



Design & Access Statement

David Lloyd Southampton West End
Spa Extension, Spa Garden, Car Park Extension &
External Escape Stair

David Lloyd
— CLUBS —

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Fig. 1 Site Location

1. **Introduction**

This Design and Access Statement has been prepared by Hadfield Cawkwell Davidson to accompany the full planning application for a proposed extension spa facility and new spa garden on the site of a paved poolside area, a new escape stair and car park extension at David Lloyd Southampton West End.

Application Overview

This document is to be read in conjunction with the application drawings, scheduled below:

- A-PL-001 Location Plan
- A-PL-002 Existing Site Plan
- A-PL-003 Proposed Site Plan
- A-PL-005 Existing Ground Floor Plan
- A-PL-006 Existing First Floor Plan
- A-PL-007 Proposed Ground Floor Plan
- A-PL-008 Proposed First Floor Plan
- A-PL-010 Existing Elevations
- A-PL-011 Proposed Elevations
- A-PL-012 Demolition Plan, Proposed Ground Floor & Roof Plans
- A-PL-013 Proposed Elevations & Sections - Extension Only
- A-PL-015 Proposed Spa Garden Material Plan
- A-PL-020 Proposed Sauna Elevations

2. **Site & Surrounding Context**

2.1 **Location**

The existing David Lloyd Leisure club is located near Southampton, to the north east of the centre. The club is accessed from Marshall Drive off Botley Road, and is located in a predominantly residential and sport/leisure area.

2.2 **Access**

David Lloyd Southampton Westend is well connected to existing infrastructure and is in close proximity to the M2. Bus services from Southampton are regular with the closest stop estimated 5 minutes away, ensuring the club is accessible to all the local community.

2.3 **Existing building and site**

The existing David Lloyd leisure club sits to the north east of the site. The building uses a dedicated car park, and the building’s principal frontage faces south east. The proposed application area for the additional facilities is located to the south west of the existing club, in an area currently occupied by tennis courts.

2.4 **Surrounding context**

The club is bound to the north by some residential buildings, to the east by Holiday Inn, to the south by the car park for Utilita Bowl, and to the west by a small industrial estate.

2.5 **Existing landscaping and Ecology**

On the west, the proposed site is shielded by a row of trees and hedgerows. The topography of the site is predominantly flat.



Photo 1 Existing Part Of Spa To Be Extended



Photo 2 Proposed Spa Extension & Garden Location Photo



Photo 3 Proposed Spa Extension & Garden Location Photo



Photo 4 Proposed Car Park Extension Location Photo



Fig. 3 Existing Site Plan



Fig. 4 Proposed Site Plan



3. **SPA EXTENSION**

3.1 **Use**

The club currently has a limited internal spa offering and there have been considerable requests for an increase in these facilities from club members which this extension aims to address. Additionally, the club currently has no outdoor spa facilities for the summer months. It is proposed to build a spa garden and building extension on land adjacent to the outdoor pool terrace to address these requirements.

3.2 **Amount**

Proposed Single Storey Extension - 106.4 m² GIA / 115.5 m² GEA

3.3 **Layout**

The location of the new extension has been chosen to position it adjacent to the existing internal leisure pool. Access to the extension will be formed by removing a section of existing glazed curtain walling, thus reducing impact on the existing building.

The new extension has been designed to flow from existing facilities as well as to utilise the space in an efficient manner to meet the clients accommodation brief. The extension has been positioned on the eastern side of the building as this site allows for direct access from the existing indoor pools and changing rooms. This location will also allow movement to and from the existing external pool.

3.4 **Scale**

The new extension is designed to tie in with the existing building, utilising the same materials.

3.5 **Appearance**

The palette of materials chosen for the extension is based on those used in the existing building and as such consists of white cladding and aluminium framed glazing.

3.6 **Sustainability / Energy Efficiency**

Low energy design will be incorporated into the services design as far as possible and energy efficient lighting will be used.

