

Guiseley Rangers ARLFC

New Changing Facility

Design & Access Statement



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DESIGN STATEMENT

BACKGROUND

The proposal is for a changing facility for Guiseley Rangers Amateur Rugby League Football Club.

Guiseley Rangers ARLFC is a youth rugby club with six teams: three Junior teams with players aged between 11 and 14 years, and three Mini Teams, with players aged 11 and under. In total, the club has approximately 100 players. The club's home pitch is at Nunroyd Park in Guiseley, Leeds, where the teams have played since the club was founded 35 years ago.

The club trains at Nunroyd Park most week nights. Matches are generally every other weekend.



*Image copyright R Neil Marshman, 2005
<http://commons.wikimedia.org/wiki/File:Tackle.JPG>*

PLANNING POLICY

National

National planning policy is set out in the National Planning Policy Framework (NPPF). The most relevant policy is “Chapter 8. Promoting healthy communities”, paragraph 73:

“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”

Local

Local planning policy is currently contained in the Leeds Unitary Development Plan (Review 2006).

This proposal for a recreational facility to enhance the use of existing Green Space supports the UDP’s Leisure and Tourism Strategic Aim SA6:

“SA6: to encourage the provision of facilities for leisure activities, and to promote tourist visits to Leeds, in ways which secure positive benefits for all sections of the community.”

The proposed site is outside the area designated as N1 Green Space; however, the proposal does support the sustained use of the adjacent Green Space (rugby pitch), therefore the proposal is in accordance with policy N1:

“N1: Development of land identified on the Proposals Map and City Centre Inset Map II as protected greenspace, will not be permitted for purposes other than outdoor recreation, unless the need in the locality is already met and a suitable alternative site can be

identified and laid out as greenspace in an area of identified shortfall.”

The proposal will enhance and protect the local community’s use of the existing Green Space and is therefore in accordance with policies N7A and SP1:

“N7A: Provision of new playing pitches and more effective layout or enhancement of existing pitches will be supported in areas where there is a recognised shortfall, and the council will seek to secure such provision, where appropriate, through the use of planning obligations.”

“SP1: Greenspace is protected and enhanced as an important land use in its own right in conferring amenity, quality of life and a sense of identity to established communities and proposed extensions.”

USE

The building is to provide changing and showering facilities, plus WCs, for players. These will be used both for training sessions and matches. The proposed changing rooms will also be available to away players on match days. The building will provide an accessible WC that will be available to players and parents.

It is intended that the existing changing facility will be retained and used by match officials and as a store.

Car parking

Initial discussions with Leeds City Council's Planning Service suggested that, in order to prevent a detrimental effect on local amenity, the proposal should seek to minimise the requirement for on-street car parking.

To prevent cars from parking on surrounding streets, it has been agreed with the Aireborough Nunroyd Sports Association (ANSA) that the parents of Guiseley Rangers' players may park their cars in ANSA's car park.



ANSA car parking

ANSA's car parking has approximately 50 spaces and is located within Nunroyd Park, just a 500 meter walk from Guiseley Rangers' proposed changing facility. If additional car parking is required, ANSA's all-weather pitch could be used. This pitch, which has a solid ground surface (not AstroTurf) could easily accommodate 250 cars. (It should be noted that it is highly unlikely that this number of cars would ever be required.)



ANSA's All Weather Pitch

ANSA's car park is accessed via the A65 New Road. There is good visibility on leaving the car park, with a wide visibility splay. The speed limit on the A65 in this location is 30 m.p.h. Since teams train on different week nights, and matches are staggered on match days, it is unlikely that a large number of cars would be entering or leaving the site at the same time.



Access road to ANSA car parking from A65 New Road

Parents of players will be instructed, by Guiseley Rangers' club officials, to park at ANSA's car park¹. Club officials will then accompany the children on the short walk to the changing rooms. There are two routes along footpaths through Nunroyd Park; however, without improvements, these routes may not be suitable during inclement weather. An alternative route, 60 meters of which runs along the pavement adjacent to A65 New Road / Leeds Road (with a minimum width of 2 meters) could be used during winter. No route involves crossing any roads. The location of ANSA's car park and the two possible routes are shown on the plan which forms Appendix A.

