



Design & Access Statement

Sports & Community Pavilion

Milton Road, Adderbury
Oxfordshire

Amended to reflect planning consultation feedback - February 2020

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Supporting Planning Drawings:

- 7354 (08) 00A - Site Location Plan
- 7354 (08) 01B - Site Plan as existing
- 7354 (08) 02E - Site Plan as proposed
- 7354 (08) 03F - Ground Floor Plan
- 7354 (08) 04D - Elevations as proposed (East & West)
- 7354 (08) 05D - Elevations as proposed (North & South)
- 7354 (08) 06B - Roof Plan
- 7354 (08) 07A - Sections
- 7354 (08) 11 - Tree Works Plan with Mitigation Planting
- Visuals (x2)

Supporting Reports:

Preliminary Ecological Appraisal (Nov 2019)- Turnstone Ecology
Transport Statement (Nov 2019) - RPS Group
Flood Risk Assessment - Forge Engineering Design Solutions
Geophysical Survey Report (July 2018) - Sumo Geophysics Ltd
Archaeological Evaluation (April 2019) - Cotswold Archaeology
MUGA and Car park Lighting Design (Feb 2020) Ansell Lighting



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1.0 Introduction

1.1 Methodology

This Design and Access Statement has been prepared by Lathams to accompany the full planning application for the development of a new Sports & Community Pavilion at Milton Road, Adderbury.

The purpose of this Design and Access Statement is to examine the character and structure of the development in response to the need to promote high quality, sustainable design in development - in accordance with the National Planning Policy Framework (NPPF) and the DCLG's Guidance on information requirements and validation.

This Statement has also been prepared with reference to the guidance document 'Design and Access Statements: How to read, write and use them' produced by Design Council CABE. This reinforces the need to 'demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime'.

This proposal has been developed following close consultation with Cherwell District Council.

The report is structured as follows:

- Section 2 provides national and local policy context
- Section 3 provides a context for the proposal
- Section 4 describes the conceptual ideas and strategy for development
- Section 5 describes the design proposals in detail
- Section 6 explains the access proposals
- Section 7 provides a summary of sustainability measures
- Section 8 outlines the community level of community support and engagement
- Section 9 provides a summary and conclusion

This report should be read in conjunction with the other technical reports and drawings submitted with the full application.

In terms of the issues addressed and having regard to the type of development proposed, this report concludes that the development proposal will have a positive impact on the village environment.

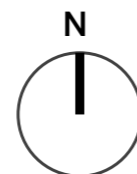


Fig 1: Aerial photograph showing the site and surroundings

1.0 Introduction

1.2 Site & Surrounding Area

The proposal site is located on the northern side of Milton Road, to the western edge of Adderbury, approximately 3 miles south of Banbury (refer to Fig 1).

Although it lies on the edge of the village, the site is within 10-15 minutes walking distance of the heart of the village, and close to other amenities.

Recent housing developments north and south of Milton Road, in the vicinity of the site, have extended the village envelope to the west, although there is still clear separation between Adderbury and nearby Milton to the west, with Bloxham lying further west.

1.3 Background to this application

Further to the granting of planning permission for new sports pitches on the Milton Road site in Adderbury in 2018, the Parish Council, with support from 'Working for Adderbury Community' (WFAC) is now seeking full planning permission for a new and complementary Sports and Community Pavilion for the village.

1.4 Brief

The brief calls for a flexible, multi-purpose sports hall for badminton, as well as function/meeting rooms, dance studio, office, events bar, clubroom and bar, kitchen, WCs and changing facilities.

Externally, the building should address the Milton Road frontage, albeit behind the established tree and hedgerow margin, and maximise views and access to the sports pitches. A west facing external terrace is also desirable.

NB) The brief also raises the prospect of the building being capable of future expansion and this has been a key consideration, although this is not the focus of the current planning application.

1.5 Planning consultation feedback

This report has been updated, and drawings revised as necessary, in response to feedback received from statutory consultees, as follows:

OCC TRANSPORT PLANNING TEAM:

As requested, the site layout has been amended (refer to Drwg No. 7354 (08) 02E) to include a new footpath set back within the verge along Milton Road as agreed with the Transport Planner; and running from Henge Close west to the site entrance. In addition, an informal crossing point is now shown on Milton Road, to improve pedestrian connectivity to the south side of the road.

The cycle parking provision has been amended as requested, to include weather protection. The covered cycle parking is shown in a location where there is good natural surveillance from the building entrance.

OCC LEAD FLOOD AUTHORITY:

Confirmation has been provided that the flood risk information is good proof of concept design stage and, in response to the request for further information, Forge Engineering have, in consultation with the Lead Authority Drainage Engineer, prepared further technical information and data. Refer to separate response/report.

OCC ARCHAEOLOGY

County Archaeology do not object to the proposal. However, they have requested a written scheme of investigation prior to the commencement of any development works.

NB) Cotswold Archaeology undertook archaeological works in February 2019. A total of thirteen trenches were excavated across the 3.7ha site. No artefacts were recovered from excavated features to support accurate dating and interpretation. Refer to full Archaeological Evaluation Report dated April 2019.

SPORT ENGLAND

The proposal is supported by Sport England. The proposals have been developed in accordance with their objectives and guidance, and further ongoing dialogue is envisaged in terms of detail design matters.

THAMES VALLEY POLICE

In light of the advice provided, a number of amendments have been made to ensure the scheme meets 'Secure by Design' requirements. These include the addition of car park lighting, with a landscape buffer to shield the parking area from the neighbouring houses. In addition, roller shutter doors have been added to ensure the terrace can be secured.

CDC PLANNING POLICY

It is noted that CDC's Planning Policy, Conservation and Design Team has confirmed there are no planning policy objections to the proposal.

CDC LANDSCAPE PLANNING

In response to comments and requests for further information, the following amendments to the scheme have been made:

- Details of MUGA fencing and lighting provided
- Notes re: retention of existing hedgerows added, including 'gap filling' with native species in accordance with ecologist's recommendations
- Ball stop fencing added (6m high - permanent)

CDC ARBORICULTURAL OFFICER

In response to a request for further information re: tree protection, a Tree Works Plan has been provided (Drwg No. 7354 (08) 03F) with details of protection measures, etc.

CDC ENVIRONMENTAL PROTECTION

Planning conditions are anticipated re: control of noise during construction; provision of electric vehicle charging points; and detailed lighting design.

BALL COLEGRAVE

In view of comments received from Ball Colegrave, further clarification has been provided in terms of the proposed lighting design, and Ball Colegrave have provided confirmation that the position and lighting proposals for the MUGA are acceptable.

In addition, other amendments to the scheme include:

- Provision of 6m high permanent ball stop netting to the boundary
- confirmation that the boundary hedgerow and trees will be maintained and 'gap' planting will be provided

RESIDENT FEEDBACK

In addition to the significant number of letters of support from local residents, there are some letters of objection. Concerns expressed include proximity of the car park to the boundary, lighting/light pollution, noise, stray balls, etc.

In response to these concerns, the proposal has been amended to ensure there are no parking bays immediately adjacent to the eastern boundary. In addition, a wide landscaped buffer, including native tree and hedge planting, is now proposed to provide a dense screen.

The lighting design has also been changed to ensure that there is no light spill affecting neighbouring properties.

Refer to Ansell Lighting Report for details.

2.0 Planning Policy

This application will be considered against the policy guidance contained in the National Planning Policy Framework (NPPF) and policies within The Cherwell Local Plan 2011-2031 Part 1 (CLP). In addition, the 'Saved Policies' of the Cherwell Local Plan 1996 will be relevant to the determination of this application.

Other material planning policy and guidance includes Planning Practice Guidance (PPG) and the Adderbury Neighbourhood Plan 2014-2031.

In terms of relevant planning history, the site already has consent for change of use of agricultural land to sport/recreation and community use - planning reference number 18/00220/F.

2.1 National Planning Policy Framework

Paragraph 11 of the National Planning Policy Framework (NPPF), (DCLG 2018) states that a presumption of sustainable development should be seen as a 'golden thread' running through the decision making process. There are three dimensions to sustainable development, as defined in the NPPF, which require the planning system to perform economic, social and environmental roles. These roles should be sought jointly and simultaneously through the planning system.

Paragraph 12 of the NPPF notes that the development plan is the starting point of decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Cherwell District Council has an up-to-date Local Plan which was adopted on 20th July 2015.

The following extracts from the NPPF are of particular relevance to this application:

Paragraph 39

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

Paragraph 96

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 124

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 131

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

In addition, the National Planning Policy Framework 2018, Section 12 'Achieving well-designed places', point 127 (part f), states that; 'Planning policies and decisions should ensure that developments... create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'. And;

HMCLG's Planning Practice Guidance on 'Design', which states that; 'Although design is only part of the planning process it can affect a range of objectives... Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered: safe, connected and efficient streets... crime prevention... security measures... cohesive & vibrant neighbourhoods.'

2.2 Cherwell Local Plan

The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015.

The following policies of the Development Plan are of particular relevance to this proposal:

PSD1: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area....

BSC10: Open Space, Outdoor Sport and Recreation Provision

The Council will encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured through the following measures:

- *Protecting existing sites*
- *Addressing existing deficiencies in provision through qualitative enhancement of existing provision, improving access to existing facilities or securing new provision, and*
- *Ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals*

BSC12: Indoor Sport, Recreation and Community Facilities

The Council will encourage the provision of community facilities to enhance the sustainability of communities, and encourage partnership working to ensure that built sports provision is maintained in accordance with local standards of provision by the following means:

- *Protecting and enhancing the quality of existing facilities*
- *Improving access to existing facilities*
- *Ensuring that development proposals contribute towards the provision of new or improved facilities where the development would generate a need for sport, recreation and community facilities which cannot be met by existing provision.*

2.0 Planning Policy

ESD10: Biodiversity and the Natural Environment

Including*Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site, habitat or species of known or potential ecological value....*

ESD13: Local Landscape Protection and Enhancement

Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- *Cause undue visual intrusion into the open countryside*
- *Cause undue harm to important natural landscape features and topography*
- *Be inconsistent with local character*
- *Impact on areas judged to have a high level of tranquillity*

ESD15: The Character of the Built and Historic Environment

Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 also states that new development proposals should consider the amenity of both existing and future development, including matters of privacy outlook, natural lighting, ventilation, and indoor and outdoor space.

ESD17: Green Infrastructure

Including....*Ensuring that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond...*

Villages 4: Meeting the need for open space, sport and recreation

Cherwell District Council recognises that there are existing deficiencies in the area, based on the findings of the Playing Pitch Strategy and Green Space Strategy (as updated by the 2011 Open space Update) and the change of use permission (planning reference number 18/00220/F) already in place for the proposal site addresses this need.

Cherwell Local Plan 1996 (Saved Policies)

Policy C28: Layout, design and external appearance of new development Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external finish materials are sympathetic to the character of the urban or rural context of that development.....

2.3 Adderbury Neighbourhood Plan

The vision for Adderbury Parish is:

“To continue as a thriving, modern, viable and sustainable rural village for work, rest, and play.”

This is enshrined in the Adderbury Neighbourhood Plan 2014-2031, adopted on 16 July 2018. Whilst the proposal site is not allocated for development by the Cherwell Local Plan Part 1, and it sits outside the settlement boundary identified by Policy AD1 of the Neighbourhood Plan, Policy AD18 of the Adderbury Neighbourhood Plan allocates the site for sports and community uses.

Furthermore, and as highlighted earlier, an application for change of use of the agricultural land to sport and recreation use was approved in 2018 under 18/00220/F. The principle of development is therefore considered to be acceptable, with overall acceptability subject to the other considerations set out below:

AD2: Green Infrastructure

....*Development proposals on land that lies within or immediately adjoining the defined Network must demonstrate how they maintain or enhance its integrity and green infrastructure value, by way of their landscape schemes, layouts, access and / or through equivalent alternative provision nearby.*

AD4: Local Open Spaces

...*r. - Development North of Milton Road Open Space*
To be supported, development proposals on land within any of the Local Open Spaces must demonstrate that, unless it can be clearly shown that the land is surplus to requirements as Local Open Space, that any loss of active or passive recreational provision in a no less convenient location for users

AD18: New Community Facilities

The Neighbourhood Plan allocates land off Milton Road, West Adderbury, as shown on the Policies Map, for sports and community uses.

Proposals for these uses of the land will be supported, provided:

- i. *Any buildings are ancillary to the operation of the uses and are located within the site and are designed in such a way that has regard to the countryside location of the site;*
- ii. *Vehicular access is made from Milton Road, with a minimum loss of the existing site boundary hedgerow, and sufficient car parking spaces are provided;*
- iii. *Safe pedestrian and cycle access is provided to the site;*
- iv. *The landscape scheme contributes to the delivery of Policy AD2 by making provision for ecological connectivity from Milton Road to the proposed Local Green Space off Horn Hill Road in Policy AD3;*
- v. *The scheme will result in a biodiversity net gain; and*
- vi. *The layout and any lighting have regard to the proximity of the adjoining residential and employment uses....*



Fig 3: Aerial View showing proposal site and immediate context

3.0 Site & Context

3.2 Site Photographs

A number of site photographs follow, showing the relationship of the proposal site to the surrounding area, and including buildings in close proximity.