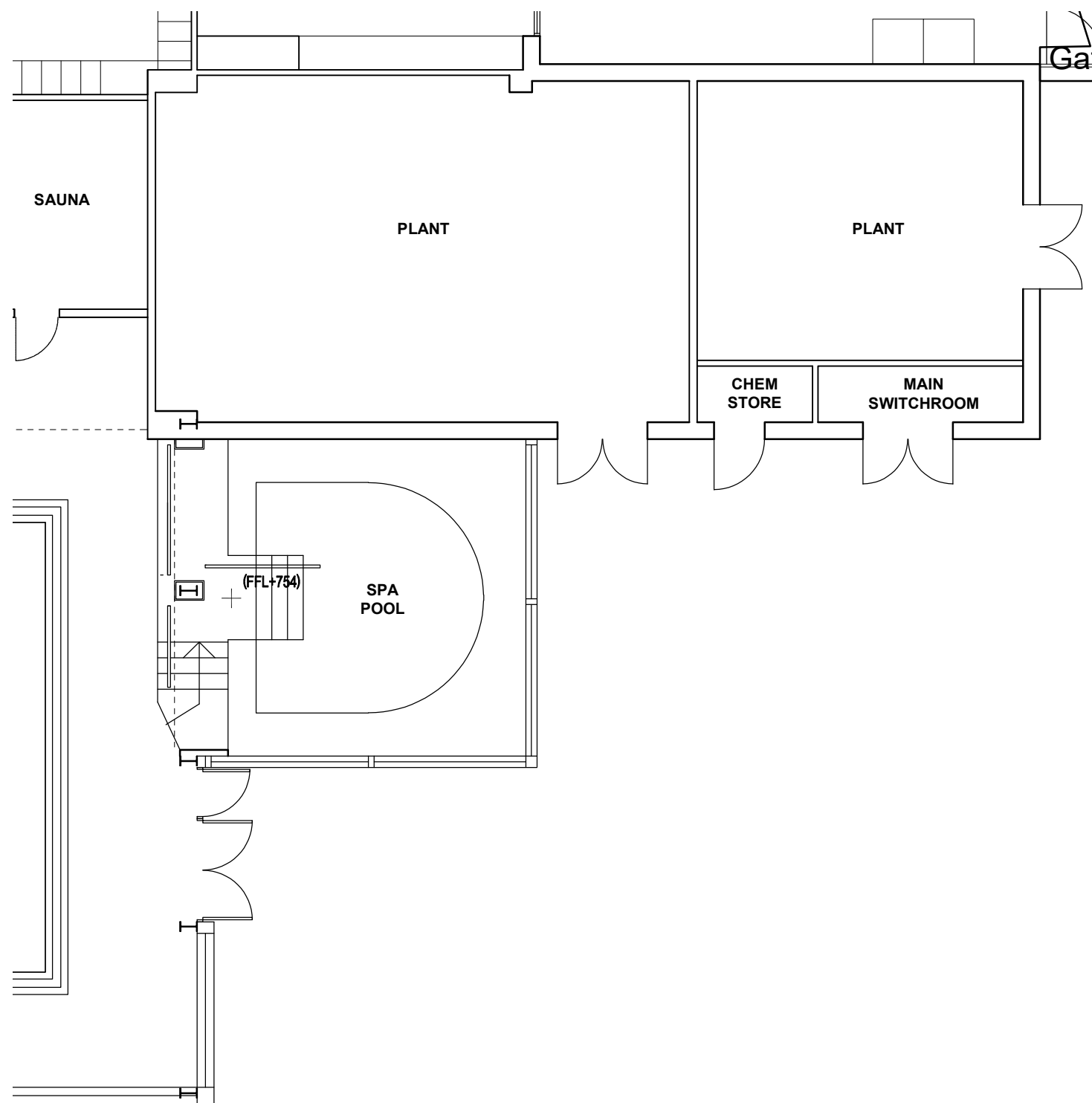


Fig. 5 Existing Ground Floor Plan

