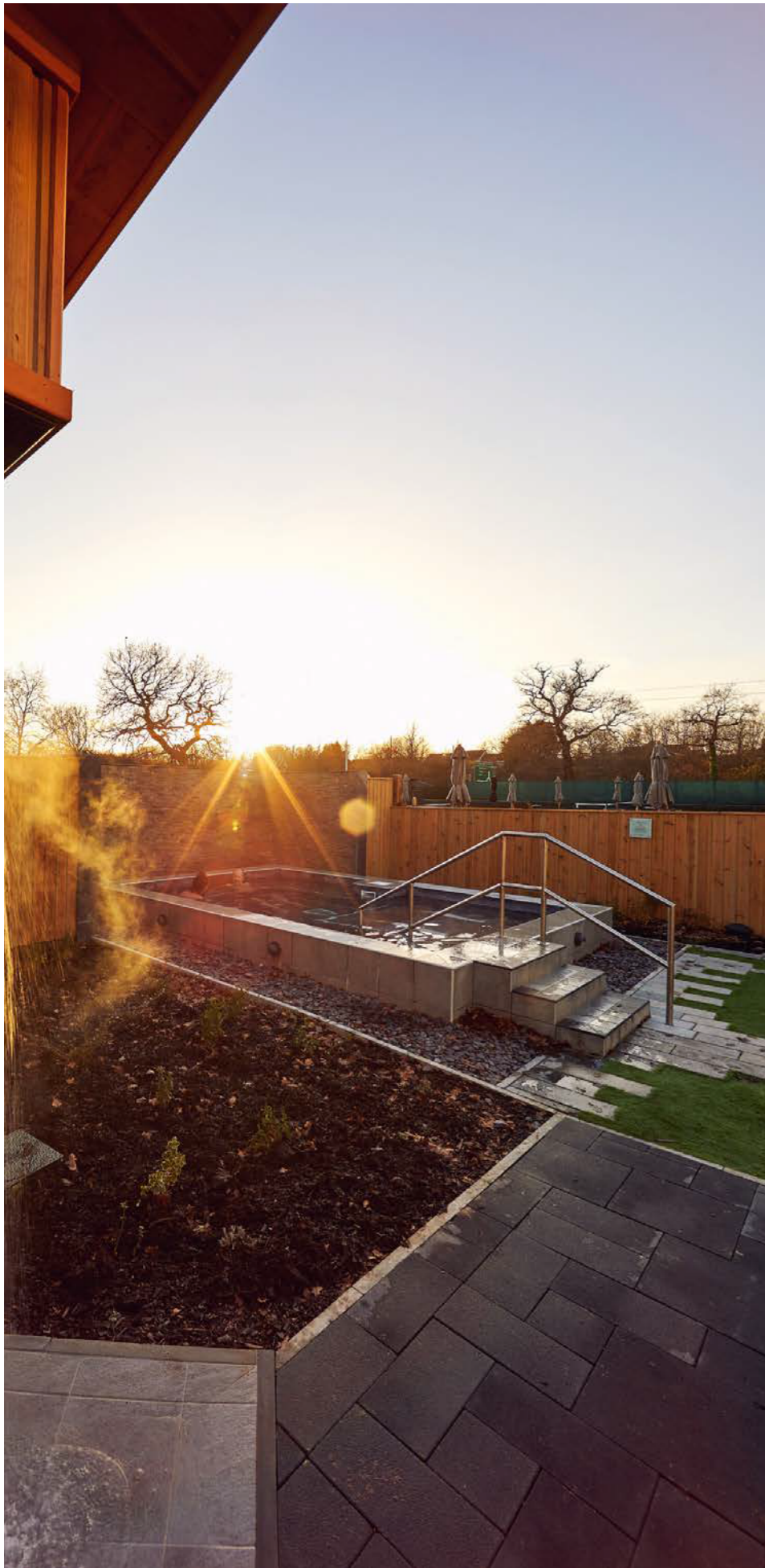


Design & Access Statement  
David Lloyd Clubs - Bristol Westbury







**COVER IMAGE: Fig. 1** Building main entrance



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**Fig. 2** Site Location

## 1. INTRODUCTION

This Design and Access Statement has been prepared by Hadfield Cawkwell Davidson to accompany the full planning application for the new external facilities at the David Lloyd Club Bristol Westbury.

## 2. SITE & SURROUNDING CONTEXT

### 2.1 Location

The existing David Lloyd Leisure Club is located in Westbury-On-Trym, a suburban area to the north of Bristol.

### 2.2 Access

David Lloyd Bristol Westbury is well connected to existing infrastructure. Vehicle access is off Greystroke Avenue via the existing car park access. Bus services from Bristol town centre are regular with the closest stops at an estimated 6 minute walk from the club, ensuring the leisure centre is accessible to all the local community.

