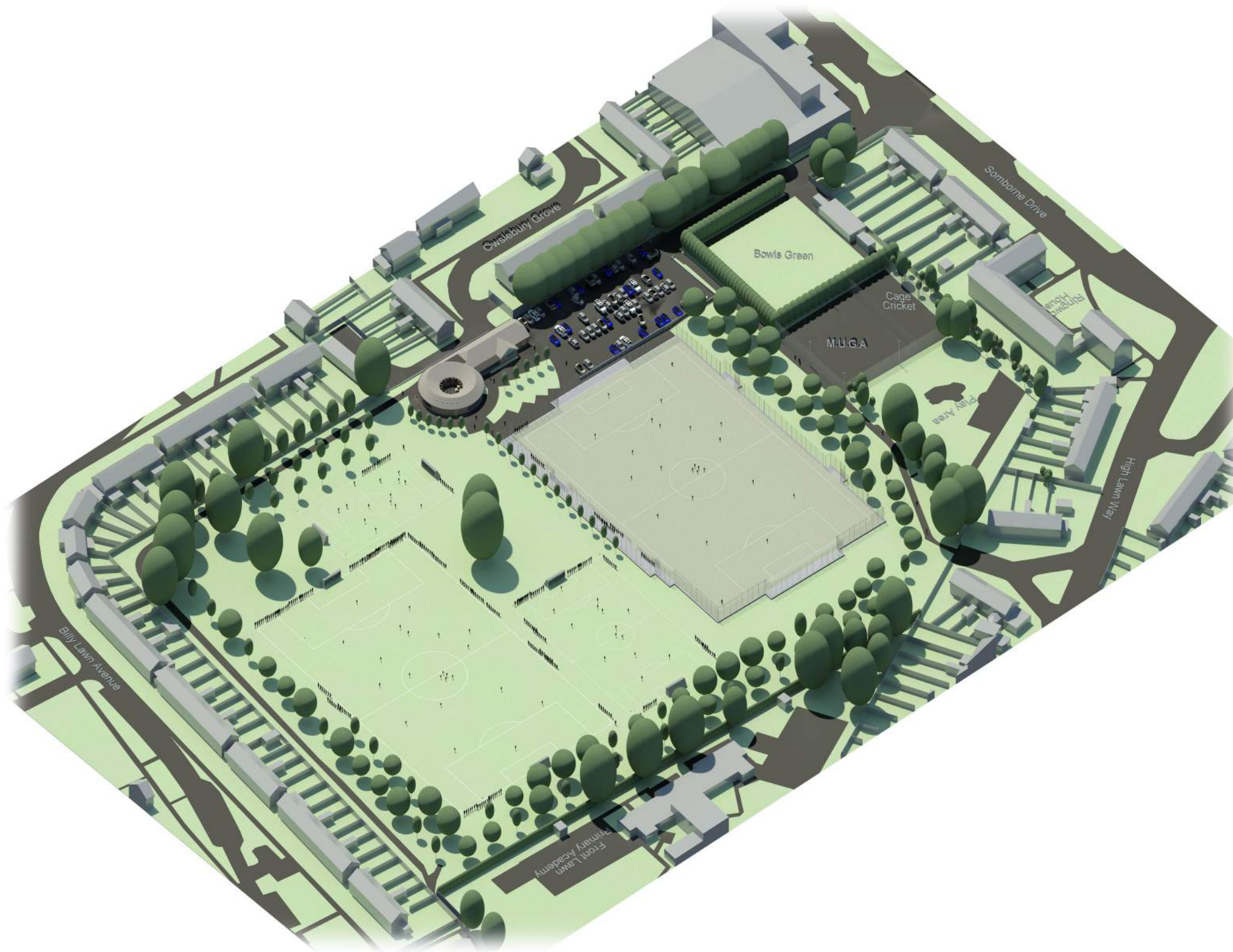


DESIGN AND ACCESS STATEMENT

REDEVELOPMENT OF FRONT LAWN RECREATIONAL GROUND

FOR HAVANT BOROUGH COUNCIL



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1.0 INTRODUCTION

PDP Architecture LLP has been invited by Havant Borough Council to develop a creative scheme of refurbishing and developing the existing facilities based at Front Lawn Recreational Ground, Havant.

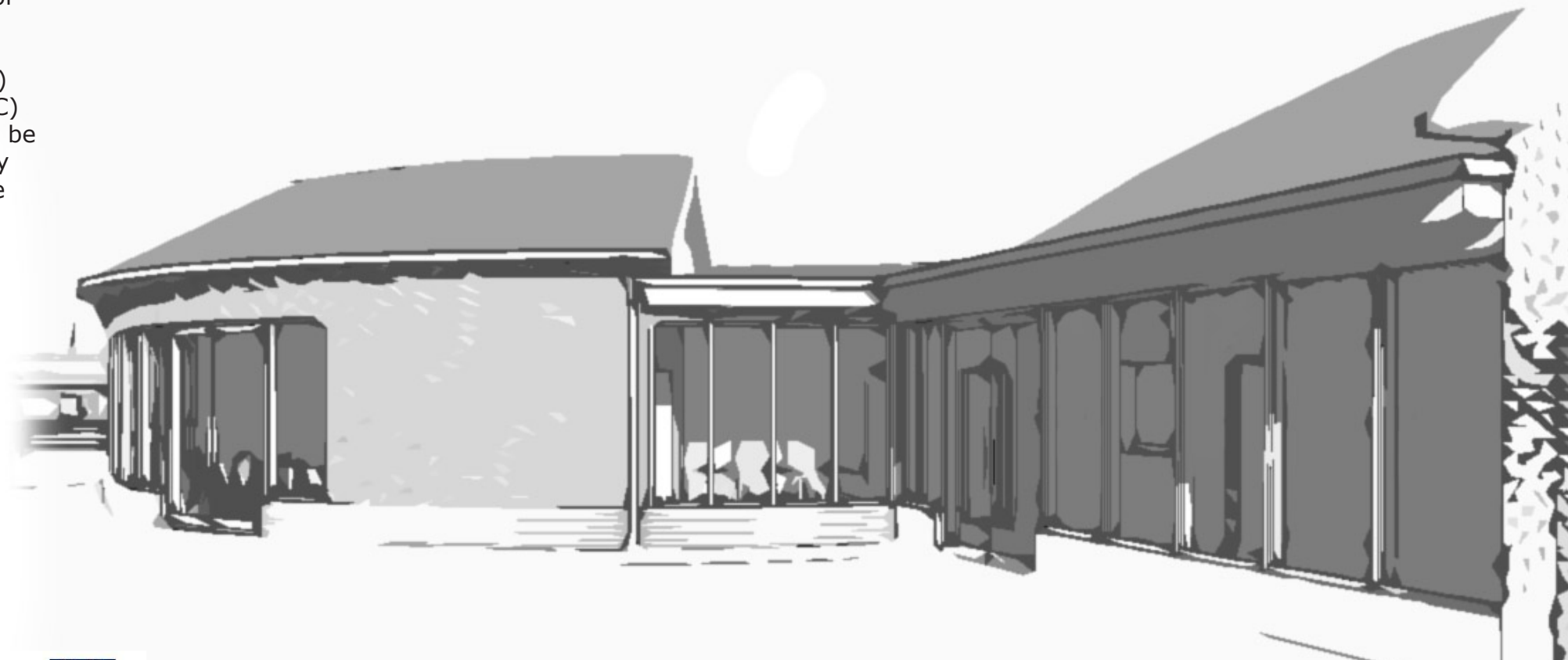
Our brief was to refurbish the existing sporting facilities on behalf of Havant Borough Council in association with Havant and Waterloooville Youth Football Club and Big World Impact; an international charity whose aim is to develop projects addressing the needs of local communities.

