

Proposed Extension to Newport Playing Fields Changing Room Building

Design Statement.

A. Existing Site and Building Considerations.

The brief requires an extension of approximately 4x10 metres (40m²). The site area is however limited by the following factors:

1. Area Available

- The depth of the existing building is only 7.8 metres.
- - The National Park would expect any extension to be subservient to the original building ie. the extension would have to be stepped on plan by around 300mm front and back. This would provide a total front to rear dimension for the building of around 6.6 metres.
- - Any new building close to the existing retaining wall to the west would apply greater pressure on the wall which could result in failure of the wall and consequent failure of the structure of the new building.
- As a preliminary estimate, any new building should be at least a metre away from the wall. This would result in a total building area of 6.00x4.200m = 25.2m².

2. The Roof.

The proposal to connect to the original hipped roof of the existing building would involve disturbing and re-constructing a considerable area of roofing. An expensive and time consuming process of no intrinsic value in providing the accommodation required.

3. Bats.

There is a planning requirement to look for bats in the roof. If any bats are found, it could result in the works only being allowed to be carried out in Sept/Oct 2011 in order to avoid disturbing the bats.

B. The Proposal.

Bearing in mind the considerations described above and the nature of the existing building, the following design features are relevant:

1. The building will extend to the line of the existing retaining wall in order to give a total new build area of 40.86m². The foundations of the retaining wall will need to be assessed. If inadequate, the wall will have to be re-built, but this will still be better value than the alternatives. If the foundations are satisfactory, this will represent a considerable saving in cost and time.

2. A timber frame form of construction is proposed to minimise the loading on the wall. The timber frame, with vertical boarding finish also has further advantages:

- The frame can be assembled off-site and erected quickly once the base is in position.
- Timber framing allows high levels of insulation to be achieved.
- The vertical boarding echoes the detailing of the neighbouring school and is a style which is usually acceptable to the National Park. Similarly, the galvanized corrugated steel roofing

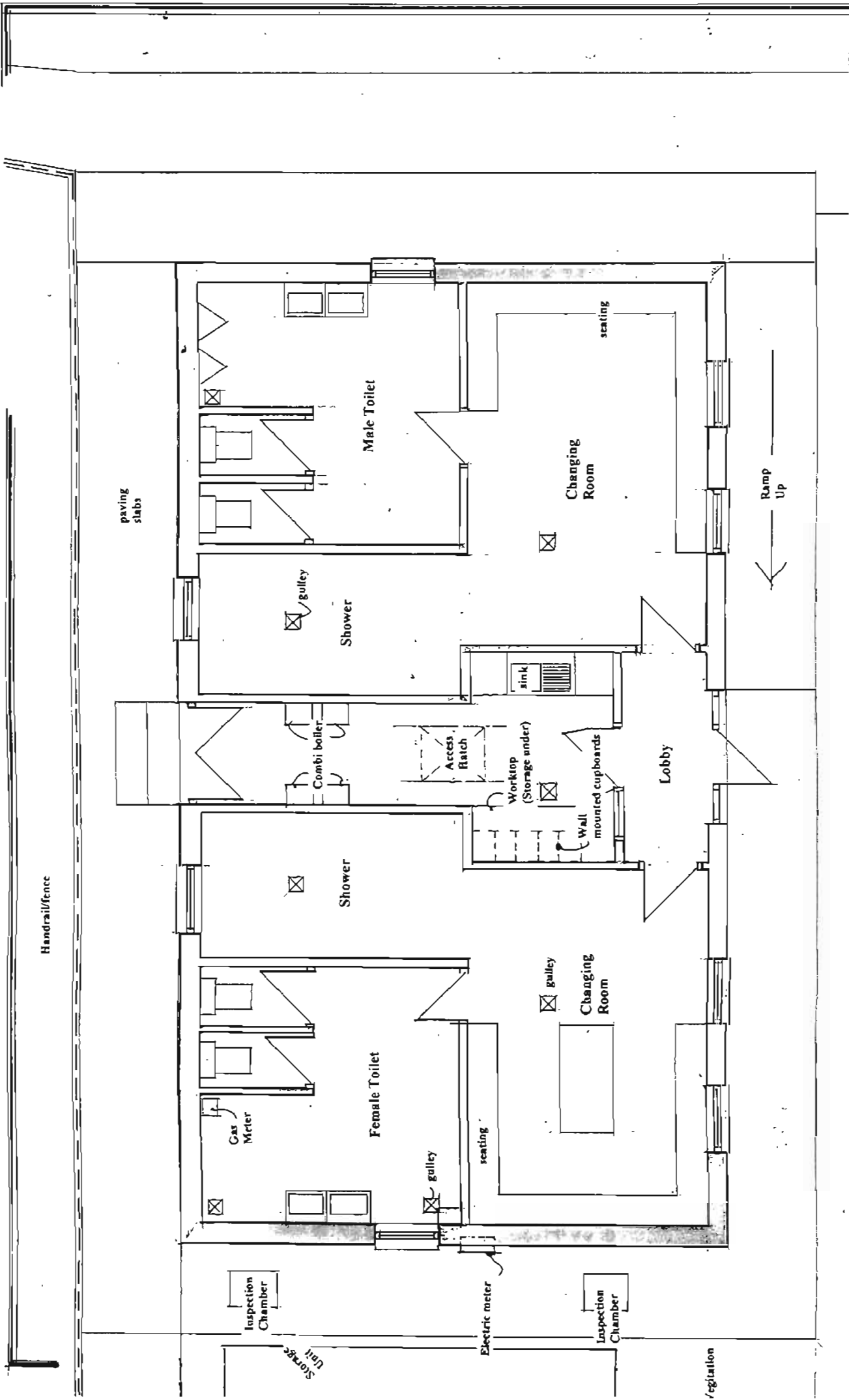
proposed is favoured by the National Parks and is a simple, economical and long-lasting material which can be quickly assembled.