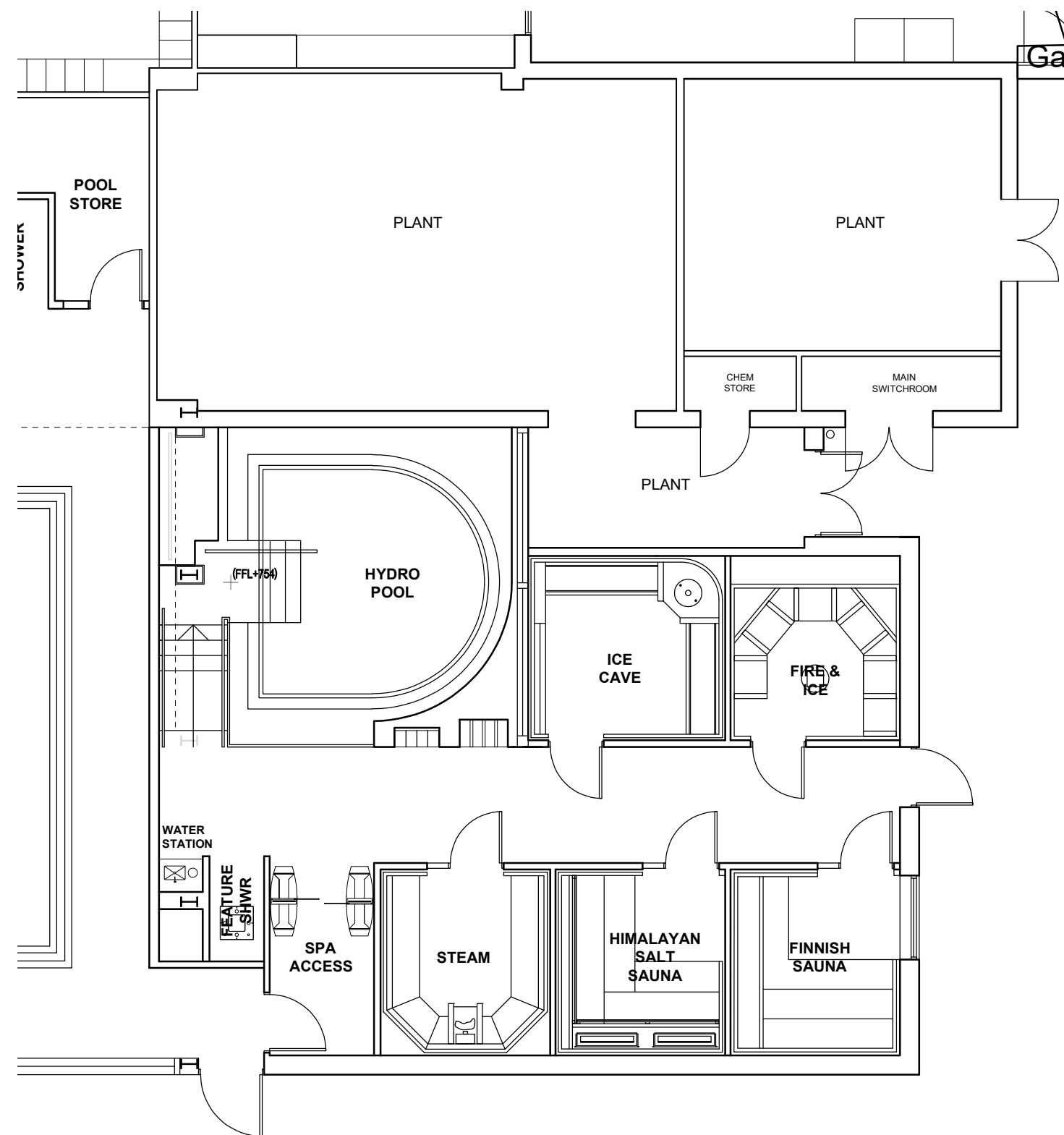
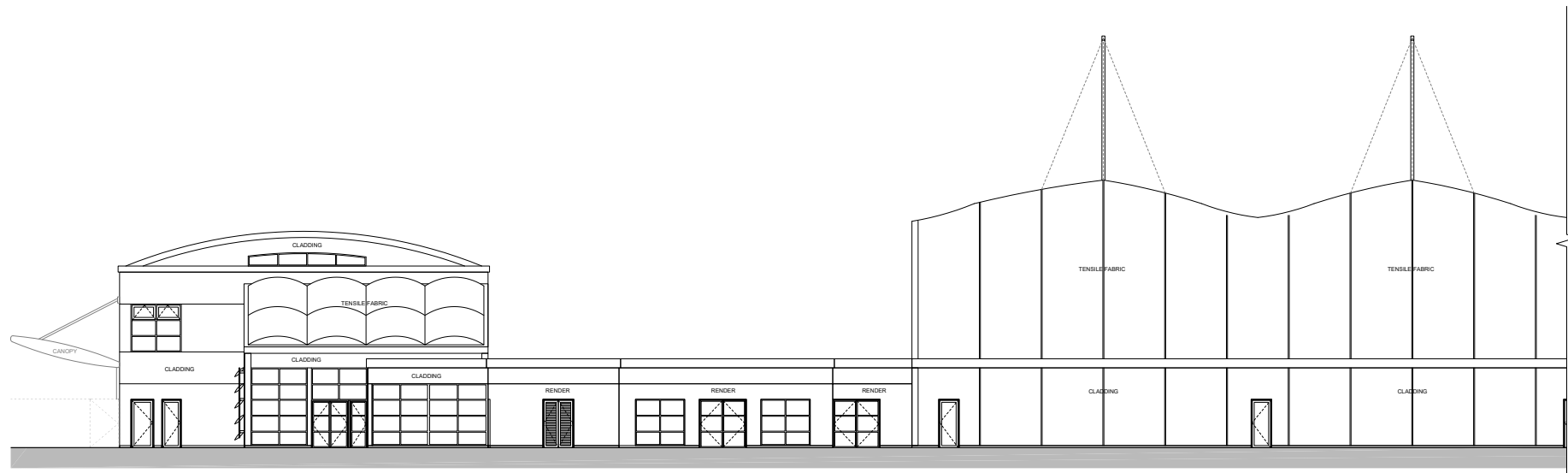


