



Design & Access Statement

Sports & Community Centre

Milton Road, Adderbury
Oxfordshire

Prepared in support of planning application under Section 73 (TCPA 1990) - December 2020

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Document History			
Revision Code	Prepared by:	Checked/Approved by:	Issue date:
Draft	JF	CT	10/12/2020
A	JF	CT	15/12/2020

Supporting Planning Drawings:

- 7354 (08) 20 - Site Location Plan
- 7354 (08) 21 - Site Plan as existing
- 7354 (08) 22 - Site Plan as proposed
- 7354 (08) 23 - Ground Floor Plan
- 7354 (08) 24 - Elevations as proposed (East & West)
- 7354 (08) 25 - Elevations as proposed (North & South)
- 7354 (08) 26 - Roof Plan
- 7354 (08) 27 - Sections
- 7354 (08) 31 - Tree Works Plan with Mitigation Planting
- Visualisation

Supporting Reports (refer to previous application ref: 19/02796/F):

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 a planning application under Section 73 of the Town and Country Planning Act 1990, for the development of a new Sports & Community Centre at Milton Road, Adderbury (Variation of Condition 2 - 19/02796/F)

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 consented scheme
- Section 5 describes the design proposals in detail
- Section 6 explains the access proposals
- Section 7 outlines the level of community support and engagement
- Section 8 provides a summary and conclusion

This report should be read in conjunction with the other technical reports and drawings submitted with the previous application (19/02796/F).

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.

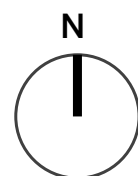


Fig 1: Aerial photograph showing the site and surroundings

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 on 3rd September 2018 (Ref 18/00220/F) the Parish Council, with support from 'Working for Adderbury Community' (WFAC) secured planning consent on 9th June 2020 (Ref 19/02796/F) for a new and Sports and Community Building for the village.

However, in direct response to the increased challenge in funding the scheme, a reduced level of building accommodation is now proposed which still meets the longstanding needs of the village for sports (especially those specified for new buildings supporting the staging of league football matches) and community facilities.

The suggested changes are as follows:

1.3.1 Building Design

The building has been reduced in size, but within the consented scheme footprint, with a gross internal floor area of 512 m² (The consented building was 780 m²). This represents a reduction in size of 34% or 1/3rd.

The building has been re-orientated to enable the long elevation (sports hall and flexible events space) to face onto the sports field. The short side of the building faces the residential development at Henge Close (rather than the long side as per the consented scheme). This will significantly lessen the visual impact of the building when viewed from Henge Close to the east.

A flexible space (meeting room/clubroom) is provided adjacent to the hall, with a small kitchen/bar area, to enable shared use.

The WCs, changing rooms (as specified for new buildings supporting the staging of league football matches) and service accommodation 'wrap' the sports hall to the south and east.

The main entrance is on the south side, clearly visible on arrival from the site entrance and presents an almost identical appearance to the consented drawings.

The cladding for the building is as per the consented scheme, with profiled metal cladding (perforated to provide natural light as before).

A change in cladding (materials are subject to approval as one of the conditions) is proposed for the upper section of the sports hall, with lighter cladding in lieu of the translucent material previously consented (although this is still proposed on the north elevation).

Solar PV panels are proposed on the roof as before.

1.3.2 Site Layout

Car parking provision has been reduced proportionally, along with the access roads and infrastructure. Some of the car parking has been moved away from the eastern boundary allowing for better opportunities for screening / breaking up visual impact of the building by planting small trees away from the boundary but avoiding trees shading gardens from south and west.

1.3.3. Assessment of likely impact

In advance of the decision to grant planning permission (19/02796/F), we note that the near identical letters of "objection" from 29 addresses in Henge Close had confirmed their approval for the principle of sports and community facilities on the site, but objected to the scope and extent of the building. The other points made in this letter were mainly seeking changes to the detailed layout of the site.

Notwithstanding the fact that planning permission is in place for the larger scheme, it is suggested that the new plans, showing a building two thirds the size of the consented building, respond positively to the concerns residents expressed at the time.

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 application ref: 18/00220/F) as well as planning consent for the Sports and Community building (planning application ref: 19/02796/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....*

3.0 Site & Context

3.1 Site Analysis

The site lies between Henge Close (east) and the Ball Colegrave Horticultural Trials Ground (west), the latter characterised by buildings with a large 'footprint'.

The site is currently a large grassed area (for the new sports pitches), falling gently from south to north, and contained by established hedgerow boundaries to the north, west and south.