©GOOGLE







**Fig. 3** Location Plan

### 2.3 Existing building and site

The existing David Lloyd leisure club sits to the east of the site. The building's principal frontage faces north-west onto a dedicated car park which extends north of the building. The existing tennis courts are located to the south of the building, to the east the site is bounded by hedgerow and trees. The existing outdoor swimming pool is located immediately to the west of the building.

The proposed site for the additional facilities are all located immediately south of the club, adjacent to the existing tennis courts and battle box.

### 2.4 Surrounding context

The club is bounded on the north and west side by Greystoke Avenue which provides access to the site. To the north the club borders a residential area and a low rise office building. To the east and south east, the site is bounded by a business centre and playing fields behind which lies Badock's Wood Community Primary School. To the west, on the other side of the road there is Elmfield School and a residential area which extends to the south of the site.

### Existing landscaping and ecology

The site is surrounded by perimeter landscaping to the west and south including mature trees and vegetation. The existing club is hidden from view from Greystroke Avenue by mature trees, hedgerow and low rise buildings. The car park to the north of the site contains rows of trees and planting. The topography of the site and surrounding landform is generally flat.







- KEY:**
-  BUILDING ENTRANCE
  -  SITE OF PROPOSED SPA EXTENSION & SPA GARDEN

**Fig. 4** Aerial View





**Fig. 5** Photo 1: Existing Mature Trees



**Fig. 6** Photo 2: Existing Elevation



**Fig. 7** Photo 3: Existing Battle Box



**Fig. 8** Photo 4: Existing Mature Trees

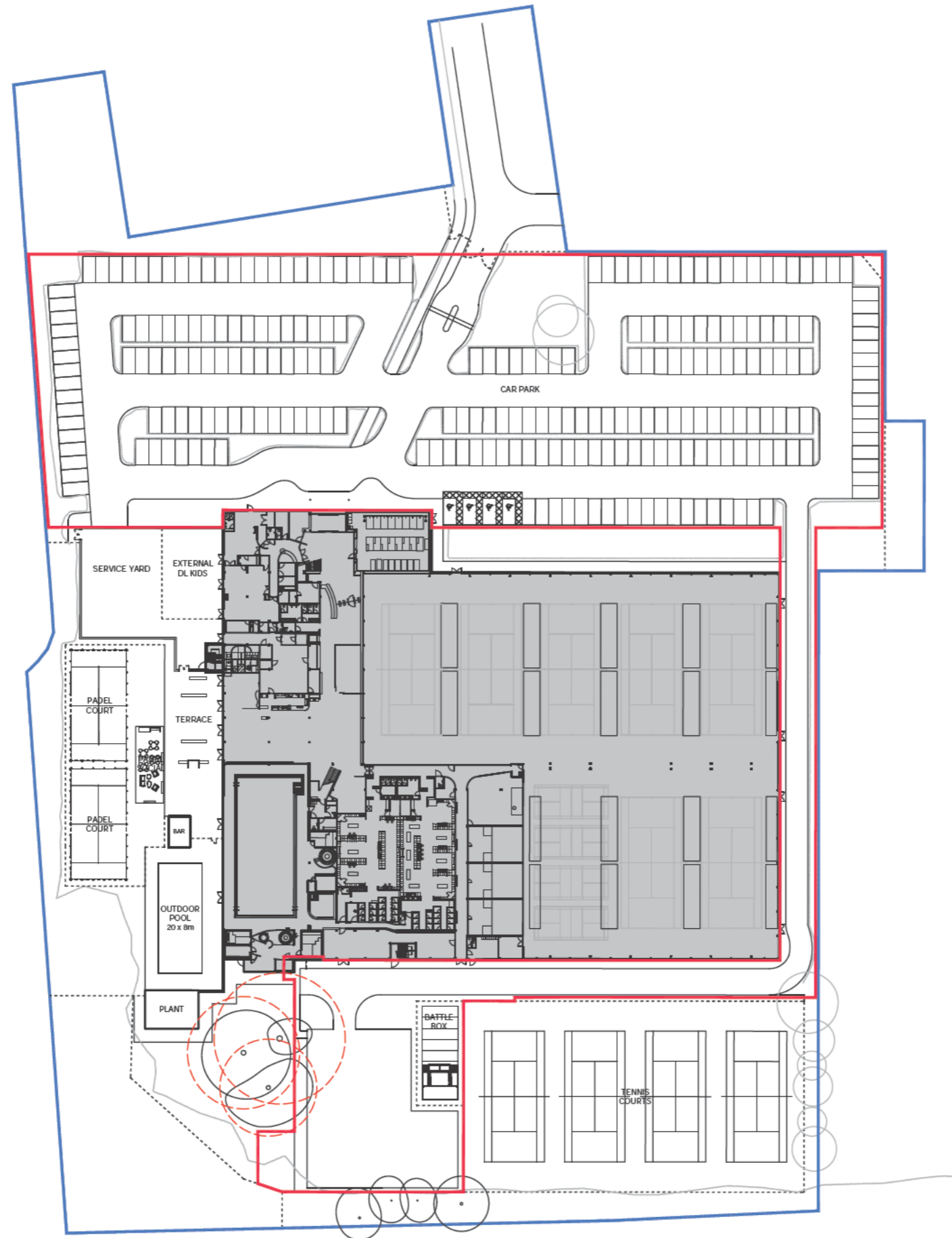


**Fig. 9** Photo 5: Existing Elevation From Lawn



**Fig. 10** Photo 6: Existing Vegetation Alongside Site Boundaries





### 3. APPLICATION OVERVIEW

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

- A-PL-001 Site Location Plan
- A-PL-002 Existing Site Plan
- A-PL-003 Proposed Site Plan
- A-PL-004 Existing Ground Floor
- A-PL-005 Proposed Ground Floor
- A-PL-006 Existing Roof Plan
- A-PL-007 Proposed Roof Plan
- A-PL-010 Existing Elevations
- A-PL-011 Proposed Elevations Sheet 1
- A-PL-012 Proposed Elevations Sheet 2
- A-PL-013 Proposed Sections
- A-PL-020 Proposed Site Material Plan
- A-PL-022 Sauna Elevations
- A-PL-023 Spa Garden Fireplace

The proposals are a total of 19807 sqm / 105560 sqft / 2.42 acres and includes :

- New spa extension GIA 343.5 sqm & GEA 347.6 sqm
- New spa garden - 286.9 sqm
- New sauna building GIA 23.2 sqm & GEA 25.0 sqm

