



Suite S8 | The Catalyst | University of York |
East Campus | Baird Lane | Heslington |
YO10 5GA 01904 623034 | post@ppiy.co.uk |
www.ppiy.co.uk

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED SPORTS GYM

AT

NEW EARSWICK SPORTS & SOCIAL CLUB

WHITE ROSE AVENUE

NEW EARSWICK

YORK YO32 4AG

3847/ JAN 2024

Architects | Surveyors | Conservation Specialists

PPIY Limited Registered in England, Registration No: 06456444



Architects Registration Board

Directors
Mark Druery Dip Arch RIBA IMaPS
Graham Saxton BSc (Hons) MRICS

Consultant
Stephen Young Dip Arch RI

RIBA 

Chartered Practice

CONTENTS

- INTRODUCTION

- DESIGN STATEMENT

- ACCESS STATEMENT

- PHOTOGRAPHS

INTRODUCTION

The following Design and Access Statement has been produced to accompany a Planning application and must be read in conjunction with all other associated documentation provided as part of that application.

The following Design and Access Statement aims to cover the design principles of the proposed development and how issues relating to access have been addressed.

The proposed development is for a new single storey purpose-built Sports Gym to provide new gym facilities for use by the New Earswick community.

The new proposed accommodation briefly comprises:

Ground Floor

- Open plan gym facilities
- Storeroom

THE SITE

The site of the proposed development is within the existing rugby grounds, known as New Earswick Sports & Social Club, White Rose Avenue, New Earswick, York, YO32 4AG.

The location is North of York City Centre and is mainly bounded by residential development.

The premises can be accessed via the main gates on White Rose Avenue by foot or vehicular access. Car Parking is available on site and mainly accessed via this approach.

DESIGN STATEMENT

AIMS

The Design Statement aims to explain the design principles and concepts that have been applied to the proposal, in the form of the following recognised headings; Use, Amount, Layout, Scale, Landscaping and Appearance, provided by CABE in “Design an Access Statement, how to write and use them” (CABE 2006).

USE

There is an existing cabin on site in the location of the proposed Sports Gym. This cabin is used by the rugby club as storage and occasional gym space with limited gym equipment.

AMOUNT

The existing cabin is single storey 17m x 4.5m, on flagstone foundations.

LAYOUT - EXISTING

The existing cabin is located next to the existing Club House. The rear is bounded by a hedge. The internal layout is open plan storage used by the rugby club.

LAYOUT - PROPOSED

The new proposed Sports Gym is situated next the existing Club House.

The proposal seeks to remove the existing cabin and locate the new Sports Gym in its place.

The new Ground Floor will approximately be 19.5m x 12m to accommodate gym equipment.

Changing rooms and WC's are not included in the proposed floor plan as there are existing facilities in the Club House that will be used.

SCALE - EXISTING

The existing cabin has a flat roof and is 3.5m high.

SCALE - PROPOSED

The proposed new Sports Gym to the side of the Club House is to be a single-storey building overall with a 30-degree duo-pitched roof over. A duo pitched tin roof has been chosen to reflect the roof of the Club House.

LANDSCAPE – EXISTING

The property is in the middle of the sporting grounds with the Rugby pitch to the front of the Club House, Tennis Courts to the left-hand side and Football Pitch's to the rear. The carpark is located to the right of the Club House.

There are several trees to the left of the existing cabin with one established Oak Tree.

LANDSCAPE – PROPOSED

The proposed development seeks to remove several trees next to the existing cabin, species unknown. The established Oak Tree is to remain untouched with the proposed Sports Gym avoiding the root protection area.

APPEARANCE – EXISTING

The existing cabin has a steel outer wall with a flat steel sheet roofing.

The existing Club House is clad with horizontal timber boarding and has a pitched tin roof.

APPEARANCE - PROPOSED

The proposed Sports Gym is designed and specified in a sympathetic manner that aims to both harmonise and counterpoint with its context.

The proposed is to be single storey - to be timber frame construction.

Vertical timber cladding is chosen for its natural properties, particularly to harmonise with the on-site Club House.

As mentioned earlier, the new roof is proposed to have 30 degrees pitched with a tin roof covering to again complement the existing Club House.

The proposed lean-to roof over the store will be a GRP roof covering due to the shallow pitch.

ACCESS STATEMENT

AIMS

The access statement aims to cover two aspects of access; vehicular / transport and pedestrians and to demonstrate that all access issues have been considered.

BACKGROUND

As previously described the proposal is for a new purpose-built Sports Gym to the grounds of the New Earswick Sports & Social Club, York.

STATEMENT OF INTENT

It is the intention to accommodate access provision to the new building, within the constraints of an existing site and existing context where reasonably practicable.

THE APPROACH

The site is situated at the end of White Rose Avenue, there is car parking within the grounds large enough to accommodate the intake to the new gym.

Proposed ramp access is presented to accommodate for the new timber framed Sports Gym to be sat on new raised flag foundations. The ramp access is proposed to the main entrance at the front of the building and to the fire exit at the East side, along with stepped access.

CAR PARKING

Car parking is provided on site.

EXTERNAL LIGHTING AND SIGNAGE

The site is well lit with sports flood lighting.

The existing Club House had its own external lighting.

New external lighting to the Sports Gym is proposed.

ENTRANCE AND ENTRANCE DOORS

Access to the Sports Gym is separate from the Club House. Timber windows and doors are proposed.

EXIT DOORS

Exit doors are separate from the Club House. A fire escape door is proposed to the East of the Sports Gym.

CIRCULATION

The proposed Sports Gym is open plan.

The proposed store can be accessed off the open plan gym space.

INTERNAL LIGHTING

Good levels of natural day lighting is to be made available via a generous amount of windows to the East elevation. Natural daylight is to be supplemented with artificial lighting.

TOILET FACILITIES

Existing toilets and changing facilities are available for use in the Club House on site, also available for wheelchair users.

DECOR

Internal decoration will provide good levels of visual contrast, particularly to doors and openings, in accordance with Part M / DDA guideline.

FLOOR COVERINGS

Floor coverings are generally – Entrance barrier matting in the entrance and fire exit, hard wearing timber flooring to the gym space and store.

EVACUATION

Evacuation via the fire exit door, and/or main entrance (depending on location of fire) with assembly point on the rugby field.

CONCLUSION

As a new-build project the proposed will be so constructed, where reasonably practicable to Approved Document M of the current Building Regulations and the Equality Act.

SOURCES OF GUIDANCE

“Design and Access Statements” – How to write, read and use them by CABE

“Design and Access Statements” June 2006 by Department for Communities and Local Government.

“Design for Accessibility” Centre for Accessible Environment
“Approved Document M” by NBS.

PHOTOGRAPHS



Photo 1: North elevation of existing portacabin and neighbouring trees/ Oak tree. Location of the proposed Sports Gym.



Photo 2: East elevation of the existing portacabin.



Photo 3: South Elevation of existing portacabin.



Photo 4: West elevation of the existing portacabin.



Photo 5: The on site Club House.