

Design and Access Statement
Club Extension and Spa Garden
David Lloyd, Reading

David Lloyd
CLUBS



David Lloyd

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DAVID LLOYD CLUBS CLUB EXTENSION AND SPA GARDEN READING

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Fig. 1 Site Aerial View



1. Introduction

This Design and Access Statement has been prepared by Hadfield Cawkwell Davidson to accompany the full planning application for the provision of a two storey extension, to house gym and spa areas and a new external spa garden at the existing David Lloyd Leisure Club in Reading.

Application Overview

This document is to be read in conjunction with the application drawings, scheduled below:

- A-PL-001 Location Plan
- A-PL-002 Existing Site Plan
- A-PL-003 Proposed Site Plan
- A-PL-004 Existing Ground Floor Plan
- A-PL-005 Existing First Floor and Mezzanine Plan
- A-PL-006 Existing Roof Plan
- A-PL-007 Existing Elevations
- A-PL-008 Proposed Ground Floor Plan
- A-PL-009 Proposed First Floor and Mezzanine Plan
- A-PL-010 Proposed Roof Plan
- A-PL-011 Proposed Elevations
- A-PL-015 Site Materials Plan
- A-PL-016 Proposed External Sauna Cabin Details



Fig. 2 Proposed Site for Spa Extension and Spa Garden

2. Site & Surrounding Context

2.1 Location

The existing David Lloyd Club is located to the east of Reading, off Valley Park Drive, close to the A3290.

2.2 Access

David Lloyd Reading is accessed off Valley Park Drive and is well connected to existing infrastructure via Thames Valley Park Drive leading to the A3290. The nearest bus stops are approximately 3 minutes walk from the site entrance.

2.3 Existing building and site

The existing David Lloyd leisure club sits centrally on the site. It comprises of a two storey element and a single storey element linked to a pool hall with a membrane cover. The Club uses a dedicated car park, and a shared car park outside the site’s boundary, and the building’s principal frontage faces south east. The proposed application site for the additional facilities includes the existing pool hall and the areas directly to the east and south of the pool hall, which currently form part of the Club car park (figure 2).

2.4 Surrounding context

The site is bounded to the North by the Thames Valley Nature Reserve. The wider area consists of various commercial buildings with surrounding greenery and trees.

2.5 Existing landscaping and Ecology

There are trees and hedgerows on the north and east boundaries of the site and the car park contains small areas of planting. The site is relatively flat.

2.6 Planning History

No previous planning applications relating to this site have been found.

2.7 Utilities / Easements

No public rights of way or tree protection orders are located within the red line boundary.



