

HILTINGBURY PAVILION

PROPOSED REFURBISHMENT AND EXTENSION

to the

HILTINGBURY PAVILION

Hiltingbury Recreation Ground | Hiltingbury Road

Chandler's Ford | Hampshire | SO53 5NP



DESIGN & ACCESS STATEMENT

Supporting Document to the Planning Application

submitted on behalf of



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Fig 1
 Site Layout showing existing Hiltingbury Pavilion and proposed extension

1.00.00 INTRODUCTION

1.01.00 Background

- 1.01.01 Ownership of the recreation ground and its facilities was transferred in 2013 by Eastleigh Borough Council to Chandler's Ford Parish Council. The extent of the Parish Council's ownership is shown in Figure 2 below.

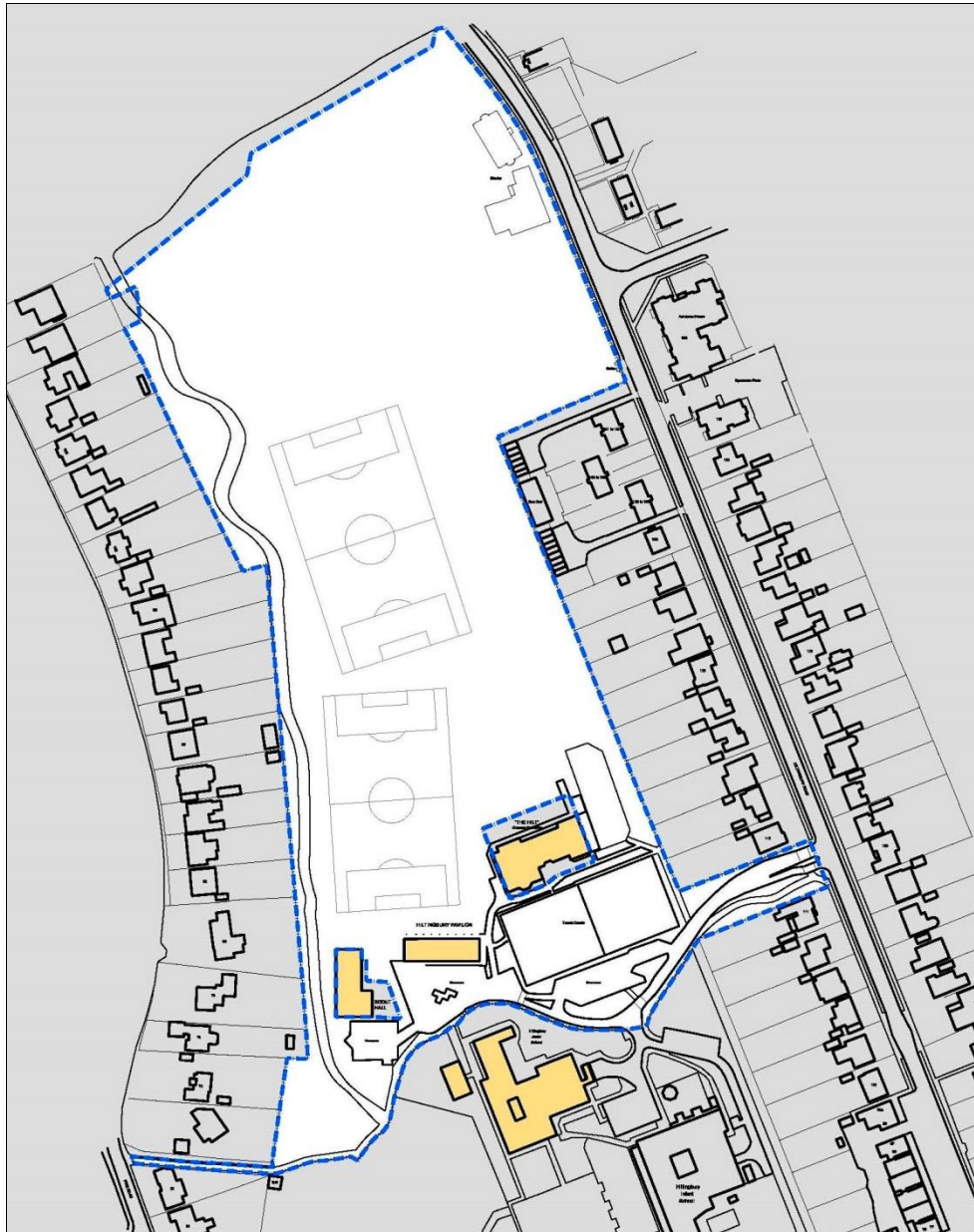


Fig 2

Plan showing extent of land owned by Chandler's Ford Parish Council

- 1.01.02 'The Hilt' and the Scout Hall are held by others under long leases and are identified as two 'island' areas within Figure 2 above.
- 1.01.03 Hiltingbury Recreation Ground has the potential for being a first class recreation ground and in recent years has benefited from the introduction of upgraded play equipment. A MUGA has been converted to provide five-a-side football and basketball facilities within a new fenced perimeter area and a skateboard park has also been introduced and is well used.

- 1.01.04 The original Pavilion was constructed circa 1950 and was subsequently refurbished in 2008/09 benefitting from new showers, but it remains essentially the same old building that is now outdated and has become an eyesore – see Figure 3 below. Moreover, it is no longer fit for purpose.



Fig 3
Existing pavilion – © Google Street View

- 1.01.05 The pavilion serves only the football community by means of the changing rooms that were updated in 2008/9. The remainder of the building is in urgent and desperate need of a modern upgrade and renovation to make the premises more attractive to existing and potential user groups.
- 1.01.06 Currently, the building is handicapped in having only one small community room to accommodate all the other sporting and social activities. It desperately requires a sports hall extension and refurbishing in order to accommodate indoor and outdoor sports activities.
- 1.01.07 A number of meetings were held and 2,000 questionnaires were circulated to local residents to elicit their views on what the perceived/actual need was for this area and from the replies to these questionnaires the need for a sports community building was confirmed.
- 1.01.08 Therefore the aim of the Hiltingbury Project in terms of health, wellbeing and sporting excellence is to provide a much-needed heart for the community of Hiltingbury, Hocombe & Chandler's Ford.
- 1.01.09 Further, public open space is extremely rare in this, one of the most heavily populated areas in Hampshire and the project seeks to provide a range of sports, recreation and leisure facilities whilst preserving the green oasis environment within a very built-up housing area.
- 1.01.10 Thus, within the wider context of the playing fields, the pavilion works are aimed at:
- Meeting the needs of an ever increasing population by creating a purpose-built Pavilion to cater for the needs of the community.
 - Upgrading the pavilion with the addition of a large sports hall, a meeting room and other facilities.
 - Reviewing parking arrangements which are presently a major concern of local residents.