It is hoped that through this redevelopment it will help the community as a whole providing better facilities for the existing sports club along with providing new facilities for the local community.

It is important to note that both Big World Impact (BWI) and Havant and Waterloooville Youth Football Club (HWFC) represent the end users. The site and its facilities would be managed by an operating company acting independently from Havant Borough Council. This company is yet to be appointed.

This document discusses the process and design decisions that have been made to date and should be read in conjunction with drawings 27973 – PD100 - 110.

Information regarding certain elements of this application have been provided by Surfacing Standards Limited a specialist sports pitch consultant.



Artistic Impression

Havant
BOROUGH COUNCIL



Havant & Waterloooville
Youth FC

Sponsored by **APPROVED**
PROPERTY SERVICES



Alterations and Extension to Front Lawn Sports Pavilion for Havant Borough Council
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2.0 CLIENT BRIEF

Through a number of meetings with the end users we constructed a project brief which would accommodate the needs for both *Big World Impact (BWI)* and *Havant and Waterloooville Youth FC (HWFC)*.

The requirements are set out below:



Big World Impact required a new space which could be used to provide services to the local communities. It was hoped that these spaces would include:

- A new Learning Space capable of accommodating up to 15 people for a number of activities primarily providing classes and education to young adults.
- Offices to house up to 9 members of staff and associated facilities such as a small kitchen area and toilet.
- A consultation room which can be used to engage with vulnerable members of the community.
- Secure Storage



**Havant & Waterloooville
Youth FC**

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PROPERTY SERVICES

Havant and Waterloooville Youth FC's requirements were built upon the existing facilities and it was hoped that the changes would allow the club to expand and diversify their role within the community, these changes would include:

- Improving the existing changing facilities where possible bringing them up to a standard set out by the Football Association.
- Providing accessible changing facilities.
- Improving the social capability of the club by providing a new function room which could host a variety of events not only those associated with the club but also external events.
- Providing kitchen facilities to accommodate a variety of functions
- Improve storage capabilities
- Providing external toilets which would allow access whilst maintaining security.
- Creation of a small secure club office.

Externally

Along with the alterations and extensions to the existing building it is also proposed that a new full sized artificial all weather pitch will be constructed which would be used by both BWI and HWFC and the wider community.

The existing Tennis Courts would be improved to create a Multi Use Games Area (M.U.G.A) with potential for a 'Cage Cricket' cage to be installed providing alternative facilities.

The existing parking would be expanded to provide additional parking in the hope that it would relieve the local streets during peak times.

Each of these would be floodlit and therefore floodlights would form part of the application.

Alterations and Extension to Front Lawn Sports Pavilion for Havant Borough Council
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3.0 SITE CONTEXT AND EXISTING PAVILION

The existing pavilion sits to the South of Front Lawn Recreational Ground a 12.1 Acre site which is accessed off Somborne Drive.

The existing pavilion was constructed in 1988 and has undergone adaptation over the years but it is in a tired state and in much need of redevelopment.

Constructed using traditional red brick featuring a plinth of blue bricks the single storey structure sits 10m from its nearest neighbour, a two storey gable ended terrace located at the end of Owslebury Grove.

The pitched roof is constructed in traditional concrete tiles with a gable to the front looking out onto the playing fields.

The windows and doors to the pavilion are brown PVC with blue soldier courses forming both cills and heads to the windows.

To the rear of the pavilion is a footpath which encompasses the recreation ground and is regularly used by local members of the community who walk their dogs or use it as a short cut to the local amenities.

The existing tennis courts sit to the West of the site nestled between an existing play area and the local bowling green. This is also in a tired state and is in need of redevelopment.



Fig 1. Aerial Photograph from South



Fig 2. Photograph showing front of existing pavilion



Fig 3. Photograph showing rear of existing pavilion



Fig 4. Photograph showing existing tennis courts

Alterations and Extension to Front Lawn Sports Pavilion for Havant Borough Council
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3.0 SITE CONTEXT AND EXISTING PAVILION

Internally the building is finished in a basic fashion with painted blockwork walls and vinyl flooring throughout, upon entering it is apparent that areas of the building are utilized in ways not originally intended with many of the rooms being used as stores for random items such as prams and plastic palettes etc.

Many of the spaces are not used in the way they were intended and therefore become cluttered leading to spaces which become uninviting.

Generally the internal spaces are in need of refurbishment and remodelling.

Creating additional spaces, each with a specific purpose would reduce clutter and provide a more inviting atmosphere.

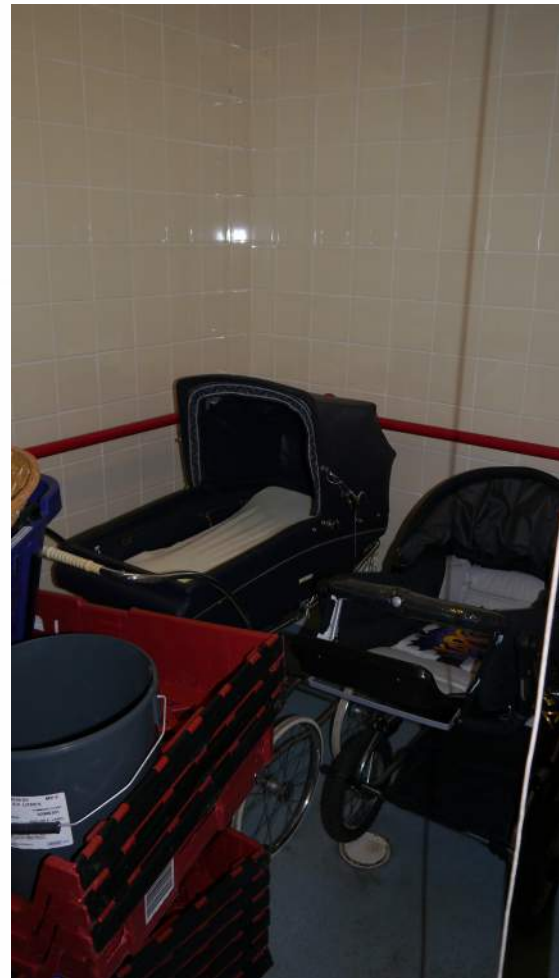


Fig 6. Internal Photograph - Disabled Changing Room



Fig 7. Internal Photograph - Changing Room used as store



Fig 5. Internal Photograph - Multi Use Room



Fig 8. Internal Photograph - Existing Kitchen



Fig 9. Internal Photograph - Existing Shower Room



Fig 10. Internal Photograph - Storage Room

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4.0 SITE ANALYSIS AND CONSIDERATIONS

Initially it was thought that a new building could be constructed in an area independent of the existing pavilion, looking at the site from an aerial perspective is easy to see that the layout of the pitches creates a number of areas which could potentially house a new development.

