

## DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed Equipment Store with new vehicular access to the rear of Purbrook Heath Bowls Club onto public highway.

At

Purbrook Heath  
Purbrook Heath Road  
Waterlooville  
PO7 5RU

For

Purbrook Cricket Club

By

BH Architecture Ltd  
Heath Cottage  
Newlands Lane  
Waterlooville  
PO7 5SQ

On

18<sup>th</sup> September 2020



## 1 LOCATION

Purbrook Cricket Club (PCC) is located on Purbrook Heath which is a large recreational area to the south of Purbrook Heath Road. It has a recently constructed (2001) masonry pavilion providing up-to-date facilities for club members and visitors.

There is a large car parking area providing spaces for a number of vehicles.

Purbrook Heath is a very picturesque space surrounded by trees and is a popular recreational area used by the cricket club, other societies and members of the general public. There are adjacent tennis courts, Purbrook Heath Bowls Club, a caged hard play area and a children's play area, all in close proximity.

PCC has recently celebrated its 200-year anniversary playing recreational cricket.

Purbrook Heath has excellent links to the surrounding areas via the A3, A3M and M27.

## 2 SITE USE

PCC play recreational cricket at Purbrook Heath between the months of April through to September each calendar year. The first XI play in the Southern Premier Cricket League, the highest standard of recreational cricket in Hampshire. The second and third XIs' play in the Hampshire Cricket League.

The club has a thriving colts sector with teams at Under 9, 11, 13 and 15 age groups for both boys and girls and they are also part of a local Under 17 competition. PCC host All Stars Cricket during May/June each summer and it is extremely popular. All Stars is for younger boys and girls aged 5 to 8 who wish to play cricket prior to them joining Colts cricket teams. This again has led to an increase in kit and goods which requires storage with easy access. Volunteers are paramount for the provision of cricket for young people in the community.

PCC would have hosted Dynamos Cricket during summer 2020 for boys and girls aged between 8 to 11. Unfortunately, due to COVID 19 this summer the ECB has postponed this national cricket incentive. It will no doubt be hosted by PCC next summer along with All Stars Cricket for the benefit of younger children in the community.

Local schools also use Purbrook Heath for cricket matches. During last summer 2019 Hampshire Cricket U12/14 teams have hosted representative matches at PCC.

PCC have recently taken over some responsibilities from Havant Borough Council (HBC) and are responsible for managing and maintaining the cricket square / artificial wicket / nets. The pavilion building is leased from the local authority but PCC is responsible for the bar and cellar areas. The outfield at Purbrook Heath remains the responsibility of HBC.

## 3 PLANNING HISTORY

We have conducted a search on your planning website revealing the following relevant history:

- Demolition of existing pavilion and erection of new pavilion, Ref: 00/51201/005 granted permission on 31.10.00.
- Install two lane non-turf cricket practice area, Ref: 09/51201/006 granted permission on 18.01.10.
- Proposed equipment store with new vehicular access off Purbrook Heath, Ref: APP/19/00853 refused permission on 14.02.20.

The Equipment Store proposals were originally subject to a pre-application enquiry with your Mr D Eaves, Ref: GEN/19/00115 (with a response dated 27.02.19.) The enquiry suggested three different locations for the new building. Your response favoured location A to the north-western corner of the outfield which unfortunately was later refused, see planning application APP/19/00853 for details.

Discussions have progressed in a positive manner since February 2020 concerning a revised location for the equipment store adjacent Purbrook Heath Bowls Club. Together with a slightly reduced footprint and cladding colour revisions has received a favourable response from yourselves with your Miss S Donophy GEN/20/00307 dated 10.09.20. We have also entered dialogue with Councillor Gary Hughes regarding the revised location which has received his support.

#### 4 FLOOD RISK/GROUND CONDITIONS

We have carried out a search on the Environmental Agency website and can confirm the site is within Zone 1 (low probability of flooding) from rivers, sea, surface water and reservoirs.

As part of PCC's development, the club in association with HBC, produced a development options appraisal dated August 2017. Part of this appraisal included a section on improving the drainage to the outfield. The underlying clay sub-soil had been problematic over a number of years caused by rainwater retention. During Autumn 2018 / Spring 2019 PCC employed Kestrel Contractors Ltd to carry out 'shockwave' and 'verti-drain' treatments to the outfield. Costs for this have been borne by the club out of its own funds with a £500 contribution from HBC.

Ground works have been necessary to maintain the standards required by the Southern Premier Cricket League (SPL). For information purposes both the cricket square and playing outfield are marked by cricket umpires / cricket captains during the entire season to obtain a fair reflection on standards maintained by PCC.

We can confirm that All Hours Drain and Plumbing Services completed a surface water drainage survey on 07.12.17 near the south eastern corner of Purbrook Heath. The results confirmed the current surface water drainage pipework in this area is broken and needs replacing. The surface water drainage run is detailed on our drawings near our proposed equipment store / corner of Purbrook Heath Bowls Club.

