



**Open
Design
Studio**



**Chiddingfold Combe Common Recreation Ground
Planning Design and Access Statement**

To be read in conjunction with application documents and drawings.



Combe Common Recreation Ground Pavilion





Executive Summary

Chiddingfold Parish Council would like to provide facilities on the Combe Common Recreation Ground to support the Chiddingfold Youth Football Club, the Chiddingfold Scout Group and the wider Chiddingfold Community in order to promote sports, recreation and well-being for the under 16s within the village and surrounding areas.

A working group has been setup to advise the Chiddingfold Parish Council with the aim to create a special community-led project that seeks to inspire residents to enjoy sport and recreation, in a beautiful building and setting.

The proposals seek to establish a single multifunctional facility for various user groups which both gives the opportunity for individual identity as well as create one community hub for these users to come together.

The Parish Council have a long standing ambition to better the recreation facilities to support the youth community in the village because Chiddingfold has the highest proportion of under 18s in all the villages in Waverley. Providing improved facilities within Chiddingfold will avoid the need to travel and will support the recreation and social needs of the youth community of the village.

The proposals seek to provide high quality community facilities that have been developed with careful consideration of the Neighbourhood Plan, and relevant planning policy. Further information on relevant planning policy and the proposals please refer to the accompanying Planning Statement by Smith Simmons & Partners.

The proposals have evolved through both an iterative design process with the Parish Council, their working group with user representatives and the local residents through community engagement events and in response to specialist reports and positive pre-application advice from Waverley Borough Council Planning department.

The scheme aims to provide a high-quality durable community building which will be simple to build, maintain and have low running costs.

The proposed palette of materials both respond to natural back drop of the mature trees and countryside setting as well as being hard-wearing and easy to maintain to ensure the longevity of the pavilion as well as enhance the setting.

Sustainably sourced materials and a robust sustainable strategy ensure the building will have a 'light touch' on the landscape and environment and be cost effective for the Parish Council to run.

The building has been designed to be fully accessible and inclusive, accommodating people of all abilities and ages.

In summary, the proposals seek to create a welcoming and attractive community hub for the youth age group of Chiddingfold and their families that will be well-loved and used.



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1.0 Introduction



1.0 Introduction

1.1 Purpose of the document

This Planning Design and Access Statement has been produced by Open Design Studio on behalf of the applicant and describes the proposed new build community pavilion building on Combe Common Recreation Ground.

This document supports the existing and proposed drawings which, together with the Planning Statement by Smith Simmons & Partners and various specialist reports, form a full planning application made to Waverley Borough Council planning department.

This application provides details of the proposed scheme following a design-led process that has been carried out closely with the working group, in association with the Parish Council and specialist consultants. The proposals have been developed to create a community led building that responds to its surroundings positively and supports the local Scouts group, allows the youth football club to thrive, whilst enhancing the connection to the surrounding amenity spaces and their users.

Site address:

Combe Lane Recreation Ground
Combe Lane,
Chiddingfold,
Godalming,
GU8 4QR



Photograph of existing site at Combe Common Recreation Ground



1.0 Introduction

1.2 Project Team

Design Team - Open Design Studio

Architects and designers based in Chichester, West Sussex, working across the UK. We design places and spaces that suit the life you want to live.

Open Design Studio enjoys a reputation for delivering responsive, carefully considered and research-inspired architecture, design and strategic thinking that puts people at the centre of the creative process.

We strive to understand the specific needs of each project and believe in the value of working together through the entire course of a project, from inception through to delivery.

We believe in a studio approach to design and architecture, which places you at the core of the creative process. Only by doing this can we capture your aspirations and vision and turn them into the places and spaces that suit the life that you want to live.

An open conversation starts the process. Ideas emerge. And design follows, right down to the finest detail. We aim to make our shared journey both stimulating and enjoyable, culminating in outstanding buildings and spaces for living which are well-designed, thoughtful and quality-driven.

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Photographs - Open Design Studio selected projects



1.0 Introduction

1.3 Project Team

Planning - Smith Simmons & Partners

Based in North Street, within the historic city of Chichester, our boutique office provides an inspirational setting for our Planning and Architectural practice. Our Planning department is headed up by Kerry Simmons.

Our planning team has a sound understanding and practical knowledge of all aspects of town and country planning. We work with our clients and local planning authorities to successfully navigate the complex and challenging planning system to secure viable planning permissions and to deliver high quality development.

We are accomplished planning advisers, highly skilled in appraising sites and land development potential and planning prospects. Professional integrity underpins our approach to every aspect of the planning system including planning policy, development management, planning law and enforcement, neighbourhood planning and public consultation, to ensure we provide our clients with high level quality expert advice.

We have a sound understanding of the planning system with a strong transferable skill set, which we apply daily to the full sphere of development enquires from small scale development to major strategic land promotion, ranging from residential and commercial development to farm estate and diversification.



Photograph - 32 North Street, Chichester



2.0 Vision



2.0 Vision

"To create a community-led pavilion building that supports long-term growth of sports and learning groups for the local surrounding areas."



2.0 Vision - The Huts, Combe Lane Recreation Ground Pavilion





2.0 Vision

The vision for the project has been produced alongside the development of the project brief and design work.

The initial vision document presents the overall vision for the site, building and design ethos and can be used to help raise awareness of the project and support for any future funding applications. This document has evolved and been presented at various stages of the project for instance through brief and preparation, design evolution and community engagement.

The Combe Common Recreation Ground is an attractive, large open grassed area surrounded by beautiful ancient woodland and community allotment plots to the East and Combe Lane to the South. A line of mature trees along the southern boundary provide a natural edge between the grounds and Combe Lane.

Centrally, the grassed area has been levelled to provide space for football pitches which suffer from drainage issues in winter months. An informal parking area adjacent to the road provides adequate parking generally but becomes overwhelmed on training and match days resulting in cars parking in the road increasing risk to other road users.

The Chiddingfold Football Club is based at the Coxcombe Lane Recreation Ground. The club caters for the over 16s and adult teams. This site has its own pitches and supporting facilities. In contrast, the home of Chiddingfold Youth Football Club is the Combe Common Recreation Ground, where the grass pitches become muddy in wet winter months, parking causes problems to other village users on match days and there are no supporting club facilities or storage for equipment.

The Chiddingfold Scout Group currently use other local facilities but has no base from which to support scouting activities.

A 20ft shipping container is located at the Combe Common Recreation Ground to provide the storage for the football club's equipment.

The recreation ground is regularly used by dog walkers and families for recreational enjoyment of local open space.

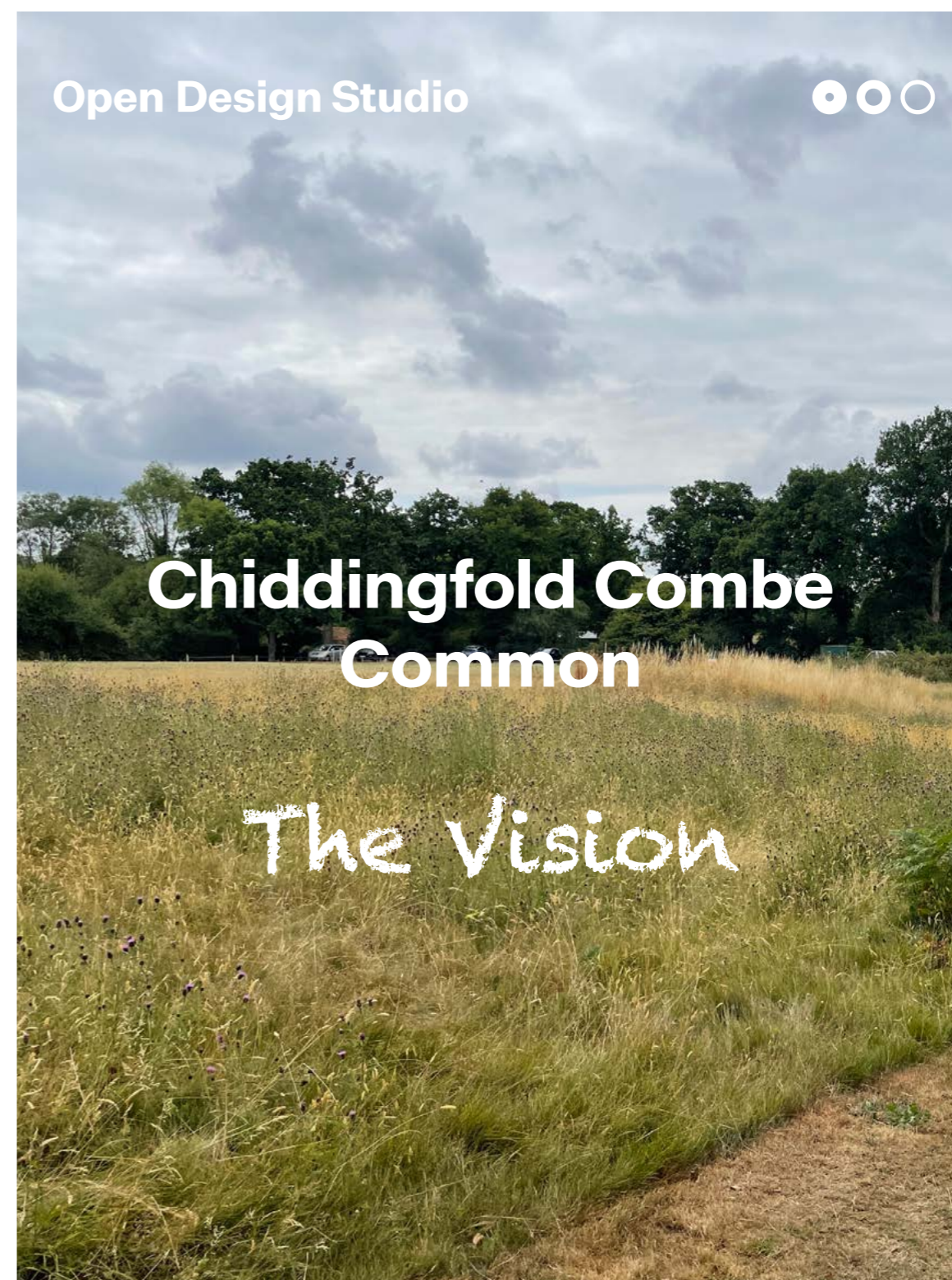
This project will include a site-wide masterplan incorporating a club house building, external site facilities and improvements to the drainage of the football pitches and parking arrangements in order to support both groups and promote well-being of other Chiddingfold youth residents.

The scheme will create a safe and suitable hub from which the Chiddingfold Youth Football Club can provide training, matches and social events to promote youth football within the village and surrounding areas.

The building will be the new headquarters for the Chiddingfold Scouts Group to promote youth recreation and learning in a fun, educational and interactive facility.

The project will provide high-quality, fully accessible facilities that include the storage requirements for both groups. Proposals will be flexible in order to accommodate potential secondary users, such as the allotment plot holders, families or groups booking birthday party venues and indoor fitness or learning sessions. The aim is to benefit local residents and to have a positive long-lasting impact on the wider community.

Design proposals will evolve in conjunction with a carefully considered approach to the landscape, environmental design and operational use to ensure longevity for the local community end users.