These areas; 1 and 2 offer ample space along with good views across the site however being within the middle of the site construction access would be an issue. Therefore area 3 was deemed to be the best site for the new development.

This area offers ample space, good views whilst also sitting alongside an existing path allowing good construction access. In this location the new building could be constructed without any interruption to the existing use of the sports pitches.

Although the existing pavilion appears in a tired state the fabric of the building is sound and therefore an extension was preferable over demolition.

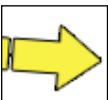
KEY

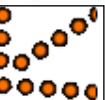
 Existing Trees.

 Permeable Boundary.

 Site Boundary.

 Prevailing Wind.

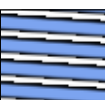
 Vehicular Access.

 Pedestrian Access.

 Area for potential development.

 Existing Pavilion

 Existing Tennis Courts

 Proposed location for new All Weather Pitch

 Sun Path.

 Area of additional parking

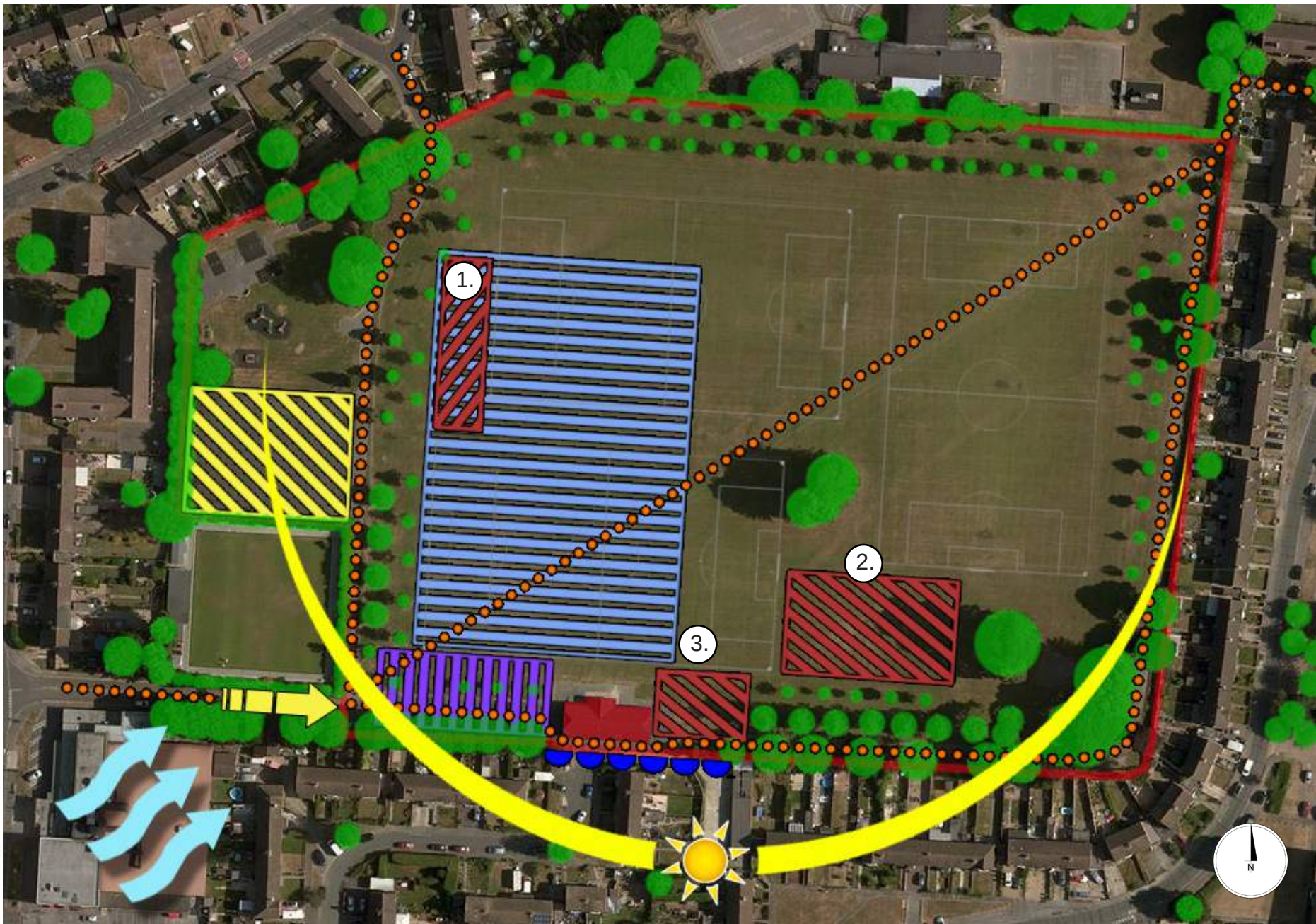


Fig 11. Site Analysis

The location for the proposed all weather pitch was determined for the same reason as to area 3 for the proposed extension. This area is closest to the site access and therefore disruption to the rest of the recreational ground would be kept to a minimum. The site also has a very slight slope towards the South West corner and therefore cannot be used during wet periods due to the site being saturated.

The construction of both the all weather pitch and extension to the pavilion would take its toll on the South West corner of the site therefore it was logical to use this area to increase the parking area.

Additional drainage in this area would improve the ground conditions.



5.1 CONCEPT DESIGN - DESIGN CONSIDERATIONS

It was important to accommodate both BWI and HWFC's needs when considering the design for the proposed scheme. Offering views out over the sports pitches for spectators whilst also providing intimate spaces for vulnerable people visiting BWI.