Fig. 6 Proposed Ground Floor Plan

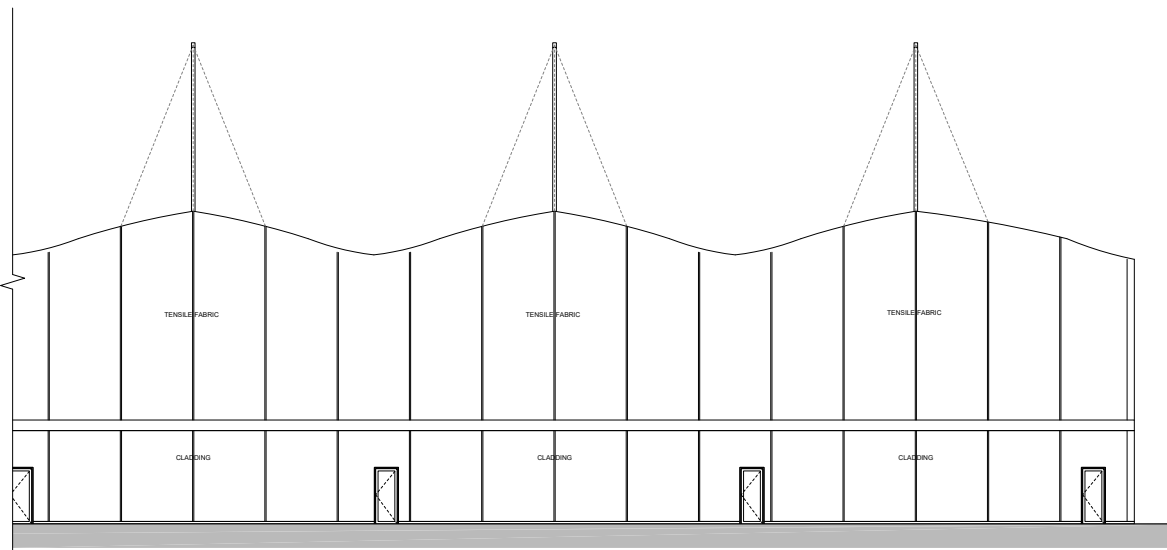




ELEVATION 01 - SOUTH EAST



ELEVATION 02 - NORTH EAST



ELEVATION 02 - NORTH EAST

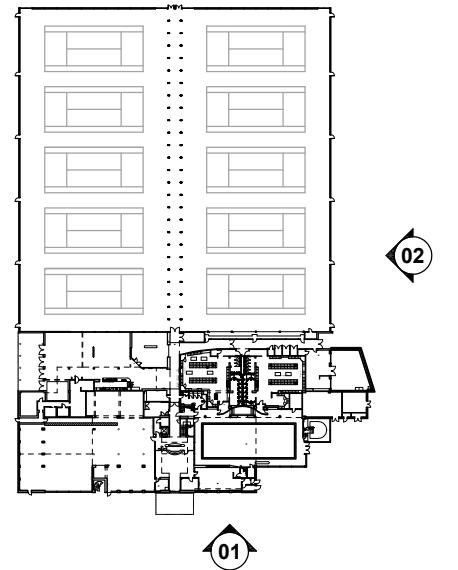
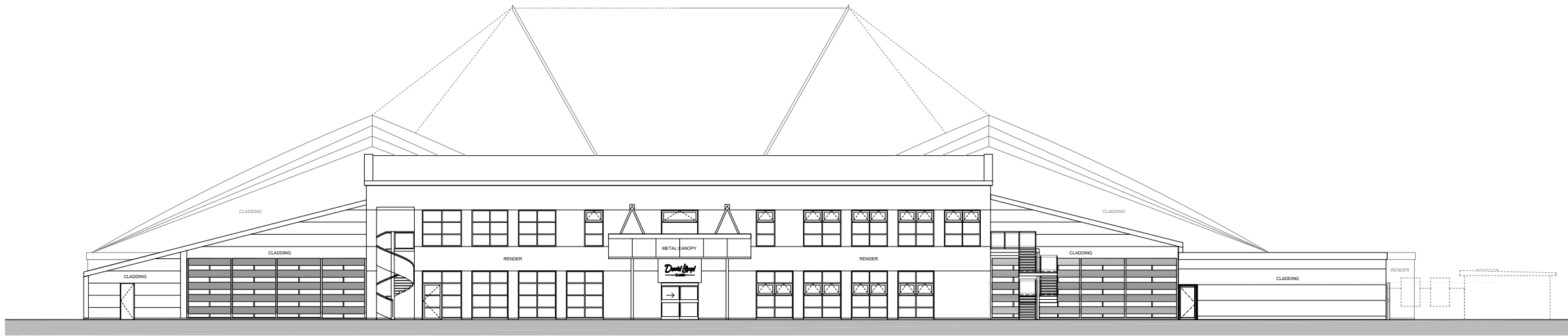
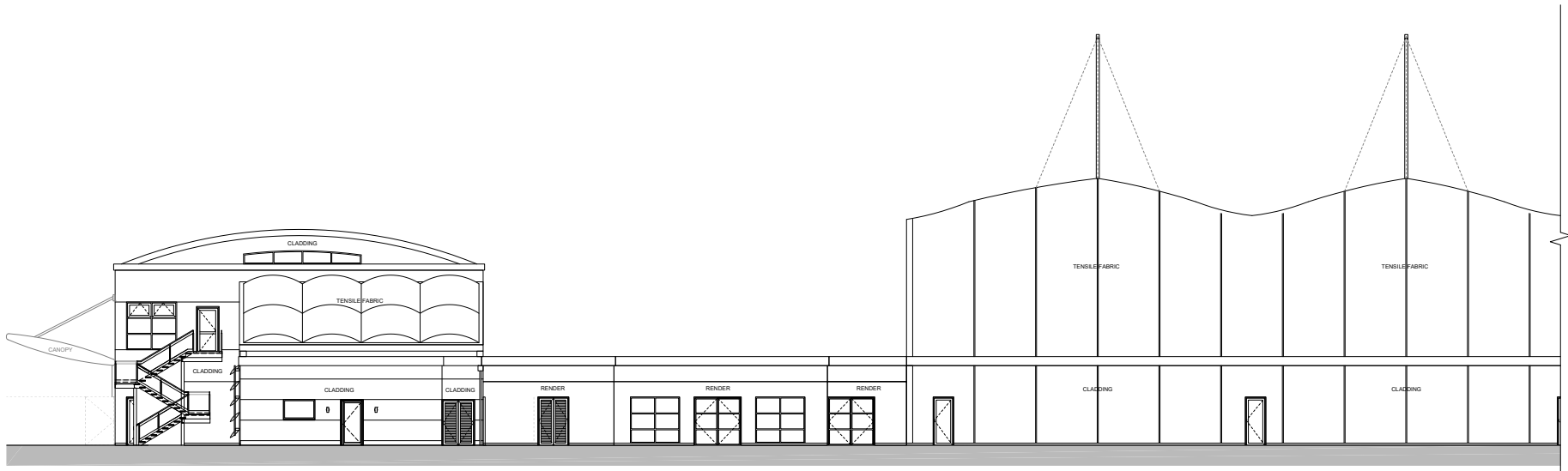


