

Nairn Bowling Club
Farmers Showfield, Nairn

Design Statement

Project Reference: 102-0204 November 2024





Project Team

Inverness

1.0 Introduction



Albert Street Nairn

Client
Nairn Bowling Club



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This Design Statement is prepared to support the Planning Application for the creation of new facilities for Nairn Bowling Club.

The proposal seeks to develop land allocated in the IMFLDP 2 for development. The area is located on the East side of open space known locally the Farmers Showfield. A new clubhouse, 2 greens, car parking and public routes are proposed as part of this application. Care has been taken to ensure that the site remains as open as possible, and the scale and form of development is in keeping with the surrounding context.

The purpose of this document is to explain and illustrate the design principals for the new Bowling Club in terms of brief, layout, landscape, massing and detail. The aim is to show how the proposals will achieve design quality as a development routed in context.

3.0 Context

This project is an opportunity to build on the success of the Nairn Bowling Club, which has seen a dramatic growth in membership. This has led to demand for enhanced facilities that cannot be provided at the current location.

In developing the brief with the club, the vision is not to provide a closed facility. Rather, the building will provide facilities that will be open to the whole community. This will add to the vitality of the town and create use beyond simply bowling. The project is to be routed in its context to ensure it becomes part of the fabric of the town.



The site is located to the east end of the land known locally the Farmers Showfield. This name has derived from the fact, that for many years the Nairnshire Farming Society held its annual show on this land. The show has subsequently relocated, and that use has ceased. However, its name continues. The field is mainly used for football, walking and as a pedestrian route.

Previous attempts to develop the site have not been successful and have not been in step with the town thinking at the time. The proposal is based on a holistic approach to what works for this site and the wider context.

Site



The site in the context of the town. It is well located and close to most local amenities.



The immediate context of the site.

2.3 Historic Context



Mid 1800s showing the established town centre with site on edge of town. The site is part of the wider Newton lands



1867 Town Plan.



Aerial photograph taken in 1932 showing the site and the stand as noted on the 1950s OS Map.

Site



Aerial photograph taken in 1999 showing the site.



Curling ponds and clubhouse taken in 1973.



Top left – Looking North towards football pitch Top right – Looking West towards football pitch. Bottom right – Looking East from edge of Carpark / Bottom left – Looking across site from Carpark

2.5 Planning Context

The site is located within the settlement development boundary for Nairn. The site has been allocated for development for 20 houses under NA 02: Former Showfield East. The following is noted in the allocation.



“Developer requirements: Drainage Impact Assessment; overall net enhancement of retained greenspace including provision of reconfigured sports pitch of at least equivalent size and quality with sufficient surrounding land for spectators and enhanced parking and access provision; site history and possible Land Contamination Site Investigation; landscaping scheme which provides high quality boundary treatment that complements surrounding area including remaining area of greenspace; pedestrian crossing for all-abilities at Lodgehill Road and ensure permeable layout with enhanced active travel links through the site.”

The Design Statement will go on to outline how these requirements are being addressed.

The emerging Local Place Plan identifies the site as ‘Site 4’ and states the following.

The South of the Former Showfield Site is referenced in the IMFLDP 2 as site NA02. Support the redevelopment of part Extract from Inner Moray Firth Local Plan 2 of the site for the currently proposed relocation of the Albert Street Bowling Club providing amenities including parking and changing facilities. Any redevelopment must take GSL67 and SF5 into consideration.

The principle of development on this site has been accepted by the adopted local plan. This principle has been further supported by the inclusion of the site for this exact development in the emerging Local Place Plan.

