Design & Access Statement_

Lasham Clubhouse

01/11/2022

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Quality Assurance

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	MW	01/11/2022

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The Clubhouse

The Former Clubhouse

Lasham Gliding Society is the UK's largest gliding society and is internationally significant. Operating out of Lasham airfield since the 1950s, LGS is a thriving business with related activities on site supporting the primary activity of gliding.

The former clubhouse, a 1960s single storey low pitched roof building with a footprint of approx. 570m^2, was the 'beating heart' of the society. It was primarily used as a space for LGS members to gather together as a community. It was also a place of work and open to the public, principally in the form of a café.

Bar Area

Exposed steel portal frame on 6.1m grid

Cafe Area

West Elevation

Main Entrance

Kitchen, Servery & Cafe Area

Cafe doors open onto terrace

South Elevation & Terrace

The Clubhouse

The Fire

In September 2021, a fire broke out in the kitchen in the north-west corner of the building. The spread of flame, smoke and heat was extensive, causing significant damage to the former clubhouse and completely disrupting its operation.

The former clubhouse has since been emptied and stripped in preparation for refurbishment.

The Future Clubhouse

The insurer's obligation to reinstate the former clubhouse represents a unique opportunity for Lasham Gliding Society to build back better.

The refurbished and extended clubhouse will restore the 'beating heart' of the society by creating a modern, light and open environment that is inclusive, social and family friendly. The new clubhouse will continue to facilitate a harmonious operation with all of its former users.

The Former Clubhouse

The Clubhouse in 2022

Extensive fire damage

Section 1

Site & Context

1.1 Site Analysis

Access

- Lasham Clubhouse is located north of to the north of Lasham Airfield in Lasham, a village just outside Alton.
- The site is accessed from The Avenue to the north. Immediately adjacent to the entrance of the site are two large parking areas. Vehicular access into the airfield is gated with access controlled by members.
- A pedestrian footpath leads from the north carpark to the existing clubhouse.