The site is approximately 9 acres (3.64 hectares) in area, and is well defined by established tree and hedgerow boundaries.



Fig 4: Entrance to adjacent site (Ball Colegrave)



Fig 5: Existing access to the Ball Colegrave site



Fig 6: Residential development adjacent to the site (beyond eastern boundary)



Fig 7: View looking west across the site



Fig 8: View looking north across the site

3.0 Site & Context

3.2 Site Photographs



Fig 9: View showing southern boundary of the site on Milton Road



Fig 10: View of existing access at western end of site (Milton Road)



Fig 11: View from existing gate looking north along western boundary

3.0 Site & Context

3.3 Heritage & Conservation

The site lies to the west of the Adderbury Conservation Area. First designated in 1975, the Conservation Area follows an east-west axis through the village, comprising the historic core and its setting.

20th Century and more recent residential development to the south west and north east of the village is excluded from the Conservation Area.

There are a significant number of listed buildings within the village core/ Conservation Area, including the Grade I listed Church of St Mary, and The Grange (listed Grade II*) adjacent, as well as many large 2 & 3 storey listed dwellings.



Fig 12: Proposal site in relation to Conservation Area

3.0 Site & Context

3.4 Movement and Connectivity

The proposed site lies within 10 - 15 minutes walking distance of the village centre. The main road (A4260) running north-south through the village from Banbury in the north, can be seen to the east.

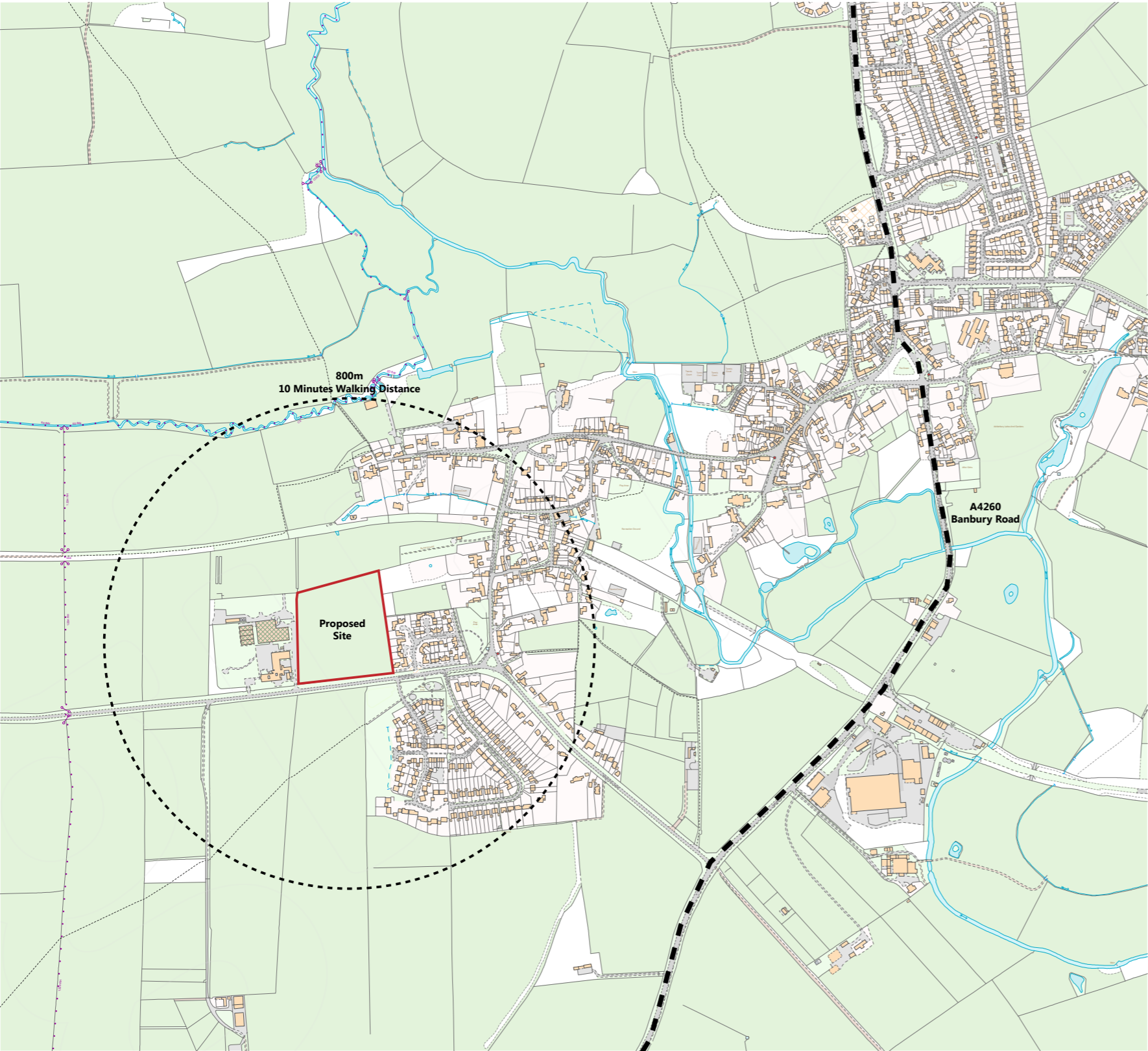


Fig 13: Connectivity/Access

4.0 Concept & Strategy

4.1 Constraints & Opportunities

The plan adjacent (Fig 14) shows the location of the proposed (and consented) sports pitches, as well as the proximity of neighbouring buildings. Planning consent is in place for a new vehicular access at the eastern end of the site, along Milton Road. This will provide a new point of arrival as close to the village as feasibly possible, whilst ensuring that the amenity and privacy of neighbouring residents is protected. The proposal to locate the new building at the centre of the southern end of the site will create a strong sense of arrival, serving as the focus for local people and visitors, with direct access to the sports pitches beyond.

The all weather multi-use games area (MUGA) is positioned away from the residential development to the east (Clockmaker's Turn) and shielded from the adjacent Ball Colegrave site to the west, by virtue of the established trees and vegetation which form the western boundary of the site. This will minimise the potential effects of any possible noise and light pollution.

4.2 Utilities & Services

Initial approaches have been made to local utilities providers in order to determine whether there are mains services crossing or in close proximity, to the site. In undertaking this exercise Western Power formally confirmed that they have a high voltage main running alongside Milton Road. They do not have electricity services running across the site. Thames Water confirmed verbally that they have a buried water main running along or adjacent to, Milton Road, and they do not have apparatus running across the site. Gas providers SGN confirmed verbally that there is a gas main along the line of Milton Road, and they do not have any mains gas supply running across the site.

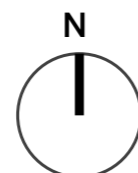


Fig 14: Concept Plan showing location of proposed building in relation to consented sports pitches

4.0 Concept & Strategy

4.3 Illustrative Site Plan

The Site Plan adjacent (Fig 15) shows the general layout of sports pitches, the suggested location of the pavilion and access and car parking arrangements.

A generous car park and mini bus drop-off area is shown, alongside provision for overflow parking when required. The location of the proposed building has been carefully chosen to minimise infrastructure costs (e.g. roads and parking) and ensure efficient utilisation of the land, whilst also safeguarding privacy and amenity for neighbours.

The links between the proposed sports and community pavilion, car parking areas, MUGA and sports pitches are clearly shown on the site layout plan adjacent.



Fig 15: Illustrative Site Plan showing development in context



4.0 Concept & Strategy

4.4 Organisational Strategy

The concept for the proposed building is based on a simple organisational arrangement of central sports hall, 'wrapped' with support/service/ changing facilities.

The diagrams adjacent illustrate and underpin this, with a clear focus on 6 key elements:

1. Massing / Visual Impact

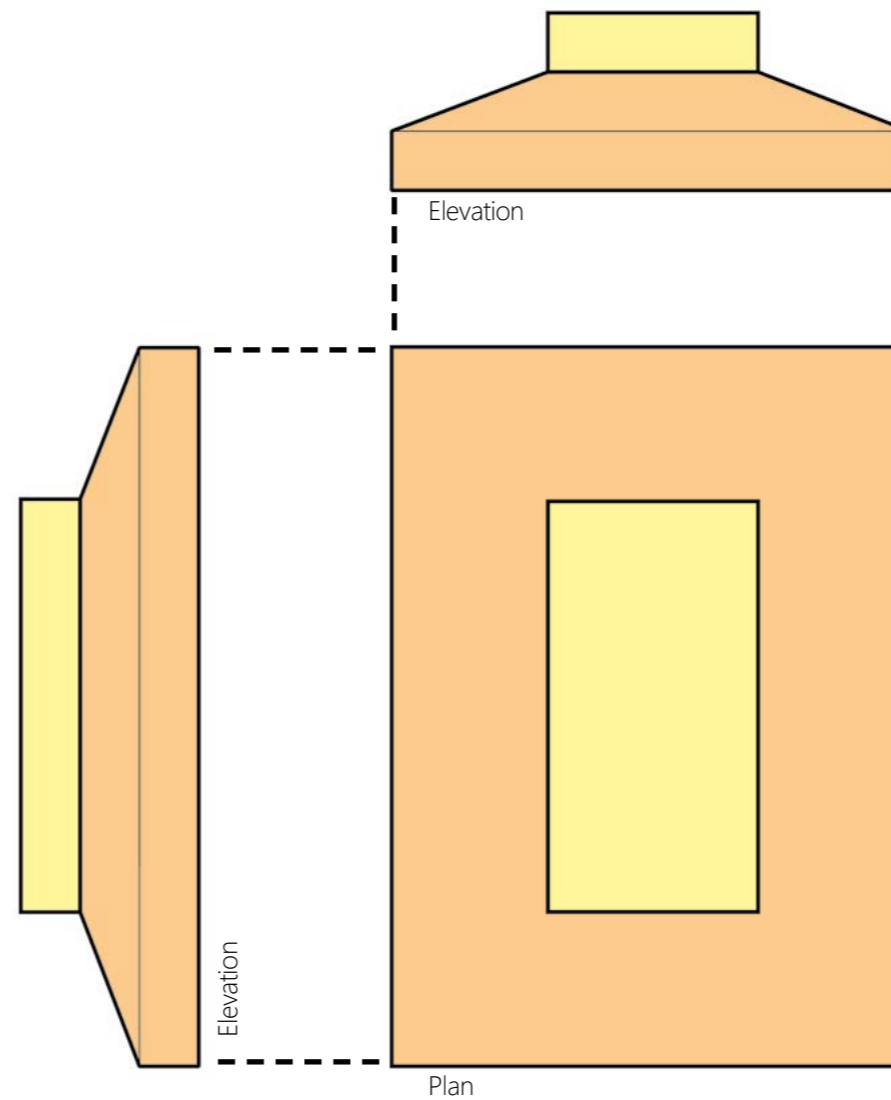
Fig 16 illustrates the proposed massing strategy, with the central taller sports hall at the heart of the building and the secondary spaces wrapping around and enveloping it. This serves to significantly reduce the overall visual impact of what would otherwise be a highly dominant element of built form in the landscape.

The diagram shows how the plan and elevations can be clearly 'read' to reinforce the simple approach to building organisation.

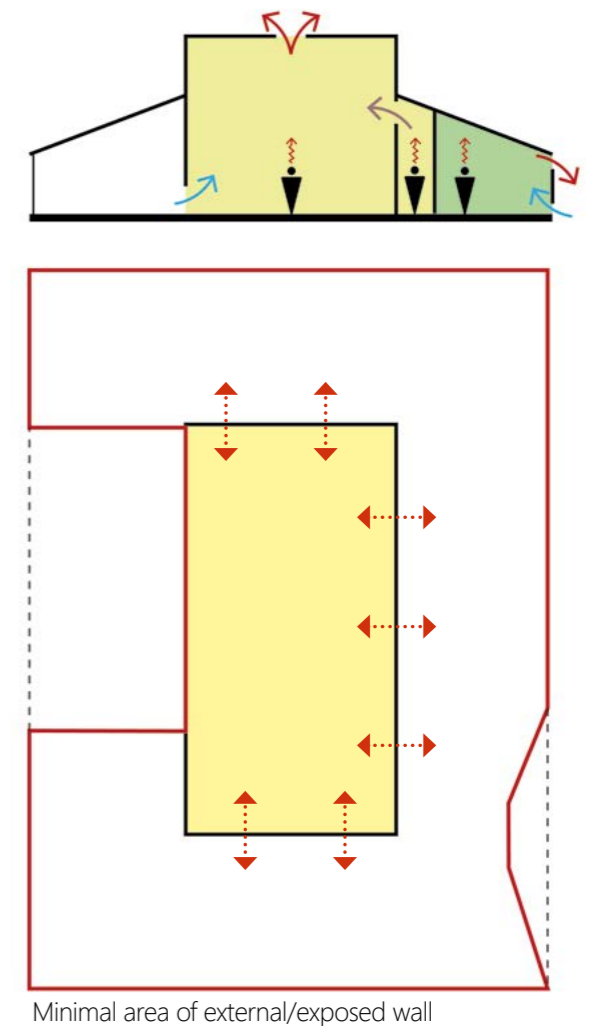
2. Energy Efficiency

The proposal to 'wrap' the main space also serves to create a highly energy efficient solution, with the secondary elements helping to minimise the extent of exposed walls to the sports hall, which would otherwise require high levels of thermal insulation.

