

# DESIGN & ACCESS STATEMENT

FOR THE PROPOSED

## **NEW FACILITIES AT REDRUTH RFC FOR THE LADIES' TEAMS**

AT REDRUTH



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## 1 – Introduction



Redruth Rugby Club has recently approached Ben White Architecture to create proposals to expand and improve the club's current facilities for the Ladies' teams.

The Rugby Club has a rich history, with teams in various age groups and divisions/ leagues, including ladies' teams. An aspiration as part of the brief is to provide changing rooms for the ladies' teams.

The ultimate aspiration for the club is to develop a building that can house additional accommodation to complement the club and its current facilities. The main objectives of the development are to:

- Provide 2no. changing facilities for the ladies' teams for full squads (21 players) with access to both pitches.
- Provide changing facilities for officials
- Provide additional multi-use/ community room with view over the whole pitch.

The facilities proposed would need to comply with Sport England and the RFU guidelines for design.

The current site does not lie within any designated areas nor are there any listed buildings on or near the site. There are protected trees to the eastern edge of the site which will be unaffected by any works.

The current design has been developed to be phased if required in a cost-effective manner, however it does not have to be built in a phased way. The following information is split into the phasing to allow for concise descriptions.



Figure 1- Redruth Rugby Club U14 Ladies Team Photo



2 – Existing Site



Existing Site – Photographic Survey





Protected Trees

Red line denotes World Heritage Site

Blue line denotes Conservation Area

Existing Site constraints





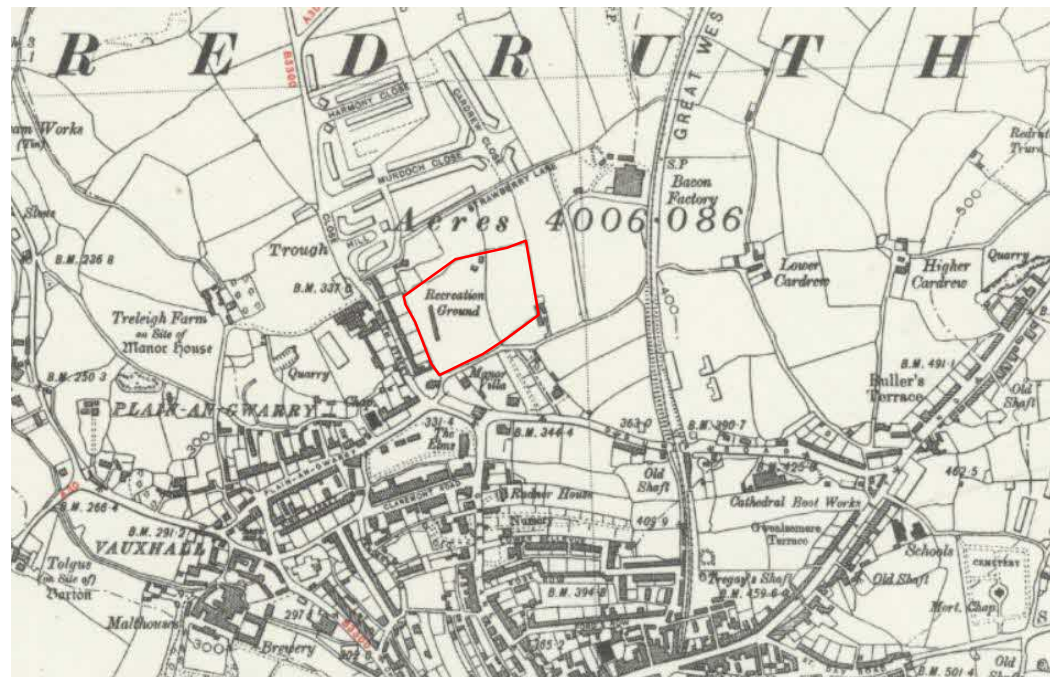
Historical Map - circa 1877

Existing boundaries are maintained and the row of dwellings to the western boundary are already present. Existing routes to the site are already established. Redruth Rugby Club was established in 1875.



Historical Map - circa 1906

The Recreation Ground and associated Grand Stand are already established on the site.



Historical Map - circa 1946

Recreation Ground and Grand Stand still present on site showing that Redruth Rugby Club's grand stand has been established since circa 1909, with the club established in 1875.

### 3 Heritage Statement

Paragraph 128 of the National Planning Policy Framework requires a description of the significant heritage assets likely to be affected by the development. This Heritage Statement has therefore been compiled using accessible reference materials, non-intrusive site investigations and the reviews of the Cornwall & Scilly Historic Environment Record.

As previously noted, the site is on the edge of both the Camborne and Redruth Mining District World Heritage site and the Plain-an-Gwarry Conservation area as indicated on the Cornwall Interactive Map.

There are ten defined districts within this World Heritage Site designation that comprise distinctive patterns of buildings, monuments and sites which form recognised cultural landscapes created by the industrialisation of hard rock mining processes in the period of time from 1700-1914.

A 500m search area of the Historic Environment Record has been conducted at desktop level to identify any known heritage assets likely to be affected by the development using the Heritage Gateway Map:

ASSET NAME	STATUS	DESCRIPTION
Former Plain-an Gwarry Methodist Chapel	Grade II Listed	Former primitive Methodist Chapel.
Treleigh Manor and attached garden wall, railings and gates	Grade II Listed	Manor house and attached garden wall
7 – 10 Symons Terrace	Grade II Listed	Row of 4 houses in 2 pairs, now an office and 3 houses.
28 Green Lane	Grade II Listed	Dwelling, now dental surgery
Belmont House, 24 Green Lane	Grade II Listed	Dwelling, now offices
Milepost attached to front wall of No. 32	Grade II Listed	Milepost attached to front wall of no. 32.
6 Symons Terrace	Grade II Listed	Dwelling
30 and 32 Greenlane	Grade II Listed	Pair of houses

There are no records found on or bounding the site and all of the above features are at least 250m away from the apart from the former Plain-an-Gwarry Methodist Chapel.

The proposed building would be sited on an existing parcel of developed land within the curtilage of Redruth Rugby Club. There is a significant amount of mining and heritage evidence existing within the overall setting of Redruth, but it can be concluded that there is an unlikely potential of historic mining activity being revealed through the development. However, through careful design and in preparation of a detailed submission, it is understood that any harm to the significance of the heritage would be negligible.

This Heritage Statement confirms that the presence of historic features is unlikely to be uncovered through a development and that due to the location of this site there will be no adverse effect on the wider historic setting of the Camborne and Redruth Mining District World Heritage site and the Plain an Gwarry Conservation area.

## 4 Planning statement

### PHYSICAL & SOCIAL CONTEXT

The development would result in the creation of a single storey building for changing rooms and community facilities at Redruth Rugby Club.

