

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed Equipment Store with new Vehicular Access

At

Purbrook Heath
Purbrook Heath Road
Waterlooville
PO7 5RU

For

Purbrook Cricket Club

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
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PO7 5SQ

On

20th August 2019



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 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.

Local schools also use Purbrook Heath for cricket matches. During this summer 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. The pavilion building is leased from the local authority but PCC is responsible for the bar and tea room 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:

- Install two lane non-turf cricket practice area, Ref: 09/51201/006 granted permission on 18.01.10.
- Demolition of existing pavilion and erection of new pavilion, Ref: 00/51201/005 granted permission on 31.10.00.

These proposals have been subject to a pre-application enquiry with your Mr D Eaves,

Ref:GEN/19/00115 with a response dated 27.02.19. Your response favoured location A to the north-western corner of the outfield.

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. PCC recently 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.

5 PROPOSALS

Our client presently has a temporary galvanised metal storage container located to the south-eastern corner of the site adjacent the boundary to Purbrook Bowls Club. This 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. 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.

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, brickwork plinth, external cladding/roofing to be galvanised steel sheeting with concealed guttering system. External openings to include roller shutter doors similar to the main pavilion building for security/protection against vandalism.

In terms of floor area the proposed store building has a 46.2m² external footprint compared to 39.7m² occupied by the metal container.

The design includes a low pitched roof to limit the buildings scale. It is intended to use a dark green colour for wall/roof cladding to blend with the surrounding trees and large expanse of grass in this location.

A concrete ramp will be created to allow easy entry/exit of ground equipment, especially 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 BUILDING LOCATION

After careful consideration, the new equipment building should reside close to the outfield perimeter for ease of use during match days, training days and ground maintenance days. Its placement is paramount when minimising health and safety issues for users. The possibility of locating this proposal near the current pavilion is not practical due to the differing ground levels.

After consultation with yourselves we have decided to locate the equipment store

to the north-western corner of the site on the outfield screened by grass banks to both north and western sides. It also has the advantage of landscaping which provides additional screening in this location. As part of the proposals we intend to reinforce this landscaping edge to screen the building in this location.

The difference in levels between the outfield and the higher level of the access road known as Purbrook Heath, will almost render the building invisible when approaching southwards along this road. (see *proposed street elevation on drawing number 914/05*)



This position will not in our professional opinion affect the amenities of the residential dwellings along Purbrook Heath, in particular the adjacent Montague Cottage.

The proposed equipment store will require vehicular access at periodic intervals for delivery of seed/loam and servicing of equipment. We suggest a new metal gate located near the existing hedge opposite the dwellings known as Boverie House and Heathcote. The road level at this location is almost the same as the outfield.



As vehicular movements will be minimal we suggest no special arrangements are provided in terms of a recognised access, vehicles can just drive on the grass. (This is a

similar arrangement to the existing metal container with highway access adjacent the eastern extremities of the pavilion car park area).

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.

Please note the cricket sight screens can be securely fixed to the building during the winter months.

It is intended to connect the proposed store building to mains electricity which can easily be accommodated from the adjacent over head supply running along Purbrook Heath.

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