Vision Document showing photograph of existing grounds at Combe Common Recreation Ground, Chiddingfold



3.0 Assessment



3.0 Assessment

3.1 Location



Application site location:

Combe Common Recreation Ground,
Combe Lane,
Chiddingfold,
Godalming,
GU8 4QR



3.0 Assessment

3.2 Parish Map & Conservation Area

Parish Map:

- Chiddingfold is located in Waverley Borough, Surrey
- The Chiddingfold Conservation Area is formed around a village green
- Chiddingfold is located in an area of stunning countryside and has surrounding agricultural use
- The site is not located within the conservation area



Image 01: Outline of the Parish map for Chiddingfold with site location Key

- Site Location
- Chiddingfold parish map outline

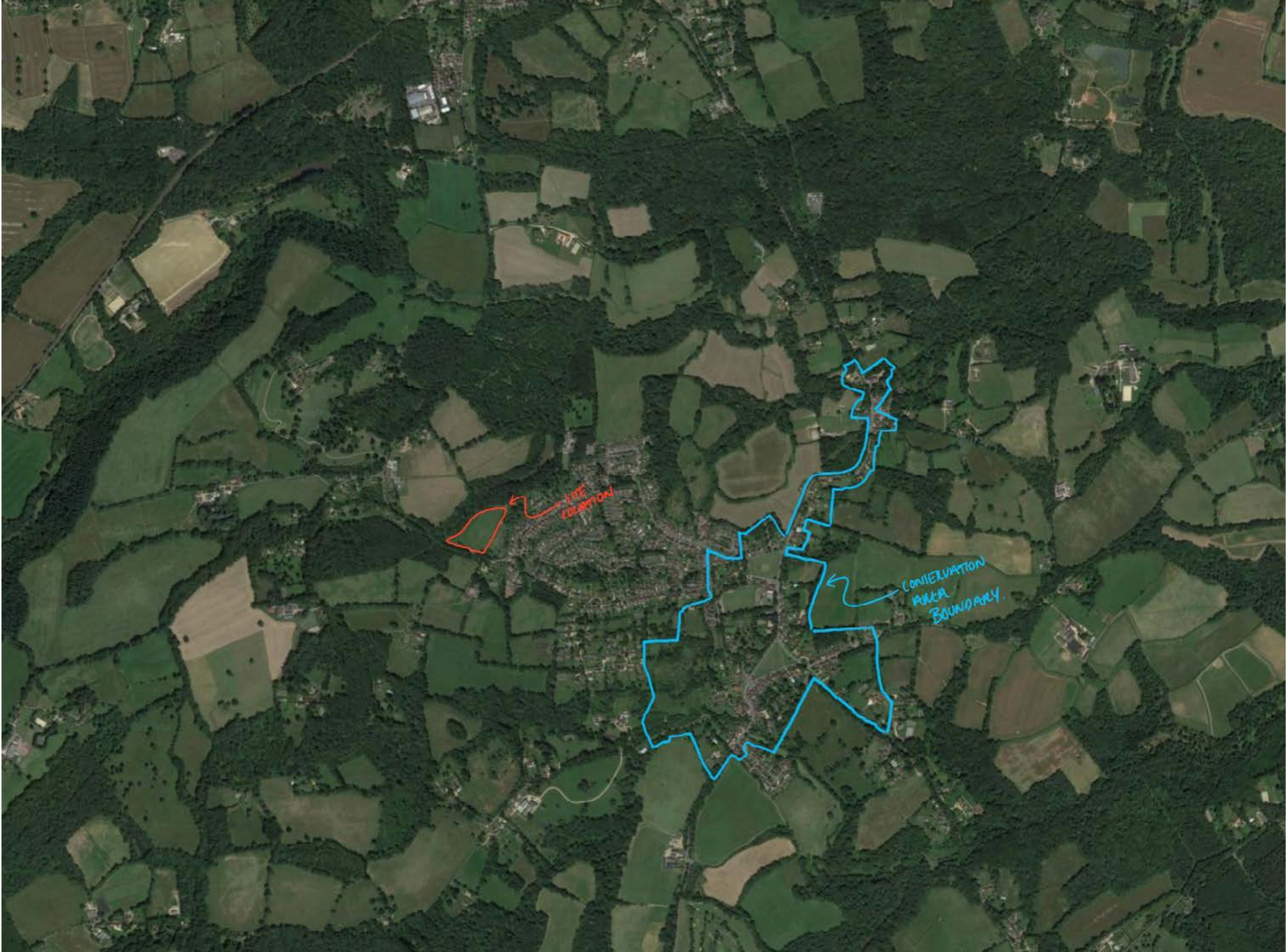


Image 02: Map showing Chiddingfold conservation area and site location Key

- Site Location
- Chiddingfold Conservation Area

3.0 Assessment

3.3 Surrounding Access



- | | | | |
|---|--|---|--|
| <p>Key</p> <ul style="list-style-type: none"> ■ Site Location ■ Public Footpaths Main roads ■ High street/busier areas | <ul style="list-style-type: none"> ■ Areas of ancient replanted woodland ■ Areas of ancient/ semi-natural woodland ■ Outlined area not included within the Greenbelt | <ul style="list-style-type: none"> ▪ Combe Lane sits along the southern boundary of the site. ▪ Combe Lane is a key route into the village from the north ▪ Cars currently travel along this route quite fast ▪ When parking overflows onto Combe Lane, visibility is greatly reduced making use by pedestrians and cyclists more dangerous | <ul style="list-style-type: none"> ▪ A footpath from the southern part of the village arrives on Combe Lane at the south east corner of the site ▪ There are no public footpaths across the site but informal footpaths can be seen in aerial photos |
|---|--|---|--|



3.0 Assessment

3.4 Surrounding Green Spaces



- Key
- █ Site Location
 - █ Other local green spaces
 - Distances between green spaces

- 1 - Chiddingfold Green
- 2 - St Mary's Churchyard
- 3 - Coxcombe Lane Recreation Ground
- 4 - The Cricket Ground
- 5 - Combe Common Recreation Ground
- 6 - The Chiddingfold Village Cemetery

- Multiple green spaces on the east side of the village
- Highly valued different facilities for the community



3.0 Assessment

3.5 Surrounding Facilities



- Key
- Site Location
 - Chiddingfold Football Club
 - Chiddingfold Cricket Club
 - Chiddingfold Village Hall
 - The Little Gym Godalming (Chiddingfold)

- Multiple sporting facilities located around the village
- The Chiddingfold Football Club is only for the age groups of 16+. The youth teams are not able to use this club facility.



3.0 Assessment

3.6 Site Overview

- Views expansive over the entirety of site grounds
- Large natural tree lined boundary framing the perimeter of the site to the south, west and north
- Village allotments run along the east boundary of the site



View 01: Existing view along west side of site perimeter



View 02: View of grounds on far west corner of site

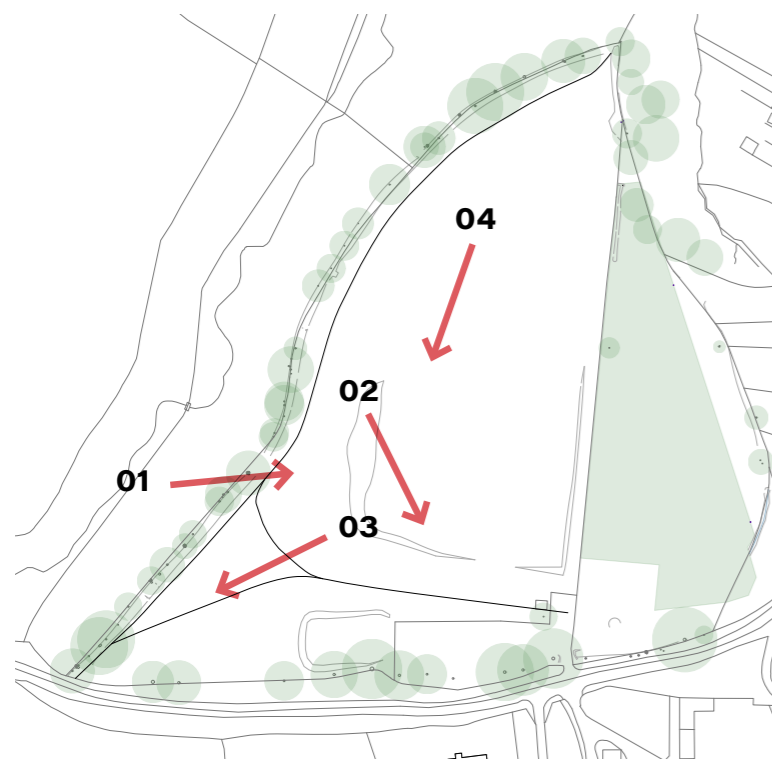


Diagram: Existing site plan of Combe Common Recreation Ground with viewpoints



View 03: View from west side facing south on site



View 04: View from north of site perimeter facing south



3.0 Assessment

3.7 Site Access Viewpoints

- Open space and access for primary user groups
- Access and movement for secondary user groups, such as dog walkers
- Very sharp and limited visibility onto site from main road turning
- Messy car parking area with boggy ground conditions



View 01: Existing view along perimeter of grounds on west side



View 02: View of grounds from north side facing south

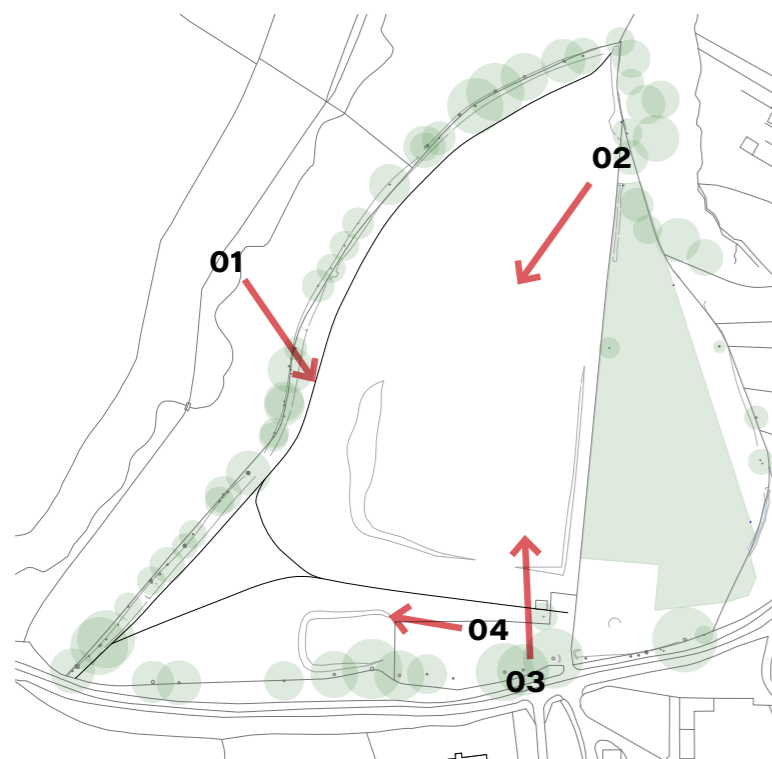


Diagram: Existing site plan of Combe Common Recreation Ground with viewpoints



View 03: View at the south of site in car park looking north



View 04: View of existing car park located south of grounds



3.0 Assessment

3.8 Site Plan & Sun Path



- Key
- █ Site Location
 - █ Sun Path Diagram
 - Main Road
 - █ Allotment Grounds
 - █ Car Park & Access
- The vehicular entrance and car park are located to the South East corner
 - Mature trees and hedgerows on the North, West and South boundaries
 - Allotment plots on the East side of the site
 - The site is open and will have good levels of natural light and sunlight



3.0 Assessment

3.9 Site Access



- Key
- Site Location
 - Car Park Entrance
 - Main Road
 - Allotment Grounds
- Primary access from the car park on the South from Combe Lane
 - Pedestrian entrance points from the South West and South East corners of the site
 - Existing locked gates could provide access between the site and the neighbouring allotment spaces



3.0 Assessment

3.10 Site Opportunities & Constraints

Opportunities:



- Expansive viewpoints across whole site
- Beautiful natural boundary around site made up of trees/planting
- Connection to neighbouring local amenity space, including allotments
- Access points from various areas around the site connected to perimeter path

Constraints:



- Levelled grass football pitches suffering from drainage issues
- Inadequate parking area which becomes overwhelmed on match days and spills out onto Combe Lane
- Limited visibility to car park from main road, resulting in sharp turning and inconvenience
- Poor ground conditions especially in winter months on site
- Current storage for the football club in old shipping container on site creates eye sore