### PLANNING POLICY

The Cornwall Local Plan - adopted in 2016. The most relevant policies are set out below:

Policy 1 sets out the presumption in favour of sustainable development in line with the NPPF, stating permission for sustainable development will be granted unless adverse impacts would significantly outweigh the benefits.

Policy 2 relates to key targets and special strategy. Importantly, it seeks to provide for 52,500 homes over the plan period and states that development should respect and enhance quality of place.

Policy 3 relates to the role and function of places, and identifies that the scale and mix of uses of development and investment in services and facilities should be proportionate to the role and function of places.

Policy 12 deals with design issues, while policy 13 relates to development standards. Both seek good practice in terms of fundamental design and the relationship of the development to its surroundings.

Policy 21 in respect of the best use of land and existing buildings gives encouragement to sustainably located proposals that use previously developed land and buildings where they are not of high environmental or historic value.

Policy 27 relates to Transport and accessibility. It supports larger developments in highly accessible locations in respect of accessibility to public transport.

### National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The NPPF replaced all of the previous national planning policy statements (except PPS10). The NPPF also has an impact on the weight given to policies within existing Local Plans. Planning policy from earlier Development Plans will be given weight according to their degree of consistency with the NPPF.

Paragraphs 1-5 provide the introduction to the NPPF, setting out that the NPPF is the Government's planning policy that sets out the requirements of the planning system providing a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. It sets out that applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise, with the NPPF being a material consideration in the decision-making process and acting as the principal policy consideration where the development plan is out of date. Paragraph 6 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 7 and 8 consider that there are three dimensions to sustainable development: economic, social and environmental all of which gives rise to the need for the planning system to perform a number of mutually dependent roles. Paragraphs 14 – 16 set out that at the heart of the NPPF is a presumption in favour of sustainable development, which is the key conductor for decision-taking in the planning system. This means that:

Local planning authorities should be positive when assessing opportunities presented that meet the development needs of their area;

Local Plans are to have sufficient flexibility to adapt to rapid change while meeting objectively assessed needs, unless:

In doing so there are any adverse impacts that would significantly and demonstrably outweigh the benefits of the development proposal, if when the development proposal is assessed against the policies in the NPPF the development it should be restricted.

The approval of development proposals that accord with the development plan unless again:

In doing so there are any adverse impacts that would significantly and demonstrably outweigh the benefits of the development proposal, if when the development proposal is assessed against the policies in the NPPF the development it should be restricted.

Local Plan policies are meant to follow the approach of the presumption in favour of sustainable development so that it is clear that development that is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Paragraph 17 sets out a number of core planning principles that should underpin the decision making process for development application - these include:

possessing creative ways to enhance and improve the places in which people live their lives proactively drive and support sustainable economic development taking account of the needs of the residential and business communities;

supporting taking full account of flood risk and coastal change, and encourage the reuse of existing resources and brownfield sites

the allocation of land for development should prefer land of lesser environmental value;

encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

actively managing growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;



Paragraph 49 requires housing development to be considered in the context of the presumption in favour of development – small infill sites such as this in locations that are not isolated will reduce the pressure on progressing perhaps less integrated proposals outside of development boundaries, i.e. in open countryside.

Paragraphs 56-68 are relevant to this proposal as they state that developments require good, high quality and locally sensitive designs. As would be defined by this scheme proposal the scale, form and materiality of the dwelling would be considered to reflect the character and appearance of the surrounding area.

Paragraph 111 encourages the re-use of land that has been previously developed (brownfield land).

#### CORNWALL DESIGN GUIDE 2021

The Cornwall Design Guide seeks to ensure that developments are informed by the character of the area in which they are proposed. Design should take into account, landscape and potential visual implications that the development may have on the immediate area and existing buildings. This design statement suggests the principle of the development proposals and their reasoning/design development and how the final architectural language and form has come about.

#### SUMMARY OF PLANNING STATEMENT

The National Planning Policy Framework supports sustainable development in terms of location and viability. In this case the application relates to the provision of an additional residential unit on what can be considered previously developed land, and in a highly sustainable location.

The National Planning Policy Framework states that housing applications should be considered in the context of a presumption in favour of sustainable development and for all development, it says that such a presumption means that planning permission should be granted where a development accords with the development plan as this does.

National policies and guidance, as well as Local Plan policies, give clear and strong support to applications that make use of previously developed land and support the economy.

## PLANNING GUIDANCE

The Chief Planning Officer's Advice Note: Good Design

The following extract was taken from the Chief Planning Officer's Advice Note: Good Design in Cornwall.

*The Council wishes to work with applicants to achieve the best outcomes by encouraging innovation in sustainable building construction and seeking good design solutions, but we do not wish to impose an artificial vernacular or aesthetic taste. There is evidence that well designed places not only benefit our quality of life but also make an improvement to the quality of places and their financial value whether meeting open market or an affordable housing need.*

*Fundamentally all new development in Cornwall should feel Cornish and be shaped by its history, culture, landscape and, where relevant, its relationship to the sea. Development should not be stuck in the past or replicate poor quality development, it should respond creatively and positively to its surroundings.*

*Eleven Practical Considerations for Good Development in Cornwall*

*Integrating into the Neighbourhood*

- 1. Does the proposal suit its context?*
- 2. Does the proposal connect people, places and wildlife and encourage healthy lifestyles?*
- 3. Does the proposal consider the people who will live in, work in and use the development in the future?*

*Creating a Place*

- 4. Does the proposal have a sense of place and would it add to local distinctiveness?*
- 5. Street and home*
- 6. Is the street a good quality design with integrated parking?*
- 7. Can you see the drainage systems above the ground as surface features?*
- 8. Does the proposal include energy efficient features or energy generation?*
- 9. Is the proposal wildlife friendly and does it safeguard and provide trees?*
- 10. Does the proposal have usable gardens?*
- 11. Is there adequate external storage for bins, recycling, cycles and other lifestyle equipment?*



## 5 - Design Guidance

### RFU Design Guidance Notes

Guidance provided by the RFU in the “RFU Design Guide to Changing Rooms and Clubhouses” has been utilised to ensure that the right spatial requirements are being met for the changing rooms, officials changing rooms and other facilities. Primarily, the function of the new building will be for changing rooms as a phase 1 with a multi-use, community space being building in a phase 2 stage.