3. A flat roofed 'link block' is proposed between the existing building and the new accommodation proper. This means that the existing hipped roof can remain intact – avoiding expensive roof works and removing the problem of dealing with any bats.

The link block is also an elevational device to visually divorce the extension from the existing building which allows the extension to have a different elevational treatment. The link block provides a draught lobby which is an environmentally sensible provision and also allows space for the childrens toilet. This in turn frees up a new room in the former 'Female Toilet' which could be a quiet room or reading room exclusively for the use of the children's centre.

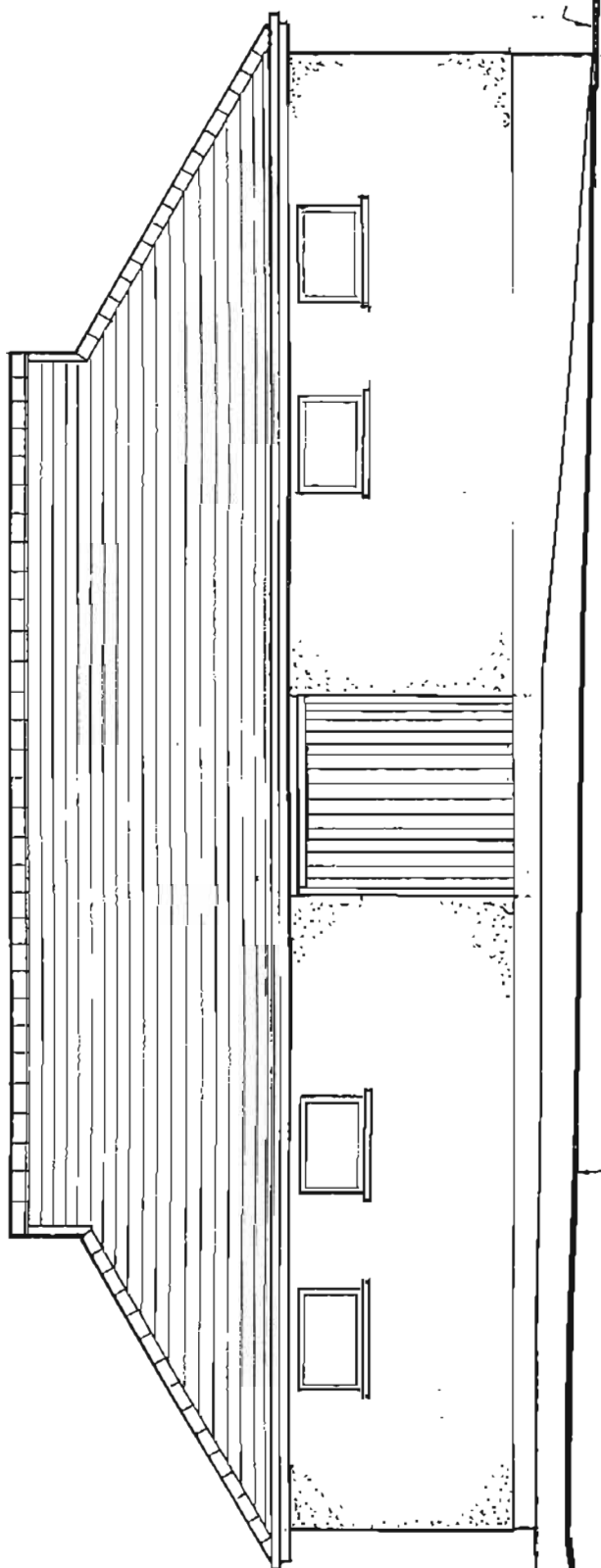
4. Outline work to the existing building would include the following:

- The kitchen would be re-fitted and provided with sliding door so that the space could be opened up to the lobby area.
- A door and partition is provided to the Referee Changing space to provide a degree of separation.
- The urinals have been removed from the male toilets to provide spaces for new designated storage for the rugby team and the new users.



Project	Proposed Works to Changing Room Building, Long Street, Newport.	
Title	Existing Plan Scale 1:50	
Dwg No	02	
J. K. N. A. K. C. H. I. J. E. C. T. S. 6 Gloucester Terrace Haverfordwest Pembrokeshire SA61 2JJ Tel. 01437 768246		

Car Parking Area



concrete path

Line of car park
and access road

South Elevation

Project	Title		Dwg. No.
Proposed Works to Changing Room Building, Long Street, Newport.	Existing Elevations 1:50		03
M A L L E N A R K I L L I N G			
6 Gloucester Terrace Haverfordwest Pembrokeshire SA61 2JJ Tel 01437 768246			

Dwg No

05

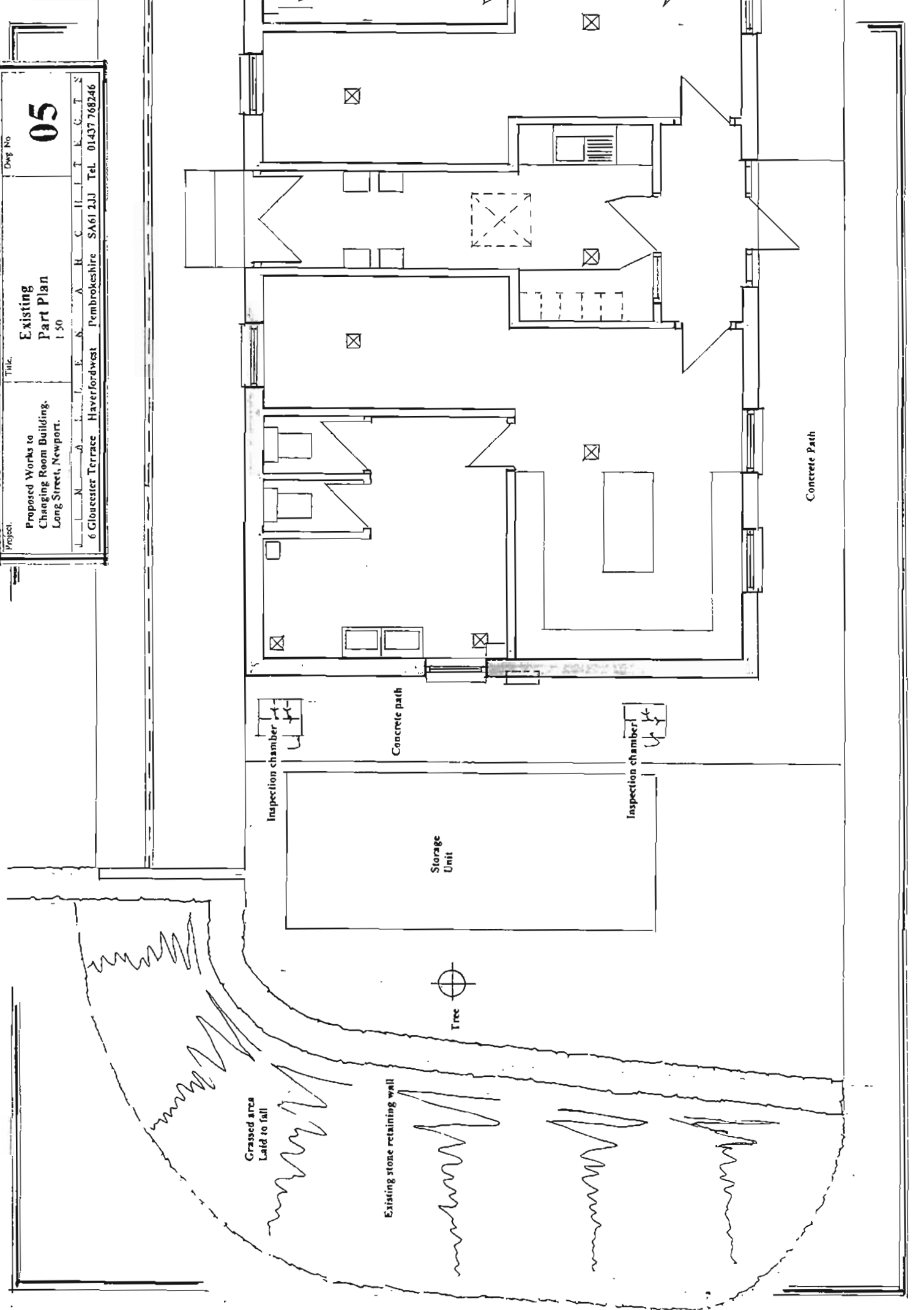
Title

Existing
Part Plan
1:50

Proposed Works to
Changing Room Building,
Long Street, Newport.

Project

6 Gloucester Terrace Haverfordwest Pembrokeshire SA61 2JU Tel. 01437 768246



R O A D

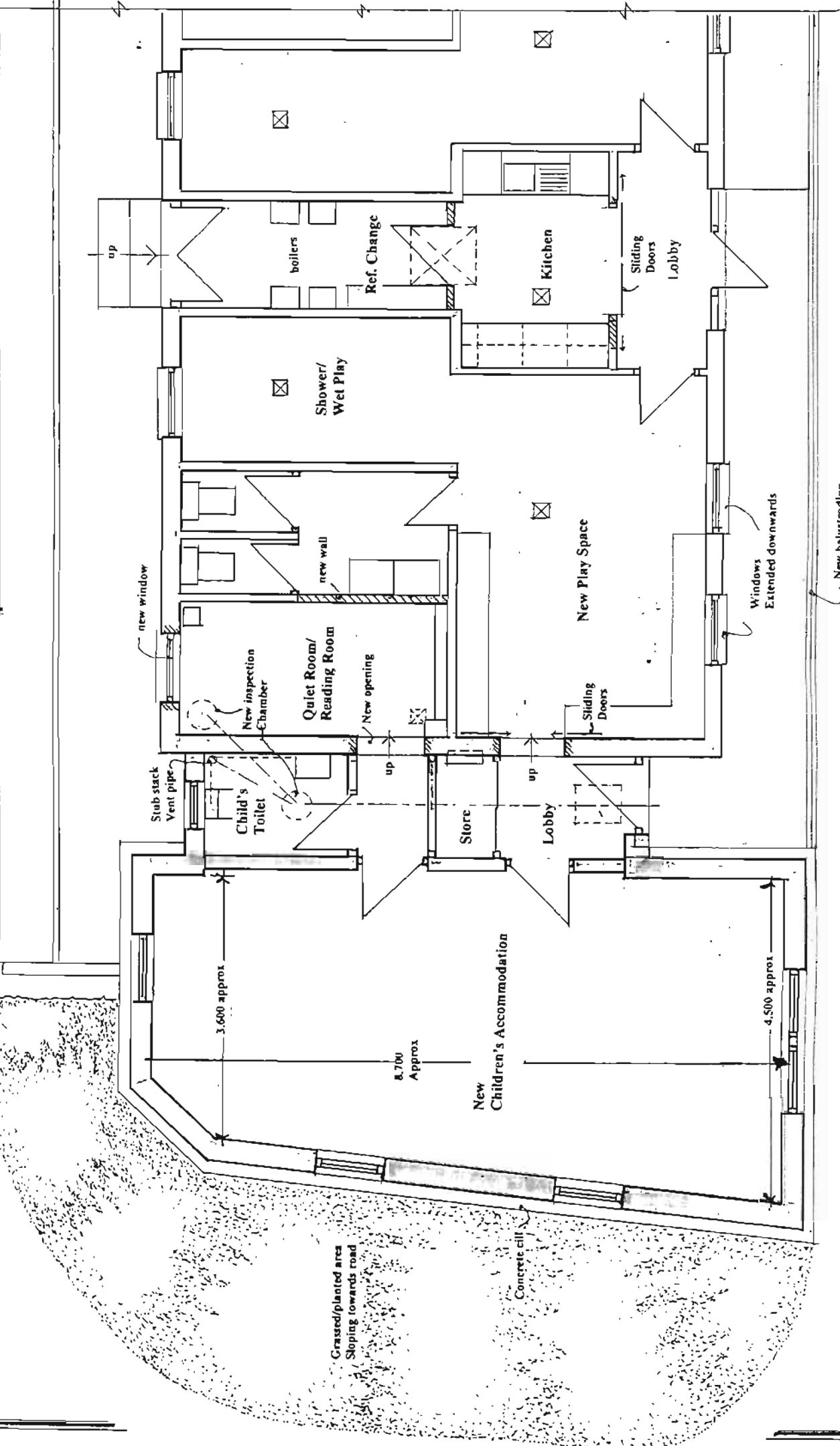
Project: **Proposed Works to Changing Room Building, Long Street, Newport.**