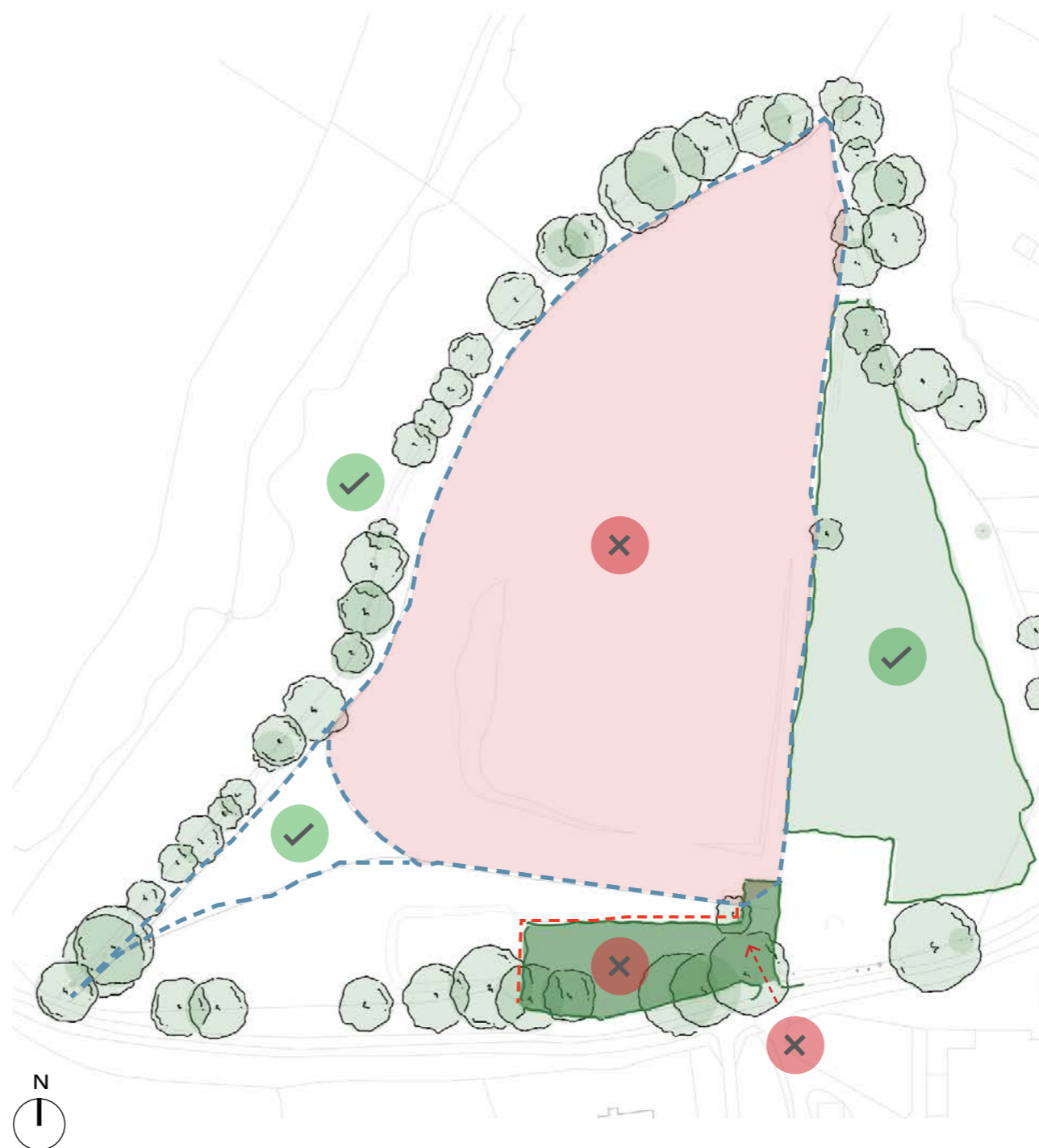


Diagram: Existing site plan illustration of Combe Common Recreation Ground



3.0 Assessment Summary

3.11 Assessment Summary



Retain and improve ground conditions on site to create good quality football pitches



Enhance pedestrian entrances onto the site at each corner to encourage pedestrians and bicycles away from the main vehicular entrance and improve user safety



Create a legible main entrance to the building with good visibility and access from car park



Extend and organise car park layout to maximise capacity and reduce the need for road-side parking to improve user safety



Improved relationship with neighbouring community amenity spaces and its users



4.0 Brief & Design Principles



4.0 Brief & Design Principles

4.1 Brief & Accommodation Requirements

"High quality facilities that support the Youth Football Club and Scouts Group and the wider Chiddingfold youth community."

Accommodation Requirements

The schedule of accommodation has evolved from discussion with the project working group and each user representative.

The level of changing facilities has been developed following feedback from both the Football Foundation and Surrey Football Association.

- Provide a contemporary community pavilion to meet the requirements of the youth football teams, scouts group and visitors to current standards
- Provide a pavilion that meets the accommodation guidelines and requirements for operational use and funding
- Provide solutions which are appropriate to the site context, site conditions and local activity
- Provide a community facility to support the youth community of Chiddingfold
- Explore opportunity for incorporating the existing land topography / characteristics to the pavilion building
- Provide design-led solution to the brief
- Explore the potential for secondary user groups to maximise use of facility
- Design low-tech, energy efficient building that has high quality materials and requires low maintenance
- Provide a high quality sustainable building which will have a low impact on the planet and have low running costs

Key Building Accommodation:

Entrance

visible / welcoming / spine of the building linking into other key areas (12sqm)

Club Room Social Space

light / central hub for all / connects out to pitches (70sqm)

Kitchen

Simple kitchen for light refreshments / internal servery / external servery hatch (8sqm)

Football Club HQ Office & First Aid

football only office room and first aid (20sqm)

Scout HQ Office & First Aid

informal small gatherings / scout office / scout first aid (20sqm)

Scout Hall - could this be shared

light / central hub / connects out to play areas and fire pits (100sqm)

Changing Room

1 shared changing room with WCs and cubicle showers (30sqm each)

Umpire Changing Room

changing / WC / shower (10sqm)

Football Club's Storage

easy access to pitches (15sqm)

Scout's Storage

easy access to external spaces & parking (15sqm)

Small Store Rooms For Hire

3 x 2sqm lockable stores for hire (6sqm)

WC

1 x fully accessible WC (4sqm)

Plant

(5sqm)

Bin Enclosure

(5sqm)

Cycle Parking

Secure cycle parking to promote activity and well-being and reduce the number of cars on the site and help ease the car parking requirements.

Club Room Storage

Storage for tables and chairs

Internal Back Of House Spaces

WCs facilities

Cleaners storage

User storage cupboards

Main Building 170sqm + scout hall up to 100sqm.

Externally access accommodation: 50sqm

TOTAL AREA: 250-320sqm



4.0 Brief & Design Principles

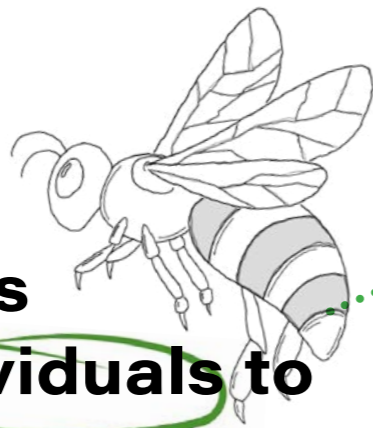
4.2 Design Principles

What will the pavilion offering the community?

- Support youth football in the village and surrounding areas
- Create a safe and inspiring headquarters for the Chiddingfold Scout Group
- Provide an engaging community space for local groups and families
- Enhance the natural surroundings with a complimentary structure in a beautiful setting

"A building with a light touch on landscape and the natural environment"

- Combining peoples' skills and interests to enhance the experience
- Exposing individuals to tactile experiences and connecting them to the outdoors



Bee Hives
collection of individuals to create a community

allotment sheds
"HUTs"

"The HUT" (s)

"HUT" = shelter

- Physical
- Emotional



the scout
"HUT"

"Notion of a building that is found"

- Providing a sense of adventure and discovery
- Creating a unique yet effective learning environment



4.0 Brief & Design Principles

4.3 Project Identity

The project identity has been developed alongside the client working group through an iterative design process. The project identity 'The Huts' acknowledges the beautiful natural surroundings and provides an appropriate design-led typology, massing and scale that caters for numerous users as a collective in one community pavilion.

'The Huts' will enhance the natural setting of the recreation ground and gives reference to both wildlife hides and look outs as well as scout huts.





4.0 Brief & Design Principles

4.4 Design Principles

Key design principles are used throughout the design and delivery stages to benchmark proposals and check that the project is fulfilling the aspirations of the client.

Below are the design principles developed alongside the client through the project briefing process:



Community Youth Hub

- Community-led pavilion to support the long-term growth of local youth sports, recreation and learning
- Provide a safe space for individuals and groups to thrive in a natural setting
- High-quality fully accessible facilities
- Facilities that benefit local residents and have a positive long-lasting impact on the wider community



Light Touch On The Landscape

- A building with a low carbon lifetime footprint
- Considerate design to minimise impact on the rural character of the site



Materials

- Considerate selection of beautiful building materials to create high quality special places
- Good quality materials that are low maintenance to minimise ongoing costs
- Hard wearing materials that are suitable for high footfall



Celebrate Structure

- Celebrating the structure by exposing construction materials can contribute to a positive visual impact of the building in the setting



Low Cost Low Maintenance

- Well insulated air tight envelope to minimise use of space heating
- Good levels of natural daylight to minimise the use of artificial lighting
- Low tech construction to keep costs down
- Sustainable design to future proof
- Sustainable energy strategy to minimise the impact of the building on the environment and reduce running costs



4.0 Brief & Design Principles

4.5 Primary User - Chiddingfold Youth Football Club

"Facilities to support the Chiddingfold Youth Football Club & the Chiddingfold Scout Group."

Currently playing from the site with no building facility the Chiddingfold Youth Football Club manages 11 teams. With approximately 150 players (boys and girls) as well as coaches and parents/guardians, the football club has a significant number of local people who will be using the proposed pavilion building.



Photograph of Chiddingfold Youth Football Club



Illustration:
Day in the life of a junior football player



4.0 Brief & Design Principles

4.6 Primary User - Chiddingfold Scout group

The Scouts Group, the secondary main user group for the site, has a complex schedule of varying activities and meetings. It is equally important we understand their client experience and group movements to understand the facilities they require especially internally, in conjunction with their outdoor activities.