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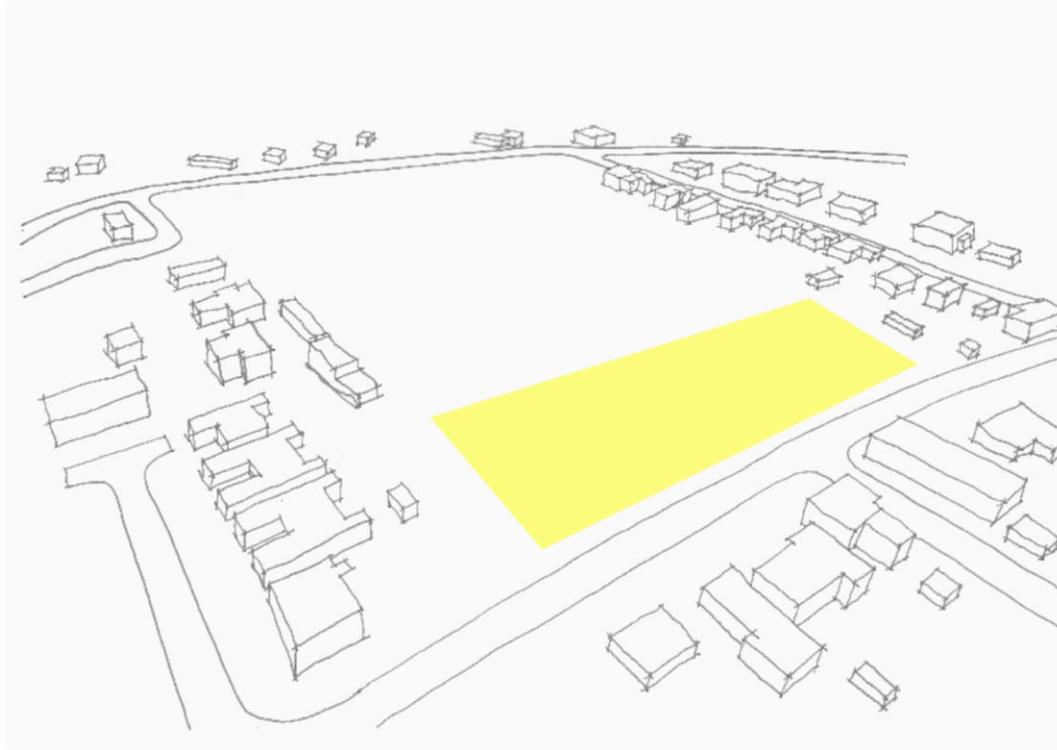


The location of this site, especially its proximity to the town centre and associated amenities means it only seeks to strengthen the centre of town and adds to the vitality of the 20min neighbourhood.

4.0 Principles

This project sets several conditions that need to be addressed to ensure the proposal responds to its context but is of its time and place.

1. *An overall site strategy that is well connected and allows for a balance of open space and development.*



2. *A site plan that takes advantage of the available space and responds to the need of the bowling club.*

3. *A building that is multi-use, responds to the context and is a signal for this new chapter in the club's history.*

By establishing design principles that are based on a close study of the site and area this allows a design to emerge that is part of the context.