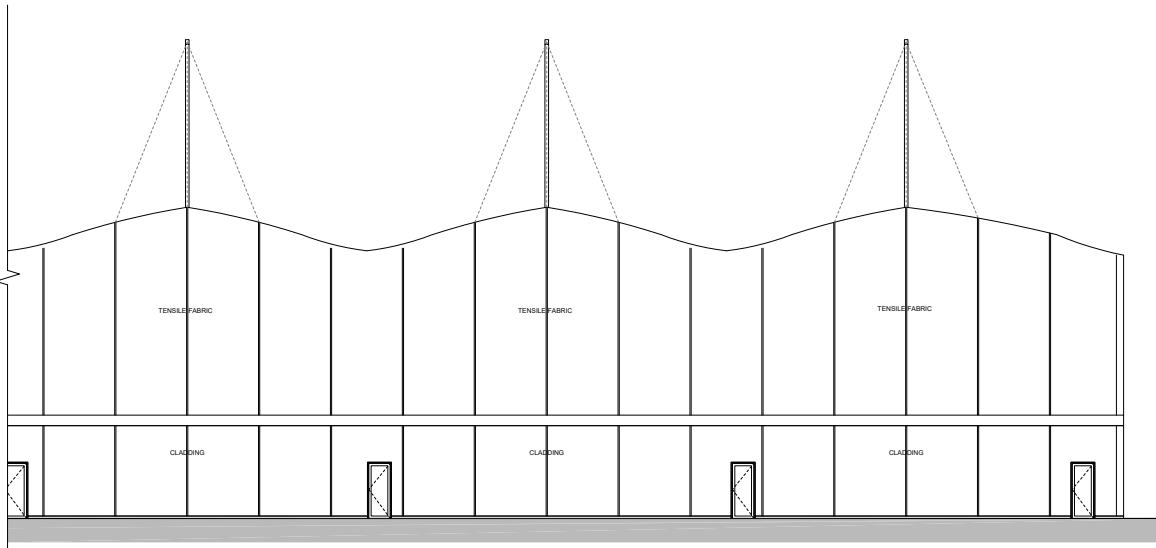
Fig. 7 Existing Elevations



ELEVATION 01 - SOUTH EAST



ELEVATION 02 - NORTH EAST



ELEVATION 02 - NORTH EAST

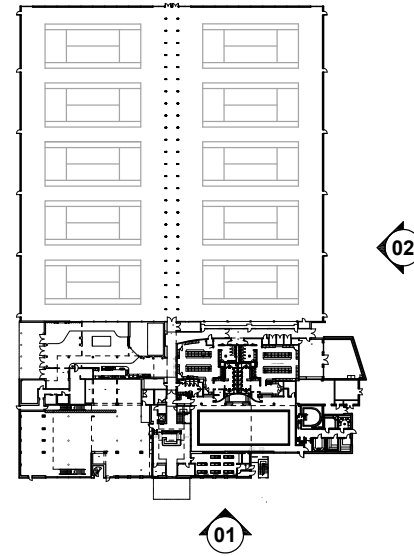


Fig. 8 Proposed Elevations

4. **SPA GARDEN**

4.1 **Use**

The club currently does not offer a spa garden feature. There have been considerable requests for an improvement to the facilities and this proposal aims to address these requests.

It is proposed to build a new external spa facility in close proximity to the existing indoor spa / pool hall. The area chosen for the spa garden is part of the existing poolside terrace and unused space to the south of the club building.

4.2 **Amount**

Proposed Spa Garden - 91.6 m² footprint
Proposed Sauna Building - GIA - 22.0m² / GEA - 23.6m²

4.3 **Layout**

The location of the new spa garden has been designed to flow from existing facilities as well as to utilise the space in an efficient manner to meet the clients accommodation brief. In response to these requirements, the garden has been positioned to the east of the existing building since this side provides access from the existing indoor leisure pool. The spa garden will be positioned to the east of the club to maximise sun exposure throughout the day.