- 1.01.11 The extension is required to provide a much-needed multi-use sports hall whilst the refurbishment will upgrade and enliven a building that is patently unappealing both internally and externally.
- 1.01.12 A feasibility study was carried out in mid-2016 to establish the spatial, cost and time implications of extending and refurbishing the premises. The results were favourable and design work for the scheme was formally commissioned later that year.
- 1.01.13 A *Sports Facility Needs Assessment & Playing Pitch Strategy Update Consultation Draft Report* was produced for Eastleigh Borough Council in February 2017 by Continuum Sport & Leisure Ltd. The report's authors noted the condition of the existing Hiltingbury Pavilion premises and that feasibility studies were carried out in 2016, and they categorised the current proposals as a "Priority Sports Facility Project".
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2.00.00 THE PROPOSALS

2.01.00 Introductory Note

2.01.01 This document is prepared in support of the application to Eastleigh Borough Council Development Management for planning consent to partially demolish, refurbish and extend the community facilities at Hiltingbury Pavilion, Chandler's Ford.

2.01.02 This *Design & Access Statement* is prepared in accordance with guidance provided in DCLG Circular 01/2006 and Section 6 of *Guidance on information requirements and validation* DCLG March 2010. It should be read with reference to the following drawings prepared by TKL Architects:

- 161124-001-P01 Location Plan as Existing
- 161124-002-P01 Site Survey as Existing
- 161124-003-P01 Floor Plans as Existing
- 161124-004-P01 Elevations as Existing

- 161124-010-P01 Location Plan as Proposed
- 161124-011-P01 Site Layout as Proposed
- 161124-012-P01 Ground Floor Plan as Proposed
- 161124-013-P01 First Floor Plan as Proposed
- 161124-014-P01 Roof Plan as Proposed
- 161124-015-P01 Elevations as Proposed sheet 1 of 2
- 161124-016-P01 Elevations as Proposed sheet 2 of 2
- 161124-017-P01 Cross Section as Proposed
- 161124-018-P01 Temporary Car Park as Proposed

2.02.00 Building Location

2.02.01 The pavilion is located in a well-populated urban area at the south-eastern end of the Hiltingbury recreation ground, just off Hiltingbury Road, which is a main thoroughfare – see Figure 2 above.

2.03.00 Accommodation



Fig 4
Internal view within existing pavilion

- 2.03.01 The existing, outdated pavilion offers a limited range of facilities and a poor quality environment. Moreover, significant portions of the existing building are now superfluous and in poor condition – see example in Figure 4 above – and therefore some demolition is to take place whilst retaining certain core elements.
- 2.03.02 Following the partial demolition, the retained areas are to be extended on three sides as shown in Figures 5 and 6 below.

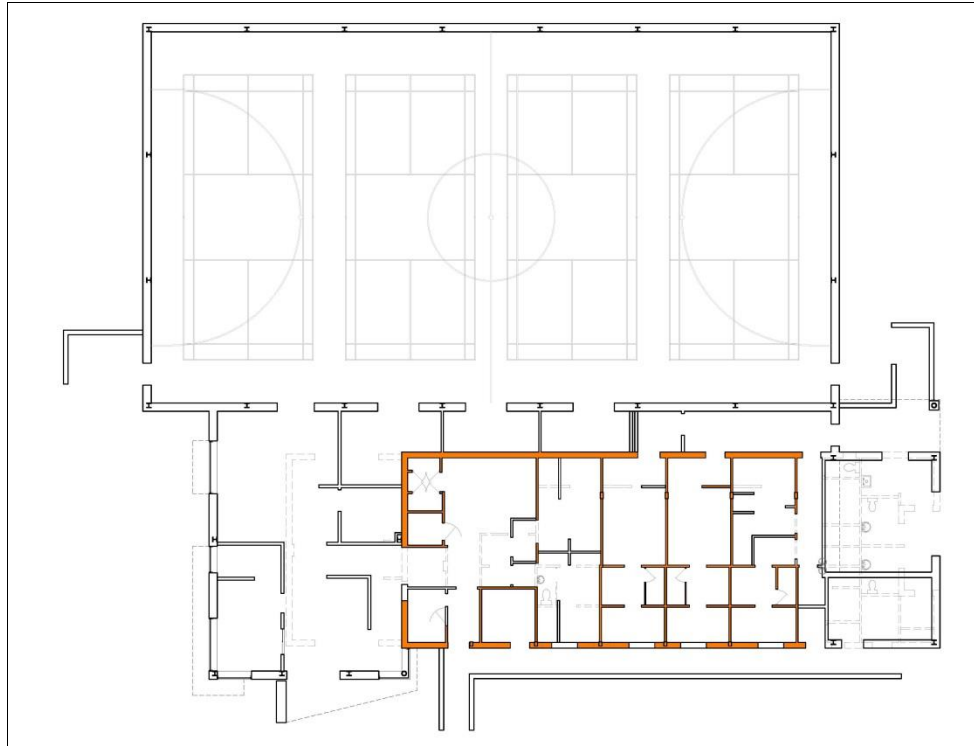


Fig 5
Simplified Ground Floor Plan showing extensions, areas of existing building to be retained, and accommodation to be demolished (indicated by dashed lines)

- 2.03.03 The size of the extension has been determined by the requirement to accommodate four indoor badminton courts. This space will also allow the building to be utilised for indoor five-a-side soccer.
- 2.03.04 By retaining some of the internal elements of the existing building and adding structure around them, these sections are preserved, protected and strengthened, whilst the overall external appearance of the finished development will be that of an entirely new facility.
- 2.04.00 Floor Plans**
- 2.04.01 The majority of the proposed extension is located to the north-west of the existing Pavilion. As stated, the proposals retain some of the current structure whilst extending on three sides of the remaining core elements, replacing the majority of the first floor and over-cladding the fourth elevation, all to ensure the entire development is a cohesive whole.
- 2.04.02 The finished building is intended to cater for both indoor and outdoor sports activities. Accordingly, a corridor is created between the retained accommodation and the new sports hall to provide a 'dirty access' into the changing rooms serving the sports pitches. The new main entrance will

provide a ‘clean access’ into all other sections of the building including the sports hall itself and the first floor accommodation.