After matches, there is a post-match presentation for refreshments and to announce the Man of the Match, Top Tackler, etc. This is currently held in the ANSA Club House; there is no intention to change this location.

AMOUNT

The proposal is for a single storey building that contains four changing rooms each with space for 20 players. The proposed building has an area of 142 m² (GEA).

LAYOUT

Position

The site is positioned just beyond the north-west corner of the club's pitch.

Boundaries

The south-east and south-west boundaries of the site are defined by low-level timber and steel railings that were recently installed by Leeds City Council. The site's north-west boundary is defined by Guiseley Rangers' existing changing room, which is a single storey building with pebble dashed

¹ *Players of visiting teams will be informed of the new arrangements via their club's officials. Match information is also posted on the Guiseley Rangers' website, <http://www.pitchero.com/clubs/guiseleyrangers>*

walls and a corrugated metal pitched roof. The north-east boundary is partly defined by an existing free standing garage, but is mostly open.



*View of proposed site looking north-west from the rugby pitch.
The existing changing facility is the building with a green sign.
Houses on Nunroyd Avenue are beyond.*

Access

Vehicular access is via a track leading from Tennyson Avenue to the north-east. There is a footpath that connects the site to A65 Leeds Road to the south.



Pedestrian and vehicular access to the proposed site

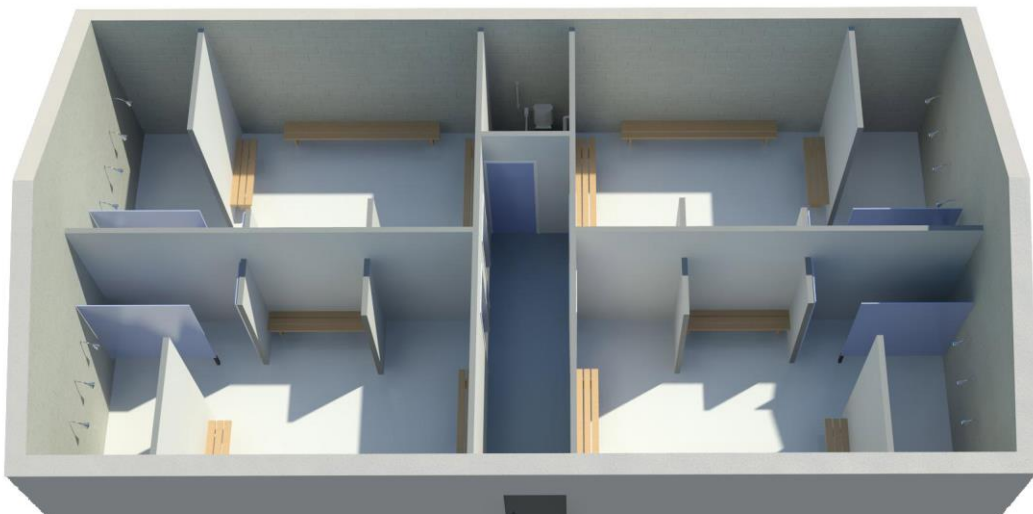
Proposed building-external

It is intended that the proposed building will be located parallel to the existing changing room. The south-west façade of the proposed building will be aligned with the south-west façade of the existing changing room building. The new building will be positioned approximately six meters away from the existing building.

There is a difference in level of approximately 750 mm across the length of the site (the site is highest to the north). In order to prevent potential drainage issues that may be caused by constructing the proposed building below the existing ground level, the building's floor level will be at the site's higher level. The new building will, however, be constructed as low as is practicable.

Proposed building-internal

Internally, the building has a simple, symmetrical layout. This comprises four changing rooms that are accessed via a central corridor. Each changing room will contain space for 20 players, plus four showers and a WC. The facility has generally been designed in accordance with Sport England's "Pavilions and Clubhouses" Design Guidance Note. An accessible WC that complies with the Building Regulations 2000 Approved Document M is to be located at the end of the corridor.



Computer generated image of proposed interior layout.

Note: colours are indicative.

SCALE

Existing surrounding buildings

In the immediate vicinity of the site, all existing buildings are small and single storey (generally garages). The buildings to the west of the site are two storey, semi-detached dwelling houses. To the north and east of the site are blocks of flats; however, these are quite small in scale, being approximately the same size as the semi-detached houses.