Fig. 11 Existing Site Plan





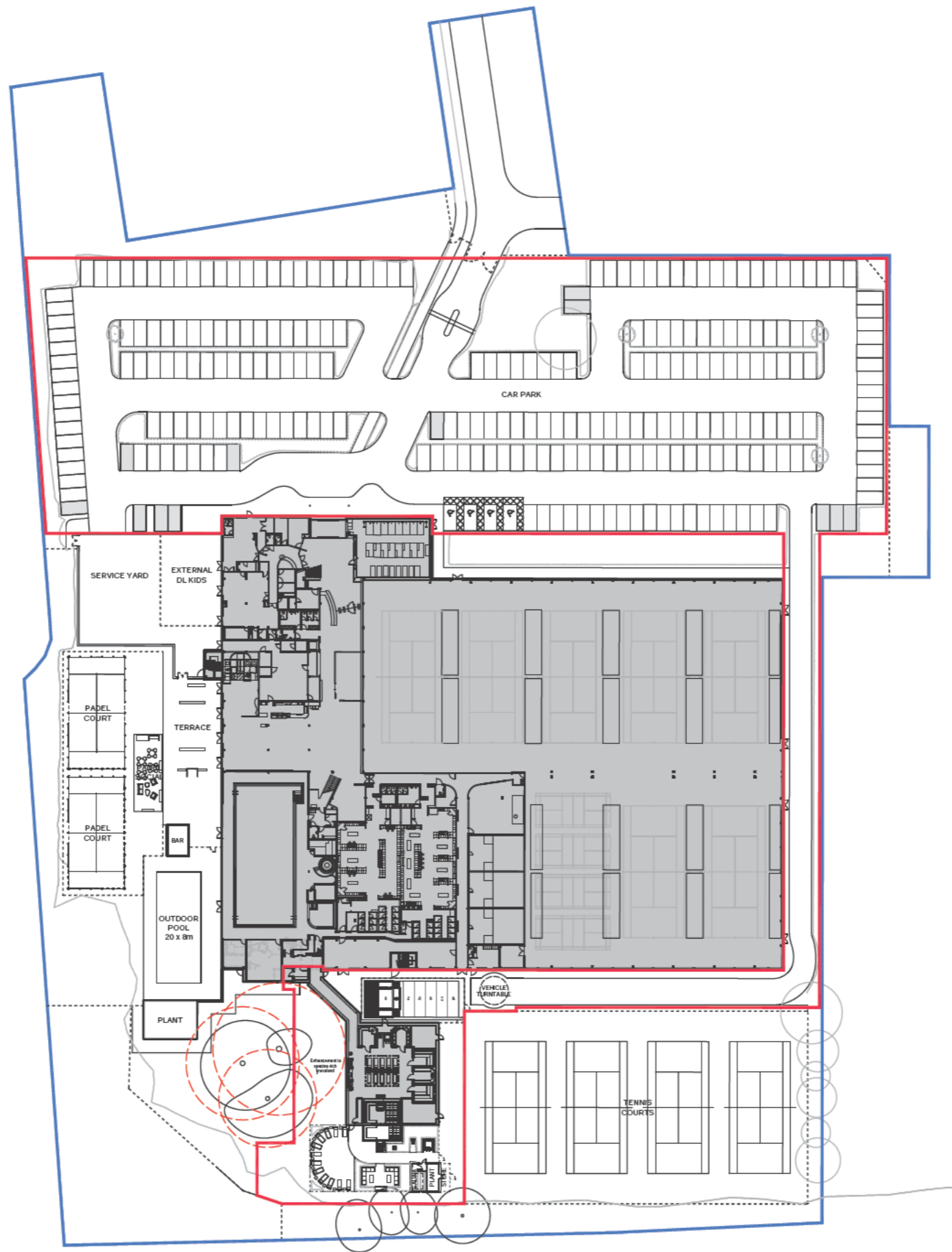


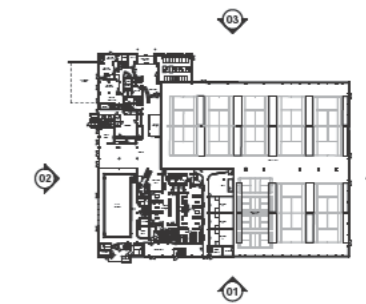
Fig. 12 Proposed Site Plan



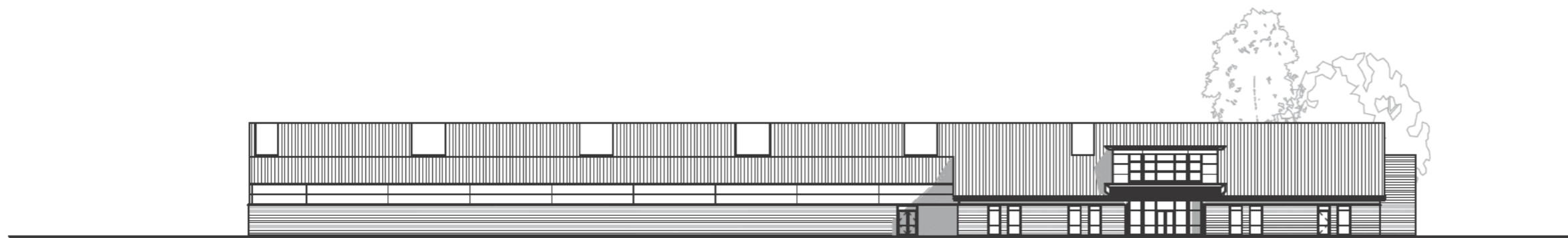