2.04.03 The existing building creates certain access difficulties for disabled persons due to external changes in level and limited space internally. The new design seeks to overcome these obstacles by providing a larger, more welcoming entrance area together with a new platform lift and retention of the existing lift to the first floor.

2.04.04 The external level differences have been utilised to minimise the overall height of the sports hall by setting its floor level almost a metre below the existing finished floor level – the existing level differences are indicated in the Figure 6 photograph below.

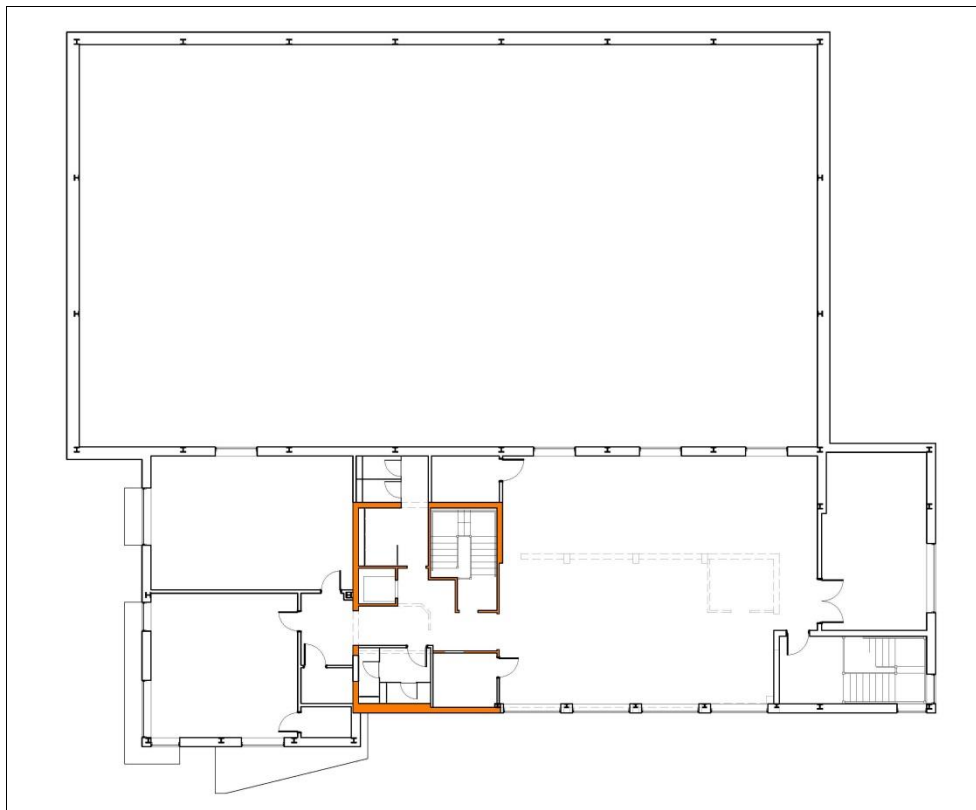


Fig 6
Simplified First Floor Plan showing extensions, areas of existing building to be retained, and accommodation to be demolished (indicated by dashed lines)

2.04.05 The new first floor has a uniform floor level throughout, together with a second staircase for means of escape and viewing windows looking into the sports hall from the ‘Fitness Studio’.

2.05.00 Appearance

2.05.01 External Fabric

2.05.01.01 Externally, the appearance of the existing building has little merit – see Figure 3 photograph above and Figure 7 photograph below. Accordingly, it is intended to either overclad or rebuild the retained exterior elements with brickwork and timber cladding. In addition to its improved aesthetic qualities, this treatment will also be used to increase the insulation values of the building.



Fig 7
Existing pavilion – façade facing sports field
Note difference in levels between pavilion terrace and grassed area

2.05.02 Structure

2.05.02.01 In principle, the new structure utilises a steel frame and reinforced concrete floors, but certain existing retained elements will offer structural support to the first floor.

2.05.03 Roofing

2.05.03.01 The proposed design includes a high performance single ply roofing membrane laid on a profiled metal deck system. The rain water downpipes will be polyester powder coated aluminium.

2.05.04 Windows and External doors

2.05.04.01 The windows and external doors to the development will all be new units, including polyester powder coated aluminium double glazed windows with opening lights where required for ventilation. The external glazing will be low emissivity and electrically operated security shutters are to be fitted to all external openings.

2.05.05 Solar shading

2.05.05.01 External brise soleil louvres will be utilised to the southerly and south-easterly façades to reduce internal solar gain.

2.05.06 External Walls

2.05.06.01 The external materials comprise a combination of vertical cladding and horizontal composite boarding above a 'plinth' of facing brickwork to maintain a human scale at entrances to the building whilst offering a simple but robust envelope.

- 2.05.06.02 Materials have been selected with the intention of minimising the effects of vandalism and ill-treatment whilst also reducing the requirement for maintenance as much as possible.
- 2.05.06.03 Unfortunately, anti-social behaviour is known to occur at the existing premises and, whilst it may not be possible to entirely eradicate these activities, the selection of materials has been made in this context.
- 2.05.06.04 Moreover, the location of the development adjacent a recreation area where ball games are played has also informed the building design and selection of materials.

2.06.00 Site Layout and Landscaping

2.06.01 Site Layout

2.06.01.01 Please refer to Figure 1 above and Site Plan drawing **160617-011-P01**.

2.06.02 Streets and Spaces

2.06.02.01 The nature of the proposals means that there will be no alteration to the public street pattern and the principal vehicular and pedestrian access points into the site will remain as currently configured. However, the proposals are intended to rationalise much of the existing car park.

2.06.03 Car Parking

2.06.03.01 There are currently three social/public assembly buildings at the south-eastern end of the recreation field: The Pavilion, The Hilt and the Scout Hall. In addition, externally there are two soccer pitches and four tennis courts and the field itself is also used for other leisure activities such as running and dog-walking. Similarly, there are three areas of car parking, one adjacent each building, although there is no demarcation between them or restrictions over their use.

2.06.03.02 Peak time occupancy of the three buildings and the external facilities occurs between 5.00pm and 10.00pm on week-days, all day on Saturdays and between 8.00am and 4.00pm on Sundays. At such peak times the current car parking provision is inadequate.

