



www.axisarchitecture.co.uk

Axis Architecture Ltd.
Spaces, 4500 Parkway
Solen Business Park,
Whiteley
Hampshire
PO15 7AZ

T: 01329 832405
E: office@axismail.co.uk

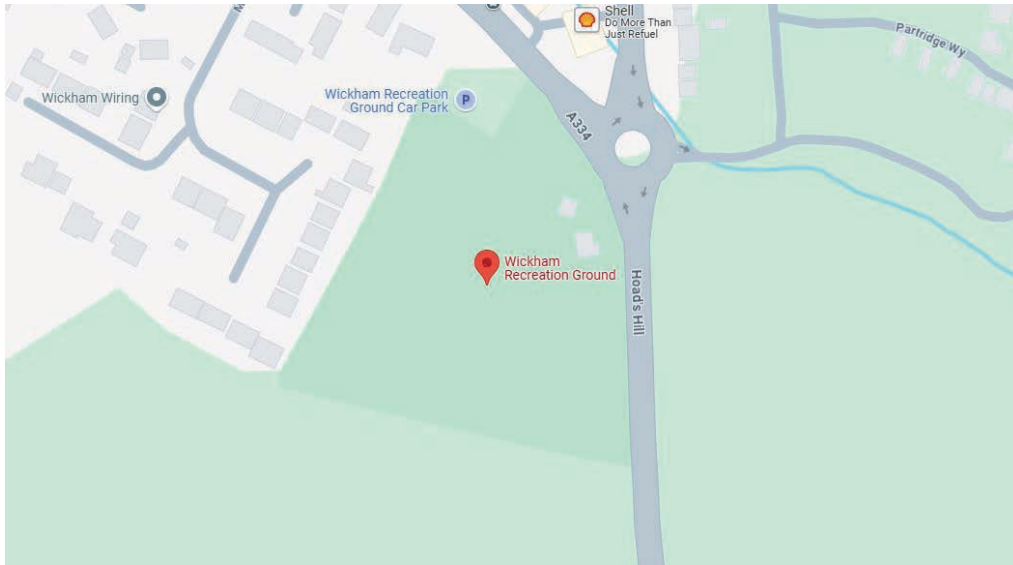
Job Number: 24-050



Planning Statement for:
Replacement Pavilion
at Wickham Recreation Ground, Fareham Rd, Wickham, PO17 5BY

Date : 22/11/2024
Revision: A

Planning Statement for: Wickham Recreation Ground, Fareham Rd, Wickham, P017 5BY



MAP WITH SITE LOCATION (Google.com)



BIRDS EYE VIEW (Google.com)

THE APPLICANT

Name: Wickham and Knowle Parish Council

Address: Wickham and Knowle Parish Council, Parish Office, Knowle Village Hall, Knowle Avenue, Knowle, Fareham, P017 5GR

SITE CONTEXT

Site Address:

Wickham Recreation Ground, Fareham Rd, Wickham, P017 5BY

Introduction:

This Design & Access statement has been prepared to support the following proposal:

- New sport pavilion to replace existing

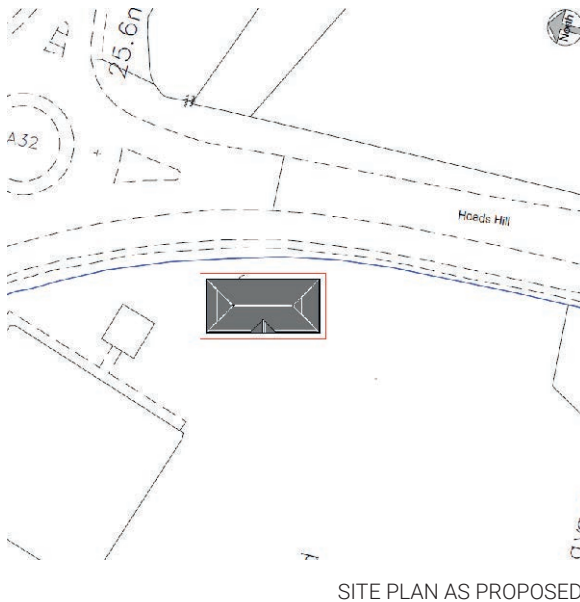
Axis Architecture is instructed by the Client to submit this Planning Statement to support a full planning application for the works at the above address.

