



SAUL CONSTRUCTION
BURNTWOOD COURT . PADEL AND SPORTS CLUB
DESIGN AND ACCESS STATEMENT



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INTRODUCTION

The Burntwood Court Hotel and Leisure Facility on the outskirts of Brierley, Barnsley has been under the stewardship of the Saul family for over four decades. Since the initial development of the site into a sports complex and associated residential dwelling in the late 1970's the family have slowly and sensitively invested into the facilities to ensure that they not only remain market-relevant and commercially sustainable but that they continue to offer a thriving and valued hub at the very heart of the local community that is inclusive and welcoming to all.

As custodians of the facility, Burntwood is more than just a business for the Saul family. It is a home, a legacy and a livelihood. It is somewhere that our Client wishes to protect, safeguard and improve for each successive generation of loyal customers from Barnsley and the surrounding areas now and into the future. These latest proposals are part of that ongoing aspiration towards positive investment and adaptation, which places the community and local economy at the very heart of Burntwood.





BURNTWOOD COURT . PADEL AND SPORTS CLUB

DESIGN AND ACCESS STATEMENT

USE

Our proposal seeks to enhance the current health and fitness offering at Burntwood via the provision of four padel courts under a covered open structure, a synthetic grass 3G football pitch and a new supporting club pavilion. This small new building will include a multi-use room, large social area, café and shop within, toilets and ancillary back-of-house areas, all set within beautifully landscaped grounds. The new building and facilities complement the existing health club and delivers a new offer sought-after by its members. In doing so, the proposals seek to ensure that Burntwood remains a viable commercial destination and offers a diverse and operationally robust model post-Covid-19 pandemic and for the future.

The proposal provides a range of offers for the existing members but also to the whole local community taking advantage of the current development and strong desire for this sport and the usual love and opportunity to play football with larger groups of people, all year-round in a premium 3G grass pitch. It is clear from ongoing feedback

that current members travel long distances to other areas to play padel and/or to play football on a quality ground. There is clearly a strong desire for such facilities which will also bring an improvement to the site-wide landscaping.

AMOUNT

Striking a sensitive balance between introducing just the right number of facilities and structure, without adversely impacting on the site's natural character and landscaped perimeter has been of critical importance when arriving at these proposals. We recognise and acknowledge the necessity to preserve, protect and enhance the countryside within which the complex sits and as such our design approach towards deciding the right amount of development has been driven by the need to provide 'just enough'. Underpinning all conversations has been an ethos from the Client that whatever interventions are made should significantly contribute towards and enhance the site's character and its position within the local landscape. More courts, a larger football pitch or a bigger building were

considered but we believe the proposal achieves the perfect balance without being too ambitious, with a right amount, number and size that will be able to sustain and return the required investment.

LAYOUT

A few different options were explored to create a harmonious composition between the courts and its structure, the football pitch and the new building. Also very important was the way in which the new building will link and connect with the existing health centre and the adjacent car park. Whilst an isolated and independent building at the centre of the flat area of the site seemed to be the basic, easiest and most cost-effective solution, it pushed the building too far away for users and from the existing facility.

Lastly, we developed a solution that not only resolves all these matters but also takes full advantage of the site levels, works with the terrain and will hopefully feel and look

