

NORTH ST ALBANS – WOOLLAM PARK

PROPOSED NEW SPORTS CHANGING PAVILION ANNEX, TO SERVE RELOCATED SPORTS PITCHES

DESIGN STATEMENT (To be read in conjunction with site-wide DAS and Define Planning drawings DE-565-012 Planning Proposal & DE-565-013 Floor & Roof Plan)

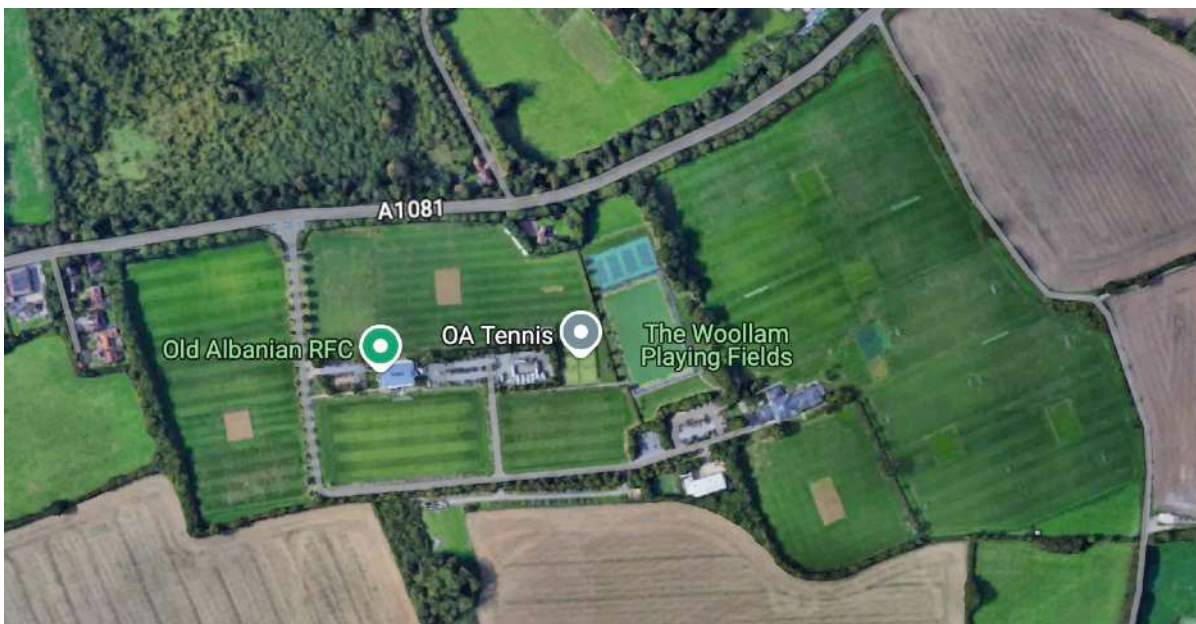
22nd November 2024

DE 565

1. Context

The proposed new “Sports Pavilion Annex” building will form part of the existing “Woollam Playing Fields” facility.

Located to the north of the city of St Albans, accessed from Harpenden Road, the playing fields were completed in 2002. In total the existing sporting provision includes 6no. rugby pitches, 6no. football pitches, 2no. five-a-side pitches, 8no. cricket squares, a floodlit artificial turf pitch, netball and tennis courts. The facilities are owned by The St Albans School Woollam Trust, which exists to help the delivery of sports facilities and provide general support for St Albans School. The Trust has leased approximately half of the overall area to the OASA (Old Albanians Sports Association) with other sporting and community groups also using the facilities.



Existing site plan showing the extent of the existing Woollam Playing Fields

There are two existing sports ‘pavilion’ buildings at The Woollam Playing Fields. The first used by St Albans School itself, with sports changing rooms at ground floor, and social space at first floor, together with other ancillary facilities. The second is used by the Old Albanians Sports Association (OASA); it includes 8 changing rooms, WCs, a fitness centre at ground floor and with bar lounge / family room, kitchen and social spaces at first floor.

Define.



Existing Old Albanians Sports Association (OASA) Pavilion. Original Planning approval for 2,300m² facility, later reduced 1,600m². Note materials including vertical timber cladding, masonry, aluminium framed glazing, raised seam roof with rooflights.