3.1 Site Strategy



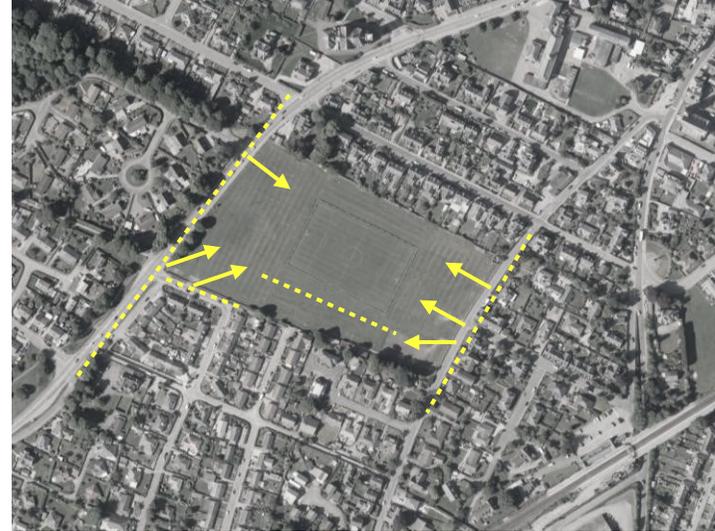
PM Sun



Light and shade



AM Sun



Movement



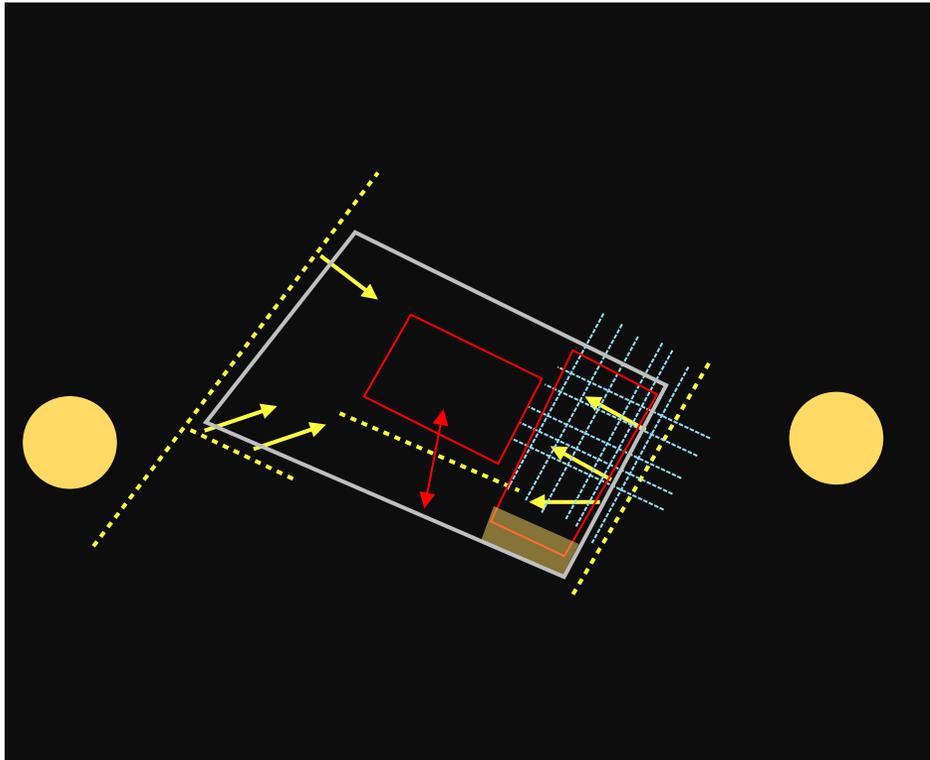
Scale of context



Constraints

Several site fundamentals can be established

- Main access point to the Showfield are from the A96 and Lodgehill Road. These provide access across the site with the main route being to the south side of the field.



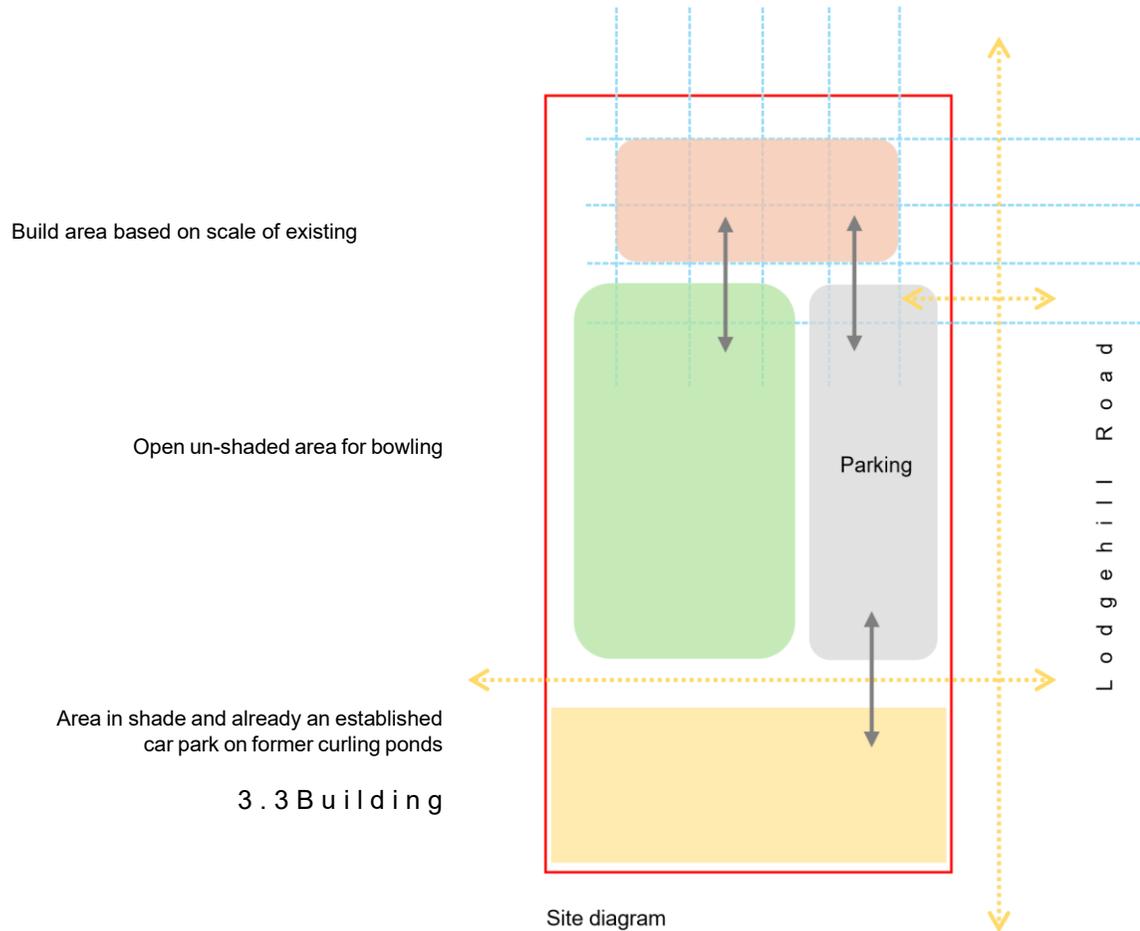
- The sun path creates an area of shading to the south corner of the field.
- The scale and pattern of surrounding building creates an irregular grid that is informed by the scale of the Victorian houses.
- The site boundary is defined the edge of the existing car park being projected across the site. The football pitch creates a boundary on the site that is connected to the established buildings.

