DESIGN & ACCESS STATEMENT

Applicant: Holbeach Parish Council

Project: Extensions and alterations to social club, changing rooms and spectator stand, Carter's Park, Park Road, Holbeach, Spalding, Lincs, PE12 7EE.

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INTRODUCTION

This planning application is for extensions and alterations to the social club, changing rooms and spectator stand at Carter's Park.

USE

The existing buildings comprise a social club (including a function room), changing rooms and spectator stands.

AMOUNT

The infill extension of the social club will increase the GIFA from approx. 307sq.m. to approx. 396sq.m. of floor area. The changing rooms will remain the same GIFA at approx 106sq.m. however, it is proposed to reconfigure the internal layout. The existing spectator stand will have an area enclosed wich will be a GIFA approx 8.8sq.m.

LAYOUT

The social club and function room have a main entrance fronting Park Road (this entrance area formed part of the improvements approved under planning permissions H09-1020-15 and H09-1306-16).

The proposal is to infill an external area currently under utilised between the social club and changing rooms. In tandem with this, it is proposed to open up the frontage to enable better pedestrian flow into the building and the football ground. The extension will include a kitchen area from which it is planned to serve hot food. The social club extension will have a viewing area overlooking the pitch from which access can also be gained to the existing covered spectator area.



Area proposed for infill extension to social club



Side and rear of stadium to be extended/enclosed

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The existing covered spectator stand will have the rear area under the roof enclosed to form an extension to the covered route to the pitch. The end of the stand will also be extended slightly as part of the proposal.

SCALE

The proposals are in keeping with the scale of the existing buildings / structures. The infill extension to the social club will be partly covered with a pitched roof which will be an extension of the changing room roof. In addition the lower roofs of the existing social club will be replicated to the front and rear of the new pitched roof. The extension will, therefore, work to combine the two differing heights of the social club and changing rooms.

The extension at the southern end of the spectator stand will be of the same overall profile and so will appear seemless.

LANDSCAPING

The landscaping in terms of material will not change significantly from the existing, however, the changes proposed will significantly improve pedestrian flow, safety and orientation. Existing materials will be retained and, where necessary, extended to form safe level surfaces. Some 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 relatively unchanged, however, parking spaces will be reconfigured to make better use of the space available and to enable emergency vehicular access onto the pitch.

APPEARANCE

The proposed infill extension to the social club will replicate the materials used on the existing buildings. This will enable the extension to blend seamlessly with the two separate buildings and help to unite them visually and materially.

The extension/alterations to the spectator stand will replicate the existing metal cladding.

ACCESS

Access is a significant driver of these proposals. 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.