

Planning , Design and Access Statement

Proposed Changing Facilities and Pavilion, for The Dearne Valley Bulldogs Rugby Club



May 2016

Project ref EC05 - The Bulldogs Rugby Club

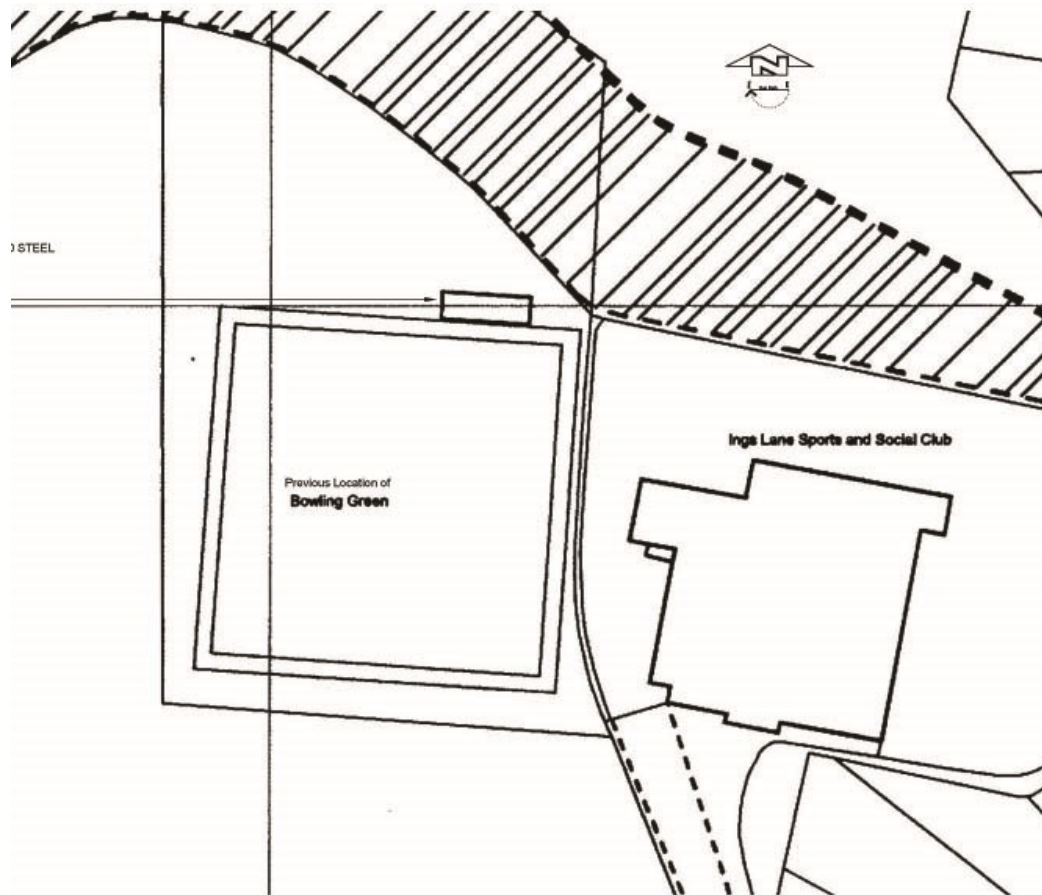
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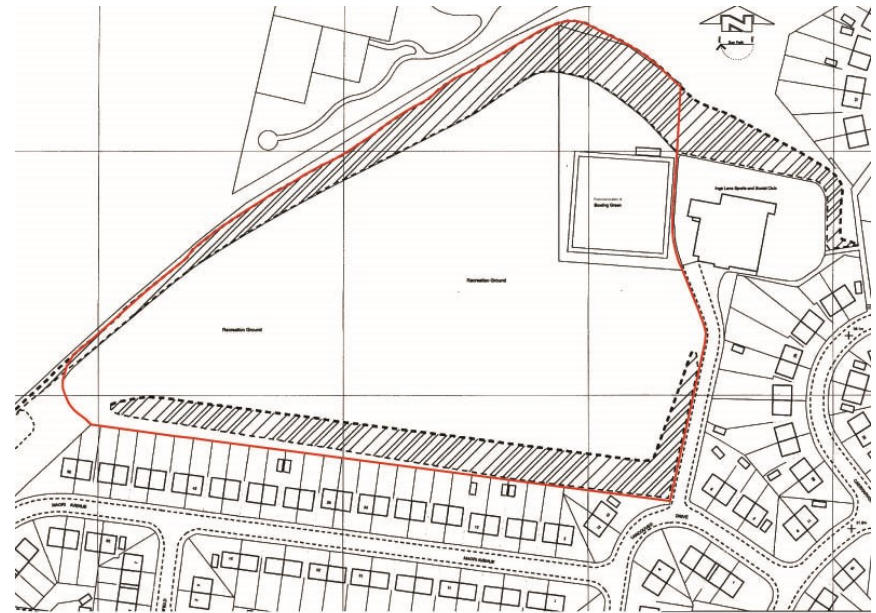
Introduction