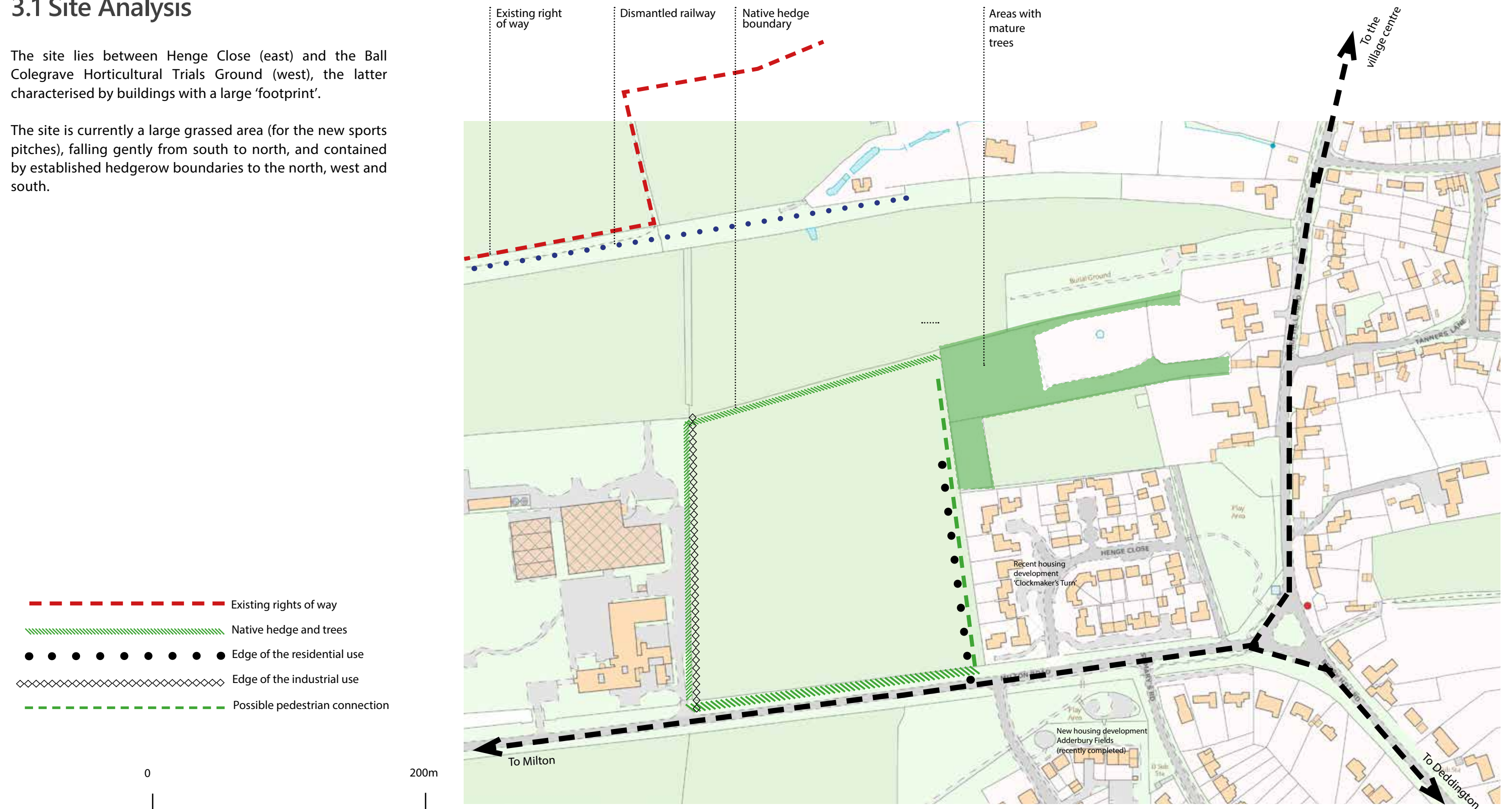


Fig 2: Site Analysis



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)