Photograph of Chiddingfold Scout Group

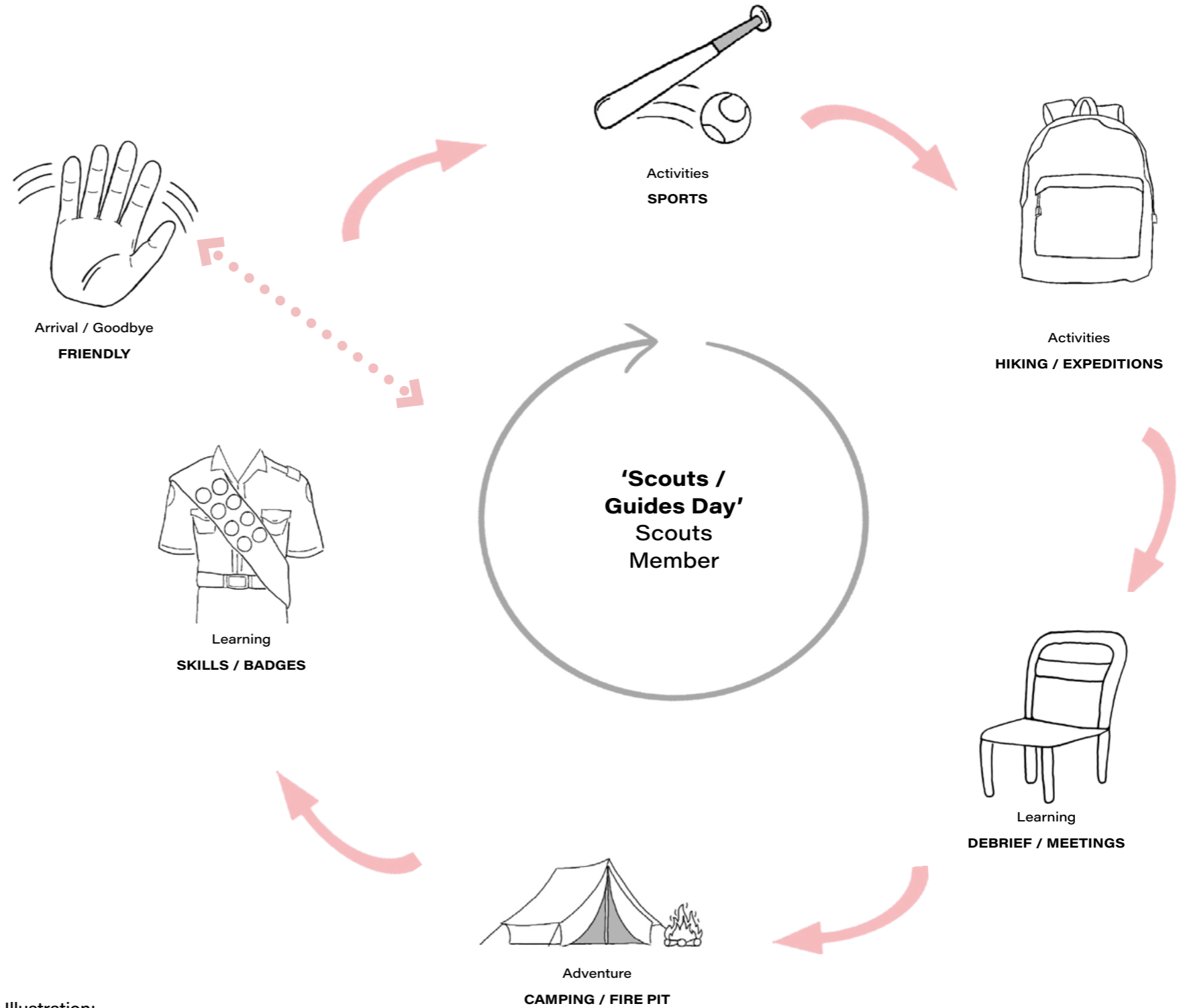


Illustration:
Day in the life of a junior football player



4.0 Brief & Design Principles

4.7 Secondary User Groups

The pavilion building and surrounding site offers an opportunity to support the Chiddingfold youth group and their families by providing facilities that could be used on an informal basis. The overall site is used by other members of the Chiddingfold community. By including secondary uses for those residents will ensure the pavilion building and site is much loved and used by the Chiddingfold community. Certain secondary uses, such as hiring the main social space, could potentially bring in some revenue to help support the running costs of the building.



Allotment Users

- Access to outdoor WC facilities
- Integration of bug + bird boxes to fit in with existing wild life
- Bee hotels / boxes
- Vegetable Growth
- Low maintenance responsibilities
- Possible collaboration with scout groups
- Creating an educational space / area
- Wider community involvement and support



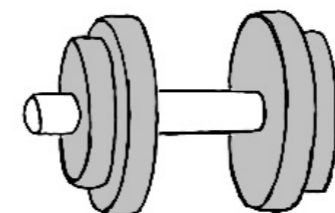
Dog Walkers

- Access at all hours
- Outdoor tap / shower
- Dog drinking bowls
- Appropriate waste bins
- Access to outdoor WC facilities



Young Children / Families

- Outdoor permanent playground equipment
- Wooden play trail
- Potential access for local schools and village nursery
- Access for families / public and children
- Allocated area for play area in a safe zone on site
- Access to outdoor WC facilities



Personal Fitness

- Outdoor permanent gym equipment
- Allocation in safe zone on site potentially in close proximity to play area / play ground
- Individual personal outdoor fitness using equipment
- Other local gym instructors / trainers to have use of free open space and use of equipment
- Access to outdoor WC facilities



Celebrations / Parties

- Families / smaller groups
- Informal outdoor gatherings
- Potential to hire out internal facilities?
- Allocation on site for outdoor areas of use
- Standing shelters
- Built in outdoor BBQs
- Access to outdoor WC facilities



4.0 Brief & Design Principles

4.7 Secondary User Groups - Visual Inventory of Uses



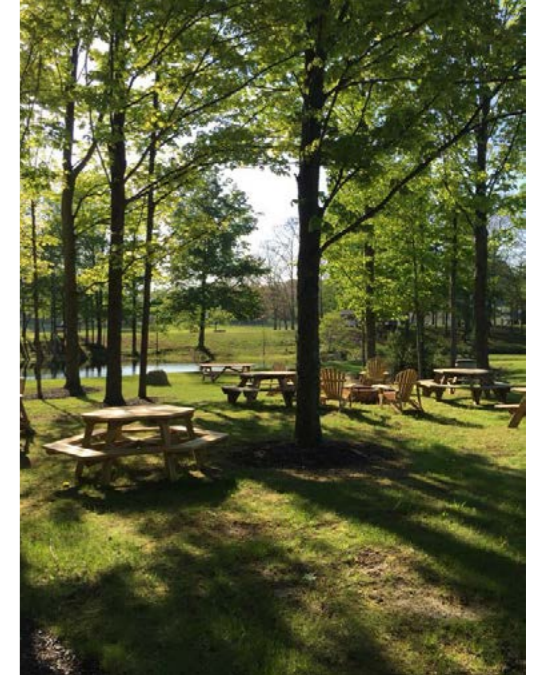
Allotments
Facilities to support the allotment users could include water collection, WC facilities and pop up cafe for refreshments



Dog Walkers
Outdoor taps / water bowls / WC / pop up refreshments / appropriate bins



Play Trail
Wooden play trail to promote the use by young children and their families



Picnic Benches & BBQs
Picnic benches, BBQs and standing shelters to promote informal use for gatherings and birthday parties



Skate Park
A village skate park for use by local children and their families



Personal Fitness
Informal use of outdoor space for personal fitness or fitness classes supported by sheltered areas for hot or wet weather. Flexible internal spaces for hire



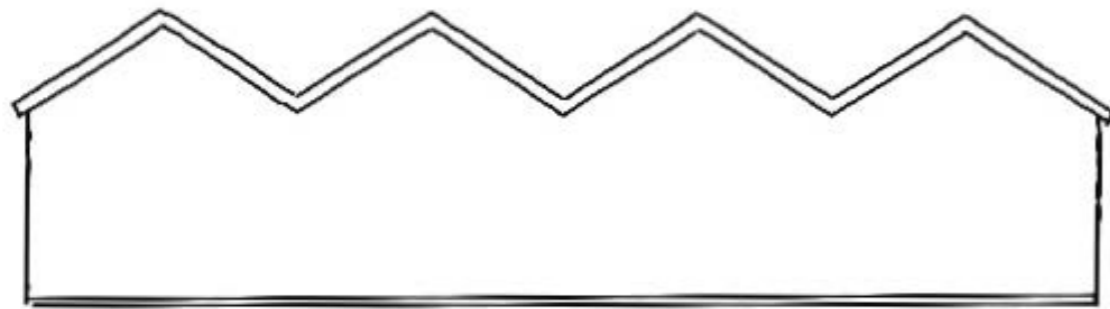
Learning
Integration of bug, bee and bird boxes to promote biodiversity for the allotments and learning about wildlife and fruit/vegetable growing

4.0 Brief & Design Principles

4.8 Summary

Although there are two key users with their own identities and requirements, the pavilion building will provide a shared hub. Like a group of beach huts, each with their individual identity, when viewed as a collection beach huts have an overarching character.

The new community pavilion will act as both one community building as well as support and nurture the individual group's needs and identity.



- **One building**
- **Multiple user groups**



- **Individual Huts / Individual Identity**
- **Grouped to Make One Building / Community**
- **Visually Referencing Groups Together**





5.0 Community Engagement



5.0 Community Engagement

5.1 Community Engagement Dates

The brief and designs have been developed alongside a working group made up of key users and client representatives to ensure that the youth football club and scout group are intrinsic to the evolution of the scheme.

As a community building, engagement with Chiddingfold residents and families is invaluable throughout the project to develop proposals and ensure the pavilion building will be well used and well loved.

As well as developing the scheme alongside the working group, key community engagement undertaken to date and the key responses received are set out in this chapter.

Date:	Event / Action:
April 2023	<ul style="list-style-type: none"> Vision document uploaded to Chiddingfold.com local village website
11.06.2023	<ul style="list-style-type: none"> Project poster and copies of the Vision document exhibited at Chiddingfold Summer Fete
13.07.2023	<ul style="list-style-type: none"> Community engagement event posters displayed in the village and on site. Poster circulated by email the scout group, the football club & the parish council.
13.07.2023	<ul style="list-style-type: none"> Project website launched with vision document & community engagement event details
19.07.2023	<ul style="list-style-type: none"> Event poster circulated to parents at the local school and uploaded to the football club's facebook page
22.07.2023	<ul style="list-style-type: none"> Community engagement event at St Mary's Church, Chiddingfold. Event boards uploaded to the project website and online questionnaire opens.
13.08.2023	<ul style="list-style-type: none"> Closure of online public questionnaire and survey

Key community engagement undertaken to date



5.0 Community Engagement

5.2 Community Engagement Event - 22nd July 2023

A community engagement event was held at St Mary's Church on Saturday 22nd July 2023 between 9am and 12noon for local residents to drop in, review information on the project and provide feedback.

Members of the working group, Open Design Studio and Smith Simmons & Parters were all at the event to discuss proposals and answer any questions attendees had.

11 x A1 presentation boards set out the different elements of the scheme being explored. Attendee feedback was collected via a short paper questionnaire. Printed copies of the Vision document were available to read and take away.

Roughly 25-30 people attended and 25 individuals completed the questionnaire and gave their feedback on the day.



Image 01: Photograph from Community Engagement Event



Image 02: Photograph from Community Engagement Event



Vision Document presented at event



Image 03: Photograph from Community Engagement Event



Image 04: Photograph from Community Engagement Event



5.0 Community Engagement

5.3 Community Engagement Event Boards

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Introduction

To create a community-led pavilion building that supports long-term growth of sports and learning groups for the local surrounding areas.

Introduction
The village of Chiddingfold would like to provide facilities on the Combe Common Recreation Ground to support the Chiddingfold Youth Football Club, the Chiddingfold Scout Group and other local sports and learning groups. The pavilion building will be used for a range of community activities and will be used by the village and surrounding areas.

A working group has been set up to advise the Chiddingfold Parish Council on the best way to provide a pavilion building for the village and surrounding areas. The working group has been set up to advise the Chiddingfold Parish Council on the best way to provide a pavilion building for the village and surrounding areas.

Project Brief / Vision
The Combe Common Recreation Ground is an attractive, large open green space which is used by the local community for a range of sports and learning activities. The pavilion building will be used for a range of community activities and will be used by the village and surrounding areas.

Site Location
The pavilion building will be located on the Combe Common Recreation Ground, which is a large open green space which is used by the local community for a range of sports and learning activities.

Site Location
The pavilion building will be located on the Combe Common Recreation Ground, which is a large open green space which is used by the local community for a range of sports and learning activities.

Open Design Studio | Chiddingfold Parish Council | South Devon Sports & Partners

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Project Design Objectives & Identity

One Building. Multiple Users. One Community.

What is the pavilion offering the community?
Support youth football in the village and surrounding areas
Create a safe and inspiring headquarters for the Chiddingfold Scout Group
Provide an engaging community space for local groups and families
Enhance the natural surroundings with a complementary structure in a beautiful setting

A building with a light touch on landscape and the natural environment
Involving people who will be using the building to help define the experience
Involvement in the design process to help define the experience

One building / multiple users
'The HUT' (s)
the scout 'HUT'
'HUT'E shelter
Bee hives - collection of individuals to create a community
Notion of a building that's found
allotment sheds 'HUTs'
Creating a unique yet effective learning environment

Community Youth Hub
• Community-led pavilion to support the long-term growth of local sports, recreation and learning
• Provide a safe space for individuals and groups to bring to a natural setting
• High-quality, fully accessible facilities
• Facilities that benefit local residents and have a positive impact on the wider community

Light Touch On The Landscape
• A building with a low carbon footprint
• Considerate design to respect the natural character of the site
• Materials that are low maintenance and easy to clean
• Hand-wearing materials that are suitable for high footfall

Materials
• Considerate selection of materials to create high quality visual appearance
• Good quality materials that are low maintenance and easy to clean
• Hand-wearing materials that are suitable for high footfall

Collaborate Structure
• Collaborating with the community to help define the experience
• Involvement in the design process to help define the experience

Low Cost Low Maintenance
• Well-maintained and easy to clean
• Good levels of natural daylight to minimise the use of artificial lighting
• Low-tech contribution to help costs down
• Sustainable design to future-proof
• Sustainable design strategy to minimise the impact of the building on the environment and reduce running costs

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Primary Users

Facilities to support the Chiddingfold Youth Football Club & the Chiddingfold Scout Group.

