Design & Access Statement – Refurbishment and extension to Bagworth Bowls Club.

Our ref: WA 151

04th April 2011

This document has been prepared using CABE's guidance publication 'Design and Access Statements, how to write, read and use them' and should be read in conjunction with Walters Architects drawings WA 151.01c

Introduction

Our client, Bagworth Bowls Club has provided flat green lawn bowls in the area for over 40 years. They have 30 members who use the club for bowls matches during the summer season. The clubhouse is used for changing, meetings and storage of bowls equipment.

The facility has an outdoor lawn with an adjacent single storey clubhouse. Currently there are no toilet facilities on the grounds. The community centre is currently allowing the club to use their toilets.

At present the lack of toilet facilities has been problematic. Our client would like to extend the clubhouse and also provide separate male and female toilet facilities for the comfort of staff and members alike.

The present clubhouse is also looking tired and no longer fits the clubs image. The proposed extension and new facilities will revive the bowls club and help attract more members.

The process

Assessment

The bowls club sits in a rural setting on the fringes of Bagworth village along Station Road and incorporates the lawn, clubhouse. Toilet and parking provisions for staff and members are currently shared with the nearby community centre.

The site is located on a road with low levels of traffic use and has a mix of residential and agricultural properties on either side. Due to the site's size, the dwellings will be unaffected by loss of sunlight as the clubhouse will remain as a single storey building with a flat roof. The nearby dwellings opposite on Station Road are further shielded by the community centre.

The building's aesthetic at present is robust and basic with masonry walls and a flat felted roof.

The clubhouse building is set back from the main roads and the proposed alterations will only be seen from within the site.

Involvement.

We have not had any previous communications with the local authority, Hinckley & Bosworth Borough Council.

This is a new application.

Evaluation

The design will be predominantly driven by the clients need to improve interior comfort for the existing staff and members and improve its overall image to attract further members.

Design Policy

The proposed design incorporates a new male and female toilet block to one side of the clubhouse and an extension to the interior space to the other side.

The entrance will remain the same but the proposal has incorporated a secondary means of escape and additional windows.

The external refurbishment to the clubhouse will be nominal, i.e. painted render to match the existing clubhouse.

The proposed design is to a high standard. We believe the proposed scheme to be appropriate for the purpose with which the building will be used. Every attempt has been made to accommodate sustainable features wherever possible.

The building is not visible from the public footpath. It is enclosed within a secure fenced area which is located behind the community centre.

The scale and character is appropriate for the purpose of the building.

The proposed building does not front any public footpaths or areas of public open space or water courses.

The proposed building will not have any effect on the skyline due to its scale and location and will not affect any viewpoints or landmarks.

The building is a stand alone, non residential unit, hence, there will not be any privacy or light issues with neighbouring buildings.

Use

The use of the premises will remain as existing.

Security

The current security facilities are adequate and will remain unchanged.

Amount

The associated planning application deals with the extension to Bagworth Bowls Club only. See drawing WA 151.01c.

Layout

Fundamentally the existing layout will remain unchanged; however a second means of escape will be located to the east elevation of the clubhouse.

Scale

The scale of the building will remain unchanged.

Landscaping

No landscaping alterations will form part of this application.

Appearance

The proposed scheme is designed to provide user's with a much needed toilet facilities and members area. The new windows and doors will match the existing. The exterior decoration will be purely cosmetic and match the current aesthetics of the clubhouse.

Access

Vehicular access will remain unchanged, parking provisions will remain unchanged and all pedestrian access will comply fully with the DDA.

Environmental issues

Depending on further design development, the proposal will try to incorporate as many environmentally friendly strategies/materials as possible.

The project will utilise as many local resources, materials, suppliers and workforce throughout the construction process as possible.

Our client is happy to accept any comments from the planners which may contribute further to environmental issues.

Compliance

We intend to comply with all local authority guideline and would welcome any reference to local policies.

Progress

It is important for our client to work closely with the local planning department. Planner's comments will be incorporated into the scheme as best we can and, hopefully, the proposal will evolve through discussion.

Should the planning department require any further information regarding any aspect of the proposal they should contact Walters Architects on either 01509 416 792 or info@waltersarchitects.com