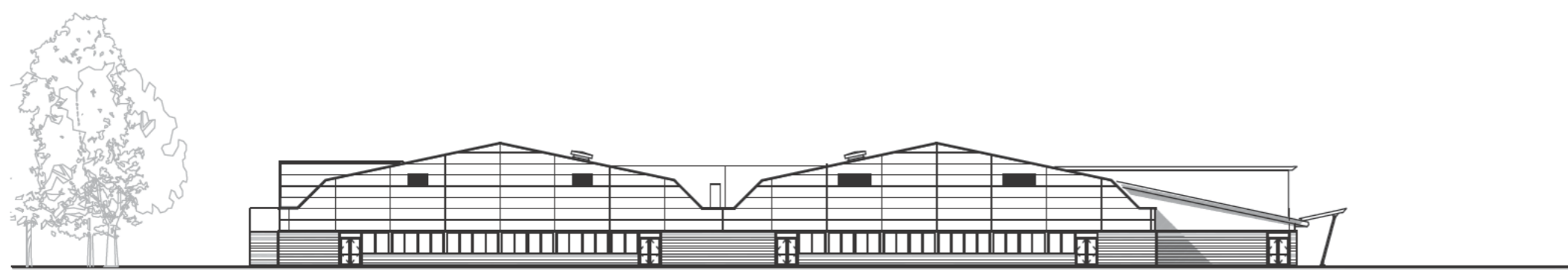
ELEVATION 01



ELEVATION 02



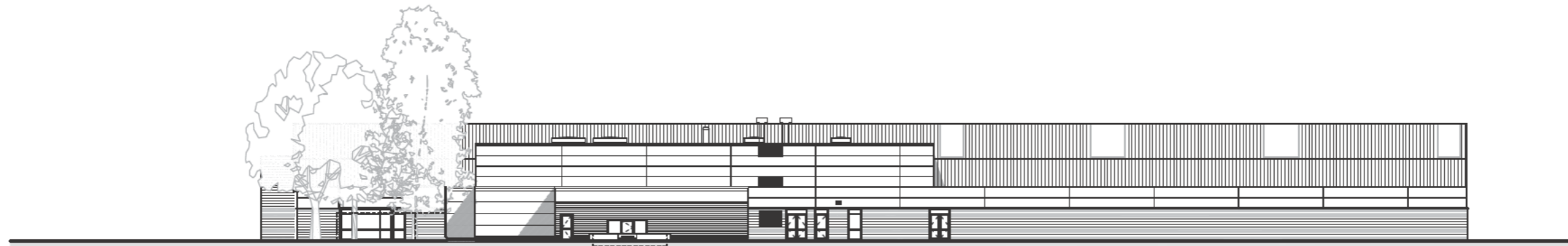
ELEVATION 03



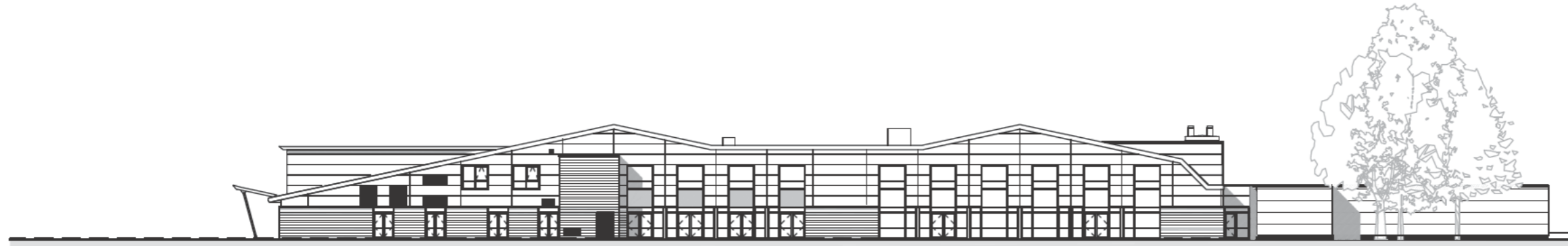
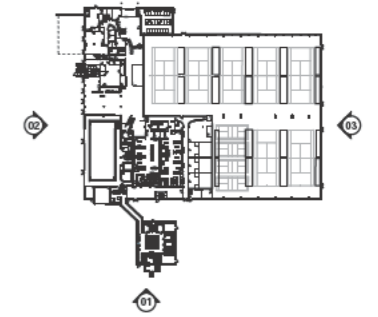
ELEVATION 04