#### Accommodation

The scale and the type of the changing accommodation depend upon the number and type of pitches served as well as the different sports that may use the facility. The general accommodation should typically include:

- Changing rooms with en-suite lavatories, showers and dry-off space
- Match Officials’ Changing room/s with en-suite lavatory, showers and dry-off space
- First aid/physio room
- Equipment storage (sporting)
- Cleaner’s cupboard/store
- Entrance lobby
- Male and Female Lavatories
- Disabled Lavatory
- Baby Change Facility
- Office
- Club room/social space
- Bar and-Cellar
- Kitchen
- Plant room



Careful planning of the accommodation is essential to ensure a successful scheme and special consideration should be given to the following points:

- Include an entrance lobby for even the smallest clubhouse; never enter directly into a corridor
- Separation of changing and wet and muddy areas from any social or indoor sports accommodation
- Provide planning flexibility to respond to gender and age use
- Plan for simple, straightforward circulation routes
- Ensure access for disabled users
- Plan for convenient access to pitches and satisfactory viewing of the principle playing areas
- Never plan grass pitch changing rooms at first floor level
- Provide well considered entrances and lobbies and make provision for boot cleaning
- A flexible social and catering layout
- If it is proposed to have a licensed bar area, consultations and requirements for this should be addressed at an early stage.
- Security and protection of your buildings when unoccupied
- Good external lighting, security systems and CCTV installations

#### Location

Clubhouse and changing room development needs to be considered in the context of the site as a whole. The shape and contours of the available site will obviously influence the location of a clubhouse. However, in most instances, the proximity of an existing access road and/or the necessary main services will be of prime importance. It is essential that the site should provide:

- sufficient space for the proposed clubhouse as well as space for future expansion
- adequate car parking provision, including the potential for overspill parking
- access for service and emergency vehicles, service deliveries, maintenance vehicles and equipment
- the number of changing rooms, showers and toilets should be commensurate to the number of pitches to be served.

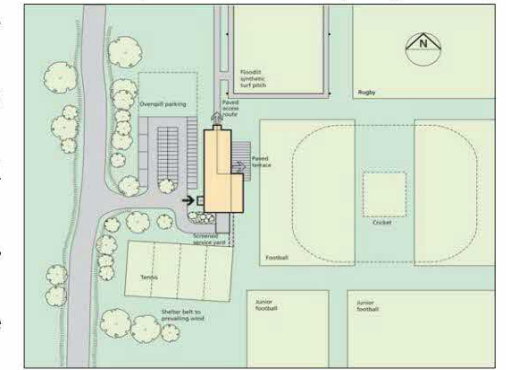


Table 1 - En-suite changing room provision

Player numbers	WCs	Basins	Showers	Standard	Bench Space
15-16	2	2	4	Minimum	650mm x 400mm
17/22	3	2	5	Minimum	
23+	4	3	6	Minimum	

Table 2 - Communal changing room provision (design guidance only NOT eligible for RFU/RFF funding)

	Number of players (to a maximum of)			
	30	66	96	126
WCs	3	4	5	6
Urinals	3	4	5	6
Wash basins	2	3	4	5
Showers	8	12	16	20

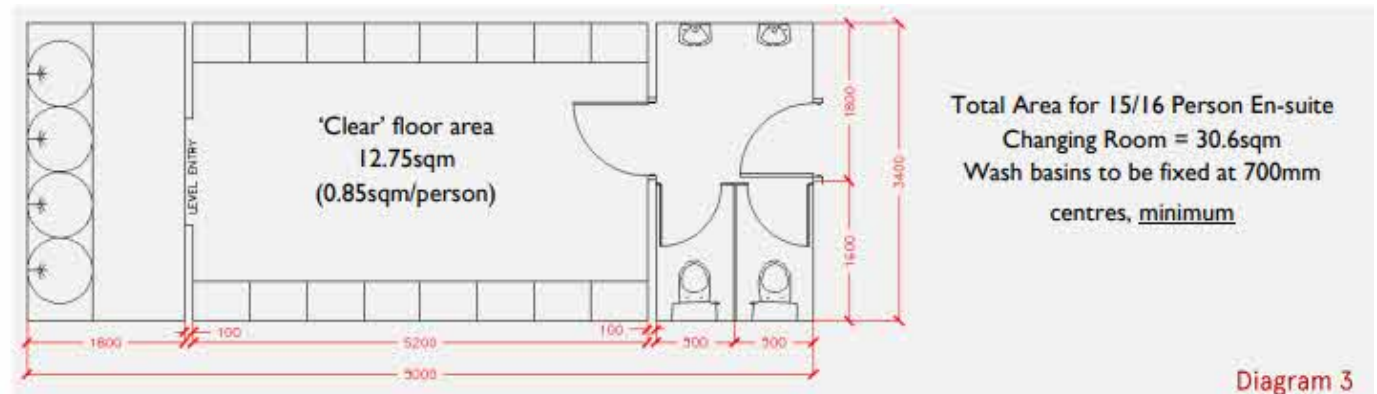
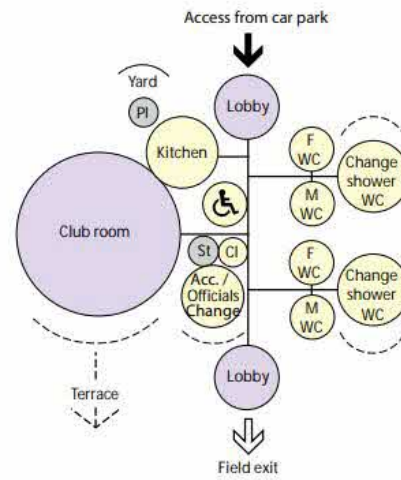


Diagram 3



**Example 2**

Clubhouse plan suitable for winter sports such as football, hockey and rugby.



See separate 'Design Principles' and 'Design Examples' display panels:

- DP8 Example clubhouse layout
- DE4 Football: Clubhouse
- DE6 Rugby: Clubhouse
- DE8 Hockey: Clubhouse

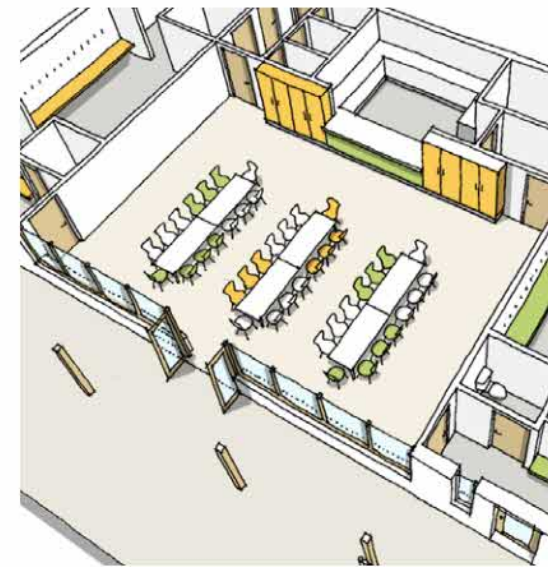
Clubhouse Design Guidance Notes: Display Panel

**2 Design**

Rev 003 - May 2016

**Club Room**

The club room needs to fulfil many different activities. It should be considered carefully as the space can be one of the main sources of income generation and it may be a funding request to provide for community use. Typical uses of the club room could be as follows;



**Social Space**

Social spaces before, during and after the sporting activities and the selling food and drinks. It may be that the social spaces are hired out in the evenings for functions meetings and parties. The space should be large enough to accommodate the required numbers.