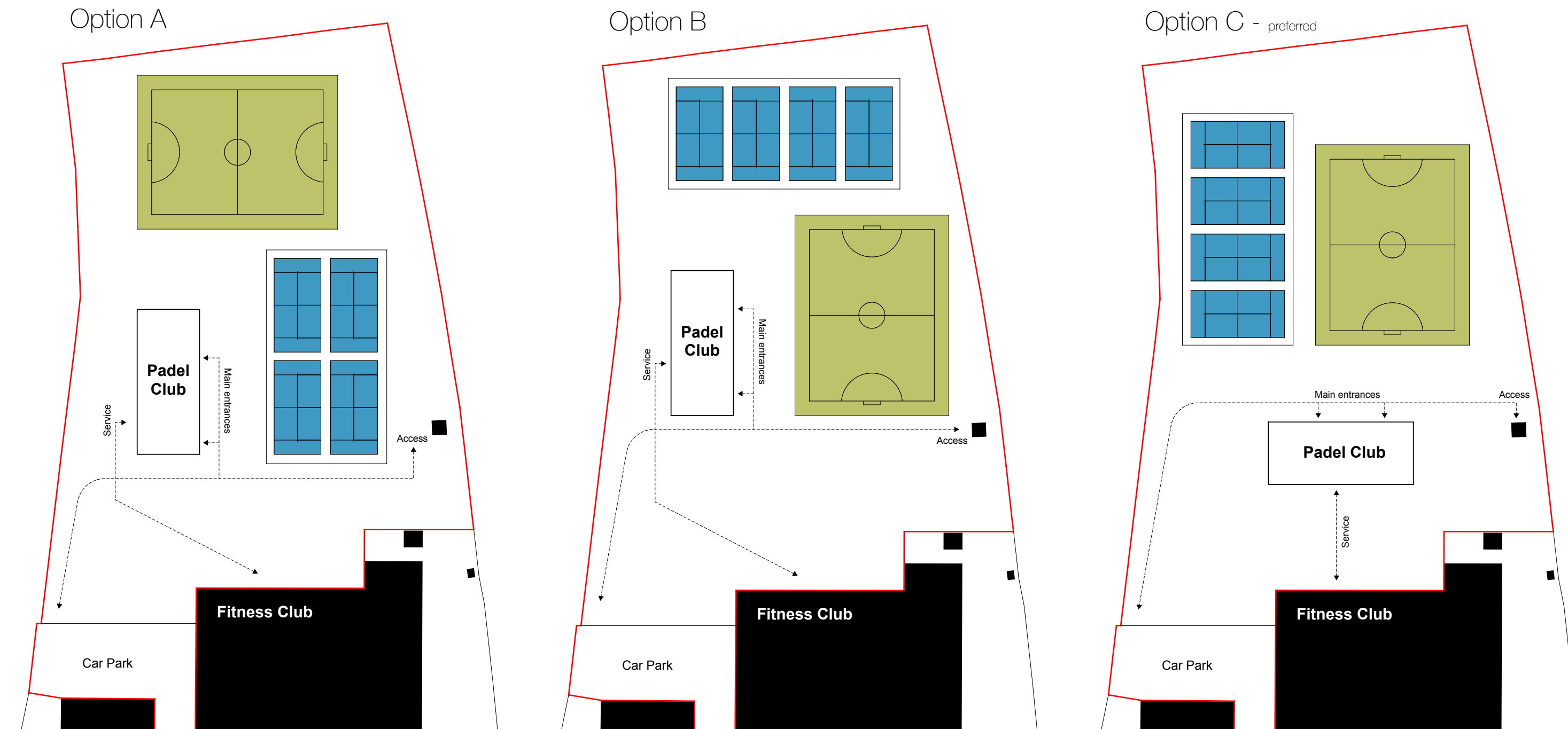
BURNTWOOD COURT . PADEL AND SPORTS CLUB
 DESIGN AND ACCESS STATEMENT

like it was developed from and between the existing landscape. The new club pavilion seems to grow from the landscape and its floating roof creates a strong architectural landmark, elegantly extending as if hovering elegantly above the glass. Furthermore, it also creates a terrace above which can be used as a viewing gallery towards the courts and pitch or simply as another external social area to the existing club. The building height has been well-considered to minimise impact and the levels have been set-out to allow a gradual slope of 1:21 to access the terrace.

The court structure and pitch have been located in front of the pavilion building to allow a direct visual connection but also located within the flattest area of the site to minimise earthworks. However, due to the length of both the court structure and pitch, some cut-and-fill will be required and a clear step proposed between the four courts. Due to the concept for the club pavilion, the majority of the earthworks and soil will remain on site, forming the required levels towards the new roof terrace and make the new building disappear or hide under the green roof and landscape.

The proposal occupies a parcel of undeveloped land immediately North-West of the existing health club and spa. It is in the majority a flat site with only a considerable embankment within the first 20 metres from the existing health club building.

There are some trees to be retained as much as possible. Connecting the existing building, the car park and all the new facilities are gently meandering footpaths between subtle and sensitive landscape interventions and new planted trees. Orientation and focus are very deliberately centred on the courts and pitch but also ease-of-access for service staff between new and existing buildings.



SCALE

The proposed building is single storey with an overall height of approximately 3.6m to the top of the floating roof and roof terrace viewing gallery. With a very simple and efficient rectangular footprint, it provides 370 sqm of new internal accommodation with all the necessary functions to the new club, from refreshments, food and beverages, small shop, toilets, and extra multi-use room for table tennis, community parties, et cetera.

Carefully selected landscaping will further help to ground the building within its natural surrounding and soften its presence. The views from the carpark and exiting the existing health club, will deliver a building that feels almost buried away and disguised as a simple external seating area of viewing terrace. Only its feature rooflight with surrounding planter and benching will show what lies underneath. The design utilises a flat roof, achieving a strong contemporary solution that reduces volume impact within the landscape and creates the lightness and feel we

intend to achieve, besides a great opportunity for a biodiverse green/brown roof. In terms of the padel courts open structure, the proposal follows the most efficient way to cover each pitch and span over the 10m wide courts in a unobstructed and vaulted solution.