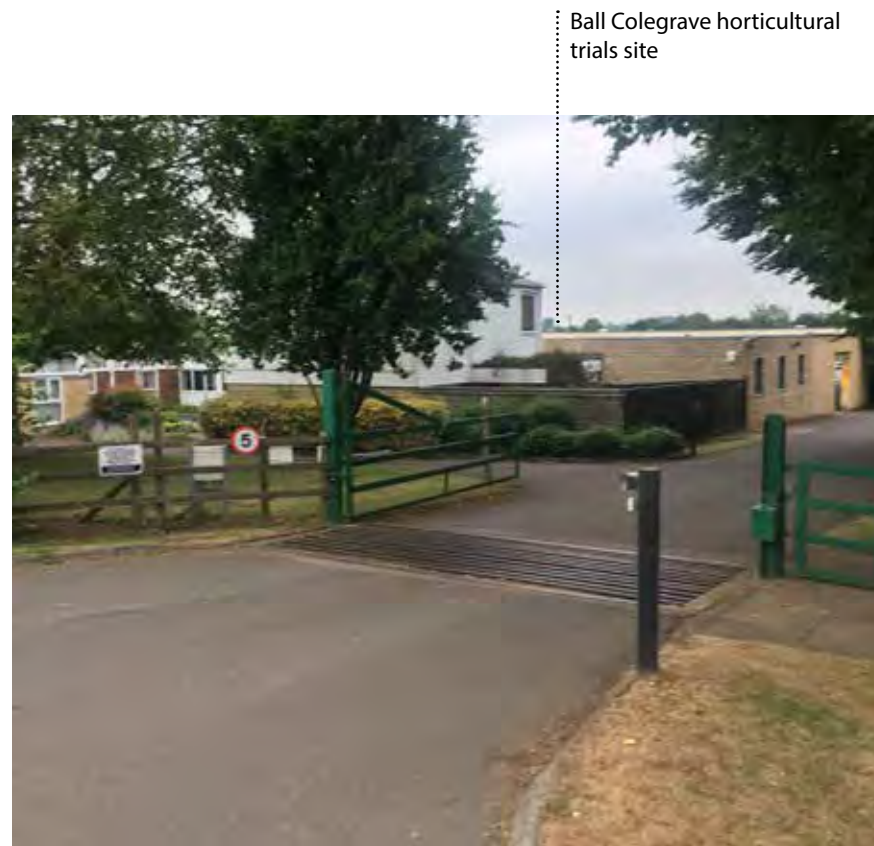


Fig 5: Existing access to the Ball Colegrave site



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

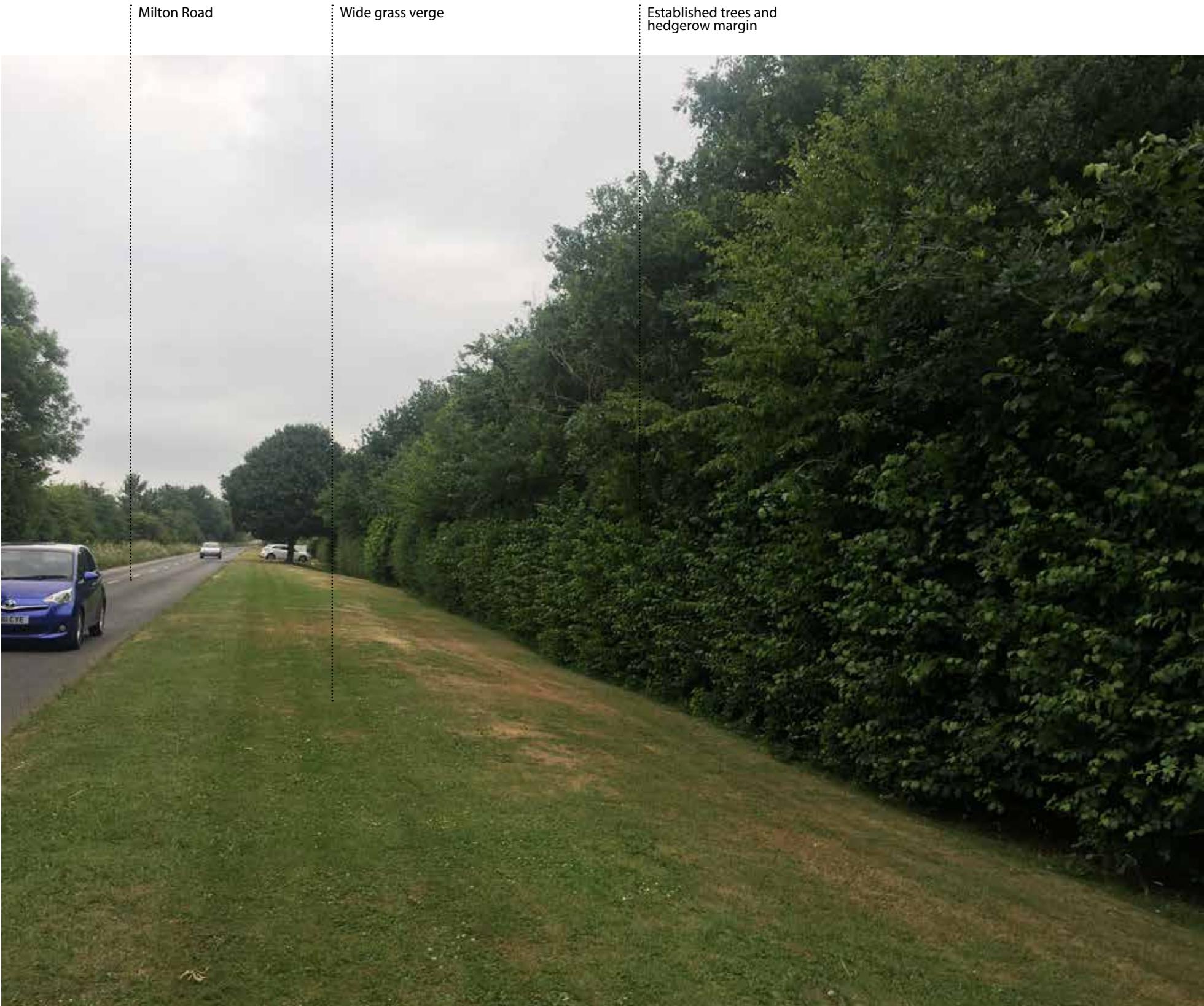


Fig 9: View showing southern boundary of the site on Milton Road



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.

