



Dec 2023

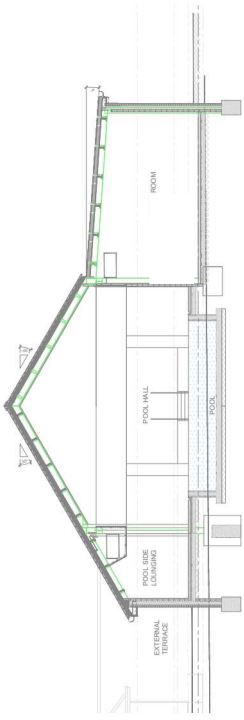
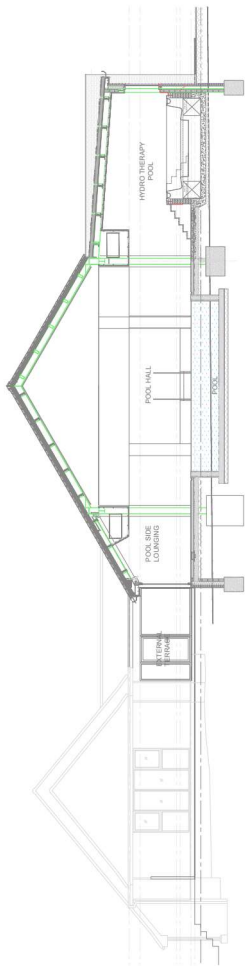
Design and Access Statement Incorporating a Planning Statement

Riverhills Health Club - Pool and Spa Rebuild

SPACE & PLACE

Contents

DESIGN & ACCESS STATEMENT INCORPORATING PLANNING STATEMENT

		
1 Introduction		
Overview		04
Project Outline		05
2 Design Principles		
2.01 Location		06
2.02 Land Use		07
2.03 History		08
2.04 Access		09
2.05 Photos		10
2.06 Design		14
2.07 Materials		15
3 Design Proposal		
3.01 Site Overview		16
3.02 Proposed Site Plan		17
3.03 Proposed Ground Floor Plan		18
3.04 Comparison Ground Floor		19
3.05 Proposed Roof Plan		20
3.06 Comparison Roof Plans		21
3.07 Existing Elevations		22
3.08 Proposed Elevations		23
3.09 Comparison Elevations		24
3.10 Existing Sections		26
3.11 Proposed Sections		27
4 Access, Supporting info and Conclusion		
4.01 Inclusive Access		28
4.02 Escape		29
4.03 Conclusion		30

Supporting Consultants:



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1 | Introduction - DESIGN & ACCESS STATEMENT

Overview

Late on Friday 23 June 2023 the fire brigade was called to a substantial fire at the Riverhills Health Club and Spa. The damage from the fire was significant and destroyed the pool hall enclosure and attendant main and spa pools, exercise studio and laundry, casual viewing area and attendant plant room together with the external relaxation terrace and consequential damage to part of the male changing rooms and heat and smoke damage to the adjacent spa building.

The remaining facilities comprising main exercise studio, fitness suite, treatment rooms and ancillary facilities survived largely undamaged.

The impact of the fire has been significant to the business, to staff and to the wider community membership. After a period immediately after the fire when the entire centre was closed due to loss of power the Riverhills Health Club & Spa is currently operational albeit with reduced facilities.

Since the fire the Riverhills Health Club & Spa design team have developed the replacement scheme in more detail and incorporated minor client enhancements that collectively warrant formal approval by the Local Authority under the Town & Country Planning Acts.

This Design & Access Statement (DAS) therefore supports the formal full planning application encompassing the replacement of those facilities destroyed by the fire, energy performance enhancements to comply with Building Regulations Approved Document Part L (Conservation of Fuel and Power) together with minor facility enhancements comprising spinning studio and hydrotherapy pool area on the application site at:

Riverhills Health Club & Spa
Clarice House,
Bramford Rd, Bramford,
Ipswich
IP8 4AZ,
United Kingdom



Project Outline:

The purpose of this DAS is to communicate the design rationale and detail the various considerations that have informed these proposals. The application proposals described within this statement are replacement facilities largely similar to the facility mix prior to the fire and in terms of scale, massing, height, external materials and landscape akin to that of the original building. Additional facility enhancements comprising spinning studio and hydrotherapy pool area are proposed in addition to the replacement facilities lost to the fire.