Day in the Life - Junior Football Player
The pavilion building will be used for a range of community activities and will be used by the village and surrounding areas.

Day in the Life - Scout Club
The pavilion building will be used for a range of community activities and will be used by the village and surrounding areas.

'The HUT' (s)
the scout 'HUT'
'HUT'E shelter
Bee hives - collection of individuals to create a community
Notion of a building that's found
allotment sheds 'HUTs'
Creating a unique yet effective learning environment

Community Youth Hub
• Community-led pavilion to support the long-term growth of local sports, recreation and learning
• Provide a safe space for individuals and groups to bring to a natural setting
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Secondary Users

Contribute positively to the local community by catering to secondary users.

Accessibility Users / Wheelchair
• Integration of level, bug & flat surfaces to enhance wheelchair and promote foot & wheelchair
• Wide community involvement and support with low maintenance responsibilities by volunteers
• Flexible collaboration with local voluntary / scout groups
• Creating an educational space / area
• Access to WC facilities

Dog Walkers
• Access at all hours
• Outdoor tap / shower
• Dog drinking trough
• Appropriate waste bins
• Access to outdoor WC facilities

Celebrations / Parties
• Families / smaller groups
• Informal outdoor gatherings
• Potential to have outdoor internal facilities
• Access to outdoor WC facilities

Personal Fitness
• Outdoor permanent gym equipment
• Allocation in safe zone on site proximity to other play area / play ground
• Individual personal outdoor fitness using outdoor gym equipment
• Other local gym / voluntary / fitness to have use of their own space and use of equipment
• Access to outdoor WC facilities

Young Children / Families
• Outdoor permanent playground equipment
• Window play trail
• Potential access for local schools and village nursery
• Access for families / public and children
• Allocated area for play in a safe area on site
• Access to outdoor WC facilities

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Site Analysis

Provide a long-lasting positive contribution to Chiddingfold and surrounding areas.

Site Location
The pavilion building will be located on the Combe Common Recreation Ground, which is a large open green space which is used by the local community for a range of sports and learning activities.

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Site Photographs & Key Views

A beautiful countryside setting, enhanced with an exemplary high-quality building.

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Connectivity & Parking

Enhance site access to improve user safety and encourage active lifestyles and well-being.

Surrounding Access
The pavilion building will be located on the Combe Common Recreation Ground, which is a large open green space which is used by the local community for a range of sports and learning activities.

Site Access
The pavilion building will be located on the Combe Common Recreation Ground, which is a large open green space which is used by the local community for a range of sports and learning activities.

Parking Bays & Provisions
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Site Masterplan

Design-led masterplan proposal that inspires Chiddingfold to enjoy sport and recreation.

Site Masterplan
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5.0 Community Engagement

5.4 Project Website

As well as the hosted event at St Mary's Church, a project website was set up with key project details, project team details and contact information.

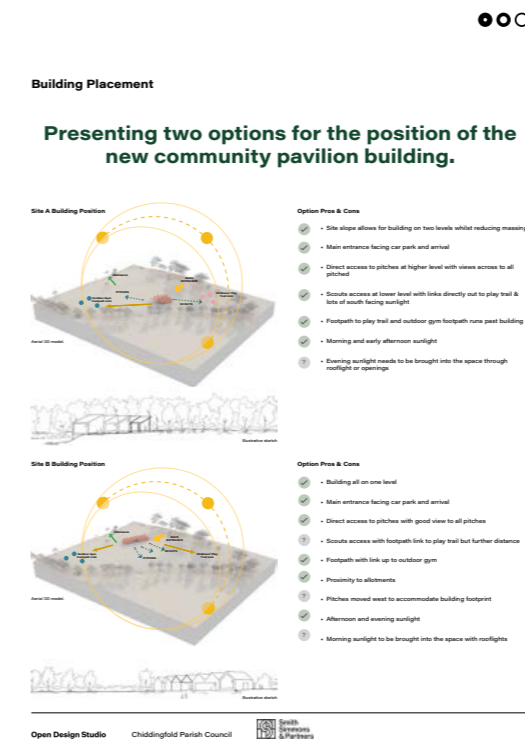
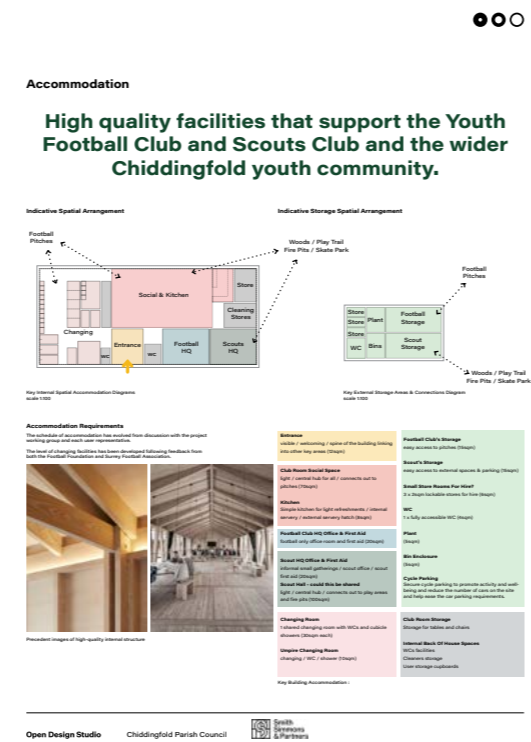
The vision document and all the information boards presented at the engagement event are uploaded onto the project website and the questionnaire was open for 3 weeks consultation to provide any local residents not able to attend the opportunity to give feedback online.

5.5 Digital Questionnaire / Website:

Another 26 people provided feedback through the online questionnaire featured on the Chiddingfold community website. With access to a digital copy of the A1 presentation boards and vision document, to review alongside completing their questionnaires.

A total of 51 questionnaire responses were submitted across the event and online.

The results were collated and feedback provided reviewed in order to inform the design for this Pre-Application submission. Below is a summary of the questionnaire results.



Photograph from community engagement event



Photograph of presentation boards from community engagement event



Front page of website for public access at: Chiddingfold.com



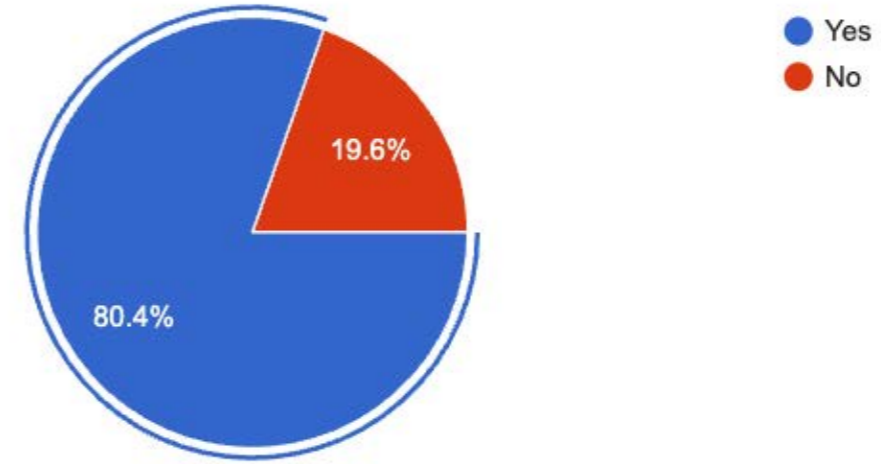
5.0 Community Engagement

5.6 Questionnaire Data Analysis

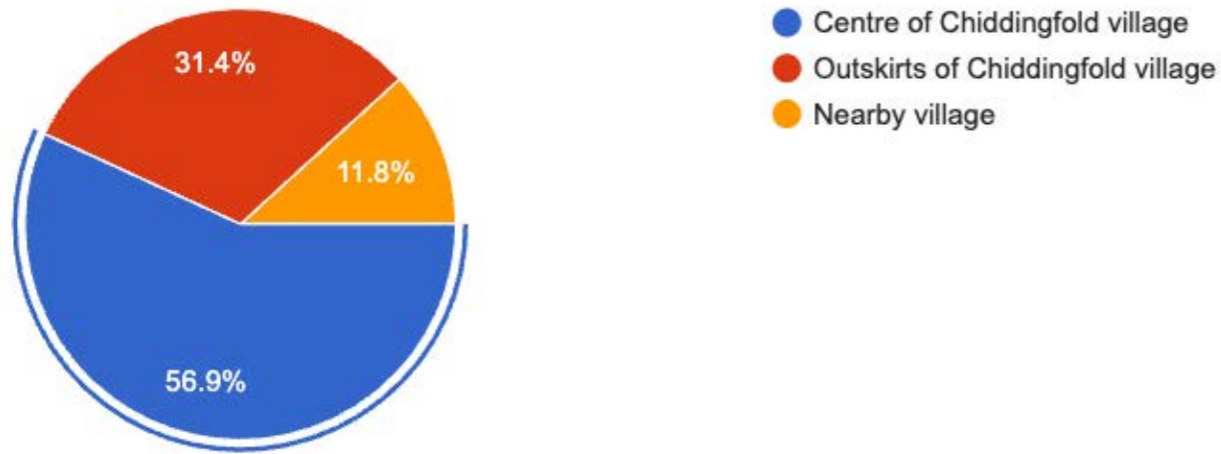
Key Observations:

- A large number of responses were from residents that already use the recreation ground
- The majority of responses were from people that live near the site or in Chiddingfold village

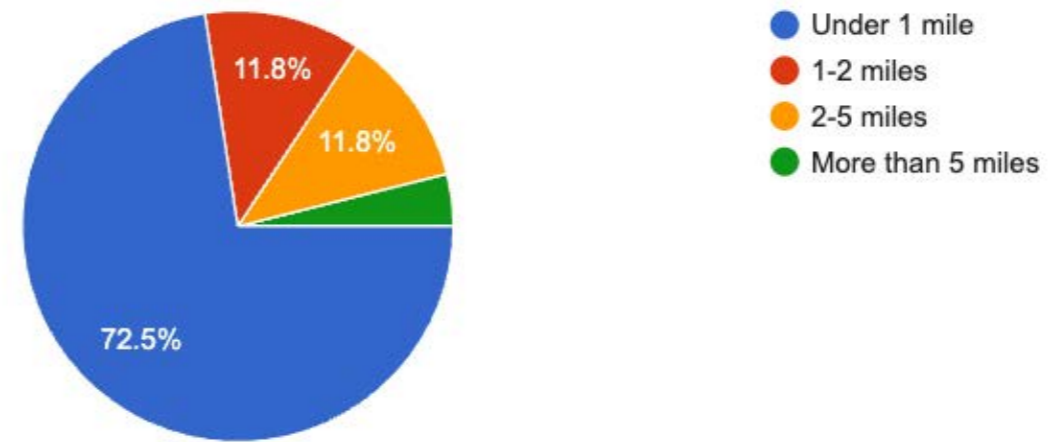
1. Do you already use the Combe Common Recreation Ground?