Context

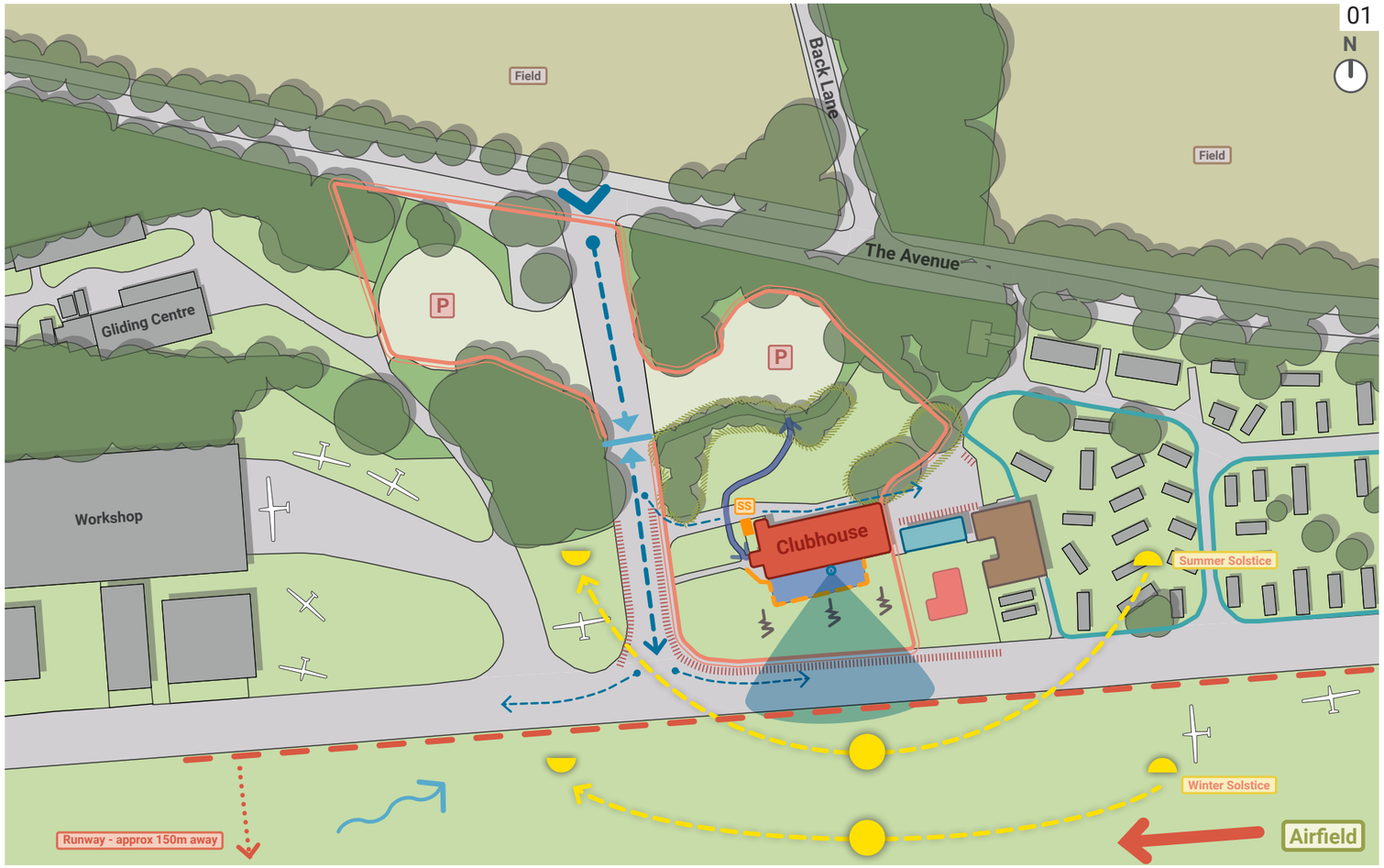
- Buildings within the airfield are typically functional shed structures and temporary buildings.
- There are two low quality buildings serving as a bunkhouse and training centre adjacent to the existing clubhouse, both of which are beyond their design life.

Site Features

- The site has a strong, unobstructed south facing aspect and is exposed to the prevailing south-westerly winds.
- The site gently slopes down from the airfield to the south to the carparks to the north. As a result, the existing clubhouse sits lower than the runway to the south.
- The landscape context comprises amenity grassland of low ecological value and a small group of trees to the north east of the existing building.
- South of the existing clubhouse is a terrace, cut into the bank with a low retaining wall.

Gliding

- The location of the site allows for excellent views south across the airfield and the activities taking place.
- Gliders typically take off from east to west and ascend dramatically into the sky.
- Gliding is a quiet sport and subsequently there is limited noise pollution on the site aside from the occasional jet plane arriving for servicing.



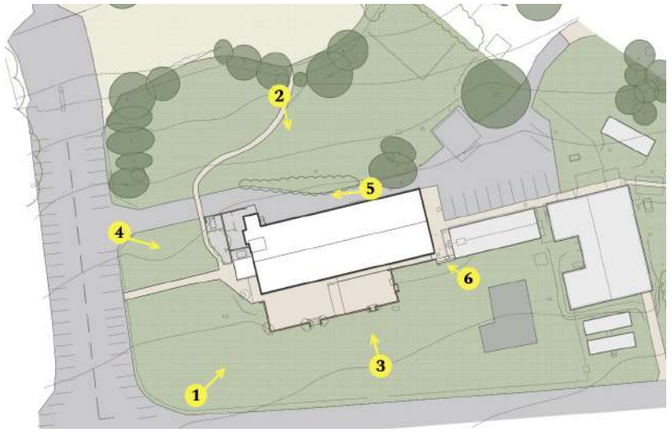
01_ Site Analysis, Scale 1:1250 @ A3

Climate	Wider context	Immediate context	Access	Gliding
Sunpath	Clubhouse	Sunken Terrace	Public Area	Glider
South-Westerlies	'Bunk'	Retaining Wall	Footpath	Parallel to Runway
	'Brown Elephant'	Slope	Vehicular Access	Direction to Runway
	Static Caravan Area	Views to Runway	Vehicular Route	Typical Direction of Glider take-off
	Play Area	Trees within close proximiy to site	Security Gates	
		Substation to be relocated	Parking Area	
			Public Carpark	