Client: **M. A. L. K. N. A. R. C. H. T. F. C. T. S.**

Address: **6 Gloucester Terrace, Haverfordwest, Pembrokeshire SA61 2JJ**

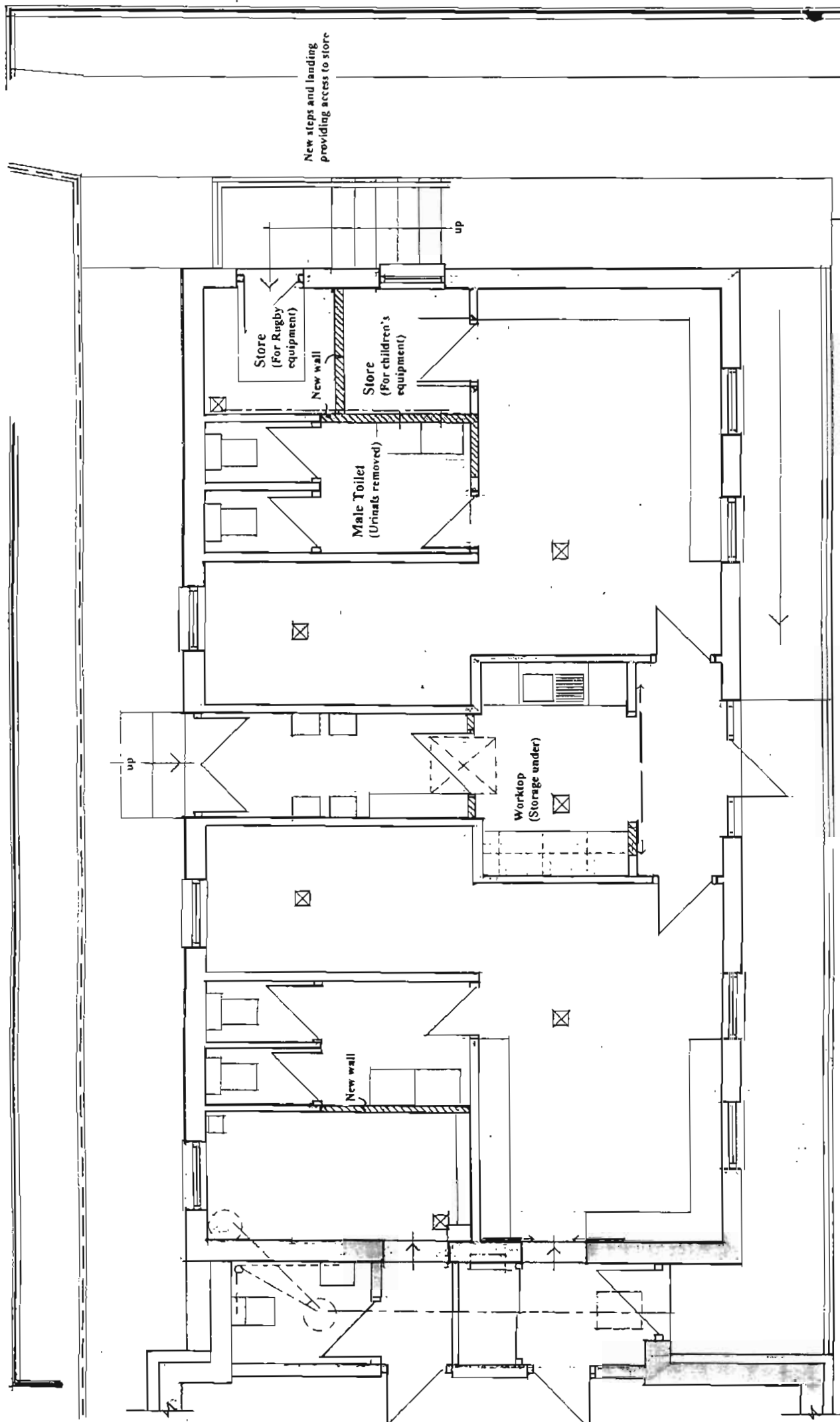
Contact: **SA61 2JJ Tel. 01437 768246**

Dwg No: **06**



Car Park

New balustrading



New steps and landing providing access to store

Store (For Rugby equipment)

Store (For children's equipment)

Male Toilet (Urinals removed)

Worktop (Storage under)

New wall

Dwg. No.

