

Design and Access Statement
New Leisure Club
Chippenham, Southpoint Business Park

David Lloyd
— CLUBS —





Fig. 1 Site Aerial View



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Photo 1 View from A350



Photo 3 View from A350 towards Southpoint Business Park junction



Photo 2 View from A350



Photo 4 View From A350 towards Southpoint Business Park junction

1. INTRODUCTION

This proposal relates to the development of a new leisure club and associated tennis court enclosure, external pool, terrace areas, external sports facilities, associated parking and landscaping on land off the A350 in the south of Chippenham, at Southpoint Business Park.

The purpose of this report is to describe the design process and to demonstrate how the proposed scheme responds to the site context and the opportunities and constraints presented by both the site and its surroundings.

It is intended that this report should be read in conjunction with the supplementary reports, documents and drawings accompanying the application.

2. SITE & SURROUNDING CONTEXT

This section identifies the key characteristics of the existing site, landscape features, key approaches and considers the constraints and opportunities to which the proposal is required to respond.

2.1 Location

The proposed site is located to the south of Chippenham in a development called Southpoint Business Park, just off the A350.

2.2 Access

The site is accessed via the A350 from a newly built access road to the development, and it is connected to the wider road network via the A350 leading to the A4 and M4.

The new access road will have a bus stop on it, located approximately 5 minutes from the site entrance.



Fig. 2 Site Location Plan

2.3 Existing site and surroundings

The leisure club site is open to the rest of the development to the north and east and bounded to the west by a railway line and to the south by the A350.

The proposal will function to serve residents of the nearby community through its easy access.

The wider context consists of many green spaces and fields bordering the residential areas, with rural farmland to the north and east.

Approximately 1/4 of a mile to the south east of the site are the Grade II listed buildings Showell Farmhouse, Granary and Barn. The leisure club proposals do not impact these buildings or their immediate context due to the distance and landscape between them. The stone flank wall of the proposed canopy at the main entrance reflects the local materials used in these listed buildings and in the general surrounding Wiltshire countryside.

2.4 Existing landscaping and ecology

The site extends to approximately 3.33 hectares and comprises of open grassland.

The site is flanked by mature trees and hedgerow on its north and west boundaries and is fairly open to south and east boundaries. The topography of the site is relatively flat.