1.2 Exterior Condition

The existing clubhouse building is a 1960s single storey low pitched roof building. Externally, it is characterised by a low band of red brick wall and white uPVC frame windows and doors. The external appearance is generally understated and does not resonate with the gliding activity or celebrate the society's success. There is an opportunity to significantly improve the appearance of the building through considered architectural interventions and additions.

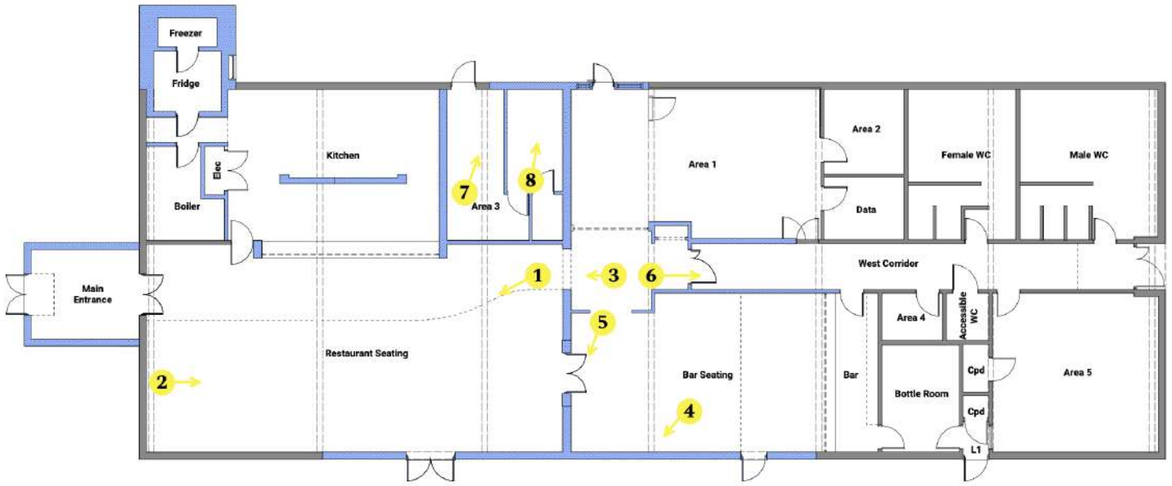
The main entrance, which is situated to the west (image 4), is not visible upon approach from the access road, carpark and footpath to the north (image 2). This is particularly unhelpful for new visitors. There is an opportunity to relocate a defined entrance, which improves the legibility and welcome to the clubhouse.



1.3 Interior Condition

Internally, the damage from the flames, smoke and heat of the fire is extensive. The building has since been stripped back to its structure. Of what remains, the floor, portal frame, south roof, external walls and some internal walls have been deemed acceptable for reuse, but the north roof, windows, doors and some internal walls must be replaced. The applicant has chosen to replace both the north and south roofs and upgrade the windows and doors to significantly improve the thermal performance of the building.

The interior, particularly since the ceilings were removed, is characterised by the repetitive portal frame structures. There is an opportunity to reorganise the layout to compliment this primary ordering rhythmn.