Since the original building was constructed the energy performance requirements (Building Regulations Approved Document Part L, Conservation of Fuel and Power) have changed resulting in a larger plant room to serve the pool filtration, air handling (heating and cooling) requirements associated with the facilities.

Permission is now sought for the following development: Redevelopment of the site to provide a replacement pool hall comprising main pool, spa pool and hydrotherapy pool together with attendant casual viewing and plant room, exercise and spinning studios, minor alterations to the hot and cold spa building and male changing rooms with replacement external relaxation terrace. A separate application is being made for the replacement laundry building.

External works - External Relaxation Terrace

The main pool tank largely survived the fire and will be retained. The circular spa pool destroyed in the fire will be replaced and an additional hydrotherapy pool installed to widen the wet offering. The pool surrounds, as before the fire, will facilitate casual pool viewing (dryside) and poolside relaxation on loungers (wetside).

The laundry, by virtue of its use, has a higher risk of fire and as such it is proposed that the new laundry be relocated within a standalone building to the north-west of the main building within the overflow car park. The laundry building comprises a separate application.

The proposed studio will facilitate a range of classes as before the fire such as pilates, circuit training, body conditioning and yoga. The additional dedicated spin studio allows the spin bikes to remain in place and allows greater flexibility of class programming. Works at the interfaces with the existing building will require some localised works to connect with the proposed extension and are limited to 'like for like' replacement where necessary externally. Internally works to these spaces, comprising the shower cubicles within the Male Changing area and Café Seating/Foyer areas, will be limited to the replacement of interior finishes.

Works to the hot and cold spa offering comprising relaxation lounge, sauna, salt inhalation and steam room are largely limited to the replacement of interior finishes and MEP plant replacement. Externally an existing window will be removed and refaced in timber lapped siding to match adjacent to facilitate the revised hot and cold spa offering.

Externally the works encompass the relaxation terrace comprising a cementitious and non-combustible, timber effect decking, power and perimeter fencing, together with emergency escape and maintenance egress steps and ramps to existing site levels.



Proposed Ground Floor Accommodation

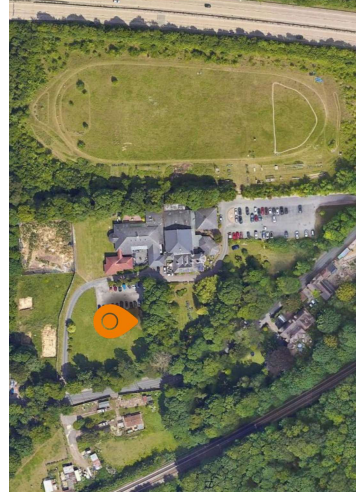
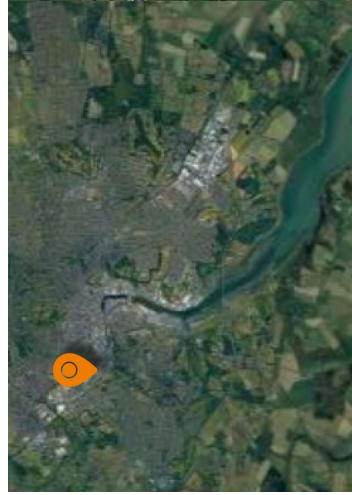
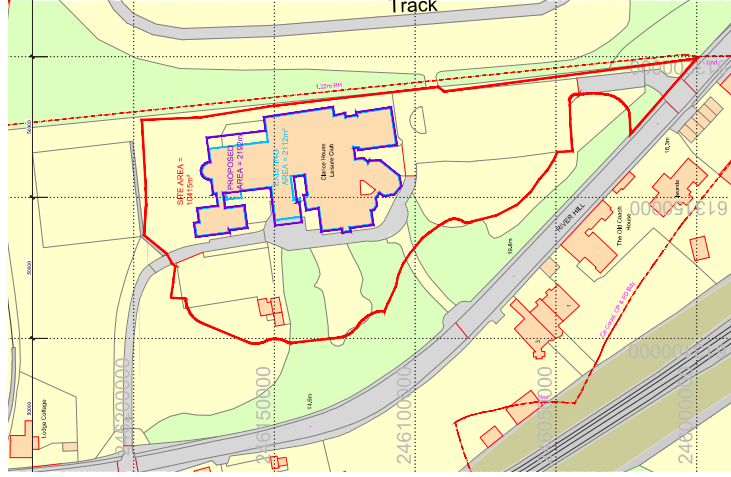
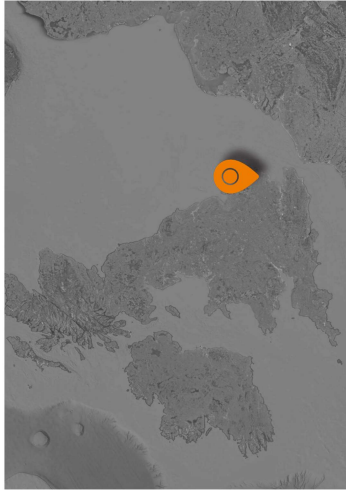
Entrance Lobby	Associated Toilets
Manager/ Stewards Office	Kitchen & Cold Store
Function Events Room	Games Area
Dedicated Bar	Meeting Room
Associated Toilets	External Covered seating Area
Adjoining Store Room	Cellar
Back Stage Room	Laundry
Club Lounge	Team Changing rooms
Dedicated Bar	Officials Changing
	Dedicated Plant Room
	Switch room