This arrangement is also beneficial in terms of ventilation and cooling, with opportunities for natural 'stack effect' ventilation as well as efficient cable and pipe runs around the main space.



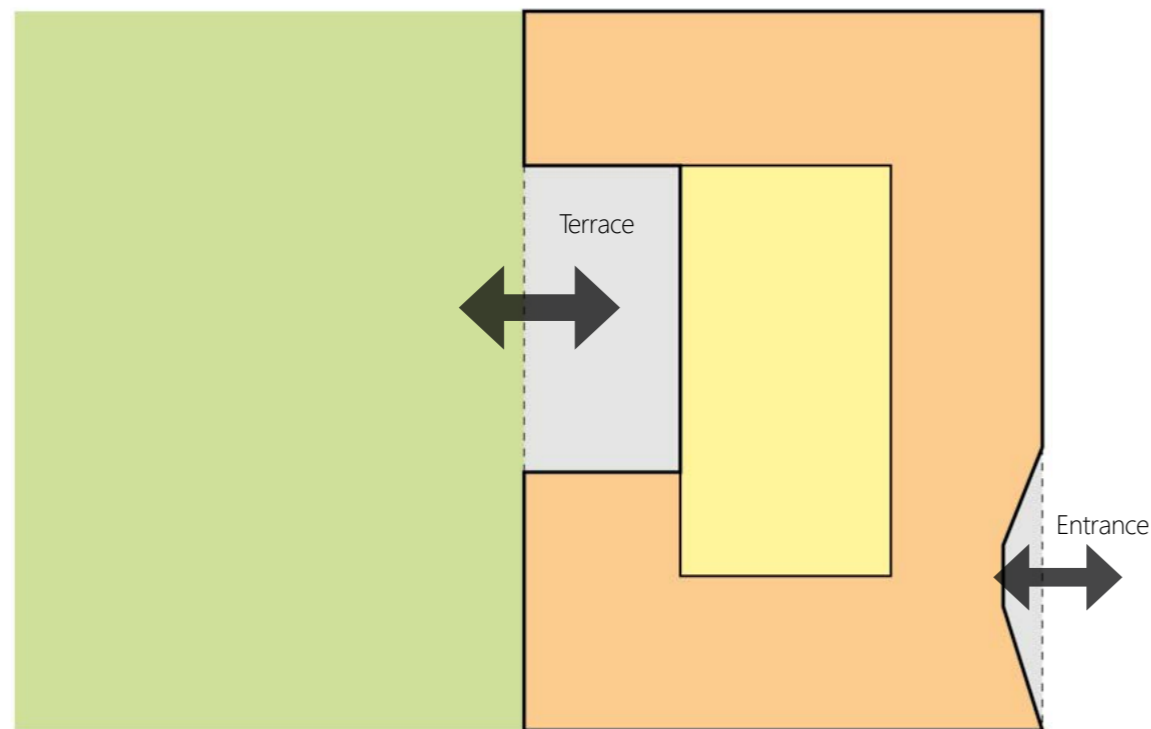
1. Massing / Visual Impact Fig 16



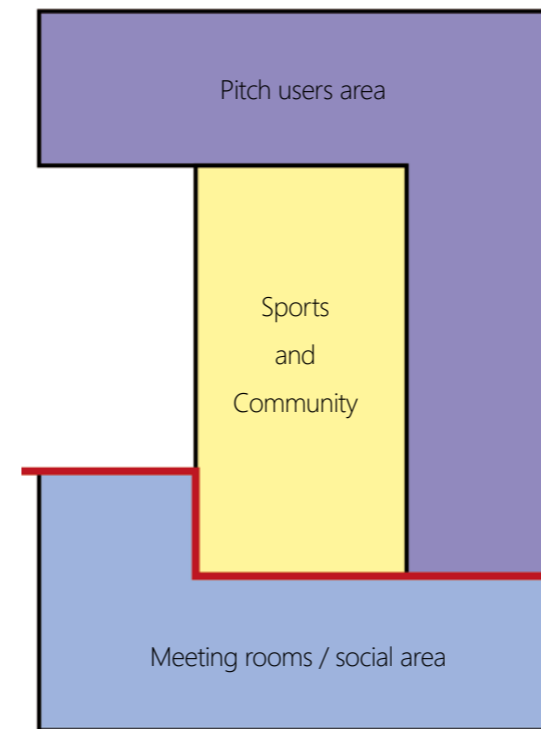
2. Energy Efficiency Fig 17

4.0 Concept & Strategy

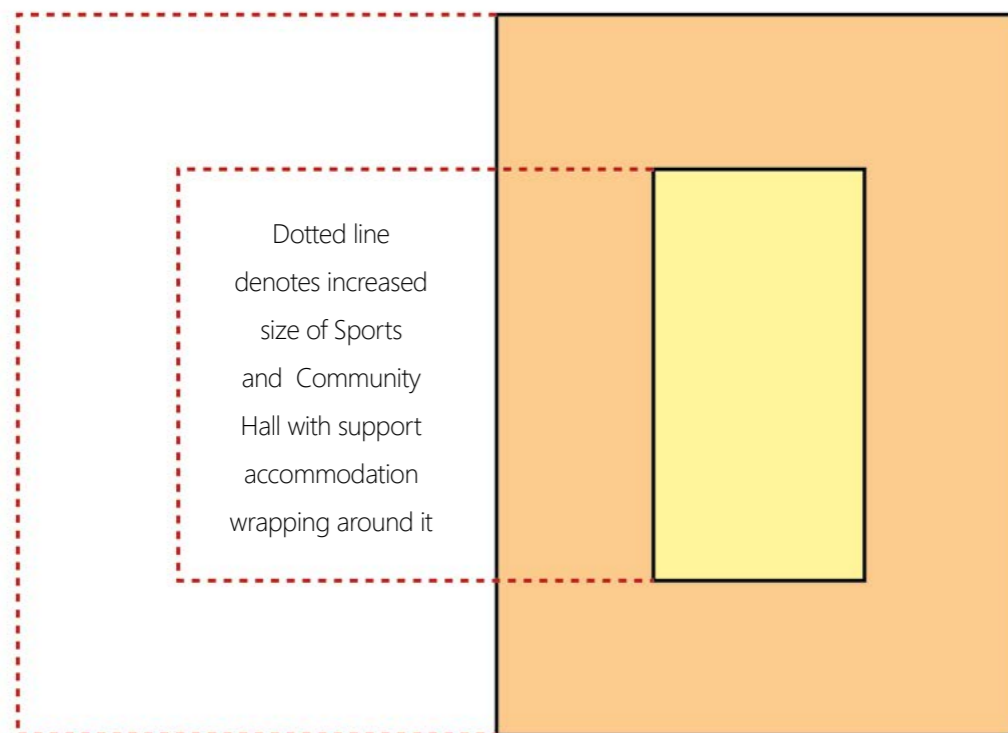
4.4 Organisational Strategy



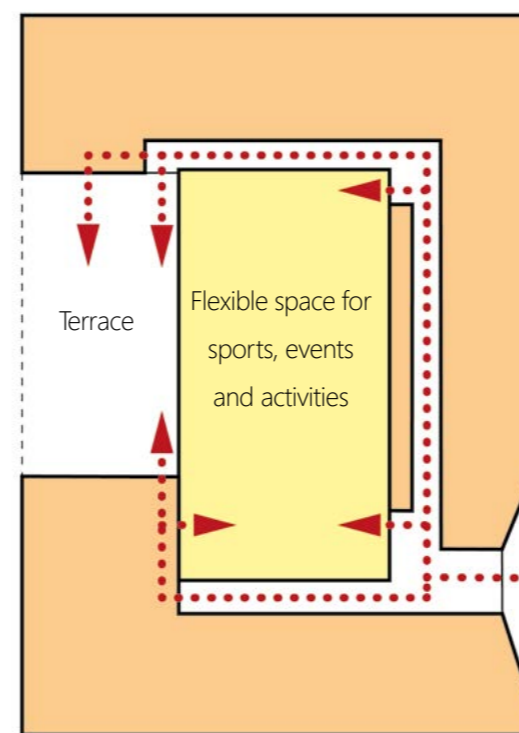
3. Internal / External Connection Fig 18



4. Separation of Zones Fig 19



5. Potential for Future Expansion Fig 20



6. Circulation Fig 21

3. Internal / External Connection

The diagram adjacent (Fig 18) shows how the entrance apron and outdoor terrace areas are enclosed by the roof canopy, to create direct access to the sports fields and wider landscape. This reduces the overall number of openings, which will help to make the building safe and secure - a key consideration given its location and lack of immediate natural surveillance from surrounding properties.

4. Separation of Zones

Fig 19 highlights the simple split of accommodation with 'public' areas wrapped around the main hall and facing directly onto Milton Road - these include the entrance/reception area, WCs, meeting room, dance studio/function room and bar area.

In contrast the 'private' areas include changing rooms for players and officials, storage, plant room and clubroom. Again these wrap around the main central space. The sports hall lies at the heart of the building and this is designed to be as flexible as possible, encouraging a wide range of sports and community uses.

5. Potential for Future Expansion

The diagram adjacent (Fig 20) shows the potential for the building to be expanded in the future. Whilst this is not likely to happen in the near future, the brief calls for a building which is capable of expansion. This will enable the size of the main space to be substantially increased to provide for min 2 no. badminton courts, five-a-side football, netball, basketball and tennis. The building has been designed to facilitate this if required, with minimal disruption to the western end. In addition, provision has been made on the site plan to allow for possible expansion.

6. Circulation

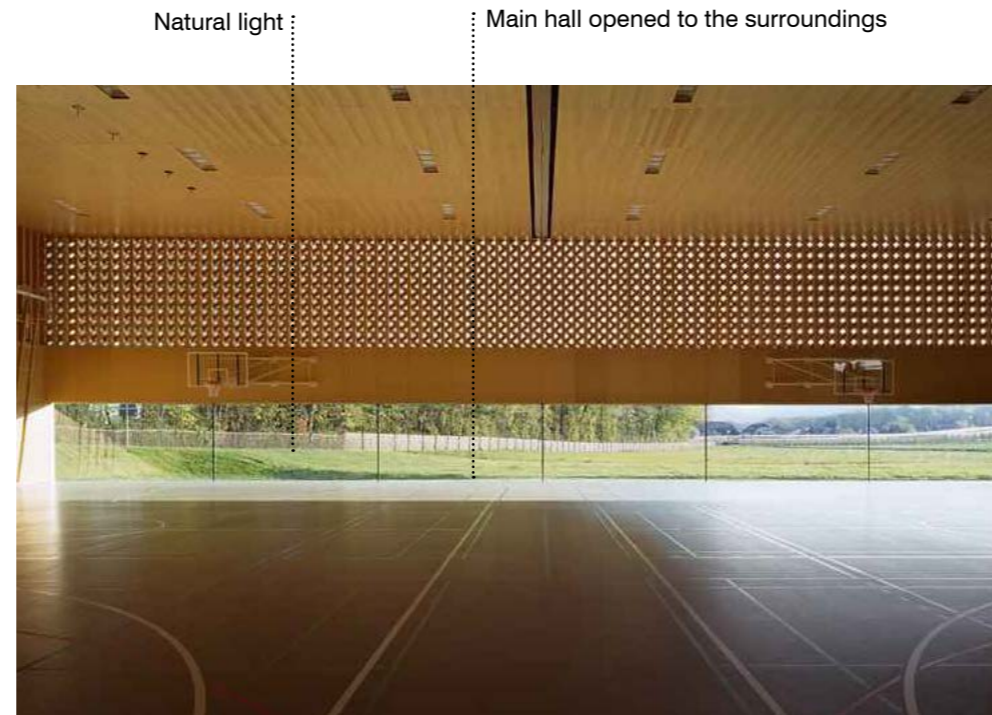
The proposed plan arrangement will allow highly efficient circulation patterns (refer to Fig 21), with good access to and around the main hall space. This will help to ensure it can be used as flexibly as possible, including scope for performances and events, with the changing facilities acting as a 'green room', for example.

5.0 Detailed Design

5.1 Design Precedents

The images adjacent illustrate opportunities for a simple, contemporary approach to the community building and sports hall, offering a highly sustainable solution to the complex and challenging brief, which calls for a range of spaces, large and small.

Flexibility is the key to the success of the building, ensuring it can cater for a range of users, providing safe, practical and attractive, naturally lit spaces.



Figs 22-26: Precedent images showing contemporary approach to community/sports provision

5.0 Detailed Design

5.1 Design Precedents

The images have been selected to illustrate how the traditional ‘barn’ form has inspired the design of the new Pavilion, albeit reinterpreting the idea of a ‘quadrangle’ with mono pitched buildings framing it.