4.4 **Scale**

The scale of the proposed garden is derived from the size and shape of the available site.

4.5 **Sustainability / Energy Efficiency**

Low energy design will be incorporated into the services design for the proposed works as far as practicable and energy efficient lighting will be used.

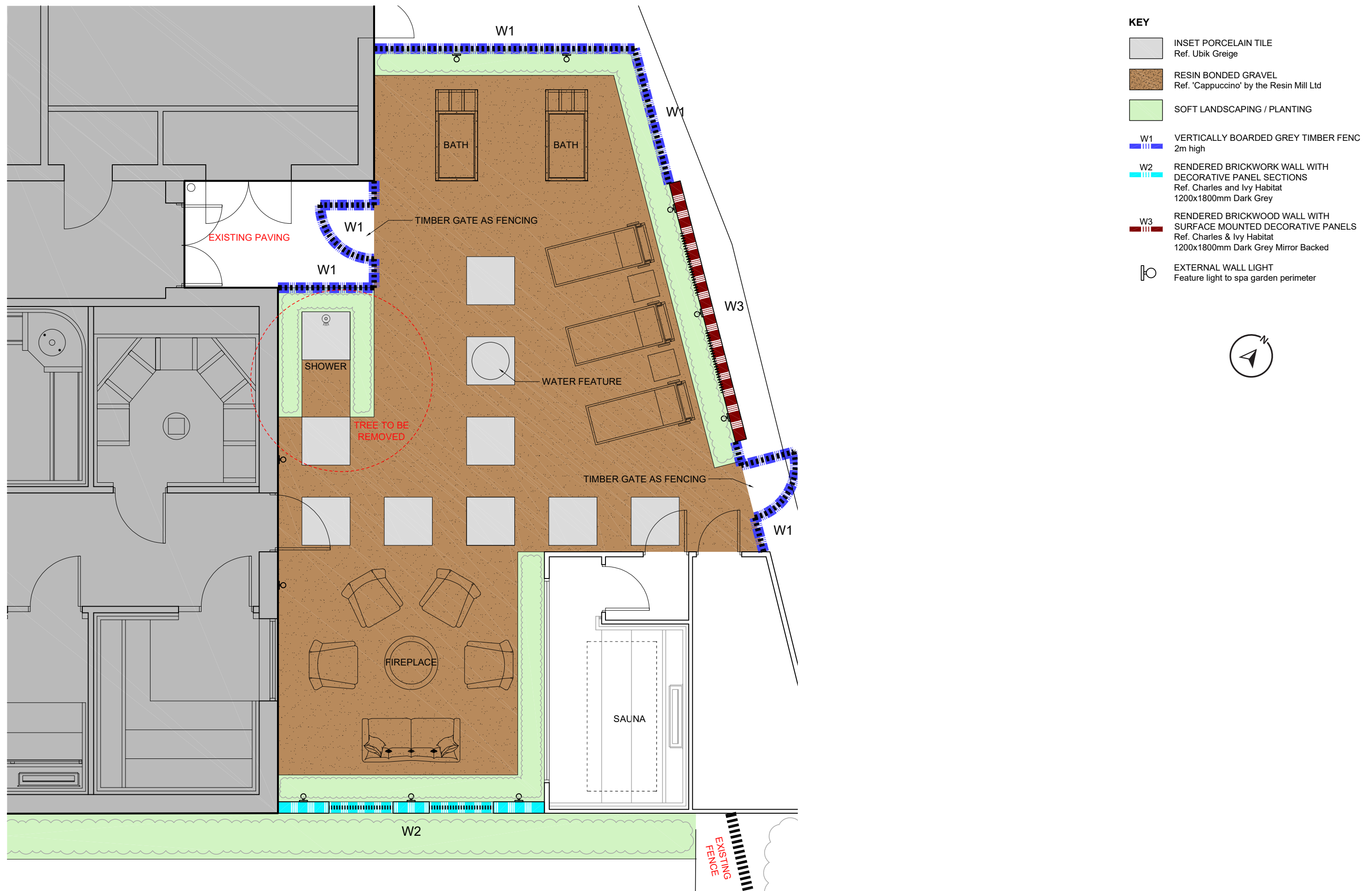




Fig. 10 Typical Spa Garden

4.6 Materials

Materials have been chosen to reflect the nature of the design and include:

- Timber fencing with feature stone panels
- Sauna walls finished externally with close boarded horizontal timber cladding.
- Sauna doors and windows in PPC aluminium.

4.7 External lighting

It is the intention that the proposed Spa Garden lighting will operate during the evening and a number of low intensity light sources are proposed. All external lighting will incorporate LED light sources.

The proposal includes:

- Lighting bollards to define the area around the Spa Garden facility.
- Low level lighting around the perimeter of the spa pool incorporated into the tiled upstand.
- Feature underwater lighting incorporated into the spa pool.
- Under eaves lighting to the principle elevations of the sauna.

