

**Received by Ashfield District Council**

**13.10.2025**

# HUCKNALL SPORTS CLUB

This design access statement has been authored in support of the planning application for Hucknall Sports Clubs temporary facilities.

Design Access  
Statement

## Contents

Design and Access Statement .....	3
Site Address .....	3
History and Features of the Existing Site .....	3
Location Plan - Context .....	4
Location Plan – Proposed Site .....	5
Area Information.....	6
Nearby Services .....	7
Access Considerations .....	7
Layout of Proposed Development.....	7
Scale and Appearance .....	8
Landscaping.....	8
Heritage Assets .....	8
Rolls Royce Undertaking .....	8

# Design and Access Statement

**Project:** Hucknall Sports Club

**Date:** 10<sup>th</sup> September 2025

## Site Address

The Engine Rooms,  
Watnall Road Aerodrome,  
Watnall Road,  
Hucknall,  
Nottingham,  
NG15 6EP

## History and Features of the Existing Site

Hucknall Sports Youth Football Club, originally Riden Sports, was founded in July 1977. The club started during celebrations for Queen Elizabeth II Silver Jubilee party on Glendon Drive, Hucknall. Due to circumstances outside of the club's control, the club had to look for a new base meaning they would have to move away from Papplewick Green (formerly known as Wigwam). The club's new base then became The Engine Rooms, Watnall Road, Hucknall (formerly Rolls Royce Leisure).

This venue is used for both games and winter training. It currently has:

- 2 x 11v11 pitches
- 1 x 9v9 pitch
- 1 x 7v7 pitch
- 1 x 5v5 pitch

The site abuts the Rolls Royce Engine Room Facility that currently provides some toilets and the club has 2 small changing room facilities. With the planned demolition of the Engine Rooms as Rolls Royce no longer have a presence in the local area the Club needs to provide new facilities.

The condition of the existing facilities is basic and requires upgrading to meet modern standards. The site boundary is defined by fencing, with surrounding open sports grounds. The site adjoins other community and recreational land.