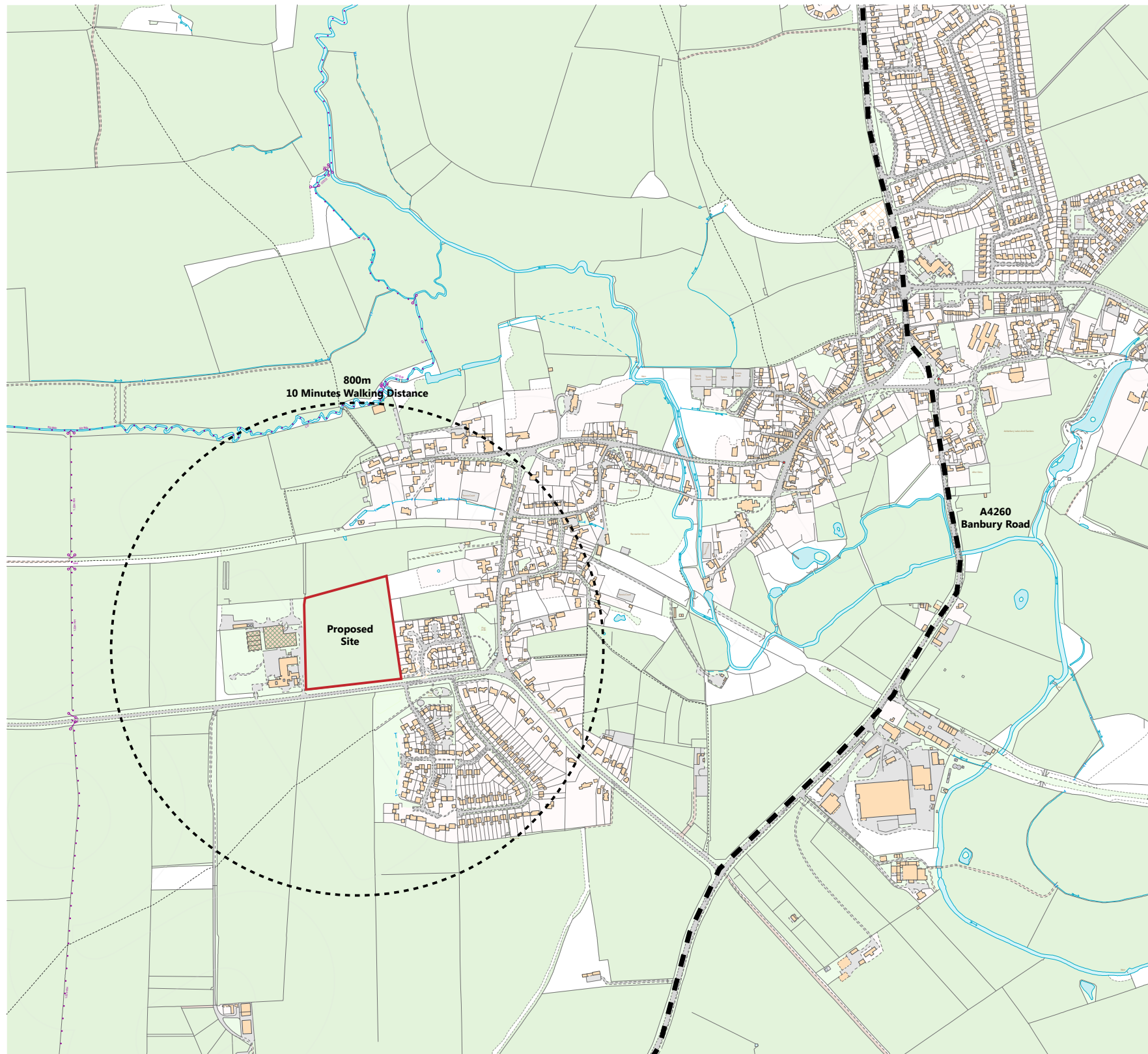


Fig 13: Connectivity/Access

4.0 Consented Scheme

4.1 Site Layout

Planning permission was granted for a large sports and community building in June 2020 (ref: 19/02796/F), to complement the previous consent for new sports pitches (secured in September 2018). The Site Plan adjacent (Fig 14) shows the general layout of sports pitches, the location of the larger building 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 consented sports and community building, car parking areas (including provision for 141 cars), MUGA and sports pitches are shown on the site layout plan adjacent (Fig 14).

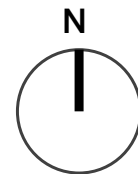


Fig 14: Approved Site Layout Plan (June 2020) showing location of proposed building in relation to consented sports pitches

4.0 Consented Scheme

4.2 Ground Floor Plan

The consented scheme includes a large sports hall, capable of accommodating a badminton court/multi-purpose hall, with ancillary accommodation wrapping around the main space. The accommodation is divided into clear zones ('public' and 'private'). The principal entrance is shown recessed to accentuate the sense of arrival, giving access to a central foyer.