2.06.03.03 Moreover, with two schools sharing the access road with the recreation ground, the car parks become exceedingly congested at each end of the school day.

2.06.04 Landscaping

2.06.04.01 The proposals would mean the loss of a Silver Birch, which has been identified in the arboricultural report as having little value and replacement trees will be provided as part of the development. Please refer to section 4.07.00 for the arboriculturalist's report and the applicant's policy on tree replacement.

2.06.04.02 The proposals include indicative tree and shrub planting and details will be drawn up in due course. However, as in sections 2.05.06.03 and 04 above, any such proposals will necessarily be evaluated in the context of anti-social behaviour.

2.07.00 Context

- 2.07.01 The site stands adjacent a large public open space within a predominantly residential neighbourhood comprising a wide assortment of building sizes, styles and ages. Indeed, the recreation ground is primarily bordered by domestic properties albeit two local authority schools about its south-eastern fringe.
- 2.07.02 Immediately adjacent the existing building are a single storey Scout Hall and a two storey Community Centre. The Scout Hall resembles a traditional brick-built bungalow whilst the Community Centre is a large two storey building.
- 2.07.03 The nearby schools appear to be system-built structures of single and two storeys, although the two-storey building has received a modern extension.
- 2.07.04 In light of the above it was decided to create a building of individual appearance.
- 2.07.05 However, the proposals are necessarily situated some distance from the self-policing effect of the public highway, so care has been taken to utilise robust materials yet to minimise maintenance whilst facilitating ease of repair.
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3.00.00 PLANNING CONSIDERATIONS

3.01.00 Planning Policies

3.01.01 The following references are taken from Eastleigh Borough Local Plan 2011 – 2029 Revised Pre-submission February 2014.

3.01.02 *Strategic policy S11, Nature conservation*

Although not a designated area for nature conservation, an ecology survey has been carried out on the site and the resultant report is appended to this application.

3.01.03 *Policy DM1, General criteria for new development*

The proposals comply with the requirements of this policy but pay particular attention to paragraphs

- i.a. Enhancing residential amenities.
- ii Taking account of site context – see Section 2.06.00 above.
- ix Inhibiting criminal and anti-social behaviour

3.01.04 *Policy DM2, Environmentally sustainable development*

The Borough Council requires that:

- ii. *All non-residential and multi-residential development above 500 sqm of floor space measured externally (including extensions to existing buildings) should achieve BREEAM ‘excellent’ (or equivalent) or BREEAM ‘very good’ plus ‘passivhaus’ certification;*

A BREEAM Pre-Assessment has been carried out and a copy is attached to this application. The report concluded that achievement of an ‘excellent’ rating would be extremely onerous and costly, primarily because the works are being carried out on a building that was gifted to the Applicant and the provenance of which is scant in its details.

The Pre-Assessment indicates that a ‘good’ rating is attainable and an aspirational ‘very good’ standard may be achieved if certain criteria are followed and the Applicant has undertaken to follow this guidance. However, even this course of action will involve considerable expenditure which this publicly-funded community facility can ill afford, so for information **the Applicant’s business case document and associated statement** are also appended to this application.

3.01.05 *Policy DM31, Protection of recreation and open space facilities*

The loss of existing or allocated recreation and open space facilities, including those identified on the policies map, will not be permitted unless:

- i. *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- ii. *Any loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- iii. *The development is for alternative recreation or open space facilities, the need for which clearly outweighs the loss.*

Any replacement provision should be made prior to commencement of development.

Development ancillary to the recreational use may be permitted on recreation sites provided that it does not affect land forming part of, or capable of forming part of, a playing pitch/court/green.

It is accepted that the proposals conflict with this policy by encroaching onto *'existing . . . recreation and open space facilities'*. However, the existing recreation field is laid out to include two soccer pitches and it is demonstrated that these can be moved north-westwards to accommodate the extension and without compromising the facilities themselves. Please refer to drawing number **161124-010P01**.

Moreover, the majority of the open space lost to building is in fact reclaimed via the enclosure of a four-court badminton hall which will also accommodate five-a-side football. Thus, the 'lost' external space will become internal space available throughout the year and its use will not be dependent upon weather or time of day, thereby increasing the sporting opportunities in the neighbourhood. Accordingly, *'The development is for alternative recreation . . . facilities, the need for which clearly outweighs the loss.'*

3.01.06 *Policy DM33, New and enhanced recreation and open space facilities*
The proposals comply with the requirements of this policy and specifically paragraphs

iii 'They . . . enhance the . . . urban open spaces'

iv. 'They are readily accessible to those they are intended to serve by means of transport other than the private car'.

3.02.00 Use

3.02.01 The existing building is currently classified under Use Class 'D2 Assembly and Leisure' and this designation will not be altered or affected by the current proposals.

3.03.00 Transport

3.03.01 Unusually for such a major suburban thoroughfare, Hiltingbury Road – and therefore, the site – is somewhat poorly provided with bus services with only sporadic services crossing Hiltingbury Road. Accordingly, the majority of visitors to the Pavilion access the site by car or bicycle unless they live within walking distance.

3.03.02 Although it is anticipated that the majority of users of the proposed facilities will emanate from the local neighbourhood, it should be noted that the site is accessible via train, with Chandler's Ford station 1.1 miles distant albeit there is no interconnecting bus service.

3.03.03 When the development is completed the total car parking provision in the complex will be 14 (Scout Hall, existing spaces) + 20 (The Hilt, existing spaces) + 40 (The Pavilion, rearranged and extended layout) = 74 spaces. This falls somewhat short of Hampshire County Council's maximum standards for leisure facilities which are as follows:

• Scout Hall	134m ² @ 1 space per 10m ²	13.4 no
• The Hilt		
Cuckoo Bushes Hall	160m ² @ 1 space per 5m ²	32.0 no
Hocombe Hall	109m ² @ 1 space per 5m ²	21.8 no
Cranbury Room	57m ² @ 1 space per 5m ²	11.4 no
Tennis Courts	4no @ 3 spaces per court	12.0 no
• New Pavilion		
Sports Hall	555m ² @ 1 space per 30m ²	18.5 no
Fitness Studio	140m ² @ 1 space per 10m ²	14.0 no
Concessions	90m ² @ 1 space per 20m ²	4.5 no
• Playing Field	1.06 ha @ 12 spaces per ha	12.7 no
• Overall car spaces permissible		140 no

3.03.04 Note that these calculations only account for the principal rooms within each building and not the secondary accommodation or support facilities.