## Location Plan - Context

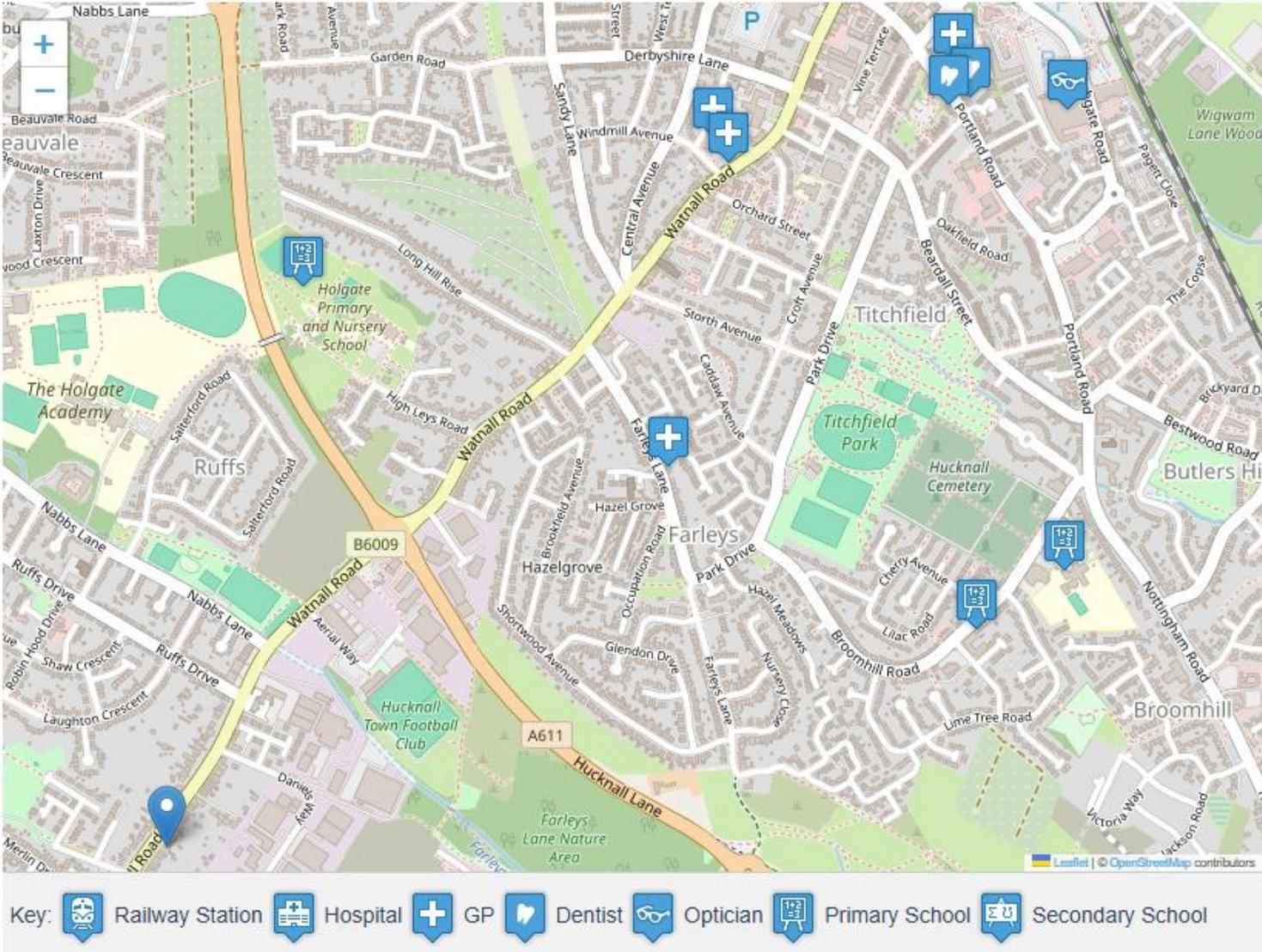


# Location Plan – Proposed Site



Proposed location of temporary accommodation  
Shown thus:

# Area Information



## Nearby Services

- Closest primary school: Hucknall Flying High Academy (630 yards)
- Closest secondary school: The Holgate Academy (0.7 miles)
- Closest GP: Torkard Hill Medical Ctre (0.7 miles)
- Closest hospital: Highbury Hospital (2.4 miles)
- The nearest railway station is Hucknall, approximately 1.5 miles away.

## Access Considerations

The design provides safe and inclusive access in line with the Equality Act 2010. Key considerations are:

- Approach & Transport: The site is accessible by local roads with parking provision for visitors, players, and officials.
- Entrances: Level thresholds are proposed for all main entrances to ensure inclusive access.
- Circulation: Internal layout ensures clear, step-free circulation routes throughout.
- WC Provision & Occupancy:
  - Male WC capacity: 15 persons
  - Female WC capacity: 5 persons
  - Accessible WC capacity: 5 persons
  - Officials' WC capacity: 5 persons

This equates to a maximum building occupancy of 30 persons.

- Accessibility: An accessible WC is provided in compliance with current building regulations.
- Means of Escape: Clear signage and emergency exit provisions will be installed to meet safety standards.

## Layout of Proposed Development

The proposed modular building will provide changing facilities, WCs, and support spaces to serve the sports club. The internal arrangement has been designed for efficient movement of players, officials, and visitors, while ensuring safeguarding and privacy between male, female, and officials' facilities.

## Scale and Appearance

The building is a single-storey modular construction, measuring in accordance with the supplied drawings and specification (Ref: LC1/20503). Materials are durable and appropriate for a sports environment. The modest scale is sympathetic to the existing sports ground setting and will not adversely impact the character of the surrounding area.

## Landscaping

The proposal does not include significant landscaping changes. The modular building sits within the existing sports ground, and landscaping will be limited to reinstatement of ground disturbed during installation and providing access steps and ramp to the building. Opportunities for soft planting around the building may be explored in future phases.

## Heritage Assets

There are four designated National Heritage assets adjacent to the site- refer to the heritage statement. The proposal does not affect listed buildings, conservation areas, or archaeological remains.

## Rolls Royce Undertaking

To assist the Sports Club redevelopment Rolls Royce have agreed to assist in the long term development of the site by providing an initial facility that the Sports Club can then increase to meet the actual site capacity / needs.

Further development of the site will be adjacent to the proposed modular building and on the site of the previous sports building which will be dealt with separately.