SAVAGE HAYWARD
ARCHITECTS

Proposed Pavilion
Barton Road
Market Bosworth
Leicestershire

Dixie Grammar School

Design & Access Statement

Novembver 2008
06/156

1 Foreword

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Foreword:

1.01 This Statement is prepared with reference to:

DCLG Circular 01/2006
CABE; Design & Access Statements
Disability Discrimination Act 1995
Building Regulations Approved Documents.

1.02 This application seeks to erect a new pavilion to improve the on site facilities.
It also seeks to erect a new independent groundsman's store as a separate building.

1.03 This document is to be read in conjunction with drawings Nos.:

- 06 156 01A - Site Location Plan
- 06 156 22 - Proposed Plan & Elevations
- 06 156 23 - Site Survey
- 06 156 24 - Proposed Site Layout Plan

2 Site Analysis

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Site Analysis:

2.01 This site is located in open countryside off Barton Road, approximately halfway between Market Bosworth and Carlton. (See photo 1).

2.02 The site location is:

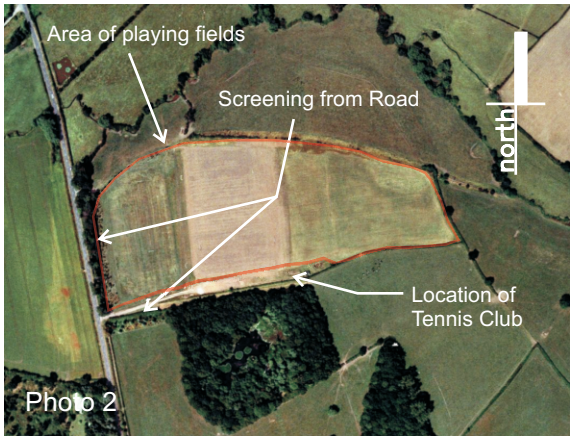
United Kingdom
Grid ref: SK404040
Postcode district: CV13 0xx
X: 440400m Y: 304000m
Lat: 52:37:57N (52.6326), Lon: 1:24:15W (-1.4041)

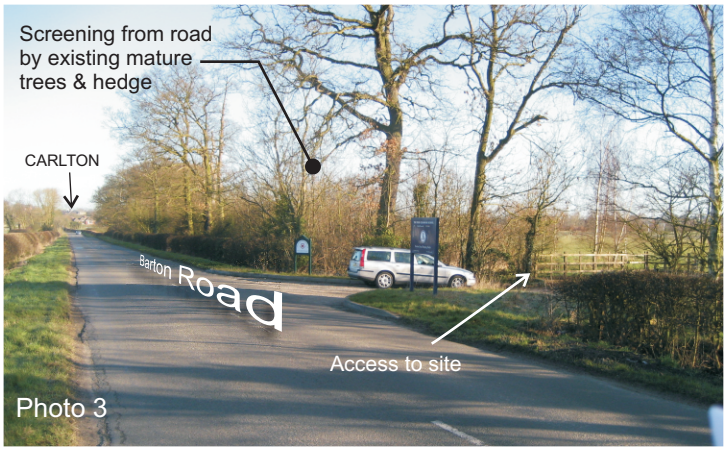
2.03 The area of the land under the ownership of Dixie Grammar School at this site is approximately 15 hectares.

2.04 To the North, East and South of the site is agricultural land. To the West, the site shares a boundary with Barton Road.