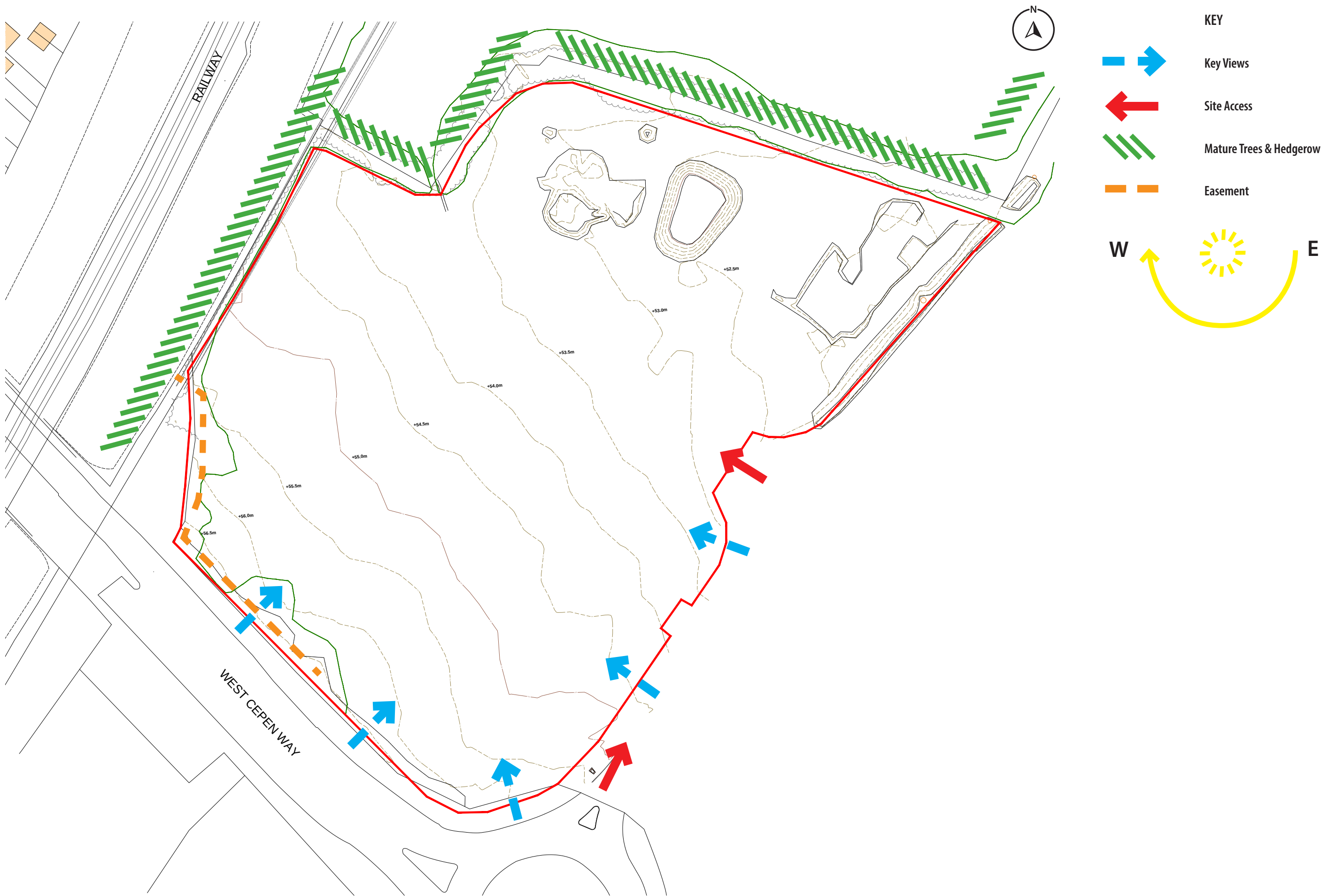


Fig. 3 Site Analysis

2.5 Existing Approval

The proposed development falls within the extant outline approved planning permission for a business park scheme, including several office/business plots and associated parking, landscaping, attenuation and roadways (20/02511/REM & N/13/00308/OUT). Although these applications are not for health & leisure, they set out some useful parameters in terms of building use, footprint, landscaping and facility offering.

2.6 Utilities / Easements

No TPOs (tree protection order) or PROWs (public right of way) were found within the site boundary.

There is an existing easement running across the south west of the site.



Plot 100 Parking Breakdown		Plot 200 Parking Breakdown	
Parking Spaces	174	Parking Spaces	145
Accessible Parking Spaces	9	Accessible Parking Spaces	8
Commercial Parking Spaces	12	Commercial Parking Spaces	15

Plot 300B Parking Breakdown		Plot 300A, 400 and 500 Parking Breakdown	
Parking Spaces	91	Parking Spaces	380
Accessible Parking Spaces	6	Accessible Parking Spaces	20
Commercial Parking Spaces	6		

Key

Retained Hedges	Amenity Grassland to Verges	Indicative Swales
Retained Trees	Primary Roads - Access and Avenue	Indicative new trees
Existing Vegetation along railway bank	Secondary Roads and Delivery Bays	Existing Buildings
Indicative area of Native Grassland	Parking and Footpaths	Proposed Building Plots
Indicative Native Woodland Mix	Indicative Ponds	Indicative Proposed Native Hedge Planting
Indicative Wildflower Meadows	Safeguarding zone for future dualling of A350	Existing Telegraph Poles
Planning Site Boundary 19.66 Ha/ 48.6 acres	Site Ownership Boundary 17.61 Ha/ 43.5 acres	Overhead Cables
Extent of Siemens Full Planning Application Boundary Design shown within this boundary by others		Siemens Landscape Bund / Planting

