

DESIGN & ACCESS STATEMENT

Applicant: Holbeach Parish Council

Project: Replacement roof, alterations and extension plus external landscaping at The Park Community Hub, Park Road, Holbeach, Spalding, Lincs, PE12 7EE.

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INTRODUCTION

This planning application is for the provision of a replacement roof, alterations (internally & externally) and a front extension plus external landscaping at The Park Community Hub.

USE

The building acts as a community space by virtue of its large function room that can be used by various members of the community and those using the park grounds, including mother & toddler groups, cricket, bowls, etc. In addition there is a bar managed by The Tigers Bar & Social Club.

AMOUNT

The extension will increase the GIFA from approx. 296.5sq.m. to approx. 307sq.m. of floor area. The replacement roof (being pitched) will raise the building height to approx. 6m.

LAYOUT

The proposed layout aims to improve access arrangements to both the bar and the community space / function room. Both areas can currently operate separately and the proposal is to maintain this feature whilst also offering a better combined space. The proposal to relocate the main entrance to the front in conjunction with opening up the frontage externally will enable visitor's easier orientation into the building. Currently the entrance is to the side and visitors (particularly those visiting the community space / function room) can find the entrance point a confusing experience.



Existing front of building



Existing main entrance

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The Holbeach Parish Council is keen to make the building even more accessible to the existing users and the wider public and it is anticipated that the improved layout and entrance arrangements will give it further appeal to the local community. In addition to this, the layout also enables those wishing to use the bar to enter the building without having to go through a turnstile or gate which is in use by one of the facility tenants on football match times. This will also help relieve pressure at the ticketing points on match days.

The layout also improves facilities for the disabled. A much improved approach to the building, an improved access into the building, improved circulation within the building and provision of a dedicated accessible toilet.

SCALE

The proposal to replace the roof will increase the scale (in height terms) of the building, however, the roof is in proportion with the building as a whole. The adjacent changing room building already has a pitched roof and so the addition of a pitched roof to The Park Community Hub building creates a more cohesive street scene in terms of scale and mass. Furthermore, both buildings are set back from the frontage and benefit from an established hedge and row of trees which provide intermittent soft visual screening.

LANDSCAPING

The landscaping in terms of material will not change significantly from the existing, however, the changes proposed will significantly improve pedestrian safety and orientation. Existing materials will be retained and, where necessary, extended to form safe level surfaces. A small stretch of hedge is to be removed so that pedestrian access is moved away from the junction with Park Lane and further along Penny Hill. Where the hedge is removed, bollards will be provided to allow free movement of pedestrians whilst excluding vehicles from accessing. The existing car park is unchanged apart from the loss of one car space. There will be clear spectator access routes from the ticketing points to the football pitch itself.

On match days it is proposed to keep the vehicular access gates to the car park closed. Outside of match days, access will not be possible beyond the ticket points.

APPEARANCE

The existing building comprises walls of facing brick and a low pitched felt roof. The roof is now at the end of its life and requires attention. The replacement roof will be of zinc standing seam which is a relatively lightweight system that will not add significant weight to the internal timber frame structure. The gable walls above eaves level will be clad in the same zinc cladding which avoids the use of attempting to match the existing brick type and colour. The front elevation that fronts onto the new hard landscaped pedestrian access area will be rendered. This will differentiate and highlight this element of the building as the main point of access.



Example of rendered wall



Example of zinc wall cladding



Example of zinc roofing

All windows and doors will be upvc. Some of the windows will become glazed screens that admit more light and create a more airy feel internally. These will be protected by security screens. Existing blocked up openings will be reinstated.

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Existing blocked up openings will be reinstated

The final scheme will result in a totally refreshed appearance that will negate maintenance for many years to come.

ACCESS

Access is a significant driver of these proposals. The existing access arrangements are disparate and confusing. The proposal aims to uniform access into one single pedestrian point and maintain the one single vehicular access point. The access is moved away from the junction with Park Lane further along Penny Hill.

The wider access into the site will reduce the potential of overcrowding when accessing football matches. It also emphasises the point of access to the building.

When the car park is in use (e.g. for function or community use) there will be reduced travel distance between car park and the building main entrance.

Approach access to the building and pitch is improved. Access into the building will comply with Building Regulations Part M. Circulation inside the building is improved and a dedicated accessible toilet will be provided.

CONCLUSION

The proposals offer a vast improvement to the existing facilities in terms of access, safety, orientation and visual quality. The materials chosen will require less maintenance and provide a robust, fresh appearance for many years to come. It will result in a more appealing asset to the local community.

Holbeach Parish Council has consulted with the users of the park facilities and the numerous groups who use the facility and the submitted scheme is fully supported. Improvements will ensure that this becomes a sustainable venue for years to come.

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