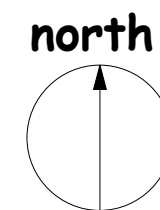




new club house sited over existing



0m 50m

scale in metres (1250)

site plan scale 1:1250

## design and access statement

### assessment of context and existing site.

The site is within the recreation area to the north of the centre of Ide Hill. It is approximately flat, and surrounded by dwellings of varying sizes based at a similar level. The site of the existing and proposed facilities is to the south east of the recreation ground, some 4m from the eastern boundary, beyond which there are residential gardens about 38m in depth.

### proposed use, content and scale

The proposal is for a single storey building to replace that existing, to house changing facilities and WC's for the sports teams using the ground. It is 109 sqm in plan (gross external), the existing buildings being 76 sqm external. It is 2.25m high to the roof eaves, and 3.7m to the top of ridge, the same maximum height as the existing building.

### proposed layout

The new layout allows for 2 changing rooms to FA standard, WC's, a kitchen, and storage.

### proposed appearance

The building is traditional in appearance, with a simple low pitched 'slate' type roof over brick walls. The white upvc windows and doors, and the quoins, are adorned with a contrasting brick to create a solid character. All materials are low maintenance, with upvc eaves and soffits.

### proposed landscaping / boundaries.

No change in landscaping or boundary treatment is proposed.

### access to the development

The existing access to the building will be maintained. Access within the building will meet current building control requirements, giving full level access for wheelchair users to the WC and changing areas.

A- description of proposed height altered. GB-29-04-10

client: **Ide Hill football club**

project: **new club house**

title: **proposed site plan / D& A**

scale: see plans date. aug 2009 dwn. GB

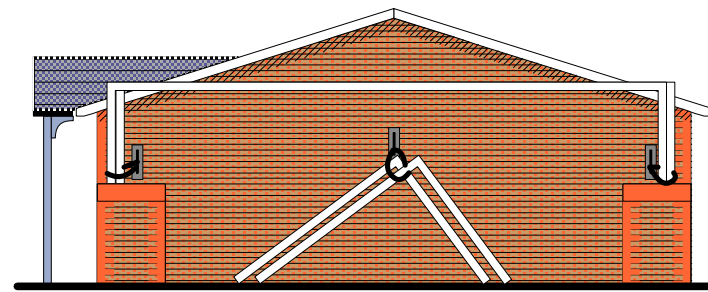
drawing number: **A-677-01 rev. A**



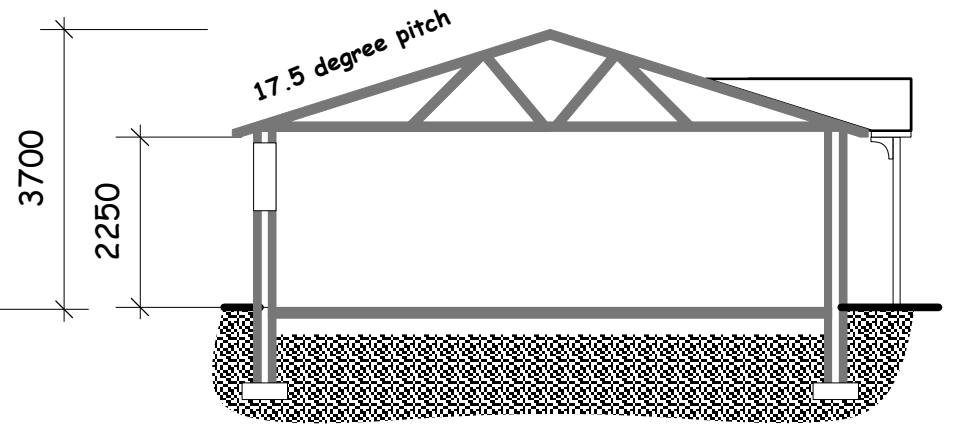
**PRIME  
FOLIO**  
01622 691169



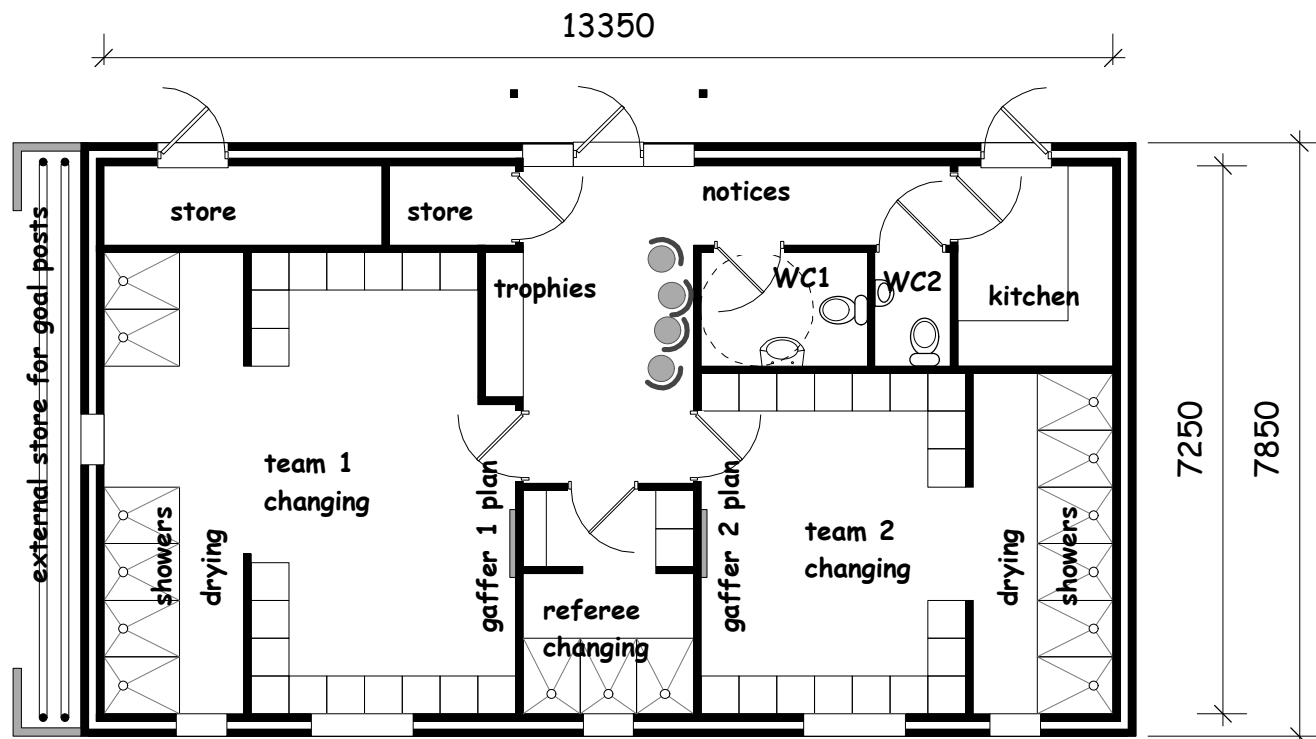
entrance elevation (north)



