

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 gym and exercise space and require a room that can house the members that they are trying to encourage their fitness.
- 1.2 The area proposed for the extension is an unused part of the site at the rear of the building above the toilet/changing areas 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 with bucket handle pointing. The vertical grey polycoat cladding was used to cover a building with a specific requirement that of housing a climbing wall. The latest extension is of block construction, rendered with quoins and a grey polycoated steel roof, blending from industrial feel of the Climbing wall unit and the walls into the elevation of the Care home adjacent.

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 membership pressure for more gym and exercise space. It was decided that we could form an open space over the single storey section to the rear of the former Barn.



Existing roof area

- 3.2 The proposed location of the extension to form the open space and 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 barn/gym and the climbing wall room on two sides and distance from the boundary set by the existing building lines.
- 3.4 The choice of construction material to form the new extension is based on adjacent materials used on the existing structures. The floor loading will need to be evaluated to ensure it is structurally capable to carry the chosen weigh requirement.

- 3.5 Firstly we would form a pike gable end on the wall of the existing barn in matching local stone outer skin, a 100mm cavity and a pointed block interior. We would form in block and render the western side elevation, 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 would be in polycoat steel to tie into the ex gable wall.



View from Edisford Road

- 3.6 The ground floor elevations will have high level extractor fans from the toilets and a fire door out onto a steel fire escape formed in the existing side space. The first floor will have windows for natural light on the western elevation. 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 located of a fire escape door and steel external staircase will not reduce the escape conditions.



Passage for proposed fire escape

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 6.00am until 10.30pm

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 is to be agreed in a pre-planning meeting

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