07

Proposed Changing Block Plan

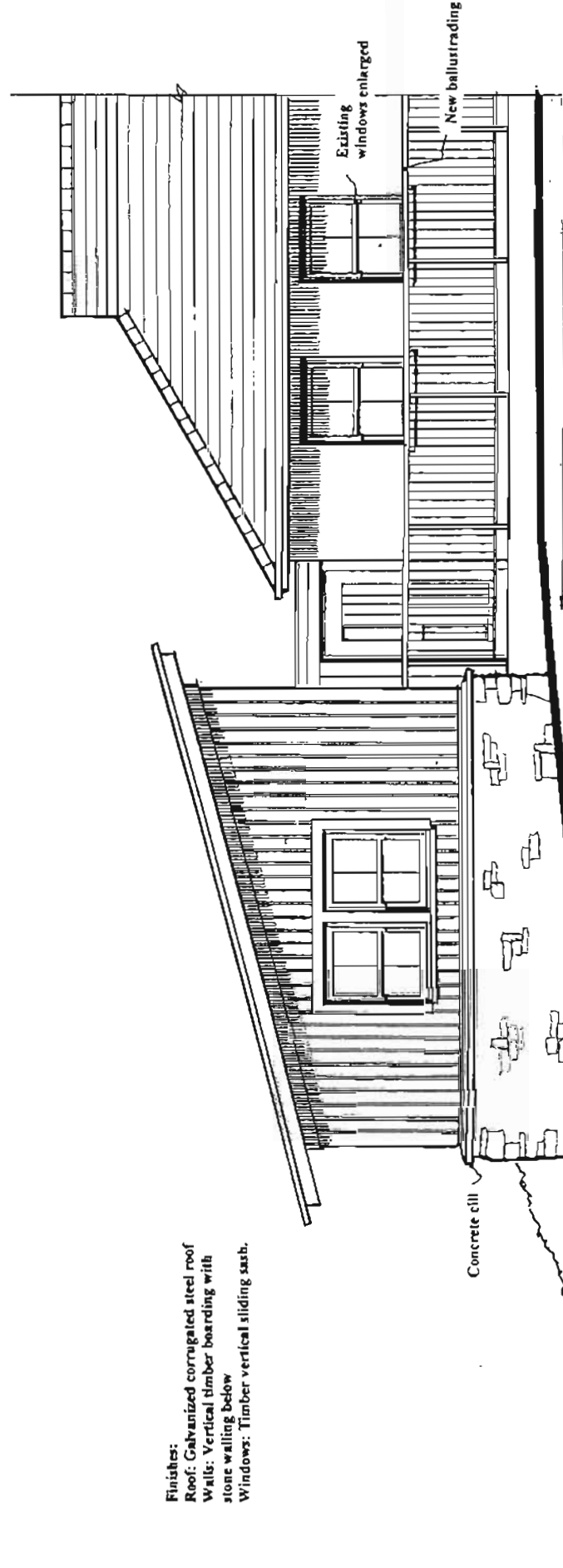
Proposed Works to Changing Room Building, Long Street, Newport.