APPEARANCE

Strongly identified by its horizontal and flat “floating” roof above large panes of glass underneath, the combination creates an illusion of lightness and elegance. To complement the reflecting glass, a simple, restrained palette of high-quality natural materials was chosen, with the two flanking retaining walls within the landscape to include gabions baskets filled with natural local stone. Ashlar stone is proposed to the gable end walls of the building with large expansion of natural timber, either on the soffit of the cantilevered roof or internal walls which will be visible from the outside.

Pursuing a design ethos of “Less is More”, the new building takes influences from some of the work of the great Mies

Van Der Rohe and internally to some of the best Scandinavian woodland projects, both sitting so effortlessly within their natural environment. Cosy internally, yet visually clean and contemporary – the approach was to treat the new club as an architectural jewel that grows from the ground.

Large expanse of high-performance glazing reflect the greenery of the surrounding landscape and offer controlled views to both the courts and pitch. A central rooflight creates another visual feature both internally and externally to the terrace above, besides delivering extra natural daylight to the heart of the building.

Approximately half of the building external footprint will be buried and form a retaining structure to the grounds whilst the remaining side walls will deliver super insulating wall constructions to ensure the development meets the most demanding fabric-first principles of passive sustainable design for U-Values and Air-tightness to ensure that the new club not only leave a minimal visual impact on the site, but that its environmental impact is similarly as soft.

Carbon-conscious, low-energy design is a fundamental driving force behind our proposals and will form a key part of the story for Burntwood over the coming decades that members are imagined to embrace and value as part of their visit. We want the members and visitors at Burntwood to feel deeply connected to the surrounding countryside, both spatially and metaphorically and the new club with its terrace above and other facilities are key ingredients in achieving this.

LANDSCAPE

The site master plan reflects the rural surroundings of the development with a great emphasis on providing an enhanced and attractive, rural landscape with a strong intent to increase biodiversity and insect friendly planting, with various flower beds, planters, a biodiverse green/brown roof above the new building and new trees. A mixture of native and non-native planting enhances the overall character of the development and will provide an environment that is both fit for wildlife and people.

An emphasis has been placed on minimal removal of existing trees – with two trees planted in replacement for each removed – locating the new footprint and the side flanking retaining walls in the best location for this exact purpose. Local natural stone will be used on the gabion retaining walls, gable end walls to the building and individual paths around the site to further root the landscape into its local character and tie the new development into the existing development, especially to the existing car park and substation on opposite sides.

Access to the development is done via the existing way to access the Health Club and the majority of users will be already the current members using other facilities on site. The possible added traffic and parking requirements will be addressed by the extra car park on the side of the existing building, which also allows for maintenance access to the grounds, pitch and courts and existing substation. However, this path is intended to be primarily of pedestrian-friendly character with all traffic carefully managed by the site manager on site.





BURNTWOOD COURT . PADEL AND SPORTS CLUB

DESIGN AND ACCESS STATEMENT

ACCESS STATEMENT

The Equality Act 2010 places specific obligations on service providers to not discriminate against disabled people or people with special needs in the provision of services. The Building Regulations Approved Document Part M, sets out design standards which, when incorporated, will support compliance with The Equality Act.

British Standard BS 8300: 2009 is a primary reference document for both The Equality Act and Building Regulations AD Part M. Its purpose is to explain how the built environment can be designed to anticipate, and overcome, restrictions that prevent disabled people making full use of premises and their surroundings. An accessible environment is one which a disabled person can enter and make use of independently or with the help from a partner or assistant, including being able to escape in the event of fire or another emergency.

The proposed developments at Burntwood have been designed in full compliance with the statutory and advisory standards.

Good management and maintenance of the facilities are essential elements in maintaining safe access and use of facilities by disabled people. The extent to which accessibility is incorporated in the scheme must be achieved through a partnership between designers, managers and users.

The areas which have been addressed and will be further developed to include the following:

- Level or assisted access to the principal entrances and internal spaces of the new club building
- Principal entrances to the building sheltered and clearly visible during daytime/ night-time
- Disabled car parking bay located close to the main route to the complex
- Tactile paving used externally in required locations
- Provision of wide doors, typically a 1010mm door set providing 825mm clear

- Part M accessible toilet
- All routes and paths around the site including access onto the roof terrace via gentle paths with a minimum of 1:21 slope
- Servery counter to the shop and café with a low-level height adequate for a wheelchair user
- Main entrance door to be on automatic-opening detection or push-to-open pad





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