of architecture and act as a benchmark for other sports club related facilities locally.

Key aspects of the proposal are as follows:

- Careful consideration and attention to detail has been applied to the design and siting of the proposal within the curtilage of the client's ownership boundary.
- Consideration of the new access points have been demonstrated.
- Careful review of the original building and its 2001 extension has been applied.
- Committee comments have been taken on board and are reflected within the design proposal.
- Privacy has been retained by good design.
- Security has been provided by good design.
- Overlooking to all neighbouring properties/sites has been considered.
- Careful consideration to the internal layout has been demonstrated.
- Materials which will complement the character of the area have been specified.
- All areas will be gender neutral.
- The new area and space generated meets the clients requirements within the original brief and all areas where required comply with the RFU design guide.

Architecturally, the proposal is aesthetically pleasing and consists of a single storey structure which sits well within its surroundings. Materials which match the existing building have been used to ensure onlookers are generally satisfied with the architectural contribution to the area.

Every effort has been made to not overbear or bulk up the design to achieve excessive additional internal space.

Attention to detail has been demonstrated by careful design creating a physically attractive building form that can set a precedent for similar development projects locally, therefore this design proposal should be considered acceptable and recommended for approval.