Storage provision is optimised to allow the hall to function for both sports and community activities, providing a space for theatrical performance and dance. The bar area is shown as a prominent and welcoming space to the west of the building, with a direct connection to the main hall, as well as having direct access to the external west facing terrace, helping to ensure it could cater for a wide variety of functions. In addition, a further 'club bar' is shown in the northwestern corner of the building.

The visualisation below reflects the consented scheme.



Fig 16: Visualisation (consented June 2020)

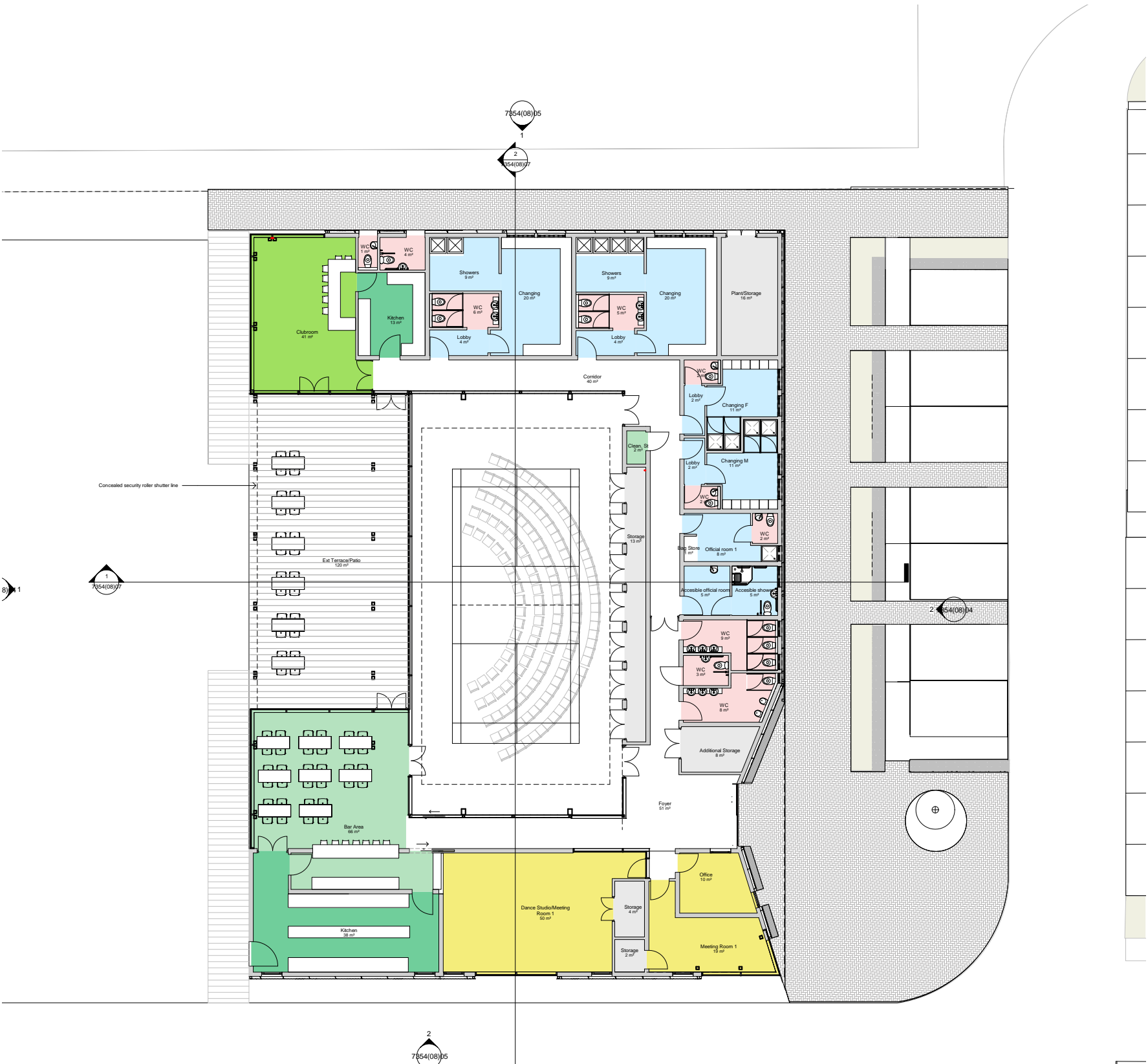


Fig 15: Ground Floor Plan (consented June 2020) not to scale

5.0 Detailed Design

5.1 Site Layout - Current Proposal

The proposed site layout shows the new building, significantly smaller than the consented scheme. Car parking provision has been reduced proportionally, along with the access roads and infrastructure. In order to create a landscaped buffer between the proposed parking area and the rear gardens of properties on Henge Close, some of the car parking has been moved away from the eastern boundary allowing for better opportunities for screening, whilst avoiding trees shading gardens from south and west.