3.03.05 Moreover, as the site is not near a bus route – see Section 3.03.01 above – and the nearest train station is over a mile away, the facility cannot be deemed ‘accessible’ under the car parking guidelines.

3.03.06 As part of this application it is proposed to construct a temporary car park at the north-western end of the recreation ground on surplus land adjacent the skateboard track. This 40-space provision is intended for the use of contractors employed in constructing the new facility – see Figure 8 below.



Fig 8
North-western end of Recreation Ground showing location of proposed temporary car park and associated existing footpath

3.03.07 Further, during the construction process some of the existing parking spaces will necessarily be temporarily unavailable, so this facility is also

intended to relieve pressure on the remaining spaces by offering an alternative location. Moreover, the proposal utilises an existing, gated access to the recreation ground and its associated footpath cross-over.

3.03.08 The permission for the temporary car park is sought for a period of three years to accommodate the detailed design and construction processes of the pavilion development.

3.03.09 It is assumed the Scout Hall and The Hilt have their own dedicated cycle storage provision.

3.03.10 Thus storage provision for 34 cycles is to be provided for the new Pavilion, comfortably exceeding the Hampshire County Council requirements which are as follows:

- Long stay 9 stands
- Short stay 12 stands

3.04.00 Demolitions

3.04.01 As previously stated, the majority of the first floor of the existing pavilion is to be removed together with elements at each end of the existing ground floor plan.

3.05.00 Deposits of sand and gravel

3.05.01 The proposals do not include the extraction of mineral deposits.

3.06.00 Sustainability

3.06.01 The proposals have been designed to achieve as high a standard of sustainability as practicable. The aspects incorporated within the design include the following:

- Reduction in building related carbon emissions of around 10% better than current building regulations minimum standard.
- Water savings.
- Planting to encourage native wildlife.
- Low nitrogen oxide emission boilers.
- Best practice lighting design to minimise light pollution.
- All timber specified to UK Government Timber Procurement Policy standard.
- Extensive use of Green Guide (a bespoke Specification Tool for BREEAM Assessors) to Specification “A+” and “A” rated materials.

3.06.02 It is anticipated the current proposals will achieve a “good” rating and may achieve “very good”, although in the context of the poor condition and unknown specification of the existing building, this can only be considered aspirational. Achieving an “excellent” rating was investigated, but attaining this would not be viable under the funding and programme restraints. The Local Plan recognises this need to consider viability in determining the BREEAM rating to be achieved by the development proposals.

3.06.03 A BREEAM Pre-Assessment workshop was held on 21 February 2017. The Assessor has confirmed that the resultant findings show that if the project is designed, procured and built in accordance with his report – see attached

Hiltingbury Pavilion Pre-Assessment Report – it is likely to achieve a BREEAM 2014 New Construction rating of “Very Good” with a score in excess of 60% when assessed as an *Other Building, Assembly and Leisure*.

3.07.00 Community Involvement

3.07.01 The Parish Council has carried out extensive consultation on the sports hall proposals starting in the summer of 2016.

3.07.02 Over the spring/summer of 2016 a residents’ survey was undertaken through Survey Monkey, advertised in the Parish Council’s newsletter that is delivered to every household in the parish, linked to the Chandler’s Ford Street Life website and promoted on the Parish Council’s website. There was a total of 78 responses, none negative.

3.07.03 The questions asked about priorities for the Hiltingbury Pavilion.

3.07.04 In terms of creating a multi-use sports hall, 73.9% of respondents put this as a ‘first priority’ or ‘important’. In terms of asking why residents might use a local centre with the redevelopment of Fleming Park, 81.5% reported mobility/transport as being a barrier to using the larger facility and over 30% reported lack of confidence as they were new to or returning to sport.

3.07.05 66.6% of respondents wanted the existing upstairs room improved and made more accessible for martial arts etc and comment was made about having a room large enough for Ballroom/Latin dance lessons.

3.07.06 In terms of sports facilities wanted, badminton scored highest with 65.7% wanting more local courts, 60% favouring a centre that was more suited for martial arts, 50% a climbing wall, 46% an indoor tennis facility and 45% indoor five-a-side football. Petanque and other sports were also mentioned.

3.07.07 In planning terms, 70% of respondents felt that it was acceptable to have a high roofline to facilitate inclusion of badminton courts.

3.07.08 In the recreation ground respondents averaged 73.8% in favour of an outdoor fitness trail/jogging/walking track around the grounds.

3.07.09 The Architect presented the proposals to a public-access meeting of the Parish Council in early April 2017.

3.07.10 Later that same month, and once the design stage was completed, the Parish Council carried out a further consultation at Hiltingbury Pavilion over activities to cater for before having to pause for election purdah reasons. The only concerns expressed on returned forms were about the potential loss of green space, the proposed additional car parking and child safety, current parking enforcement and public toilet provision.

3.08.00 Prior Consultations

3.08.01 Several meetings and discussions have been held with the Local Authority Planning Department prior to the finalisation and submission of the proposals.

4.00.00 ENVIRONMENTAL MATTERS

4.01.00 Ground Conditions

4.01.01 General Observations

4.01.01.01 The site has been used as public open space since about 1960.

4.01.01.02 Prior to 1939 the site, and much of the Hiltingbury area north of Pine Road was heathland. During the Second World War the site was on the southern end of what became a large encampment consisting of timber huts one or two of which remained up until 1963

4.01.01.03 The area used as playing fields was levelled in the late 1960s forming the cut slope to the north side of the pitches and a smaller slope from the car park area which is now where the pavilion stands. This means that the ground where the proposed covered playing courts will stand is lower than the pre 1965 surface and as such is likely to be undisturbed except for service trenches or soakaways.

4.01.01.04 The western end of the public open space was used for sand and gravel workings and later filled with domestic refuse. This is documented in the site investigation report by Evans Grant ref 3213 dated April 2000.

4.01.02 Geology

4.01.02.01 The naturally occurring near-surface subsoils at the location of the pavilion are sands and gravels forming part of the Whitecliff Sand deposits – confirmed by the report mentioned above. In the Hiltingbury area the Whitecliff Sands include a series of sand and gravel beds often found as a loose grey sand with rounded pebbles as seen on the surface around the pavilion.

4.01.02.02 This material is non-shrinkable and provides a good formation material for spread foundations. Moreover, the sands are normally permeable and suitable for the construction of soakaways.