The statement is to be read in conjunction with the following documents:

- Site & Site Location Plan
- Existing and Proposed Drawings prepared by Axis Architecture

The drawings which accompany this application describe the proposed layout of the site, building plans and elevations and 3D views.

Planning Statement for: Wickham Recreation Ground, Fareham Rd, Wickham, P017 5BY



Site Analysis:

Wickham Recreation Ground is located in a picturesque village, Wickham near Fareham. It is managed by Wickham and Knowle Parish Council.

Location: Latitude: 50.8967°N; Longitude: 1.1834°W

The application site covers a total area of approximately 0.023 ha (231,5 square metres) and can be accessed by Fareham Road, which is shared by multiple other properties. The existing building is a single storey pavilion with a gable end / flat roof sized approx. 4m high and an area of 80 sq m GEA.

The site falls within the Winchester District, and as such, any potential development must be considered under the Winchester Local Plan.

The existing Sport Pavilion sits off of the northern site boundary and the site is surrounded by the recreating grounds of Wickham to the east of the site, and by residential development at Manor Close to North-West and open farmland / new developments to the South-East. Fareham Road, the main access road to the existing Cricket Pavilion, runs above the North boundary.

Development Proposal:

The proposed development is Class E (Gyms and indoor sports and recreation) with associated parking and landscaping.



STREETVIEW FROM HOAD'S HILL (Google.com)

Planning Statement for: Wickham Recreation Ground, Fareham Rd, Wickham, PO17 5BY



STREETVIEW FROM HOAD'S HILL (Google.com)



STREETVIEW FROM THE ROUNDABOUT (Google.com)



STREETVIEW FROM FAREHAM ROAD (Google.com)

Planning History of the Site:

The site is located within the administrative boundary of Winchester City Council (WCC), who are the Local Planning Authority (LPA) for the area. Fareham Borough Council's (FBC) administrative area is located approx. 3 miles to the South of the site.

The WCC Local Development Framework (LDF) for the area consists of the adopted WCC Local Plan Part 1:

Core Strategy (adopted March 2013) and the adopted WCC Local Plan Part 2: Development Management and Site Allocations Plan (adopted April 2017), as well as any relevant adopted Supplementary Planning Documents and Guidance. The adopted Core Strategy sets out the strategic vision for the district up to 2031. An important aspect of the vision is that the Council seeks to improve individual and community wellbeing, health, safety and inclusivity, enhance the districts environment, heritage and landscape assets and achieve high standards of design.

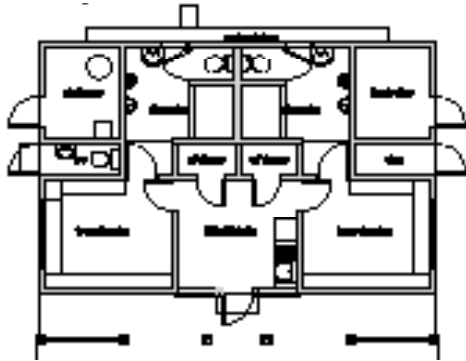
Local Plan states: 'The Community Strategy's vision and outcomes have influenced the LDF and this Local Plan. Below these are translated into a locally distinct spatial planning vision and a series of strategic objectives which will provide the link between the Community Strategy and the Winchester District Local Plan Part 1 – Joint Core Strategy.