Fig. 3 Site Aerial Photograph



Photo 1 View 1 - Site Entrance



Photo 4 View 4 - Rear of existing pool



Photo 2 View 2 - Side of existing club



Photo 5 View 5 - Rear of existing club



Photo 3 View 3 - Rear of existing club



Photo 6 View 6 - Club main entrance

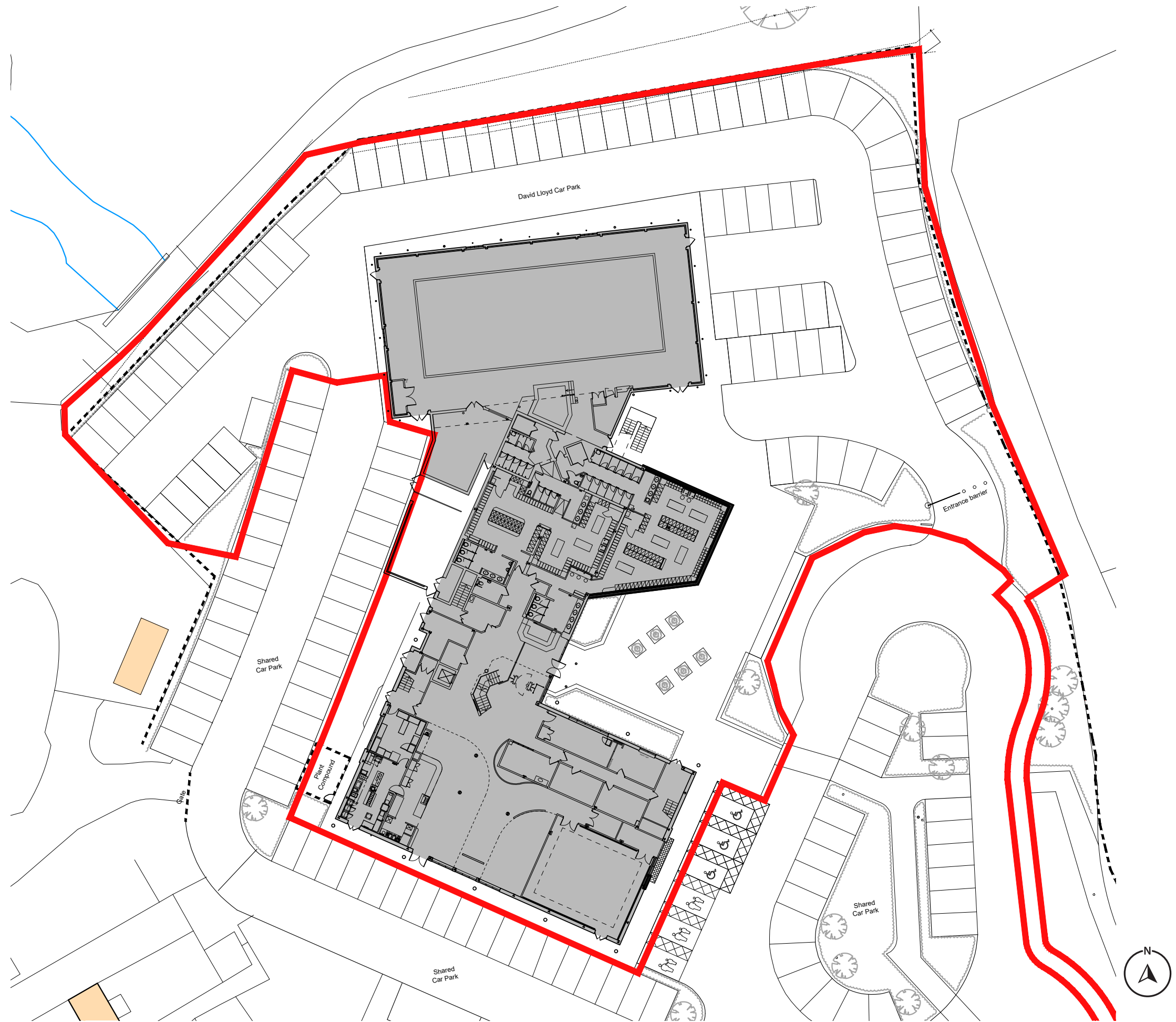


Fig. 4 Existing Site Plan

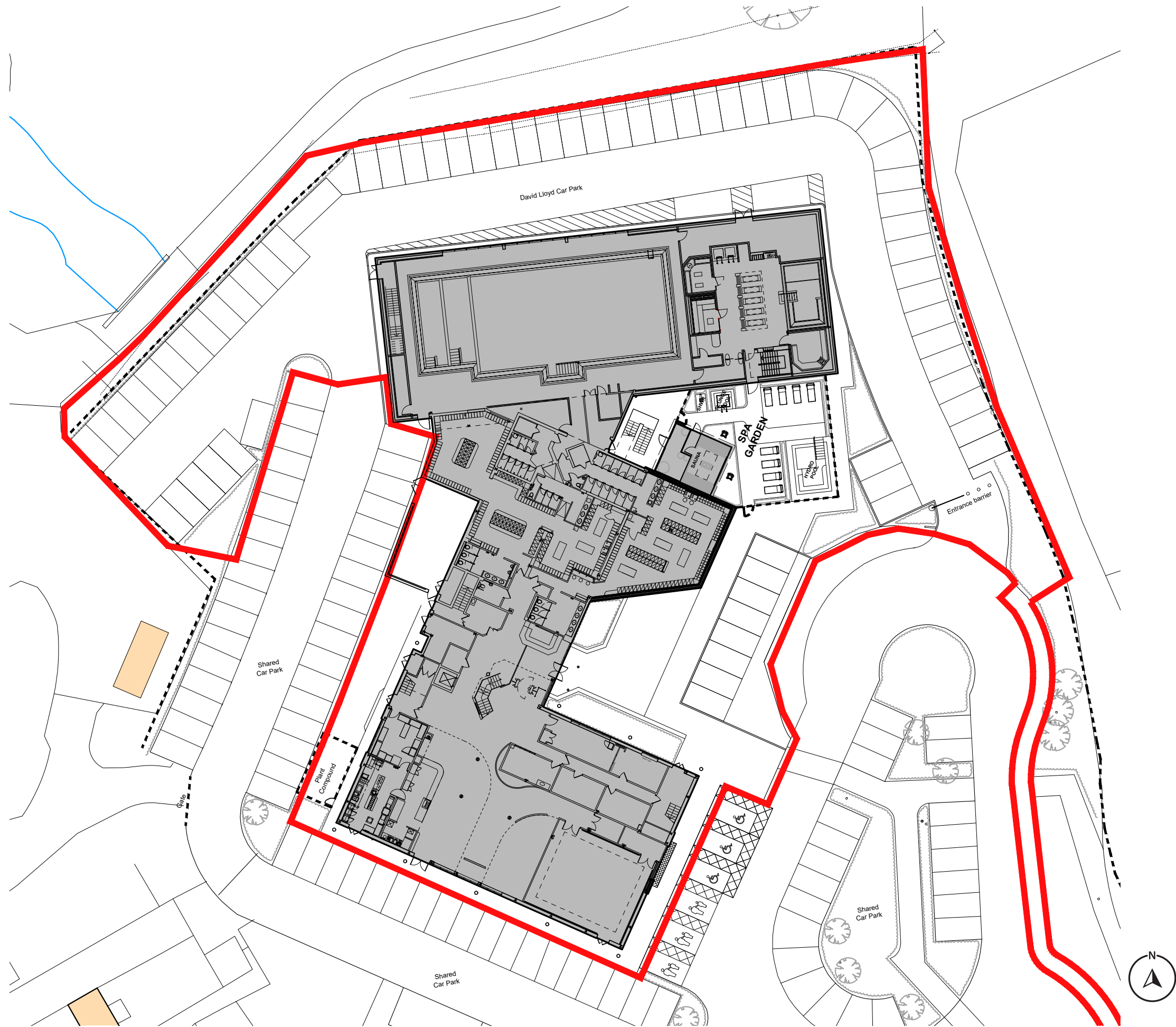