These fundamentals underpin an approach to the site and wider context.

Layered context diagrams

The site can be zoned into areas that work with the context and the needs of a bowling club.

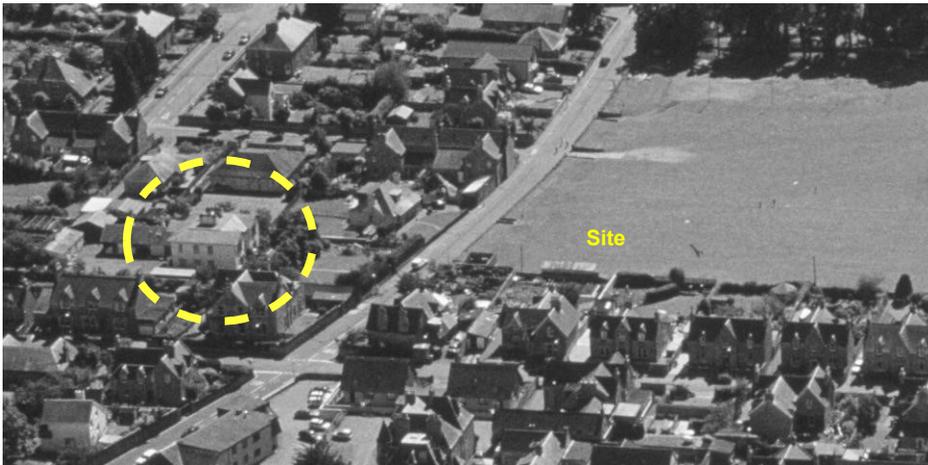
- The access to the site will come from the existing access on Lodgehill Road. This access will link into an established route through the field.
- The existing car park is part of the context and familiar buildings to users of the Showfield. It also is in shade for park of the day.
- The bowling greens require to be open and free from shade.
- Access and parking for the club to be located close to Lodgehill Road to make access clear.
- The building to respond to the urban grain and can be scaled based on the existing rhythm of development. The building will face onto the greens to give views over the site. Link through site using established route



3.3 Building



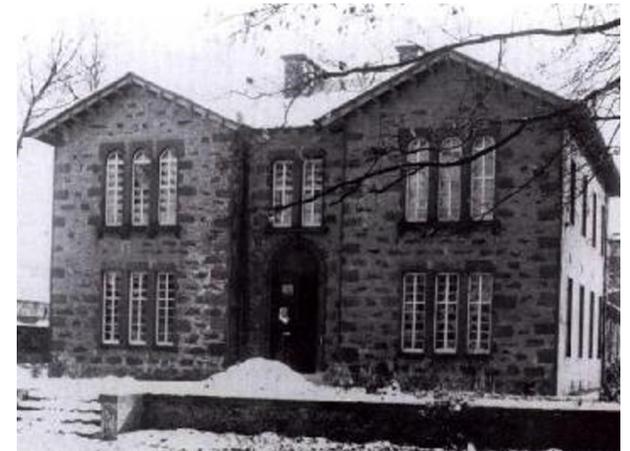
Rendered gables are visible to left of image.



The analysis of the wider context has shown that the urban grain has a rhythm that is largely defined by Victorian detached house. The historic maps show that by the 1900s this area of Nairn was well established, and the zone identified most suitable for the clubhouse near many buildings.

