

DESIGN AND ACCESS STATEMENT- COWPLAIN BOWLING CLUB CHANGING/VIEWING ROOM
(Part of Planning Application)

Site Analysis- Cowplain Bowling Club

The Club was formed in 1989 and now operates as Community Amateur Sports Club (CASC).

The site, situated South of and to the rear of The Cowplain Activity Centre on the Recreational Ground off Padnell Road Cowplain, consists of an all-weather bowling green, a existing brick-walled Clubhouse with metal roof situated on the Northern side of the grounds, and an existing brick-walled and metal roofed bowls maintenance and equipment shed situated adjacent to the gated access at the Southwest corner. The proposed new timber-framed changing / spectator facility will be sited to the North of and adjacent to the existing bowls maintenance and equipment shed. The site is surrounded by metal fencing and hedging.

Design principles and solutions

The current Clubhouse constructed in 1995, has 2 small changing rooms, 1 Female and 1 Male that are proving much too small for the number of members and visiting players using the facility at the same time. This proposal will increase the space for this activity to an acceptable level.

It is currently not financially or physically possible to extend the existing clubhouse to provide the additional space needed. This would require significant financial outlay, and a re-negotiation of the lease in order to extend the current boundaries of the lease to gain the space needed. Therefore, a cost-effective solution was sought and after some 18 months of reviewing options, one was finally agreed by the Committee as meeting the needs of the club and financially viable.

The new building is similar in construction to many seen at local and other outdoor sports venues and will complement existing structures. It can also be constructed quickly with minimal, if any, disruption external to the site.

The proposal is to situate the new building in the open space between the existing maintenance and equipment shed and the position where the old entrance gate was situated (before the Clubhouse was built). In the very early days of the club (1989), the original Portakabin style Clubhouse building was situated in the same position and was of similar proportions to the proposed new building.

The proposed new building will comprise wooden 'log effect' walls, and flooring under a timber boarded, pitched roof on a shallow concrete slab base. The roof will be finished with a self-extinguishing durable EDPM material and the wood will be treated in a light-coloured protective finish. The front (side facing the bowling green) will comprise mainly of half height windows and the 2 end walls will contain double door access. There will also be an internal partition containing double door that will enable 2 rooms to be in use thus accommodating mixed gender.

It is not proposed to provide heating as both players and spectators are aware of the need to wear clothing appropriate for the weather.

The new building will be used to compliment the existing small changing rooms and also to be used as viewing area in adverse weather for spectators. This building will not have, or need, any toilet facilities as these exist in the Clubhouse. Internally, benches will be fitted to enable changing. Seating accommodation will also be provided for spectators.

The rear of the building will be virtually obscured from outside the Western boundary, as existing 2 metre high hedging is in place. There are some residential houses on the South West side but fencing and shrubbery obscure, to a large extent, the view of the new building.

It is considered that the existing boundary fencing and hedging are adequate and no further works are anticipated.

It is considered that the impact of the new building will have no effect on the neighbouring properties and indeed the club has always actively maintained a good relationship with the few householders that exist on the Southwestern side. There are no residential properties bordering or close on any other sides of the club. The plan provided shows the relationship between the new building and neighbouring properties.

Trees

There are no trees within the boundary of the Club and the trees outside the Western boundary are defined on a separate document and are on ground that is at least 550mm below the level of the ground in the area where the new building is to be situated. The maximum depth of the foundation for the building is likely to be 250mm and therefore will still be 300mm above the ground level to the neighbouring (Havant Borough Council) property.

Parking

There are no parking facilities within the boundary of the Club and parking facilities are shared with the Activity Centre and Recreation Ground. No change to the parking requirements is required by this addition of the new building.

Access

There is no change of access to the Club which is by way of Padnell Road and into the car park between the school and the Recreation Ground. A wide pathway between the school and the Activity Centre allows access to the club entrance.

Conclusion

The proposal will provide the much-needed affordable addition to the changing room space and an enclosed area for spectators thus avoiding overcrowding in the current small areas within the Clubhouse and will not have any additional impact on the locality.