**SOUTHPPOINT BUSINESS PARK
(FORMERLY SHOWELL FARM)**

Drawing title
Proposed Masterplan

20/02511/REM

Fig. 4 Existing Approved Planning Proposals



Fig. 5 Site Strategy

3. PRE APPLICATION FEEDBACK

Pre Application advice has been sought for the development prior to this application, with feedback received from Wiltshire Council, (letter dated 11.06.25).

Whilst the feedback covered a range of minor issues and local planning policies it was generally positive, with comments on massing, orientation and positioning of facilities being good.

The main focus points were landscaping, surface water management and drainage, lessening the visual impact of the tennis dome, breaking up the mass/scale of the building on southerly elevations, and using sustainable construction to lessen the environmental impact of the building.

In this document we have provided additional details which respond to the feedback received, and aim to explain the reasoning behind the site strategy and arrangement of the club.

4. STANDARD MODEL CLUB

The David Lloyd Club works on a standard layout which has been developed over time to provide a configuration where related spaces sit next to each other, and conflicting spaces are set further apart. Constraints associated with the internal planning include:

- Isolation of noisy spaces and associated vibration / reverberation.
- Active spaces which require natural daylight are positioned to the edge of the building along the active elevations. Quiet spaces or spaces which do not require natural daylight are grouped together in the centre of the building, or away from the active, glazed elevations.
- High intensity spaces are separated from areas associated with rest / relaxation

The plan has also evolved to maximise efficiency by reducing internal circulation spaces. This has the benefit of reducing the overall building volume / mass.

5. LINKS WITH EXTERNAL SPACES

There are a number of important links / relationships between internal and external spaces which need to be maintained in order for the club to operate effectively. These links are shown on the opposite site plan, but are also listed below.

- Spa needs to be linked to Spa Garden
- Internal Pool needs to be linked to External Pool and Pool Terrace.
- Lounge needs to be linked to External Terrace.
- External Terrace needs to be linked to External Courts.

6. HIERARCHY OF EXTERNAL SPACES

When planning the external spaces, in addition to the relationship with the internal uses, it is also important to consider how the zones relate to one another.

The external areas are organised in such a way that the more active and noisy areas are grouped away from the more quiet spaces associated with rest and relaxation.

As such, for example, the spa garden needs to be separated away from the multi use and padel courts.

7. PEDESTRIAN & CYCLE ACCESS

In connectivity to the wider site, pedestrian access has been considered through the provision of footpaths leading from the site entrance to the club building entrance. In response to the pre-application comments the cycle parking has been relocated to the northern side of the main entrance which allows for a simplified and safer route into the club for those travelling by bicycle.

8. SITE STRATEGY

When developing the site strategy, the findings from the assessment of the physical context were taken into account together with the requirements of the pre application feedback, design brief and the essential relationships between the internal and external functions of the proposed leisure club.

The leisure club has been positioned in the north of the site plan, with the external courts, terraces and outdoor pool utilising the space to the south west perimeter, where there has been opportunities to introduce areas of soft landscaping. This will help the proposed development assimilate within the surrounding context on these boundaries.

It is proposed to locate the tennis courts with dome enclosure in the north east of the site, where it can be partially screened from view by the existing trees and car park. Additional landscaping and trees are also proposed around the dome to help mitigate its visual impact.

The pool terrace and other external facilities are orientated to the south west of the building, being arranged to benefit from as much sunlight as possible and enhance the amenity value of the spaces. The principal lounge area and internal pool open up onto this space, forming interconnecting views and linking internal / external uses. The main entrance to the building is orientated towards the site access point and is clearly visible to visitors upon arrival.