Fig. 5 Proposed Site Plan

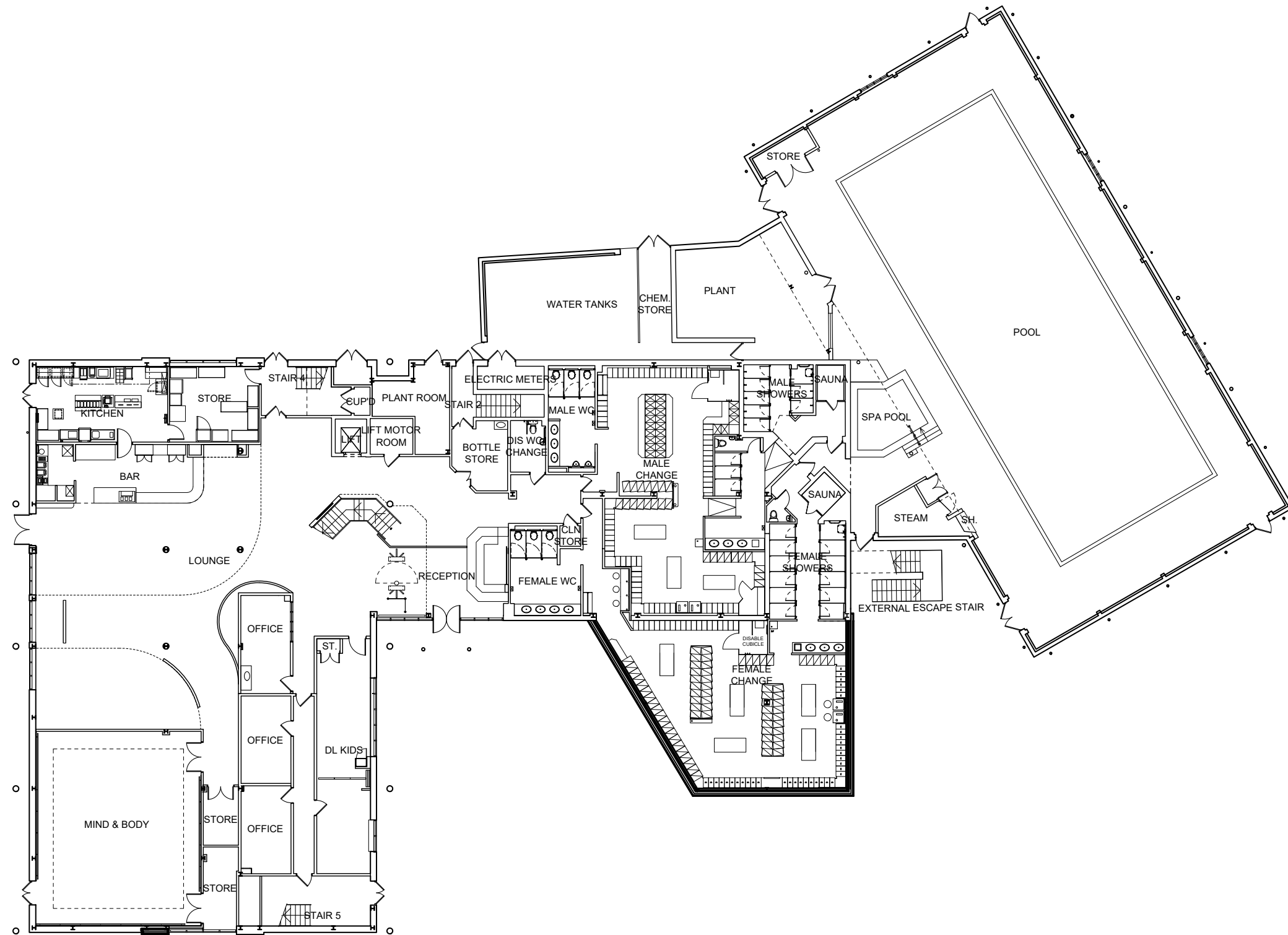


Fig. 6 Existing Ground Floor Plan

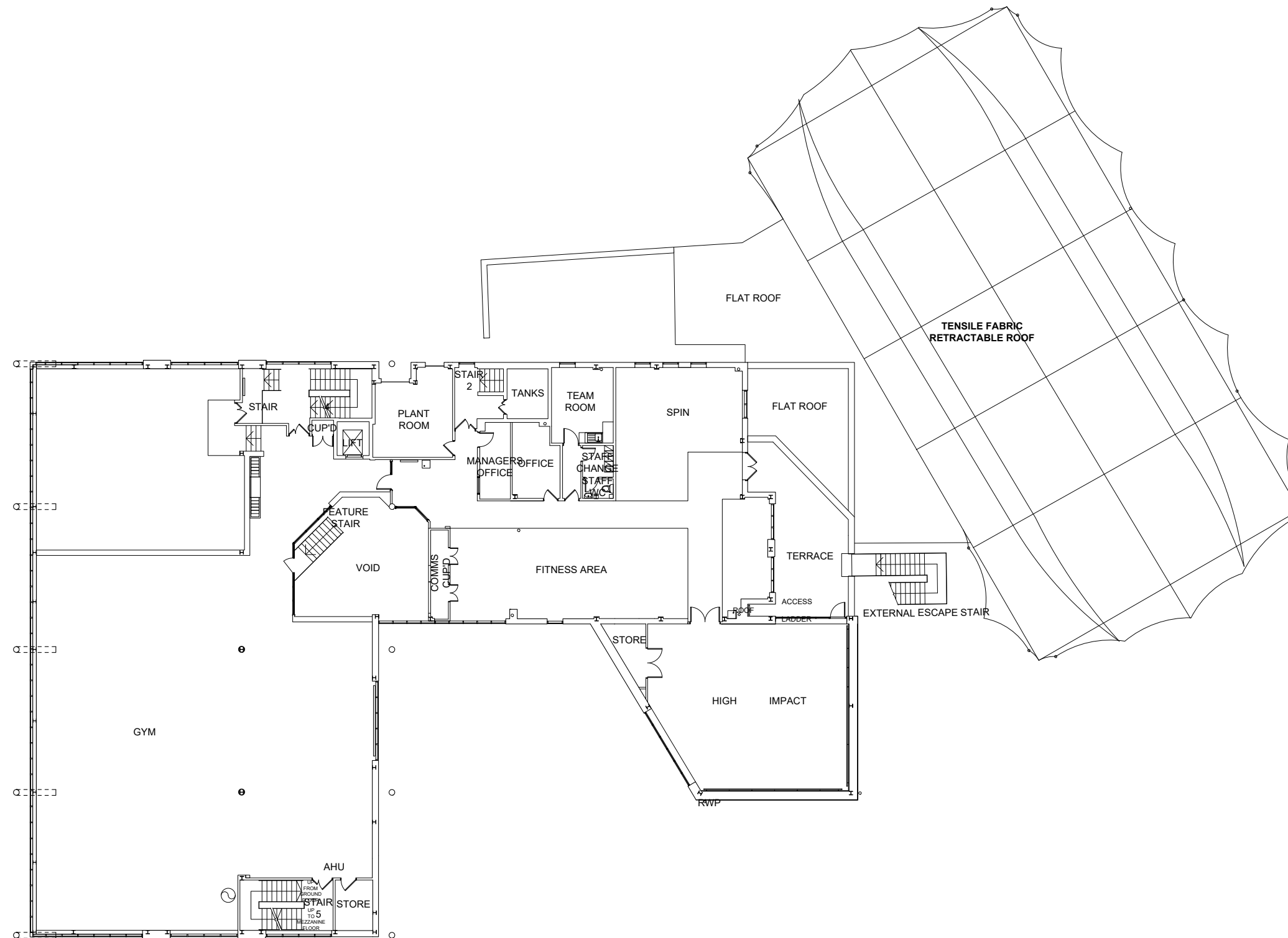


Fig. 7 Existing First Floor Plan

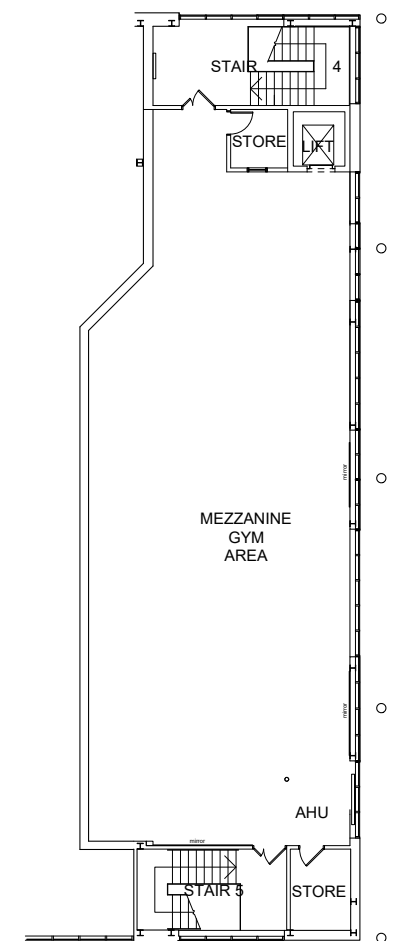


Fig. 8 Existing Mezzanine Plan

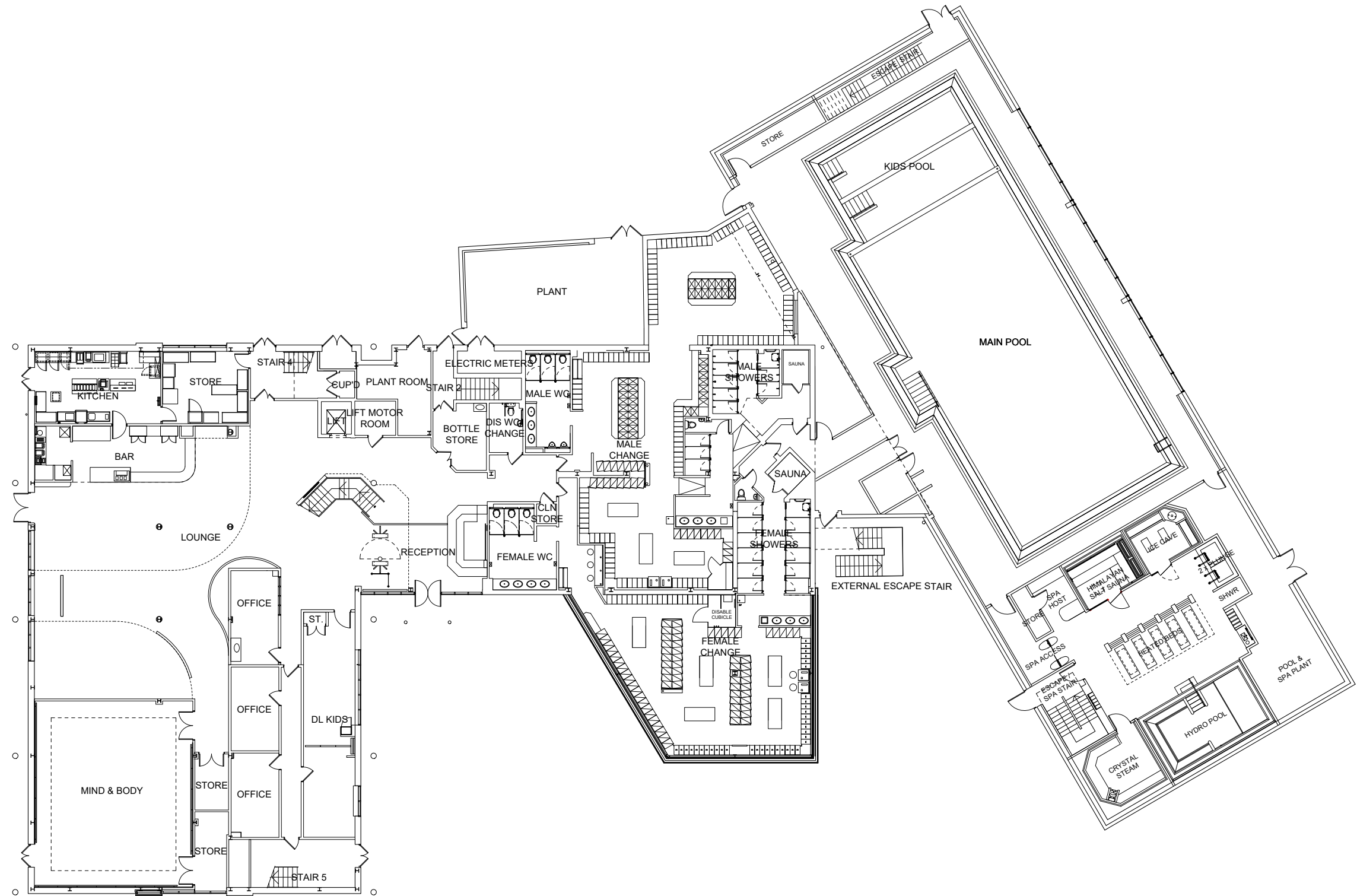


Fig. 9 Proposed Ground Floor Plan

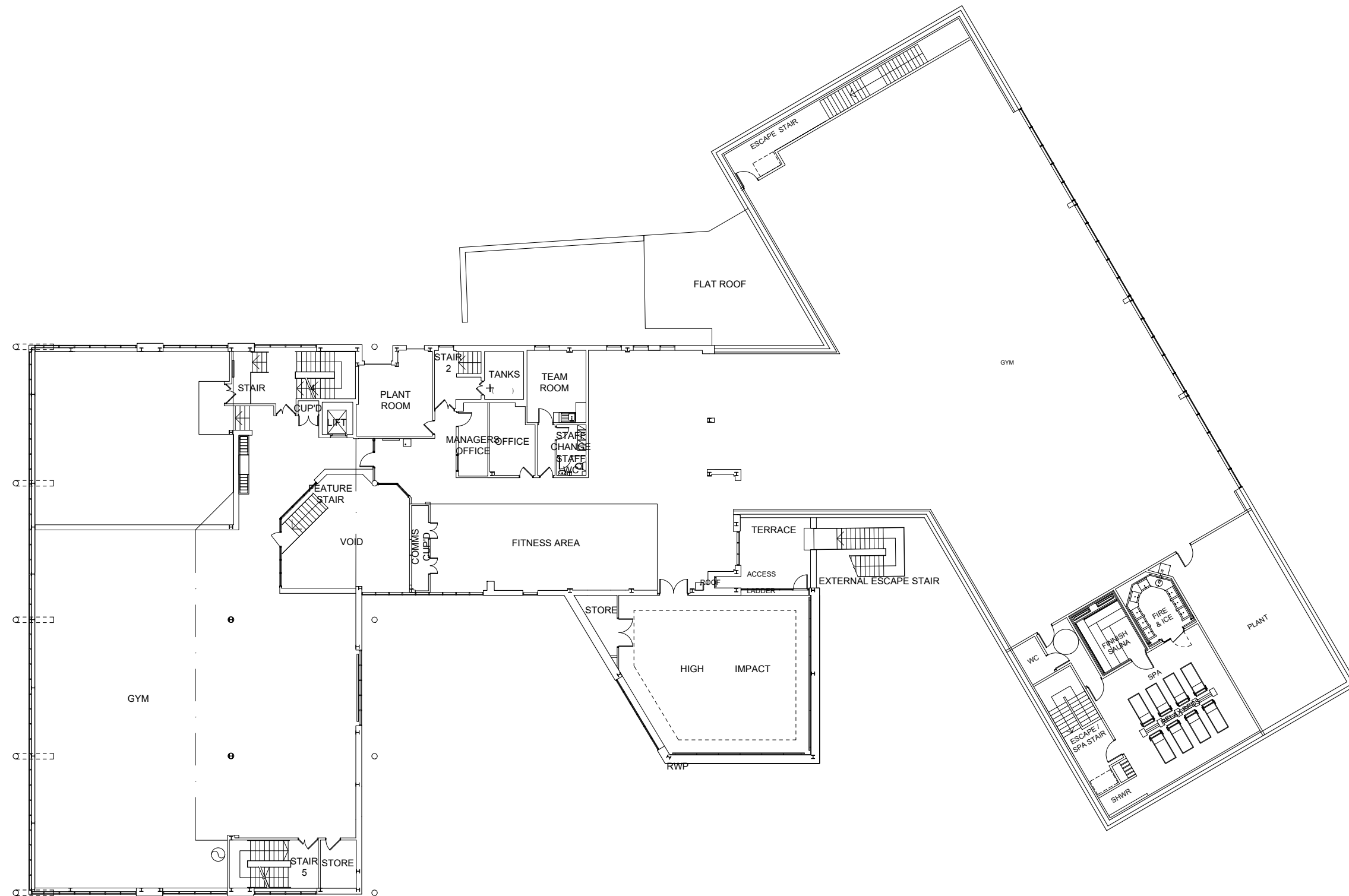