**Bar Area**

This can be one of the main income generators for the club. A bar area that sells alcohol will require a licence. In order to apply for such a licence, see:

<https://www.gov.uk/guidance/alcohol-licensing>

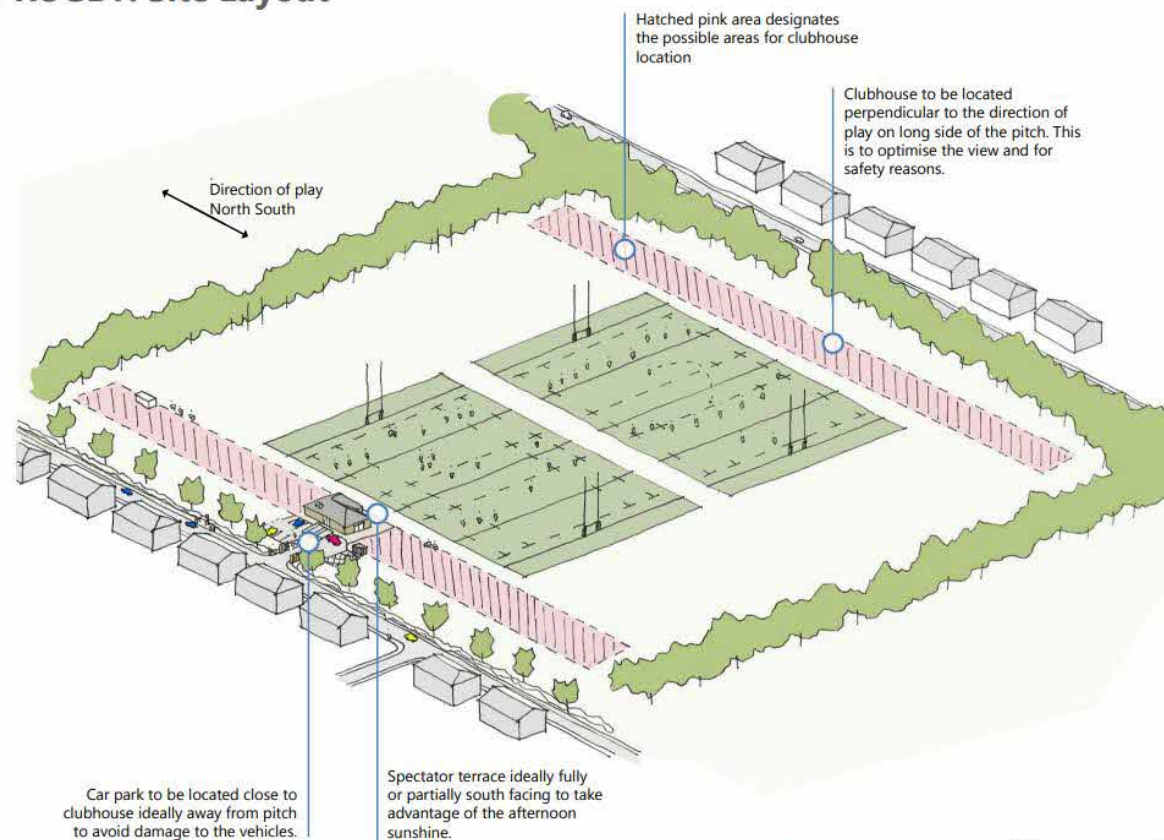
**Fitness Activities**

Fitness activities such as dance classes, table tennis and aerobics can be accommodated in large club rooms. These can generate additional income for the club. Consider what is going on in the local area and whether there are gaps in the market that the club can offer e.g. a space for yoga classes, etc.

**Recommendations to Make the Club Room Flexible;**

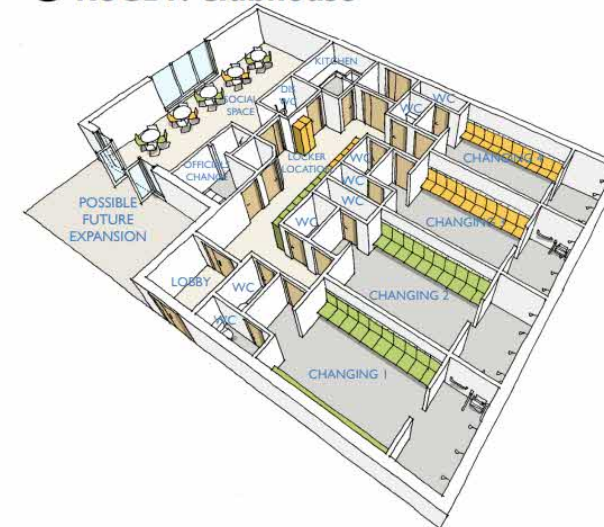
- Provide a store room for furniture, so that the floor can be cleared for other programmed activities, and allow storage space for sports equipment such as folded table tennis tables or rolled bowls carpets.
- Tables and chairs that can be stacked and are light enough to be moved around will give greater flexibility than heavy fixed items.
- The social space should flow out to an external viewing area, with sunny areas that are sheltered from the wind.
- As a minimum, two teams should be accommodated plus officials and spectators and a view of the pitch (and scoreboard if provided).
- Many clubs display memorabilia and photographs in the social areas. Provide ample space for these so that cabinets and shelves do not impede the circulation routes.

**DE 5 Design Examples RUGBY: Site Layout**



Clubhouse Design Guidance Notes: Display Panel

**DE 6 Design Examples RUGBY: Clubhouse**



**Changing Rooms**

- Separate officials changing room
- Disabled Toilet
- Bench seating, allow nominal 650 mm per person.
- Site screens to all changing rooms to prevent views inside.
- Separate entrance to changing rooms from pitches helps prevent clean areas becoming dirty.
- WC accessed directly from each changing room. Essential for child protection.
- Corridors to be sufficiently wide to accommodate lockers. This allows changing rooms to be more flexible.
- Access from changing areas convenient for access to pitches.
- Changing for 20 people in each changing room.
- 4 showers per changing room required.
- Shower outlets to be minimum 750 mm apart.
- Drop down seat to be provided to each shower area to cater for users with disability or sports injury.
- Floors to be laid to falls for cleaning.
- Showers to be located at the far end of the changing rooms to help ensure wet and muddy areas remain separate.
- Views of pitches not required from the changing rooms.
- A lockable cleaners store must be provided.
- Shower drainage to be oversized and fully rodable.

