

Design & Access Statement for a proposed single storey rear extension to existing toilet facilities at Leigh Park Trade Union Working Men's Club 439 Dunsbury Way, Havant, Hampshire PO9 5BD

August 2015

Preamble

The current club building was purpose built and opened its doors to members in 1971. The premises are licensed to sell liquor and have live entertainment and music. The land and property are leasehold. The club is still very much active and it's membership is over 2000. The club is managed by a members elected committee including a president, vice president, treasurer, secretary and has a resident steward.

The clubs bar opening times are:

Monday	11.00am	-	11.00pm
Tuesday	11.00am	-	3.00pm
Tuesday	6.30pm	-	11.00pm
Wednesday	11.00am	-	3.00pm
Wednesday	6.30pm	-	11.00pm
Thursday	11.00am	-	3.00pm
Thursday	6.30pm	-	11.30pm
Friday	11.00am	-	Midnight
Saturday	11.00am	-	Midnight
Sunday	11.00am	-	11.00pm

The Site and existing Building

In the main the building is a rectangular, one storey high level flat roofed building with a more recently constructed first floor extension providing a two storey element at the rear south western corner of the building that forms the stewards private living accommodation. The main floor area of the building was last cited at 1490 sq metres. The site area was also cited as being 0.35 hectares. The building is of a planar appearance with little architectural merit, being constructed as a utility building where the main concentration is on the facilities and features that are provided internally. More recently outdoor smoking shelters have also been introduced in compliance with government legislation.

The building sits in proximity to and with it's front elevation facing east towards the highway, Dunsbury Way. Within Dunsbury Way a lay-by provides car parking for 6 cars. Immediately to the north of the building and up to the northern boundary of the site is a hard surfaced area. This provides car parking for 30 cars with sufficient turning and manoeuvring space to exit the site onto the highway in forward gear. The application includes the 6 spaces provided in the immediate highway. The vehicular access is sited crossing the footpath and verge, centrally in the gap between the building and the site's northern boundary.

The rear of the site is of triangular shape having a western sloping boundary and is accessed by vehicles and also pedestrians via the main car parking area. Here at the North western corner of the building the rear of the site is separated from the car park by security fencing and gates and is the main area used for deliveries and collection.

Members access the main building by foot at the north facing front door of the club, located on the eastern side of the building nearest the footpath serving Dunsbury Way. The building sits close to its southern boundary.

There are additional pedestrian external access points to the building on all four sides of the building some are for direct access by members to designated smoking and outdoor areas, some are emergency exits and some service doors.

The proposals

It is in the rear service area where the proposed extension is to be erected.

The extension is an infill between the north exposed side of the existing men's WC and the west face of the women's WC. The extension will be of a matching height to existing and constructed from like materials with an exterior finish: brown stained shiplap cladding, brown double glazed pvc windows and a flat roof to match existing.

The purpose of the extension is to provide additional ladies closets and introduce a disabled toilet with baby changing facility. At present there is no disabled facility within easy reach by members and staff using this area of the building. The floor area of the proposed extension is very small in comparison with the overall footprint of the building and together with the newer external smoking shelters and does not compromise the site coverage ratio which is still well under 70%.

There are several deciduous trees on the on the western boundary. Between these is an established hedgerow. The canopy of one deciduous tree is nearest to the existing west face of the men's WC. It extends close to the proposed extension but will not hang over it indicating that its corresponding root spread should not be affected by any excavations.

The western boundary hedgerow and trees and the northern security fence and gates together with a rear smoking shelter adequately screen the proposed toilet extension.

None of the proposals affect the existing character of the building or its immediate environs.

Operational hours will be as before (see preamble), as too staff levels as the proposals do not affect either.

Stormwater

Stormwater from the roof of the proposed extension where practical will be directed into an existing stormwater down pipe. There is also the option of relocating an existing down pipe.

Foulwater and Drainage

Foulwater from the the proposed extension will be directed into an existing collection point which in turn is already connected to the existing main drainage.

The extension will be constructed with a lower level recess with the new west facing wall to allow easy access to enable the removal of the cover of an existing Inspection Chamber for rodding and inspection. The drawings identify the location of this particular I. C.

Energy Statement

The sustainability of the proposed development with regard to government targets for the carbon footprint of new residential and commercial buildings or developments by conversion and related issues would be controlled by the recent amendments 1st October 2010 of the Building Regulations to the approved documents f j and l where u values to be achieved with respect to the building fabric would become the subject of compliance through an application for building permission.

The target will achieve 10% renewable energy.

As the new requirements of parts F, J and L of the building regulations are inter-related where one choice, say of method of ventilation (e.g. extent of glazing) may affect other levels of requirement to be met in terms of thickness of insulation for instance I can advise that the proposals would be controlled by having to meet these current statutory requirements with respect to methods of achieving insulation levels for walls, floors and ceilings in relationship to types of ventilation selected and heating and hot water appliances chosen to satisfy overall target emission rates or BER etc.