KEY

- ① David Lloyd Leisure Club
- ② Main Entrance
- ③ Site Entrance
- ④ Battlebox
- ⑤ Padel Courts With Canopy Roof
- ⑥ Lounge Terrace
- ⑦ Outdoor Pool
- ⑧ Spa Garden
- ⑨ Leisure Club Car Park
- ⑩ Cycle Parking
- ⑪ Deliveries
- ⑫ Indoor Pool
- ⑬ Permanent Tennis Enclosure
- ⑭ Multi-Use Court
- ⑮ Sports Hall
- ⑯ Kids Play Area

Fig. 6 Planning Proposed Site Plan

9. BRIEF

The brief from David Lloyd was for a premium facility that delivers a range of active and leisure pursuits for the whole community.

Essential facilities to be provided include:

External Sports Facilities

3 court permanent tennis air-dome enclosure

3 padel courts

1 multi-use court

1 battlebox facility

Swimming

5 lane, 20m internal pool

400/800mm deep learner pool

4 lane, 25m outdoor pool

Outdoor children's pool

Health and fitness

2 court sports hall

120-140 station gym

5 studio spaces - rhythm and cyclone, blaze, high energy, mind & body and pilates studios

Children's soft play and activity space

Spa

Internal spa - pool, relax, sauna and steam

External spa garden - pool, sauna and relax

Leisure

Lounge including adult lounge/business hub

External lounge terrace

Ancillary

Reception, changing, staff, catering kitchen/ cafe bar

External

Terrace areas

Car park

Cycle parking

Delivery area



Fig. 7 Site Visual



Fig. 8 Site Visual

9.1 External Works

- 277 dedicated car parking spaces (including 10 disabled spaces, 5 parent & child spaces, 28 EV spaces and 28 future provisional EV spaces).
- 30 cycle spaces.
- Floodlit, fenced multi-use courts, battlebox area and padel courts.
- Outdoor pool.
- Spa garden.
- Lounge terrace
- Permanent tennis dome enclosure, holding n° 3 tennis courts.
- N° 3 padel courts with canopy over.
- Multi-use court with 3G surfacing.
- Landscaping, including tree planting and sustainable urban drainage.

9.2 Site Levels

The topography of the site is relatively flat. It falls from the south west to north east over approx 4m from 57m AOD to 53m AOD approx.

9.3 Landscaping

The proposed site landscaping will be designed to allow the proposed development to assimilate into the existing landscape and minimise its impact on surrounding views. The landscape strategy for the Proposed Development will maximise the use of native species, planting mixes and patterns that are consistent with local landscape character.

9.4 Sustainability

Below is a brief list of the sustainability measures that this development will utilise.

- The building will utilise a fabric first approach to sustainability / low energy initiatives, rather than opting for expensive bolt on solutions.
- The building will be carefully detailed to achieve a well-insulated external envelope.
- Materials and details will be selected to maximise air tightness.
- Careful space planning has increased efficiency by limiting circulation spaces and maximising active spaces.
- A compact building footprint combined with a carefully considered building section has reduced the overall volume of the building and minimised the amount of energy required to heat / cool the space.
- The design considers building orientation to take advantage of solar gains, natural daylight and reduces the need for artificial lighting.
- When artificial lighting is required, low energy LED fittings will be used.
- Renewable energy.
- Photovoltaic panels located on main roof area.

9.5 Relation of Elements

The key to realising the David Lloyd Club concept is the relationships between the interior spaces and adjacencies of interior and exterior functions, offering a coherent customer experience. All activities are organised around the main reception and lounge as follows:

- ① Reception/lounge to male, female and family change to main/kids pool to spa.
- ② Reception/lounge to kids activity to sports hall.
- ③ Reception/lounge to male and female change to gym and studios (high impact, spin and mind & body).
- ④ Lounge/pool to external terrace/pool and external sports facilities.
- ⑤ Spa to spa garden.
- ⑥ Reception/lounge to male, female and family change to 3 court tennis dome.
- ⑦ Delivery bay to catering kitchen to cafe bar to lounge.

