



## Design and Access Statement

Ref:- 1329

Proposed redevelopment of community sports facilities and pitches including new clubhouse and associated parking, refurbished clubhouse, new 5x5 3G football pitch with floodlights, new skate park, additional tennis court with associated parking and floodlights to existing football pitch

At

Charlie Wayman Fields and Miners Welfare Sites, Chilton Way, Ferryhill, Durham, DL17 0HJ



Figure One: View onto the Miners Welfare Site

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## 1.0 Introduction, Supporting Information

Our client approached us with the brief to upgrade the facilities at Charlie Wayman Fields and the Miners Welfare Site in Chilton.

### Charlie Wayman Fields

1. Provision of a new football clubhouse and changing facility to provide the following:
  - a. Home and away changing rooms
  - b. Officials changing room
  - c. Showers and Toilets
  - d. Community Hub for 50 people
  - e. Kitchen facilities
  - f. Community WCs
2. Removal of existing MUGA (Multi Use Games Area)
3. Relocation of existing Skate Park
4. Provision of a 5x5 3G football pitch
5. Increased car park provision
6. Existing football pitches to remain intact
7. Provision of permanent flood lighting to the front pitch

### Miners Welfare Ground

1. Third tennis court adjacent to existing to LTA standards
2. Provision of car park including crossover footpath
3. Relocated Skate Park
4. Pavilion Refurbishment to include:
  - a. WCs – male and female
  - b. Changing Facilities – male and female
  - c. Storage
  - d. Kitchen
  - e. Function/Meeting Room

The site is in Chilton, 8 miles south of Durham, the site separated by the A167.



Figure Two: Aerial view of the site showing the site context

## 2.0 Design Proposal

### 2.1 Evaluation

We have developed the brief with our client where their key objective is to improve the community sports facilities in the local area for all of the local sports club and community.

### 2.2 Design

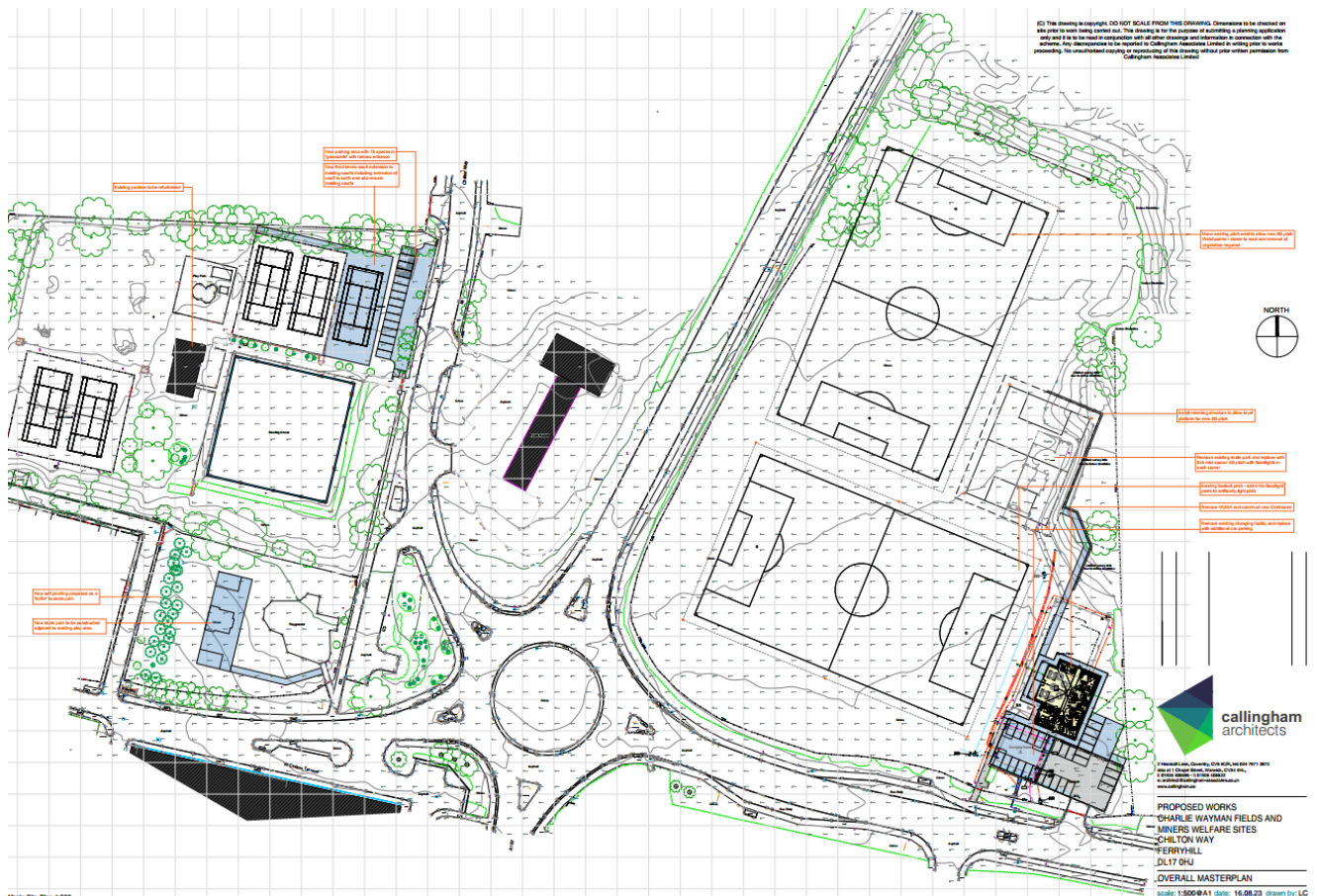


Figure Three: Proposed Masterplan

The design is multifaceted and incorporates many items across both sites.