Fig. 10 Proposed First Floor Plan

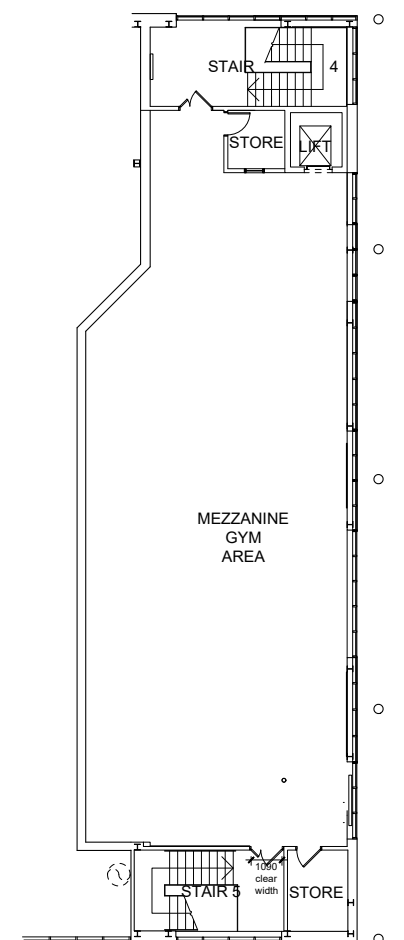


Fig. 11 Proposed Mezzanine Plan

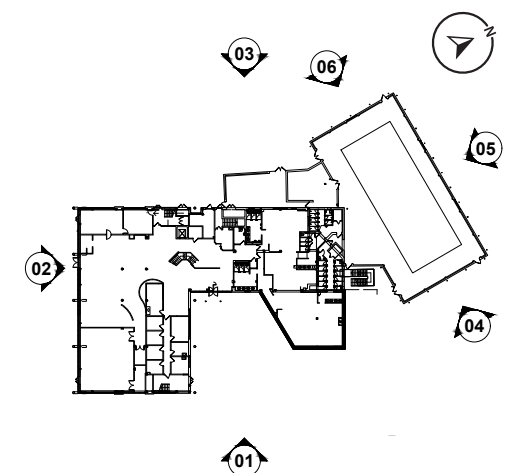
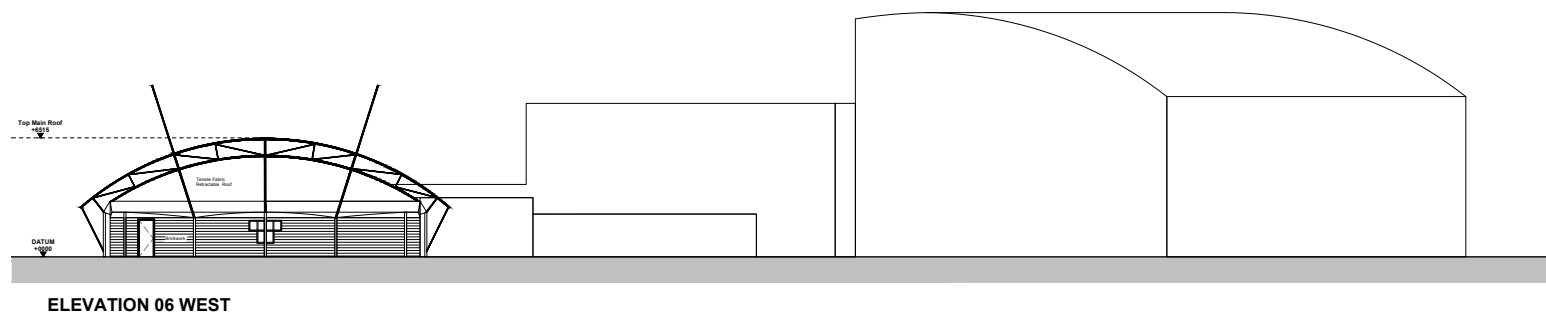
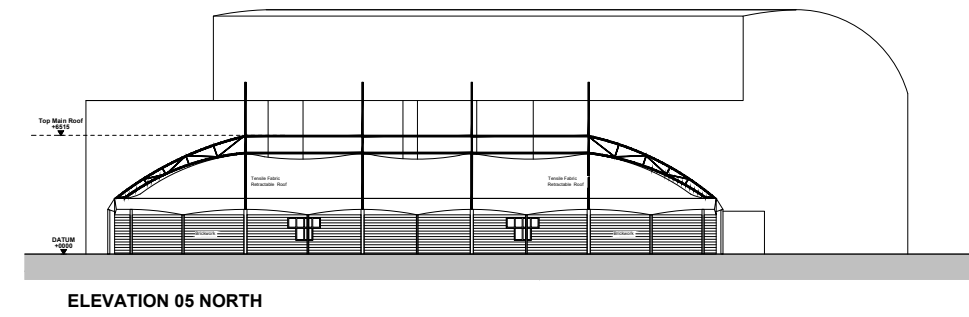
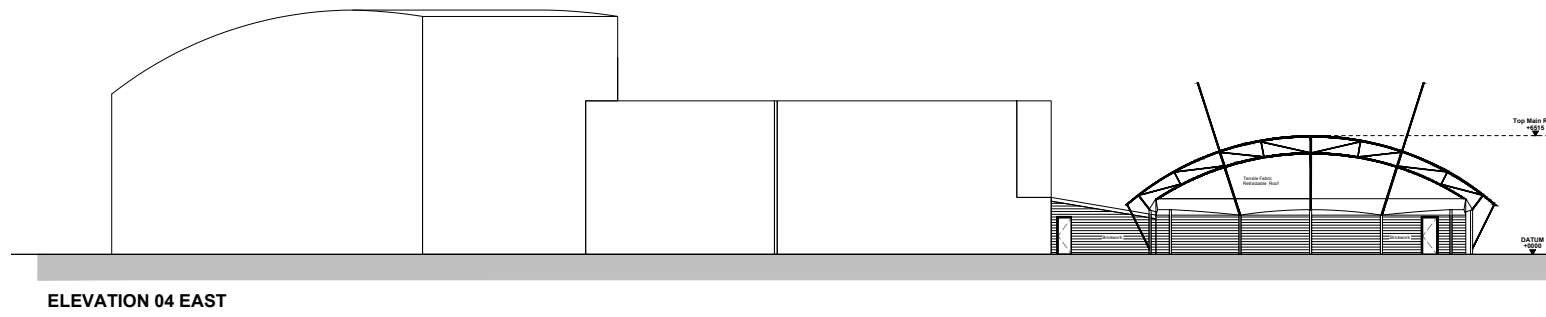
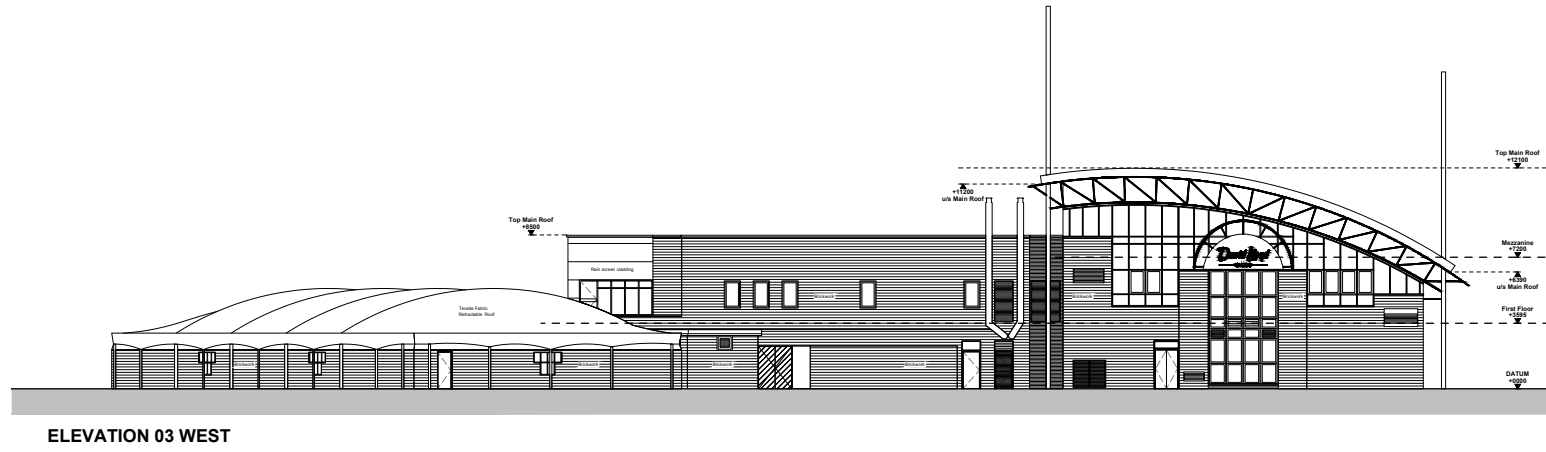
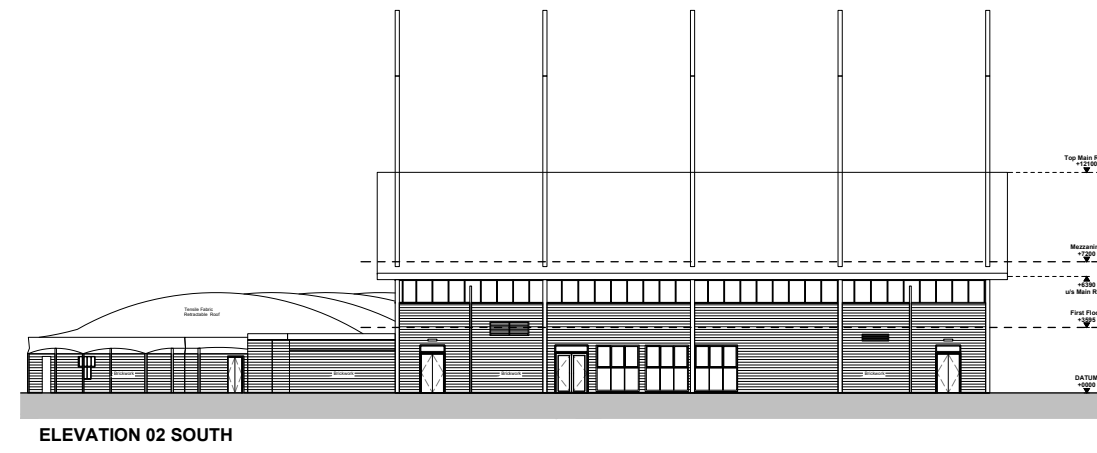
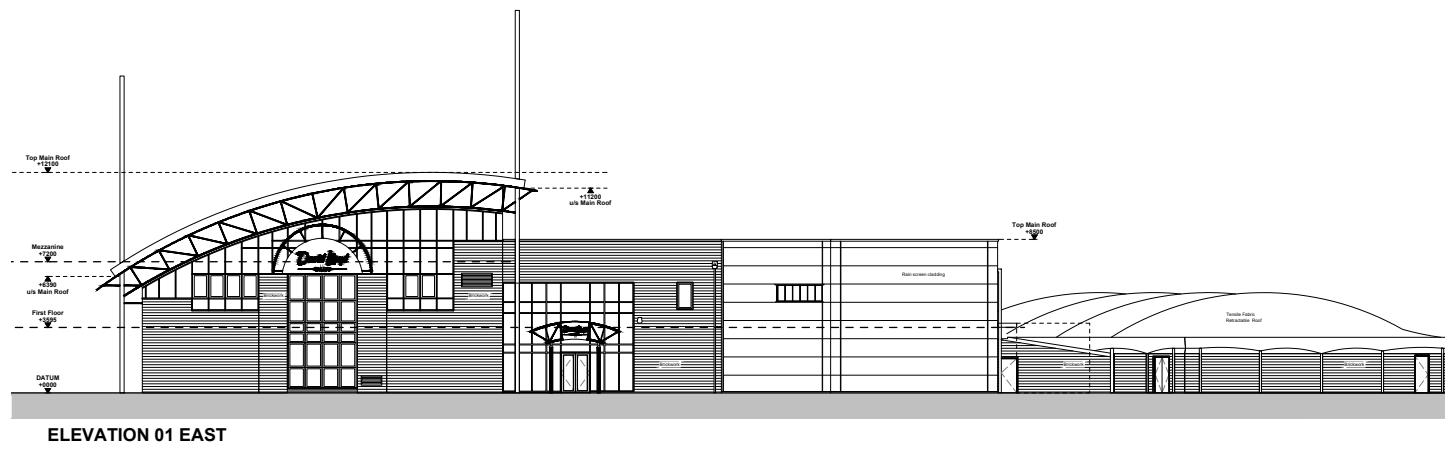


