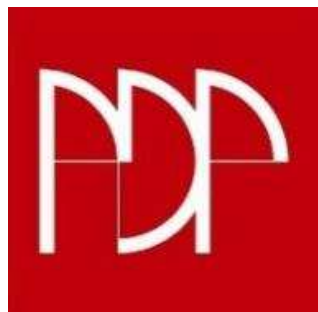




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Proposed Development

Emsworth Park Pavilion

Emsworth Park

Horndean Road, Emsworth PO10 7PT

Design & Access Statement

28117-PD600

May 2022

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1.0 INTRODUCTION:

1.1 Introduction:

This Design & Access Statement has been prepared by PDP Architecture LLP on behalf of the applicant Havant Borough Council for the benefit of Emsworth Cricket Club in support of a Full Planning Application submission for the development of refurbishing the existing Emsworth Park pavilion, a single storey pitched roof pavilion building at Emsworth Park, Horndean Road, Emsworth, Hampshire PO10 7PT.

2.0 SITE CONTEXT:

2.1 Site Description:

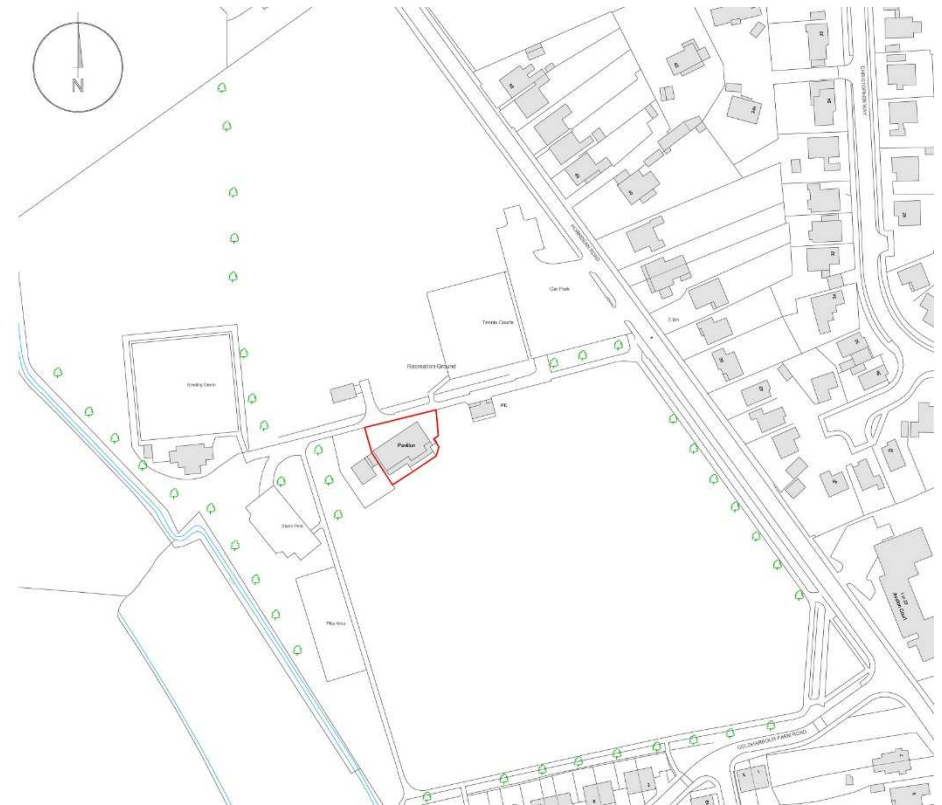
The proposed site is Emsworth Park, Emsworth, an open recreation ground accessible to the public which measures approximately 5.6 hectares. The Recreation Ground is home to Emsworth Cricket Club. The existing pavilion is around 30 years old and houses changing rooms for the cricket pitch and football pitches in the park. The pavilion requires refurbishment as part of its lifecycle and this application is associated with those works.

The red line bordered site measures 525m² in area.

2.2 Site Context:

The site is an open playing field bordered by hedges / vegetation/ trees to the south, west and northern boundaries. Horndean Road to the eastern boundary with residential development beyond. It is from Horndean road that the park is accessed both by pedestrians and vehicles via a car park.

Within the park there is also a public convenience block to the east of the pavilion, a park keepers lodge to the west of the pavilion as well as tennis courts, bowling green and skate park within the wider park. The cricket pitch is to the south of the pavilion.



Site location plan

2.3 Site Context Photos



Aerial photo of site (Google maps)



Aerial photo of site showing pavilion (Google maps)



South elevation of existing pavilion



East elevation of pavilion when approached from car park

3.0 PROPOSAL:

3.1 Use, Scale and Amount:

The proposal is to upgrade the existing Emsworth Park Pavilion with predominantly internal amendments to provide two England & Wales Cricket Board (ECB) standard, pitch facing, changing rooms, enhanced changing facilities for match officials and a refurbished clubhouse room and associated facilities.

