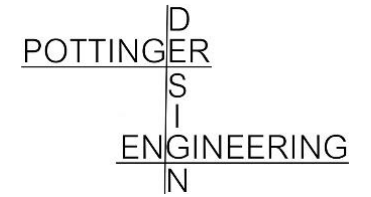


DESIGN & ACCESS STATEMENT



Newick Sports Pavilion
King George V Playing Field
Allington Road
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1. Introduction

The Sports Pavilion on the King George V Playing Field in Newick has been serving the local community for many years, with facilities for male and female changing rooms and showers, social bar, and kitchen area. The building is used by the local sports teams (including football, rugby, stoolball and both adults and children's cricket) during training and matches, and several groups as a social meeting place. It is also available for private hire.

However, despite ongoing maintenance and repairs, the building encompasses various challenges that require attention and improvement. These include defects with the building fabric and services, safeguarding issues with the layout, and an overall lack of storage.

Consultations were held with the local community, immediate neighbours, and users of the facility to understand their priorities and needs. The results of these consultations formed the basis of the design brief. The design process was then developed with further consultation with the local community (including a public presentation) and pavilion users to reach the proposed design solution.

A building condition survey and subsequent structural inspection was undertaken, which confirmed the existing building structure is still adequate, thereby allowing the design brief to be met using the footprint of the existing building.

2. Existing Site Issues

The below issues were raised at the start of the project by the chairman of the Newick Sports Pavilion Charitable Trust, which provides a useful summary of the current issues with the building fabric, services, and available storage:

'Starting with the roof it is evident that the roof tiles are quite old and have been laid without any underlying felt. Several tiles are also broken, allowing water to leak in during severe weather conditions. Moving into the roof space, a significant portion is occupied by various water cylinders and pipework that supply showers and sinks throughout the building. This limits the available space for additional storage or alternative usage.

The water heating system, as mentioned earlier, is notably outdated and likely less efficient compared to modern alternatives. Constant leaks from the system suggest that it has been repeatedly patched over the years, highlighting the need for comprehensive upgrades.

Ventilation within the building is inadequate, particularly evident during the winter months when condensation becomes a constant issue, especially in changing areas. This has resulted in visible effects on the roof in the Rugby end, potentially posing a risk of Legionnaires' disease due to mould accumulation.

The overall decor of the building is substandard and aging, with a fresh coat of paint providing only a temporary solution. Long-term issues persist despite cosmetic improvements.

Concerning the electrical system, although temporary measures have been taken to ensure functionality, the wiring is outdated and necessitates a complete rewiring to meet contemporary standards.

The storage space is not currently serving the needs of the four sports clubs, and the situation is exacerbated by the necessity to store bar stock within this limited space, proving challenging during larger events.

The bar facilities are also insufficient, particularly in terms of storage, which was especially noticeable during recent major events like "The Coronation."

The external wood cladding is visibly outdated and attempts to clean it may only accentuate signs of wear and tear. Furthermore, the material poses a significant fire risk.

Accessibility is a notable concern, as there are no designated disabled entrances or exits throughout the building, including the absence of push buttons for wheelchair users.

The toilet facilities require updating, with urinals, WCs, and basins showing signs of overall deterioration to the extent that it is no longer possible to ensure that they are hygienic.

Lastly, the shower facilities present challenges, as some showers need to be bypassed to ensure functionality, water pressure is subpar, and heating takes an extended amount of time.'

In addition to the above issues, the existing layout also causes safeguarding issues with direct sight lines into the changing rooms from public corridors, no player toilets available in the changing rooms resulting in players needing to share toilet facilities with the public toilets, and secluded toilets accessible from the back of the building. The teams sharing shower facilities is also strongly advised against in Sports England guidelines.

A further issue raised in the public consultations was anti-social behaviour at the rear of the building providing a nuisance to neighbouring properties.

3. Design Solution

The existing building footprint will remain, with an entirely new internal layout. This will feature 4 new changing rooms, each with their own shower and toilet. The four changing rooms are required due to mixed gender teams, and the facilities often being used for multiple sports at the same time. The layout allows players and officials to directly access the playing field from the northern half of the building, allowing the southern half of the building to remain a clean and separate social area.

The social half of the building will feature a kitchen with serving hatches both into the social area and directly onto the playing field, allowing spectators to be more easily served hot drinks etc. during matches. A new bar area will be provided with a dedicated storeroom, and an additional storage room will allow tables and chairs to be safely stored out of the way of the social area, allowing this space to be adapted as needed to suit the user requirements.

Externally, new composite cladding will provide a low maintenance replacement to the rotten existing timber cladding. New doors and windows will be situated to suit the updated internal layout. A new patio area will provide year-round amenity for spectators, and will feature retractable awnings to provide shaded areas. The existing storage sheds will be replaced with a row of new storage sheds, which will provide adequate storage for all of the various teams and clubs that use the facility.

4. Sustainability

As previously noted, the refurbishment will include alterations to the external building fabric, with significant improvements to the thermal insulation. A new mechanical heating and ventilation system will be provided, which will include the use of air source heat pumps. Solar panels with batteries are to be provided on both pitches of the roof.

Sustainable Urban Drainage Scheme (SUDS) principles are to be used for the required new surface water drainage. Subject to detailed design, this will entail a combination of ACO style channel drains connected to soakaways to drain the new hard landscaped areas, and rainwater harvesting (such as water butts) and soakaways provided for the drainage to the roofs of the new storage buildings.

5. Access

The existing building is served by a public car park at the entrance to the playing field. No changes to the existing car park are proposed.

Accessibility to the building is to be improved with level threshold doorways, the addition of a disabled toilet and accessible changing rooms and shower facilities.