Fig. 12 Existing Elevations

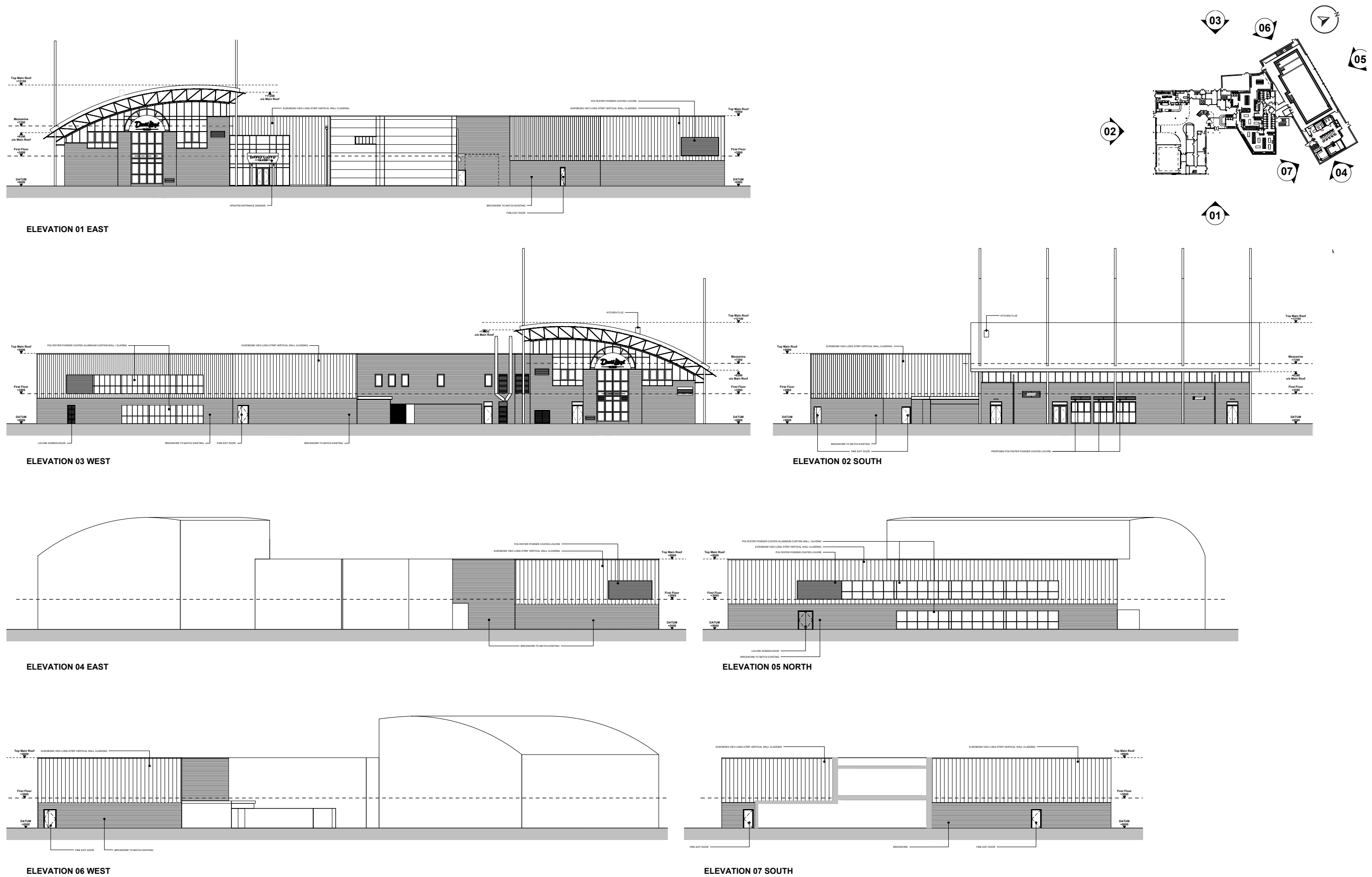


Fig. 13 Proposed Elevations

3. TWO-STOREY EXTENSION

3.1 Use

The club currently has a limited spa and gym offering and there have been considerable requests for these facilities from club members which this extension aims to address. Additionally, the club currently has no outdoor spa facilities for the summer months. It is proposed to build a two storey extension to house the refurbished pool hall, an extended gym and indoor spa with a connecting outdoor spa garden to address these requirements.

3.2 Amount

Proposed additional floor space - 1063m² GIA.

3.3 Layout

The majority of the proposed additional floorspace is located at first floor, with a modest increase to the ground floor footprint to the east of the existing pool hall.

The extension has been designed to flow from existing facilities as well as to utilise the space in an efficient manner to meet the clients accommodation brief. The existing pool building is to be redeveloped and extended to provide the required facilities. The proposal will provide a new spa facility at ground and first floor. The existing gym and fitness suite will be extended across into the first floor extension.

3.4 Scale

The extension is designed to tie in with the existing building, and is set at a similar height to the existing two storey element of the club. The internal layout has been planned in an efficient manner to minimise the proposed developed floor area.

3.5 Appearance

The external finishes chosen for the proposed extension have been selected to compliment the materials found in the existing building. These include vertical metal cladding panels, brickwork and large areas of glazed curtain walling. Materials on the existing building are to be refreshed to improve the overall appearance of the club and new cladding will be added to the entrance elevation to match the proposed cladding on the new extension.

3.6 Sustainability / Energy Efficiency

Low energy design will be incorporated into the services design as far as possible and energy efficient lighting will be used throughout.

3.7 Material Choices

Because of the size of the proposed extension it was highly important to break up the volume to visually bring the building down to a more human scale. A key tool for breaking down the volume of a building is material choice and variation.

Contemporary Cladding

The proposal is for vertical metal cladding panels to be wrapped around the first floor of the extension. It is proposed to install the same cladding at the existing entrance to tie the new and existing elements together.

Glazing

Glazing is used as a tool for both breaking up the form of the building but also for diminishing the barrier between inside and outside. Glazing is used heavily in areas of maximum activity within the building and used sparingly elsewhere, to give the building a feeling of vibrant activity.

Plinth Material: Brick to match existing building

Providing a podium on which the rest of the building sits, the brick allows the other elements to appear to float above the plinth, lessening the overall volume of the building.