Section 2

Design Proposal

2.1 Design Rationale

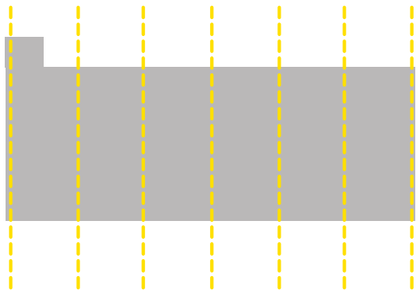
A number of key design moves have been made to meet the requirements of Lasham Gliding Society, and offer its users a new clubhouse that benefits from the following significant functional and aesthetic improvements:

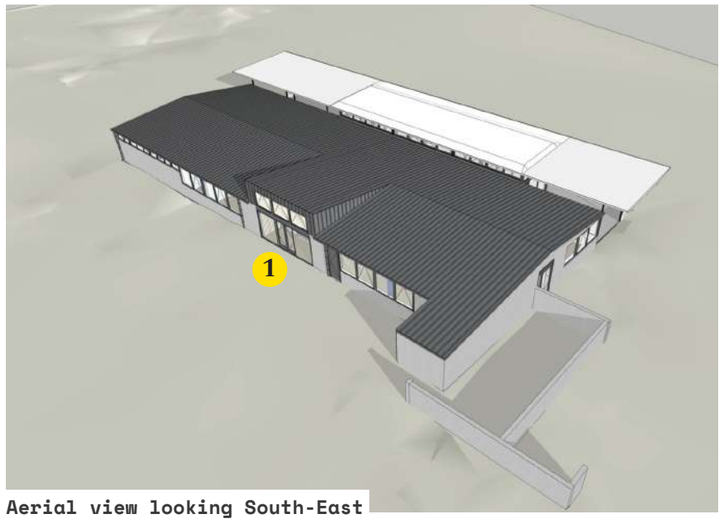
1 Legibility

Legibility upon arrival is improved by replacing the west lobby with a new defined north entrance & dormer.

2 Layout

The internal layout is rationalised, defined and expressed by the existing 6.1m structural grid.





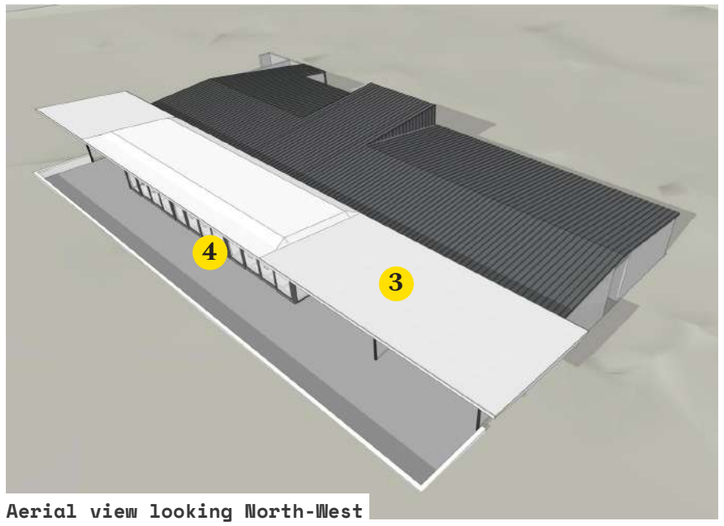
Aerial view looking South-East

3 Shelter & Shade

A ‘floating plane’ canopy spans beyond the width of building, providing significant functional and aesthetic improvements.