2.05 There is an existing site access off Barton Road which will remain.

2.06 The site is currently used as playing fields for Dixie Grammar School (see photos 2 & 5).









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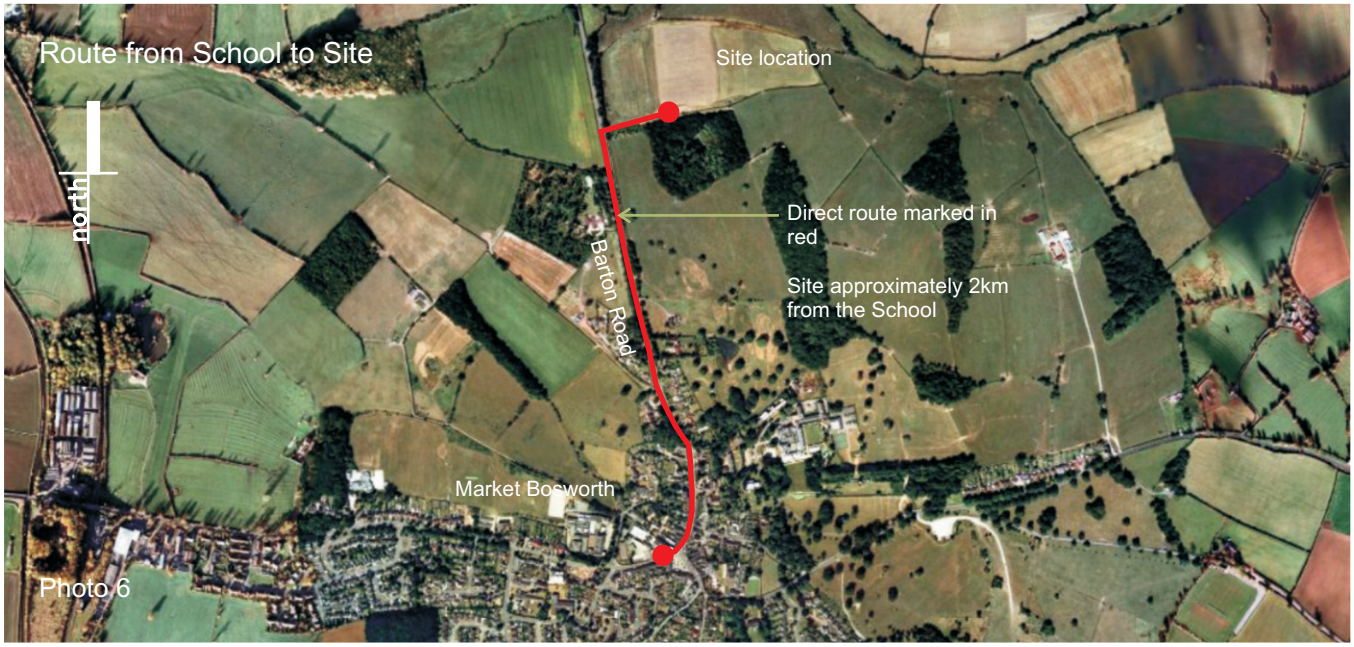

