HPK/2011/0378

Tintwistle Sports & Community Building

Land adjacent to football pitches
West Drive, Tintwistle

for

Tintwistle Parish Council

prepared by

Ian Nicholson
Chartered Designer
PO Box 20, Hadfield, Glossop,
Derbyshire. SK13 1WW

Tel: 01457 868008
Fax: 01457 855151

E: info@nicholsoncontracts.co.uk

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
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15 JUL 2011
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1. INTRODUCTION

For the last few years, Tintwistle Parish Council have been trying to find a solution to replace the temporary buildings on Sexton Street, to provide a Village Hall facility for the community. The Sexton Street site is owned by United Utilities and leased to High Peak Borough Council, who in turn lease the land to Tintwistle Parish Council.

After many years of unsuccessful negotiations with United Utilities to use the Sexton Street site for the new building, High Peak Borough Council have offered a piece of land adjacent and to the south of the football field, and the Primary School.

With the close proximity to the football fields, the project was expanded to include new changing rooms to replace the existing very basic facilities.

The project could only proceed with additional funding and initial research found that funding was possible was the Football Foundation, which is part of the FA, and set up to improve grass roots facilities.

Contact has been maintained with the Football Foundation, and an application for funding is being prepared to be considered for allocation in 2012.

The proposals shown on the accompanying drawings have been developed to comply with the FF's minimum requirements.

The schedule of drawings and documents is as follows:-

1028/A1/6.001	Location and Block Plan
1028/A1/6.002	Proposed Site Plan
1028/A1/2.001A	General Arrangement Plans
1028/A1/3.001	South and East Elevations
1028/A1/3.002	North and West Elevations
C2315 T/11/1000/PRA	Phase 1 Land Risk Assessment
1028/D&A	Design and Access Statement

2. DESIGN

The design of the building has been carefully considered to keep the profile low so that views out of the rear of the houses on West Drive are not impeded. The building will use the landscape to make use of undercroft space for storage, and it will use traditional materials applied in a contemporary way. Windows have been located so that security can be achieved without the use of unsightly security shutters.

2.1 Use

The building will function in two main ways. As conventional football changing rooms and as a facility for the Community. The internal space will be flexible in order to accommodate as many diverse activities as possible, and it is hoped that new societies and clubs will be formed as a result of the new Hall.

The building will also be the new admin centre for the Parish Council and will be able to offer improved internet access for those without a computer at home. The close proximity to the School and a safe walking route to the Hall will encourage use of the Hall as an additional indoor sports hall.

The Hall will also be available to hire for private and public functions, providing an independent modern facility with adequate parking.

2.2 Amount

The total gross area of the building is 259 sq. m on the Ground Floor, with an additional 27 sq. m to the Lower Ground Floor to be used as unheated storage.

This can be split into the following net areas by use;

Parish Council and Community use	133 sq. m
Football use	102 sq. m
Shared storage	27 sq. m

2.3 Layout

The layout has been designed so that the two sides of the building can be used separately, with locking internal doors.
For example;
For an evening function involving the use of the Hall, the changing rooms can be locked to prevent access.
For a football match, access for players to the changing rooms will be via the side door, especially after the game with dirty boots and kit.

Additional toilets have been provided for those occasions when there is an afternoon function at the same time as a football match.

2.4 Scale

The profile of the new building has been kept as low as possible with the use of a curved profiled steel roof. The footprint of the building has been designed to use the area of the site North of the existing footpath through to South Close, and has been kept to a minimum to satisfy the requirements of the Football Foundation and the Community use, but mindful of the building costs.

2.5 Landscaping

The site area is surrounded by young trees and it is the intention to use the existing planting by removing the self seeded trees on the area for construction, and pruning surrounding trees to produce a backdrop for the building.

A tree report to BS 5837 has also been prepared. See Dainsewell Report.

The existing access road will be improved by removing the mound of earth to the west of the main football pitch. This earth will be used to fill the existing ditch between the pitches to form a culvert.