The highway improvements, including footpath and dropped kerbs are all as per the consented scheme, albeit the proposed vehicular access point has been moved slightly further to the east in accordance with Oxfordshire County Council's requirements.

Ball stop fencing is shown to the western boundary with Ball Colegrave as per the consented scheme. However, following consultation with residents in neighbouring Henge Close, it has been removed from the eastern boundary.

The MUGA is shown as previously consented.



Fig 17: Site layout as proposed (not to scale)

5.2 Ground Floor Plan - Current Proposal

The proposed floor plan (Fig 18) shows the main sports hall, with ancillary accommodation in an L-shaped form wrapping around it. 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 principal entrance is recessed to accentuate the sense of arrival from the south, 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.

The entrance area also provides direct access to the WCs, and the meeting room/clubroom to the north which overlooks the sports pitches, creating a 'public/community' feel to this part of the building, with views to the car park for good natural surveillance.

To the west, there is controlled access to the changing facilities, with direct access to the pitches via the western entrance/exit.

Storage space is included to promote multi-functional use. The meeting room/clubroom includes a kitchen/preparation area and is designed to provide 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 and community use.

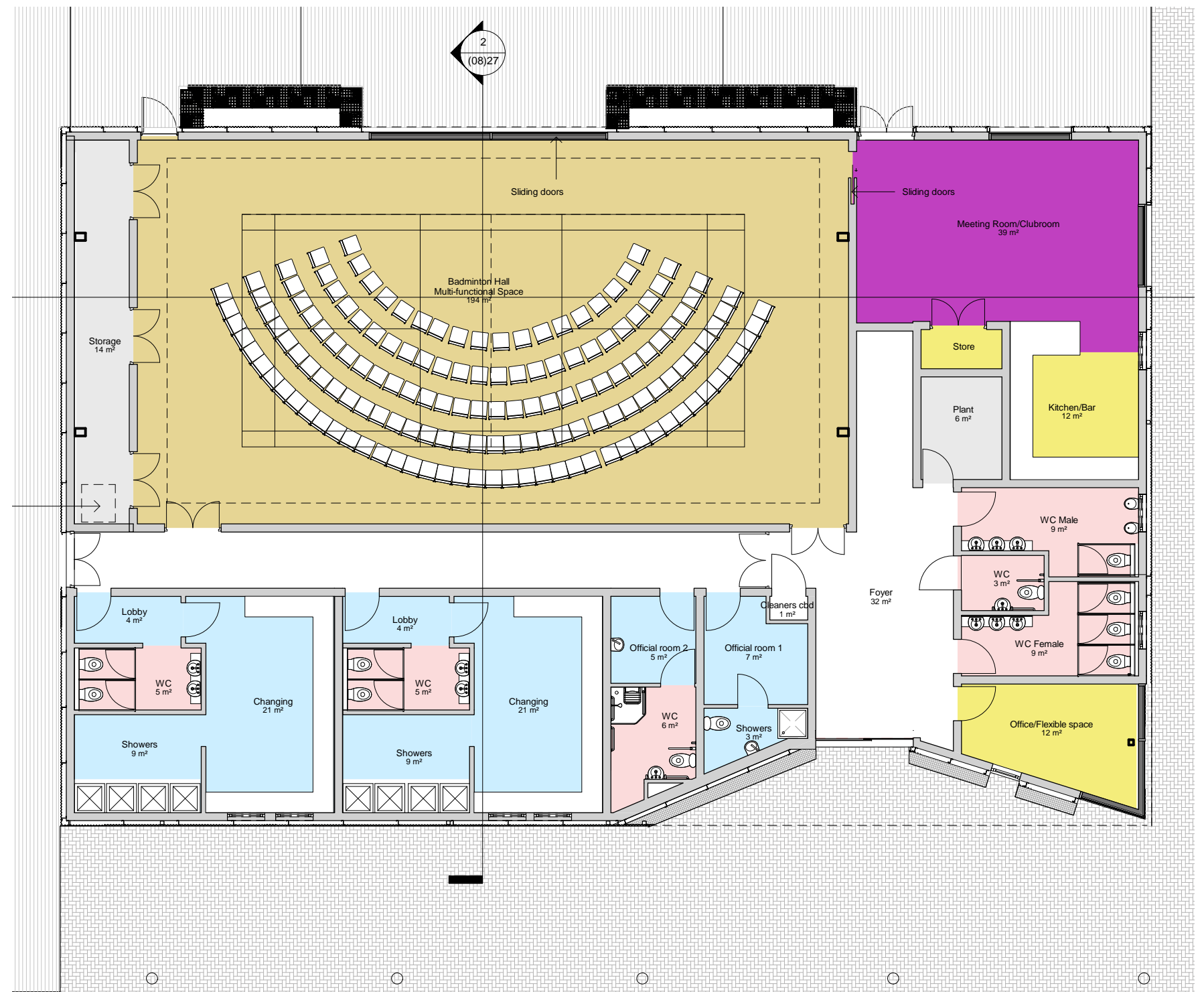


Fig 18: Ground Floor Plan as proposed showing general arrangement of accommodation (not to scale)

5.0 Detailed Design

5.3 Sections - Current Proposal

The cross sections through the proposed building (Figs 19 & 20) show the general arrangement of spaces, with the main space designed to suit the specified requirements for Badminton. The proposal is to include a translucent glazed northlight to the main hall - this will provide diffuse natural light, ideal for sport.