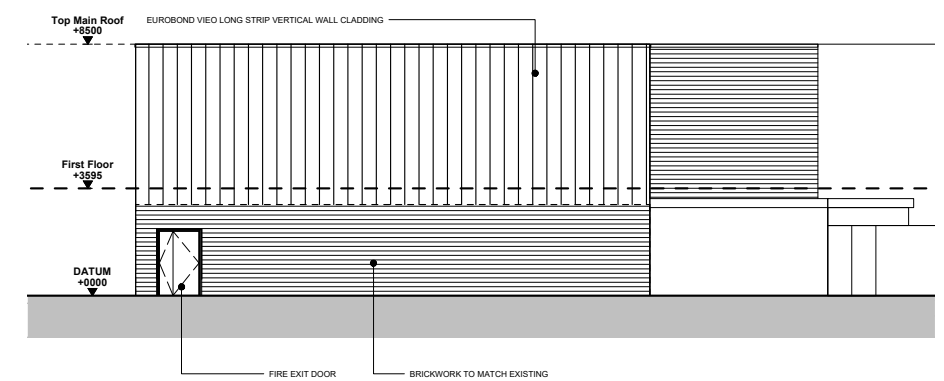
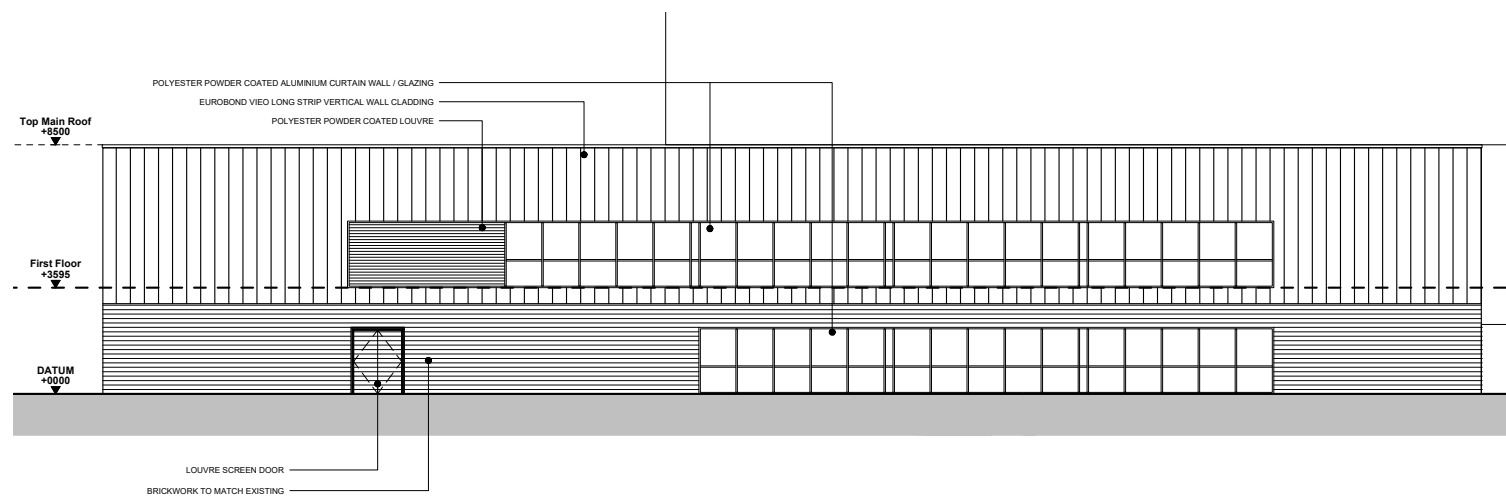
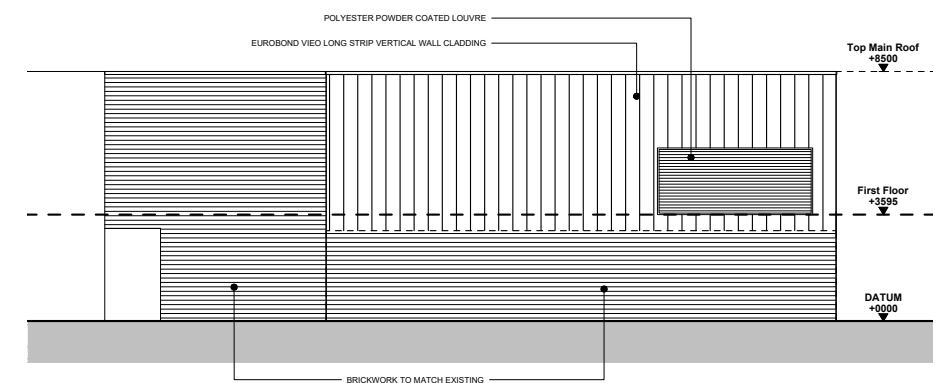
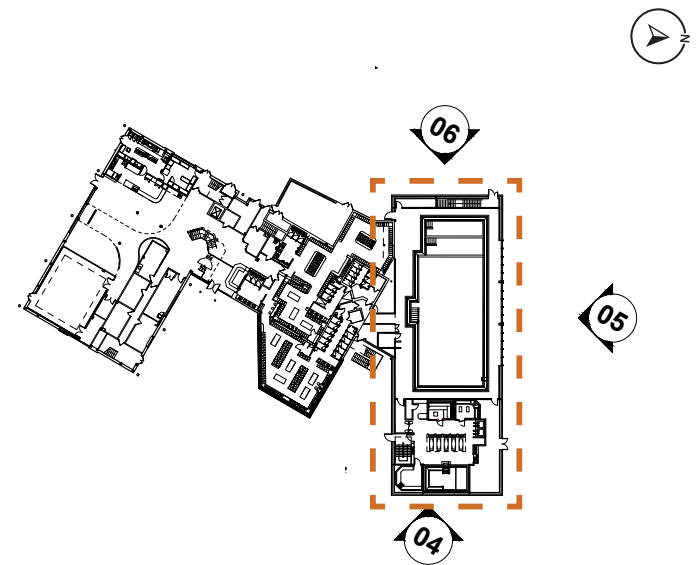
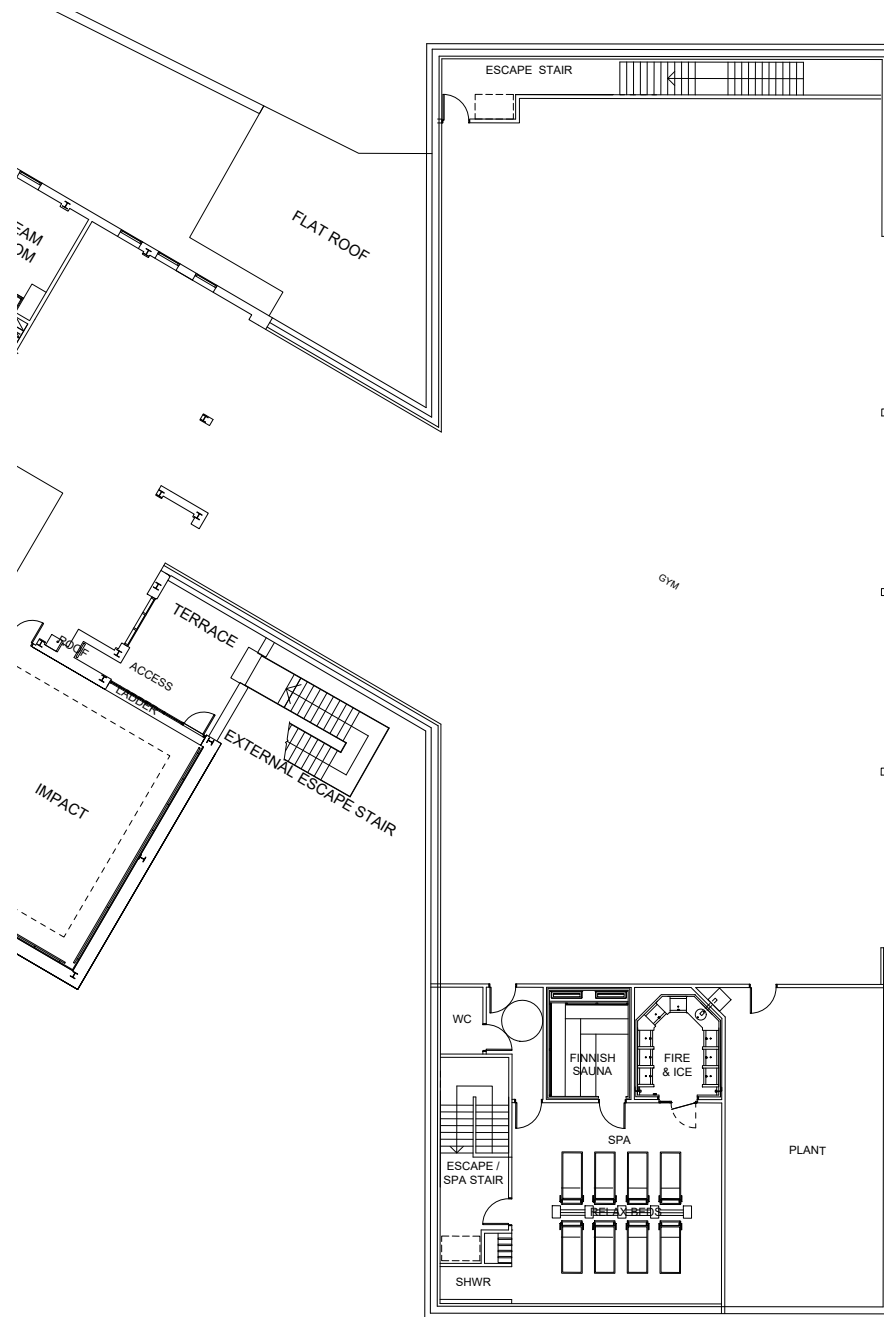
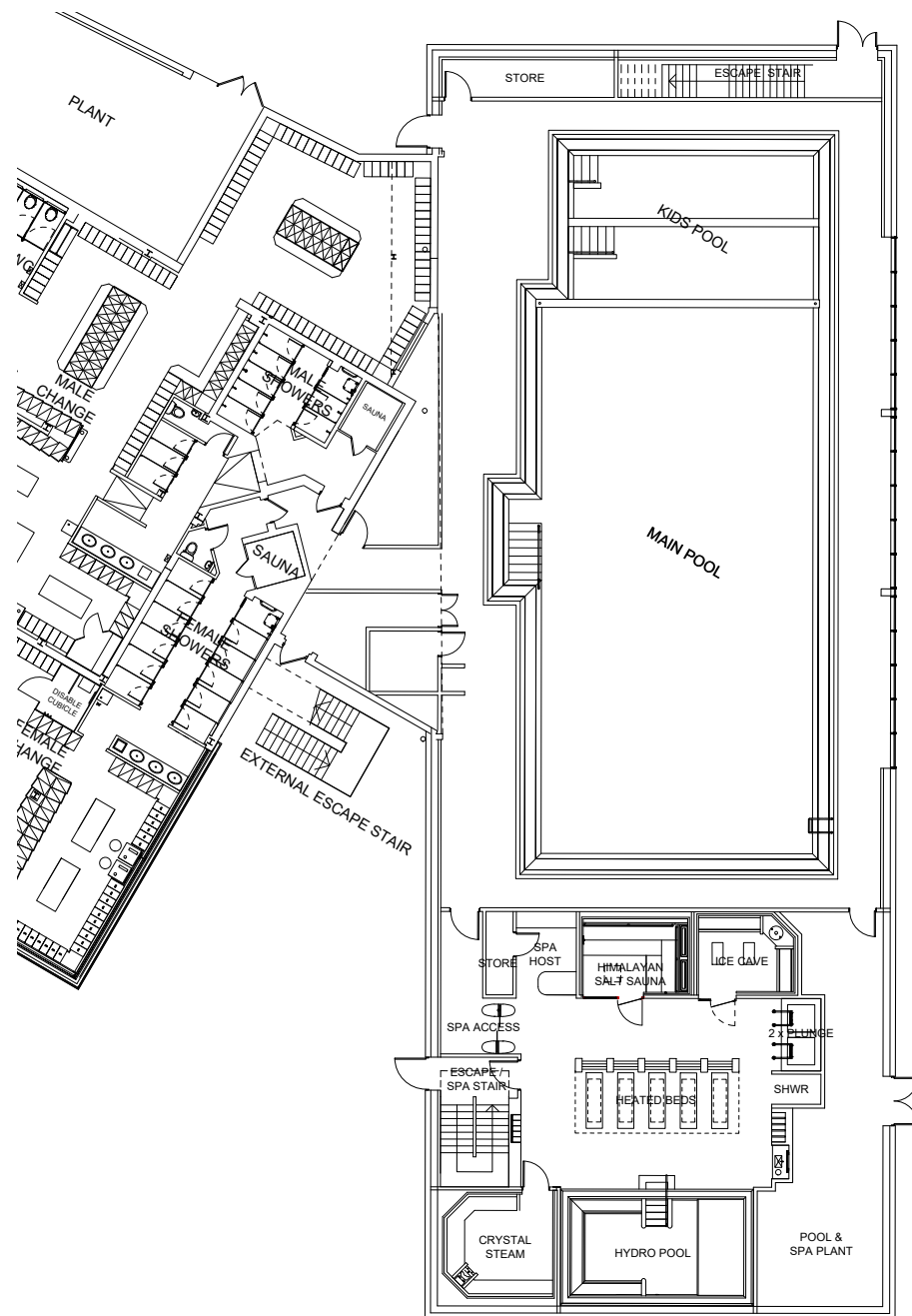


Fig. 14 Proposed Extension Plans and Elevations

4. OTHER WORKS

4.1 External Plant

There is an existing walled plant area to the west elevation which currently contains the water tanks. It is proposed to use this area for new external plant.