1:50

Project

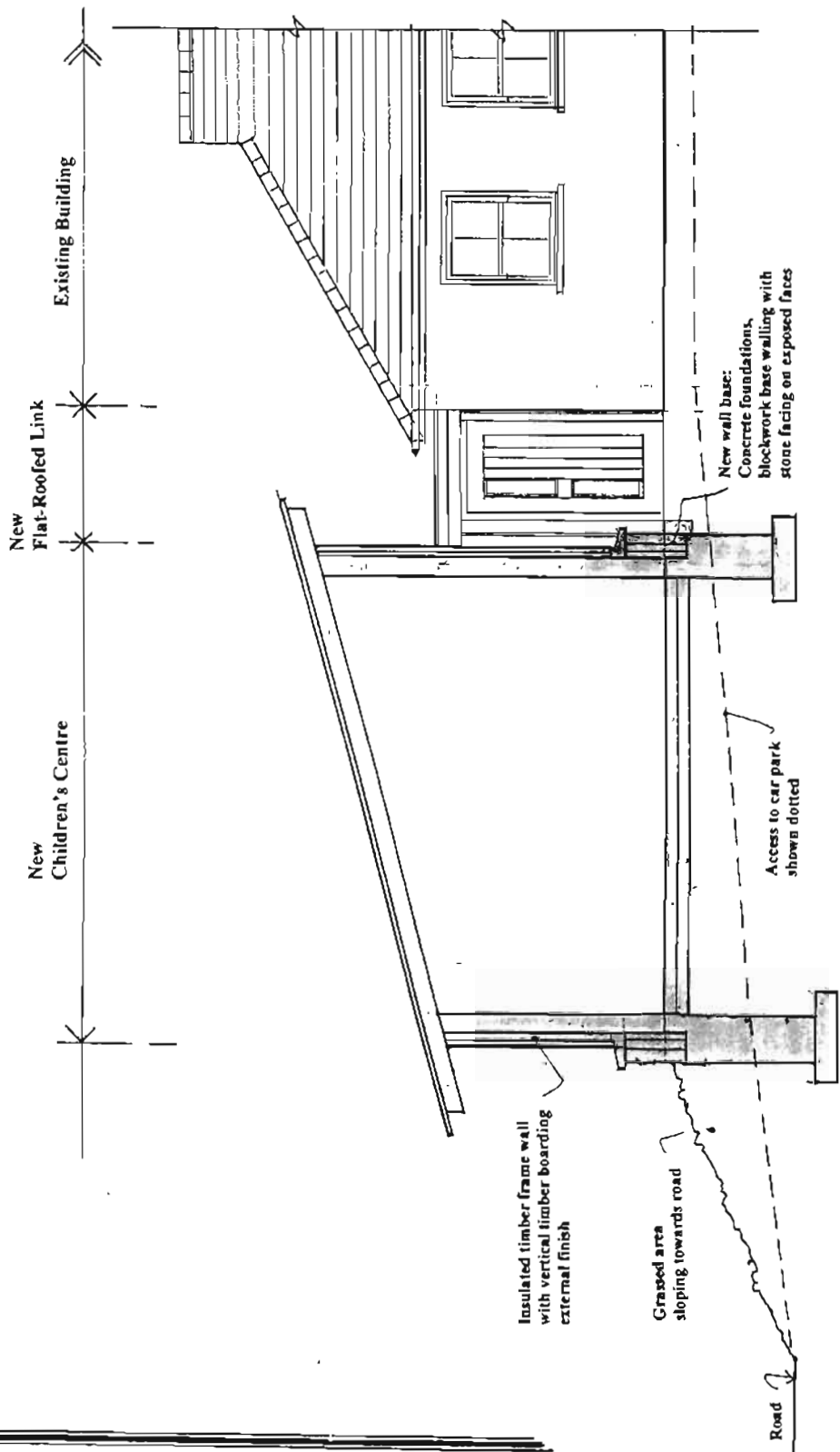
6 Gloucester Terrace Haverfordwest Pembrokeshire SA61 2JJ Tel. 01437 768246

Finishes:
 Roof: Galvanized corrugated steel roof
 Walls: Vertical timber boarding with
 stone walling below
 Windows: Timber vertical sliding sash.