The height of the main hall will enable its use for a 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 19: Cross section showing general arrangement and hierarchy of spaces and clerestory / lantern

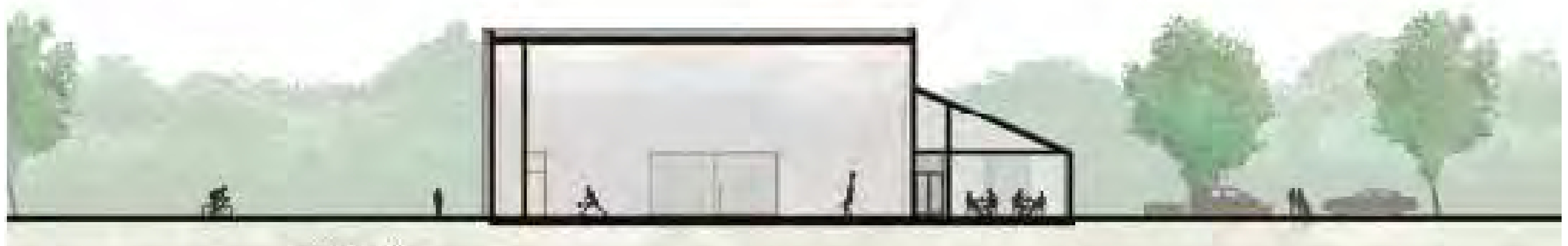


Fig 20: Cross sections showing intervisibility between inside / outside spaces and opportunities for perimeter service zone

5.0 Detailed Design

5.4 Elevations - Current Proposal

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 serve to create a more domestic appearance to what could otherwise appear as a very large 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.

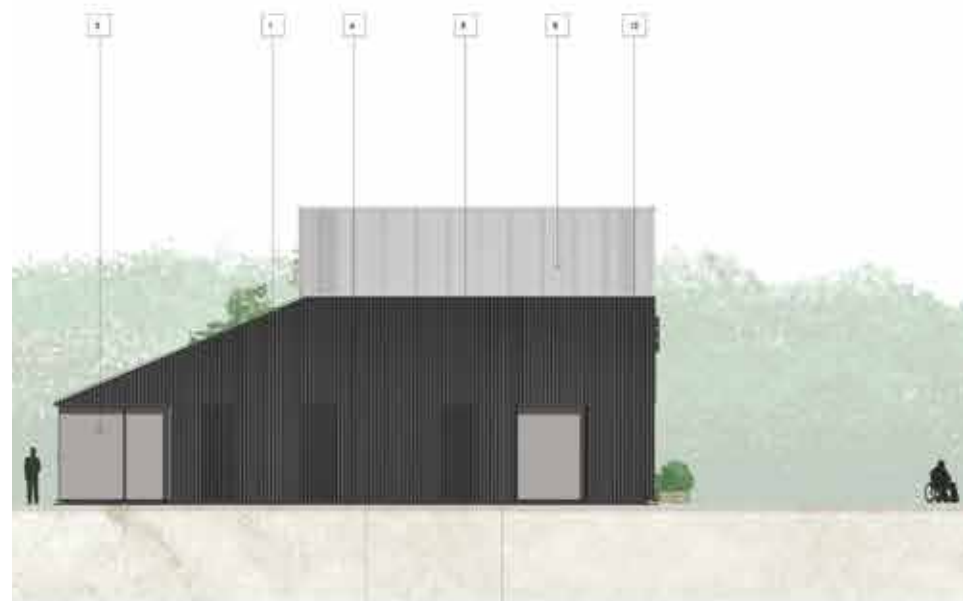


Fig 21: East Elevation as proposed (not to scale)



Fig 22: North (Sports field) elevation - not to scale



Fig 23: South elevation (Entrance) - not to scale

5.0 Detailed Design

5.5 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.

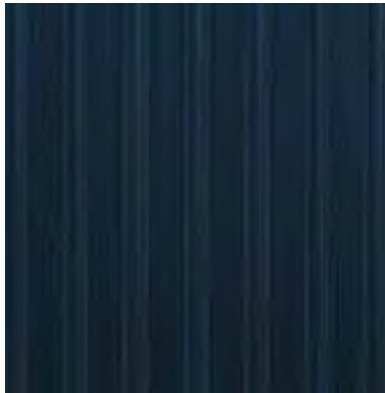
The mass of the building is clad in a dark profiled cladding that reflects traditional agricultural buildings, with a modern twist. Further, this provides a durable and simple to clean exterior finish which can be easily maintained whilst remaining visually interesting. Where ventilation and light is 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 lighter profiled sheeting, with a translucent polycarbonate clerestorey on the north elevation. This allows diffuse light to penetrate the sports hall.

