

DESIGN & ACCESS STATEMENT

Ref: 17002

East Preston Football Club

Lashmar Road

East Preston

BN16 1ES

2nd February 2018**Caldotec**
Architectural
design**BACKGROUND & PLANNING HISTORY**

The application site is the local East Preston Sports and Social Club which incorporates the facilities and grounds of East Preston Football Club. The area subject of this application is specific to the Football Field and facilities. This application is for works which form part of a programme of improvements required by the club to attain promotion to step 4 in the football pyramid. While the Club expect to earn promotion through their match play, in order to receive the promotion the Football Association require that the facilities at the Club meet certain standards. The works subject of this application will allow the Club to meet these standards.

The Other relevant applications on site are;

- EP/3/14/ – Provision of covered areas for standing spectators and kitchen service area. 2 turnstiles. Extension of concrete pathway. New external doors to WC's, APPROVED
- EP/120/13/ - Additional 50 seat covered stand located besides existing stand, APPROVED
- EP/60/10/ - Additional 50 seat covered stand located besides existing stand, APPROVED
- EP/193/07/ - Smoking area for members and visitors, APPROVED
- EP/53/00/ - Extend covered area, pathway to 3 sides of pitch, home and away dug outs, APPROVED
- EP/43/96 – Re site existing garage and portakabin approved under EP/63/95, APPROVED

SITE & EXISTING TREES/SHRUBS

The site is situated on Lashmar Road to the West of Lashmar playing field/recreation ground. It is surrounded mainly by mature trees of approximately 4M high to North, South and Eastern boundaries, as well as fencing and hoarding. The East Preston Primary School is to the South and the rear gardens of houses in Clarence Drive are to the West. Beyond the trees on the Northerly boundary is Roundstone Drive. It is expected



PROPOSAL

The application proposes to remove existing Marley garage store and replace with a new purpose built combined toilet and storage area along with a separate store to the Southern end of the site. Also it is proposed that another new kiosk with turnstile is to be placed alongside previously approved kiosk under EP/3/14/ to Eastern boundary. This is to allow for both home and away fans to enter via different points, a necessity for their proposed promotion.

AMOUNT

The toilet block will provide an additional wheelchair assessable WC along with 2 x female toilets and 1x male toilet with 2 urinals. The proposed floor area is 31.8m².

The separate machinery store has a proposed floor area of 6.75m² and an additional 5m² hard standing is proposed for access into the store.

The additional kiosk has a proposed floor area of 2m² and an additional 3m² of hard standing is required to fit both kiosks and their respective turnstiles in.

The total additional area of floor space being created is approximately 40.55m²

LAYOUT

The proposed layout can be seen on the submitted plans.

APPEARANCE

It is proposed that the new buildings be block built with painted render and bitumen felt roof.

ACCESS

The site is accessed via the driveway off Lashmar Road (vehicles and cycles), or by walking across the recreation ground (on foot). The whole area is predominantly flat with slight ramps where levels vary. There is no change to the access