At the south west of the existing club there is an external plant compound (20.2m²) enclosed by a metal mesh fence. It is proposed that this compound will be extended by 6.3m² (total new compound area 26.5m²) to house the additional condensers required to serve the proposed extension. The surrounding fence will be modified to suit.

4.2 Car Park

A small area of the existing car park is impacted by the proposed extension. Minor car park alterations are proposed as shown on the proposed site plan.

Existing car park: 155 spaces (including 80 shared spaces).

Proposed car park: 150 spaces (including 80 shared spaces).



5. SPA GARDEN

5.1 Use

The club currently does not offer a spa garden feature. There have been considerable requests for an improvement to the facilities and this proposal aims to address these requests.

It is proposed to build a new external spa garden facility in close proximity to the extended spa facilities. The area chosen for the spa garden is an unused space to the south east of the pool hall.

5.2 Amount

Proposed Spa Garden - 201.4m² footprint (including 34.9m² sauna building)

Proposed Sauna Building - GIA - 33.2m² / GEA - 34.9m²

5.3 Layout

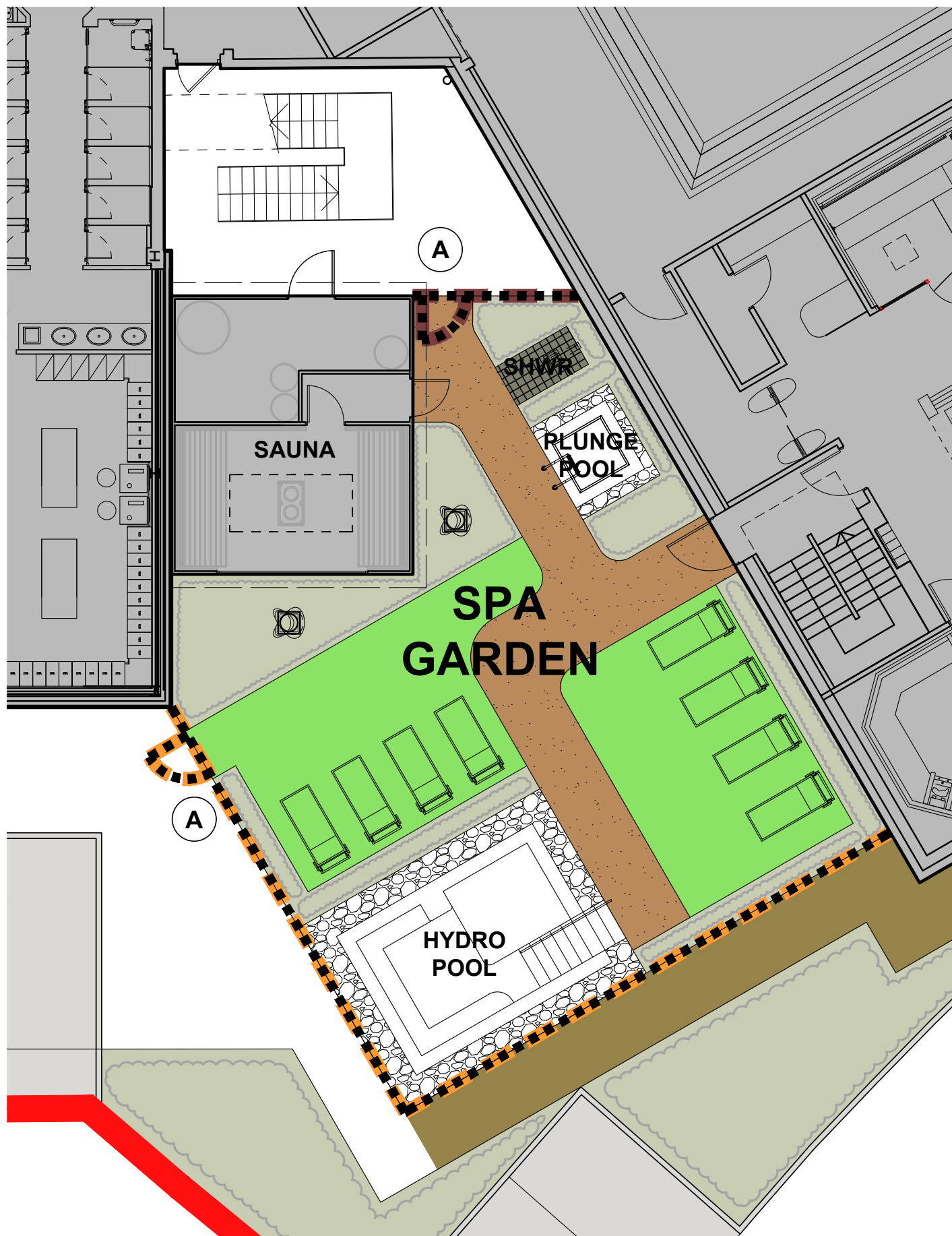
The location of the new spa garden has been designed to link to the new spa facilities as well as to utilise the space in an efficient manner to meet the clients accommodation brief. The proposed southerly position for the spa garden also allows for maximal sun exposure throughout the day.

5.4 Scale

The scale of the proposed garden is derived from the size and shape of the available site.

5.5 Sustainability / Energy Efficiency

Low energy design will be incorporated into the services design for the proposed works as far as practicable and energy efficient lighting will be used.



MATERIALS KEY

-  **Footpath paving**
To match existing
-  **Soft landscaping**
-  **Artificial grass**
TigerTurf, Finesse 26mm
-  **Resin bonded gravel**
'Cappuccino' by the Resin Mill Ltd
-  **Decorative Slate Chippings**
-  **External Tiling**
Atlas Concorde, Block Grigio 600x600.
Laid on external grade screed, screed laid to fall to slot drain and tanked with Ardex S7 plus prior to tiling

FENCING KEY

-  **2m High Fencing**
Both sides - Horizontal Thermo Radiata Pine, Knot/Defect free, profile BB11.
-  **2m High Fencing**
Spa side - Horizontal Thermo Radiata Pine, Knot/Defect free, profile BB11.
External/store side - unboarded
-  **Spa garden escape gate**
1100mm clear width, self closing, push pad with external key access

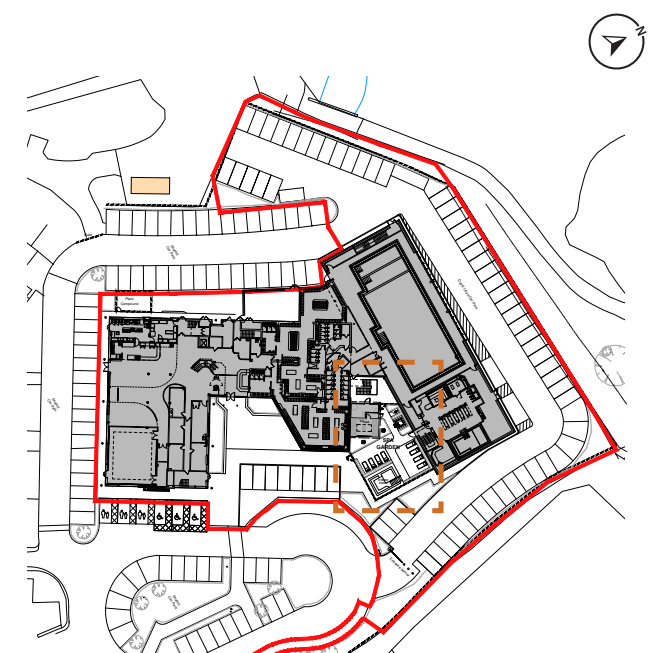


Fig. 15 Proposed Spa Garden



Fig. 16 Typical Spa Garden As Built

5.6 Materials

Materials have been chosen to reflect the nature of the design and include:

- Horizontal timber cladding to sauna cabin
- Aluminium PPC door/windows
- Mosaic ceramic tiling to spa & plunge pools
- Slate chippings around spa & plunge pools

5.7 External lighting

It is the intention that the proposed spa garden lighting will operate during the evening and a number of low intensity light sources are proposed. All external lighting will incorporate LED light sources.

The proposal includes:

- Lighting bollards to define the area around the spa garden facility
- Low level lighting around the perimeter of the spa pool incorporated into the tiled upstand
- Feature underwater lighting incorporated into the spa pool
- Under eaves lighting to the principle elevations of the Sauna

5.8 Hard landscaping

A range of hard landscaping materials are proposed in order to define the various functional zones in the spa garden. These include a combination of the following surfaces:

- Resin-bound gravel will be used for the main circulation route
- Artificial turf will be used in the Sun Lounger seating area
- A blend of limestone and grey slate chippings used within the planted areas

5.9 Enclosure

In recognition of the level of privacy required in this type of development, it is proposed to enclose the whole spa garden with a 2m high timber fence including feature stone wall panels.