Of note is the property called Crag Royston. This two storey building was constructed in 1846 as the first hospital in Nairn. It has subsequently been converted into a dwelling. The building has a of rhythm of glazing and low pitched roof form. The original stonework has received a white render at some point in time.

1999 Aerial photograph of site and Craig Royston





Buildings facing access to site on Lodgehill Road proposal to develop that is of its time and place.



Buildings with rear to site facing Waverly Road

These images show the general form of buildings surrounding the site. They tend to be two storey with a principal elevation addressing the street with limited expression to the gables or rear elevation.

The building and language of the architecture is to be developed from

- A two-storey form that has a clear principal elevation
- Glazing that has rhythm and order
- A scale that works with the existing urban grain.

The combination of what has been established in the site strategy, site plan and study of existing buildings allows a

development that is of its time and place.

The brief for the project comprises of two elements

Externally

- 2no. 35m x 35m bowling greens not in shade
- Parking for the club and public
- Connections to the snowfield
- Low level landscaping

Internally

- Indoor carpet bowls hall
- Creche
- Changing facilities
- Office space
- Function room with view to greens
- Meeting space
- Kitchen
- WCs etc



Location Plan

The site plan is laid out based on the principles established. The existing car park on the site of the curling ponds is formalised and 29 parking spaces are provided. The car park is linked by a path to the established Nairn St



Ninian FC facilities.

A link is created to the north of this existing car park to give a pedestrian route through the site from Showfield to Lodgehill Road.

The existing southern access is widened and used for both pedestrian and vehicle access to the site. This entrance gives access to the bowling club and public car park. The entrance on Lodgehill Road that is aligned with Chatten Drive is closed up and the wall made good. Further along Lodgehill Road the pedestrian entrance is maintained and made into a ramp access to improve access for all.

Two bowling greens are in the centre of the site away from shade and maintain the open views across the Showfield from Lodgehill Road. 28 parking spaces are provided for the bowling club bring the total overall to 57 spaces.

Landscaping is kept to low level planting to maintain the open feel of the site.

The overall Showfield is approx. 37 000sqm. This development is 7 700 sqm or 21% of the land.

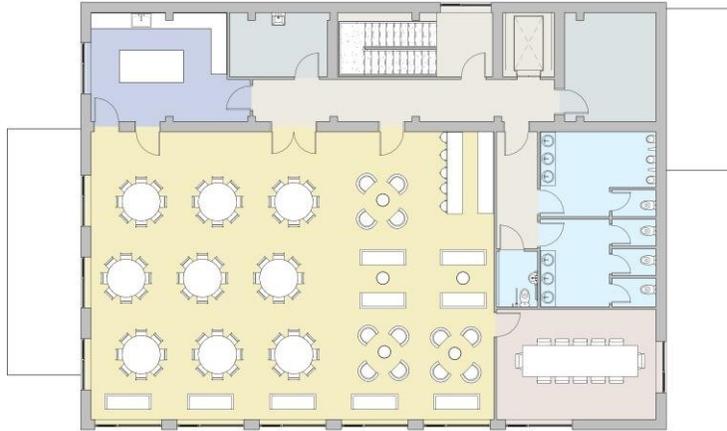
Proposed Site Plan



View looking across the site showing each element in context

4.2 Building

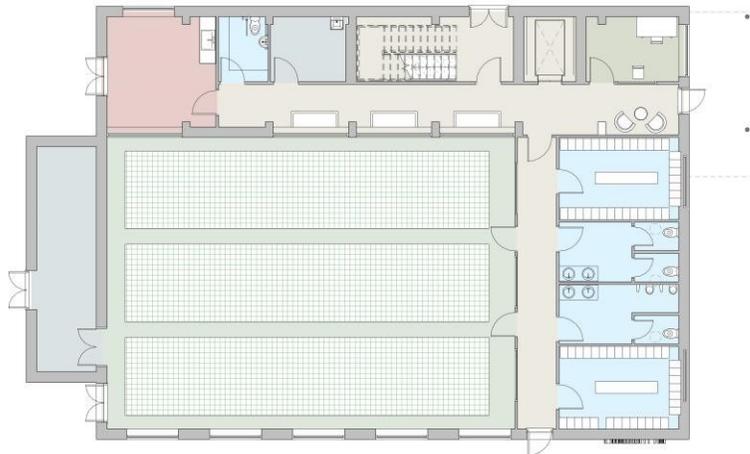
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The building is entered on the ground floor under a canopy that faces onto Lodgehill Road. The ground floor contains 3 main functions. The largest space is for carpet bowls allowing for activities all year round. A creche is provided to allow for childcare. The locker rooms and changing spaces for the bowlers are located on this floor so access to the green after changing is efficient.

