

18020 - Design and Access Statement

Extension to:

Leigh Park Bowls Club, Somborne Drive, Havant, Hampshire, PO9 5AN

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1. Introduction

- 1.1. This Proposal is for the extension of the Club House at Leigh Park Bowls Club.

2. Site Context

- 2.1. The Bowls Club is situated adjacent to a large recreation fields that has recently undergone a refurbishment of the sports facilities.
- 2.2. To the rear of the Club House there is a row of residential properties whose gardens border the Bowls Club.

3. Existing Property

- 3.1. The main Club House was built when the Bowls Club was founded on the site in 1965. The attached brick toilet block was added in the early 1990s.
- 3.2. Other structures on the site include the Green Keeper's Store and a log-cabin style changing rooms.
- 3.3. The existing building is single-storey with a shallow pitched 'flat roof' that cantilevers out at the front forming a covered walkway adjacent to the multi-purpose hall.
- 3.4. The hall has a large area of single glazed windows looking out over the bowling green.

4. Proposed Development

- 4.1. The aim of the development is to provide a large Club Room that can be used throughout the year to host indoor bowls matches and other events. Additional storage is also proposed for the bar area.
- 4.2. The Club house will be extended lengthways, and the existing covered path will be enclosed. The form of the extended clubhouse aims to match the existing by keeping the same pitch of the roof.
- 4.3. The new facade facing the bowling will have a low wall the same height as the existing building's, with full height glazing between the top of the wall and the roof. Within the glazing there will be two large sliding window openings.
- 4.4. The extended club room has been sized to accommodate two indoor bowling lanes side-by-side. During winter months these will be used when the natural grass bowling green is not playable. They can be rolled up and stored when not in use. The enlarged club room will be of great benefit to the club enabling year-round bowling matches and being able to accommodate a greater variety of events for members and the

local community. The plans illustrate how the club room can be laid out with the in-door bowls, seated functions, and spectating during outside matches.

- 4.5. The existing bar area will be moved to the end of the new extension and a new store will be created, which will allow the bar to cater for a wider range of events and the increase in capacity of the hall.
- 4.6. The log cabin style changing rooms will be re-erected on a new concrete base as shown on the site plan, to provide space to extend the clubhouse.
- 4.7. The green keeper's store will be relocated to the other end of the club house on a new concrete base. The existing timber shed will be replaced with a concrete shed to match the Green Keeper's Store. The amount of storage area remains the same.

5. Materials

- 5.1. The existing clubhouse has been constructed with several different types of brick, which do not match and have a dark brown appearance. The new external walls will be rendered and painted a light buff colour (exact colour to be confirmed), and the existing brickwork will also be rendered to match the new extension.
- 5.2. The new windows and doors will be uPVC with a dark grey outer frame colour.
- 5.3. The existing roof is a built-up felt roof covering. The new roof covering will match the existing.
- 5.4. New materials have been chosen to either match or complement the existing materials. The aim is to update the property to provide a more contemporary appearance.

6. Scale

- 6.1. The height of the extended building will be very similar to that of the existing building. Due to the proposed construction depth and additional insulation to the new and renovated roofs the roof will be higher than the existing by approximately 150mm

7. New Entrance Gateway

- 7.1. There is an existing metal gateway at the site entrance adjacent to the recreation fields. This is a solid metal gate that appears quite imposing to pedestrians walking past it. The proposal also seeks to replace this metal gate with a new wooden gate and brick piers. This would present a more welcoming entrance to the Bowls Club and improve the appearance of the entrance for the surrounding area.
- 7.2. The gate will be a set of double timber gates with metal detailing. The brick piers will be constructed of a buff coloured brick that will complement the timber gates, surrounding green painted railings and dark green foliage.
- 7.3. Drawings of the existing and proposed gate are included in the drawings.

8. Overlooking / Effect on Neighbours

- 8.1. The height of the building facing the immediate neighbouring properties at the rear of the building will be very similar to that of the existing. It is considered that there will be no detrimental effect on the amenity of the neighbouring properties.