The examples also show how the sports hall / function space can be flooded with natural diffuse light, to create an attractive, welcoming and practical interior for a wide range of activities. There is also scope to create a strong visual link between inside and outside - this will reinforce the relationship between indoor activities and the sports fields / wider landscape.



Figs 27-30: Precedent images showing traditional building forms and contemporary spaces flooded with natural light

All weather pitches (MUGAs)
for year round activity



Fig 31: Multi-use games area

5.0 Detailed Design

5.2 Pavilion Design - Pre-App

Following the preparation of outline design proposals, a pre-application submission was made on behalf of Adderbury Parish Council in June 2019 (19/00166/PREAPP).

The proposed floor plan at the time showed a larger sports hall, capable of accommodating a minimum of 2 no. badminton courts, with ancillary accommodation in an L-shape form wrapping around the main hall. The accommodation was divided into clear zones ('public' and 'private'). The principal entrance was shown recessed to accentuate the sense of arrival, giving access to a central top lit foyer.

Storage provision was optimised to allow the hall to function for both sports and community activities, providing a space for theatrical performance and dance. The bar area was shown as a prominent and welcoming frontage to the building, with a direct connection to the main hall, as well as enjoying good visibility to the sports pitches, helping to ensure it could cater for a wide variety of functions.

As shown below (Fig 32), the building was initially proposed to the east of the site.



Fig 32: Initial site plan showing building to the east of the site

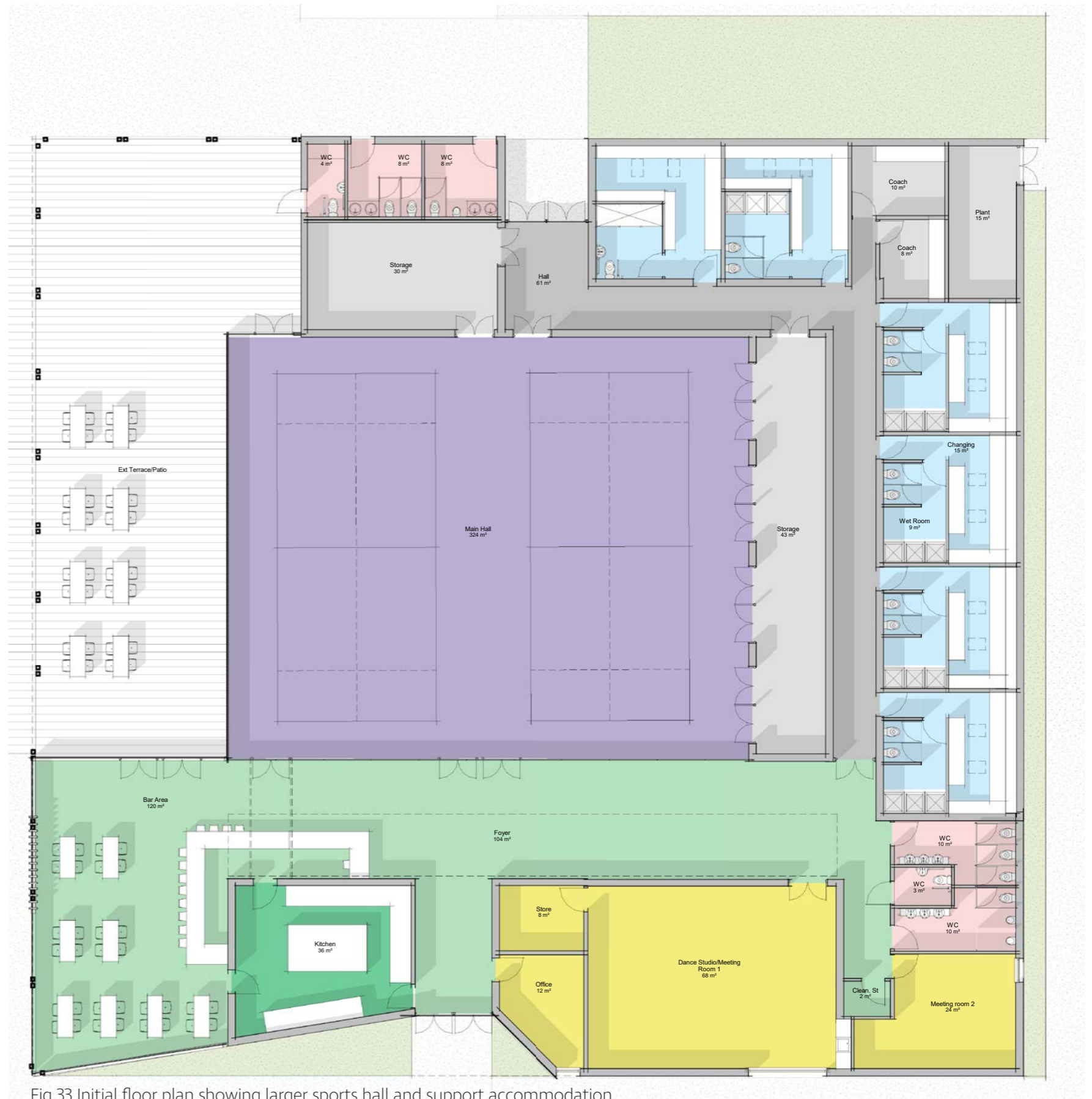


Fig 33 Initial floor plan showing larger sports hall and support accommodation

5.0 Detailed Design

5.2 Pavilion Design - Pre-App

Due to feedback and comments from Oxfordshire County Archaeology however, this location for the building (to the east of the site) was subsequently rejected, in order to ensure that the impact of new development on any archaeology could be minimised. See comments below:

OCC Archaeology: The proposed new pavilion, parking, swale and planting scheme may impact on the surviving archaeological features, particularly the pavilion which is located within the area of the circular enclosure. A programme of archaeological mitigation may therefore be required ahead of any development. The need for this will depend on the actual construction methods and impacts associated with this development.

Notwithstanding this, Cherwell District Council confirmed the following in their report dated 23 July 2019:

'The principle of development is considered to be acceptable and subject to further details on the proposed cladding, the design of the building is considered to be acceptable. Regard should be had for the proposal's impact in terms of noise and light pollution on the neighbouring properties at Henge Close and on Ball Colegrave to the west. Further information is also required with regard to ecology, highway safety and potentially archaeology.'

Other pre-app feedback is outlined below:

'Any full proposals coming forward should include ecological information to include both constraints on site and opportunities... Lighting on site will need to be carefully considered as the boundaries may well provide commuting habitat or roosting opportunities for bats.'

'The impact of light pollution should be considered on both Ball Colegrave and the neighbouring dwellings. Details of the lighting of the MUGA and the car park should be provided with the application.'

As a result of the feedback from the Pre-application submission, and in light of concerns in relation to costs, the scheme was comprehensively reviewed in collaboration with the Parish Council and Working for Adderbury Community. The outcome of this was a revised brief to the architects, calling for a reduction in the size of the sports hall, and a corresponding reduction in changing and support facilities. This in turn enabled the capital cost of the proposed pavilion to be brought down to more closely reflect the Parish Council's budgetary aspirations. In addition to substantially reducing the size of the building, the construction methods and cladding materials / finishes were also reviewed.

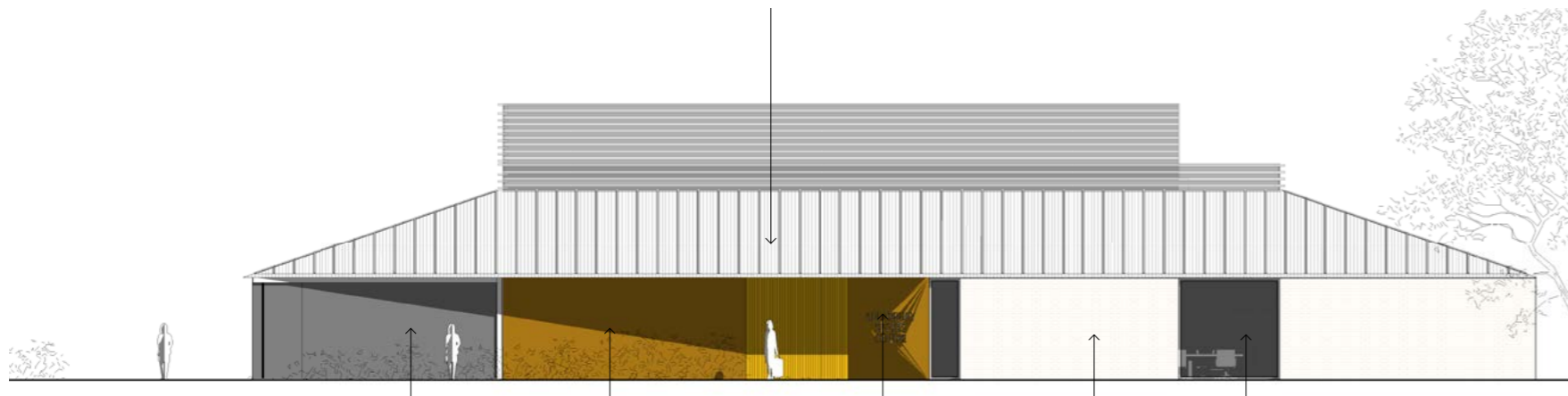


Fig 34: Initial elevations showing early design concept



Fig 35: Visualisation showing concept design at pre-app stage

5.0 Detailed Design

5.3 Pavilion Design - Model Studies

The design process involved the development of a number of physical models - this enabled ideas for form, scale and massing to be tested, whilst also aiding understanding of key design concepts.

The relationship of the building to the surrounding landscape was explored in detail, including the re-siting of the building, as a direct response to comments in respect of archaeology. This allowed the car parking to be located at the eastern end of the site, close to the entrance to minimise road infrastructure on site, with tree and hedgerow screening to protect the privacy and amenity of neighbouring residents (Clockmaker's Turn).

In addition the modelling exercise helped to demonstrate the potential for the building to be extended in the future (see Fig 36 below), subject to planning permission and funding.

NB) This application does not include any proposals for expansion.