Access to the first floor is by stair or lift to ensure full accessibility. The first floor contains the large function space. This will give views across the bowling greens and allow events to be held. The roof form is exposed internally creating a dramatic interior. Off this space is meeting room to allow smaller scale events to take place. A kitchen will allow for catering at events.

Cross Laminated Timber (CLT) is the proposed construction method for the building. This method requires less carbon than a standard steel frame. Insulation is applied to the exterior of the CLT allowing the timber finish to be exposed internally creating a warm interior.

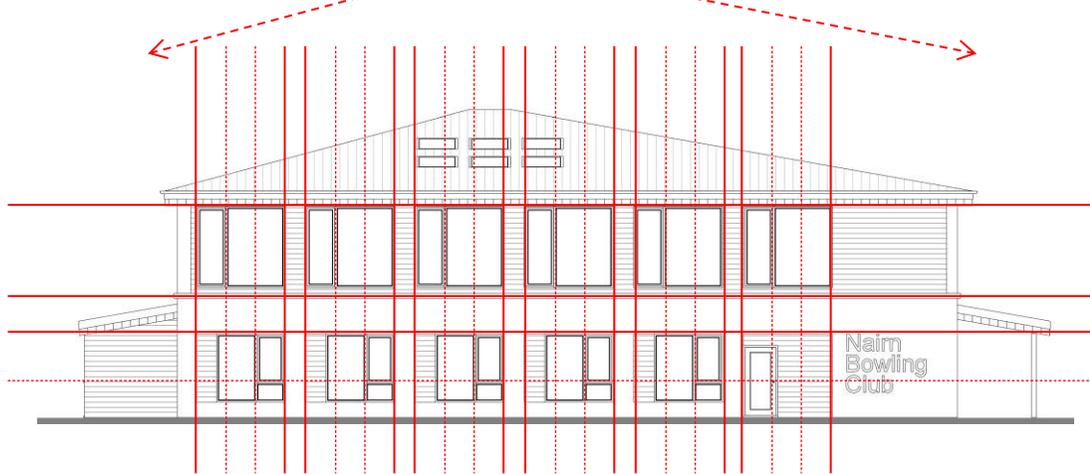




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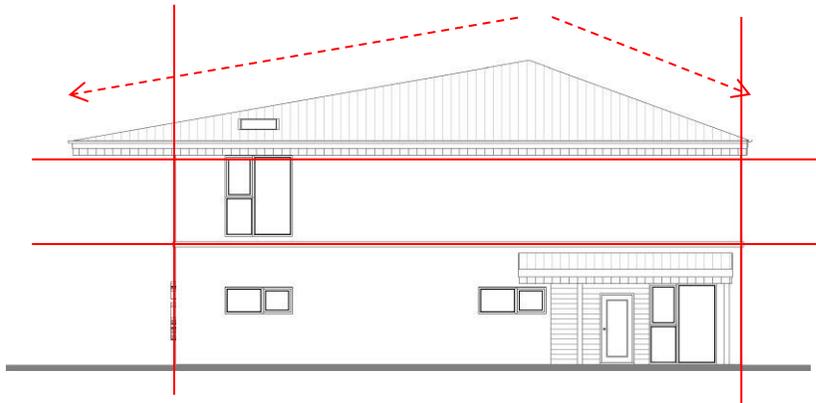


Interior of the Function Room with views across the greens Externally, architectural language of the building draws on the form and patterns locally but interoperates them, so the building is of its time and place. adds a new layer to the urban fabric of Nairn and signifies a new chapter in the history of Nairn Bowling

Principle elevation developed on a grid that is on the urban fabric and window patterns found locally. The hipped roof is



asymmetrical, so it slopes away from Lodgehill Road reducing mass and references the lower pitch of Craig Royston. This is the elevation that addresses the bowling greens and presents a civic front to the building.



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The elevation facing Lodgehill Road references the house on the corner of Lodgehill Road and Chatten Drive. The language is less formal.



The material palette is a calm collection of tones that seek to make the building blend with the townscape. The form and rhythm relate to the context with the materials and detailing giving a crisp contemporary feel.



Proposed material palette





Looking from Lodgehill Road across the car parking and bowling greens.



Looking from edge of bowling green towards new clubhouse



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