This information in a complete form has to accompany an application for Building Permission at the time of submission - not in retrospect - which used to be the case. Planning will be able to access these submissions for this and like proposals should they need to at the time an application for Building permission has been made. Most Local Authority Building Control departments have produced guidelines reflecting these new requirements. Some have also produced guidelines for the choice of materials for Roofs, walls and floors. Attached is a document produced by Herefordshire that specifies appropriate materials for different methods of construction in order to achieve the current insulation requirements. The fabric of the proposed development will be constructed using materials based on this document.

Heating and Hot water

The heating and hot and cold water supplies for the new toilet facilities will be as existing. Any new radiators will be fitted with thermostatic radiator valves.

Trees and hedgerows

There are no TPO trees or "important" hedgerows within or in proximity to the site. An established hedgerow with trees forms the western boundary of the site. There is no indication on the Havant or the Hampshire District interactive map that any of these may be protected.

Biodiversity

No indigenous plants, birds or animals reside within or near to the immediate site as confirmed using the online "Magic Map" under the *Habitats and Species* categories and thus none are affected by the proposals. There are no nearby ponds or immediate waterways – see Flood risk under for more details of the nearest watercourse.

Flood Risk

The site does not fall within a flood zone but lies close to a watercourse just over 200 metres to the south that has parallel flood zones of minimal extent at both levels 2 and 3. Confirmed using the online Environment Agency Flood zone map.

Sustainability

As materials used for completing the external elements (Walls, roof and floor) of the proposals now have to achieve a minimal thermal requirement together with heating and ventilation under the current building regulations. The proposals have little glazing and will easily conform to provide a compliant carbon footprint.

Vehicular access and car parking

This has already been described. The proposals do not increase the use of the site by additional cars.

Environmental impact and affect on neighbours

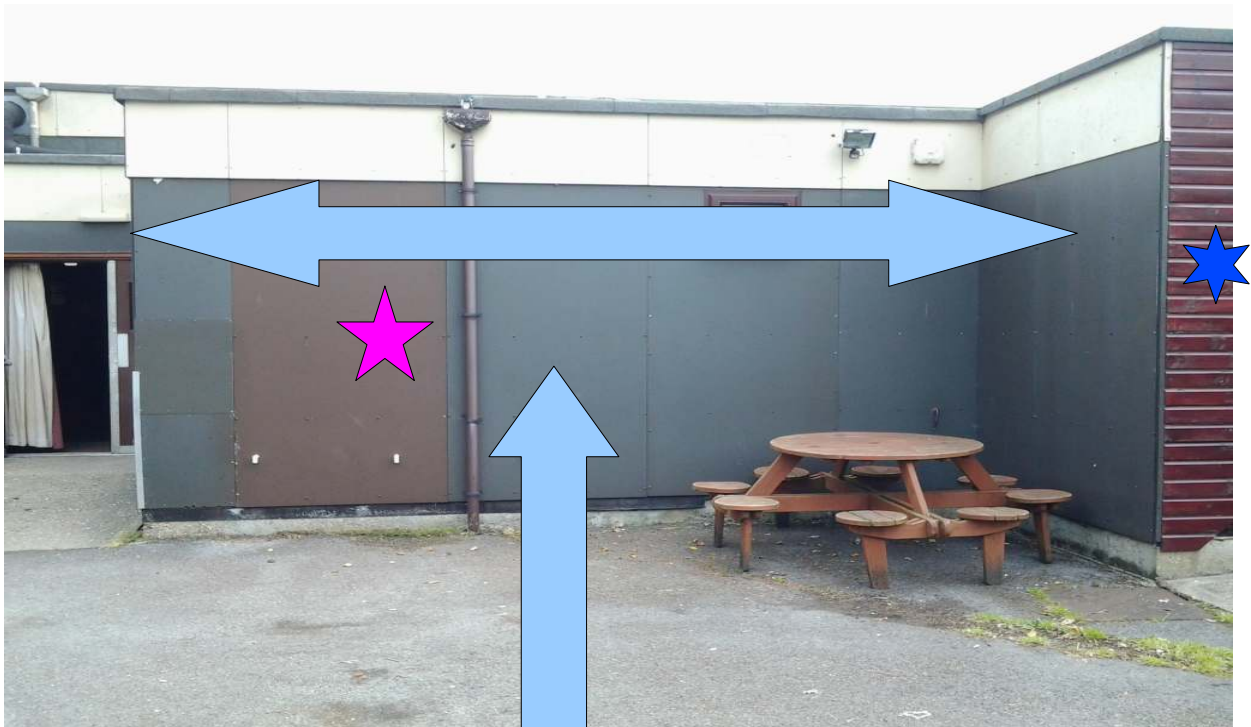
The design is minimalistic and in keeping with the overall constraints of the local plan and current planning policies. No adjacent or nearby existing buildings are affected by the proposals.

Waste collection

The existing arrangements for waste collection are by private contractor and are unaffected by the proposals

Ken Ross RIBA
Ken Ross RIBA & Associates

Photographs of the rear area of the premises as existing.



The infill extension will be here.

- ★ The West facing wall of the existing Ladies WC
- ★ The west facing wall of the existing Gents WC





The northern side of the existing ladies WC



The stewards flat. The only two storey element of the existing building

★ The west facing wall of the existing Gents WC. This existing western wall will be retained