Internally, it is proposed to replace the six small changing rooms with two large changing rooms which meet with ECB and Football Foundation (FF) including changing and kit storage space for 12 players plus adjoining WC and shower facilities to each changing room. Each changing room will have its own pitch access via a proposed new door lobby to the southern elevation.

A separate door affords access to changing facilities for match officials to facilitate both sexes.

A repurposed clubhouse room is proposed with associated WC and kitchen facilities, opening out to the cricket pitch to the south via bi-folding glazed doors. These doors access a proposed podium decking for spectators and players to view the sporting action from. This paved podium will have steps down to the playing surface and an Approved Document Part M complainant ramp access on the eastern side of the pavilion to allow the clubroom to have level access.

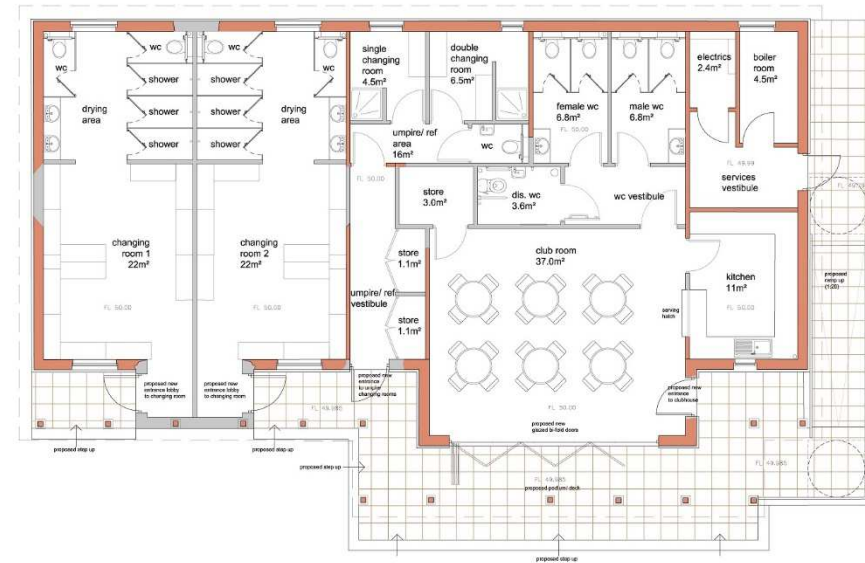
The development will essentially re-use the existing structure with the only external changes being the lobbies for the changing rooms (which will encroach into the existing roof canopy overhang), the provision of the bi-fold doors and reconfiguration of doors and windows within the existing elevations. All windows and doors will be replaced with black UPVC replacements with integrated shutters for security when the building is not being used.



Proposed pavilion site plan



Existing floor plan



Proposed floor plan

3.2 layout

Above is the comparison of the existing pavilion layout with the proposed layout. The aim is for Emsworth Cricket Club to update their facilities to fall in line with ECB requirements within the existing pavilion structure. The layout has also taken into account the requirements of the Football Foundation so that the pavilion can provide modern standards of changing facilities for both sports and for both playing teams as well as their match officials.

The opportunity is also being taken to upgrade the clubhouse facilities so that the room can have a pitch facing aspect through full height glazed bi-fold windows, providing a flexible space for spectators to utilise on match days and provide a function space that can be of the benefit of the local community.

The proposal results in some minor amendments to the existing elevations including the extension to the changing room entrances and the inclusion of full height glazed bi-fold doors to the southern elevation. All windows and doors are intended to be replaced with black UPVC windows and composite doors and all openings will have integrated security shutters incorporated to provide robust security for when the building is not in use.

The other external change is proposal of a podium deck terrace for spectators to view the sporting action from. This will have a DDA compliant ramp access and will largely be within the confines of the existing roof overhang. The external amendments are minimal and the overall look of the existing pavilion will remain largely unaltered.

4.0 APPEARANCE:

4.1 Design Concept:

Elevationally the existing pavilion will remain largely unaltered. The three main amendments are the projecting entrance to the two proposed changing rooms on the south elevation, the full height glazed bi-fold doors to the clubhouse room, also on the south elevation, the blocking up of the changing room entrance door on the west elevation and the introduction of the raised level podium viewing deck along the front of the south elevation.

4.2 Elevation Design:

The existing elevation design of single storey with large barn hipped roof will remain. The new changing room's entrance will introduce a section of wall overlooking the playing surface where some club signage could be introduced. The full height bi-fold glazed doors will open up the interior of the pavilion and make it less defensible looking when in use. To overcome this from an anti-social perspective, the opening will incorporate integrated security shutters to secure the building when not in use. The podium deck also enhances the flexibility of the use of the building.

4.3 Building Materials:

Any windows being adapted or blocked up will be finished in brick to match the existing buff and red brick detailing of the existing structure.

The lobby to the new changing rooms is proposed to be finished in the red brick, so as to provide an obvious contrast to the existing buff brick walls and denote it's a later addition to the building. The podium deck, steps and ramp will be finished in flag stone paving.