**Club Room**

- Provide a separate WC which can be accessed from social space and used by the public.
- Large clubroom for spectators and players. Can also be used as a social space in the evenings.
- Kitchen/bar with direct access to club room.
- Clear views of the pitch from the social space with full height glazing if possible.

**Positioning**

- The clubhouse should be located away from the goals/goal posts for safety reasons.
- The optimum location is to the North West of the pitch looking South East to make best use of daylight afternoon sunshine and views of the game.
- The clubhouse could be raised above field of play to improve views of the match.

**Recommended Room Finishes**

- 1 Changing Room**  
Floor - Painted Concrete  
Walls - Painted blockwork  
Ceiling - Painted plasterboard.
- 2 Club Room**  
Floor - Carpet or vinyl.  
Walls - Painted block or painted hardwall plaster.  
Ceiling - Painted plasterboard.
- 3 Shower Area**  
Floor - Slip-resistant floor tiles or vinyl laid to falls  
Walls - Tiled walls  
Ceiling - Painted moisture resistant plasterboard.
- 4 Toilets**  
Floor - Painted Concrete  
Walls - Painted blockwork.  
Ceiling - Painted plasterboard.





## 6 - Design Proposals

### INTRODUCTION AND PRINCIPLE

The principle of this proposal is to build a contextually appropriate facility for Redruth Rugby Club that is practical and of high-quality design aesthetically and sympathetic to its surrounding buildings and area. The proposal is mindful of the site's location, its proximity to the Rugby Club and surrounding World Heritage Site and conservation area, and the community's values and priorities.

### CONSTRAINTS AND OPPORTUNITIES

Constraints and opportunities identified as follows:

- Visible site from the entire rugby pitch.
- Respect and be sympathetic to the current local vernacular.
- Views
- Orientation
- Privacy and views of neighbours and occupants
- Respecting the setting of the rugby grounds.
- Respect the neighbouring properties.

### CONCEPT

The principle of the development of this site to provide an additional well thought out changing facilities within the setting of Redruth Rugby Club. The principle will allow the applicants to create much needed space for the Ladies' rugby teams and juniors' teams at the club. Any design here would need to be robust in nature and work with the site to accommodate both the rugby pitches.

Due to the topography of the site the changing rooms and community space proposed are based on the higher pitch level with access ramps from the lower side. The form follows the extent of the site and focuses the frontage on the main rugby pitch.

### ACCESS

Redruth Rugby Club has a long-established access with parking for patrons/ visitors of the venue. The existing tract is maintained around the pitch and slightly re-routed around the proposal. There will also be disabled parking beside the new changing rooms/ community facility for improved access for disabled visitors.

### LAYOUT, SCALE AND FORM

#### Layout:

The layout of the dwelling has been conceived from wanting to connect the changing rooms to the pitches whilst being able to view both pitches from shelter for those watching rugby matches/ training. The building is designed so it can be constructed in two phases based on available funding. The first phase would be the changing rooms and plant, with the community facilities potentially constructed at a later date.

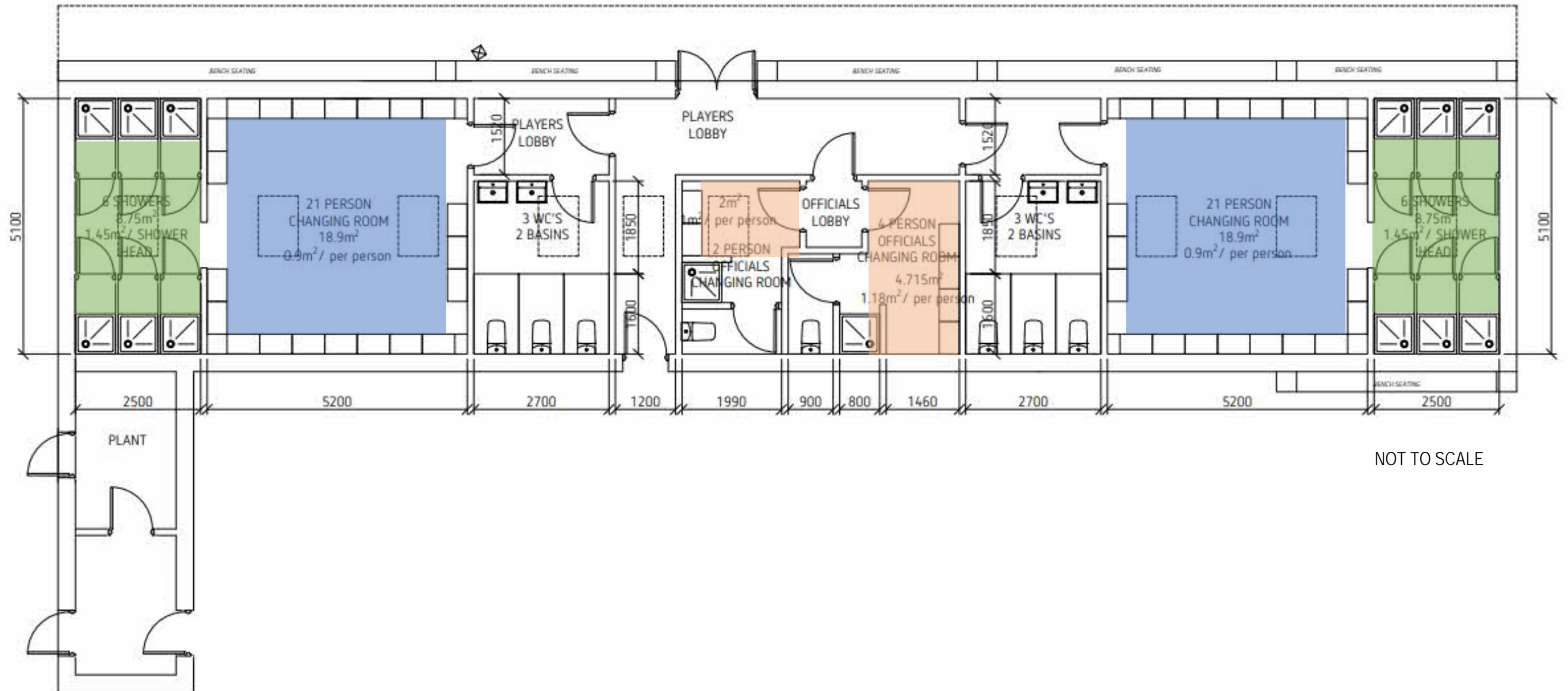
The changing rooms are located to the pitch side, with space for officials changing rooms as per the guidance set out by the RFU and Sport England. The community facilities are then focused on the main pitch to allow spectators to watch from the terrace.

#### Scale:

The proposals are appropriately scaled for the required facilities.

#### Form:

The proposed form of the facilities is intended to sensitively respond to the contextual setting and the exposed location that can be viewed from the rugby club. The varying roof lines and heights break up the massing of the proposals and materials are selected based on both their industrial and vernacular usage and to blend in part with the landscape.