4.8 Hard landscaping

A range of hard landscaping materials are proposed in order to define the various functional zones in the spa garden. These include a combination of the following surfaces:

- Resin bound gravel paving to the main path, while Bradstone Stonemaster will be used to pave the fire pit area.
- Artificial grass will be used in combination with other materials
- A combination of limestone and grey slate chippings used within the planted areas.



Fig. 11 TYPICAL DAVID LLOYD SPA GARDEN



Fig. 12 TYPICAL DAVID LLOYD SPA GARDEN



Fig. 13 SPA GARDEN FURNITURE



Fig. 14 Low maintenance colourful border planting



Fig. 15 TYPICAL DAVID LLOYD SPA GARDEN

5. Car Park Extension

It is proposed to remove 1no. existing tennis court and extend the existing car park to provide 34no. additional spaces. Car park materials will match existing. New lighting will be provided to the car park extension.
Existing = 242 spaces | Proposed = 268 (242 existing - 8 removed + 34 new)



Fig. 16 Existing Site Plan Extract

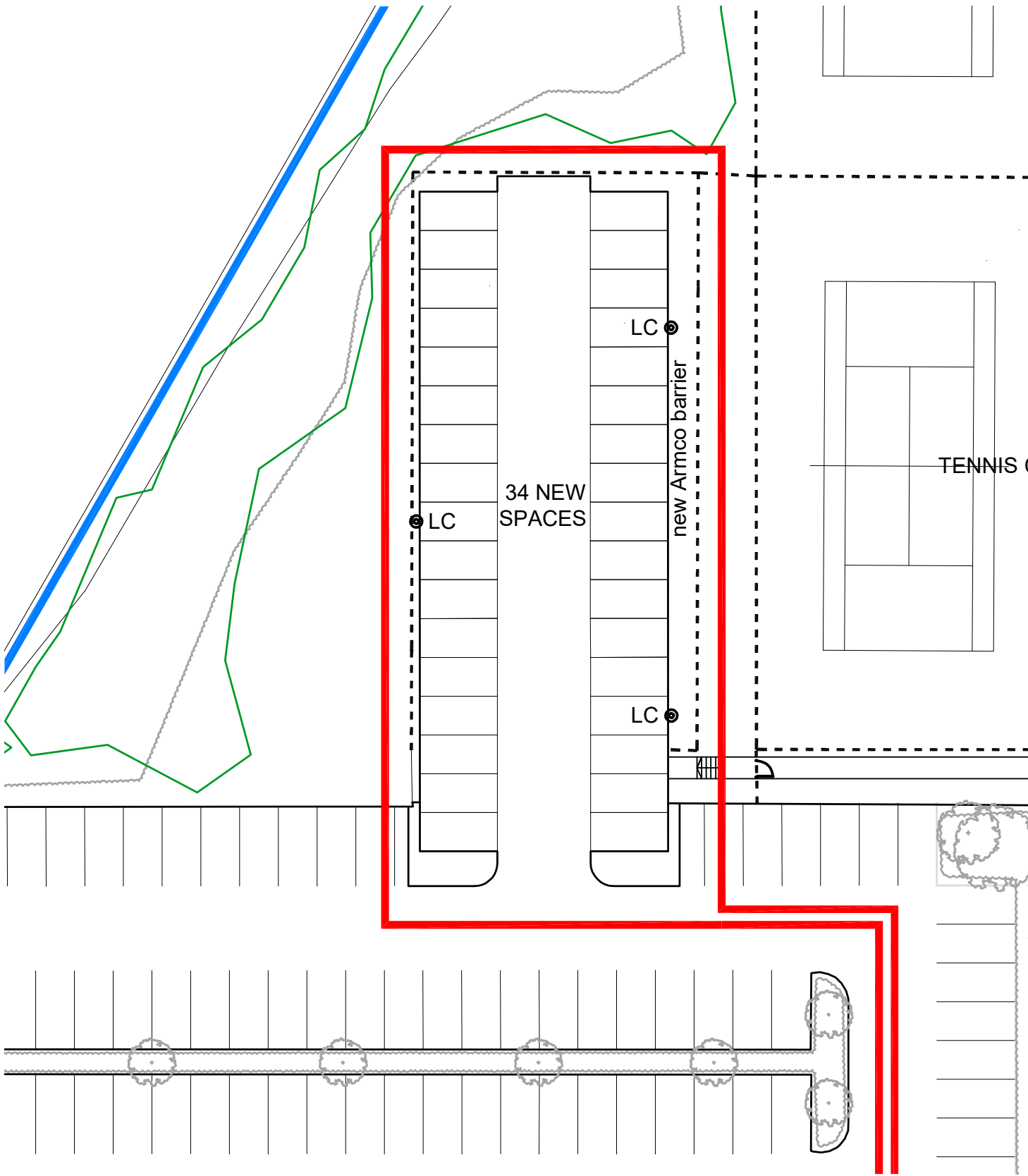


Fig. 17 Proposed Site Plan Extract

6. External Escape Stair

It is proposed to provide a new external escape stair to allow for means of escape from first floor accommodation.