Existing Elevations



Proposed Elevations

5.0 LANDSCAPE & ENVIRONMENT:

5.1 Context within the Park

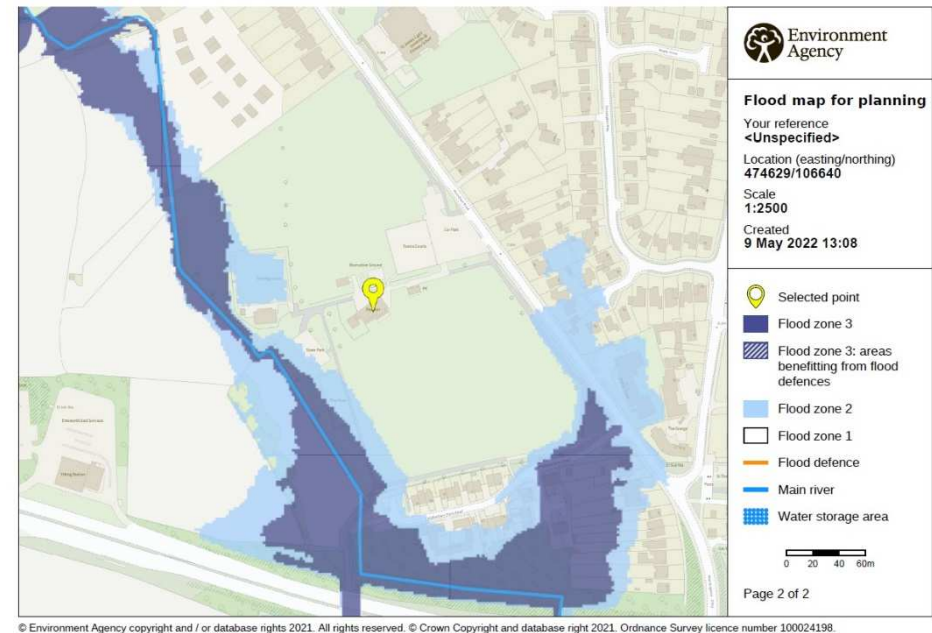
The existing pavilion site within Emsworth Park and publically accessible recreation ground. These proposals will have minor impact on the wider park, instead re-purposing the existing structure to bring it up to modern standards and give its use more flexibility

5.2 Landscaping

The only impact on the external landscaping of the existing environment is the provision of the podium decking which occupies mostly existing hardstanding around the pavilion. A large tree to the east of the existing building is noted on the drawings, but the ramped access to the podium is located on existing hard standing. There are no proposals to change any of the soft landscaping.

5.3 Flood Risk

The Environment Agency Flood Risk Map (right) shows the site is in Flood Zone 1. Areas of the park on its western boundary, next to the watercourse, are in Flood Zones 2 and 3, but this development is some 50m from these areas and the proposals will have no impact on the risk of flooding. Therefore the site is deemed by the Environment Agency to be a 'no flood hazard' site.



Flood Risk Map (taken from EA website)

6.0 ACCESS:

6.1 Vehicular and Transport Links:

The site is predominantly accessed by pedestrians and vehicles via Horndean Road. The existing footpaths and car park will not be affected by this application.

In terms of public transport access, Horndean Road, which is a two minute walk from the site, is a bus corridor connecting Emsworth residential districts to Emsworth town centre and further afield to Havant, Waterlooville and Portsmouth. Emsworth station is approximately a 10 min walk from the site and is on the main south coast line between Brighton and Portsmouth/Southampton.

6.2 Refuse Storage:

Refuse storage from the proposed pavilion uses would utilise the existing refuse storage to the rear of the existing pavilion and collections would be as is current arrangement.

6.3 Inclusive Access:

The topography of the site is relatively flat and the proposed development has been designed to have level access thresholds to the clubhouse facilities, complying with Part M of the Building Regulations and the Equality Act (2010).



Existing South Elevation with non-compliant DDA ramp access

7.0 SUMMARY:

7.1 Summary:

This application by Havant Borough Council for the benefit of Emsworth Cricket Club seeks to update the existing sports pavilion to enhance its use, its flexibility and its appropriateness for sporting facilities for players and spectators alike.

The amendments are mostly internal to the building with subsequent external elevational changes which require planning approval. These changes do not detract from the overall massing of the existing structure, but do allow the internal spaces to be repurposed for the benefit of the users with two large changing rooms accessed from a new entrance lobby to the Sothern elevation.

The clubroom which is currently a very utilitarian space, is intended to be a more attractive space from where the action on the pitch can be observed via full height glazed bi-fold doors which can interact with the proposed outside podium decking space to create a hub of activity when the club are playing cricket matches.

With the inclusion of a DDA complaint ramp and internal wheelchair accessible WC the facilities of the club room and kitchen servery will have inclusive access.

With the changing facilities meeting EBC and Football Foundation requirements, the proposals will allow the cricket club to fulfil its fixtures whilst the clubroom will allow the club to have a flexible space to assist with community interaction and revenue enhancing capabilities.

These proposals aim to enhance an existing facility and provide Emsworth with upgraded sporting and social infrastructure.



Existing park context

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