Key policies are shown below:

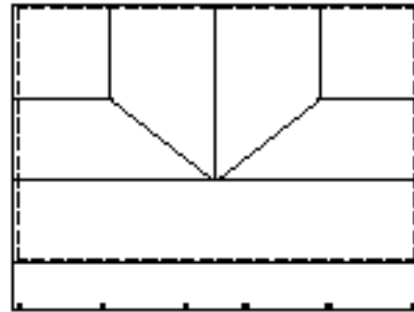
- Maximise new and existing opportunities for walking, cycling, sport and recreation/play to promote healthy lifestyles for all members of the community
- Retention of existing and provision of new services and support facilities in the right places at the right time, including health, education, cultural, leisure and shopping, etc, to ensure existing and new communities are attractive and safe places to live and work and to allow our ageing population to participate.'

Planning Statement for:

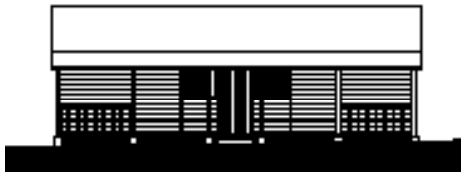
Wickham Recreation Ground, Fareham Rd, Wickham, P017 5BY



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING PHOTO - FRONT



EXISTING PHOTO - REAR



EXISTING PHOTO - INSIDE

USE

Existing Parking Facilities:

The site benefits from over 40 unallocated parking spaces. The parking area is accessible via Fareham Road and sits at the North-West of the building.

Existing use of the site:

The existing pavilion includes:

- Team changing rooms
- Shower room to each team changing room
- Lobby / Kitchenette
- One Referee's changing cubicle
- Male, female and disabled toilets
- Plant Room
- Store
- Tennis store

The sport pavilion was designed to serve the adjacent fields for sports. However, the facility was constructed in mid 20th century and is now dilapidated and not fit for purpose.

There is no social space for gatherings before and after matches. There are no usable or dedicated catering facilities.

Furthermore, while the football pitch is regularly in use, the current facilities are unsatisfactory to meet modern standards during the coldest months of the year as the existing pavilion does not meet Part L of the building regulations for thermal comfort.

In summary, the community is not benefitting from the facilities in full.

Planning Statement for:

Wickham Recreation Ground, Fareham Rd, Wickham, P017 5BY



FRONT OF THE BUILDING



SIDE OF THE BUILDING



STREETVIEW - REAR AS EXISTING (Google.com)

USE

Proposed use of the site:

The client intends to retain the current use of the building and replace it with a similar, larger, thermally compliant building to meet the needs of the community. The site will therefore retain its Class E use.

Proposed Parking Facilities:

It is proposed to retain the parking capacity as the design intention will not increase, nor it will decrease the traffic into and from the site. The existing community parking has plenty of capacity and satisfies the needs of the community, therefore no changes are proposed to this facility.

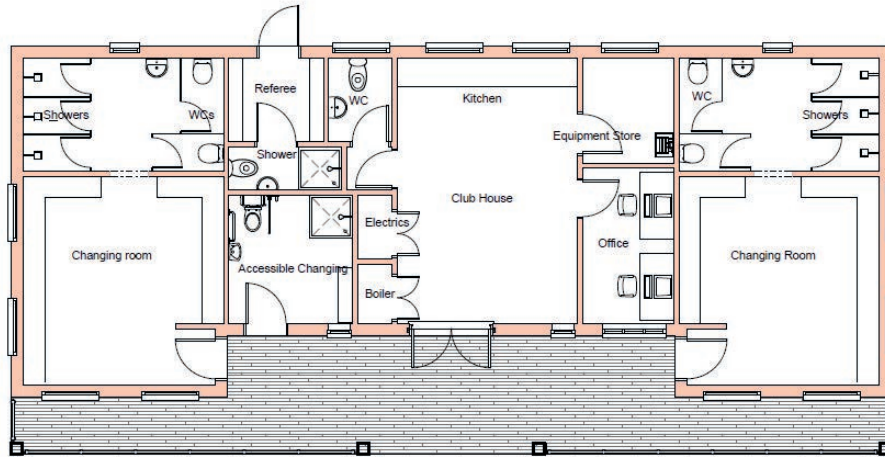
Design Development:

The Statement demonstrates how the proposals have been designed to comply with the local plan policy: designed in a way that respects the architecture of the existing building and reflect the local patterns of development and neighbouring buildings in terms of layout, height and scale, bulk, materials and landscaping.