Fig. 13 Existing Elevations

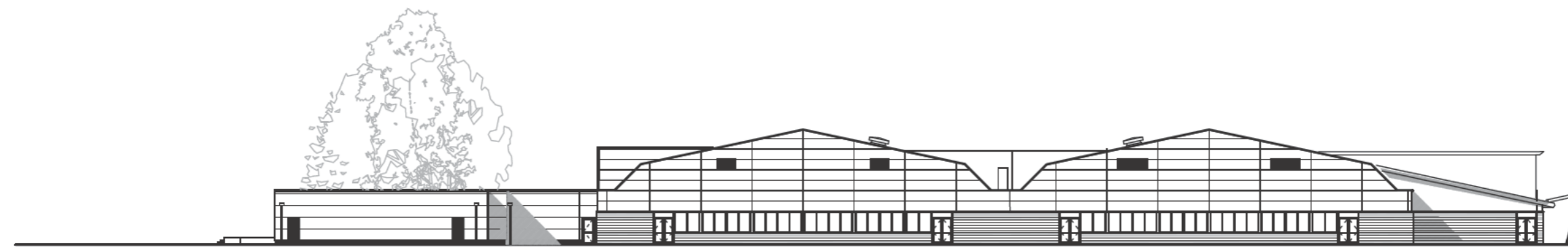




ELEVATION 01



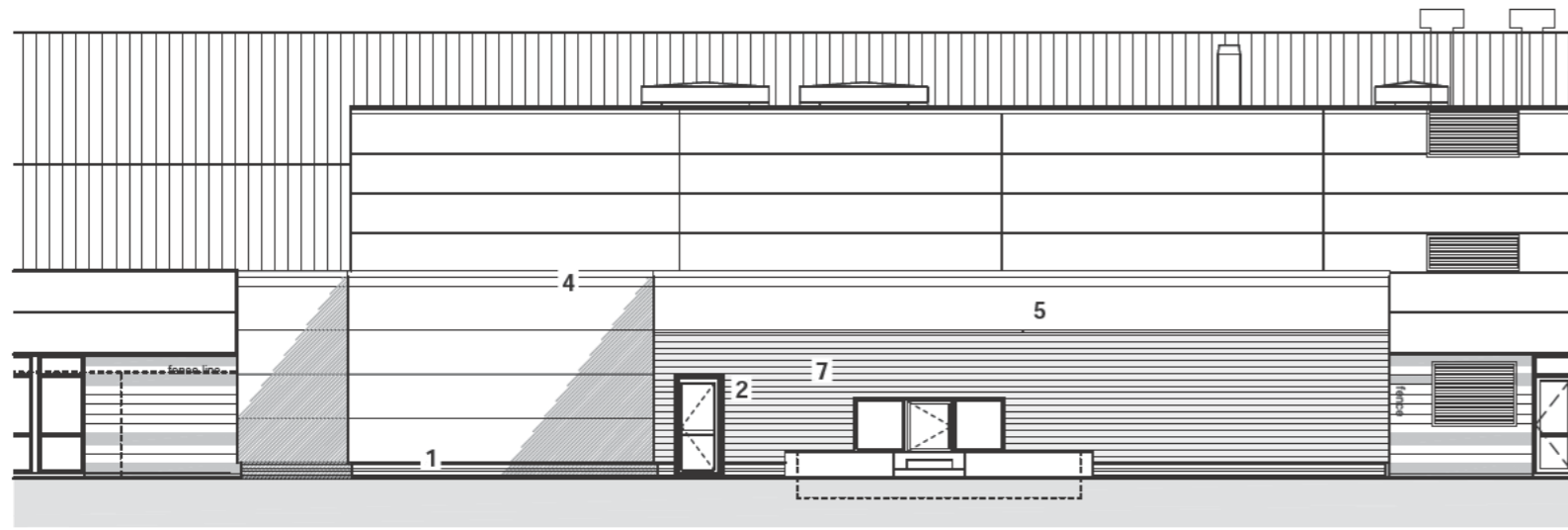
ELEVATION 02



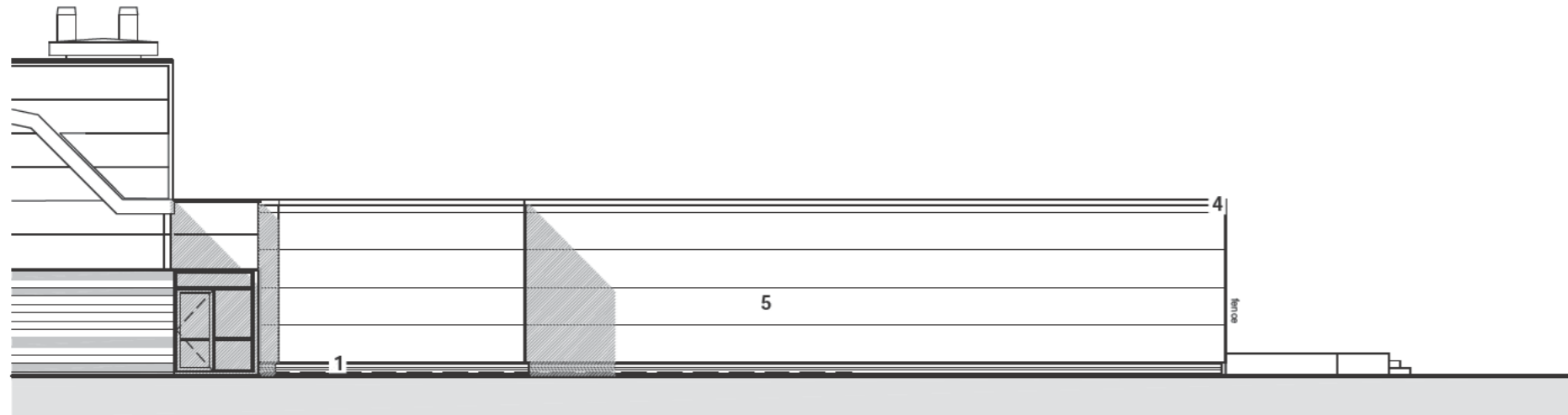
ELEVATION 03

Fig. 14 Proposed Elevations

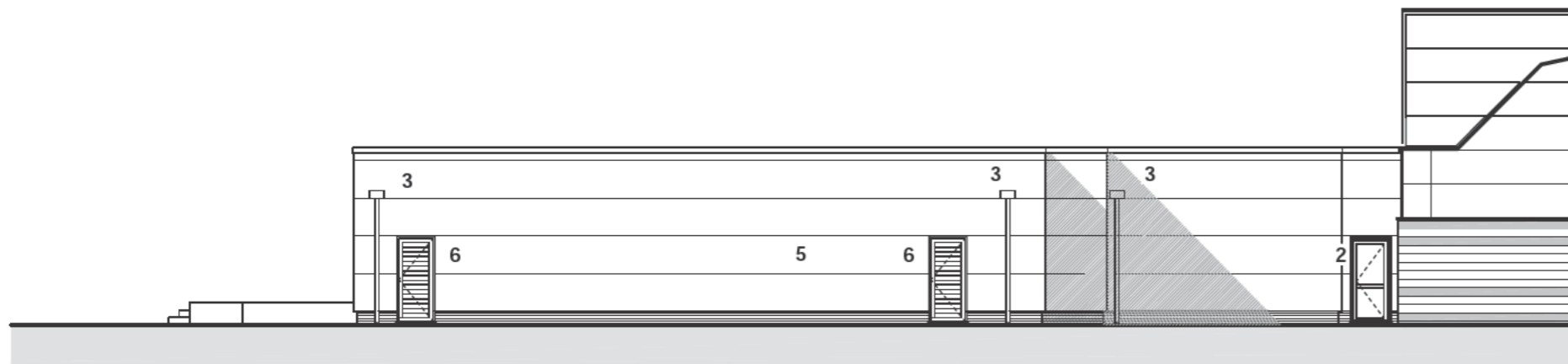




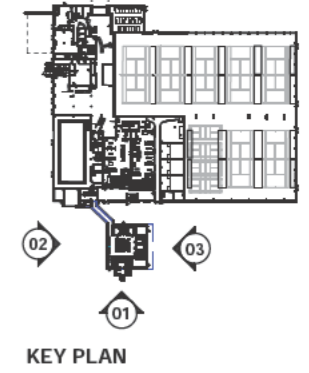
ELEVATION 01



ELEVATION 02



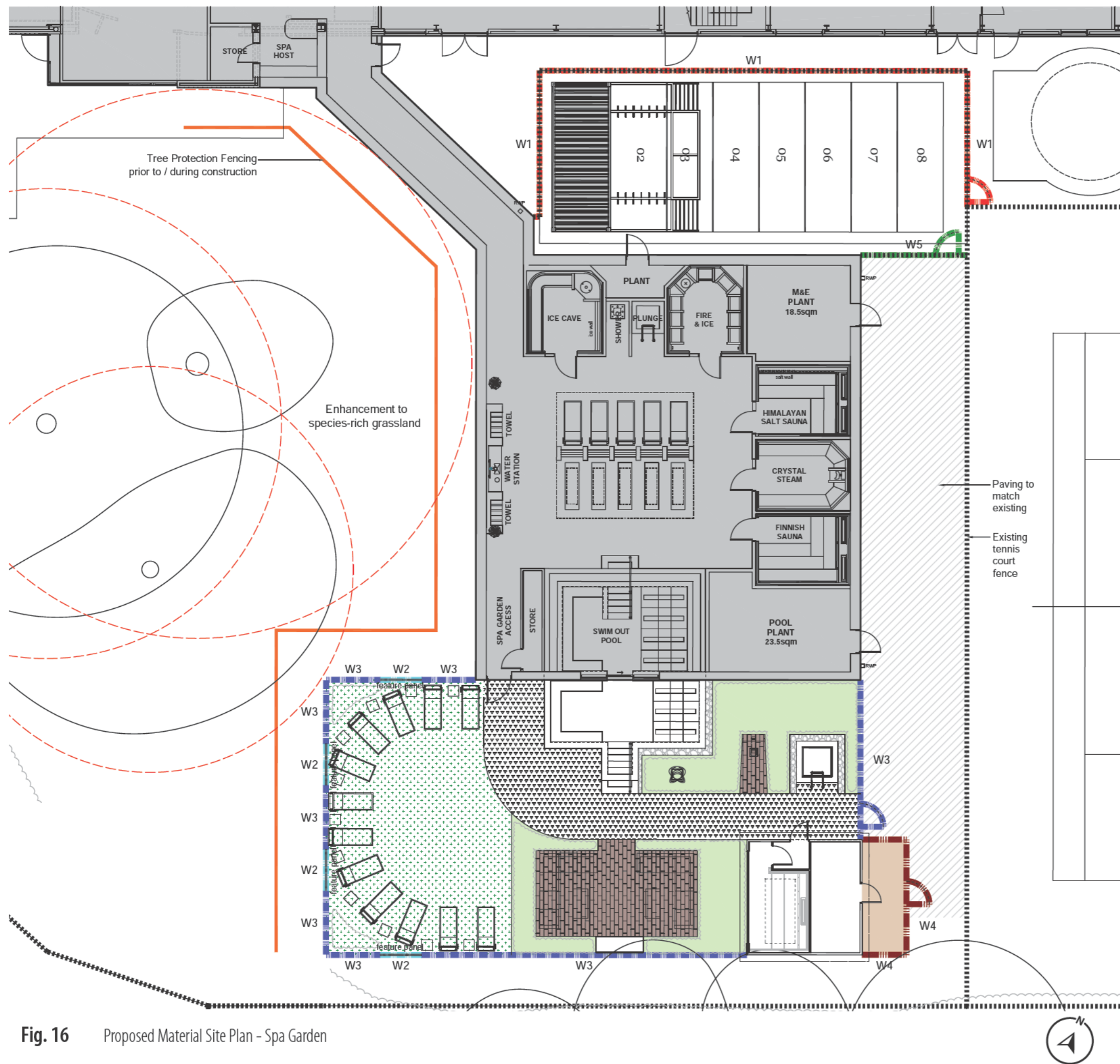
ELEVATION 03



1. Dark grey brick plinth
2. PPC aluminium door to match existing
3. PPC rain water pipe to match existing
4. PPC fascia/ gutter to match existing
5. Composite cladding to match existing
6. PPC louvers door to match existing
7. Horizontal timber cladding

Fig. 15 Proposed Extension Elevations





- KEY**
-  SOFT LANDSCAPING / PLANTING
  -  ARTIFICIAL GRASS
  -  SLATE CHIPPINGS  
Grey slate chippings 20mm on weed control membrane
  -  PEVING SPA GARDEN  
Bradstone Stonemaster 800x200, Random lay colour mix: , 40% Light Grey, 30% Mid Grey, 30% Dark Grey laid in random mix, 1/3 staggered bond with grey pointing/dry mix
  -  RESIN BOUND GRAVEL  
Resin Bound Gravel, Cappuccino TheResinMill.co.uk