Please refer to the Woollam Park development Design & Access Statement (DAS) for further detail of the site context and an explanation of how our site analysis and understanding has informed the scheme design proposals.

2. Use

As part of the proposed neighbouring Woollam Park development, 3no. rugby pitches and 1no. cricket pitch need to be relocated, as the main access into the Woollam Park scheme from Harpenden Road will use this land. The intention is to 'lift and shift' these sports pitches to an area to the east of the of the current Playing Fields. As previously discussed, there is already a sizeable OASA Sports Pavilion serving the Woollam Playing Fields. However, to serve the relocated sports pitches, a new, smaller scale pavilion is required in order to satisfy ECB (England & Wales Cricket Board) requirements. This is due to the slight increase in distance from the existing Pavilion, which drives the need for appropriate changing facilities and improved safeguarding, in close proximity to these new sports pitches. As such the use and purpose of this building is very much as a 'Annex' to the existing main OASA Sports Pavilion. A design brief has been developed specifically for this Annex building, so that it complements (and enhances) the existing facilities, whilst also improving safeguarding.

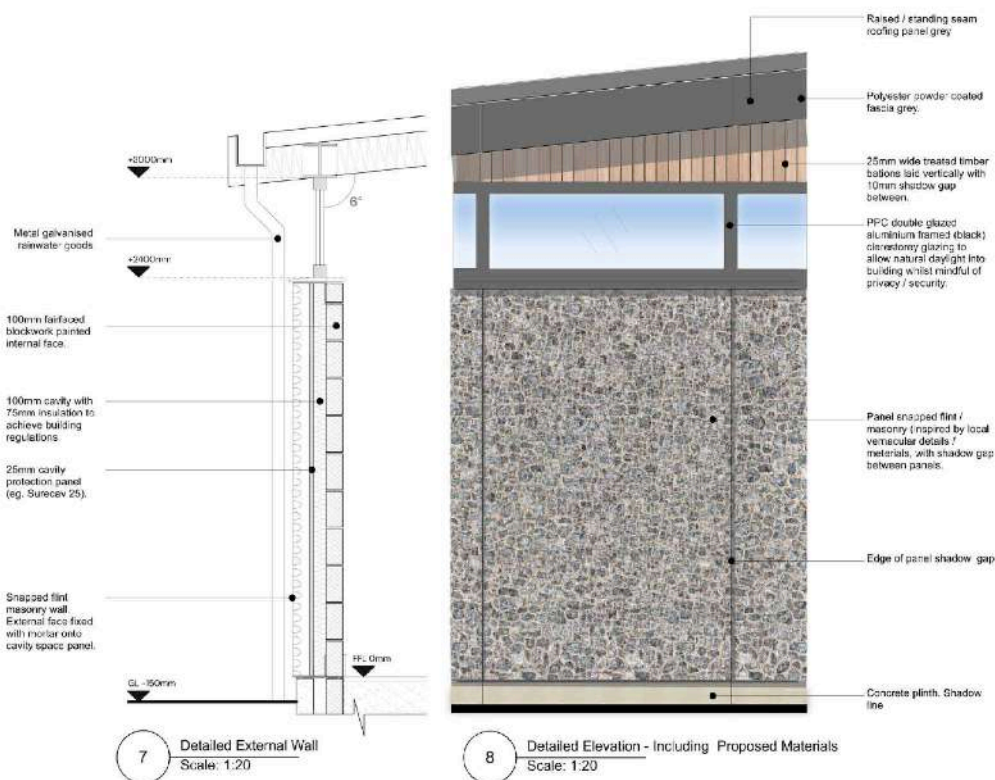
As such most 'social' facilities and supporting sports functionality will continue to take place in the the existing OASA Pavilion building, with this new Sports Pavilion Annex focusing specifically on changing facilities, toilets etc, with a small 'lobby' space for refreshments, serving these relocated sports pitches - please refer to Section 7. for further details of the Design Brief for the building.

Define.

