

Design & Access Statement

Extension to Changing Rooms Cleckheaton Sports Club



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1.0 Introduction

Spoke Architectural Design Limited has been commissioned to submit an application to extend the changing room facilities at Cleckheaton Sports Club.

As the club has grown in popularity and diversity the people using the club has grown in number. More importantly, the age range has expanded and the number of female teams using the facilities has increased.

The three main leisure activities provided through the club are cricket, rugby union and bowls. As can be seen from the aerial photograph on the titlepage the cricket pitch is central to the south of the site, with the rugby pitch to the east, a 100 bay car park and entrance to the west and the club house sandwiched between two crown green bowling greens to the north on Centurion Way, which also provides access to the site for emergency vehicles.

The application site includes the existing two-storey changing rooms between the car park and the cricket pitch and a strip of land to the north of the changing rooms to accommodate a proposed extension.

The club is obviously well managed and offers a great deal in terms of activities to all age groups and is complimented with the club house which provides refreshments, televises sporting events and has available a large function room.

As the club gains in popularity, it has become clearly evident that the existing changing room facilities are wholly inadequate for the expanding number of male and female teams using the site, and this application seeks to put that right.

As with most social & sporting clubs, funding can prove an issue for expansion projects. With this in mind, the proposal adheres strictly to the RFU (Rugby Football Union) and the Rugby Football Foundation design guidelines for new changing rooms, so that a grant can be applied for. Any deviation from the design guidelines would result in a possible rejection of a grant application.

2.0 Assessment

2.1 The overall site area equates to eight acres and is located to the very north of Cleckheaton, immediately south of the busy Chain Bar Junction (J26) of the M62 where it adjoins the M606.

2.2 The neighbouring properties are typically of industrial and office uses of varying sizes with pubs, hotels and residential uses beyond.

2.3 The site is accessed off Bradford Road which runs north to south on the eastern boundary of the site. Access onto the site is directly into the 100 bay car park which falls gently towards the cricket pitch.

2.4 The existing changing rooms are in a two-storey red facing brick facade with a hipped roof structure.

2.5 Existing fenestration sees a mixture of materials, colours and sizes. Large glazed units are installed to the elevation overlooking the cricket ground, this elevation has been rendered (white) at ground floor level.

2.6 The building has a main entrance via a stepped approach on the front elevation with a second personnel door to the southern gable which provides alternative access / egress from the first floor.

2.7 Internally the ground floor contains a communal showering area centrally with one changing room to the north and a medical room with adjacent toilets to the south. The staircase wraps around the showering zone to access the first floor which contains a further three changing rooms of varying shapes and sizes with a compact officials room positioned over the staircase.

3.0 Proposal

3.1 The RFU and Rugby Football Foundation are very rigid in their advice on changing room design / provision. What is of paramount importance is that the provision of facilities for both *Home* and *Away* teams must be identical. The guidelines go on to recommend the minimum room sizes, spacial requirements and sanitary provision for a whole host of scenarios.

3.2 The layout of the new-build has been developed in accordance with the RFU guidelines and incorporates all complimentary provisions over and above the actual changing room facilities which in turn has freed up space in the existing building. The conversion work has therefore been rationalized to give two equally sized changing rooms at ground and first floor levels.

3.3 The building also contains two individual 'officials' showering rooms. This is a betterment, as at present, no provision is in place for officials of different genders.

3.4 This application is only for the new build and replacement windows of the existing building.

3.5 The new floor area created is 260m².

3.6 The existing building is approximately 8.5m high, the proposed building will not exceed 5.5m in height.

3.7 The existing land on which the changing rooms are to be built is simply a grass verge between the existing changing rooms and the Bowling Green hut. The proposed extension does not impact on wildlife. To the other side of the hut is a strip of land (bordering Centurion Way) which is to receive new soft landscaping. If the planners deem this as an adequate approach (pertaining to bio-diversity net gain requirements) then further investment can be made to secure a well-designed landscape proposal to compliment this application. Being a sports club, with a tight budget (whilst providing essential activities for the enjoyment and well-being of the public) we would hope a sensible approach can be discussed and implemented in order to future-proof the site and its users.

4.0 Design & Access

4.1 The material palette in the direct vicinity contains traditional and modern facing bricks of various shades and colour, profiled metal cladding, decorative render. There are also metal, slate and tiled roofs with various rainwater goods. The proposed materials will sit seamlessly on the site, using decorative render (white) as a preferred backdrop for the cricketers. Concrete tiles, to match the existing building, will be used to finish the new roof, designed with a large overhanging eaves (to prevent climbing) with modern fascias, guttering and downpipes.

4.2 The new building will contain a fully compliant Disabled WC and will benefit from a level approach and threshold.

4.3 The new frosted glass windows will have sills no less than 1.7m above floor level. The new ventilation system will be designed so as not to require opening windows nor trickle vents.

4.4 Through thermal upgrades to the existing building and enhanced insulation in the new build components, along with a well-designed, modern and efficient heating system, this proposal seeks to future-proof the changing rooms whilst offering an energy efficient solution to replace the traditional and expensive method which is currently in use.

5.0 Conclusion

5.1 This proposal will benefit the local community of Cleckheaton, and impress those that visit.

5.2 It will provide parents the comfort of knowing their children are to be in a safe environment, no matter of sport code, age or gender.

5.3 This club, founded in 1888, has changed much over the years, decades and centuries. The ability to change with time has seen the club go from strength to strength with many accolades of sportsmen achieving at the highest levels in our country, many awards won for the quality of the clubhouse, so it is of no real surprise that this application is presented to you in the hope you understand the way in which this proposal will enhance and future-proof a club which brings so much joy to many, and support it without delay.