

David Lloyd, Hatfield

CLUB SUPPORT – OFFICE REFURBISHMENT
DESIGN & ACCESS STATEMENT

Job Number | 2018-148

**02 December
2019**

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INTRODUCTION & APPLICATION OVERVIEW

This Design and Access Statement has been prepared by Hadfield Cawkwell Davidson to accompany the listed building consent application for refurbishment works at the existing David Lloyd leisure club in Hatfield, Hertfordshire. The proposed works to be carried out at the club consist of:

- Refurbishment of existing ground floor office & staff welfare spaces
- Creation of new staff WC facilities in existing ground floor archive space
- Strip out of existing (disused) hotel rooms and creation of new first floor office & staff welfare spaces

This report should be read in conjunction with the following drawings which form part of the application:

- PL-001 rev P0 Existing Site Plan
- PL-002 rev P0 Proposed Site Plan
- PL-003 rev P0 Existing Ground Floor Plan
- PL-004 rev P0 Proposed Ground Floor Plan
- PL-005 rev P0 Existing First Floor Plan
- PL-006 rev P0 Proposed First Floor Plan
- PL-007 rev P0 Proposed First Floor Kitchen & Breakout Area Plan

SITE & SURROUNDING CONTEXT

Location & Access

The existing David Lloyd leisure club is located on the Hatfield business park on what was formerly the Hatfield Aerodrome site. The site is accessed directly from Tamblin Way with the main distributor road for the business park to the North & West of the application site. In turn this provides a direct link to the nearby A1(m) motorway. A pedestrian link between the district centre and the nearby residential areas passes across the southern boundary of the site.

Existing Building

The club is located in the former Comet aircraft hangar. The hangar dates from the early 1950's and at the time of its construction was the largest aluminium building in the world. The building operated as an aircraft hangar and workshop until the closure of the airfield in 1994 and in 1998 it was granted grade II listed status. Following redevelopment of the airfield site to a business park beginning in 2000 planning permission & listed building consent was granted in June 2002 for alterations to the hangar building to allow its use a leisure club.

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DESIGN

Use

The existing ground floor office space is not sufficient for the current staff numbers in club support, both in terms of desk space and staff welfare facilities. The proposed works aim to address these issues.

It is proposed to refurbish the existing ground floor kitchen & dining areas and install additional WC facilities more in line with the requirements of the staff numbers on that floor. At first floor the existing first floor hotel room facilities which are currently unused will be stripped out and reconfigured as additional office space and staff welfare facilities.

Layout

The existing ground floor office space is of an open plan configuration and as part of the proposed works there will be minimal alteration to this. An existing combined office/breakout room is proposed to be split into separate office and meeting areas to allow a more efficient use of the space. Otherwise the only alterations in this area will be minor desk reconfigurations to accommodate different work departments.

Although sufficient in terms of size the existing ground floor kitchen facilities are outdated and in need of replacement. The new kitchen will be installed within the existing room footprint and maintain the link through to the dining and breakout space while upgrading the facilities generally. The existing dining and breakout spaces will be fully refurbished with new decoration and furniture while maintaining the general layout as existing.

The current shared toilet facilities within ground floor club support are outdated and also inadequate in terms of provision for the staff numbers. While maintaining the current layout the existing facilities will be fully refurbished and re-allocated for use by female members of staff only. Adjacent to these the existing archive storage space will be reconfigured to provide new WC facilities for male members of staff.

At first floor the existing space has been divided up into individual hotel rooms which are not conducive to any other use. By removing the majority of the internal walls and stripping the building back to the main structure 2 new open plan office spaces will be created which are more suited to the requirements of the club support teams. A new kitchen and breakout space will divide the 2 open plan office areas with additional WC facilities for staff.

Appearance

As part of the proposed works it is not intended for there to be any alteration to either the structure or external envelope of the building. Windows and internal sill levels within the proposed office spaces at first floor will be maintained as existing and the overall visual appearance of the building will remain unchanged from outside.

Internally the new spaces will be fitted out to a typical modern office standard, with new floor/wall finishes and lay in grid suspended ceiling hiding services above. Where new kitchen facilities are installed these will be fitted out to a typical modern office standard, with suitable soft furniture in the breakout areas to allow staff to relax during allocated breaks.

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ACCESS

Vehicular & Transport Links

It is not proposed that any of the current site access and transport links will be altered as part of the application.

Disabled Access

The existing club has disabled parking allocations and level access internally throughout both public and staff areas, none of which are proposed to be altered as part of the application.

Means of Escape

Existing internal escape stairs are used as means of escape from first floor, no additional provision is proposed. A staff management plan will be in place for the evacuation of disabled people.