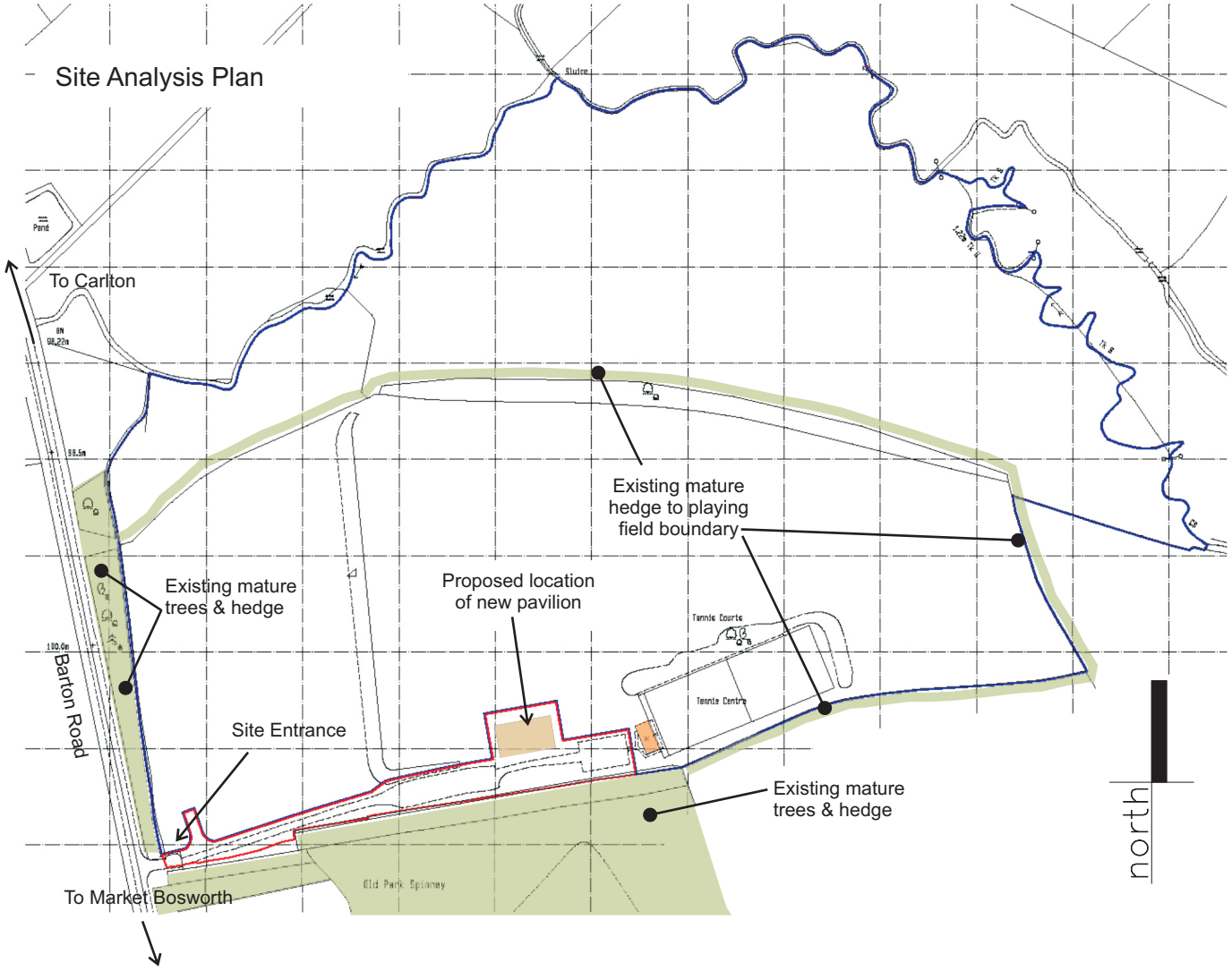

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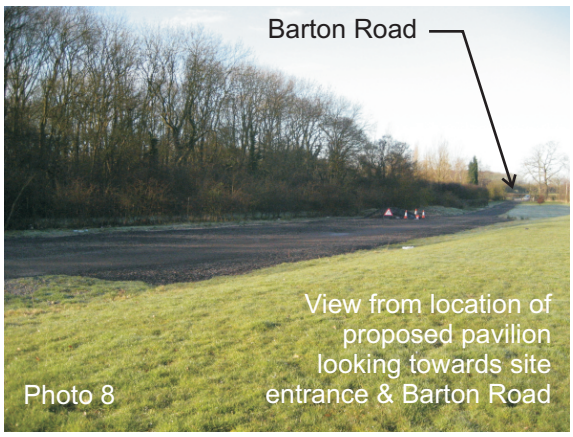



2.07 The school is located in the centre of Market Bosworth and therefore remote from the playing fields.

2.08 The distance from the school to the playing fields is approximately 2 kilometres (1¼ miles). (See photo 6).

2.09 As well as playing fields, an existing Tennis Club is located on this site and enjoys facilities that are currently unavailable to the staff and pupils of Dixie Grammar School. (See photos 7 & 9).

2.10 The site is well screened from the road by existing mature trees and hedges. (See photos 3, 4 & 5).

2.11 There are expansive views across open countryside to the North and East. *Photo 7 shows a 90° panoramic view rotating from the North to East.*

3 Justification

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Analysis of Demand

3.01 Currently there are no on site changing facilities. When using the pitches, the pupils are required to change at school in facilities that are inadequate.

3.02 There are no facilities on site for showering or going to the toilet.

3.03 There are no facilities on site for treating injuries.

3.04 There are no permanent facilities on site for groundsman's equipment/machinery.

Analysis of Benefit

As a consequence of the construction of the new pavilion, the above items listed in **'Analysis of Demand'** will be resolved.

3.05 The proposed new pavilion is part of a substantial investment programme for the enhancement of the sporting facilities at Barton Road. The Dixie Grammar School is currently engaged in the process of installing permanent underground drainage to the pitches at a cost of approximately £150,000.00. The proposed new pavilion is viewed as an integral part of this programme of improvements.

3.06 Having invested heavily to improve the quality of the playing surfaces, it is considered to be important that maintenance machinery is available on site. It is for this reason that permission is sought for the erection of a permanent groundsman's store

3.07 It is proposed that the new facilities as well as the existing pitches be made available to local sporting clubs and community groups.

3.08 The External Store which is located within the envelope of the pavilion is for the use of other sporting and community groups.

3.09 It is anticipated that there will be no substantial increase in traffic to and from the site. The school's fixture list will remain the same and it is anticipated that each event will attract the same number of vehicles movements.

3.10 There is no intention to change the curriculum as a result of the development.

Demolition

3.11 There will be no demolition as a consequence of this development.

4 Building Design

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Proposed Building Design

4.01 Our client's brief was for a modern building with a traditional external appearance which is to sit easily in the context of the area.

4.02 The construction materials are influence by the setting of the building and our client's desire that it be as environmentally friendly as possible.

4.03 The external walls are to be clad in western red cedar. This is a completely sustainable product. It needs no preservative treatment and turns grey when weathered. It allows the building to sit comfortably in the landscape in a way in which a brick building would not. This type of material is particularly suited to a rural environment and only becomes more so with the passage of time.

4.04 The building is of traditional construction. This type of construction has a robustness that will meet the long term needs of the facility.

4.05 There is an external expressions of a glu-lam portal at the Verandah, the most visually important elevation of the building.

