



**PROPOSED DEVELOPMENT TO AWAY  
CHANGING ROOM EXTENSION**

**Prepared on behalf of:** Emley AFC, Fantastic Media Welfare Ground, Emley, Huddersfield, HD8 9RE

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## 1.0 Introduction

We (“Agent”) has been instructed by Emley AFC (“Applicant”) to submit an application for a proposed extension to the existing away changing rooms allowing the club to expand on its existing facilities and enable the ground to meet the current standards.

## 2.0 Design Brief

As part of the recent club success within the league we have been commissioned by Emley AFC to review the existing arrangements at the Emley AFC, Fantastic Media Welfare Ground, Emley. A comprehensive study has been developed through continued correspondence with Emley AFC representatives to ensure all potential development aspects have been considered prior to a formal planning application submission.

As detailed, as part of the recent club success within the league it has become apparent that the ground was required to increase the size of its facilities in particular to the away changing rooms to enable the club to meet its obligations to the league as well as provide additional facilities to allow for the club to meet its personal targets to increase diversity within the sport. Emley AFC confirmed during the feasibility process that they are considering the future adaptability and use of the club, with this proposal allowing the club to meet its goals and provide facilities that meet league standards and without these adaptations may jeopardise the future of football within the Emley area.

Through adaption of the existing buildings within the Emley AFC site, potential growth can be retained within the Emley area, the expansion will accommodate and strengthen Emley AFC’s business growth allowing the club to maintain its position as a community hub given its existence since 1903.

The Football Association has several goals for clubs across the country;

- **Making football more inclusive**

The FA wants to ensure that football is welcoming and inclusive for everyone. This includes encouraging more male and female clubs to collaborate, and building networks for women to support each other.

- **Improving access to facilities**

The FA is working to ensure that everyone has access to high-quality, affordable facilities. This includes developing the Community Club project to make facilities the heart of their local communities.

- **Growing the women's and girls' game**

The FA is proud of the growth in the women's and girls' game, but wants to see as many girls playing football as boys. This includes focusing on local opportunities for girls in schools and clubs.

- **Creating a positive experience**

The FA has Respect codes of conduct to ensure that everyone involved in football is playing their part to create a positive experience.

These goals are part of the core beliefs of the club and this proposed extension the facilities play a small but not significant step towards these goals. As the club is a well-attended venue within the local community, the investment proposed at the facility will secure the club of which is at the heart of Emley.

### 3.0 Site Location & Description

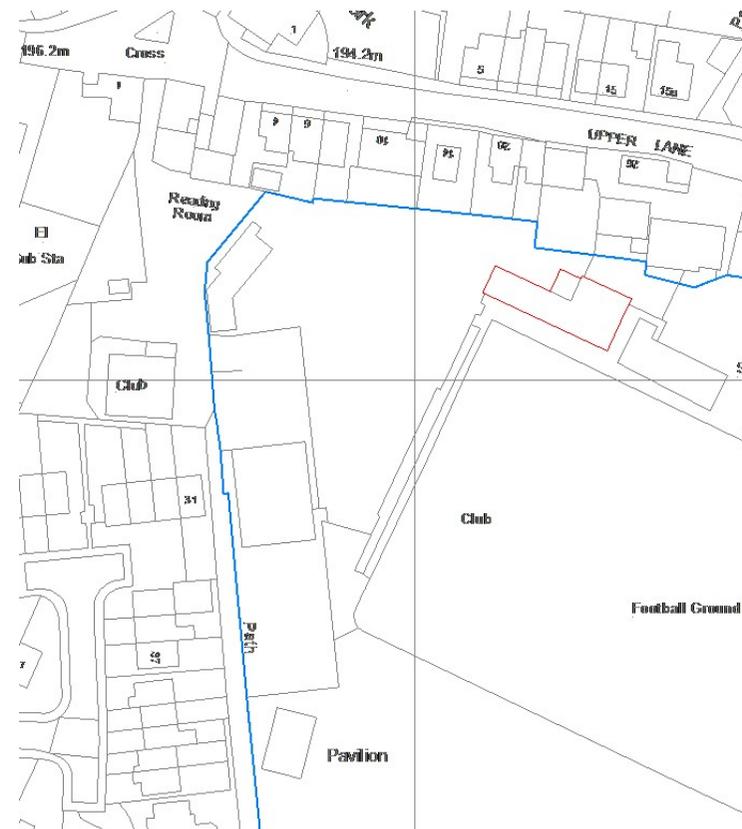
The site is located in a Emley itself. The wider area predominantly residential however the area around the club house a local community centre as well as the local Cricket club. Access to the club is obtained via Upper Lane intersection with Church Street. The club currently occupies is 13624.1sqm / 3.3acres in size with the clubhouse currently sized at 234sqm. The development area is located to the rear of the clubhouse of which is well away from any prominent elevation and set back from the existing main access point of the ground.



## 4.0 Site Analysis

### Site Topography

The site location which is indicated for the purpose of this report in blue with the area of proposed welfare facility indicated in red. Whilst a topography survey has not been commissioned at this stage, it is estimated that the development area will have a minimal fall of circa +/-200mm only. As the existing area of the development area is macadam, it is envisaged that this will have not effect on the existing surface water drainage and therefore would pose no impact on the surrounding area.