3D VIEW - REAR AS PROPOSED

Planning Statement for: Wickham Recreation Ground, Fareham Rd, Wickham, PO17 5BY



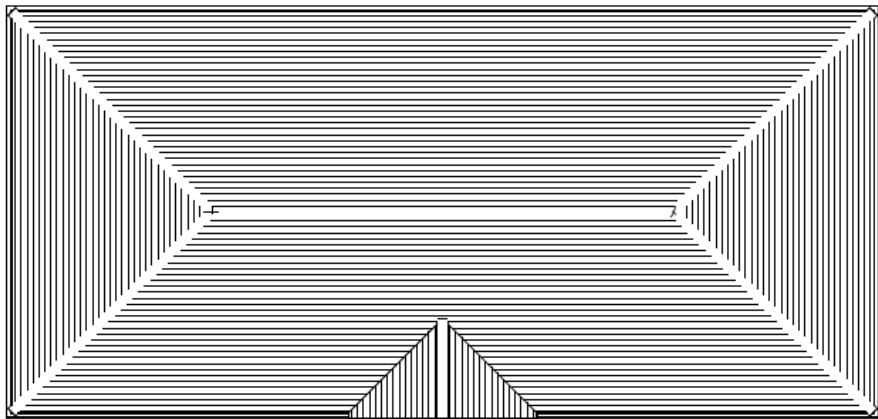
PROPOSED GROUND FLOOR

USE

The Proposed Development:

Wickham & Knowle Parish Council has recently approached Axis Architecture to re-develop the existing site to meet the needs of the community. The brief included a replacement pavilion that complies with all FA and Sport England guidance, to hold:

- Spacious and much required FA compliant football changing rooms for home and away teams
- Showers and WC to all changing rooms
- A single referee's changing room sized to host two people, fully compliant with the FA requirements
- Accessible Changing Room, that can be approached from the fields
- WC
- A much-needed Office space for the Parish Council (no other administrative space available in the village)
- Equipment store, including a cleaner's sink and storage
- A modern kitchen area
- A social space to host gathering before and after matches, providing the Council with a much-needed space for small meetings both for themselves and for hire



PROPOSED ROOF



Planning Statement for: Wickham Recreation Ground, Fareham Rd, Wickham, PO17 5BY



3D VIEW - NEW HALL

USE

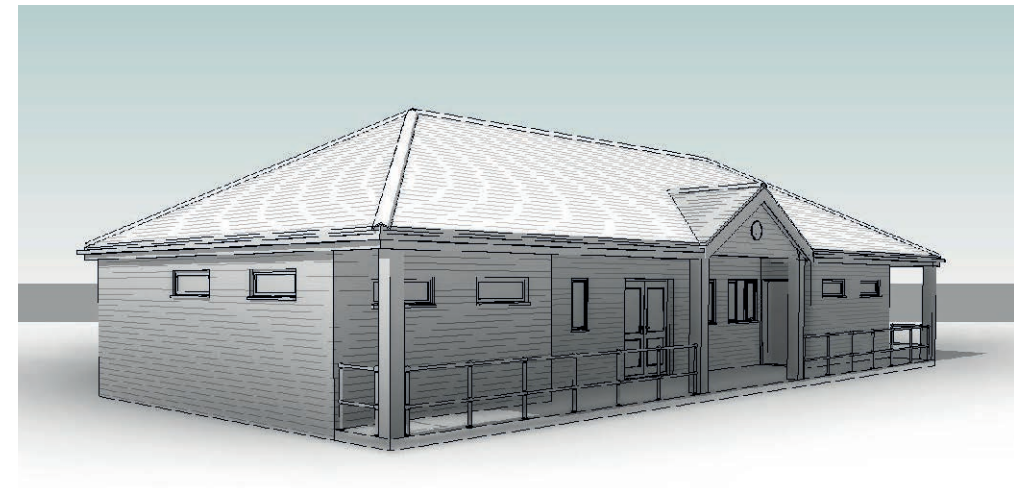
The decision to retain the look of a Sport Pavilion was intentional, making sure that the character and style of Wickham Recreation Ground was not altered.