3. Design Approach

The new Sports Pavilion Annex building will be a simple / elegant design, with the following design approach, features and architectural characteristics:

1. 'Domestic' construction, with simple insulated cavity external wall construction etc.
2. Blockwork load bearing walls, internal face being paint grade block
3. Single storey facility, with simple mono-pitch roof, low pitch (circa 6 degree), purposefully design to sit visually low within its' environment, to the corner of the new / relocated sports pitch plateau
4. A building footprint that allows delivery of the required facilities, but minimises the impact on the Green Belt
5. A visual scale that complements, but is clearly an annex to, the existing and much larger main OASA Pavilion building
6. South-west facing roof with solar photovoltaic panels to reduce running costs and improve the sustainable credentials of the building
7. Sustainable construction, electric only (no gas). Please refer to Sustainability Section 5. for further details of how the building design fundamentally incorporates a number of sustainable features.
8. Clerestory glazing / roof lights, that maximise natural daylight into the building - reducing need for artificial light - whilst also being mindful of privacy and security
9. Plan based on ECB, RFU, Sport England National Design Guidance (Refer to Section 7.), but developed to meet specific local requirements and work alongside the existing OASA Pavilion building
10. Materials chosen to be both complementary to the existing environment and hard wearing to reduce potential future maintenance.



Proposed external wall detail of new Sports Pavilion Annex, including potential construction details and material specification - please refer to Planning drawings for further detail.

Define.

Therefore the Annex building will be simple and contemporary in design, but of a high quality that is consistent with the aspirations of the proposed wider Woollam Park development. Facing materials of flint masonry, brickwork and timber will sit comfortably within the open field / open environment. These materials are informed by our understanding of surrounding context, not least the village of Sandridge with its High Street buildings and walls our analysis of the areas' architectural character, its vernacular, details and materials – all of which have helped and inspire the overall external appearance of this free standing building.

4. Materials



The proposed external materials for the Sports Pavilion Annex utilise materials similar to those found locally in the the environment, but used and re-interpreted in a contemporary and modern way. Therefore the proposed materials' colours and textures are 'natural, from the earth' with earthy colours and textures.

Split flints reflect the sites' 'earthy' geology and are prevalent in local arable fields. There are numerous examples of hard wearing natural flints used in walls and buildings throughout the local area, such as in the nearby village of Sandridge (refer to image)

High Street. As well as their visual interest, with attractive texture and colour, flint is very hard wearing and durable, and therefore appropriate for use in what will be a heavily trafficked building – reducing and minimising future maintenance.

Brickwork is used to the main pitch facing / entrance elevation. This material further ties in with existing main OASA pavilion building – which is a mix of brick to lower level and timber above. The use of brick continues the connection with local context as described above. Architecturally brickwork adds a additional material, colour, texture and visually interesting contrast to the flint, whilst the change in elevational material further emphasises the entrance into the annex pavilion building.

Vertical timber cladding, with its natural wood finish, provides a attractive visual and textural difference and contrast, with softer and warmer colours and tones. Timber cladding is predominately used at higher level, emulating the existing main OASA pavilion, as well as being practical of not being knocked or damaged at lower level. Please refer to proposed elevations for further details.

The choice of materials and design has been influenced by the existing main OASA Pavilion building. The Annex, whilst not replicating the existing larger pavilion building, echoes the contemporary architectural style, design approach and materials. In terms of materials the existing main OASA building and the new Annex can be compared as follows:

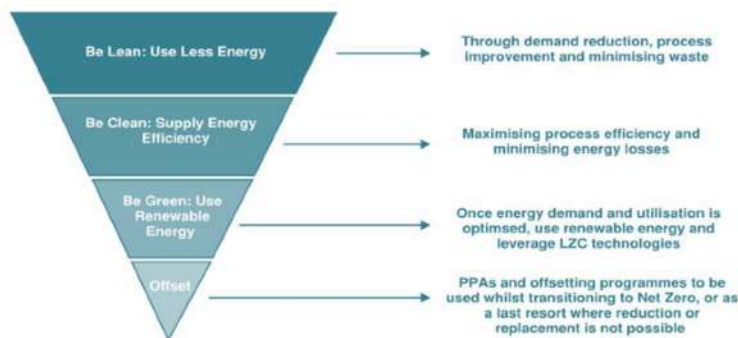
Define.