  -  PAVING SLABS  
450x450mm, Charcon Andover, Textured Cream
  -  W1 1.1m HIGH PICKET FENCE  
Planed board finish to both sides
  -  W2 2.4m FEATURE STONE WALL  
2.4m high, Parkside Splitface Rustic Mosaic
  -  W3 2.4m NORCLAD  
2.4m high, Norclad NWC1 Scandinavian Redwood Microshade Brunnea treated boards, laid horizontally to single side (spa side)
  -  W4 2.4m CLOSE BOARDED FENCE  
2.4m high, planed board finish to both side
  -  W5 1.8m CHAIN LINK FENCE  
To match existing
  -  Tree Root Protection Area

**Fig. 16** Proposed Material Site Plan - Spa Garden



## 4. DESIGN

### 4.1 Use

The club currently has a very limited internal spa offering. There have been considerable requests for an improvement in these facilities, the proposed works aim to address these requests.

It is proposed to build a new single storey extension and spa garden to the rear of the building.

### 4.2 Amount

Proposed Spa Extension - GIA 343.5 sqm & GEA 347.6 sqm

Proposed Spa Garden - 286.9 sqm

Proposed Sauna - GIA 23.2 sqm & GEA 25.0 sqm

### 4.3 Layout

The location of the new extension and spa garden have been designed to flow from the 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 extension has been positioned to the south of the existing building as this site allows for direct access from the existing indoor pools and changing rooms. The spa garden will also be positioned to the south of the club in order to gain the most direct sunlight during the day and reduce the visual impact of the proposed works.

The plant rooms that will be required have been incorporated into the layout of the extension.

### 4.4 Scale

The new extension is designed to tie in with the existing building, maintaining a low-lying form that will assimilate with the form of the existing club. The form of the proposed extension is derived from both the requirements of its internal spaces, their relationship with the layout of the existing building, and the size and shape of the available site. One of the main design objectives was to create a compact and efficient building whilst accommodating the requirements of the brief.

### 4.5 Appearance

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

- Brick plinth
- Composite cladding
- Doors and windows in PPC aluminum
- Horizontal timber cladding

### 4.6 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. 17** Typical Spa Garden As Built

## 5. SPA GARDEN

### 5.1 Materials

Materials have been chosen to complement the existing finishes

### 5.2 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.





**Fig. 18** Typical David Lloyd Spa Garden



**Fig. 19** Typical David Lloyd Spa Garden



**Fig. 21** Typical David Lloyd Spa Garden

### 5.3 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 seating 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. 20** Low maintenance colourful border planting



**Fig. 22** Typical David Lloyd Spa Garden



## 6. ACCESS

### 6.1 Vehicular and transport links

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

### 6.2 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.

### 6.3 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.

### 6.4 Wayfinding

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

### 6.5 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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