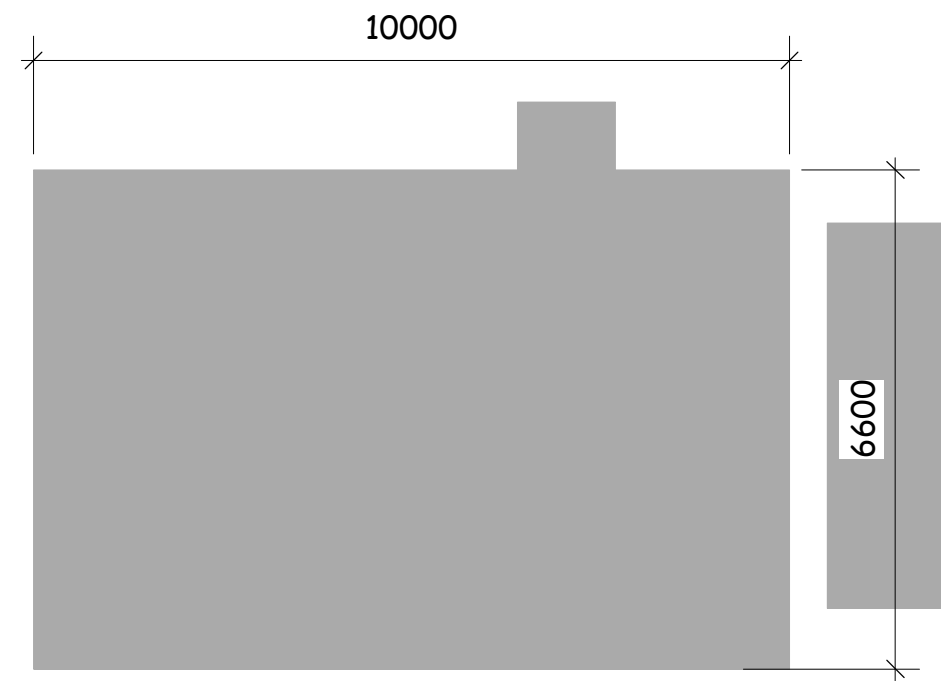
side elevation (west)



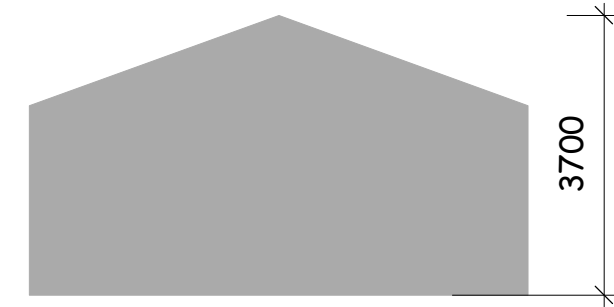
section



floor plan 109 sqm ext



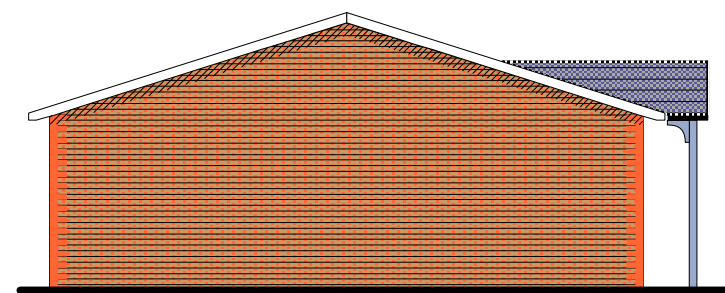
existing footprint 76 sqm ext



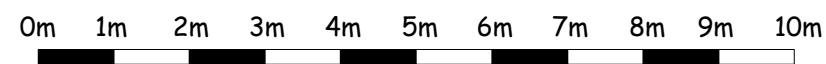
existing section



rear elevation (south)



side elevation (east)



scale in metres @ 1:100

scale 1-100

A- roof pitch lowered to match existing ridge height, existing footprint and section added. GB-29-04-10

client: **Ide Hill football club**  
 project: **new club house**  
 title: **proposed plan & elevations**

scale: see plans date. aug 2009 dwn. GB

drawing number: **A-677-02 rev. A**



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