



Planning Statement

For

Changing Room & Sports Hall Extension to Rugby Club Facilities

At:

New Ground

Drain Bank North

Spalding

Lincolnshire

PE12 6AF



1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a full planning application for the changing room and sports hall extensions at Spalding Rugby Football Club, Drain Bank North, Spalding. Currently the new ground is served by the modular changing room units that were installed following the original change of use application for the site in 2013. The proposal is to remove the existing units and replace with the permanent changing room facilities and sports hall, all as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of SRFC who intend to further develop the site at the new ground to improve the quality of the facilities for both the rugby club and the local community.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0281-21-01B Existing and Proposed Layout

0281-21-02B Proposed Layout

0281-21-03B Proposed Elevations

1.3 Planning History

The new ground has seen a number of Planning applications since the original Change of Use application in 2013, all of which have been generally to improve the facilities at the site. Most notable of which have been for the extension to the existing clubhouse facilities to link the club room with the toilet block and the introduction of the floodlighting to the two main pitches.

2. Site and Surroundings

2.1 The Site Location

The site is located on the Southern boundary of the town of Spalding, a small market town in Lincolnshire on the east coast of England. The town has a diverse range of residential and commercial areas with a number of other developments going on at present, both in close proximity to the site and further afield.

The site is approximately a 550 sq/m area of the sports ground which borders the A16 main road which is the main route in to Spalding from the Peterborough direction. This area is known as Drain Bank North and is accessed on a small highway from the A16. The topography of the site is flat, as would be expected in the area, and the site is within clear view of the passing members of the public.

2.2 Local Amenities

Nearby is a large development that has recently seen a block of offices, a service station and a pub and hotel all constructed with further land for development of the same kind. The site does not fall within the curtilage of any listed buildings nor is it within a conservation area.

3. Proposal

3.1 Proposed Development

This application seeks full planning consent for the construction of new changing room facilities, incorporating 4 separate changing rooms with shower and toilet facilities, a first aid room, ref's changing room etc and a new sports hall. The new changing facilities and sports hall will be linked to the clubhouse via the corridor that was constructed following the previous Planning consent for the site. This link will include a separate entrance for both players and members of the community to and from the pitches which

will allow the clubhouse to remain clean and separate from the changing areas and sports hall. Further to the building facilities the proposal includes a new 10000L mains water storage tank that will ensure adequate mains water supply for the number of showers, W.Cs etc at a suitable pressure required throughout the whole building.

The size of the two main elements of the proposal are dictated by their requirements, notably the Sport England requirements for space allowance per person in a 20 person changing room. The changing room block has been designed around this in order to cater for as many playing options as possible, for example 4 separate changing rooms all of equal size and with matching facilities allow for a mix of ages and genders to change and play at the same time. The sports hall has been designed around the measurements for a full-size badminton court and a 3x3 basketball court, again creating great flexibility for indoor sport options.

3.2 Site Layout

The site layout will generally remain the same so as to not result in the loss of any of the playing space. The modular changing room units that are currently on the site will be removed and the new facilities will be constructed in their place with just a small amount of existing car parking space being taken up by the sports hall.

4. Use

At present the site is the home of the mini and youth sections of Spalding RFC, there are a number of training sessions and matches held on a Sunday by both divisions. There are regular weekly training sessions by the junior and senior teams during the week as well as some matches held at weekends, this now also includes a ladies team that train on a Tuesday evening.

The proposed use will be to remain as existing.

5. Amount & Scale

The proposal, as detailed above, will be to create 4 changing rooms and other ancillary rooms as well as a new sports hall. The size of these new facilities are all governed by other factors so the overall size and scale are as required by this and would be very difficult to reduce to anything lower than that shown on the accompanying plans.

The total footprint of the new facilities total 546 sq/m, these are split over the changing rooms at 279 sq/m and the sports hall at 267 sq/m. The building will not appear out of place nor will it appear too large for the area, there are a number of both larger and smaller commercial buildings in the area with far more imposing scale than the proposal.

6. Layout

The layout of both the site and the internals of the building can be seen on drawing nos. 0281-21-01B, 02B & 03B.

The layout of the extension is very much governed by the configuration of the existing buildings on the site and the spatial requirements for two functions therefore can only really take the form indicated.