The existing car park will be extended and a new area of parking will be formed and designated for parents of junior players. Consultation with the FF has indicated that juniors arrive for a game already in their kit, and leave after their game in their kit and shower and change at home. This also prevents them from mixing with adults in the showers.

A safe route will be created to the junior pitch from the junior's car park so that players and spectators do not have to cross the line of incoming traffic.

The areas around the car park will be seeded for lawn areas with minimal additional planting to reduce maintenance.

2.6 Appearance

The design of the building has been carefully considered to keep the profile low so that views out of the rear of the houses on West Drive are not impeded. The building will use the landscape to make use of undercroft space for storage, and it will use traditional materials applied in a contemporary way. Windows have been located so that security can be achieved without the use of unsightly security shutters.

The walls, roof and floor will be heavily insulated to minimise heat loss, and wherever possible, green energy innovations will be utilised to keep running costs down.

3. ACCESS

3.1 Vehicular access.

Vehicular access is off West Drive utilising the existing entrance between number 81 and 83 and by re-sizing the main football pitch within the FA's guidelines, improved sight lines and a straighter route can be achieved.

A give way system will be employed with signage and road markings to give incoming traffic right of way to eliminate congestion on West Drive.

The proposed scheme makes provision for 2 no. disabled parking spaces and a total number of parking spaces of 45, split as follows;

12 no. paralell parking bays
17 no. spaces in the Main Car Park
2 no. Disabled Parking
14 no. spaces in the Juniors Car Park
There is space on the site for further parking to be created should funds allow.

Turning space within the site area will also mean that vehicles can enter and exit the site in a forward direction with priority given to vehicles entering the site to minimise disruption to traffic using West Drive and residents.

3.2 Inclusive access

This scheme has been prepared to provide Part M and DDA compliant access.

External doors will provide a minimum of 900mm width, electrical sockets will be positioned a minimum of 450mm above finished floor level.

A ground floor wheel chair accessible WC has been provided. One shower in each changing room will accessible by ambulant disabled.

2 no. Disabled parking spaces will be provided with ramped (max 1:12 gradient) access up to the entrance of the centre.

4. ADDITIONAL INFORMATION

4.1 Energy and Sustainability

The walls, roof and floor will be heavily insulated to minimise heat loss, and wherever possible, green energy innovations will be utilised to keep running costs down.

Once we have the full design team on board, the Mechanical & Electrical Consultants will look at sustainable systems and compare the balance between capital cost and running cost savings, and advise the Parish Council on a sensible approach to the use of alternative energy sources.

Measures that can provide immediate benefits such as rain water harvesting and brown water recycling will be incorporated.

4.2 External Lighting

A lighting scheme has been shown on the proposed site plan utilising energy efficient lamps which will be controlled by a time clock and photo electric cell.

The lamp standards will use a controlled spread reflector to minimise light pollution and disturbance to local residents.

Low level lighting bollards will be used to illuminate walkways and external steps.

Wall mounted energy efficient flood lighting will be used around the new building, with lower wattage security lamps controlled by PIR's.

4.3 Community Involvement

During the development phase of the scheme, efforts have been made to include and involve the local community. A steering committee was established to represent the Parish Council, the Football Clubs, High Peak Borough Council and existing users of the Sexton Street facility.

All residents of the village were invited to a public viewing of the plans on 18th June, and as a result of the comments amendments were made to the accommodation.

A Facebook page has been set up for village residents to follow the progress of the scheme.

http://www.facebook.com/tintwistle-hall

4.4 Transport Statement

In an ideal world, all local users to the new facility will walk to the Community Hall. There will be two routes to the Hall, via West Drive, and from South Close via the footpath through the woods to the south of the site, which will be upgraded as part of the scheme.

Cycle stands can be provided in a visible, secure location adjacent to the building.

West Drive is on a bus route, with a bus stop opposite the entrance to the site.

However, we have to accommodate the car user because of bad weather, for the disabled, and for users of the facility from outside of the area.

Car parking and vehicular access will be improved as previously described.