2. Where do you live?



3. Approximately how far from the site do you live?



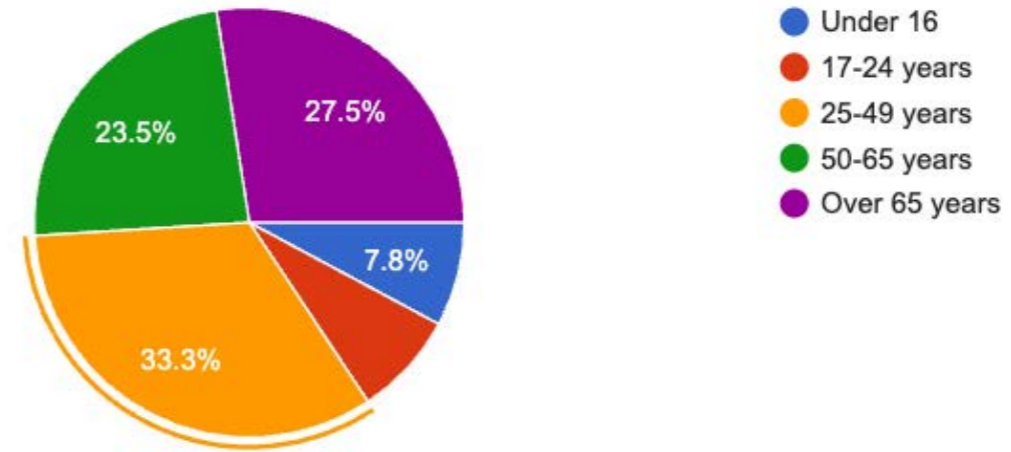


5.0 Community Engagement

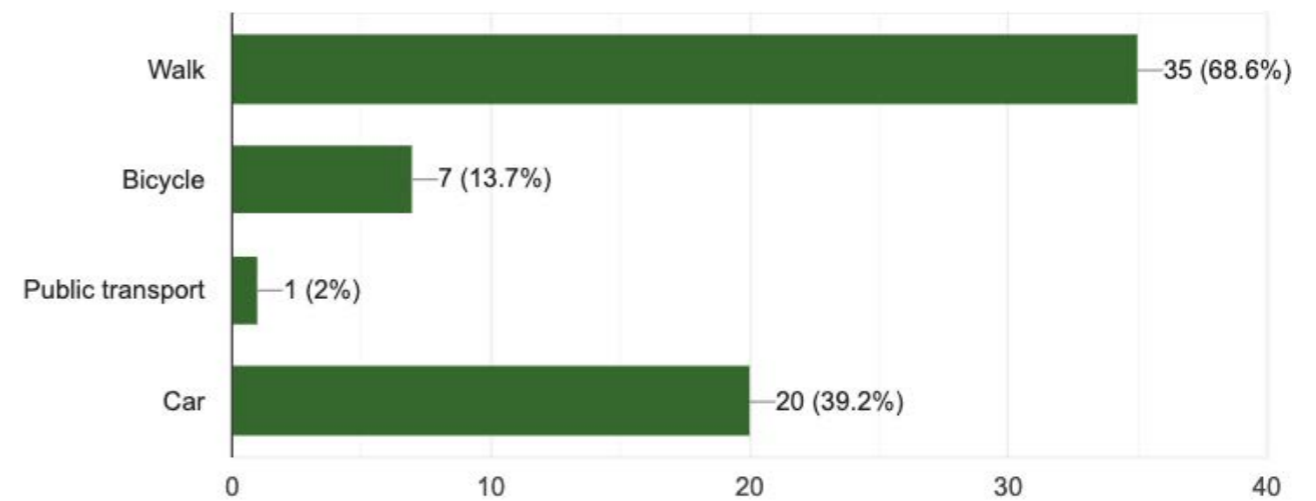
Key Observations:

- The majority of responses came from people over the age of 25, many of which were parents or grandparents of children who participate in the football or scout groups
- A larger proportion of users walk or drive to the site
- Many users were concerned for road safety accessing the site from the village by foot or bicycle and general road safety in connection to the overflow parking on Combe Lane on match days

4. In which age group do you belong?



5. How do you travel to Combe Common Recreation Ground?





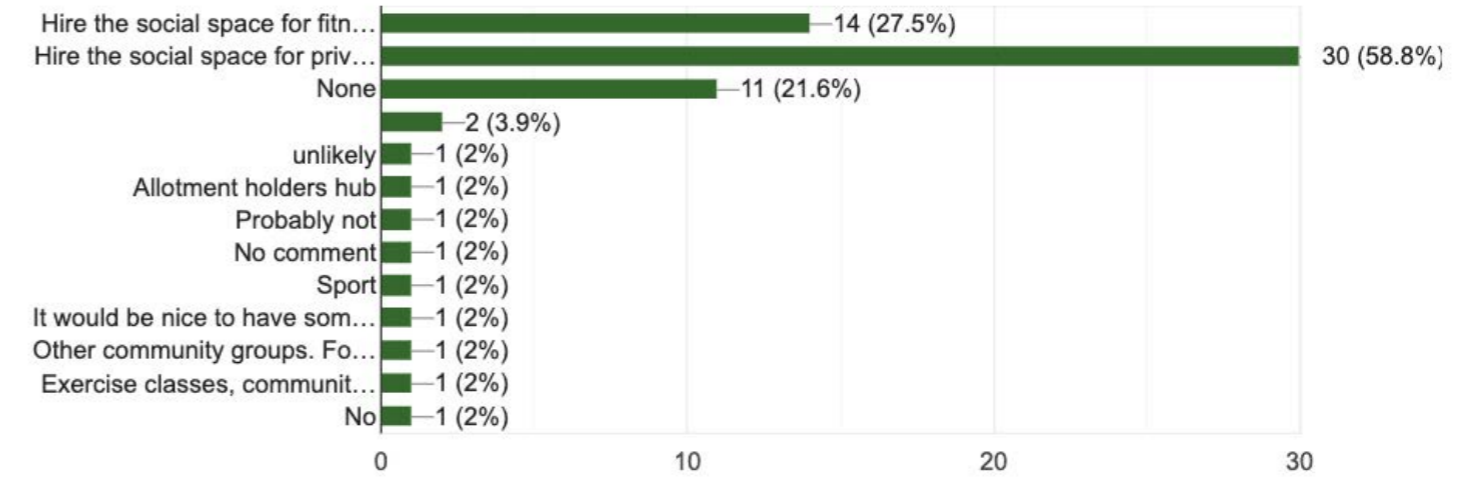
5.0 Community Engagement

Key Observations:

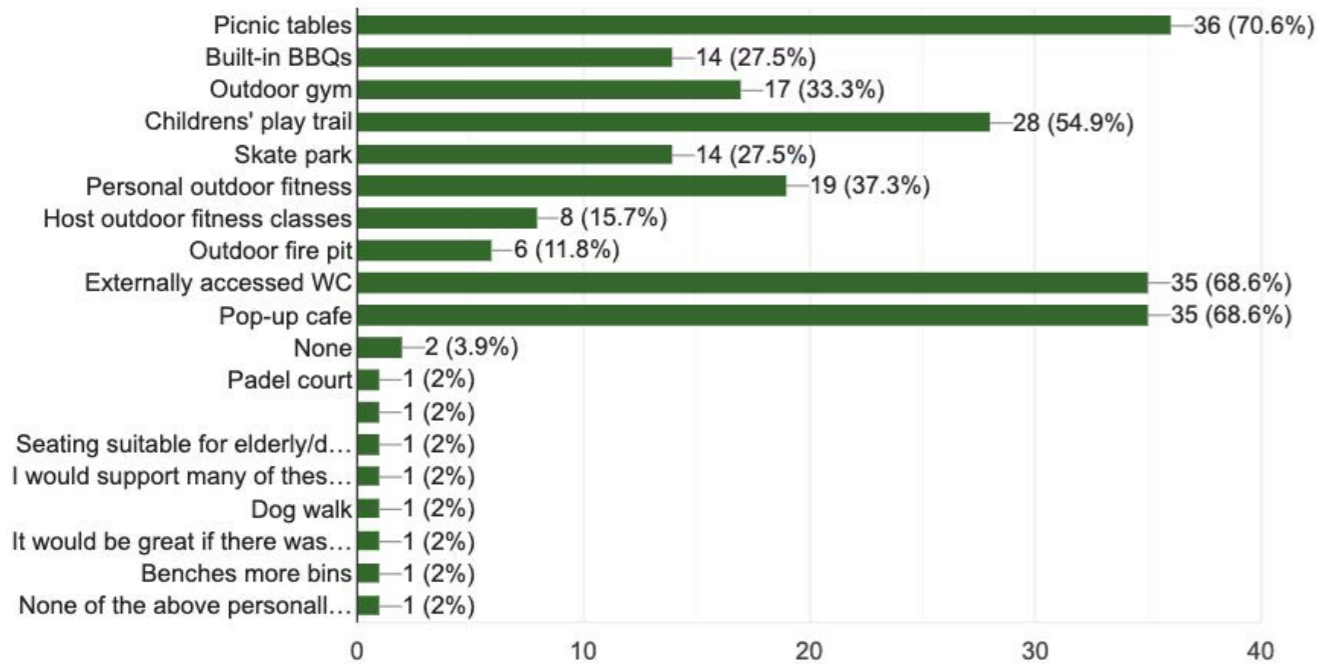
- Facilities could provide facilities for secondary users with the hire of the spaces for fitness classes or family celebrations
- Additional external facilities including picnic tables, BBQs a children’s play trail externally access WC and pop up cafe facilities all seem popular.
- Improvements to the current parking and its spatial arrangements are clearly required and heavily supported

6. The intended primary use for the pavilion building is to support the Chiddingfold Youth Football Club and the Chiddingfold Scouts.

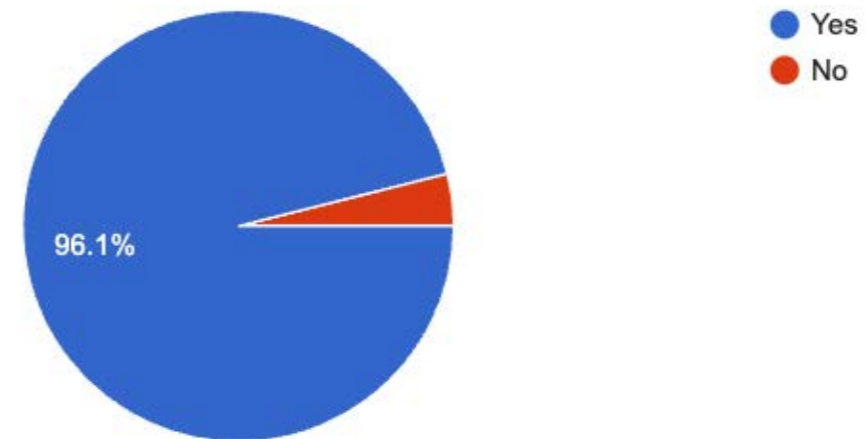
If the building was available for other uses would you use any of the following? (Please tick as many as appropriate)