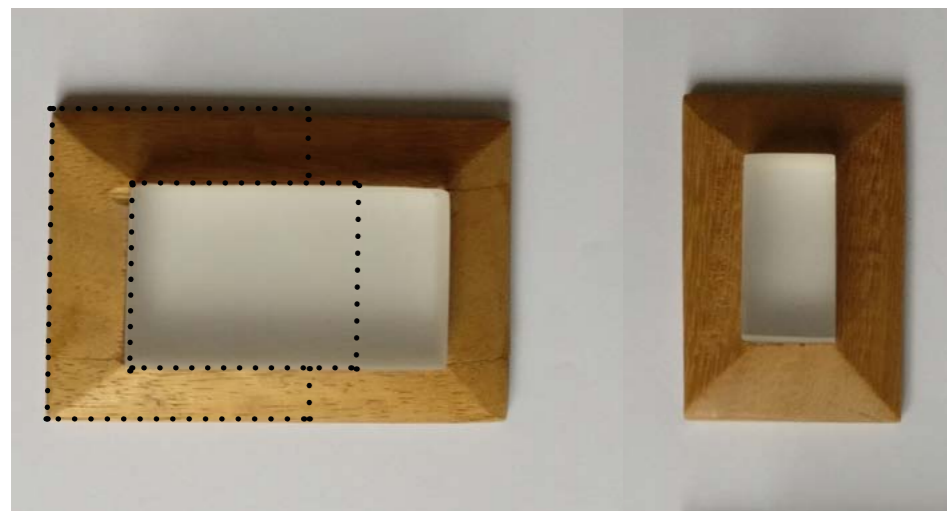
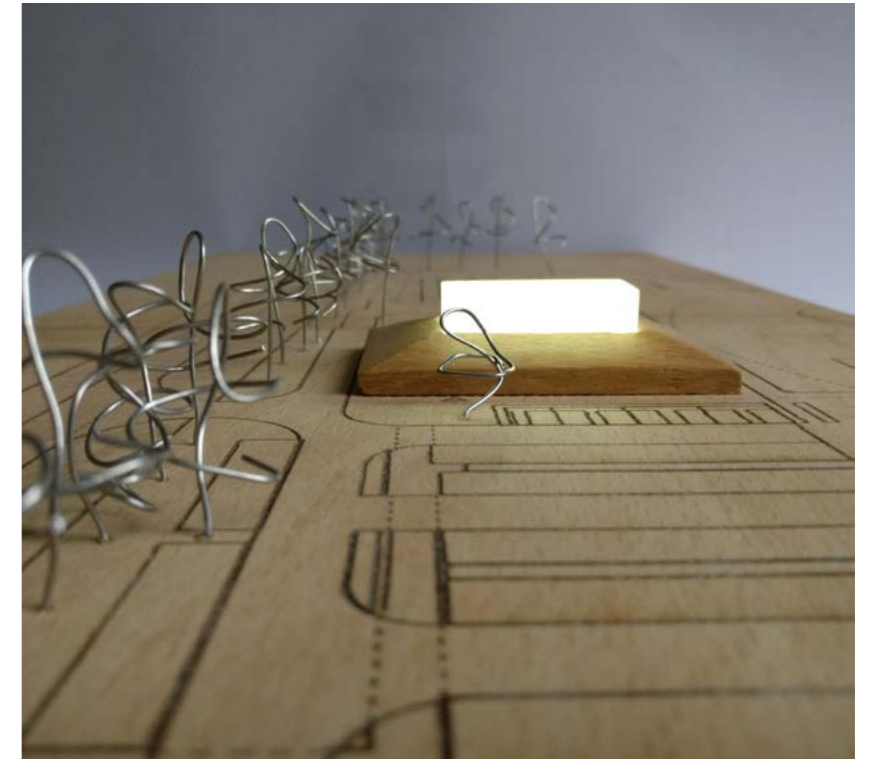
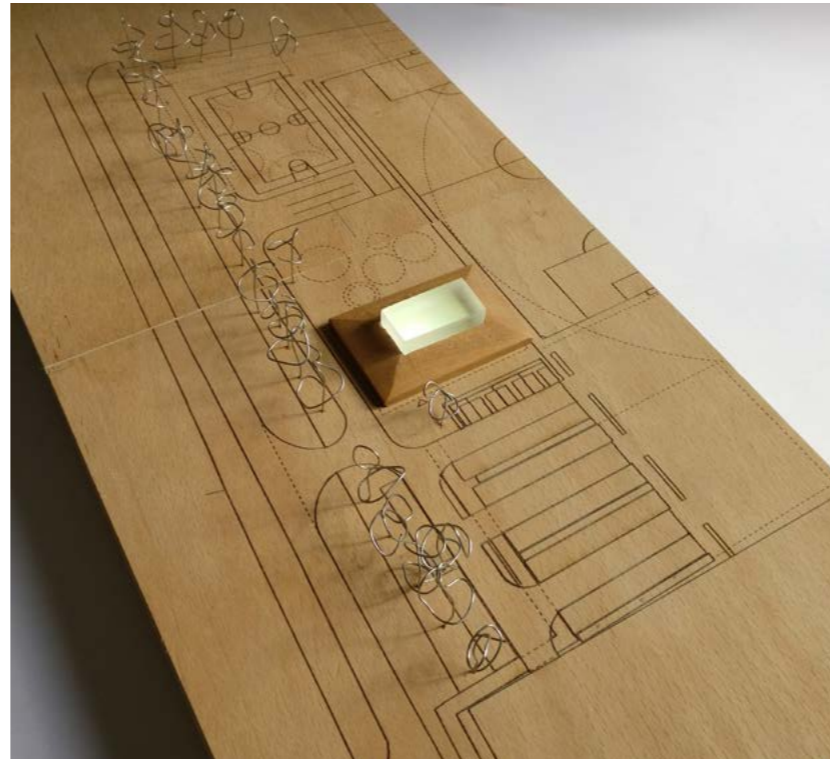
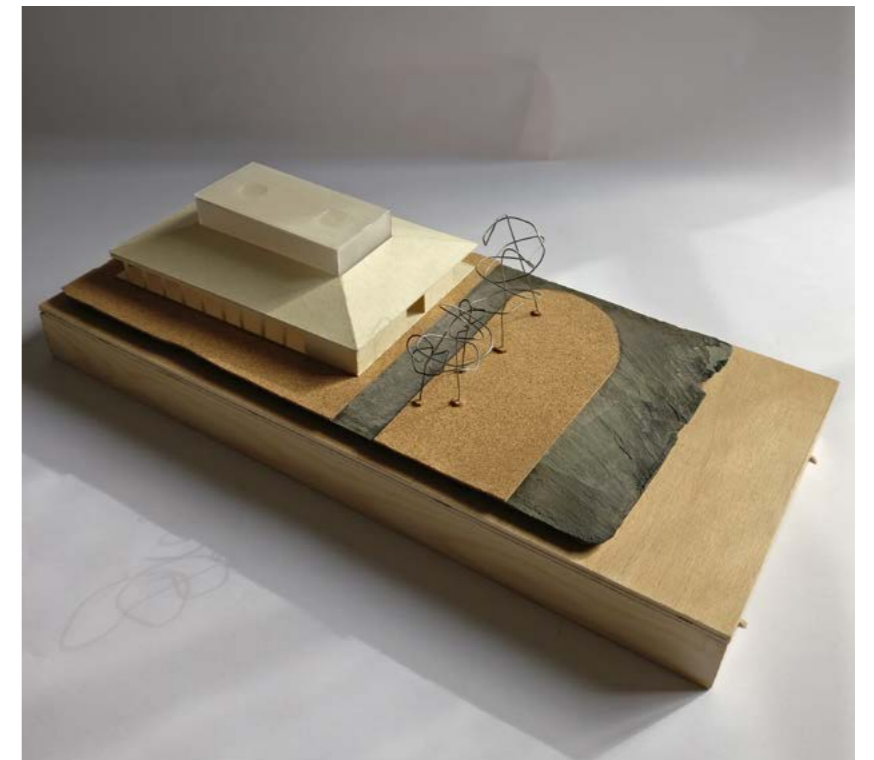
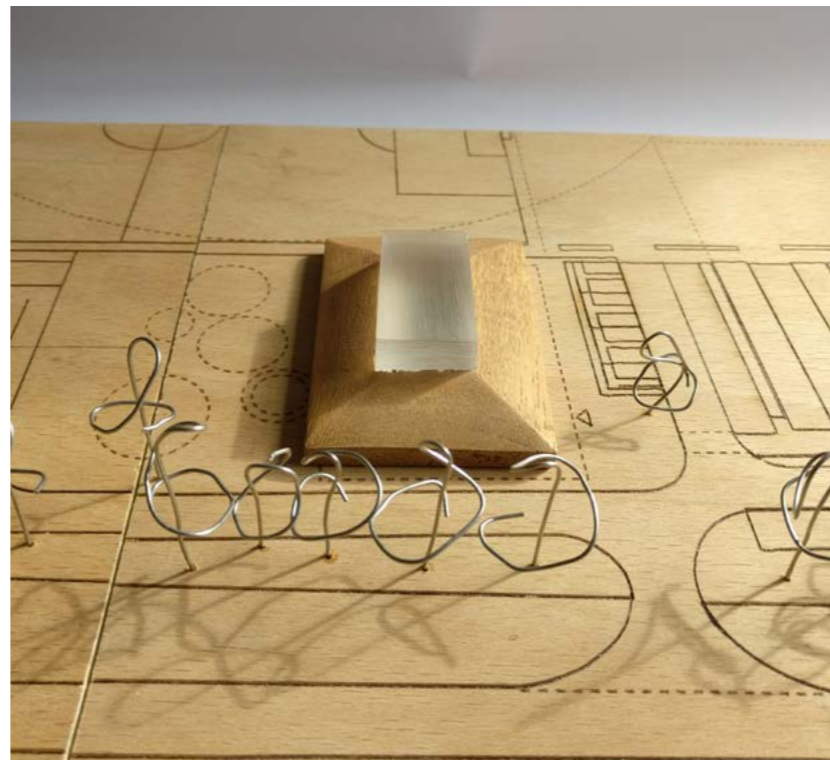


Fig 36: Model showing potential for future extension



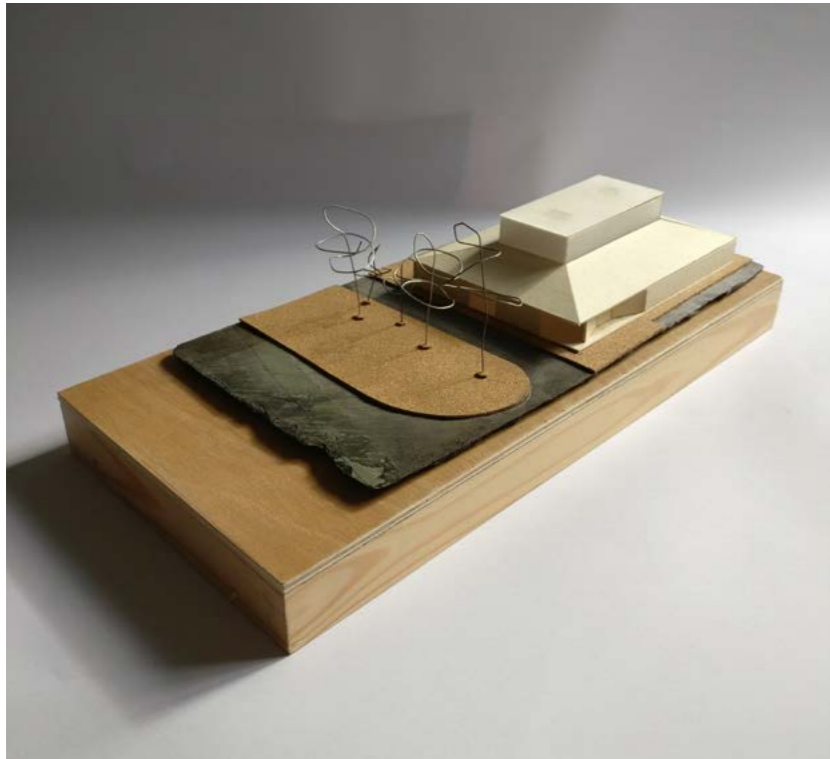
Figs 37-40: Model studies showing form and massing

5.0 Detailed Design

5.3 Pavilion Design - Model Studies

The physical models proved to be highly beneficial in exploring (and explaining) the relationship between principal and secondary spaces. The models were also used as a tool by the design team to explore construction methods and this led to the decision to consider modern methods of construction in order to simplify the build process.

Subject to cost certainty, Structural Insulated Panel Systems (SIPS) are proposed for this project. They have the benefit of enabling much of the construction to take place off-site, which has significant benefits in terms of quality and cost control, as well as speeding up the overall construction process.



Figs 41-45: Model showing proposed form and sectional studies & relationship between main and secondary spaces

5.0 Detailed Design

5.4 Pavilion Design - Current Proposal

The proposed floor plan (Fig 46) shows the main sports hall at the centre of the plan, with ancilliary accommodation in an L-shaped form wrapping around the main hall. Changing room provision is in accordance with FA guidance, and has been developed in light of comments and feedback from Sport England. There is changing provision for home/away teams and officials, including kit storage and lockers, as well as full changing and storage provision for those with disabilities.

The accommodation is divided into clear zones. The principal entrance is recessed to accentuate the sense of arrival from the east/car parking area, giving access to the reception/foyer space. On entering the building, there is a view (via a glazed screen) directly into the sports and community hall, reinforcing the purpose of the building. There is also a strong visual link from the main hall to the west facing terrace - this will provide an attractive space to enjoy drinks and activities in the afternoon/early evening sunshine.

The entrance area also provides direct access to the WCs, meeting room, dance studio/function room and bar area, creating a 'public/community' feel to this part of the building, with views to and from Milton Road.

To the north, there is controlled access to the extensive changing facilities, leading all the way round to the clubroom in the north western corner. This is designed to take full advantage of views across the sports pitches, whilst also enjoying access to the shared terrace.

Storage provision has been optimised to allow the hall to function for both sports and community activities, providing a space for theatrical performance, musical recitals and dance. The bar area is designed to provide a prominent and welcoming frontage to the building, with a direct connection to the main hall, as well as enjoying good visibility to the sports pitches. This will ensure that it can cater for a wide variety of functions.