The external design implemented the manufacturer's feedback on materials and finishes but put forward the sizes and brief prepared by Wickham and Knowle Parish Council.

The final result is a bespoke building which fully addresses the needs of the community, replacing a dilapidated building not fit-for-purpose with a new comfortable and much needed proposal.



MANUFACTURER'S DETAILS



PROPOSED 3D VIEW

Planning Statement for:

Wickham Recreation Ground, Fareham Rd, Wickham, P017 5BY



3D VIEW - VIEW FROM THE REC



3D VIEW - SIDE VIEW

DESIGN SOLUTION

Amount & scale:

The existing building consists of 65 sqm (GIA).

The proposed development will measure 125 sqm (GIA). The additional 60sqm are necessary to create the facilities required by the community.

The style of the new pavilion is similar to the existing building, improving its look. This is an important requirement for the picturesque village of Wickham, where history and character are valued and treasured by its inhabitants.

Vehicle Access:

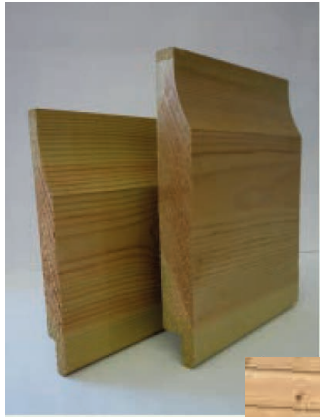
This application does not change the access to the site and does not affect traffic or highway. Access to the Pavilion will be retained through the existing entrance to the site.



3D VIEW - FRONT VIEW

Planning Statement for:

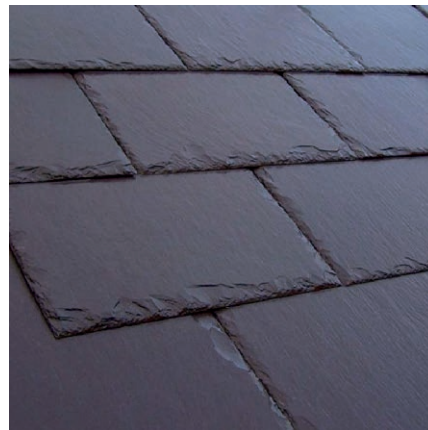
Wickham Recreation Ground, Fareham Rd, Wickham, PO17 5BY



WALLS - TIMBER CLADDING



GREY uPVC WINDOWS



FIBRE CEMENT SLATE TILES



GLAZED TIMBER DOOR TO BE PAINTED GREY

MATERIALS

Proposed Roof:

The proposal includes a new slate tiles roof, replacing the dated metal roof of the existing pavilion.

Proposed Walls:

The existing walls are brown / black timber cladding. The proposed walls will match the timber in style, and texture but it is proposed to retain its natural timber look. The front elevation includes an external clock of 450mm diameter with black face and gold hands, typical feature of traditional sport pavilions.

Proposed Windows and Doors:

All windows to be grey uPVC double glazing. All external doors to be grey timber double glazing. Door with 5 lever insurance approved Euro mortice sash lock and DDA compliant furniture to comply with Secured By Design requirements.

CONCLUSION

The proposed development is in line with the design and scale of the of the existing building, complementing and improving its look. The new internal layout creates a better space for the users of the property, while improving the experience for all the users of Wickham Recreation Grounds.

The new pavilion will create a destination within the Wickham and Knowle community, providing the required football facilities to meet the demands.

In summary, the changes blend in well with the existing architecture and its setting and creates value within the community.