

Boathouse Youth Club | Planning | June 2021

Design and Access Statement

Boathouse Youth Club

170 Horsebridge Road

Blackpool

FY3 7EA

Introduction

The proposal for this project is for the construction of a two-storey side extension and single-storey front extension including an attached side garage and associated external works to the Boathouse Youth Club, Grange Park. The intention of the proposal is to renovate and extend the existing building to increase and improve the existing facilities to meet the growing need of the community Youth Club. The proposal will modernise the aesthetics of the original building while the layout and design will increase the usability of the internal spaces with little impact on the surrounding area.

Existing Location

The site is situated on Horsebridge Road within Grange Park, Blackpool and is accessed via Dinmore Avenue which leads to Poulton Road and Normoss Road, both of which have ease of access to Poulton and Blackpool for transport and community facilities. The immediate surroundings consist of council houses and open grassland to the East.

Existing Site

The site boundary is public fronting to the West elevation with a tarmac and concrete paved and raised planting bed courtyard while the rear garden of the site is accessed via metal security gates to the side of the building. The front of the Youth Club is public access while the rear is a private garden for the visitors. The East boundary follows the adjoining beck with views out over the grassland. The site is accessed off Horsebridge Road via Dinmore Avenue with vehicle parking on the streets for visitors to the Youth Club and surrounding residents. There is a single storey detached garage with bin storage behind. The typography of the site matches that of the surrounding area with good level land and no known contaminates. The site will be maintaining the existing use as D1, a children's charity youth club providing positive recreational and educational activities and so all utilities and drainage are currently in place and the proposal will not have an adverse effect on this.

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Proposal

The proposal involves the demolition of the existing detached single storey garage along with the single storey attached annex extension and removal of the existing front porch and access ramp. This allows for the new construction of the single storey attached garage, two storey side extension and single storey front extension which incorporates the new access ramp and associated external works. The proposal provides an efficient use of the space on the site with consideration to reduce the impact on the neighbouring properties and surrounding area. The proposal reflects the form and scale of the existing building while maintaining the existing characteristics and provides a more usable and functional building for the Youth Club. The proposed garage provides additional covered storage and incorporates the bins and recycling facilities while the single storey front extension and access ramp provide a more secure and accessible reception for visitors and staff. The two-storey side extension increases the facilities for the growing demand of the Youth Club with additional break out space for the main hall and office space and meeting rooms to the first floor. The two-storey extension sits within the footprint of the existing and allows maintained access to the rear garden.

Building Materials & Sustainable Technologies

The existing and proposed external walls will be newly rendered in white with the existing brickwork shown as detailing. The proposed roof covering will be concrete tiles to match the existing and all windows will be replaced to match the proposed with grey UPVC to be more safe, secure, and efficient than the existing. Additionally, all existing guttering, fascias, and downpipes are to be replaced to match the proposed grey UPVC. This will allow the proposal to sit comfortably into the surrounding context. Materials will have a high durability and low maintenance cost with increased insulation levels to prolong the lifespan of the building and reduce the overall running costs and energy consumption.

Conclusion

The proposal for this project is for the construction of a two-storey side extension and single-storey front extension including an attached side garage and associated external works to the Boathouse Youth Club, Grange Park. The intention of the proposal is to renovate and extend the existing building to increase and improve the existing facilities to meet the growing need of the community Youth Club. The proposal will modernise the aesthetics of the original building while the layout and design will increase the usability of the internal spaces with little impact on the surrounding area.

The sensitive approach to the design takes into consideration local and future factors and the proposal takes the opportunity to make a positive contribution to the growing demand of the Boathouse Youth Club in providing positive recreational and educational activities for children.