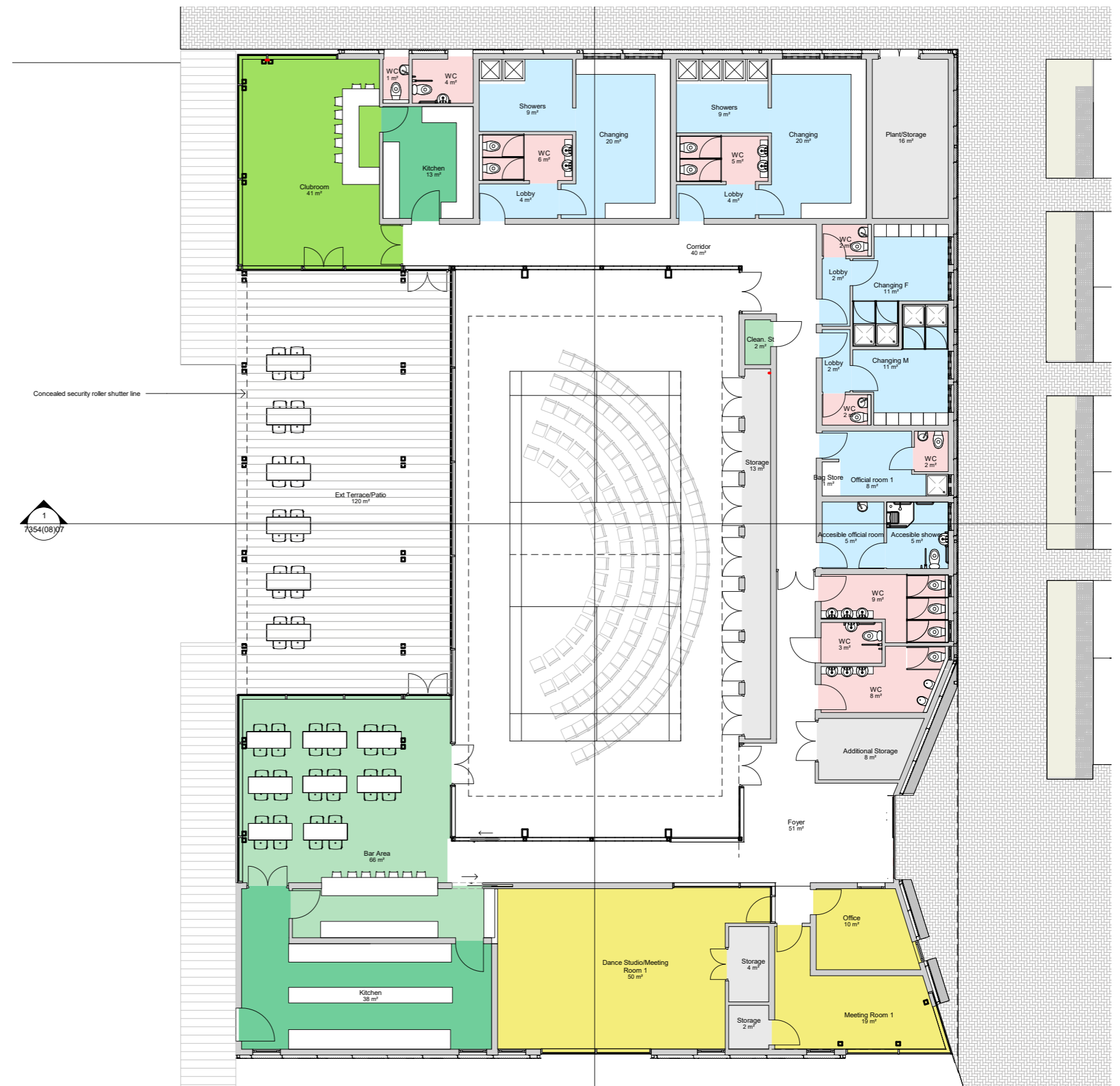


Fig 46: Ground Floor Plan as proposed showing general arrangement of accommodation

5.0 Detailed Design

5.4 Pavilion Design - Current Proposal

The cross sections through the proposed Pavilion (Figs 47 & 48) show the general arrangement of spaces, with the central space designed to suit the specified requirements for Badminton. The proposal is to 'crown' the sports and community hall with a translucent glazed clerestory - this will provide diffuse natural light, ideal for sport, as well as providing the opportunity for this to create a subtle 'beacon' effect by night, with the central lantern giving off a muted 'glow' when lit internally.

The height of the main hall will enable its use for wide variety of functions and activities, including theatre workshops and performances, with plenty of storage and 'back of house' provision.

The cross sections also show how the subservient building elements wrap round the main volume, with a simple pitched roof lean-to form. This provides a contemporary reference to the prevalent barn typology in the wider area, whilst also providing a very practical means of dealing with services, eg. heating and ventilation ducting and electrical / comms cable runs.



Fig 47: Cross sections showing general arrangement and hierarchy of spaces and clerestory / lantern



Fig 48: Cross sections showing intervisibility between inside / outside spaces and opportunities for perimeter service zone

5.0 Detailed Design

5.5 Pavilion Design - Elevations

The proposed elevations show how the tall volume of the sports hall is 'wrapped' with accommodation to reduce its overall scale and impact. The use of wide sweeping roofs will provide attractive viewing areas and sheltered outdoor spaces, with protection from the worst of the weather. They also serve to create a more domestic appearance to what could otherwise appear as a very large and potentially incongruous building.

In addition to large double glazed doors and screens which provide visibility and access to the external terrace, the proposed external wall cladding is colour coated sinusoidal steel cladding, giving a soft and natural appearance to the building, whilst avoiding the ongoing maintenance implications associated with the use of natural timber, or the cost implications of natural stone.

The overall intention is to create a contemporary 'barn aesthetic', and with this in mind, the pitched roof elements are to be clad in the same colour coated steel sinusoidal cladding as the walls. This will create a striking appearance, although the dark colour proposed will help the building to recede and 'settle' in the landscape.

In order to help 'root' the building in its context still further, selective use of local honey coloured Hornton stone in gabion baskets is proposed to frame the main entrance to the building - this will provide a strong reference to the the predominant building material in the village, with the use of random stone sizes obviating the need for potentially costly cutting and dressing of natural stone.



Fig 49: East (entrance) elevation viewed from car park



Fig 50: West (terrace) elevation showing colonnade and view to sports / community activities

5.0 Detailed Design

5.5 Pavilion Design - Elevations

The north and south elevations (Figs 51 & 52) show the Pavilion in its setting, with a strong backdrop of trees and vegetation. The dark cladding will provide a distinctive contrast to the verdant surroundings, with the Pavilion becoming a key focal building for the community, in a sports and recreation setting.

Proposed window and door openings are carefully controlled within the overall composition of each elevation and kept to a minimum, in order to ensure the building is as secure as possible and does not become a target for petty crime and anti-social behaviour.

Perforated cladding is proposed where natural light and ventilation is desirable, eg. at high level to changing rooms. The intention is to ensure the perforated sections of cladding coincide with high level window openings - this will create an attractive spread of light inside the building, whilst ensuring that potentially vulnerable windows are not accessible. The perforated cladding will also have the benefit of creating a harmonious appearance for the whole building, with few visible openings entirely in keeping with the 'barn aesthetic'.

NB) It is proposed that the perforated cladding will also be used on the roof to the terrace, with a clear polycarbonate sheet below to keep rain out, but with 'dappled' natural light allowed in.



Fig 51: North elevation viewed from sports fields

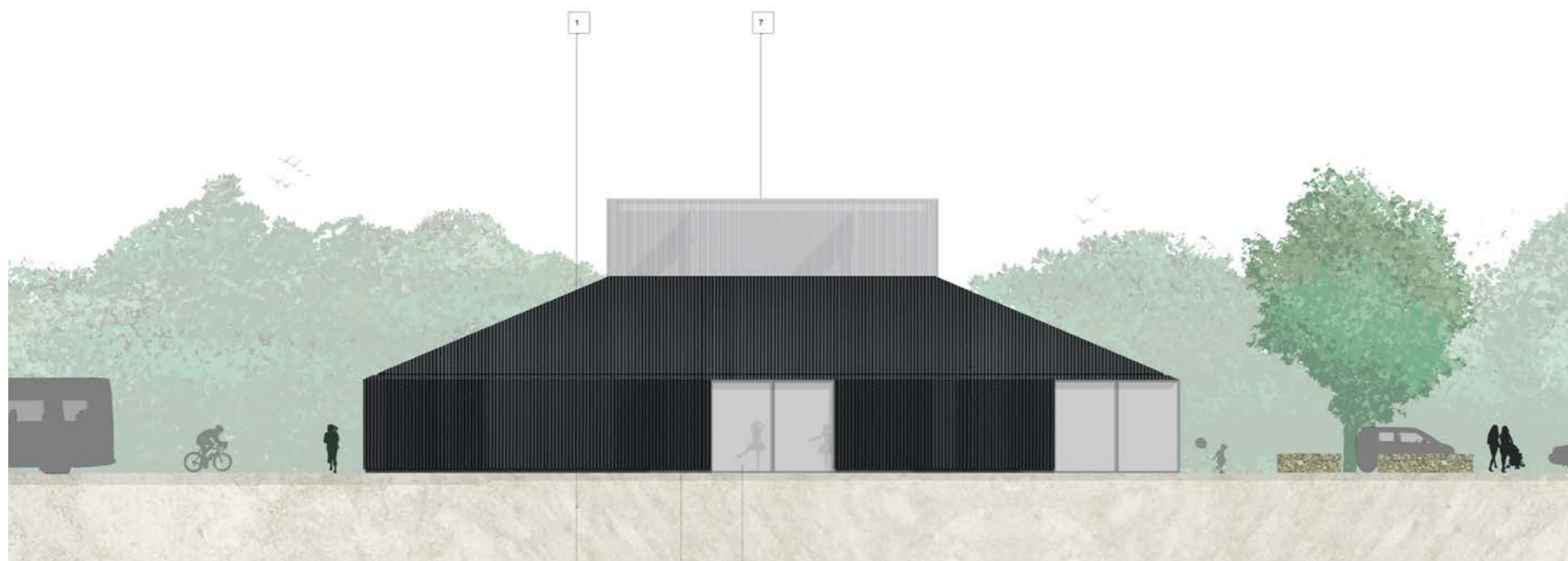


Fig 52: South elevation viewed from Milton Road (view partially obscured by existing trees and vegetation)

5.0 Detailed Design

5.6 Materials Palette - Building

A simple, yet bold palette of materials has been selected for this project to reinforce the conceptual ideas that have informed the design. The carefully considered palette will help to create a distinctive new building for the village, whilst ensuring it reflects its surroundings and blends with the character and appearance of Adderbury.

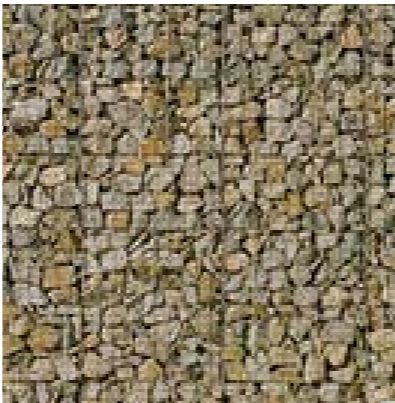
Local Hornton stone will be used in moderation. This will provide a strong reference to the predominant building material in the village and create a truly integrated appearance. Other elements of the building will be colour coated profiled metal as discussed earlier. Eaves and verge detailing will be crisp and minimal to create a calm, modern aesthetic.

The mass of the building is clad in a dark profiled cladding that reflects traditional agricultural buildings, with a modern twist. Further, this provides a durable and simple to clean exterior finish which can be easily maintained whilst remaining visually interesting. Where ventilation and light is required, elements of this profiled cladding will be perforated to allow light and air to pass through relatively unobstructed whilst at the same time serving to provide security and maintaining an integrated appearance overall.

To allow the sports hall to almost fade into the sky, its top third is clad in translucent profiled glass. This also allows a large amount of light into the sports hall itself, whilst reducing the risk of glare. This is then reflected with the bottom third being clad in a translucent polycarbonate. This allows diffuse light to penetrate the corridor wrapping the sports hall.

The middle third of the sports hall is wrapped in perforated cladding similar to that used on the exterior of the building, providing material continuity between the exterior and interior as well as providing a space to conceal services that connect into the sports hall such as ventilation openings. Further this cladding can act as an acoustic diffuser and absorber helping to mitigate echoes in the space and provide a more even, homogeneous soundscape.

CLADDING



Gabions



Black Profiled Cladding



Perforated Profiled Cladding

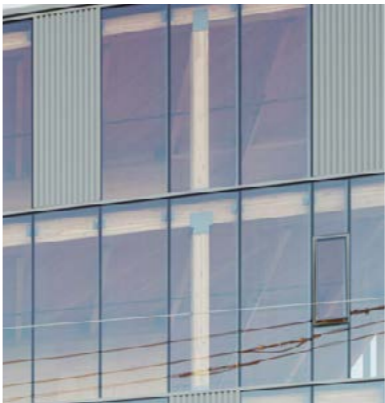
TRANSPARENT ELEMENTS



Translucent Profiled Glass



Translucent Polycarbonate

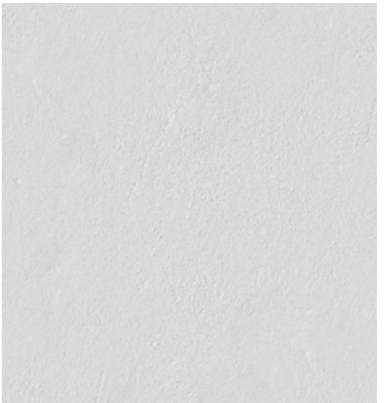


Glazing/Timber Structure

INTERNAL ELEMENTS



Glulam Structure



Neutral Colour Paint



Acoustic Cladding Panels

Figs 53-61: Materials palette

5.0 Detailed Design

5.6 Materials Palette - Landscape

The palette for the landscaping is similarly restrained and understated reflecting the local character. Hardstandings are proposed to be constructed of either gravel or porous paving/asphalt, wherever possible and to suit the budget of the development, to enable impermeable areas and resultant surface water run-off to be kept to a minimum. Permeable paving is proposed for pedestrian zones, with a timber deck to the terrace.

External benches and entrance features will be created using gabions filled with Hornton stone and lpe hardwood or other external grade timber from sustainable sources, to create seats. This presents a clean simple solution to providing external furniture whilst also reflecting the design philosophy underpinning the scheme.