#### 5 PROPOSALS/LOCATION

Our client has a temporary galvanised metal storage container located to the south-eastern corner of the site adjacent the boundary to Purbrook Heath Bowls Club. (There is another older container situated south of this nearer The Brook which will be removed as part of these proposals) This temporary metal container provides storage for all the clubs ground

equipment which includes various mowers, rollers, small tools, seed and loam. It also enables the sight screens to be secured to the container during the non-playing months for security purposes. (see photograph below).



The difficulty with this container is often the item required is at the rear and equipment to the fore has to be removed. For the long-term viability of the cricket club this is not a sensible solution. A permanent structure to enable storage of ground maintenance and associated cricket playing/training equipment is required.

We can confirm our client has contacted the local authority to explore the use of the integral storage area in the pavilion. This has been declined as the space is designated for use by Norse, contractors for the local authority.

The concept of a permanent structure as a replacement to the galvanised metal container has been well received by your estates team who have no objection in principle to the proposed development. The location of our new building has been the source of discussion, it has been agreed with your estates team to locate the new building in a similar location as per our metal storage container. This will be within the surrounding tree canopies to the east and we have attached an Arboricultural Survey/Report/Method Statement as part of this application. (See documentation from Johnston Tree Consultancy).

Our revised proposals have advantages over the refused scheme, this has been noted in your response GEN/20/00307 and include:

- Situated further away from residential properties along Purbrook Heath to reduce impact to occupiers.
- Access will be via existing track behind bowls club linking to existing vehicular access onto Purbrook Heath Road. This was judged as an improvement on the

previous refused scheme to take increased activity away from residential properties. Highways have been consulted and have raised no objection.

- The new location will not infringe on recreational facilities to this open space. The refused scheme would have resulted in the loss of an area to a football pitch.

As part of LA requirements the scheme will include the provision of grass compost boxes to be secured with ground anchors / secured access to prevent vandalism. Final positions for these to be agreed. Likewise, our sight screens will be fixed to ground anchors to limit vandalism but will be sensibly located not to allow access onto the roof structure of the building. (noted as part of Hampshire Constabulary comments to the pre-application enquiry)

To enable the construction of the scheme it is envisaged the metal container will be relocated nearer the southern boundary of the bowls club so PCC equipment can be stored during the construction period. Once all construction work has been completed the metal container will be removed.

## 6 DESIGN

The concept for this building is to create a small scale, low impact structure to house equipment for the cricket club. It requires a maintenance free structure, robust in its finishes, able to withstand incidents of vandalism which the club has experienced over recent years.

It is intended to create a steel framed structure, external cladding/roofing to be galvanised steel sheeting with rainwater goods which will discharge into the adjacent water course. Rainwater goods will not create a handhold that will facilitate access to the roof. (noted as part of Hampshire Constabulary comments). External openings to include a roller shutter door similar to the main pavilion building for security/protection against vandalism, steel security door for pedestrian access.

In terms of floor area, the proposed store building has a 43.43m<sup>2</sup> external footprint (reduced from 46.2m<sup>2</sup> from the previous refused scheme) compared to 39.7m<sup>2</sup> occupied by the existing metal container.

The design includes a low-pitched roof to limit the buildings scale. It is intended to use a muted or natural cladding colour, Juniper Green RAL 160 20 10 / BS 12B29 for wall/ roof cladding to blend with the surrounding trees and vegetation in this location.

A concrete ramp will be created to allow easy entry/exit of ground equipment, especially for the larger heavier roller and mower. In-conjunction with this ramp a grass reinforced plastic block hard standing to the entrance elevation will be employed to create a hard area for equipment/servicing as required.

Other items to be stored within the building will include bowling machines, boundary markers, cricket stumps and balls, cones, bats, protective clothing and helmets and other associated items relating to cricket training and playing for adults and colts.

We can confirm we have measured the large pieces of equipment required for ground maintenance and with circulation space/area for other items, the floor area has been kept to a minimum.

The club has attracted ground sponsors and their signage is displayed on the outfield each Saturday/match day. These are erected/dismantled each time and this building will enable them to be stored erected ready for display.

## 7 ACCESS TO EQUIPMENT STORE

As detailed in Section 5 access to the new building will be via a track behind the bowls club. This is an existing vehicular access which Norse use for maintenance to this area of Purbrook Heath. We can confirm PCC will require periodic access to the new equipment store for maintenance of machinery, loam etc for cricket square works. The access links onto the bowls club car parking area / public highway. As previously stated, Highways have raised no objection to this on safety grounds.



Photograph looking west showing existing metal storage container to the left / access behind Bowls Club / Purbrook Heath in the background.



Photograph showing access to bowls club on the left / car park / Purbrook Heath Road in the distance.

## 8 CONCLUSION

This proposal will enable the construction of a small scale, low impact equipment building for a very popular local cricket club. Due to its external colouring it will blend with its environment within this lovely picturesque setting.

It will provide the storage required within easy reach of the outfield/cricket square/cricket nets for the benefit of its members/volunteers.

If funding allows it is intended to connect the proposed store building to mains electricity which can easily be accommodated from the adjacent supply to the Bowls Club. Again, if funding is available, we will consider the fitting of an intruder alarm as recommended by Hampshire Constabulary.

We respectfully request Havant Borough Council to support this planning application to improve a community-based facility.