4.01.02.03 Whilst the Evans Grant report does not provide any guidance on ground bearing capacity or permeability of the subsoils it is unlikely that either would lead to difficulties with construction of the proposed pavilion. Nevertheless it will be necessary to undertake some investigation works to facilitate the economic design of foundations and storm drainage.

4.01.03 Contamination

4.01.03.01 The presence of the infilled domestic waste tip at the west end of the site has been considered in the Evans Grant report. This identified slightly raised readings for carbon dioxide and methane in spike tests. The levels recorded near the pavilion were lower than at the western end of the site although the carbon dioxide levels were actually lower near the centre of the playing area (midway between the pavilion and refuse tip).

4.01.03.02 Levels of other contaminants found in trial holes away from the refuse fill area were low but there was no trial pit close to the pavilion end of the site. The Evans Grant report gives little guidance on possible contaminants in

the pavilion area except to say that ‘the likelihood of significant contamination arising (around the pavilion) is low.’

4.01.03.03 It is important to note that the testing and acceptance criteria for levels of contamination discussed in the Evans Grant report are based upon the standards in use at the time. This is now 17 years old and current standards have moved on from the ICRCL guidelines which were in use in 2000. The report points out that the ICRCL limits ‘...may soon be replaced.’

4.01.03.04 It will be advisable to carry out further testing in the proposed works area to establish current levels of landfill gas contamination (if any), and to test soil samples for other contaminants in accordance with modern standards.

4.02.00 Drainage

4.02.01 General observations – surface water

4.02.01.01 The existing Pavilion building and the adjacent car park are not served by existing storm water sewers. Whilst there is a stream along the western boundary of the playing fields there is no known discharge into it either from the playing field area or from onsite building drainage.

4.02.01.02 The granular subsoils as described in the site geotechnical report (produced by Evans Grant in April 2000) are suitable for the construction of soakaways to dispose of storm water. There are no indications of existing soakaway positions or inspection chambers near the existing building to serve the roof drainage system. This suggests that rainwater downpipes lead directly into traditional rubble filled soakaways around the building.

4.02.01.03 The runoff from hard-standings to the east of the pavilion discharges into one of five road gullies, an ACO type channel across the entry to the south car park area, or onto the soft landscaping around the perimeter. Two of the road gullies are located on each side of the access road at the north end of the main hardstanding area. These intercept water from the upslope side of the speed hump across the entrance. Two more are set against the central island and intercept water from the north-west quadrant of the main car park. The fifth gully is larger and is set at the south end of the south car park. This gully appears to be connected to the ACO channel and differences in the tarmac surface suggest that it was constructed with a soakaway under it. The ACO channel intercepts runoff from the south east quadrant of the main hardstanding. Two drain covers adjacent to the gully and channel in the south car park area are believed to be foul drainage, but this would require confirmation.

4.02.01.04 In recent years a reject-filled French drain has been constructed along the south side boundary of the site. This intercepts runoff from the playing field surface and the footpath and functions adequately.

4.02.02 New Storm Drains

4.02.02.01 Whilst the Evans Grant report does not give provide guidance on the permeability of the subsoils, the existing buildings and hard-standings on the site are clearly served by soakaways with no indication of any problem due to flooding or surface ponding of water. The redevelopment of the Pavilion will involve the construction of new soakaways to serve the building and additional hard-standings. It will be necessary to carry out a site percolation test to facilitate economic design of these soakaways.

- 4.02.02.02 The governing principle for new storm drainage design will be to include sufficient soakaway capacity to prevent the runoff from new hard surfaces flowing off site.
- 4.02.02.03 New soakaways will be located clear of buildings, be robust enough to carry traffic including groundsmen's vehicles (tractor, mower, and pitch roller), and be clearly marked on record drawings.
- 4.02.03 Foul Drainage
- 4.02.03.01 The existing pavilion is connected to the public drainage system and it is proposed to retain and utilise this connection. However, although new facilities are included, overall the proposals reduce the number of showers and toilets within the development. Furthermore, all new fittings will comply with current requirements and be more water-efficient than those previously installed.
- 4.03.00 Flood Risk**
- 4.03.01 A formal flood risk is not required for this development. The entire Recreation Ground lies within an area subject to a low risk of flooding from all sources.
- 4.04.00 Utilities**
- 4.04.01 Water
- 4.04.01.01 The existing building is served from the Water Authority main pipework infrastructure which extends along the length of Hiltingbury Road. A water meter is located within the footpath adjacent the main and a domestic service pipe is connected via the service access road to enter the building at low level.
- 4.04.01.02 It is anticipated that the existing supply will have sufficient capacity to serve the extended building, albeit the final overall water facilities are being reduced from the status quo. Local modifications may be necessary to the incoming domestic service point to suit the revised floor plans.
- 4.04.02 Gas
- 4.04.02.01 The existing building is served from the Gas Authority Infrastructure which supplies gas to a meter located within an existing store room adjacent the existing toilets on the north-eastern corner of the building. The service currently supplies the central heating boiler plant serving the ground floor accommodation and gas-fired hot water generators which deliver hot water to the showers in the changing rooms.
- 4.04.02.02 The capacity of the existing service will be checked against the requirements of the new facility and if necessary the service will be suitably upgraded.
- 4.04.02.03 The gas meter location will be modified to suit the new building arrangement.
- 4.04.03 Electricity