Material location:	Existing OASA Sports Pavilion materials:	Proposed Annex Sports Pavilion materials:
Walls	Vertical timber cladding (<i>Western Red Cedar</i>) Masonry (brickwork) (<i>Hanson Heritage Blend brick</i>)	Vertical timber cladding Masonry (flint & brickwork)
Glazing	Aluminium framed double glazed sealed units	Aluminium framed double glazed sealed units
Roof	Low pitch raised seam roofing Verandas with fabric sail roof	Low pitch raised seam roofing Oversailing roof
Rooflights	High level rooflights	High level rooflights

Existing Information source:

<https://www.fa-global.co.uk/corporate-real-estate-architecture-planning/old-albanians-sports-pavilion>

5. Sustainability



The energy hierarchy is a classification of energy strategies that prioritise a move towards a more sustainable energy system. It is represented in the diagram and highlights the priority of each step from top to bottom.

Reducing energy demand provides the greatest opportunity for minimising CO2 emissions from the building. Design strategies typically include building form and fabric

measures and passive design features. Specifying sustainable construction and details, at the early design stage, is often the most cost-effective way to reduce energy consumption and CO2 emissions.

Following demand reduction and energy efficiency measures, residual CO2 emissions can be reduced through low or zero carbon technologies such as solar PV.

The building has been designed in accordance with the energy hierarchy to reduce energy use and subsequent carbon emissions:

Be Lean – Reduce the demand for energy

Be Clean – Supply energy efficiently

Be Green – Use renewable energy.

The table below highlights how the Annex building specifically incorporates the energy strategy in its design:

- Passive design strategy – reduce the demand for energy

Building oriented with the sunpath to allow for winter solar gains to reduce heating demand, whilst also minimising direct south facing glazing to reduce potential cooling demand (ie) majority of glazing is north-east facing / facing field of play, this also reduces direct sun / solar glare.

Optimising **daylight** through higher floor to ceiling heights, high level perimeter clerestorey glazing, glazed roof lights and dual aspect spaces, whilst also being mindful of privacy and security.

Define.

Control of solar gain through low g-value glazing and extended roof overhang forming a brise soleil / passive shading device as part of the building fabric.

Increased **efficiency of building fabric**, improved insulation levels, with building fabric 'U' values achieving / above Building Regulation requirements.

- Energy efficiency strategy - supply energy efficiently

The **heating system** will ensure appropriate zoning and segregation of internal spaces to allow effective temperature control by users.

The **heat emitters** will heat 'on demand', potentially low surface temperature radiators and will be confirmed at later stages of design. Hot water delivery will also be 'on demand' and include high levels of insulation, coupled with efficient fittings to minimise water consumption and energy consumption.

Low water demand / dual flush WC's and shower head aerators will be used to reduce water consumption.

Any specified **ventilation systems** will be confirmed at later stages of design and selected to ensure high efficiencies, so as not to significantly impact energy use.

Generally, all equipment will be specified to achieve a **high efficiency** (eg. high thermal conversion efficiency for heating equipment) and low distribution losses (low fan and pump power, insulation in accordance with relevant standards), with pumps utilising variable speeds.

To reduce energy demand, all **lighting installed will be high efficiency LED**, ensuring quality of lighting with minimum energy input and low internal heat gains.

Energy efficient equipment will be specified, for example, small domestic white goods (such as fridges), will be specified to be A+ rated under the EU Energy Efficiency Labelling scheme.

A **Smart meter** will be provided allowing building users / managers to visualise and understand energy use in graphical and cost format, providing instant feedback on the energy and carbon implications of day to day use and thermostat settings.

- Renewable energy - use renewable energy

In order to be fossil fuel free, it is proposed that **air source heat pump(s)** will form a key element of the strategy for space heating and hot water.

Solar Photovoltaics (PV) converting light into electricity using a semi-conductor material. PV panels don't need direct sunlight to work. PV panels have been designed into the proposed roof configuration, with south / south-west facing orientation, important to maximise efficiency (Refer to roof plan drawing DE-565-013 for further detail). Space has been allowed, within the plant room area, for potential electric storage battery if required by building managers.

6. Access

The Sports Pavilion Annex will be accessed via an existing tarmac spur from The Woollam Playing Field's main spine road. This spine road links directly to the main OASA Pavilion and onto the Harpenden Road. A tarmac surface allows access up to the Annex and includes a turning area - please refer to proposed site plan for further detail. In terms of access, the following is proposed:

Define.