4 Floor Area

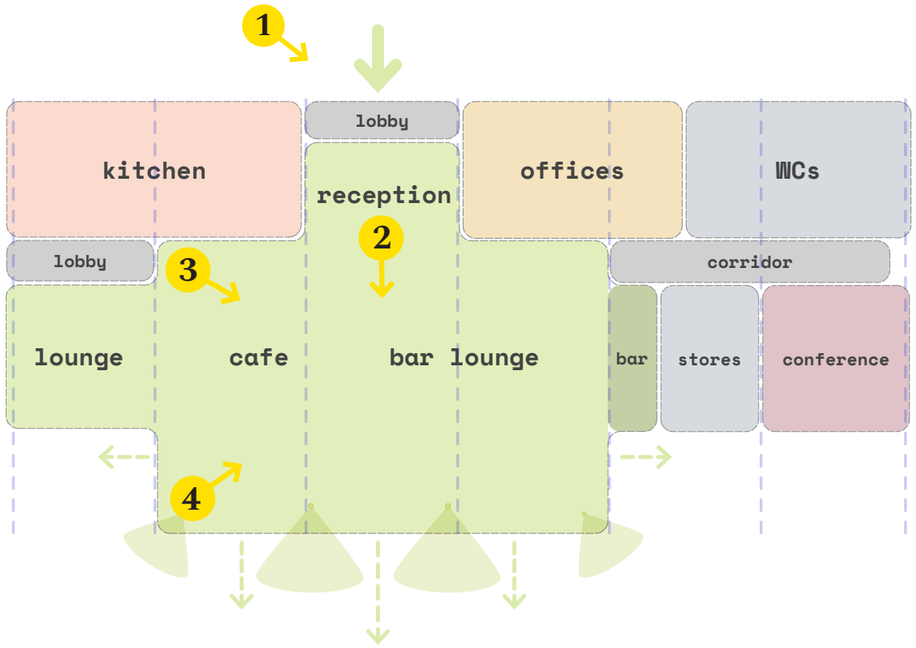
A cafe & bar extension inhabits the ‘floating plane’ roof, improving aspect to the airfield and connection with the external terrace.



Aerial view looking North-West

2.2 Legibility & Layout

The new internal layout is organised and defined by the 6.1m bay rhythmn of the existing portal frame. The proposed internal layout in the cellular areas, particularly in the east of the building, mostly reinstates the existing. Reconfiguration is focussed around a new primary public zone (shown in green). This central zone, which extends beyond the existing building line to the south under a new structural canopy, forms the new 'beating heart' of the clubhouse.



The interior layout is organised and defined by the exposed, rhythmic portal frame

A dormer defines the new main entrance on the north elevation

The rhythmn of the existing portal frame continues into the new structure of the extension

2.3 Extension & Canopy

A Floating Plane

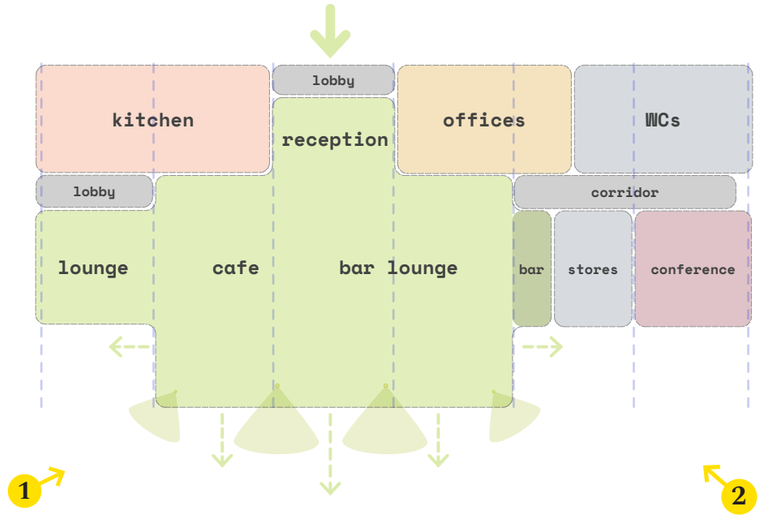
One of the distinctive qualities of the gliding activity is the elegance in flight. The characteristically white wings have slim profiles that extend and rise gently in the horizontal direction.

A south canopy has been designed as a ‘floating plane’, which rises gently to the south and extends beyond the building in the east and west directions. The simplicity of a consistent, elevated datum across the south elevation resonates with the gliding activity. A glazed extension inhabits 3 bays of the canopy with doors opening out onto an extended terrace area.