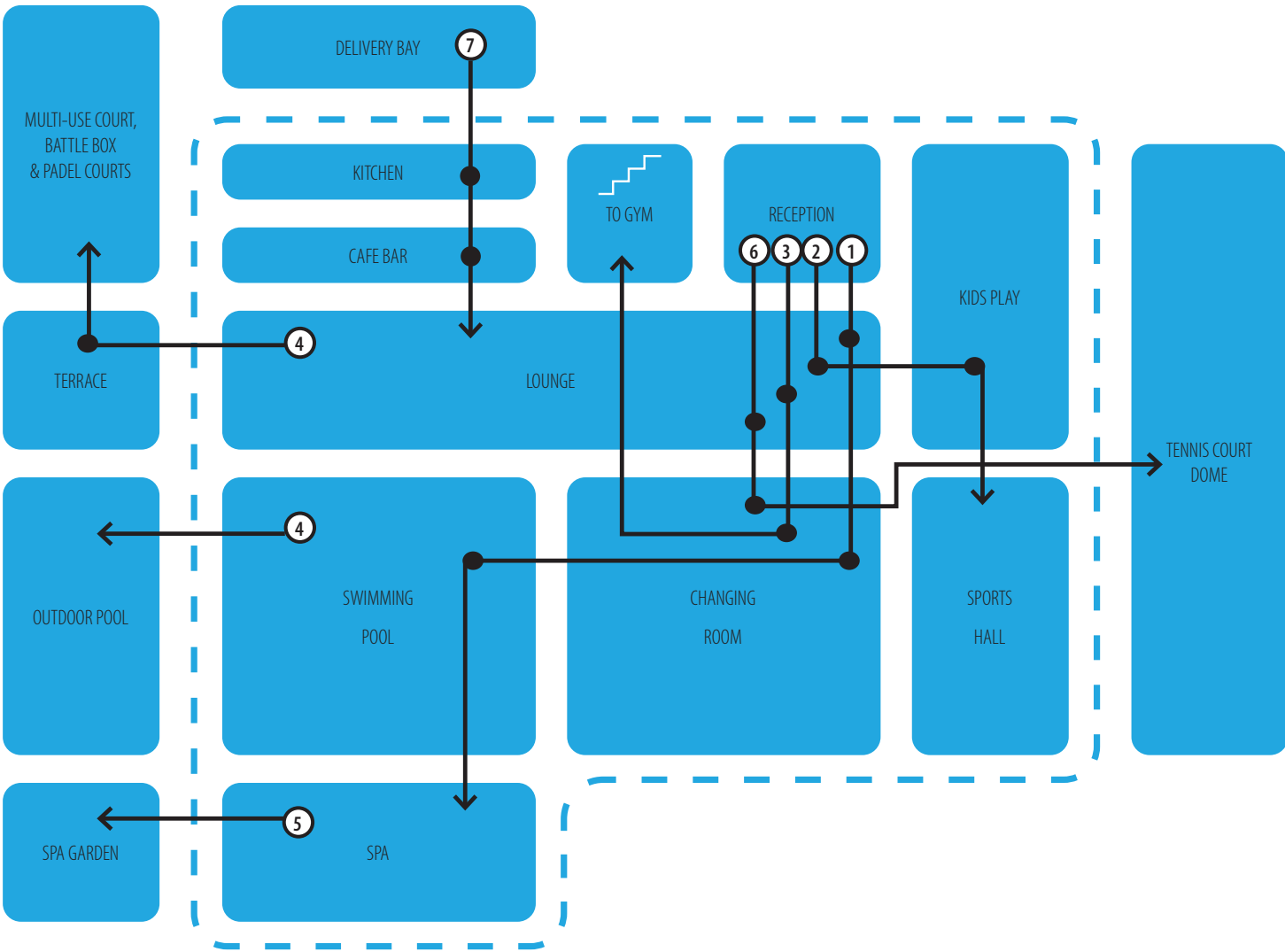




Fig. 9 Site Visual



Fig. 10 Site Visual



Fig. 11 Typical David Lloyd Club

10. DESIGN STATEMENT

10.1 Form and Massing

The form of the building is derived from both the building’s function and the spatial requirements of the internal spaces.