This statement is prepared in support of an application for full planning permission for a new Pavilion/Changing facilities for The Dearne Valley Bulldogs Rugby Club, on land forming the recreation ground adjacent to the Ings Sports and Social Club, at Bolton upon Dearne, Barnsley.

This statement should be read in conjunction with submitted plans.



Plan of existing site



The site is located within the village of Bolton upon Dearne which is in the Metropolitan Borough of Barnsley, and is situated only 8 miles South East of Barnsley town centre. It has easy access to the local road network, along with easy access to public transport services. Due to the site's location it is only a short distance from both Bolton upon Dearne and Wath centres.

The proposed site for the new pavilion/changing facilities is on the current 32134 sq.m approx. recreation ground. With the footprint of the proposed building being some 336 sq.m. The proposed site is currently occupied by an existing facility which is a converted steel shipping container, the rest of the land currently has grass covering throughout. The topography of the site is steeply sloping to the very Northern Boundary, but only slightly sloping to level on the playing pitches and elsewhere. The Recreation Ground is bound to the West by an embankment (densely planted), South and East by dwellings and the Ings Sports and Social Club.

Site and Surroundings



Photograph taken from location of proposed Pavilion/Changing facility , towards the Existing Ings Lane Social and Sports Club

The Existing Ings Lane Social and Sports Club, was constructed to reflect the Domestic nature of the area, therefore following careful consideration the design of the new facility will also reflect the architectural built form used in the nearby estate/area and also reflect the existing adjacent Social Club.

The new pavilion/changing facility is expected to have the same maximum number of visitors/users as at present this being approximately 100 persons. Therefore there will be no increased demand on the existing 150 car parking spaces.



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Above Photographs show One of the Existing Converted Steel Shipping Containers used as Changing facilities etc, and is the location of the new development

Photograph to the Right : shows the location of the Existing Container Shipping Container providing the current club facilities. (located to the north of the adjacent to the unused Bowling Green).

The location of the new building has been selected as it will have minimum impact on the outlook on the dwellings that over look the recreation ground to the South and East. And the materials selected will reflect their built form.



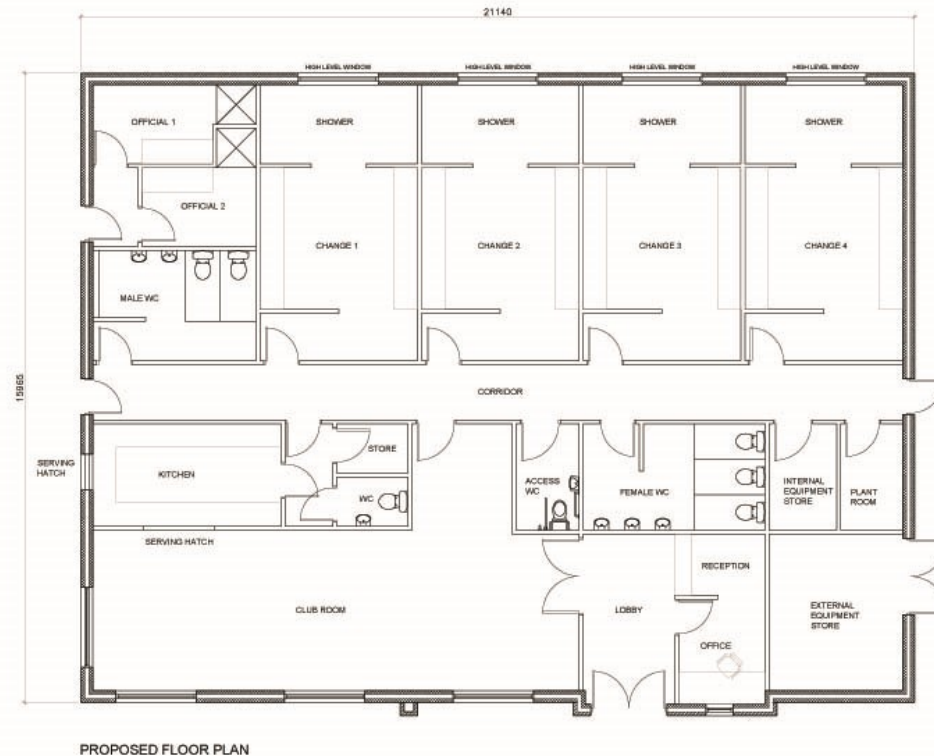
Photograph to the left : is taken from the North corner of the unused bowling green and will therefore this will be the outlook from the proposed club room. So providing maximum views of the playing areas.