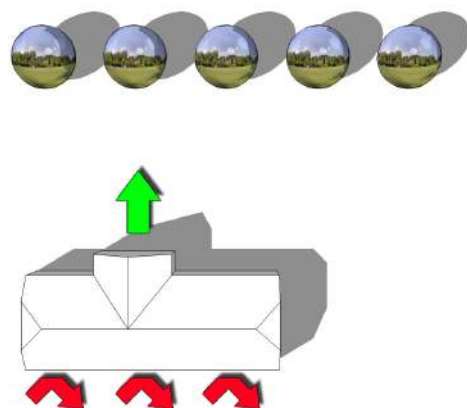


Fig 12. Parti Diagram 1

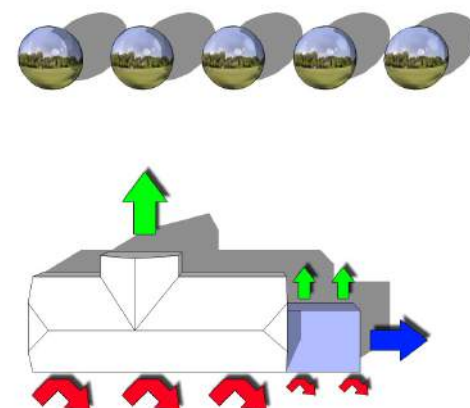


Fig 13. Parti Diagram 2

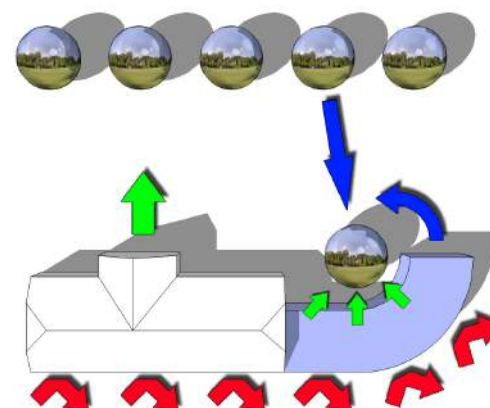


Fig 14. Parti Diagram 3

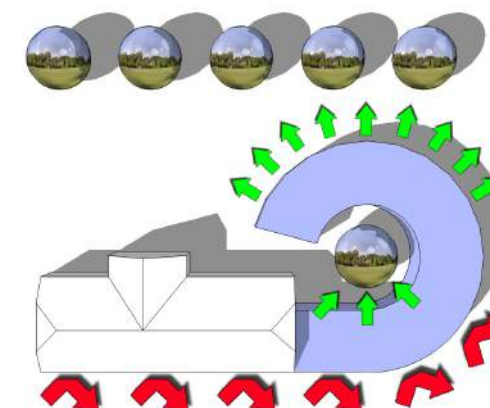


Fig 15. Parti Diagram 4

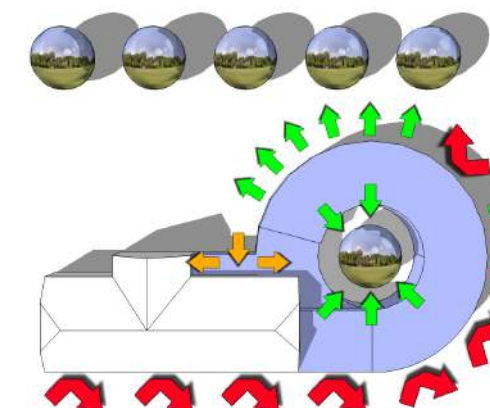


Fig 16. Parti Diagram 5

1.

It was evident from looking at the orientation of the building that the front of the existing pavilion provided views across the sports pitches. In contrast the small openings to the rear of the pavilion gave a defensible facade which became the principles behind the concept design.

2.

As the new development was to manifest itself as an extension to the East of the existing pavilion this would follow the same principles, open to the sports pitches at the front and closed to the rear.

3.

One of the requirements set out by BWI was to provide a safe and intimate environment for vulnerable people within the building. Safety was key and providing these spaces with views could be achieved by incorporating an internal courtyard. This provided security and intimacy whilst providing a safe and relaxing environment.

4.

By wrapping the building around this internal courtyard views could be created whilst also looking out onto the sports pitches.

5.

A new entrance would link the old with the new and with some internal configuration meant that views out could be orientated to suit the internal layout.

5.2 CONCEPT DESIGN - AERIAL VIEW



Fig 17. Proposed Concept - Aerial Site View

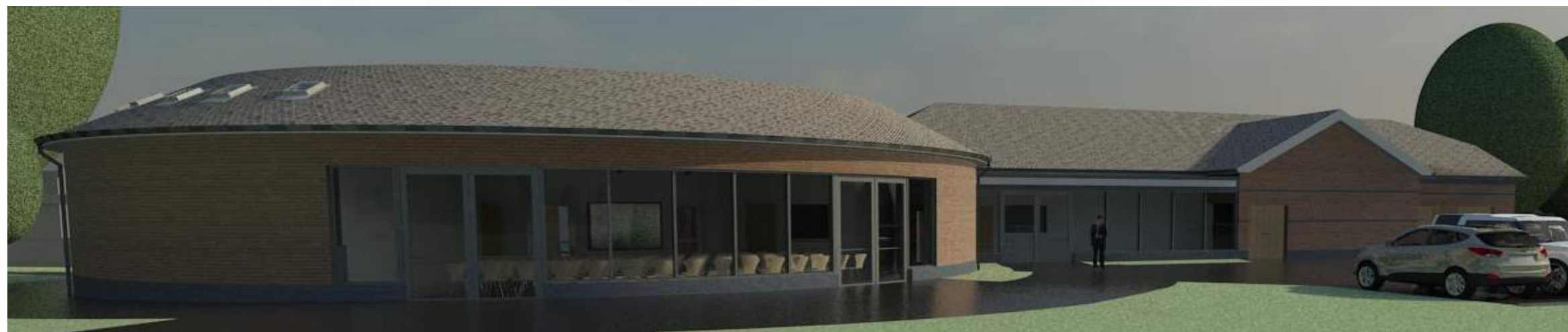


Fig 18. Proposed Concept - Proposed Extension

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5.3 CONCEPT DESIGN - FLOOR PLAN

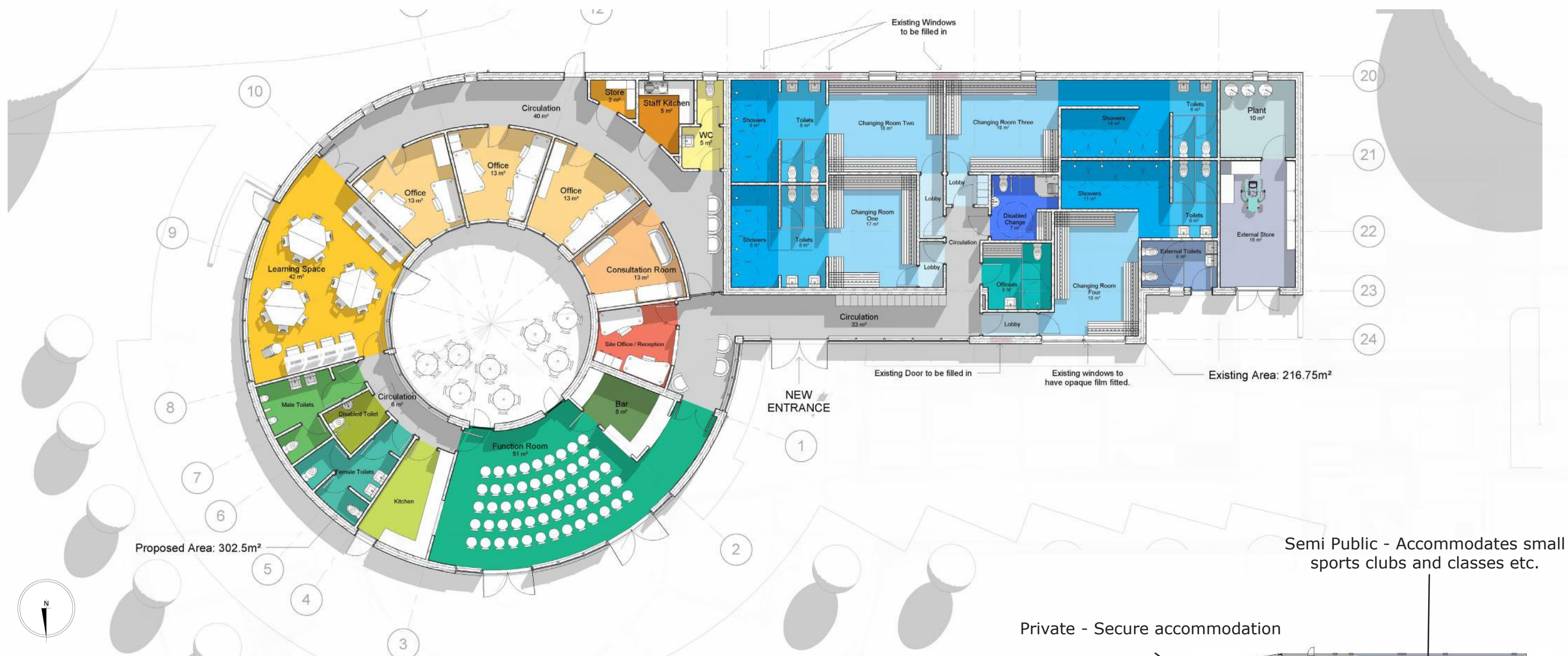


Fig 19. Proposed - Floor Plan (NTS)

The proposed floor plan divides the building into three main areas.