Many of these spaces have precise criteria for their specifications / dimensions, both in terms of area and clear height. The spaces which have influenced the massing of the building are the sports hall, pool hall and fitness suite.

The sports hall is arranged along the elevation parallel to the inflatable tennis dome and gradually increases in height towards the centre of the building.

Spaces with similar requirements such as the gym and studios have been grouped together to simplify and organise the composition.

Spaces which provide glazed façades have been positioned along the east and south elevations, ensuring that these elevations remain as active as possible on approach to the building and from the outside terrace and pool.

10.2 Plan Layout

The internal floor plan has been organised to facilitate easy access and flow between related functional areas. Upon entry, the layout allows for a view of the family activity area and seating area. The learner and 5 lane pools are accessed primarily via the male, female and family changing areas.

The gym and studio facilities located at first floor level allow users privacy from the more visually connected spaces at ground floor. The first floor is accessed via an internal stair and lift which is located adjacent the ground floor reception. The stair-core provides a direct link to the studios and spin facilities without the need to access the main gym area.

The ground floor plan includes:

- Large reception / lounge, with seating and bar.
- Adult lounge / business hub
- Family area inc. Children’s softplay area and 2 kids activity rooms
- 2 kids pools, 400mm and 800mm deep
- 20m 5 lane swimming pool
- Family, male and female changing facilities.
- Spa featuring hydro pool, sauna, steam room and relaxation areas
- 2 court sports hall

The first floor plan includes:

- Gym
- Rhythm/Cyclone studio
- High energy studio
- Mind and body studio
- Blaze studio (Full body & High Intensity Workout)

10.3 Material Choices

Because of the size of the proposed development it was highly important to break up the volume to visually bring the building down to a more human scale. A key tool for breaking down the volume of a building is material choice and variation.

1. Feature Entrance Material: Rainscreen Cladding

A feature rainscreen cladding element will highlight the building’s entrance and be visible from the building approach.

2. Active Frontage Material: Contemporary Cladding

This feature element of the building is in slight relief from the facade, and faces out to those entering through the car park, wrapping around the building onto the outdoor pool / terrace elevation. The key views of the building will be from the site entrance and from West Cepen Way. As such, it is important that the south east and south west elevations of the building be distinctive and visually interesting.

3. Primary Wall Material: Glazing

Glazing is used as a tool for both breaking up the form of the building but also for diminishing the barrier between inside and outside. By placing glazing at ground level on the west facade, the boundary between the internal lounge and external terrace, as well as the internal and external pools, is blurred and movement is encouraged between them. The activities seen inside are an advertisement for the club and encourage users outside to explore the possible activities inside. Glazing is used heavily in areas of maximum activity within the building and used sparingly elsewhere, to give the building a feeling of vibrant activity.

4. Plinth Material: Buff Brick

Providing a podium on which the rest of the building sits, the brick allows the other elements to appear to float above the plinth, lessening the overall volume of the building.

5. Roof Material: Stucco Aluminium standing seam roof

The aluminium standing seam roof is a high quality material, selected to allow for the shallow curved profile of the roof.

6. Canopy Stone Wall

The flank wall of the canopy at the main entrance is to be constructed of local Cotswold stone. This has been chosen to reflect its use in the surrounding buildings and as recommended in the Wiltshire Design guide.

10.4 Club Fly-Through

Fly-through of a David Lloyd Club : [Link to fly-through](#)



Fig. 12 Visual - Pool Terrace