CLADDING



Gabions



Black Profiled Cladding



Perforated Profiled Cladding

TRANSPARENT ELEMENTS



Translucent Profiled Glass



Translucent Polycarbonate

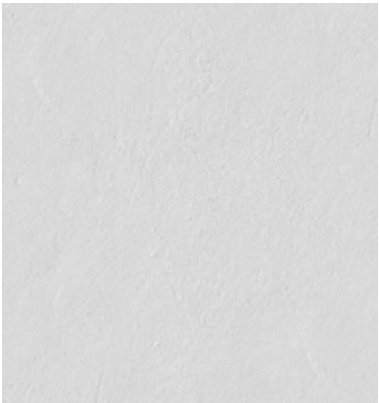


Glazing/Timber Structure

INTERNAL ELEMENTS



GluLam Structure



Neutral Colour Paint



Acoustic Cladding Panels

Figs 24-32: 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 paved terrace.

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.

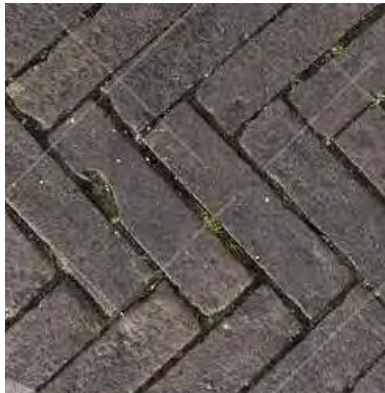
Roof water from the building is proposed to be discharged to a designated soakaway that would be located 5m from the structure. Surface water from the access road is proposed to be discharged to a designated soakaway.

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.

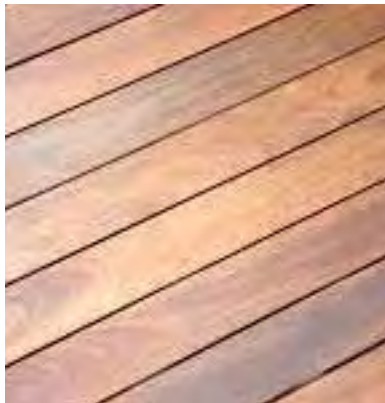
EXTERNAL SURFACING



Gravel



Herringbone Paving



Timber Decking / Ipe Hardwood

EXTERNAL FURNITURE



Gabions



Lighting Bollard

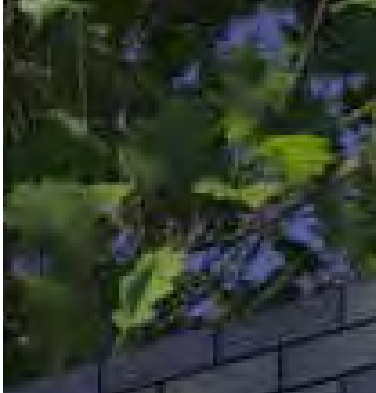


Steel Cycle Stand

PLANTING



Field Maple



Native Planting



Native Hedge

5.0 Detailed Design

5.7 Building Design - Visualisation



Fig 42: View from Milton Road showing local hornton stone in gabion baskets, used to frame entrance to new building

6.0 Access & Movement

Car Parking

Provision has been made for 61 car parking spaces, including 7 no. spaces dedicated for use by the disabled. In addition, a further 53 no. overflow spaces can be provided.

NB) 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 immediately adjacent to the proposed access/egress to ensure an efficient arrangement. 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

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 30m to the west of the proposed access, to ensure the refuse vehicle does not stop in the vicinity of the proposed access.

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 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.

7.0 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). Funds are also being raised from fund raising in the community and from grant applications. In discussions with grant providers like the Football Association, Sport England and the National Lottery, the Covid19 pandemic has meant such funds are now being allocated towards Covid support. The S73 revision will enable the building to be achieved through those funds which will be available.

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.

Planning Consultation Feedback:

There were a number of comments and feedback from neighbouring residents which included Ball-Colegrave’s concerns in relation to stray balls, and a new 6m high ‘ball stop’ fence had been included to the eastern and western boundaries - refer to Site Plan Drwg No. 7354(08)02E. However, the Parish Council have continued to consult with residents since planning permission (19/02796/F) has been granted and there have been requests to remove the ball netting on the eastern boundary. The properties most affected by it believed it would be intrusive and spoil their view of the sports playing field. Therefore, it has been removed as part of the S73 application.

The removal of some car parking from the eastern boundary (referred to in 5.1 above) has also been part of the feedback from, and ongoing discussions with, residents. This allows for further opportunities for screening, also as requested by residents.

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.

8.0 Conclusion

This document provides a clear narrative for the new Sports and Community Building for the village of Adderbury, in support of an application to vary Condition 2 of planning consent ref 19/02796/F.

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 Building will offer a mix of sports, leisure, performance 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