The areas shown in blue are housed within the existing footprint of the pavilion. This consists of four FA standard size changing rooms each with their own dedicated showers and WCs allowing them to accommodate four different groups. Also within this area is a disabled changing room, officials changing room, outdoor accessible WC's, plant room and kit store room.

Areas shown in yellow are private secure offices and a dedicated learning space with associated storage and kitchen.

Areas shown in green are to be public and can be hired by the community. This includes a function room, bar, kitchen and associated toilets.

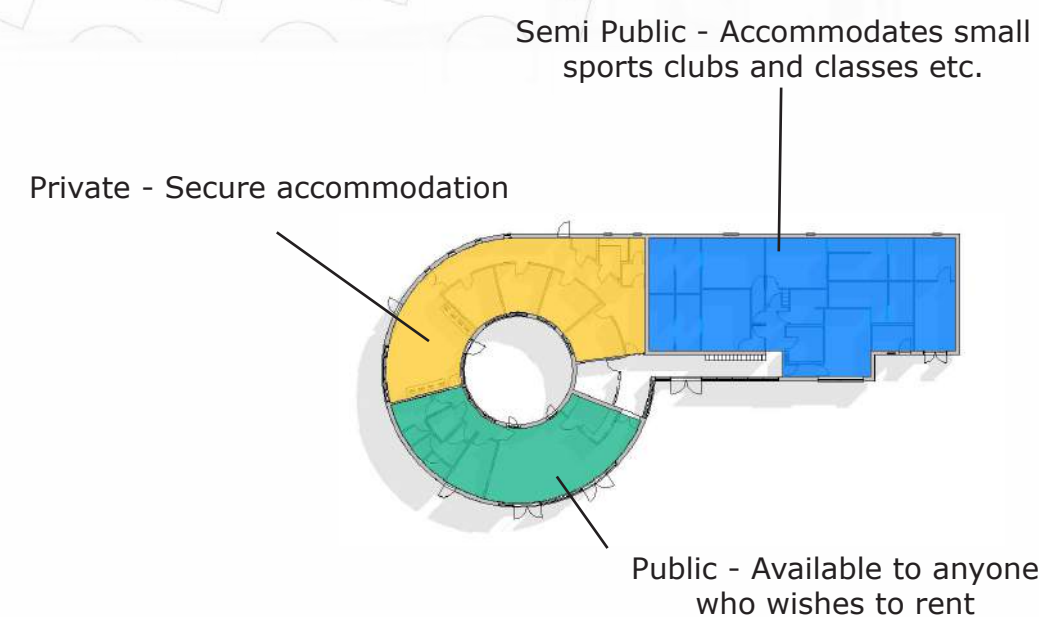
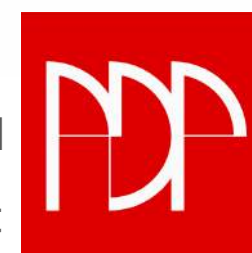


Fig 20 Proposed Uses Diagram

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5.4 CONCEPT DESIGN - INTERNAL VIEWS



Fig 21. Proposed Concept - Proposed Multi Function Room



Fig 22. Proposed Concept - Proposed Learning Space

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6.0 All Weather Pitch

A major part of the proposal is the installation of a full size artificial football pitch.

This element of the scheme is being specified by Surfacing Standards Limited a specialist sports pitch consultant.

Information regarding this element will be found in their documentation which will accompany this application (Appendix One).



Fig 23 - 25. Examples of existing all weather pitch obtained from SSL's website

7.0 Proposed Floodlighting

As part of the redevelopment it was important to increase the usability of the facilities at Front Lawn, this also meant increasing the time in which the facilities could be used. By installing floodlights the facilities could be utilised much longer and extend into the evenings of the winter months.

It was hoped that by providing more adequate lighting during the winter months, anti-social behaviour would be discouraged due to improved natural surveillance from the increased frequency of use.

With the recreational ground surrounded by residential properties it was important that the floodlights be specified correctly to keep the amount of light 'spillage' over the neighbouring properties to a minimum.

This element of the scheme is therefore being specified by Surfacing Standards Limited a specialist sports pitch consultant.

Calculations would be carried out to determine the lighting levels required and what affect these would have on the surrounding properties. This information can be found in the appendix which accompanies this application (Appendix Two).



Fig 26 - 28. Examples of existing all weather pitch with floodlighting obtained from SSL's website and Google



8.0 LANDSCAPE

The landscape strategy focuses on unifying the areas between the proposed extension to the pavilion, the new all weather pitch and the proposed parking area.

1. It is proposed that this area be mainly hard surfacing with a central area of soft landscaping emulating the radial features of the building.
2. Areas where the proposed scheme meets the original walkways will be made good and will be made of tarmacadam to match the existing paths.
3. New trees will be planted to mitigate those being removed, the species of which will emulate the existing allowing the landscape to blend in over time.

It is hoped that while these areas are attractive and inviting they will also be low maintenance reducing the lifetime cost of the building.