Proposal

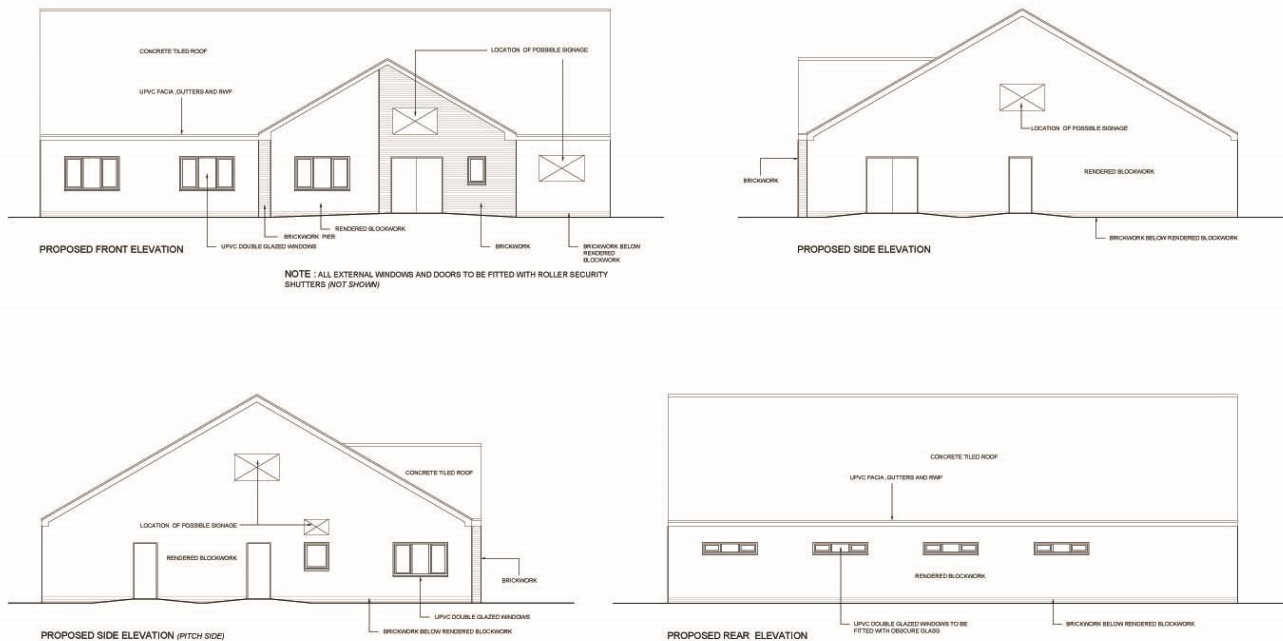
The proposed building layout has been carefully considered to reflect the specific requirements and activities of the Rugby club. With all the match activities areas being placed to the rear of the central corridor within the building. As a result the potentially wet muddy match activities area is separated from the clean dry public areas to the front, these being the club room/kitchen/lobby and reception. The location of the club room has been selected to provide maximum views of the pitches and also to have ease of access from the entrance and also serving hatch from kitchen.