Planting will be limited to native hedges and plants with a few field maples or other native trees provided to break up the space and provide visual and acoustic privacy where necessary. A new native hedgerow is proposed on the eastern boundary, along with replanting to fill gaps in the western and northern hedgerow boundaries. Selective thinning of the existing tree belt to the southern boundary is also proposed, along with measures to remove a short section to enable the access road to be formed.

Lighting is proposed to the parking areas to comply with 'secure by design' standards, whilst ensuring there is no adverse impact on the neighbouring properties.

Flood lighting will be provided to the MUGA - light fittings will be the asymmetric type, designed to minimise light spill outside the boundary of the MUGA. Refer to Ansell's Lighting Report (7 Feb 2020) for details of proposed lighting.

Roof water from the building is proposed to be discharged to a designated soakaway that would be located 5m from the structure. Surface water from the access road is proposed to be discharged to a designated soakaway in the landscaped area to the north of the site.

Biodiversity enhancement is proposed in accordance with the Ecologist's recommendations - this includes the provision of bat boxes (4 no. on the building), swift boxes (4 no. on the building), as well as min 10 no. bird boxes on retained trees - refer to Preliminary Ecological Appraisal for details.

EXTERNAL SURFACING



Gravel



Herringbone Paving



Timber Decking / Ipe Hardwood

EXTERNAL FURNITURE



Gabions



Lighting Bollard

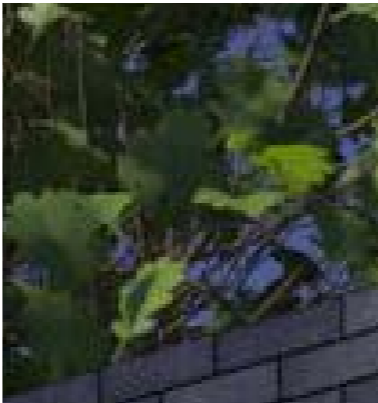


Steel Cycle Stand

PLANTING



Field Maple



Native Planting



Native Hedge

5.0 Detailed Design

5.7 Pavilion Design - Visualisations



Fig 71: View from Milton Road showing local hornton stone in gabion baskets, used to frame entrance to new Pavilion

5.0 Detailed Design

5.7 Pavilion Design - Visualisations



Fig 72: View of new Pavilion from the west, showing proposed covered terrace and sports hall beyond

6.0 Access & Movement

Car Parking

Provision has been made for up to 141 car parking spaces, including 9 no. spaces dedicated for use by the disabled and 53 no. overflow spaces. Parking spaces will be a minimum of 5.0m long x 2.5m wide (or 2.7m wide where beside a hedge, etc. that causes an obstruction).

The layout of the car park has been designed to ensure that cars can pass each other in either direction in the vicinity of the proposed access. The car park is located 20m away from the proposed access to ensure that, if vehicles are manoeuvring into or out of car parking spaces, there will be no queuing back onto the public highway.

A one way system is proposed for the car park which will ensure that cars do not need to reverse along the internal carriageway in order to exit the parking area.

NB) An area is also indicated which is sufficient for minibuses to manoeuvre, turn and park.

Landscape proposals are designed to take account of inter-visibility between cars and pedestrians – a maintenance regime will be in place to ensure that hedge and shrub planting in critical areas of visibility is not be allowed to grow more than 0.6m high above ground level. Refer to site plan extract (Fig 73) for details of access and parking arrangements.

Cycle Parking

In accordance with the Transport Statement submitted with this application, there will be space for 20 cycles, housed in purpose made cycle shelters. This provision responds to and encourages increased cycle use, with stands conveniently located close to the front entrance, where they will also benefit from good natural surveillance. In addition, 4 no. motorcycle spaces are provided.

Refuse

The layout of the internal roadways shown on the proposed site plan is designed to allow a Refuse Collection Vehicle (RCV) to turn so that it can exit in a forward gear. Swept path analysis has been undertaken on the internal roadways on the proposed site plan, in accordance with Cherwell District Council's requirements for a Dennis Eagle OL-23W 6x2RS model of RCV.

The site layout also considers the location of the refuse and recycling bins, which are placed adjacent to the internal road network. The location of the bin area is placed approximately 20m to the west of the proposed access, to ensure the refuse vehicle does not stop in the vicinity of the proposed access.

NB) Refer to Appendix 3 of the Transport Statement for details.

Emergency Vehicles

Access to, and circulation around the site for the emergency services has been considered in the preparation of the proposals. There is clear, unfettered and direct access to the building and sports fields for fire, ambulance and police vehicles in the case of an emergency.

Access for all

All users will have equal and convenient access to the building and spaces within the scheme. Measures proposed to achieve this include:

- Provision of a new footpath to the site entrance within the grass verge linking back to Henge Close
- Dropped kerbs close to the building entrance and where footpath links connect
- Level thresholds to main entrance and all external doors
- Street furniture, signs, planting etc. will be aligned so that a continuous obstacle-free path is maintained along paths and pavements
- Where paving slabs and/or blocks are used, the joints between them will be flush and level
- The use of tactile paving on accessible routes to provide warning and guidance to blind and partially sighted people. This includes dropped kerbs and tactile paving at the entrance, as well as the Henge Close junction
- The provision of an informal crossing point on Milton Road, between Henge Close and Wallin Road, including tactile paving and dropped kerbs

Fully accessible (Building Regulations Doc M compliant) WCs are provided, as well as changing facilities, including WC and wet room provision for the disabled.

Amenity Lighting

External lighting is proposed to ensure year round amenity and security for users of the site and building. Lighting is proposed in the following areas:

BUILDING

Building mounted external lighting is proposed at the main entrance and emergency exits, as well as the west facing terrace area.

MUGA

Lighting columns are proposed (refer to Fig 73 adjacent) based on assumed light levels of 75-100 lux for the MUGA - accepted lighting levels for this type of facility.

NB) The proposed column mounted light fittings will be the asymmetric type, which will concentrate light on the artificial surface and avoid any light spill/pollution.

CAR PARK

Lighting columns are proposed to ensure compliance with Secure by Design requirements. The car park lighting has been designed to ensure there will be no adverse impact on neighbouring properties.

NB) No lighting is proposed for the overspill parking area on the western boundary.

6.0 Access & Movement



Fig 73: Extract from proposed Site Plan showing access and parking arrangements, including new footpath link to east (within verge). Note MUGA floodlighting indicated along with low bollard lighting to car park area

7.0 Sustainability

7.1 Opportunities

1. Minimising Surface Area & Compact Design

Wrapping the secondary zones around the central sports hall serves to minimise the surface area of the building and create a compact plan. The reduction in surface area in conjunction with the use of SIPS Panels for the majority of the envelope reduces infiltration and heat losses through the envelope. The compact plan ensures pipe runs can be shorter and simpler, reducing both component & pressure losses.

2. Sports Hall/Atrium

The tall sports hall provides opportunities for natural ventilation as outlined in 7.2. Further it presents an opportunity to act as an atrium allowing diffuse daylight via the clerestory to penetrate into the heart of the building, reducing the need for artificial lighting during the day.

3. Solar Thermal/PV Panels

The large flat roof of the sports hall presents an opportunity for installing solar thermal / PV panels, allowing energy to be generated by the building whilst minimally impacting the aesthetic qualities of the design.

4. Perforated Panels

Placing the ventilation openings and windows behind perforated cladding panels serves to reduce their aesthetic impact, improve the security of the openings and privacy of windows. This also allows the use of these openings for night cooling as they can be left fully open whilst remaining secure.

5. Possible Control Strategies

The scheme presents opportunities for either a Passivhaus-style tightly controlled thermal envelope or a 'looser' user controlled system. This will be explored further following a detailed sustainability consultation.

6. Waste Water Treatment

There is a possibility to utilise the on-site planting for treatment of the grey water produced by the building through a simple irrigation system. This will be explored further at the technical design stage.

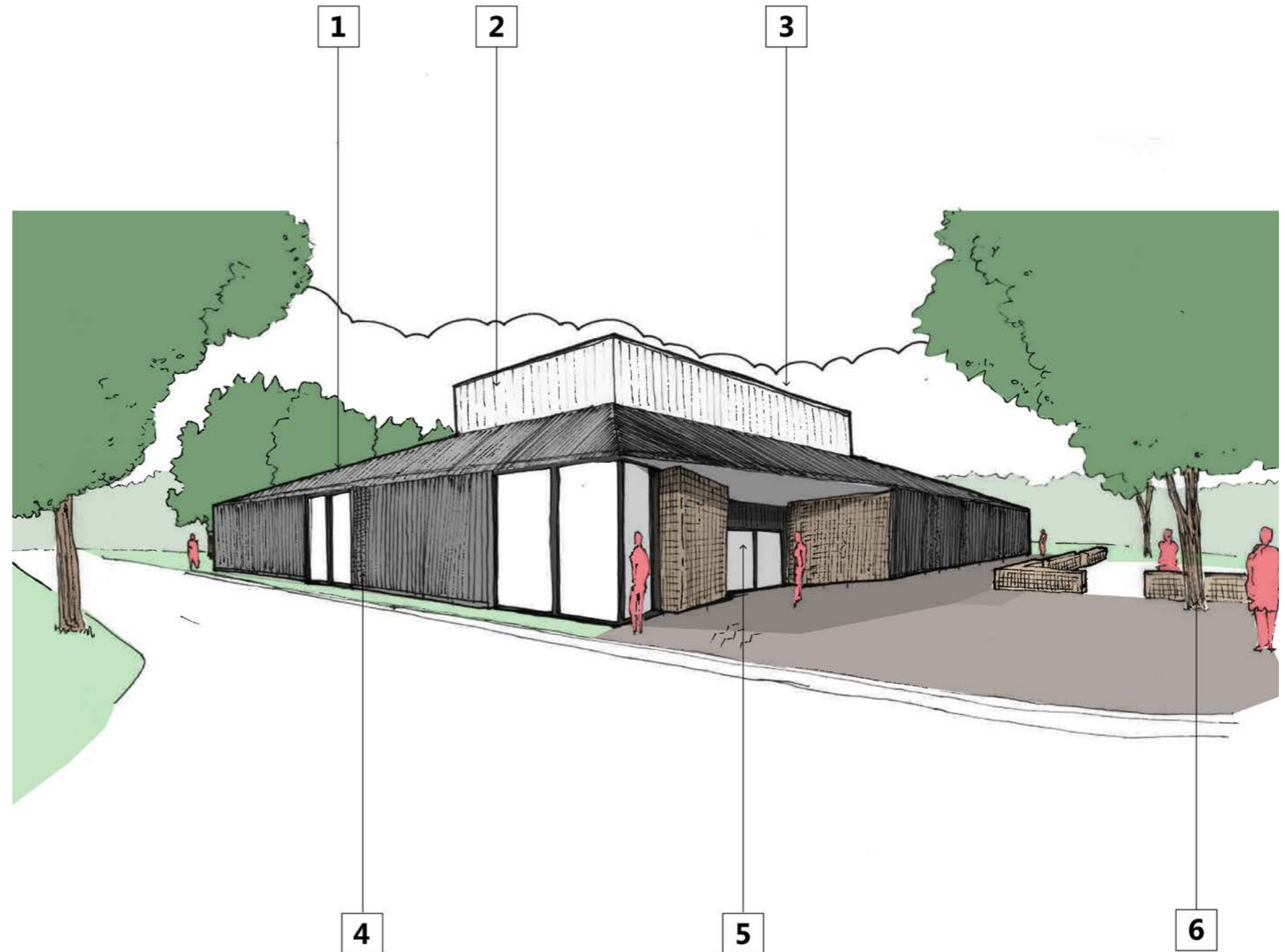


Fig 74 : Sketch of proposed scheme with sustainable opportunities noted

7.0 Sustainability

7.2 Natural Ventilation

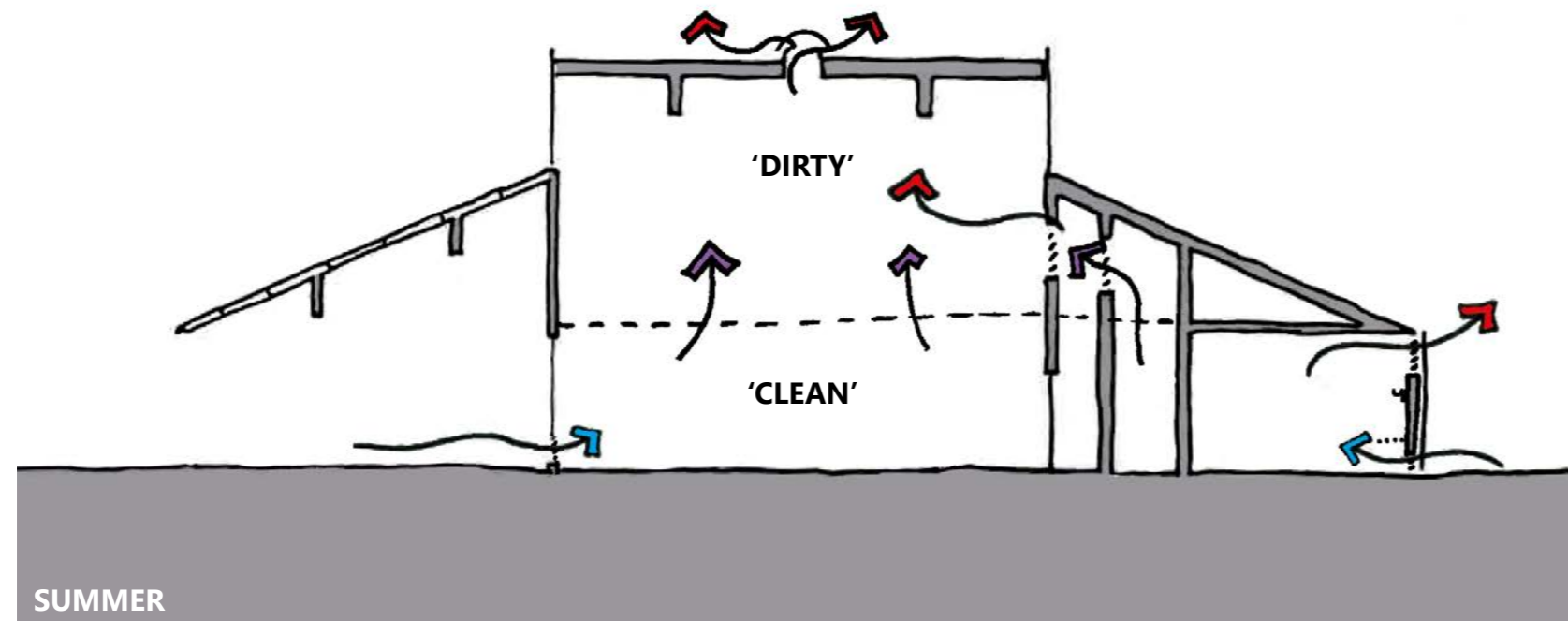
The form of the building almost perfectly follows the exemplar design for a naturally stack ventilated building as noted in CIBSE AM10. As such, it is proposed that the building utilises a natural ventilation system as shown in the diagrams adjacent. This will be explored further at the technical design stage.