Fig 29. Proposed View from Artificial Pitch

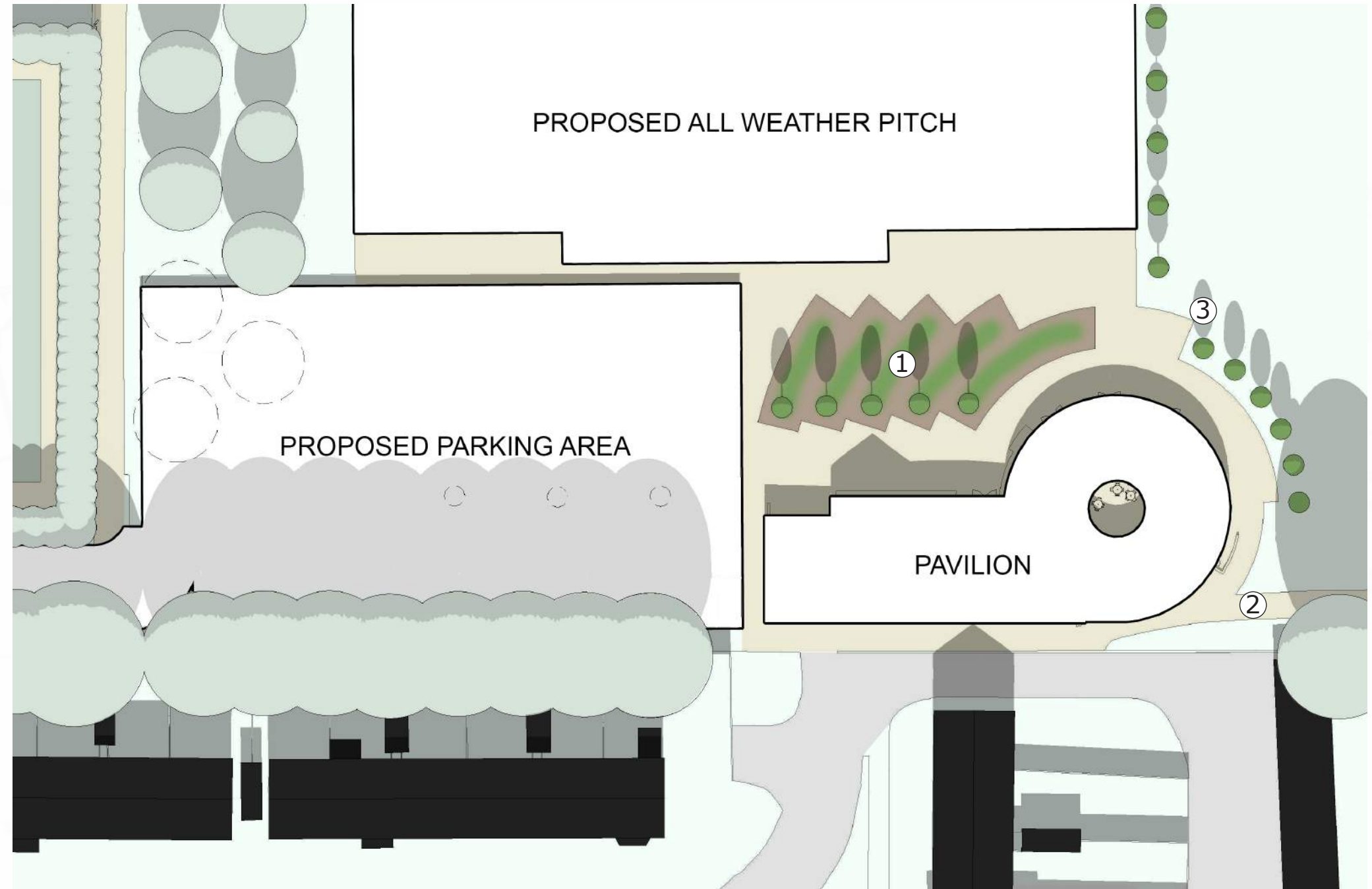


Fig 30. Proposed Landscaping Sketch Plan

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9.0 ACCESS AND PARKING

Vehicles will access the site from the West off Somborne Drive via a narrow lane which opens out into a long hard surfaced area which acts as the current parking.

The existing parking provision accommodates approximately 20 cars however during peak times this is greatly exceeded. During busy periods vehicles can be seen parking anywhere possible which includes outside the site amongst the neighbouring streets. Part of this proposal is to increase the parking area raising the number of parking spaces available, taking pressure off the neighbouring area.

The proposed scheme accommodates 67 standard parking bays with an additional 10 disabled parking bays, this is approximately a 285% increase on the capacity of the site.

As this area would be disturbed during the construction period it was decided that it could be used to provide better parking facilities. It is hoped that the loss of green space will be mitigated by the benefit to the local neighbourhood by reducing congestion in the surrounding streets.

Although additional parking is being provided it is also important for the end users to work in partnership with Havant Borough Council to manage the situation in an effort to reduce visitors utilising the surrounding areas during busy periods.

Lamposts will be installed within the new parking area to provide better security during operating hours. These will provide adequate lighting levels whilst keeping the amount of light spillage over the neighbouring properties to a minimum.

It is also proposed that the existing access will be widened to allow cars to pass reducing congestion.



Fig 31. Photograph of vehicular entrance to site



Fig 32. Photograph of existing parking provision

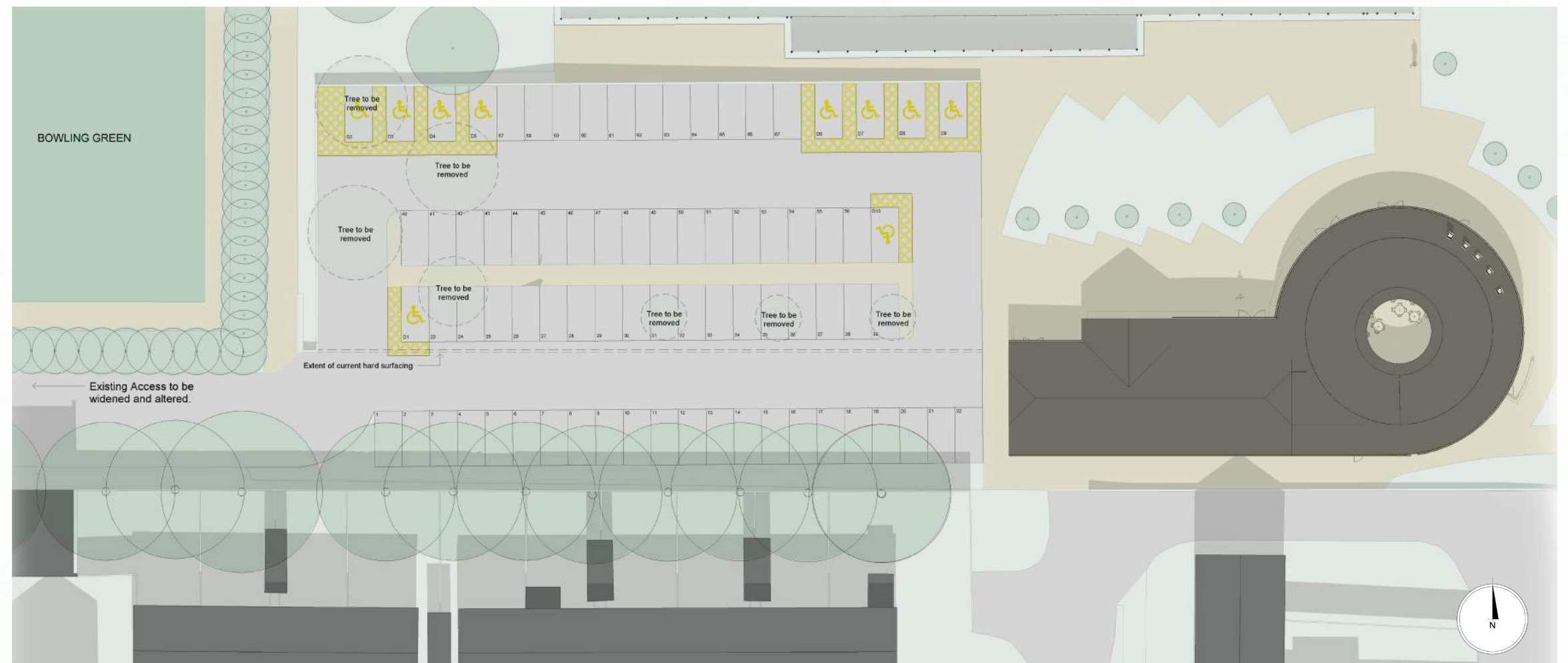


Fig 33. Plan showing proposed parking layout

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10.0 Floodrisk Assessment

As can be seen from the map below the site is not in a flood risk zone and therefore is not at risk of flooding.

