

## Design and Access Statement for Proposed Extension to Roefield Leisure Centre

### 1.0 Preamble

- 1.1 The existing Roefield Leisure Centre on Edisford Road, Clitheroe BB7 3LA have through constant use found that they are short of toilet facilities and require a room that can house the junior members that they are trying to encourage.
- 1.2 The area proposed for the extension is an unused part of the site at the rear of the building shown on the site location plan. The Leisure Centre is a mixture of buildings from a Barn Conversion, a specialist structure in polycoat steel to house the climbing wall, a portal frame unit to house the sports hall and a modern steel and glass reception added last. The changing rooms and toilets behind the barn are in raw concrete block, perfectly serviceable but of basic construction. The space is not really visible from the main site being obscured by the Climbing wall building. However it would be visible from the Roefield Specialist Care Centre, hence the design should reflect the elevations of the centre as oppose the leisure centre.



The view from Roefield Specialist Care entrance area

- 1.3 The 2 metre high vertical timber fence obscures the lower part of the buildings, almost hiding the toilet block formed in blockwork and bucket handle pointed. The vertical grey polycoat cladding was used to cover a building with a specific requirement that of housing a climbing wall.

## 2.0 Access

- 2.1 Apart from a small amount of staff parking on site all other parking takes place across Edisford Road in a pay and display car park, which for the past 10 years as worked successfully.
- 2.2 The emergency services have not had any access problems over the period of the centre being open.
- 2.3 The Utility services also have not found problems with the site.
- 2.4 Disabled access is catered for with wide doors, ramps and a welcoming attitude

## 3.0 Design

- 3.1 Based on the requirement of extra toilets and the potential to increase junior membership by providing a facility geared to the younger end. It was also noticed that the separate male toilet was located adjacent to the main female changing entrance. It was decided that we could convert this into additional female capacity and remove the potential of embarrassment.
- 3.2 The proposed location of the extension to form the toilet suites and the addition sporting facility is situated at the rear of the Climbing wall building and the existing changing block. i.e. the north west part of the site, adjacent to the boundary fence with Roefield specialist care.
- 3.3 The size of the extension is set by the existing walls of the changing rooms and the climbing wall room on two sides and distance from the boundary set by the existing building lines. An increase in size is not practical beyond the building lines due to need for a service passage one way and a fire escape on the other.



The rear fire escape route



The existing changing room wall and rear service path

- 3.4 The choice of construction material to form the new extension is based on it only being a ground and first floor with no requirements for excessive height. The ground floor being a toilet suite with a staircase to the first floor and a training room with no need for a great height to operate; the floor loading will need to be evaluated to ensure it is structurally capable to carry the chosen weigh requirement.
- 3.5 Mentioned in 1.2, the visual concept can vary over a few styles of design, the integration to give a good blending in, will be to build in block and render to match the Roefield Specialist Centre. We would render and paint grey to match the Leisure centre polycoated steel giving a colour blend into the existing metal gable end but with a style to match the adjacent buildings. The roof could be in either grey slate/tile to match or in polycoat steel to tie into the ex gable wall.
- 3.6 The ground floor elevations will have high level extractor fans from the toilets and a fire door from the passage. The first floor will have window for natural light over the staircase with obscure glass and two fire escape windows on the southern elevation facing over the flat roof. The gutters and rainwater pipes to be in grey PVC.
- 3.7 The fire escape runs along the rear of the building at present and is approved by the fire authority so the relocated fire escape door will not reduce the escape conditions.
- 4.0 Flood Risk**
- 4.1 The worst floods for over 500 hundred years in December 2015 did not flood out the centre; in fact it was used as a safe emergency centre.
- 5.0 Security**
- 5.1 The centre is manned seven days a week from 8.00am until 10.00pm

5.2 It is contained on two sides by Roefield Reach and Roefield Specialist Care that have 2 metre high fences.

5.3 The elevation that faces Edisford Road is highly visible and are alarmed.

5.4 The side facing the swimming pool (North East) is also visible from Edisford Road

## **6.0 Environment**

6.1 No trees will be affected by the development

6.2 All new lighting will be high efficiency.

6.3 Insulation will exceed building regulation requirements

## **7.0 Conclusion**

7.1 The principle of the extension was agree via a pre planning application

7.2 We believe that the extension is in keeping with its surroundings and will provide the space and facilities to improve the centre.