2 | Design Principles

2.01 Location

The site is located to the north-west of Ipswich, the County town of Suffolk, at the periphery of the village of Bramford on Bramford Road (B1067) and close to the A14 truck road which connects the Midlands and East Anglia extending between Kettering with Felixstowe.

Grid reference: TM 13160 46133
 X (Easting): 6113028.59
 Y (Northing): 240213.02



2.02 Land Use



KEY

	Residential
	Residential
	Playing/Sports Field
	Forrested Area
	Community Facilities
	Agricultural Development
	Light Industrial
	Railway
	River Gipping
	Bramford Road
	A14

2.03 History

Bramford Lodge (now Clarice House) was built as a private residence in the mid nineteenth century. It has been significantly extended over the years and has operated as a Health Club for some 25 years. The Clarice House Club was re-branded Riverhills Health Club & Spa in 2016 and acquired by the Mosaic Group in 2021.

Topographically the site slopes down from east to west at 24m to 20m OD towards the Bramford Road frontage. The British Geological Survey indicates superficial deposits of the Lowestoft Formation diamicton type comprising a mix of sands, silts and clay.



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2.04 Access



Access

Vehicular and pedestrian access to the site is facilitated via an existing and dedicated access road and pedestrian pavement sized for deliveries and maintenance vehicles alike to the south of Clarice House which serves the club's main and overflow car parks.

- KEY**
- Railway
 - River Gipping
 - Bramford Road
 - A14
 - Access to site

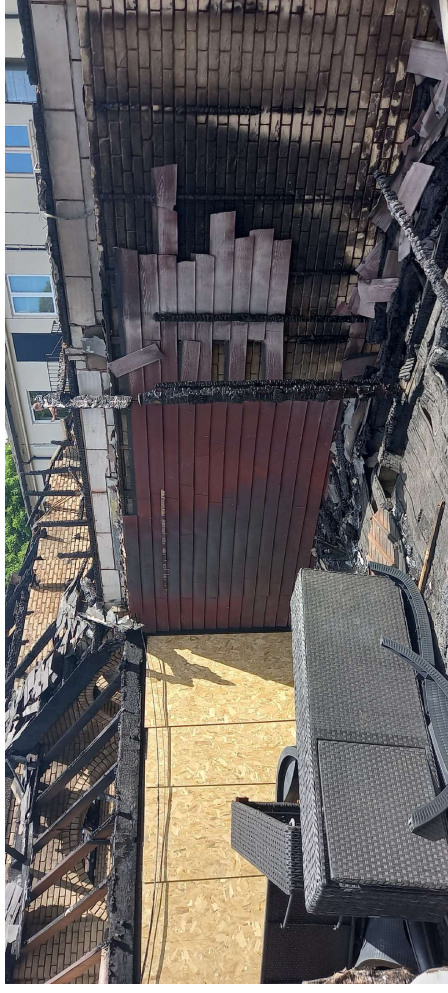
2.05 Site Photos



Pic 1
Shows view looking towards original laundry and studio



Pic 2
Pool hall looking towards spa



Pic 3
External relaxation terrace looking towards the pool hall and studio



Pic 4
External relaxation terrace looking towards the studio and laundry