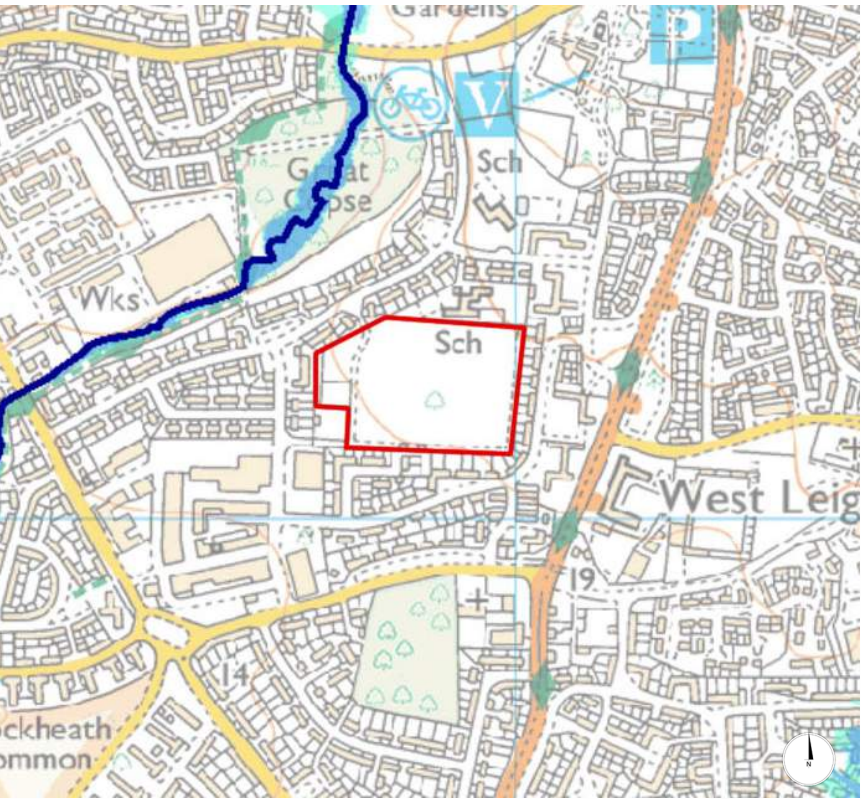


Fig 34. Floodrisk Map - Sourced from Environment Agency website and is correct as of OCTober 2015.

11.0 Sustainability

The existing pavilion was constructed in 1988 and consequently will be below today's standard.

Although the refurbishment will involve reconfiguration of the pavilion's internal layout it is hoped that fabric within the building can be improved to reduce the building's carbon emissions.

The existing pavilion will house much of the changing rooms and therefore will only be used for a shorter period of time compared to that of the proposed extension.

The proposed extension will be constructed in accordance with the latest building regulations.

12.0 Inclusive Access

The access to the proposed extension will be level with the existing floor level providing easy access for all users.

Access to the changing rooms will be via the new entrance and the proposed floor will be level with the existing floor level to ensure that it caters for all abilities.

The building will be constructed to be compliant with Part M of the Building Regulations which relates to disabled access.

13.0 Amount

The overall site area of Front Lawn Recreational Ground is approximately 49,000m².

The area breakdown is as follows:

Area of Artificial Turf Pitch: 8179m ²	56%	Area of additional Car Parking Area: 973m ²	7%
Area of new Landscaping: 1900m ²	13%	Area of Proposed Pavilion Extension: 302.5m ²	2%
Area of Multi Use Games Area (to be refurbished): 1784m ²	12%	Area of Existing Pavilion (to be refurbished): 216.75m ²	1%
Area of existing Car Parking (to be resurfaced): 1338m ²	9%	Area directly impacted by redevelopment: 14693.25m ²	100%

With this in mind the area directly impacted by the redevelopment equates to 30% of the overall site at Front Lawn Recreational Ground.

14.0 Scale

The proposed extension is a single storey which will have an eaves level matching that of the existing pavilion. The ridge will not exceed that of the existing pavilion and be subservient to original building.



Fig 35. Proposed North Elevation

15.0 Appearance

It is proposed that the extension will blend with the existing building and therefore will incorporate much of the existing materials namely red brick with blue engineering bricks providing a modern twist.

Windows will be brown PVC to match the existing windows and doors will be steel painted brown to match the existing doors.

It is hoped that due to the increase in usage during winter months and darker hours, that the need for security measures such as roller shutters or security bars will not be necessary however this is always a possibility. It is hoped that should such measures be required that they can be integrated without disrupting the external appearance.

Due to the conical nature of the proposed roof the tiles will not be interlocking tiles however the colour will match those of the existing pavilion roof. Areas of flat roof will be single ply and a dark brown gutter system will encompass the building matching that of the existing pavilion.

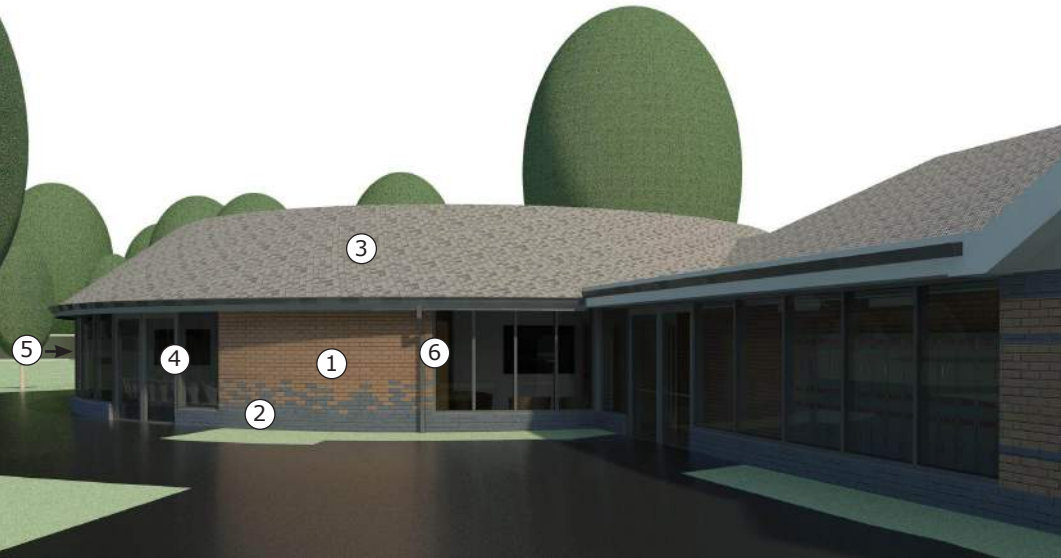


Fig 36. Proposed Entrance View showing proposed materials.

 1. Walls: Red Brick to match existing	 4. Windows Brown powder coated aluminium with wood effect windows and doors to match existing painted wood effect windows.
 2. Wall Features: Blue engineering bricks to match existing, with diminishing courses	 5. External Doors Brown Steel doors to match existing and give maximum security.
 3. Roof: Non interlocking clay roof tiles - colour to match existing roof	 6. Guttering Brown powder coated steel guttering to match existing and provide robust solution.