Climate Mitigation

The canopy assists in mitigating the climate by offering solar shading from the high level summer sun and shelter from the rain in the external seating area.

Passive cooling is provided by cross ventilation between the doors and openable windows on the south elevation of the extension and the clerestory windows at the rear of the extension and the north dormer.



Conclusion

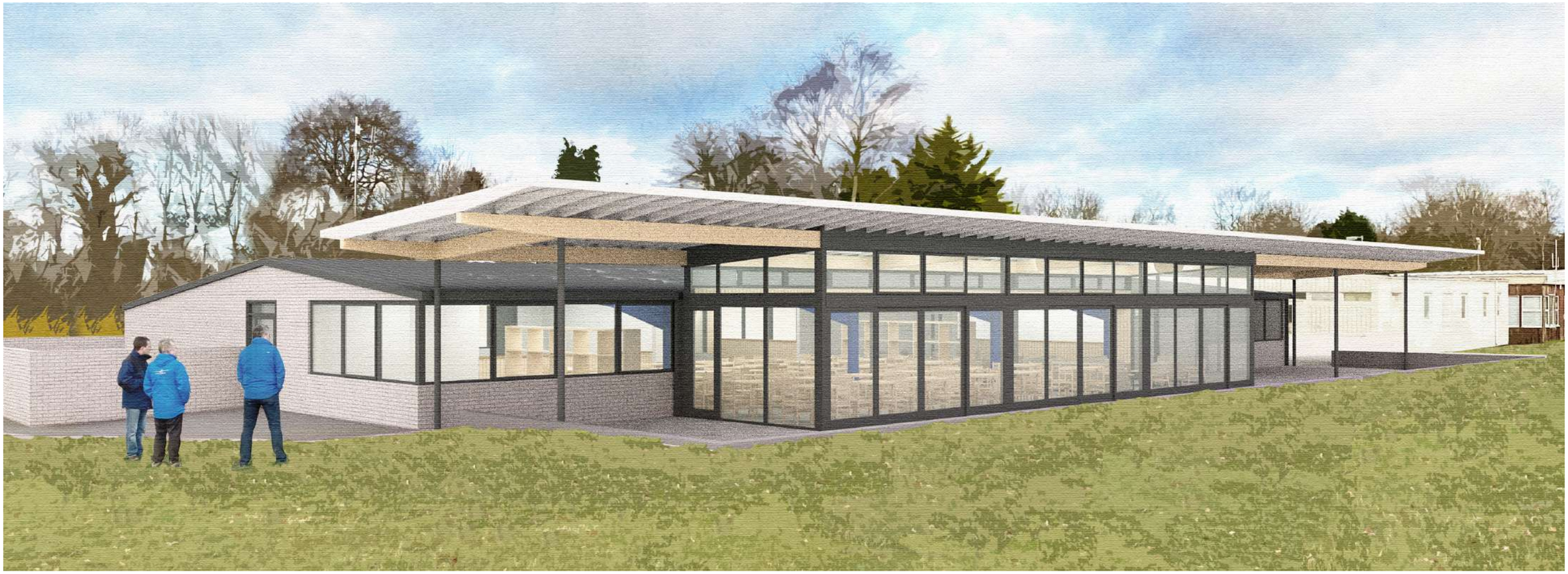
Conclusion

The proposed works, which include reinstatement and some internal reconfiguration and extension to the existing accommodation provision, improve the appearance and functionality of the clubhouse from that of the building lost to the fire.

The proposed north dormer has been designed to improve the legibility of a new main entrance to the building.

The south café/ bar extension and canopy have been designed to increase the internal capacity and aspect to the airfield to the south.

Both structures will offer the clubhouse a new distinct aesthetic identity that resonates with the horizontal planes and engineered elegance of gliding.



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