Fig. 17 Typical Sauna and Plunge Pool



Fig. 18 Typical Spa Garden



Fig. 21 Typical Spa Garden



Fig. 19 Low Maintenance Colourful Border Planting



Fig. 20 Typical Hydro Pool



Fig. 22 Typical Spa Garden

6. **WORKS TO EXISTING BUILDING**

The external envelope of the existing building is showing signs of weathering and deterioration as shown in the adjacent photographs.

This proposal includes renovating the fabric of the existing building to refresh the building’s appearance and align it with the materiality and style of the proposed extension.

The following works are proposed to upgrade the external envelope of the existing club:

1. Exposed Structure

All existing exposed metal structures, including the external columns, metal bracing and external lattice beams are to be repainted.

2. Curved Roof & Fascia

The existing curved roof is to be cleaned and all existing fascias boards are to be replaced.

3. Framework & Panels

All existing blue framework to glazing and doors is to be spray painted. Existing solid wall panels are to be spray painted to match proposed glazing and door framework.

4. Entrance

The existing David Lloyd signage panel above the main entrance is to be replaced.

5. Main Entrance Elevation

To modernise and highlight the main entrance it is intended to overclad the existing brickwork with vertical wall cladding, to match that of the proposed extension, along with spraying the glazing frames as previously mentioned.

6. Landscaping & Lighting

It is proposed to replace a section of existing brick pavers outside the main entrance with resin bound gravel and introduce low level feature lighting to highlight the approach to the building.

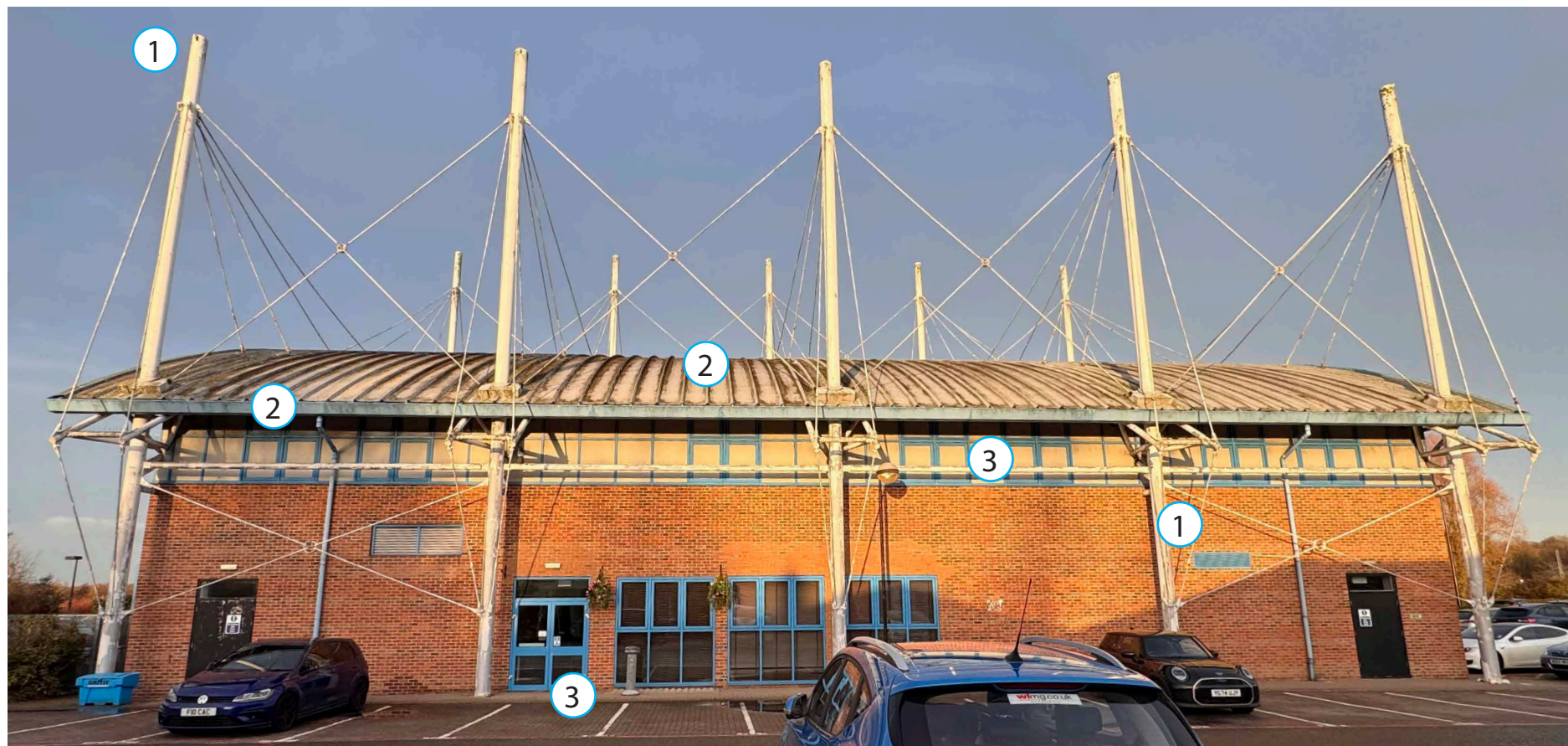


Fig. 23 Existing Side Elevation

KEY

- ① Existing exposed metal structure
- ② Curved roof and fascia boards
- ③ Blue glazing / door framework and framed panels
- ④ Entrance signage
- ⑤ Entrance wall to be overclad to match extension
- ⑥ Landscaping and lighting

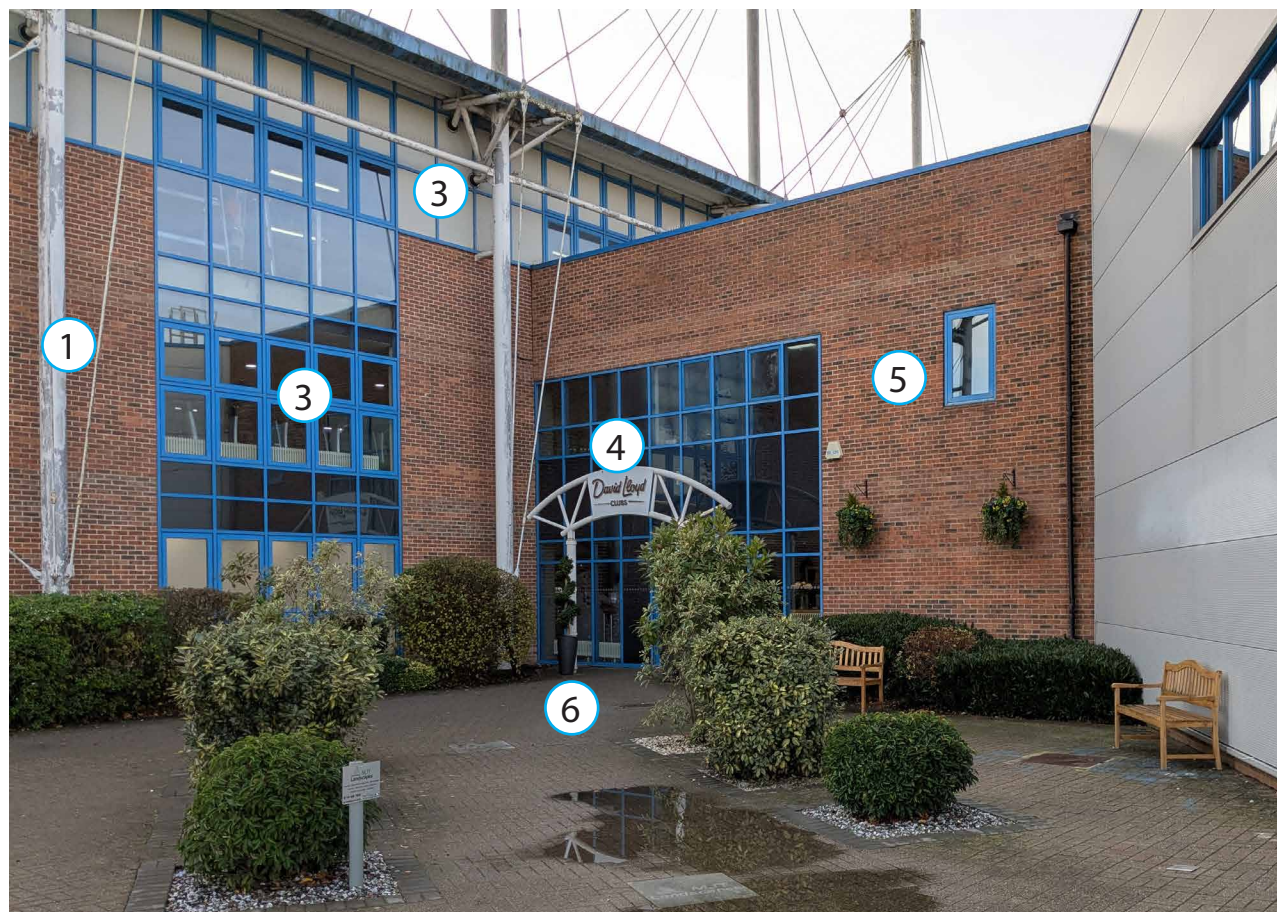


Fig. 24 Existing Entrance



Fig. 25 Existing Gable

7. **Access**

7.1 **Vehicular and transport links**

There are no proposed changes to the site access and transport links.

7.2 **Disabled Access**

The David Lloyd Club has allocated disabled parking and full level access throughout with disabled changing facilities and appropriate sporting and leisure activities. Level access is to be used across the proposed works to promote free movement of all members throughout the facility.

7.3 **Wayfinding**

The directional and information signage adopted in the club will be supplemented with pictograms or symbols, wherever possible.

7.4 **Means of Escape**

Visual beacons are provided to WC’s .
No voice evacuation system provided. Music systems to switch off when alarm sounds.
Existing internal escape stairs are used as means of escape, no additional provision is proposed.
A staff management plan will be in place for the evacuation of disabled people.

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