**Sun Path**

The development area is situated to the northern elevation of the welfare building therefore would not be subjected to any solar impact on the current facility nor would the proposed extension cause any issue to the surrounding properties as the development height have been kept to a minimal level.

**Site Constraints**

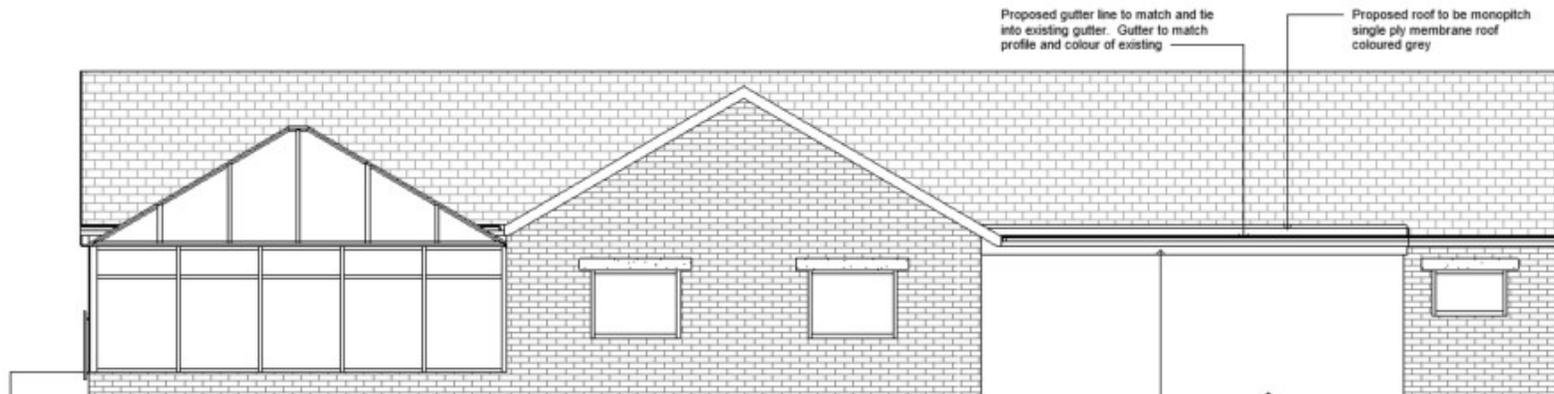
The existing site has no known constraints with regards to the proposed extension works. As part of the design strategy and engagement with Emley AFC, it has been advised that the proposed extension is kept to a limited sizes suitable enough to accommodate the required facilities and maintain an aesthetic appearance to promote the club.

**Site Massing Amount**

The position and mass of a new development has been reviewed in accordance with the site scale and constraints to the existing development. The mass of development has been design to ensure the existing eaves height of the development is maintained. The site has immediate residential accommodation to it North boundaries. The extension will remove the existing ramp of which access will be provided elsewhere, and push the existing wall line out near the changing rooms to the most prominent line of the rear elevation.

## 5.0 Appearance

The following will provide a description of the materials which are to be selected within the new development.



### External Fabric

The proposed external fabric and construction materials are to be: External blockwork construction with a high quality smooth rendered finish applied and coloured Mid Grey to allow the extension to appear progressive.

### Roof Covering

The roof will be single ply membrane coloured grey forming a mono pitch to the gutter line. Edges of the roof are to be finished in a high quality UPVC soffit and fascia detail to match that of the existing building.

### Gutters & Down Pipes

All gutters and associated down pipes will be UPVC to match that of the existing building.

All materials chosen will be robust and will have a long-life expectancy, with preference being made for materials that retain their appearance without ill effect from the elements.

### **Flexibility**

The building has been designed to ensure future flexibility; With this in mind the design construction of the extension has been developed in a way that at a future date this design can be adapted to ensure the club meets its target goals and allows it to secure further investment if needed.

### **Access & Inclusivity**

Through considerate design, access for all has been made possible. Level thresholds are included throughout, with minimal gradients around the ground. Adherence to DDA recommendations ensures that full accessibility is achieved.

## **6.0 Design References**

National planning policy guidelines DCLG Circular 01/2006 Guidance on Changes to the Development Control System and the CABI publication *'Design & Access Statements How to Write, Read & Use them'* have both been taken into consideration in this report. Both of these documents have a common approach to the form and content of a Design & Access Statement and what is required of them. The documents state that;

***"A Design & Access Statement is a short report accompanying a Supporting Planning Application to illustrate the process that has lead to the development proposal and to explain and justify the proposal in a structured way".*** (S60 Circular 01/2006)

***"The level of detail required in a Design & Access Statement will depend on the scale and complexity of the application and length of the statement will vary accordingly. Statements should be approached proportionate to the complexity of the application but need not be long".*** (S62 Circular 01/2006)

Both documents give guidance on the issues which need to be addressed in a design and access statement. These being; the **amount** of development, the **layout** of buildings, **access**, **scale** of building, **landscape** and **appearance**. The CABI document also makes reference to **use** and all six of these matters are addressed in the following section.