4.06 The Entrance to the building is at the arrival point, off the access drive. The entrance is defined by a change of the external material from cedar cladding to natural stone.

4.07 The Verandah is perpendicular to the principle pitch. The external wall to the Verandah is glass which allows the occupants visual contact with the pitch and at the same time allows as much light into the Tea Room as possible.

4.08 The building is single storey and maintains a profile as close to the ground as possible, thereby minimising is visual impact.

4.09 The large overhanging eaves accentuates the building's contact with the ground.

4.10 The building is located at the top of the existing access drive, adjacent to the Tennis Club Pavilion. Photo 4 shows the view from the site entrance looking towards the Tennis Club.

4.11 The plan design of the building reflects the requirements of the client. The two sets of changing rooms each seat 30 players and provide toilet and showering facilities.

4.12 Independent changing rooms are provided for umpires.

4 Building Design

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4.13 The changing rooms are accessible from either inside or outside the building to allow flexibility of use.

4.14 The Tea Room, Toilets, Servery & Kitchen are all ancillary to the use of the building as a pavilion.

4.15 The building has been designed to be visually simplistic. The roof is a folded plane with the delicate eaves only broken by the line of the Entrance and Verandah. The plan of the building is essentially a rectangle. The external walls have been moved inside or outside the rectangle to accentuate deferent parts of the building; for example, the Entrance and Verandah both step in using a technique of visual welcoming.

4.16 The building needs to be as secure as possible and as a consequence, there are no surplus windows or doors. Because of this, there is a risk that the building would appear bland. To alleviate this the cladding to the facades has been arranged in vertical modules of horizontal boarding, The width of each module is equivalent to a large door, allowing the door to be an unobtrusive part of the cladding.

4.17 Roof lights have been incorporated in the building above the Tea Room to allow light into the back of the large space.

4.17 The most significant feature of the building is reserved for it's most significant internal space and is centred symmetrically on the elevation facing the playing fields. Moving from the pitch to the Tea Room is defined as an experience of several parts. The gable above the Verandah clearly defines this as a important part of the building and provides the first visual signal. The design of the gable roof carefully preserves the delicate eaves line and a contrast with the thick, glu-lam portal frame is established. The clock below the apex becomes the focal point of this element and the eye is led to travel beyond, through the Verandah and into the building. The experience of movement is similar. Progressing from the pitch, one moves through various degrees of enclosure, shade, and light; firstly being gradually compressed, until extending into the open, tall and well lit space of the Tea Room.

4.19 The placement of the Entrance is similarly well considered. By establishing a good relationship with the internal spaces it becomes part of the procession into the building and is defined by the use of an alternative material. It is so positioned so that it has architectural prominence and visible when arriving at the building along the access drive.

4 Building Design

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The Access Statement relates only to “access to the development” and does not extend to internal aspects of individual buildings. Internal access is covered by Part M of the building regulations and will be dealt with at that point in the development of the proposals. Additional information in respect of this matter is provided in **Access Up To And Within The Building**.





3D view from Tea Room to Playing Fields

5 Access

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Access To The Site

5.01 Access to the site is via the existing access off Barton Road. This currently provides access to the Tennis Club and the playing fields.

5.02 All users have equal and convenient access to the proposed new building.

Access Within The Site Area

5.03 Access to the proposed new building and garage is inclusive and allows people to get to the place on equal terms, regardless of age, disability, ethnicity or social grouping.

5.04 It is proposed that hard surfaced areas will be provided on site for the movement and maneuvering of vehicles.

5.05 The relative positions of the proposed new pavilion, car parking spaces and groundsman's store permits vehicular access driving in either a forward or reverse direction.

5.06 Sufficient space is available on site to allow vehicles to enter and leave the site in a forward direction.

5.07 The proposed parking and access layout has been designed to compliment the proposed development and is in accordance with Local Planning Guidance Regulations.

Access Up To And Within The Building

5.08 Access up to and within the dwelling will be in full compliance with Approved Document Part M, being access to and use of buildings, 2004 Edition. The areas included in Part M, that will be designed in line with are:

1. The approach to the dwelling.
2. Access into the dwelling
3. Entrance doors, corridors, passageways, and internal doors within entrance storey.
4. Vertical circulation within the entrance storey.
5. Accessible switches and socket outlets within the dwelling.
6. WC provisions in the entrance storey.

Access For Emergency Services

5.09 Access for Emergency Services will be via the existing vehicular access off Barton Road, and the building will be designed to ensure the Fire Safety of all occupants.

5 Access

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5.10 This will include maximum distances the fire tender vehicle shall be located from the entrance doors of the building.

5.11 Specific details for this will be provided at the Building Regulations stage. However the Specification to which this development will be constructed to can be found in the Approved Document Part B.