Cycle parking - under the projecting north-western canopy roof are proposed 4no. Sheffield style hoop stands. Each with capacity for 2no. cycles this provides secure, covered and sheltered storage for circa 8no. bicycles.

Car parking - the existing OASA car park remains in use for those using the Annex and the relocated pitches.

Disabled car parking and access - close to the Annex entrance will be 4no. dedicated disabled car parking spaces. These spaces will have a tarmac finish to ensure there is a appropriate solid surface for users with walking aids, wheelchairs etc

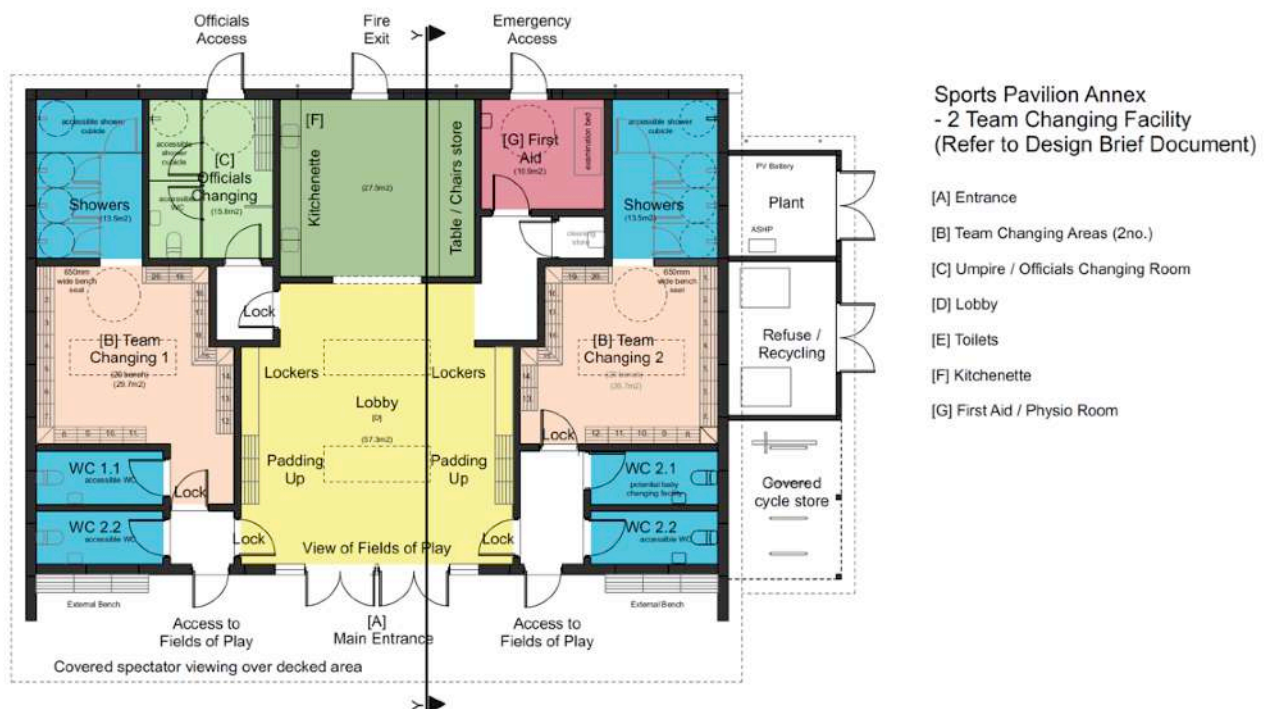
to move between disabled car parking spaces and the Annex building itself. Note the Sports Annex building includes numerous facilities and design features for all users, including shallow gradient ramps to main entrance, flush door thresholds, disabled accessible toilets and showers, wide door openings and the like.

Refuse access - a refuse and recycling store is located to the north-western side of the building. It is envisaged the site will use standard sized Eurobin (1,100 litre) wheelie bins, which can be wheeled the short distance from the refuse store to the car park / turning area - please refer to proposed site plan for further detail.