Potential Phase 1 Ground Floor plan denoting space allocations for each person:

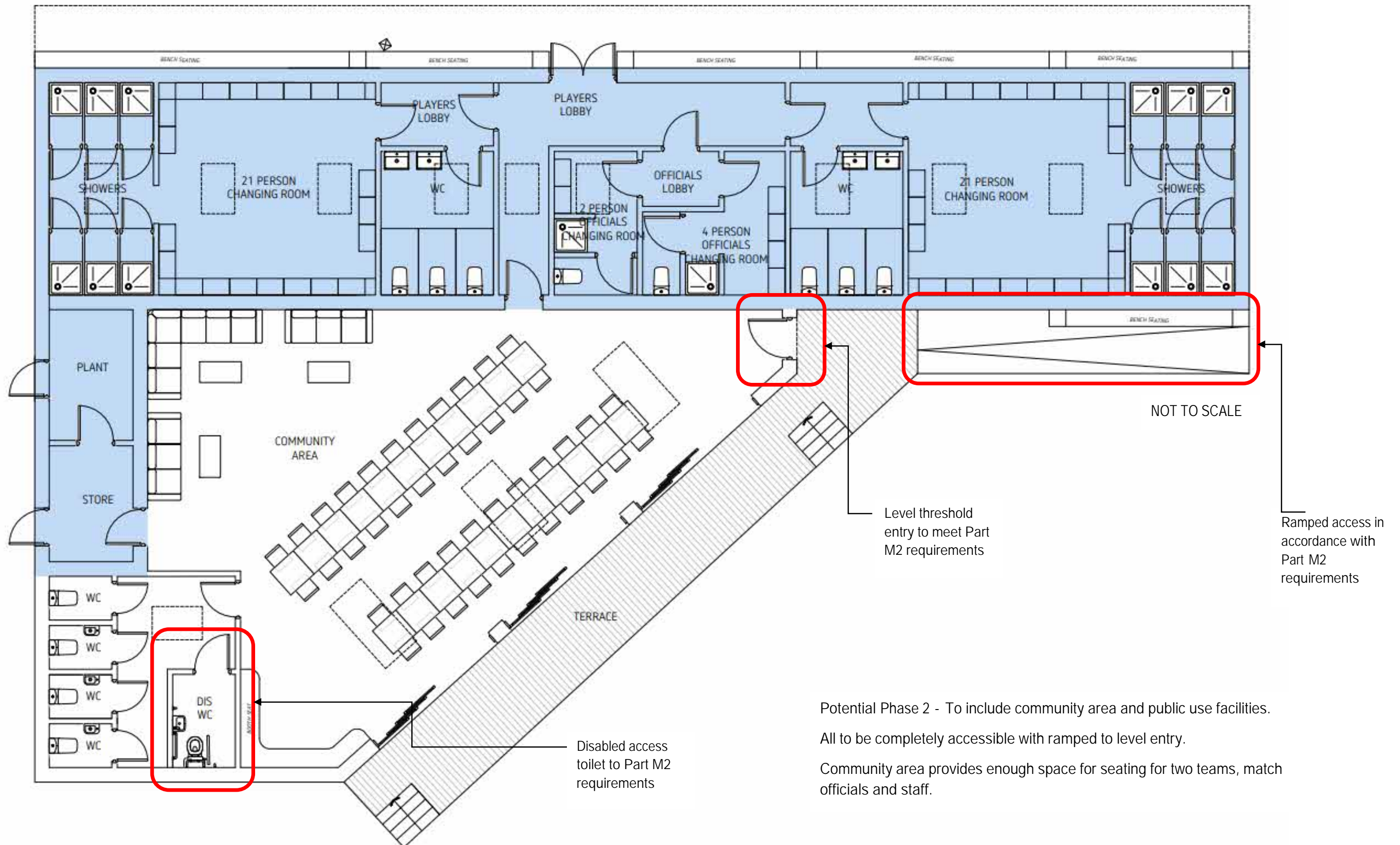
Green hatch denotes 1.45m<sup>2</sup> per shower head including cubicle space

Blue hatch denotes 0.9m<sup>2</sup> per 650x400mm bench (21 people)

Orange hatch denotes 1m<sup>2</sup> or 1.18m<sup>2</sup> for Officials Changing

Please note that disabled facilities are not possible to be provided as the pitches are not suitable for wheelchair sports. The changing rooms are for player and officials' usage only.





NOT TO SCALE

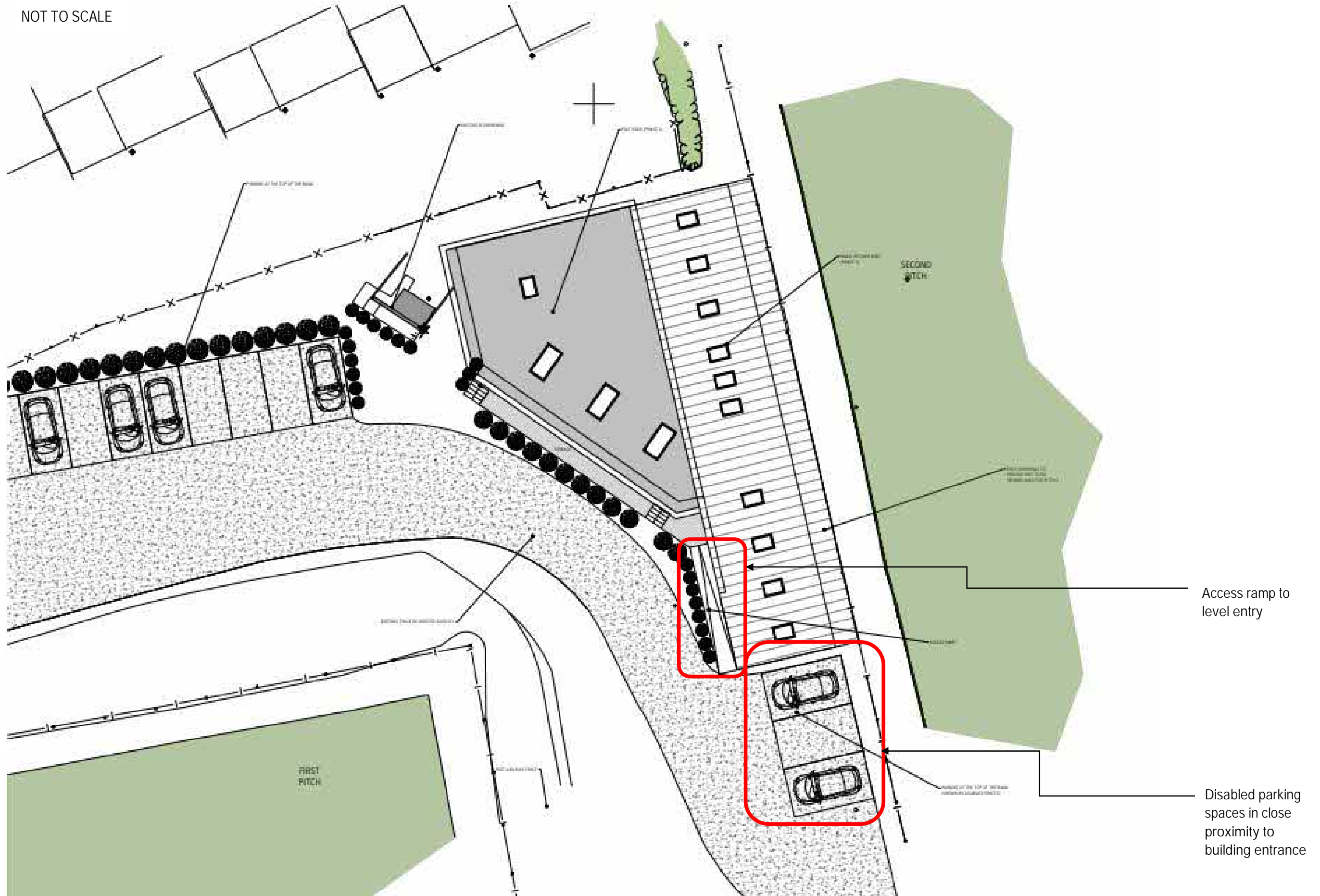
Level threshold entry to meet Part M2 requirements