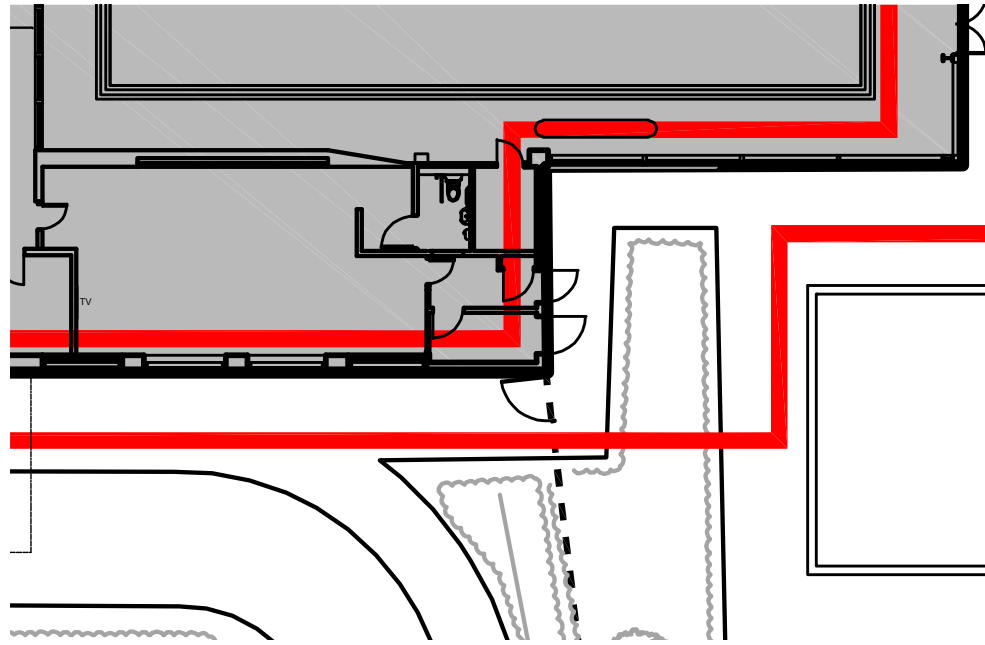


Fig. 18 Existing Site Plan Extract

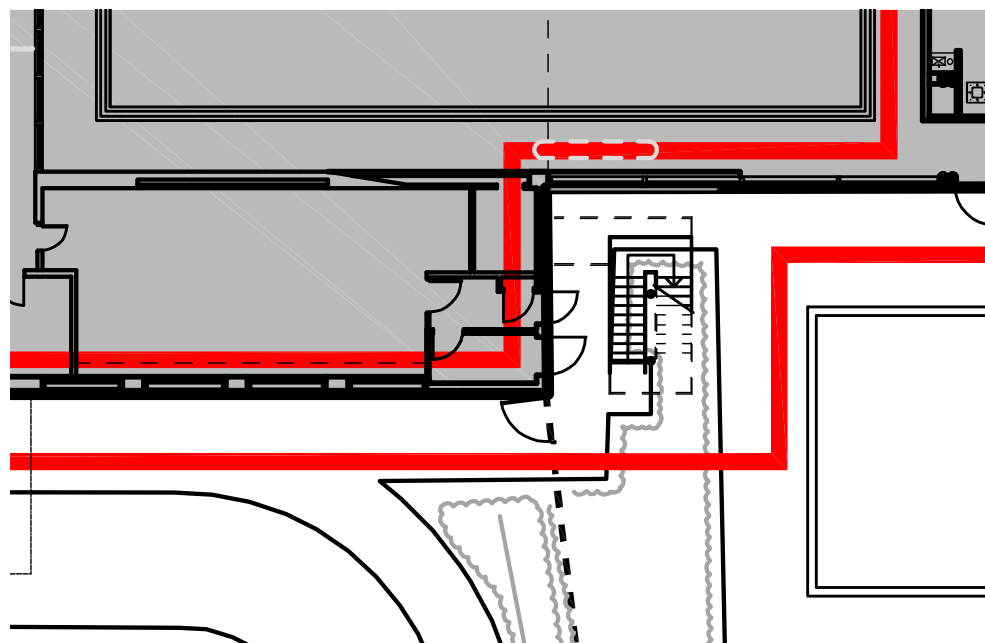


Fig. 19 Proposed Site Plan Extract

7. Access

7.1 Vehicular and transport links

There are no proposed changes to the site access and transport links.

7.2 General disabled provision

The David Lloyd Club has allocated disabled parking and full level access throughout with disabled changing facilities and appropriate sporting and leisure activities. Level access is to be used across the proposed works to promote free movement of all members throughout the facility.

7.3 Disabled Access

Level access is to be used where-ever practicable across the proposed works to promote free movement of all members throughout the facility. This includes access to the proposed pool terrace.

7.4 Wayfinding

The directional and information signage adopted in the club will be supplemented with pictograms or symbols, wherever possible.

7.5 Means of Escape

Visual beacons are provided to WC's .

No voice evacuation system provided. Music systems to switch off when alarm sounds.

Existing internal escape stairs are used as means of escape from first floor, no additional provision is proposed.

A staff management plan will be in place for the evacuation of disabled people.

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