7. Appearance and Materials

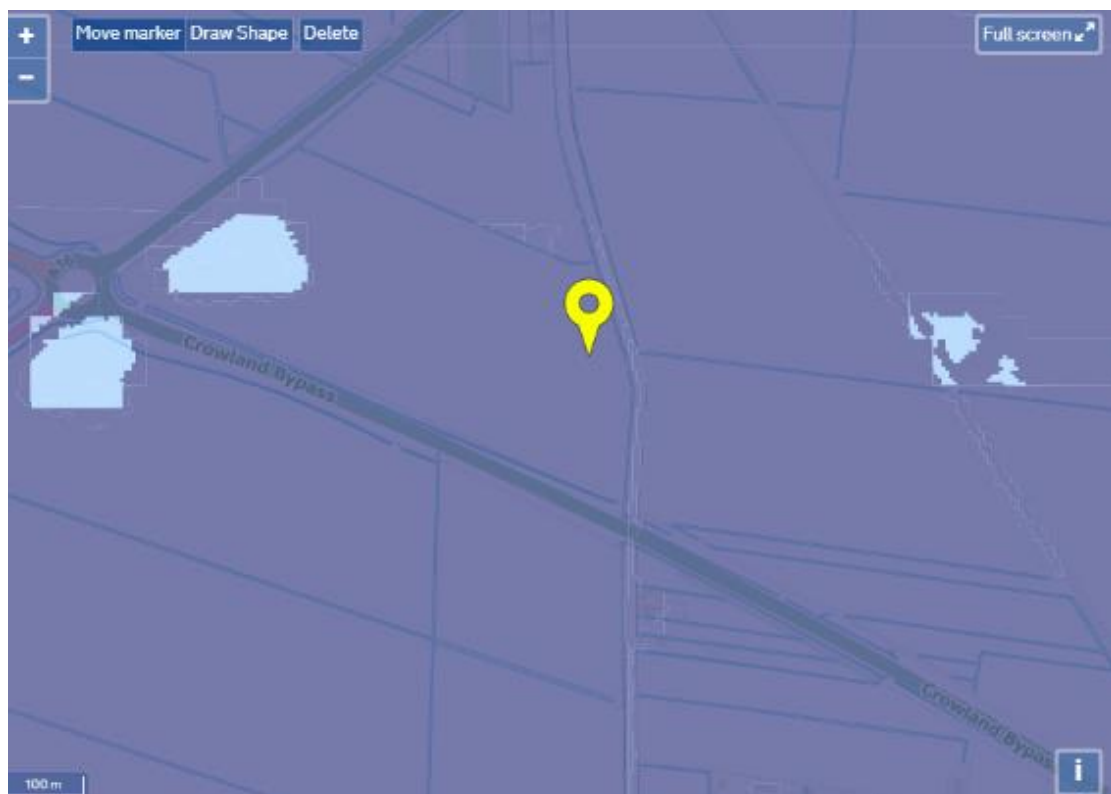
As mentioned previously the building has been designed to match in with the existing buildings. The walls will be constructed from blockwork and will be rendered to give a clean finish and the higher parts will be clad in a vertical timber to break up the vast expanse of wall. The entrance to this building will have a brick surround that will be harder wearing than the render to ensure the vast foot traffic in and out of this area does not cause any damage. It would be possible to display advertising boards on the car park facing elevation of the sports hall, this will both help to break up the large expanse of render and boost revenue for the club as well as the publicity for local businesses. The doors and windows throughout the two

elements of the proposal will be UPVC and white to match the others throughout the development on the site.

The pitched roof of the clubhouse element will be covered in a synthetic slate to help tie it in to the style of the local area. From afar it is likely that the building would look like a former agricultural barn and would therefore sit more comfortably in the setting of the surrounding area. The sports hall roof will be covered in metal sheeting, due to both its size and construction method, but again this will allow it to tie in with the local vernacular for a building of this scale in the surrounding area.

8. Flood Risk

It is understood that the site falls within flood zone 3, see Appendix A for flood map. A flood risk assessment was carried out when the original change of use application for the site was submitted, planning ref: H16-0435-13, all construction on site will be carried out in accordance with the comments in this document.



EA flood map, yellow pin representing the site