Ramped access in accordance with Part M2 requirements

Disabled access toilet to Part M2 requirements

Potential Phase 2 - To include community area and public use facilities.  
 All to be completely accessible with ramped to level entry.  
 Community area provides enough space for seating for two teams, match officials and staff.

NOT TO SCALE







Illustrative south western perspective.



Illustrative perspective of ramped entrance.

#### LANDSCAPE AND EXTERNAL AREAS

The site is not in a Tree Preservation Order Area and but there is a Tree Preservation Order Points on the edge of the site.

Due to the existing usage of the site it is anticipated that the landscaping proposals will be simple and robust in nature and materials.

#### APPEARANCE

It is anticipated the proposed building will use a simple palette of natural materials that are in keeping with the surrounding area, and will be designed in such away to be recessive in the landscape and so will be very much in keeping with the scale of the existing structures in the area.

## 7 – Access Statement

The proposals are for a single storey building for changing facilities and community uses. The accommodation is considered to be used for general changing and for the provision of space to hold functions and entertainment in the community space. The general description of the building is as follows:

PHASE	USE	No. of STOREYS	GROSS INTERNAL FLOOR AREA m <sup>2</sup>	NET LETTABLE FLOOR AREA
1	Changing	Single	158m <sup>2</sup>	-
2	Community	Single	127m <sup>2</sup>	-

### DESIGN STANDARDS FOLLOWED

The Building Regulations 2010: Approved Document M (2015 with 2020 amendments)

British Standard: BS 8300-2:2018 Design of an accessibility and inclusive built environment.

### PHILOSOPHY AND APPROACH

The philosophy regarding access for disabled people and inclusive design is to comply with Approved Document M (2010) and BS 8300-2:2018 where possible and incorporate such additional facilities requested by our client based on their experience, to provide practical accessible buildings.

### KEY ACCESS ISSUES OF THE DESIGN

Approach to the site:

The site is located to North West of Redruth town centre and south of the Camborne- Pool- Redruth Bypass, A3047 and A30. There is regular public transport to Redruth Town centre with an approximately 10-minute walk to the Rugby Club. It is anticipated that most users of the site will arrive by private motor vehicle as they do currently, but it is likely that some may choose to walk, cycle or use public transport.

Parking:

There are two areas for parking on the site as existing; a more formal hardstanding arrangement to the rear of the existing facilities on entrance to the site and informal parking along the gravel track. It is normal to see supporters watching the matches from their cars in bad weather. It is proposed that the hardstanding arrangement will remain unchanged and the parking around the pitch will become more formalised, with three parking spaces adjacent the new building being a min. 3.6m x 6.0m for disabled parking. The disabled car parking surface is proposed to be bitumen macadam, with hard paving to the principal entrance door.

Due to the topography of the site, some gradients may be difficult to accommodate.

Entrances:

The principal entrances to the buildings will be via level/ ramped routes from the disabled parking spaces. These entrances are to have glazed, automatic opening doors with appropriate signage and manifestation as recommended in BS 8300-2:2018. The doors will fail safe in open position if the fire alarm is activation. Inspection and testing of the fail-safe mechanisms are to be cited in building owner's planned maintenance management programme.

Horizontal Circulation

The accommodation is accessed through the principal door into the main community space with unhindered access. All corridors and doors are generous in size/ width.

Vertical Circulation

Not applicable.

Emergency Escape

Emergency escape from the building is through the main entrance doors that lead to the access ramp. There is also alternative means of escape through the protected players lobby, and onto the terrace from the sliding doors with access to the ramp.

Site and Building Signage

All site and building signage is to have contrasting colours and be in accordance with the RNIB recommendations.



## 8 Energy statement

### Sustainable Energy and Construction Statement

As a standard, all new buildings are designed to requirements set out by building control Part O for solar gain and heat loss to optimise energy performance. The proposed building is anticipated to be designed to achieve minimum EPC A standards in its design detailing, with a strong emphasis on thermal mass, air tightness, robust detailing, and high levels of insulation. The building will exceed the current minimum standards as set out by Building Regulations (at time of writing) and utilise proven technologies for more sustainable methods of running a dwelling, including the use of solar panels and ASHPs. It should also be noted that all new buildings will be designed with all electric heating strategies, super-fast internet and will avoid the use of burning solid fuels.

Coupled with the above the new building will be constructed with a high thermal mass, high performance insulations and high-performance glazing as well as sourcing materials from sustainable sources where possible. It will be detailed and constructed fully in accordance with the latest robust details to ensure it is airtight. In line with new regulations the southwest facing elevation incorporates solar shading and roof overhangs to prevent overheating.

### Energy Consumption

The new development will achieve Net Zero Carbon, the proposal will achieve this by:

- Ensuring that the proposals heating demand is less than 30kWh/m<sup>2</sup>/annum.
- Ensuring that total energy consumption is less than 40kWh/m<sup>2</sup>/annum and,
- Providing renewable energy generation to match the total energy consumption through various methods as described on the submitted drawings.

### Materials and Waste

To minimise the use of materials and wastage the scheme aims to:

- Wherever possible, all materials will be sourced locally as a priority based on availability and budgets.
- Be built in a robust style with resilient materials to reduce the risk of repair and ensure longevity of built form.
- Designed with flexibility to ensure future use and longevity.
- Minimise travel distances of materials sourced to ensure lower carbon footprints.