Proposed building

The proposed building will be single storey. In order to minimise the building's height, the roof will have a shallow pitch of 15 degrees. The maximum height of the building will be 4.35 meters. It will have a gross external area of 142 m².

Although the proposed building is slightly larger in plan than surrounding houses and flats, it is quite a small building and, since it is only single storey, the proposed building would appear subservient to the existing buildings and its scale would be in keeping with its surroundings.

APPEARANCE

Existing surrounding buildings

The garages that are immediately adjacent to the site are simple structures with pebble-dashed or timber boarded walls and generally have corrugated metal roofs.

The houses to the west of the site, on Nunroyd Avenue, are of stone construction with red-brown plain clay roof tiles. The roofline and rainwater goods are black in colour. Windows are white. These houses are within the Guiseley Conservation Area.

The flats to the north of the site, on Tennyson Street, have plain white rendered walls, with a reddish brown brick base; roofs are grey-brown concrete pan tiles. Outbuildings are reddish brown brick. The roofline and rainwater goods are black in colour. Windows and doors are white.



Block of flats on Tennyson Street adjacent to the proposed site.



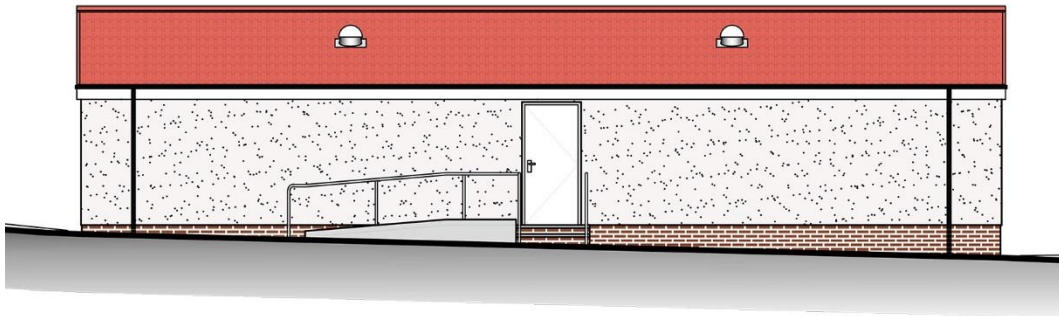
Typical House on Nunroyd Avenue

Proposed building

The building will be simple in appearance. The external walls will be rendered; the finished colour will be white. The base will be reddish brown brick. This is similar to the flats on Tennyson Street.

As recommended by Sport England’s Design Guidance Note, to prevent illicit access, the roof will be pitched and covered with coated steel. This will be shaped to resemble pan tiles and will have a “Natural Stone Granulate” finish to mimic the appearance of clay. They will be red-brown coloured. The proposed roof tiles will be similar in form to the pan tiles on Tennyson Street, whilst the colour will be in-keeping with the more “lively” colour of the clay tiles on Nunroyd Avenue. The proposed steel tile sheets are fixed at both top and bottom and are much more resistant to forced entry than ordinary clay or concrete tiles (which can only be fixed at the top).

The roofline, including soffits, fascias and bargeboards, will be softwood, painted black. Gutters and rainwater pipes will be black PVC-U.



*Entrance (West) elevation. Colours are approximate.
Refer to BEAM Architect’s drawing L1305-20 Elevations for material notes.*

The external entry door will be steel faced (for security) and painted white. For enhanced security there are no windows; instead, natural light will be permitted to the building’s interior with daylight collector tubes. Externally, these are clear polycarbonate.

The external ramp and steps will be paved with grey concrete slabs. Railings will be tubular steel painted white and will comply with Building Regulations Approved Document M.

ACCESS STATEMENT

Since the building's sole purpose is to provide changing facilities for children playing rugby on grass pitches, who necessarily would be supervised by able-bodied adults, there is no need to make the changing rooms themselves suitable for disabled use.

However, it is possible that disabled parents of players may need access to sanitary facilities, therefore an accessible WC is to be provided. This WC, and the internal corridor from which it is accessed, will comply with the dimensions and specifications stipulated in the Building Regulations 2000 Approved Document M.