Emergency / maintenance access - will be available direct from the tarmac car park turning area onto the playing pitch plateau area. A simple droppable bollard will control this route and prevent unauthorised access.

7. Design Brief / Area Requirement Schedule

New Sports Pavilion Annex - 2 Team Changing Facility (For rugby & cricket use)



Proposed Sport Pavilion Annex floor plan, developed based on Design Brief - refer to Planning drawings for details.

Define.

Proposed design brief facilities and areas to include the following:

[A] Entrance:

- direct access from main entrance (field of play side) into central Lobby space

[B] Team Changing Areas:

- 2no. Team changing rooms each with min. 20no. bench seats (each 650mm wide) and storage space for sports bags, coat hooks etc.
- 4no. Team shower cubicles (cubicles for privacy / safeguarding), minimum 750mm apart, including 1no. accessible (with flip down seat) per changing area
- access to WCs and WHB [E] per changing area
- direct access from each changing area to field of play and Lobby area [D] via lockable 'valve' door arrangement - ie layout to provide direct access from changing to field of play (winter rugby) and changing to lobby area (summer cricket)
- following Sport England advice, note for security, lockers to be located outside of Changing Rooms in Lobby area [D].

[C] Umpire / Referee / Teachers / Officials Changing Room:

- separate and secure unisex changing room for Umpire / Referee / Officials / Teachers to include shower, WC and bench seating. Space can be used for separate accessible changing area if required. Include baby change facility for future flexibility of space
- Separate external access into / exit from Officials Changing Room.

[D] Lobby Area:

- centrally positioned flexible (including refreshment) space positioned for general players and spectators use with direct access to facilities. Used for cricket padding up and wet weather shelter for cricket.
- furniture store - with space for stackable tables / chairs
- direct access to external spectator viewing area / covered terrace with clear view of field of play
- padding up area (for cricket) and bench seating with direct access and view of field of play.

[E] Toilets:

- toilets for team / general / spectator / visitor use accessed from i) changing room ii) external access and iii) Lobby area [D]. Toilets to include accessible WC and baby change facility (note separate toilet required for Officials [C] Changing Room).

[F] Kitchenette:

- kitchenette for refreshments preparation, with food / drink store with direct connection into Lobby area space [D] and separate WHB to meet hygiene requirements. Kitchen units to include secure / lockable store area.
- clear view from kitchenette space to field of play.

[G] First Aid Room:

- first aid / physio room flexible space with direct access to outside in case of emergency access required.
- space for first aid medical bed, chair, medical storage equipment and WHB to meet hygiene requirements.
- flexible space could also be used for further / private changing room - subject to management of building / user requirements.

Define.

General Areas:

- secure small cleaning store, for mop / bucket and other cleaning equipment, including sluice sink.

External:

- 4no. disabled car parking spaces, located in close proximity to building entrance
- space / access for drop off and deliveries
- covered cycle store
- refuse / recycling store with direct access for refuse vehicles
- additional external spectator seating / benches etc. with direct access from covered spectator terrace, all with view of field of play.

Energy / Sustainability Strategy Brief:

- solar PV mounted on south facing roof and potential space for electric storage battery, located in plant room
 - target high insulation levels, exceeding Building Regulation requirements
 - low energy light fittings with PIR activated lighting
 - low water demand / dual flush WC's and shower head aerators to reduce water consumption
 - rainwater harvesting
 - plant room with external direct access (no need for maintenance to gain access into building), including plant equipment, boiler, utility meters, incoming services etc.
- (Refer to Section 5. Sustainability, further explaining how the building specifically incorporates sustainable energy strategy in its design)

Sports Pavilion Project Design Brief References / Standards:

Sport England Clubhouse Design Principles <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/clubhouses>

Sport England Design Examples (specific to cricket) <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/clubhouse-display-panels-design-layout.pdf>

Sport England Design Examples (specific to rugby) <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/clubhouse-display-panels-design-layout.pdf>

ECB (England & Wales Cricket Board) Pavilions & Clubhouses TS5 Technical Guidance https://platform-static-files.s3.amazonaws.com/ecb/document/2016/10/14/ccb4877e-97a6-44c4-b20a-78c2f6d66886/Technical_guidance_for_pavilions_and_clubhouses.pdf