Illustrative perspective – the existing scoreboard will be retained.



Illustrative perspective – built in spectator seating.

## 9 Green Infrastructure Statement (GI)

The accompanying proposals aim to have a minimal impact on the surrounding green infrastructure (GI), however where there are constraints every endeavour would be made to ensure the limitation of any harm to natural elements. If there is any point where there would be harm mitigations would be made.

The 10 pillars for action to help nature regenerate and to provide the natural foundations of recovery are considered during the design of the proposals. All the proposals aim to consider these carefully to ensure enrichment of the local natural environment. The existing site is currently used and will be continue to be used as part of a rugby pitch. It is anticipated that there would be little to no effect on existing wildlife in the area but the proposals will include the planting of native flora to encourage bio-diversity.

### Nature recovery, regeneration, and reintroductions

The scheme will include planting of native flora which will attract native insects into the area, resulting in a richer natural environment.

### Marine Health

Marine health is largely unaffected by the proposals because they are located away from the coast.

### Natural climate solutions

All proposals are designed to have a minimal impact on existing topography and utilise orientation and sun positioning for natural climate control. Hard landscaping will be minimised to promote permeability.

### Access to nature and active travel

Where available, proposals will look to utilise public transport and alternatives to personal vehicular usage. They will also give prominence to surrounding contextual nature. Provisions are also made, where available, for the safe storage of bikes, car charging etc.

### Clean air and water

All proposals should not have any effect on surrounding air and water supplies. Nor should they produce any pollutants.

### Waste and resources

All waste from the proposals shall be recycled where possible and disposed of appropriately. All building materials are to be sourced locally as a priority permitted by availability and budgets.

### Sustainable food

Areas for growing produce are to be available in gardens for end users. This includes allowances for greenhouses, sheds and kitchen gardens being easily accessible.

### Economic and social wellbeing

All proposals should have economical and social wellbeing as a priority for the end users. Proposals should be economically viable and located where there are job prospects for the users. Construction work will also create work/ jobs for locals.

### Conclusion

All of the above pillars have been carefully considered to demonstrate a proposal that is well considered in its local, natural context that also provides accommodation of high quality without having a large impact on its surrounding site.



The Cornwall Emergency Development Plan outlines that developments should be planned about the protection and enhancement of nature. The intention of this project is to retain as much of the existing landscaping as possible to avoid disruption to the native site users. Ecology surveys are carried out on the site to include investigations for bats, birds, reptiles, mammals invertebrates and plants. Due to the site's current usage and the location of the proposals it is believed that this will have no effect on any wildlife nearby.

#### Bats and Birds

The provision of bird and bat boxes located appropriately to accommodate existing and new users of the site.

#### Bees/ Insects

Provide planting schemes focussing on pollinator friendly species and native species to attract pollinators.

#### Existing Ecology & Wildlife

Ecology surveys help us understand the existing wildlife and ecology on site to enable plans to mitigate any impact on these throughout the development. Existing ecology will be maintained wherever possible. Cornish hedges on sites are retained for their high levels of native biodiversity.

#### Permeable Boundaries

Creating permeable boundaries between properties is key to enable wildlife to maintain existing movement routes.

#### Trees

Tree canopies are expected to be increased over time to provide shade and cooling to the environment. This also provides enhancements to the native wildlife to help them adapt to change.

#### Water

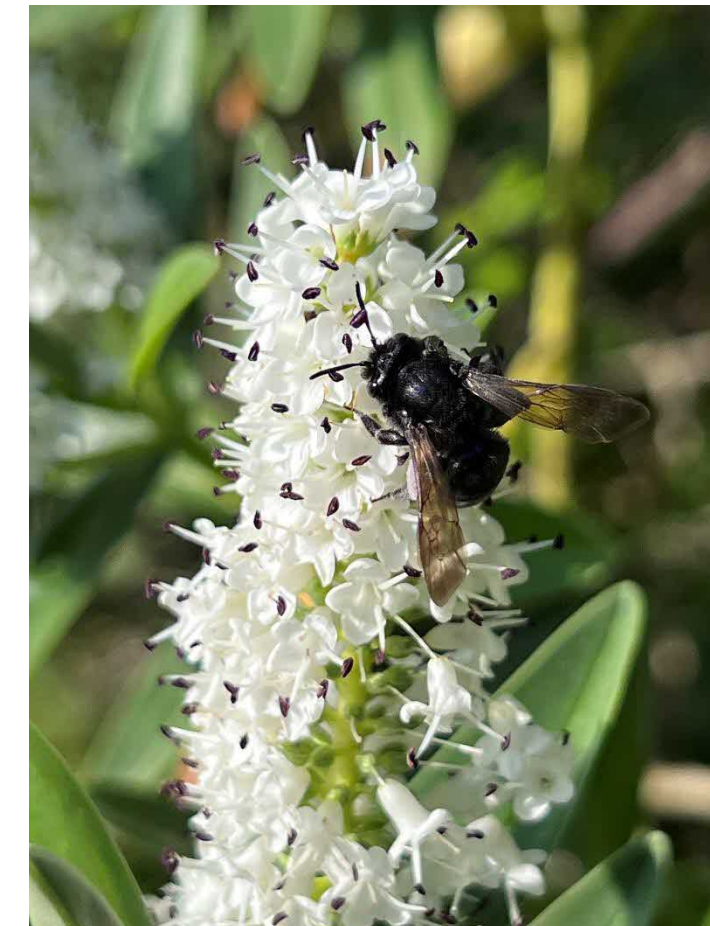
Efficient and sustainable drainage systems will be installed to manage surface water within the site.

#### Building Materials

First and foremost, building materials are initially sourced locally to minimise transport costs. Materials are also sourced based on lowering the levels of embodied carbon within the project.

#### Maximise Energy Efficiency

Detailing, systems, and materials are selected to ensure maximum energy efficiency within the building to minimise heat loss and energy usage.





## 11 – Conclusion

In formulating these proposals, we as designers have been mindful of the site's location and Redruth Rugby Club's heritage that is evident throughout the site. The proposals provide a solution to accommodate much needed facilities for all genders at Redruth Rugby Club.

The proposals have been carefully considered through close consultation with Redruth Rugby Club and the RFU and Sport England guidance. This document and associated drawings provide a considered and detailed proposal for new changing facilities and a community room at Redruth Rugby Club.

It is our conclusion that through site considerations and consultation the design follows planning policy and design guidance in a positive fashion concluding in a contextual design. This document demonstrates that in policy terms the proposal is compliant with national and Local Planning policy and that there is no adverse impact to the surrounding context.



Illustrative perspective – View from existing stands