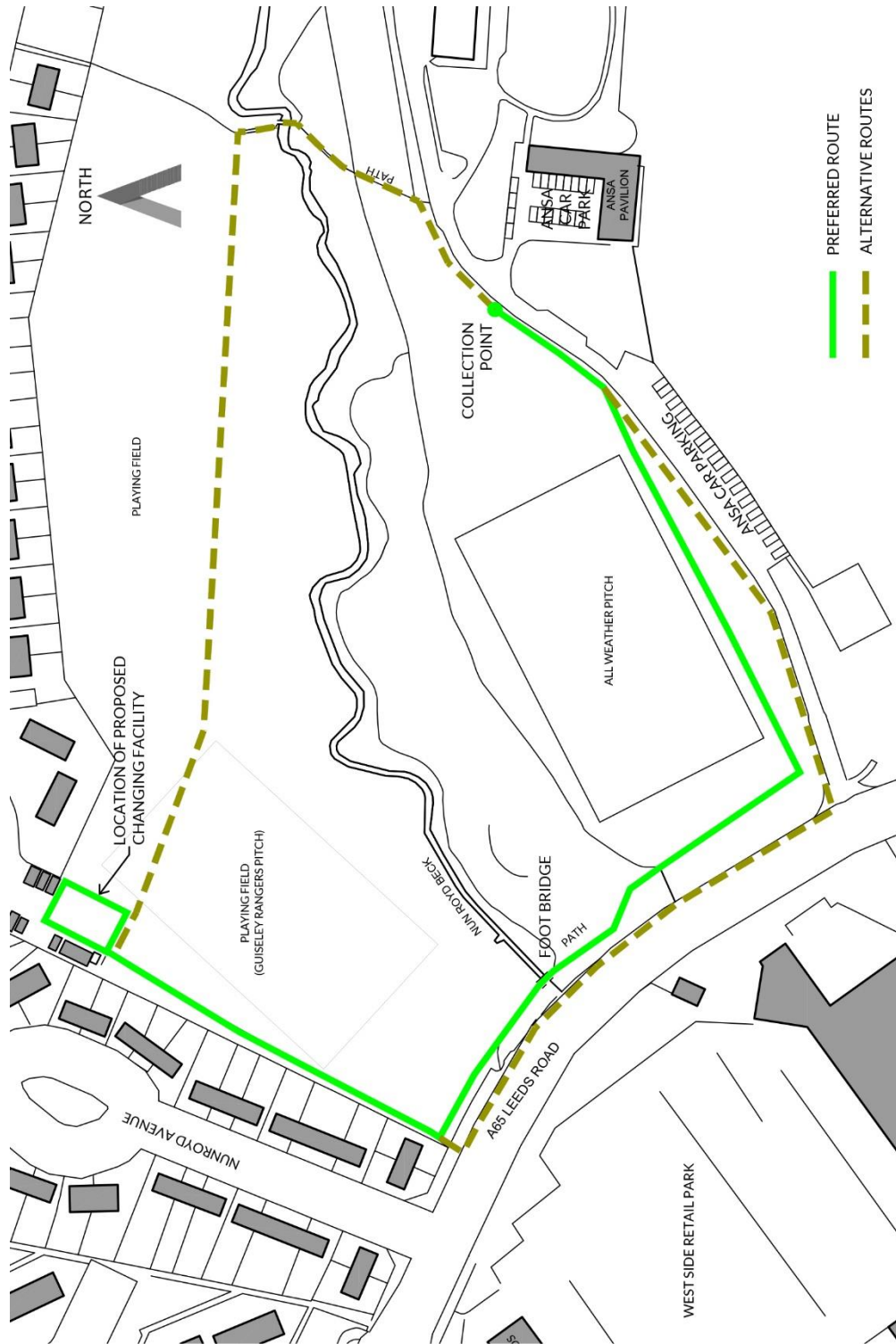
Access into the building will be level. A ramp will be provided on the approach to the building. This ramp will be at 1:12 with a length of 2.5 meters, a width of 1.5 meters and level landings at the top and bottom with a minimum depth of 1.2 meters. Suitable handrails will be fixed to both sides of the ramp.

Where further guidance is required, reference will be made to BS 8300:2009+A1:2010.

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APPENDIX A



Possible routes between ANSA's car park and Guiseley Rangers' proposed changing facility