7. Out of the proposed facilities below which would you use? (Please tick as many as appropriate)



8. Would you support improvements to the existing parking area to provide 35 defined spaces?



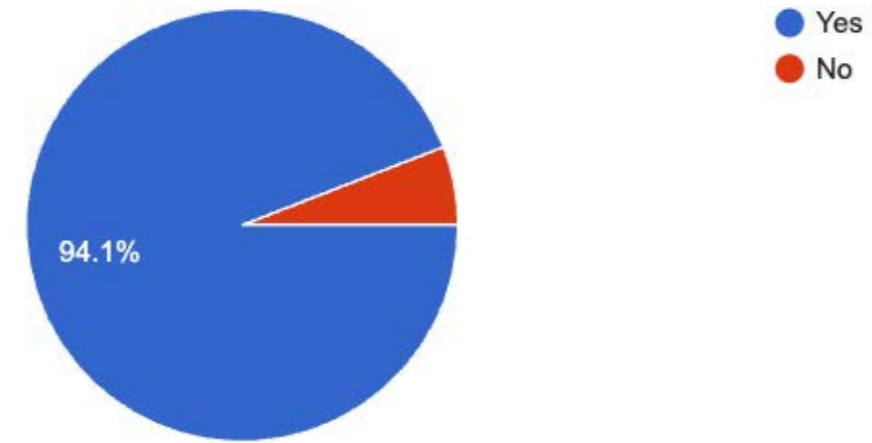


5.0 Community Engagement

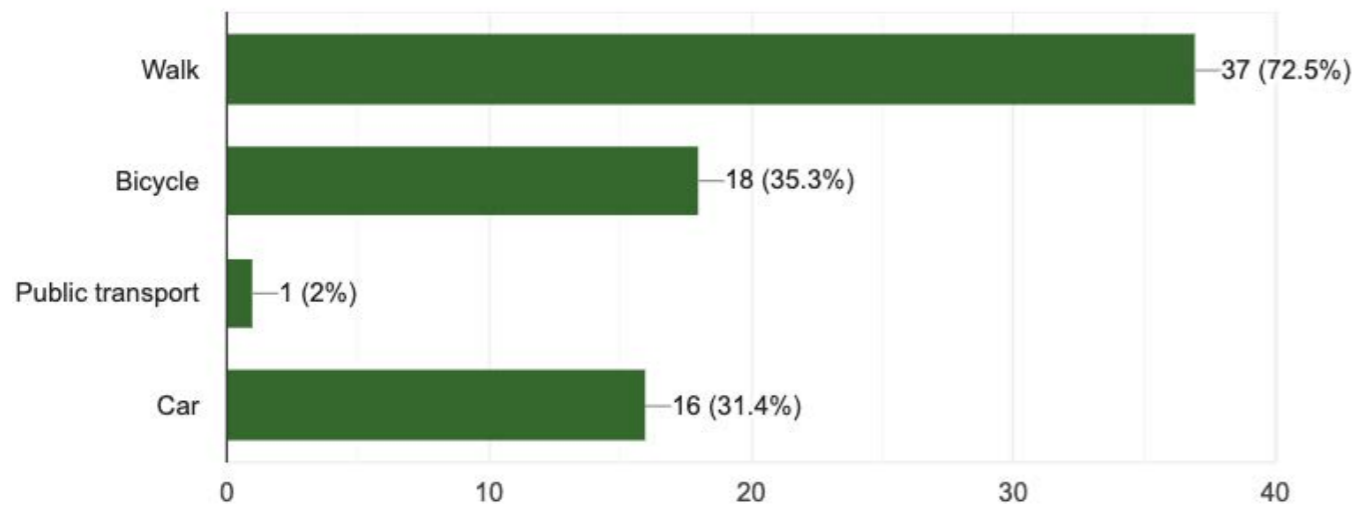
Key Observations:

- Significant support for expansion to car parking area including additional parking spaces and space for a mini bus
- Existing problems with appropriate parking, security, safety and becoming overwhelmed on match days and will need to be considered moving forward
- Larger number of people who live in close proximity to the site, evidently will still chose to walk to the site grounds
- With improved cycle parking, this could potentially minimise the amount of people who travel to site by car

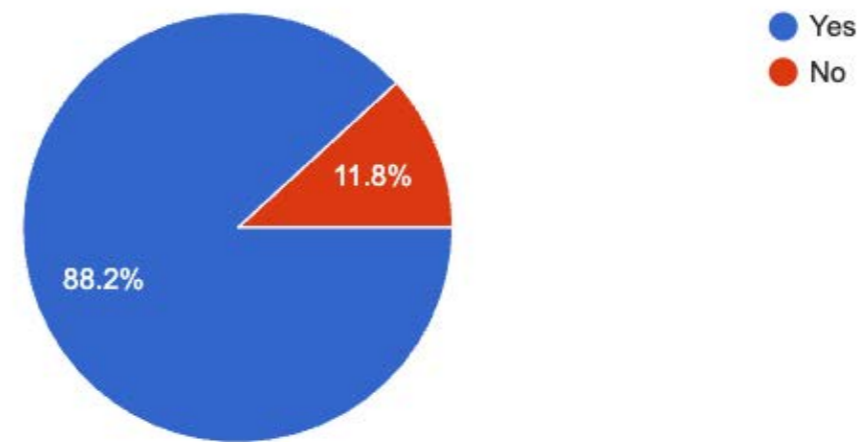
9. Would you support an extension to the existing parking area to provide 40 parking spaces and a space for a small minibus?



10. If improvements were made to the access and entrances with good levels of cycle parking, how would you travel to site?



11. If improvements were made to the pedestrian path to the south of the allotments, would you use it?



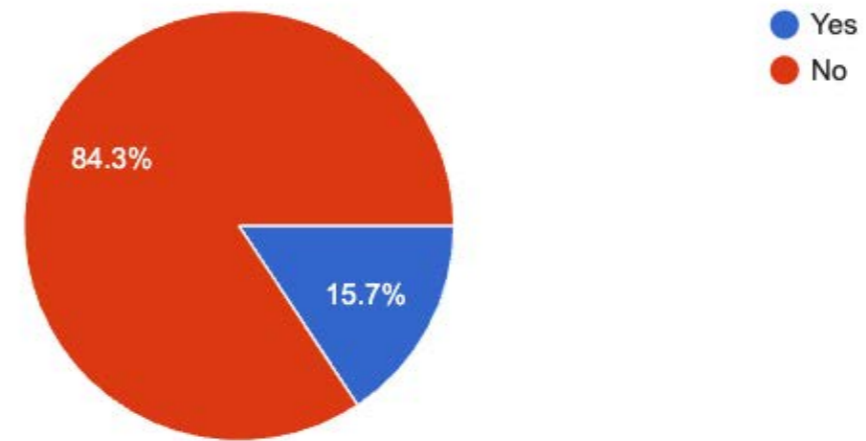


5.0 Community Engagement

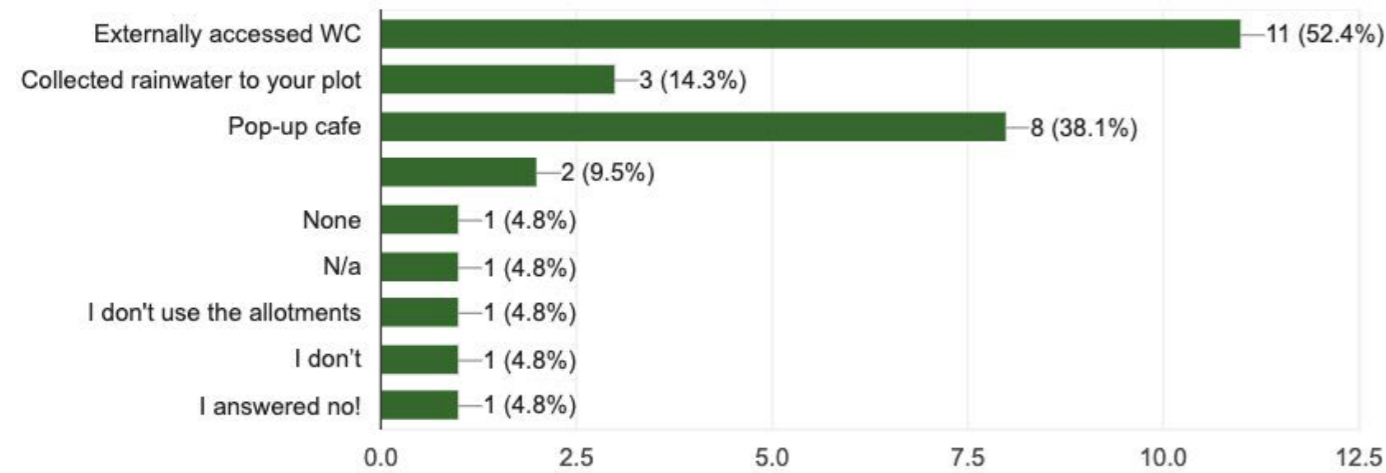
Key Observations:

- Few responses came from the allotment users
- Allotment users would benefit from an externally accessed WC, pop up cafe and improvements to access to the site
- Building position site A is the preferred option
- Site A offers overall good access from the car parking facilities and great expansive views of the grounds and football pitches without impacting on the allotments or football pitches

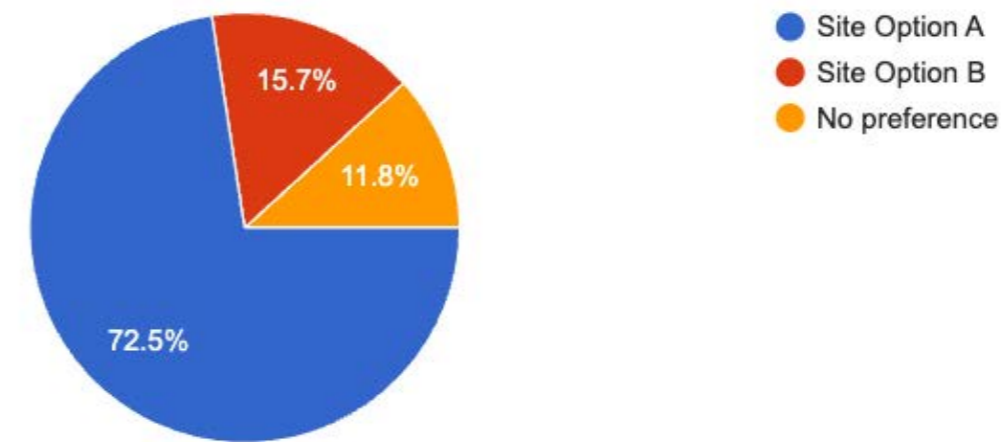
12. Do you use the allotments next to Combe Common Recreation Ground?



13. If so, would you use any of the following facilities?



14. From the information presented, do you have a preferred building position?





5.0 Community Engagement

Key Observations:

- There are other community facilities used by the public in the village within close proximity to the site

Community Engagement Conclusions:

The findings of the community engagement event survey are consistent with previous surveys undertaken by The Parish Council and those undertaken to consult on the Neighbourhood Plan.

The project and proposals were well received and there is support for a new community building.

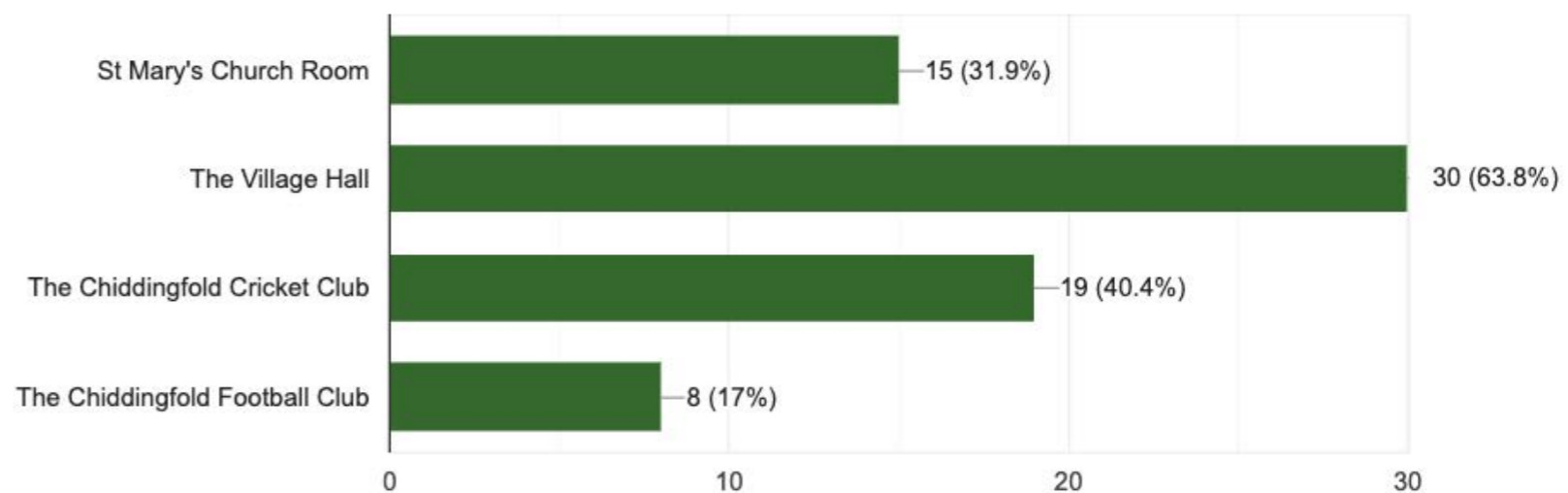
The option to hire the pavilion spaces to secondary users was well received.

The additional proposed external facilities are supported.

Building position Site A is the preferred location for a new pavilion building.

Extending the car park to help alleviate problems with parking on the road is well supported.