-
- 4.04.03.01 The building is currently served by a three-phase electrical supply from the local SSE Utility network. The supply enters the building at low level within an electrical service cupboard.
- 4.04.03.02 The capacity of the existing service will be checked in respect of its ability to serve the enlarged facility and if necessary the service will be upgraded.
- 4.04.04 Telephones
- 4.04.04.01 The building is currently served from the BT infrastructure. It is anticipated that the infrastructure will not require upgrading to serve the expanded facility.
- 4.05.00 Lighting**
- 4.05.01 Existing lighting serving the car park to be built over will be carefully dismantled and re-used to serve the revised car park area. Additional post-mounted luminaires will be provided of the same design to serve the expanded car park area.
- 4.05.02 Wall-mounted bulkhead luminaires will be located around the perimeter of the building to provide access and security lighting.
- 4.05.03 External lighting will be designed to prevent lighting overspill to both the adjoining recreation ground and beyond site boundaries and to prevent night sky pollution.
- 4.05.04 External car park and general external building lighting will be controlled via solar dial time clocks and photocells. The time clocks will enable the lighting installation to function at dusk and dawn with an overnight off period. Integral passive infrared controls within the wall-mounted access and security luminaires will allow lighting to function overnight upon activation of the movement sensor.
- 4.06.00 Ecology**
- 4.06.01 Although not a requirement, for the avoidance of doubt a completed copy of the *Hampshire County Council Biodiversity Checklist* document is included with this Application. Moreover a copy of the report on the *Phase 1 Ecological Assessment* carried out in March 2017 by PV Ecology is also included with this application. In summary, the report states that:
- 4.06.01.01 The habitats present being impacted upon are considered to have low ecological value due to their type and characteristics.
- 4.06.01.02 The day time inspection of Hiltingbury Pavilion showed the building to be in good condition and no suitable access or roosting locations for bats were noted. The building was therefore assessed in accordance with current guidance (BCT, 2016) as providing ‘negligible’ bat roosting potential.
- 4.06.01.03 No further survey work for other protected species is required prior to the commencement of any development.
- 4.06.01.04 The site presents an opportunity to carry out landscaping to enhance biodiversity at the site level, in compliance with national and local planning policies.
-

4.07.00 Arboriculture

4.07.01 A local arboriculturalist, Alderwood Consulting Limited, was appointed to view and report upon the single tree that will be affected by the proposals. The resultant letter of their findings and conclusions appears in Figures 9-11 below.

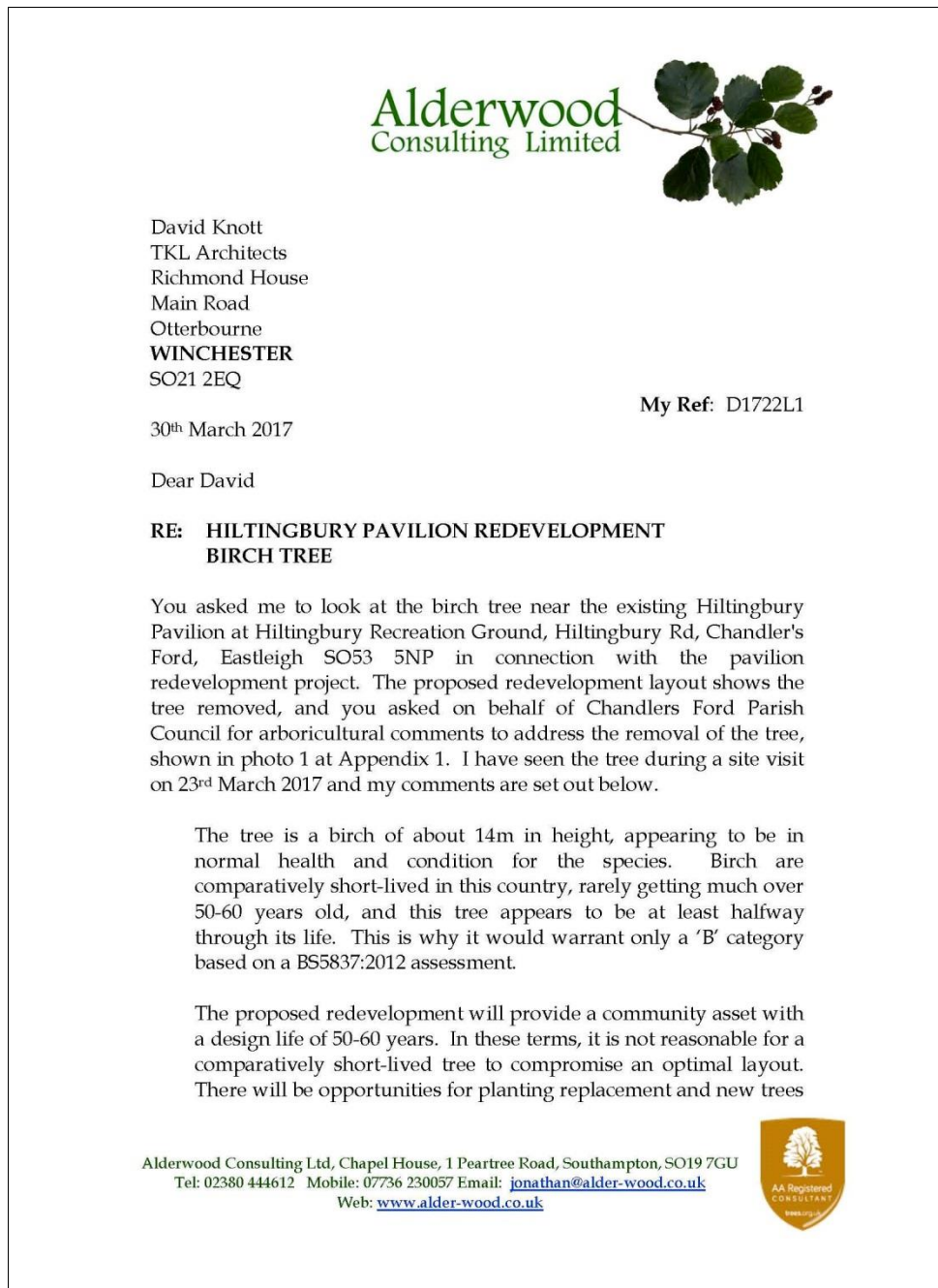


Fig 9
Page 1 of the Arboricultural Report

in locations where they can develop as elements in a planned landscape scheme that will enhance the redevelopment and quickly replace any amenity lost with the removal of the birch.

In my view and in consideration of the particular circumstances, it would be reasonable to remove the birch to allow redevelopment.

Please call me if you need any further clarification on any of these points.

Yours sincerely



Jonathan Fulcher DipArb FArborA

Fig 10
Page 2 of the Arboricultural Report

APPENDIX 1
Photograph



Photo 1: Birch tree proposed for removal at Hiltingbury Pavilion

Fig 11
Appendix 1 / Page 3 of the Arboricultural Report

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- 4.07.02 The report concludes that the proposals should not be jeopardised in order to retain the tree which, in all probability, has passed the mid-point of its life.
- 4.07.03 Furthermore, the Parish Council has a tree protection policy that seeks to preserve existing vegetation wherever possible. However, to cater for situations where loss of trees is unavoidable, the policy includes the following statement *“through seeking a continuous improvement in the quality and quantity of trees on public land. A range of native species will be selected for new and replacement planting taking into account their suitability to each site. The Council will strive to replace two native species trees characteristic of the area for each tree removed.”*
- 4.08.00 Noise / Disturbance**
- 4.08.01 The proposed uses of the extended building and grounds will not differ from those currently enjoyed. However, the enhanced insulation of the newer building fabric will mitigate the escape of noise much more effectively than the current construction.
- 4.09.00 Maintenance**
- 4.09.01 The building is designed to be as maintenance-free as possible but the building and its environs will be maintained to a high standard throughout their life. Any deterioration or acts of vandalism and graffiti attack will be rectified as soon as possible.
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5.00.00 ACCESS

5.01.00 Highways

5.01.01 The site is close to a main suburban distributor road, Hiltingbury Road, from where unencumbered pedestrian and vehicular accesses are obtained. These facilities are not affected by this proposal.