As the pavilion is single storey in construction, disabled access has been well considered within all areas being accessible where required/necessary. General access to the building will be by the existing paved footpath route. Which is currently gated. With the paving areas being increased to permit access to the changing areas pitch side of the building.

The proposed location on the recreation ground has been carefully selected, and is to be located in the area of the existing converted shipping container changing rooms. Which are located adjacent to the now dis-used bowling green in an area to the north of the site, in an area that is otherwise dis-used.



Materials specification for the development. We concluded that we need to construct the building robust enough to be able to with stand potential vandal issues. Yet not so robust that they detract from the over-all appearance. Therefore generally rendered blockwork has been selected so that any potential graffiti issues may be removed without major issues. The public entrance to the building will be of brickwork which will reflect the adjacent Ings social/sports club. The scale and design of the building has attempted to reflect the nature and used of the surrounding area, which is mainly domestic in nature.

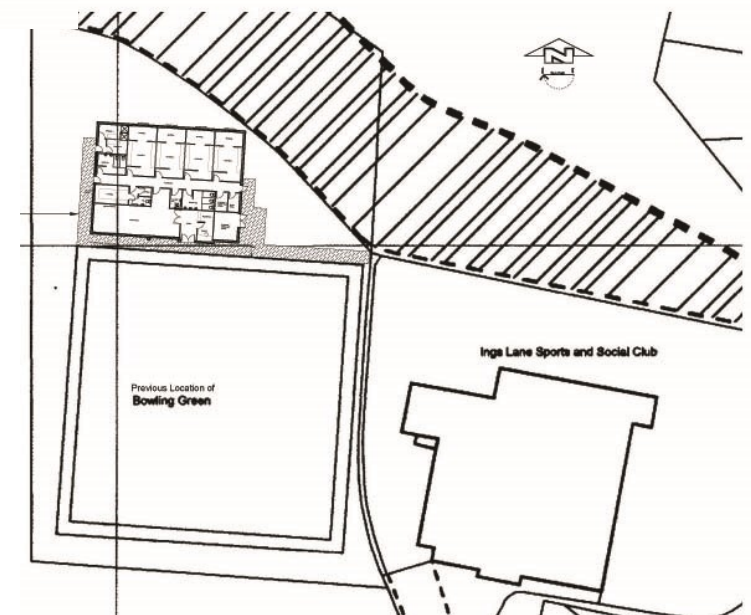


Photograph showing existing paved access from Social Club Car Park. This existing access will be utilised in the new scheme

Many of the visitor to the site will most likely stand outside the building during match times, as many will be standing on the side lines watching relations play the match. Therefore a kitchen serving hatch, to supply refreshment s and food as necessary to visitors during match time has been provided.

As the Pavilion/changing facility is for the Dearne Valley Bulldogs Rugby Club, their will undoubtable be a need at some point to place both Club logos and signage onto the outside of the building. Therefore the plans prepared have indicative position identified for such items of advertisement

Apart from the building mainly consisting of rendered blockwork, the windows and door will be fitted with security roller shutters, to prevent break in and potential damage. So maximising security of the building when not in use. Access shall remain by foot only and by the existing path from the car park of the existing Social club, this will be regraded and new surface provided to assist the access of disabled or elderly as required by Doc M of Approved documents. The existing drainage system is intended to be utilised.



Transportation Links

Car/Vehicle Access

The site currently easily accessible from both local and national road networks.

Access Via Car, The numbers of visitors using the proposed facilities will remain approximately as existing at approximately max 100 persons, so there will be no increased demand on the local road network. With the existing parking arrangements of 150 parking spaces being sufficient, as currently agreed with the Social Club adjacent.

By Foot/Cycle

The Site is currently easily accessible on foot and by cycle as the site is only adjacent to the village and surrounding housing estates.

Public Transportation

The Closest railway station is within the village of Bolton Upon Dearne itself and is only an approx. 4 min walk away from site to the East, and can also be accessed by public transport /cycle..so reducing the need for car use by either local or travelling fans/players.

The existing/proposed site is easily accessed via bus from either Barnsley or Rotherham.

Bolton upon dearne is serviced regularly by Stagecoach from Rotherham and the site is currently within easy walking distance (3mins) of their routes **216,271,218 and 226**. With these buses being approximately every 30mins on these routes





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