16.0 Planning Pre Application Advice

PLANNING POLICIES

The redevelopment of Front Lawn will relate to numerous planning policies from Havant Borough Local Plan (Core Strategy) 2011, some of these include policies :

Policy CS1 - Health and Wellbeing

4. Ensures that sports facilities which are considered to be of a good quality by Sport England.

10. Contributes to the availability of community facilities through refurbishment or new provision which can be justified by needs which are evident in the local district.

Policy CS6 - Regeneration of the Borough

3. Leigh Park with particular focus on:
a) Leigh Park Center, improved car and cycle parking
c) Supporting healthy lifestyles
f) Training and employment opportunities

Policy CS8 - Community Safety

3. Maximise opportunity for natural surveillance through good design

Policy CS16 - High Quality Design

1. Responds to, draws inspiration from and respects local context and:
c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings / lines, plot widths and depths, materials and proportions of windows and doors;

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

PRE PLANNING ADVICE

Pre-planning advice was sought early on during the design phase. It was hoped that this would highlight any contentious items which the planners would look at unfavourably.

A meeting was held within Havant Borough Council on 22 January 2015 to which the planning officer was in attendance.

Overall he was in favour of the redevelopment and saw the benefit of the scheme in general. He felt that the floodlights would be problematic with the local residents.

17.0 Public Consultation

PUBLIC CONSULTATION

A public consultation was held on the 20th May 2015.

Local residents were invited to come along and give comments on the scheme. Approximately 50 - 60 people attended the meeting where boards were presented portraying the scheme at that time (seen below).

As predicted by the planning officer many of the local residents had reservations regarding the floodlights and this proved to be the main talking point when discussing the scheme.

Although people looked favourably on the redevelopment of the site they were concerned over the management of the facilities, the time of use including the duration at which the area would be floodlit and the affects it had on their properties.

Parking was also a concern and many neighbouring residents had issues with the current lack of parking therefore they were pleased to see additional parking being incorporated into the scheme.

ACTIONS TAKEN FOLLOWING PUBLIC CONSULTATION

Following the public consultation it was important that the issues raised by the local residents were taken on board and the scheme was amended to mitigate these issues where possible.

One of the main issues raised was the floodlighting to both the M.U.G.A and all weather pitch.

It was decided that this aspect of the scheme should be passed onto a specialist to ensure that the floodlights had minimal effect on the neighbouring properties. Following the results of the calculations it was decided that the proximity to the neighbouring properties was too great and the lighting design should be amended. As a result the proposed 'Cage Cricket' floodlights have been omitted.

Another aspect was to draw up a management strategy plan to ensure that the floodlights would be used efficiently and not be on constantly.

Parking was also an issue and since the public consultation the parking capacity has been increased providing more disabled parking spaces at both ends to accommodate recreational ground users but also those of the neighbouring bowls club.

The internal layout of the building has been amended to accommodate a more ambitious club ethos allowing them to potentially cater for higher leagues and competitions, hopefully bringing more revenue to the area.



Fig 37. Boards presented at public consultation May 2015

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18.0 Conclusion

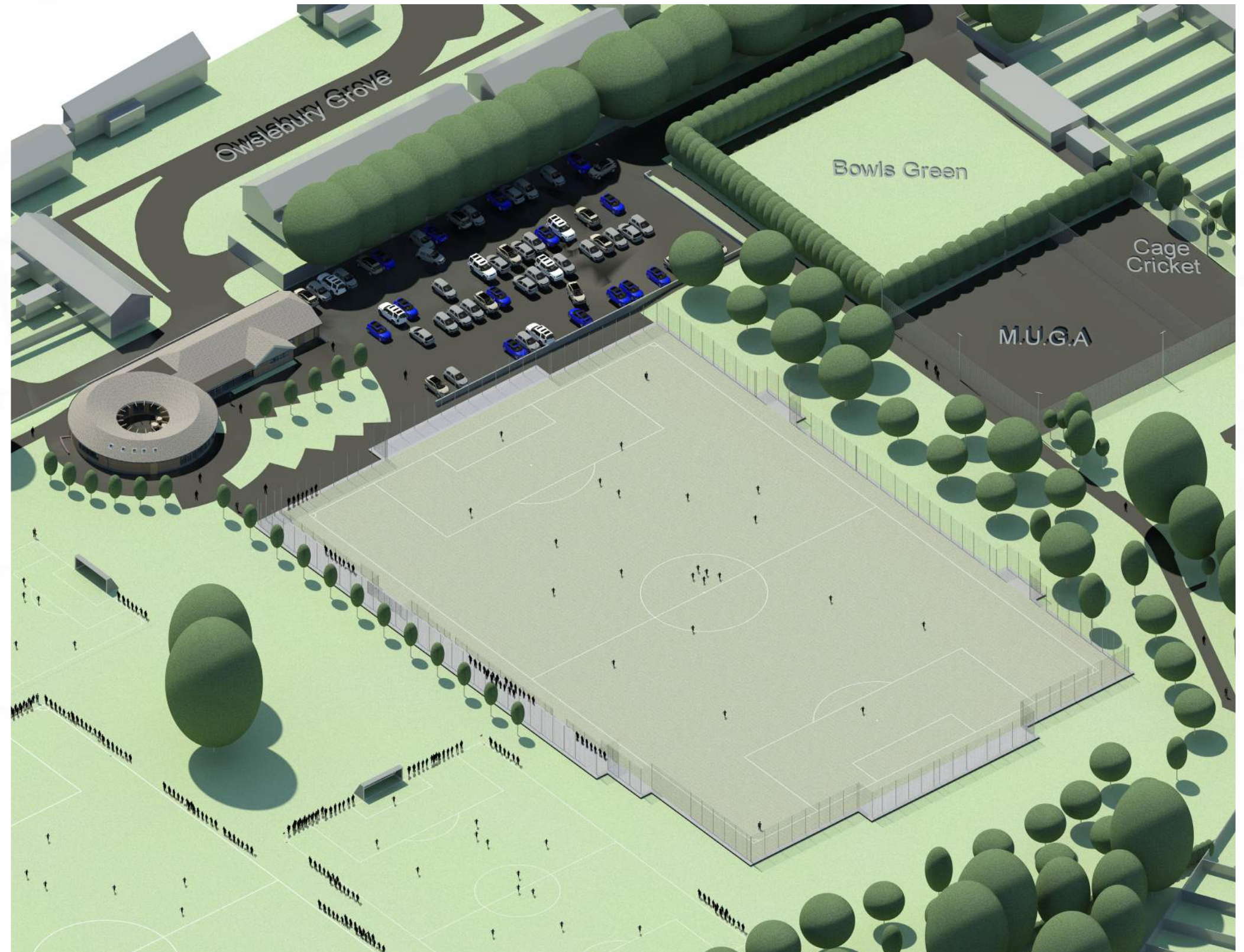
In conclusion it is hoped that the redevelopment of Front Lawn Recreational Ground will bring big benefits to the local community.

Improved sporting facilities will attract more users to the area boosting the local economy, with jobs being created in the form of staff both operating and running the facilities.

Increased parking provisions will decrease the need for visitors to use the surrounding streets relieving pressure on local residents.

Facilities for the community will be provided giving the community a sense of ownership and with the provision of floodlighting it is hoped that anti social behaviour will be reduced.

It is felt that this scheme will have widespread positive implications on the local community and will give the local community an asset which they can call theirs.



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