On the Charlie Wayman site, the main new addition is the new clubhouse, which has been designed to provide changing for football teams using the Charlie Wayman football pitches. This also includes for a modest function room, toilets which can be accessed externally and a small kitchen to service the clubhouse and pitches.



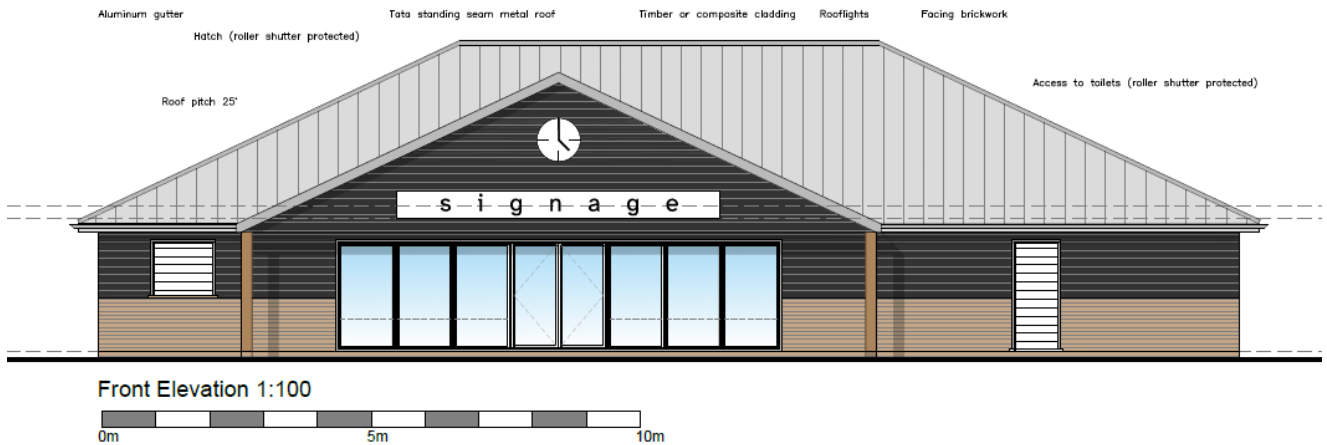


Figure Four: Proposed Clubhouse NTS

In addition to this new clubhouse, there is also an increase in carparking provision, a new 3G 5x5 football pitch with floodlighting and floodlights proposed to the existing front pitch.

To accommodate the new clubhouse, the old one is to be demolished and the existing redundant MUGA removed.

On the Miners Welfare Site, the main new addition is the new skate park which has been relocated from the Charlie Wayman site. There is also an additional tennis court proposed adjacent to the existing, a new car park for users of the site, and a refurbishment of the existing clubhouse and changing facilities to bring up to modern standards.

### 2.3 Use

The current use of the site is F2 Local Community Sports Pitches and Facilities. The proposal does not include a change of use.

### 2.4 Amount

The proposed clubhouse has a GIA of 299sqm.

### 2.5 Layout

The clubhouse has been sited to allow for the car park to increase capacity, and is turned to face the main pitch so that spectators can view the game from the clubhouse. The new car parking at the Miners Welfare site has been located next to an existing redundant vehicular access which will be brought back into life. The relocation of the skate park is proposed to be adjacent the existing play area which brings the more informal play facilities adjacent to one another.

### 2.6 Scale

The new clubhouse has a GIA of 299sqm, an eaves height of 2.4m and a ridge height of 6m. The roof has a low pitch and is hipped to reduce it's visual impact.

### 2.7 Landscaping

Hard landscaping will be provided to ensure good quality footpaths from the new clubhouse to the car park and new 3G pitch.

A 'barrier' of soft landscaping is proposed between the relocated skate park and the existing houses to the west, to visually mask the skate park and existing play area.

## 2.8 Appearance

The appearance of the proposed clubhouse comprises of a facing brickwork wall, with the top half clad in a dark timber or composite cladding for a contrasting look. Overall, the aim is for the clubhouse to have a 'pavilion' feel to it, with expressed gable end to the main function room space, with the opportunity for signage above.

## 2.9 Access

The existing vehicular access to the Charlie Wayman Fields it to be retained and the car park simply extended to allow a greater capacity. The new clubhouse itself will have flush thresholds to allow access by non-ambulant persons.

A new vehicular access is proposed to the new car park at the Miners Welfare site which sees a redundant vehicular access brought back into life.



Figure Five: Existing redundant vehicular access.

## 2.10 Sustainability

The new clubhouse will be built to modern Building Regulations standard which includes for a high level of insulation requirement within the fabric of the building.

### **3.0 Conclusion**

Overall, the proposals constitute an enhancement to the existing facilities, providing additional and better quality sports and recreation facilities for all of the local community and this should be supported.

Prepared by Callingham Associates, September 2023