9. Landscaping

- 9.1. The existing bowls club ground is enclosed by a 1800mm high brick wall plus part timber fence along the east boundary behind the clubhouse. The other three boundaries have high dense hedges and metal fencing that

obscures the activities of the club from the other activities in the recreation ground. It is considered that the boundary treatment is more than adequate, and no further works are anticipated.

10. Access

- 10.1. The recreation ground is entered from Somborne Drive.
- 10.2. Access for the building works will be via the existing gates that lead onto a tarmacadam driveway alongside the grassed playing field. This access is already used by the green keepers and is also used as an Accessible entrance. This entrance will also become the main entrance to the Bowling Club.
- 10.3. The floor level of the extension will be the same as the existing floor, and there will be level access into the building from the outside.

11. Parking

- 11.1. The site is within the boundaries of the recreation ground and car parking facilities already exist 37 standard spaces and 3 disabled spaces along the driveway from the recreation ground entrance gates and in the car parking area beyond the clubhouse.
- 11.2. There are also additional car parking spaces in the nearby and underutilised Greywell Centre and Tidworth Road car parks, which have short-stay and pay-and-display parking.
- 11.3. The extension will increase the visitor numbers to the Club, but there appears to be sufficient parking in the local area to accommodate it.

12. Trees

- 12.1. Maple Tree with TPO – The previous application sought to carry out constructions new the Maple Tree. The new proposals will not be carrying out construction near the Maple Tree and construction access will be on the other side of the site. The tree will however still be fenced off to form a Tree Protection Zone. The fencing will to be maintained throughout the course of the works on the site during which period no access, placement of materials, fuels or chemicals, soil or other material shall take place inside the fenced off area.

13. Environment

- 13.1. The property is not considered to be in a Flood Risk Zone.
- 13.2. According to the UK Radon website the site has a Maximum Radon Potential of less than 1%.
- 13.3. There will be no loss of habitat as a result of the proposed works.

14. Previous Planning Application

- 14.1. A previous design was approved on 4th August 2017 Ref: APP/17/00496. The scheme was for a longer extension that sought to incorporate a new permanent changing room block.
- 14.2. Below are the floor areas of the existing building, previously approved design, and this application.

	Existing Building	Previous Planning App	This Application
Toilets / Kitchen / Service Spaces / Stores	47 m ²	47 m ²	44 m ²
Club Room	37 m ²	80 m ²	93 m ²
Bar Area + Bar Store	8 m ²	10 m ²	12 m ²
Changing Rooms	29 m ²	53 m ²	29 m ²

TOTAL	121 m ²	190 m ²	178 m ²
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- 14.3. Overall this new proposed design is creating less new floorspace, although the Club Room area has been increased by 12m² compared to the previous Approved Planning Application.

15. Consultation

- 15.1. A Pre-Planning Advice was received on the 9th April 2019, GEN/19/00196 from Mr L Oliver.
- 15.2. The advice was generally positive and asked for clarification of the floor areas of the previously approved scheme and this new scheme. It also asked for clarification on the additional parking arrangements due to the increase in floor area. The Club Room is not significantly bigger than the previous design and the same parking arrangements apply as the previous application (see Parking Section above).

16. Conclusion

- 16.1. The proposals will provide the opportunity to improve the facilities for the bowling club members and it is considered that the enlargement of the club house together with the re-positioning of the log cabin style changing rooms and green keepers store as proposed will not have any additional impact on the locality.
- 16.2. The recreation fields have recently been improved and this application seeks to update and invest in the Bowls Club, to complement the neighbouring updated sports facilities.
- 16.3. Works have already begun on-site, which has involved the preparation and clearing space ready for the extension. This has included moving the Green Keeper's Store to the other side of the club house and constructing the second store and constructing a new base to the relocated changing rooms structure. This work needed to be done before the season started in April, and the works for the new extension plan to be started between September 2019 and April 2020 during the off-season.