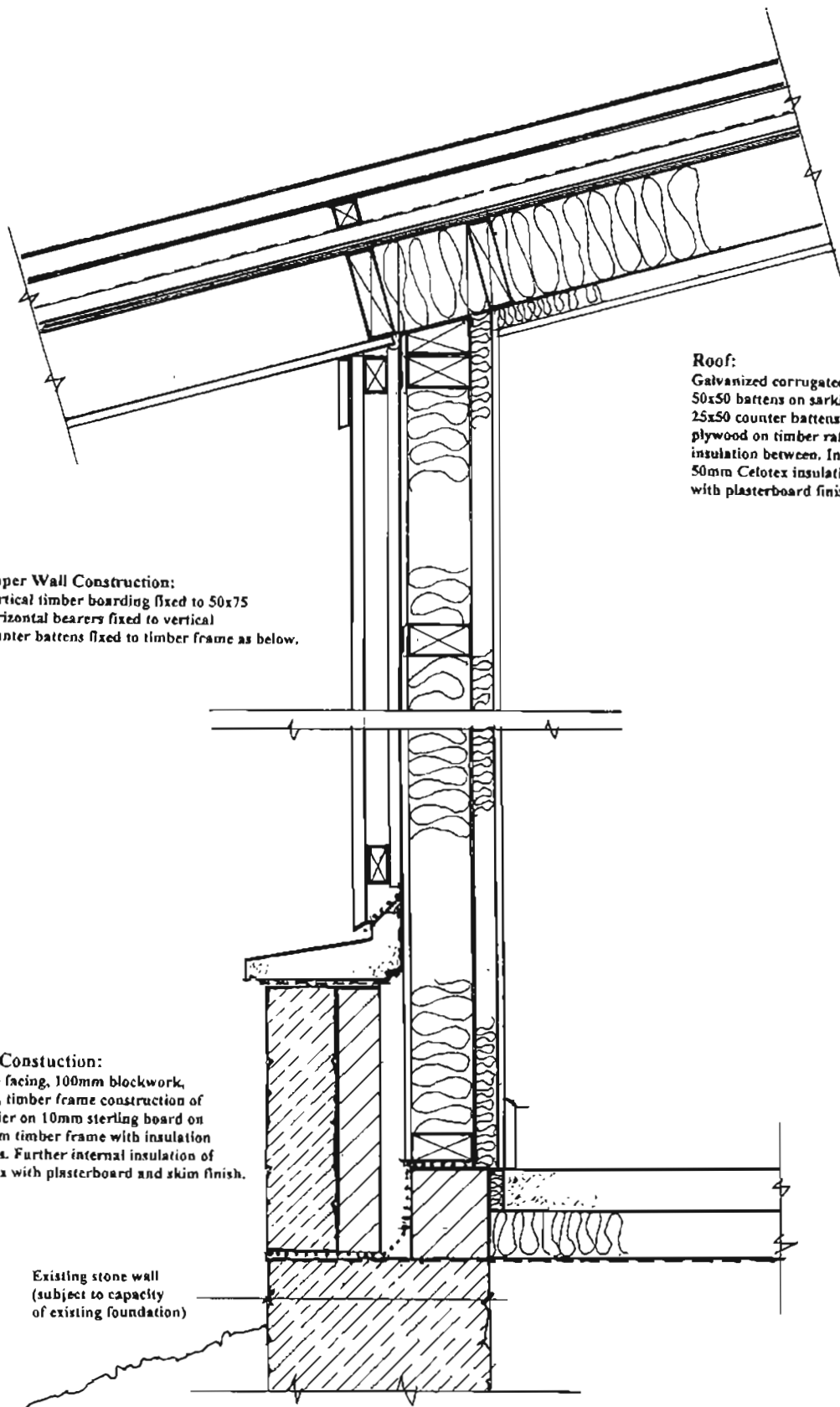
Level of existing road
 Concrete cill
 Line of access road to car park
Part South Elevation

Project:	Proposed Works to Changing Room Building, Long Street, Newport.	Title:	Extension Elevations	Dwg. No:	09
6 Gloucester Terrace Haverfordwest		Pembrokeshire SA61 2JJ Tel 01437 768746		1:50	



Note:
 New building constructed on existing stone retaining wall (subject to inspection of existing foundations)
 If existing wall and foundations are unsatisfactory the wall should be removed and a new blockwork base wall constructed with new foundations.

Project	Proposed Works to Changing Room Building, Long Street, Newport.		DWG No.	10
Title		Typical Section 1:50		
F L E N A B C H I J K L M N O P Q R S 6 Gloucester Terrace Haverfordwest Pembrokeshire SA61 2JJ Tel. 01437 769246				



Roof:
 Galvanized corrugated steel sheet on
 50x50 battens on sarking felt on
 25x50 counter battens on 18mm wbp
 plywood on timber rafters with
 insulation between. Inner finish of
 50mm Celotex insulation
 with plasterboard finish.

Upper Wall Construction:
 Vertical timber boarding fixed to 50x75
 horizontal bearers fixed to vertical
 counter battens fixed to timber frame as below.

Base Wall Construction:
 150mm stone facing, 100mm blockwork,
 50mm cavity, timber frame construction of
 Vapour barrier on 10mm sterling board on
 140mmx38mm timber frame with insulation
 between studs. Further internal insulation of
 50mm Celotex with plasterboard and skim finish.

Existing stone wall
 (subject to capacity
 of existing foundation)

Project: Proposed Works to Changing Room Building, Long Street, Newport.	Title: Typical Detail Section (Scale: 1:10)	Dwg. No.
J. M. A. L. J. E. N. A. R. C. H. I. T. E. C. T. S. 6 Gloucester Terrace Haverfordwest Pembrokeshire SA61 2JJ Tel. 01437 768246		