Summer

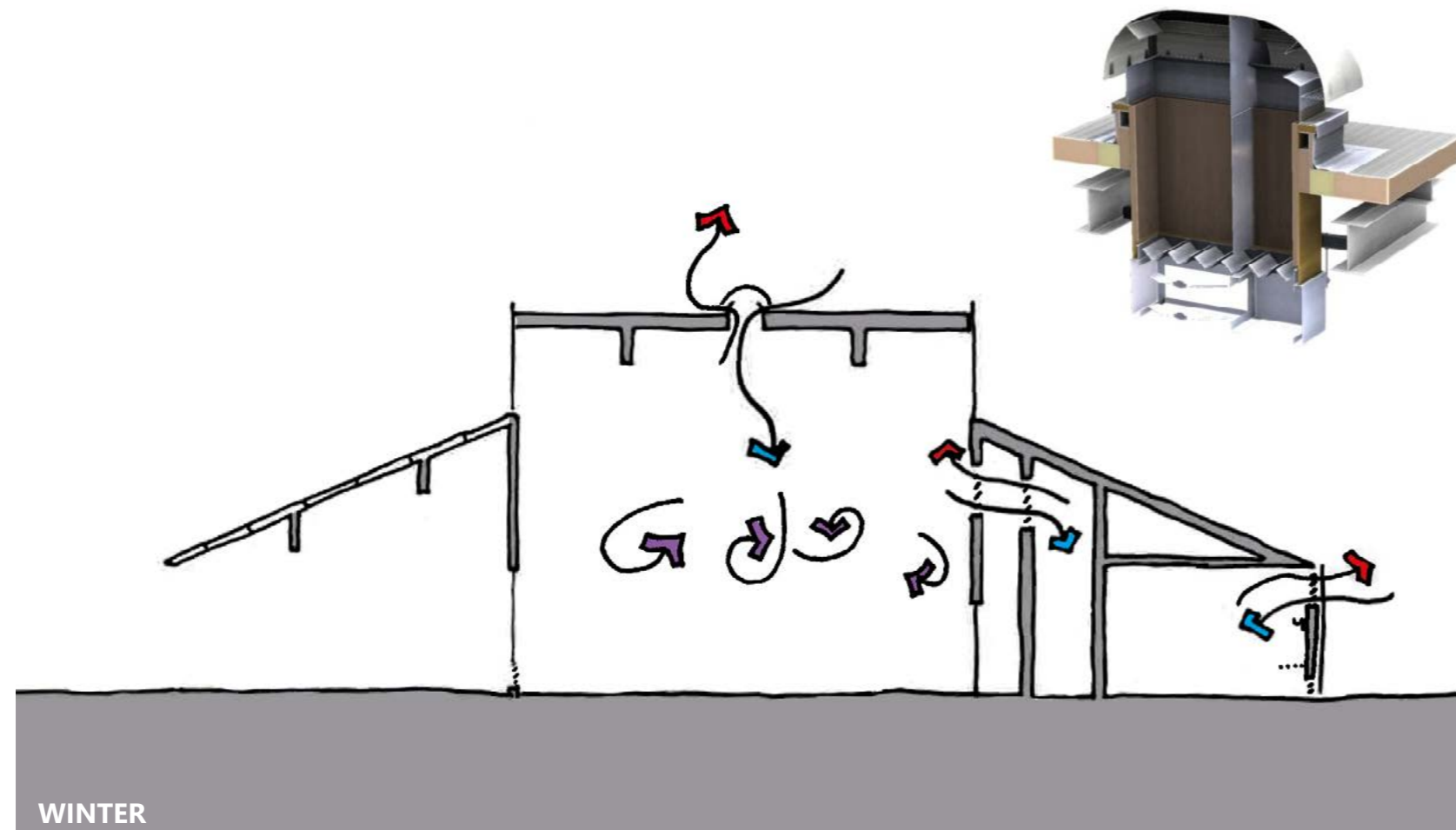
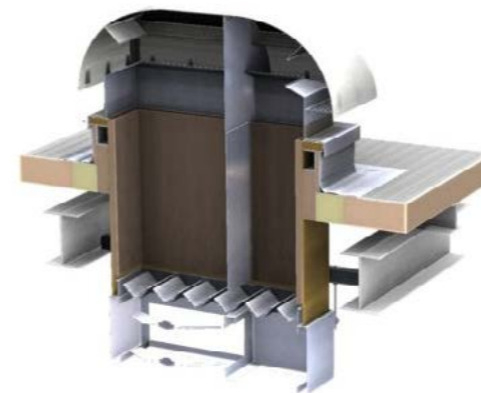
In summer the system would operate through buoyancy in a displacement mode in the corridors and sports hall and a mixing mode within the surrounding spaces. As no surrounding room is deeper than 6m, it is possible to naturally ventilate them through a single side using top and bottom openings - these will serve to keep the rooms at a pleasant temperature and minimise pollutants. In the sports hall, cool air enters through low level openings in the glazing to the west terrace. The air enters at a low velocity so as to minimise mixing. This allows for the stratification of the air into two distinct layers carrying pollutants (eg. body odour, CO₂, etc.) away from the occupied zone. This will also keep the occupied zone at a pleasant temperature. The air is then extracted through the roof via a roof terminal (i.e. Breathing Buildings R series E Stack V6). The corridors connect into the sports hall at high level to allow the 'dirty' air to flow into the space and out through the terminal on the roof.

Winter

In winter the system can instead be used in a mixed/exchanging mode wherein a low energy fan or fans mounted in the roof terminal serve to drive an intake of cool air at high level. This air then mixes with the warm air in the sports hall before it reaches the low level ensuring a pleasant temperature for occupants and preventing possible draughts from affecting user comfort. Mixed cool air similarly travels down into the corridors ensuring adequate cool clean air is supplied to this zone. The 'dirty' air is extracted through the same terminals passively as the unit is internally split into two sections as shown in Fig 76. In the surrounding spaces the low level openings can be closed eliminating low level draughts.



Breathing Buildings R series E Stack V6



Figs 75-77: Ventilation strategy diagrams & example roof terminal with fan unit

8.0 Community Support & Engagement

Background:

This land was transferred to the Parish Council in November 2016 as part of the S106 agreement in the Bloor Homes application 13/01768/F. The S106 document states that this land was for the “provision of sports pitches and a community facility” and not to be used except for “sport and community uses.”

Planning Policy: _

The Cherwell Local Plan identifies there is a shortfall in the provision of outdoor sports facilities in the rural north area of the district. This application will make a significant contribution towards meeting that need.

Neighbourhood Plan:

Policy AD18 of the Adderbury Neighbourhood Plan, (agreed at referendum and now ‘made’ as part of CDC’s Local Plan) allocates this area of land “for sports and community use”.

This area of land had previous permission for change of use from agriculture to recreational use, granted in July 2010 (10/00508/F), which was not implemented and lapsed due to effluxion of time. This area of land now has the benefit of full planning permission for Change of Use from Agriculture to Recreational Sports and Community use, granted in September 2018 (18/00220/F) demonstrating that the principle of development has been considered as acceptable.

A Collaborative Approach:

This project to develop new and improved leisure and community facilities for Adderbury is making good progress, led by a community working group of Parish Councillors and residents the WFAC (Working for Adderbury Community).

There is Section 106 funding allocated for the provision of sports pitches within Adderbury, some of which has already been released for provision of the pitch areas.

Funds are also being provided for this project from the Deed of Variation to the S106 agreements reached between Cherwell Council and Nicholas King Homes (November 2017). Further funds will be provided through grants from the Football Association, Sport England and from other fund raising in the community.

Public Consultation and Support:

The Parish Council believes there is strong support for new and improved sport and leisure facilities in the village. There have been a number of public consultations in Adderbury with reference to this.

As part of the Adderbury Neighbourhood Plan (ANP) process, residents were consulted in 2013 and more specifically with a focused leisure consultation in 2016.

Both these showed public support for new and improved facilities in Adderbury. There was further public consultation as part of the Pre-submission stage of the Neighbourhood Plan, which led to the ANP Policy AD18 which designates this land for Sport and community use. The Neighbourhood Plan was supported by residents in the referendum.

Parish Polls:

In May 2017 a Parish Poll was held to answer the question: ‘Do you support the plans for football pitches and a clubhouse on the land north of Milton Road?’ The Parish Council were clear that the intention was for a variety of Sports on the land and the result was a resounding yes vote. The turnout was 36% with a majority of 140 votes in favour (479/339).

In May 2019 a further Parish Poll was held concerning use of S106 funds for this purpose. The question was: Do you agree with the Parish Council’s decision to support new Sports and Community facilities on the Milton Road and to use the Section 106 funds already allocated, for this project? This received a resounding yes vote. The turnout was 19.4% with a majority of 182 votes in favour (318/136).

Ongoing Consultation:

From 2017 - 2019 the WFAC team have held a number of fundraising events at which the Milton Road project has been advertised. These have included quizzes, a village Ball, stalls at village events like fetes and the village market, and two Community Days. The most recent community day was 21st September 2019. Also there have been regular reports in the Village magazine (Contact) from both the Parish Council and the WFAC.

The Parish Council used the 2019 Parish Annual meeting to consult further with the residents of Adderbury on the project. The Chairman of WFAC provided an explanation of the intended Sports and Community facilities together with slides to show the architect’s drawings and elevations. This received support from residents.

The Architect’s drawings and elevations are displayed for the public to view in the village library.

Planning Consultation Feedback:

Following receipt of comments and feedback from local residents, including concerns in relation to stray balls, a new 6m high ‘ball stop’ fence has been included to the eastern and western boundaries - refer to Site Plan Drwg No. 7354(08)02E.

In addition, further supporting information has been provided in relation to the proposed MUGA lighting, in order to demonstrate that the proposed asymmetric light fittings will ensure that light spill will be controlled and there will be no adverse impact on neighbouring properties.

9.0 Conclusion

This document provides a clear narrative for the new Sports and Community Pavilion for the village of Adderbury, in support of a full planning application.

In response to a lack of existing facilities in the village and the limitations of the Adderbury Institute / Village Hall, this proposal will offer flexible and adaptable facilities to cater for over 20 groups, clubs and organisations already active in the village. The new Sports and Community Pavilion will offer a mix of sports, leisure, performance, dance and community meeting spaces, including a new bar and activities area for the benefit of local residents and visitors to the area.

The design proposals have been carefully developed to ensure the scale, form and mass of the building blends with its surroundings as effectively as possible. The material choices have been considered carefully to reference and respect materials used in the local area.

The design proposals are well supported locally and the new building will make a valuable contribution to meeting the needs of the local community, helping to promote health and well being for all concerned.

The proposals are strictly in accordance with the NPPF and Cherwell District Council's Local Plan, as well as Adderbury's Neighbourhood Plan.

The development will make a strong contribution to the existing character and identity of the village of Adderbury. Its striking form and distinctive cladding will create a strong sense of identity, acting as an important focal building for the community.

In summary therefore, and in view of the positive feedback given by Cherwell District Council during the pre-application stage of this process, it is considered that there are no issues of significance that would prevent the granting of a planning consent for the scheme as proposed.

Lathams
ARCHITECTURE + URBANISM