

NEXT GENERATION CLUBS / DAVID LLOYD LEISURE, HATFIELD

DESIGN AND ACCESS STATEMENT

PROJECT AIM

The extended parking provision is intended to provide a dedicated staff car park in order to ensure the Next Generation Club Members have access to the remainder of the existing, publicly accessible parking areas. Two replacement tennis courts are to be provided to replace those lost in the location of the proposed new staff car park. The replacement tennis courts are to be located to the south of the main club building. The existing site plan is illustrated on drawing no. 1109/L(0)002.

CONTEXT

The site for the proposed staff car park extension is located on the eastern side of the Next Generation Club building. The site abuts an adjoining boundary to the east and north, with the Next Generation Club service yard to the west and further tennis courts to the south. The site is flat and currently contains outdoor tennis courts. The boundaries to the north, east, and west of the site also incorporate perimeter landscaping.

The site is currently enclosed with timber fencing, along the adjoining owner boundaries to the east and north. The tennis courts are additionally enclosed with traditional post and plastic coated chain link fencing, commonly utilised around tennis courts. The club's service yard to the west is enclosed with hit and miss natural stained timber fencing.

DESIGN

The proposals are described on drawing no. 1109/L(0)001C.

Car park layout

The proposed layout illustrates a total of 71 no. staff car parking spaces, including 4 no. wheelchair accessible spaces. The layout is simple and efficient, with a central island and perimeter parking arrangement.

Car park access

The new staff car park will be entered through the existing Next Generation Club car park and via the club's service yard. An additional set of gates will be installed in the east fence line of the service yard to facilitate this. The gates will match those that already exist to the service yard in the northern fence line of the service yard. The car park will be used by staff members only.

Car park materials

The car park will be set out via traditional concrete kerbs along the access route, around the perimeter, and to the central island with the car park surfaced in bitumen macadam. The car parking spaces will be designated via white lining, including appropriate markings to the wheelchair accessible bays. The perimeters beyond the kerb lines will be landscaped.

Car park landscaping

The landscaped boundaries to the adjoining properties to the north and east will remain in their entirety and will be enhanced via additional low level shrub planting to the zones at the corners of the new car park. The landscape boundaries adjacent to the service yard fencing will be adjusted to take account of the new access route and adjacent parking spaces. An additional perimeter of shrub planting will be created to the southern side of the new staff car park alongside the existing tennis courts. An element of shrub planting will also be incorporated to the central car park island itself.

Car park fencing

The existing perimeter fencing to the north and east boundaries will remain unchanged, as will the timber fencing to the western service yard boundary, apart from the introduction of the new access gates noted above. The southern boundary fencing will be shared with the access to the tennis courts and, hence, will be post and plastic coated chain link tennis court fencing to match the existing.

Car park lighting

The car park will be illuminated via an extension of the existing car park lighting circuit. Post and lamp fittings will match those within the existing car park.

New tennis courts

2 no. new tennis courts are to be constructed to the southern lawn in front of the main club building. These will be surfaced and fenced to the same standard as those that formerly existed in the location of the new staff car park. The surface will be green artificial turf with white play lines. The courts will not be floodlit. Perimeter fencing will be post and plastic coated chain link (green). Access to the new tennis courts will be through the club's lounge areas, utilising existing doors in the southern elevation.

New floor space

There are no new buildings associated with this proposal and, hence, no new internal floor space is created.