

**Design & Access Statement Incorporating,
Planning Statement**

For

Proposed Extension to Rugby Club Facilities

At:

**New Ground
Drain Bank North
Spalding
Lincolnshire
PE12 6AF**

For

Spalding RFC

1. Site and Surroundings

- 1.1 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.
- 1.2 The site is approximately 322 square metres and 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 side road from the A16.
- 1.3 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.
- 1.4 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.
- 1.5 The site does not fall within the curtilage of any listed buildings nor is it within a conservation area.

2. Proposal

- 2.1 This application seeks full planning consent for the construction of a link building that connects the main clubhouse facilities to the toilet block, which at present can only be accessed by leaving the building. Within this a cellar to serve the bar will be formed by infilling the corner created. Also a block porch will be constructed to the front of the existing clubhouse to create a break between the pitches and the clubhouse.
- 2.2 The corridor building connects the west side of the clubhouse to the toilet block in a wrap around configuration, giving access to all 3 toilets from inside. This is a requirement of the Food Standards Agency as the club wish to serve food within the clubhouse building they must have internal access to the toilet facilities.
- 2.3 The footprint, and therefore the scale, of the building has been guided by the necessary internal layout in order for the space to function as a link building. However, the building will not be out of proportion to any of the neighbouring developments and will sit comfortably in amongst them.
- 2.4 The external appearance has been designed to create a simple façade that is clean and free of any confusing or unnecessary features. Large expanses of wall give ripe opportunity for signs and advertisements in the future.

3. Use

- 3.1 At present the site is the training ground for SRFC and is used by the senior squads to train during the week and the youth section of the club to train and play matches at the weekends.
- 3.2 The proposed use will be to remain as existing.

4. Application Details

The application consists of the following documents:

- Drawing no. 0113-18-101 Clubhouse Extension Floorplans
- Drawing no. 0113-18-102 Clubhouse Extension Elevations
- 0113 Design & Access Statement (this document)

5. Amount

- 5.1 The proposal will join two existing buildings together on site so will therefore not constitute any additional buildings.
- 5.2 The total footprint of the proposed corridor and cellar extension is 83 square metres. The porch will be approximately 8.5 square metres.
- 5.3 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

- 6.1 The layout of both the site and the internals of the building can be seen on drawing no. 0113-18-101 & 102.
- 6.2 The layout of the extension is very much governed by the configuration of the existing buildings on the site and therefore can only really take the form indicated.

7. Scale

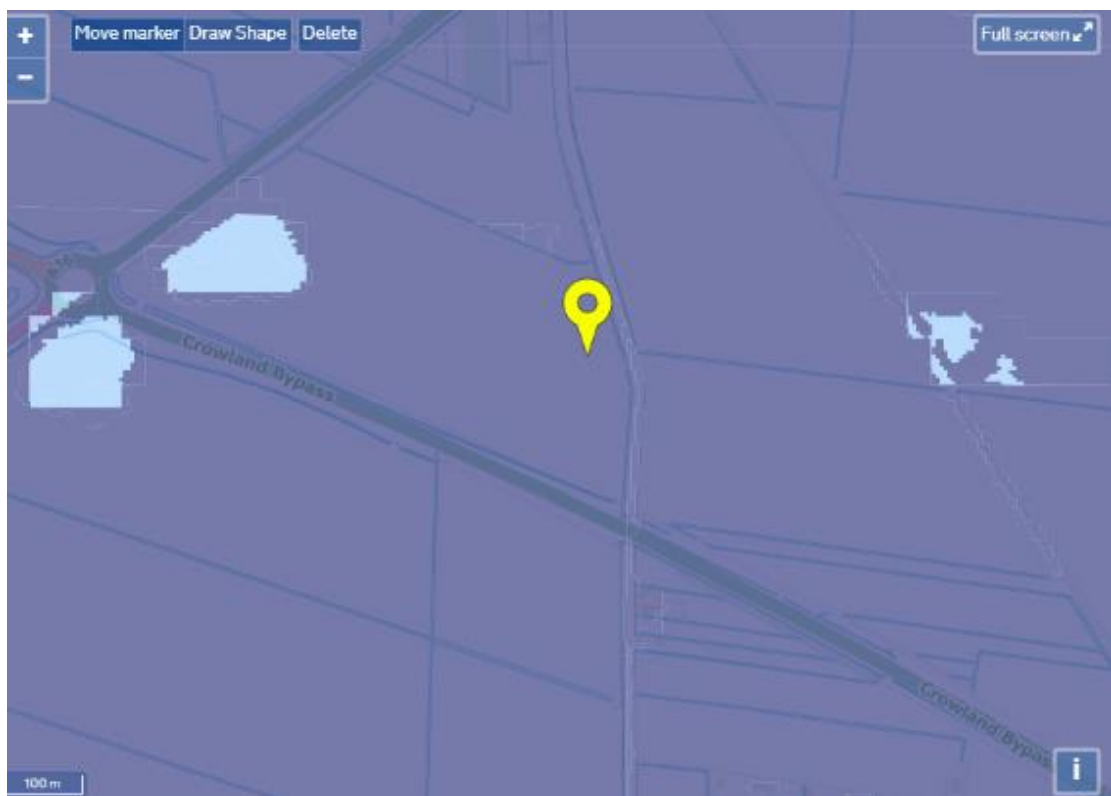
The scale of the extensions are in line with the other buildings on site, the height is similar, if not lower, than other buildings around and the footprint of the corridor is in keeping as it keeps within the boundaries created by the two buildings it looks to join.

8. Appearance and Materials

- 8.1 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 roof will be flat to keep the height down to a minimum.
- 8.2 It is expected that at some point in the future the existing buildings on the site will be clad in timber boarding to modernise their appearance, this will give a nice contrast to the crisp render that will be very pleasing to the eye.

9. 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