Fig 12
Existing pedestrian and vehicular access from Hiltingbury Road – © Google Street View

5.02.00 The Building Approach

5.02.01 The proposals have been designed with an integrated approach. Relevant legislation regarding accessible design and prioritising the needs of people with disabilities have been incorporated. The target for the proposals has been to create an accessible design that offers the high standard of quality expected whilst being functional and sustainable in the long term.

5.02.02 The principal approach to the finished building will be via a new entrance and reception area. However, secondary external access points are also provided and these will be fully compliant with the Approved Document Part M: 2004 (incorporating 2010 and 2013 amendments) and BS 8300: 2001.

5.03.00 Car Parking

5.03.01 Disabled parking spaces are located within the main car park areas, but strategically positioned close to footways and to the main entrance into the building. Level access is provided between the car park and the building entrances.

5.04.00 Toilet Facilities

5.04.01 The existing Pavilion has toilet and disabled facilities, some of which are to remain unaltered whilst others are to be removed. The new works are to provide replacement and new toilet facilities including a disabled shower/toilet.

5.05.00 Internal Circulation

5.05.01 Unfortunately, because of site levels, the finished ground floor will be on two levels within the building. A new platform lift is therefore to be installed within the entrance lobby to provide disabled access between these levels.

5.05.02 The first floor level will be consistent throughout and the existing lift is to be retained to provide access thereto.

5.06.00 Means of Escape

5.06.01 The extension has suitably placed exits with direct access to the outside, and some will be provided with flush thresholds where they also constitute secondary access points.

5.07.00 Doors, Ironmongery and Signage

5.07.01 All ironmongery will be installed to the recommendations for heights and power levels (door closers) prescribed within the Building Regulations. There will be an appropriate colour contrast between the door furniture and the door finish. The signage will also include an appropriate colour contrast.

6.00.00 PLANNING APPLICATION CHECK LISTS

6.01.00 Table of Responses

6.01.01 The following table defines the form of Planning Application being submitted and the associated supporting information provided in compliance with National and Local Requirements.

APPLICATIONS REQUIRED	DOCUMENTATION PROVIDED WITH APPLICATION
Planning Approval	✓
Listed Building Consent	N/A – proposal does not affect a listed building
Conservation Area Consent	N/A – proposal is not within a conservation area
NATIONAL REQUIREMENTS	DOCUMENTATION PROVIDED WITH APPLICATION
Application forms	✓
Application fee	✓
Ownership certificate	✓
Agricultural Holdings Cert	✓
Location plan	✓
Site plan	✓
Floor and roof plans	✓
Elevations	✓
Sections	✓
Design & Access Statement	✓
LOCAL REQUIREMENTS	DOCUMENTATION PROVIDED WITH APPLICATION
Affordable housing statement	N/A – no residential accommodation being created
Air quality assessment	N/A – this is not within an Air Quality Management Area
Arboricultural implications	See Sections 2.06.04 and 4.07.00
Biodiversity checklist	See attached document and section 4.06.00
Biodiversity survey / report	N/A – see Biodiversity Checklist and Section 4.06.00
Bird hazard assessment	N/A – roofscape unattractive to birds
Community involvement	N/A – this is not a major development, but see Section 3.07.00
Daylight sunlight assessment	N/A – proposal sufficiently distant from ‘neighbours’
Economic regeneration statement	N/A – this is not a major development
Environmental statement	N/A – this is not a Schedule 1 or Schedule 2 proposal
Flood risk assessment	See Section 4.03.00
Foul sewerage assessment	Proposal extends an existing building – see Section 4.02.03
Heritage statement	N/A – proposal does not have heritage implications
Land contamination assessment	See Section 4.01.03
Landscaping details	Outline proposals shown, details to follow – see Section 2.06.04
Lighting assessment	N/A – See Section 4.05.00
Noise assessment	N/A – but see Section 4.08.00
Open space assessment	See Section 3.01.05
Parking provision	See Sections 2.06.03 and 3.03.00
Photo’s / Photomontages	N/A – this is not a major development
Planning obligations	N/A – contribution not required
Planning statement	N/A – this is not a major development, but see Section 3.00.00
Public art statement	N/A – this is not a major development
Site survey	Not required, but included – see drawing no 161124-002-P01
Site waste management plan	SWMP to be produced by the appointed building contractor
Structural survey	N/A – listed building/conservation area/land stability do not apply
Sustainable drainage details	See Section 4.02.00
Sustainability report	See BREEAM Pre-Assessment and Sections 3.01.04 and 3.06.00
Telecoms development information	N/A – telecommunications are not involved
Town centre uses sequential test	N/A – proposal is within an existing centre
Town centre uses impact assessment	N/A – proposal is within an existing centre
Transport assessment	N/A – proposals will not have significant transport implications
Travel plan	N/A – proposals will not have significant transport implications
Ventilation statement	N/A – the proposal does not include food preparation uses

7.00.00 CONCLUDING STATEMENTS

- 7.00.01 Hiltingbury recreation ground is a well-used and popular facility, but the supporting sports pavilion is no longer fit for purpose despite a refurbishment by the Local Authority some years ago. The accommodation is outdated, the showers are over-provided and the fabric of the building can only be described as 'tired'.
- 7.00.02 Population surveys have disclosed that there is a need for an enclosed sports hall and the optimum provision is for a four-court badminton hall which can also provide accommodation for five-a-side soccer. Further, smaller spaces are also required for allied and support activities.
- 7.00.03 In view of the space available and the condition of the existing pavilion this is an ideal opportunity to upgrade the sports offer and create a modern, purpose-built facility without sacrificing valuable outdoor recreation space.



Fig 13
Hiltingbury Recreation Ground – © Google Maps