15. Do you use other facilities in the village?





6.0 Site Masterplan









6.0 Site Masterplan

An iterative design process with the Parish Council, the project working group and community engagement feedback has informed an overall site masterplan to include the following key improvements:




Key Site Improvements

- community pavilion building
- improve football pitch drainage & layout
- improve car parking
- improve site entrance points & footpaths
- provide ample covered secure cycle parking
- outdoor play trail
- skate park / playground
- outdoor picnic & bbq areas

Key

-  Football pitches
-  Parking
-  Footpaths
-  Children's play trail
-  Future skate park/ playground location
-  Cycle parking zone

Football Pitch Provisions:

-  = 2x 5 a side pitches (37m x 28m)
-  = 2x 7 a side pitches (55m x 36m)
-  = 1x 9 a side pitches (88m x 55m)





7.0 Initial Design Evolution



7.0 Initial Design Evolution

7.1 Football Pitch Options

There is a requirement for 5 different sized football pitches to allow for different age groups to play at varying team sizes. This is an essential part of the football clubs needs in order to play on site successfully and become one of the main sporting activities in conjunction with the new building.

After exploring a variety of options it was concluded that this preferred pitch layout maximises the site and allows for the most amount of members to participate simultaneously.



preferred pitch layout

- Key
- Football pitch outlines
 - Surrounding Trees

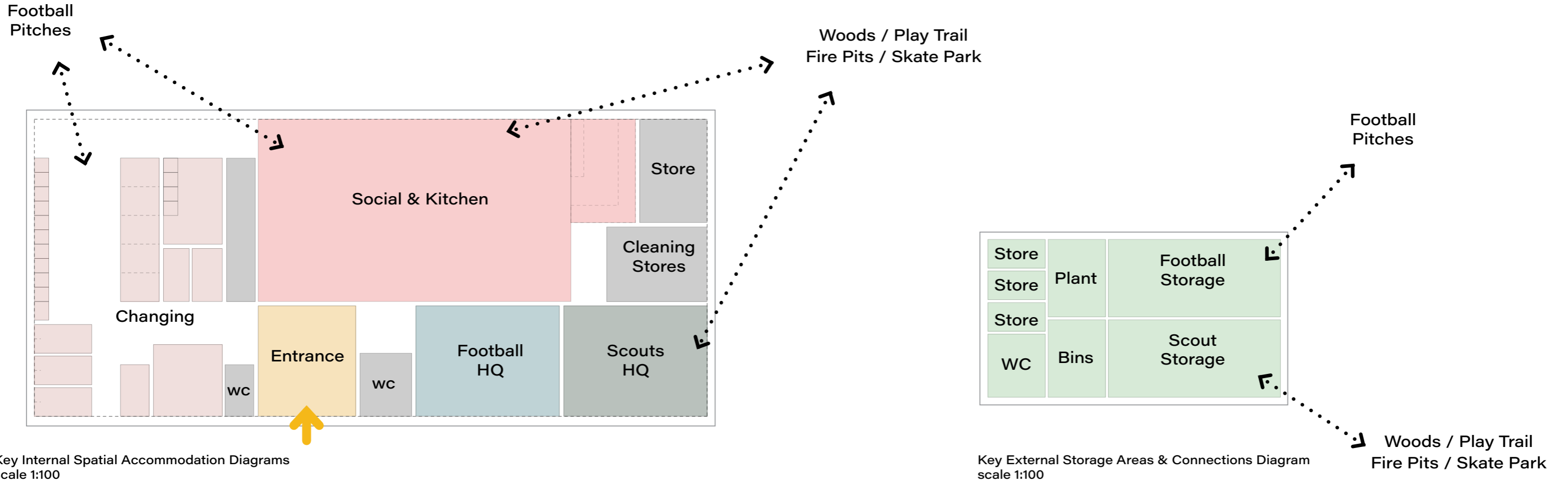
- = 2x 5 a side pitches (37m x 28m)
- = 2x 7 a side pitches (55m x 36m)
- = 1x 9 a side pitches (88m x 55m)





7.0 Initial Design Evolution

7.2 Spatial Accommodation Concept Diagrams

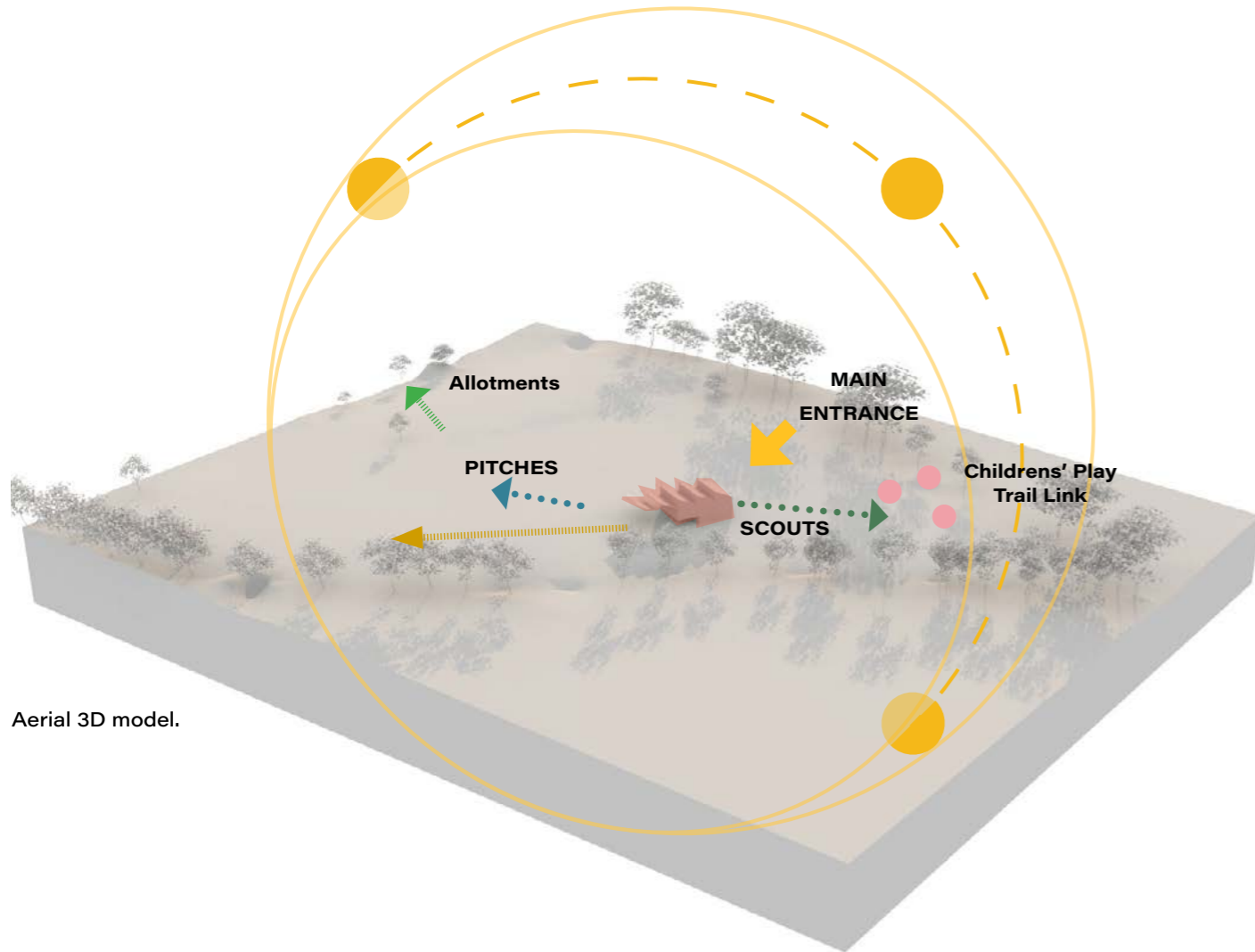


Example images of high-quality internal structures



7.0 Initial Design Evolution

7.3 Site A Building Position



Aerial 3D model.

After the exploration of 3 key sites with working groups and the wider Chiddingfold residents Site A was selected as the preferred site option. This is due to the maximum benefits being achieved in regards to integrating the building into the topography of the site. Additionally this location works best with the football pitches and the proposed scout outdoor play area whilst minimising the visual impact to the countryside landscape of the site and the adjacent allotments.

Option Pros & Cons

- ✓ ▪ Site slope allows for building on two levels whilst reducing massing and visual impact
- ✓ ▪ Main entrance facing car park and arrival
- ✓ ▪ Direct access to pitches at higher level with views across to all pitches
- ✓ ▪ Scouts access at lower level with links directly out to play trail & lots of south facing sunlight
- ✓ ▪ Footpath to play trail and outdoor gym footpath runs past building
- ✓ ▪ Morning and early afternoon sunlight



Illustrative sketch

7.0 Initial Design Evolution

7.5 Summary



Extend & organise car parking spaces



Update football pitch layouts to give maximum playing capacity



Adjusted accommodation requirements



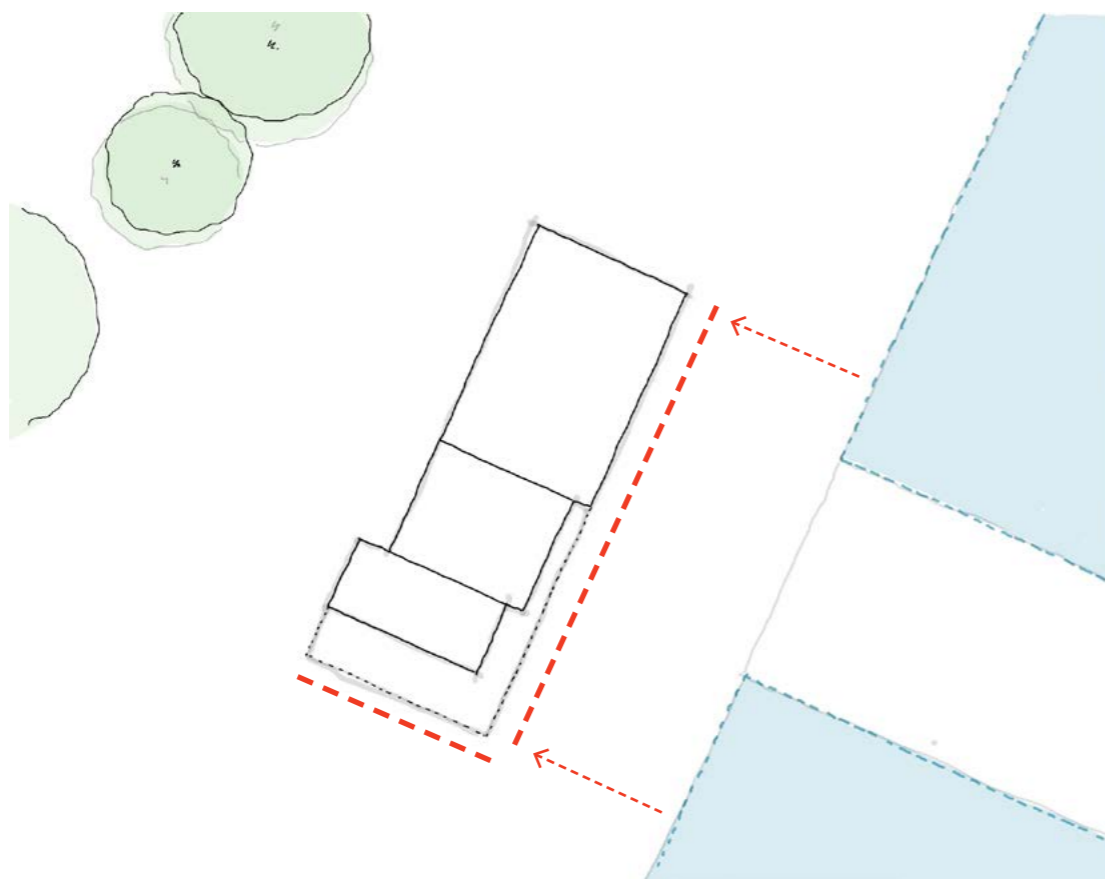
Building position Site A preferred



8.0 Developed Design Evolution

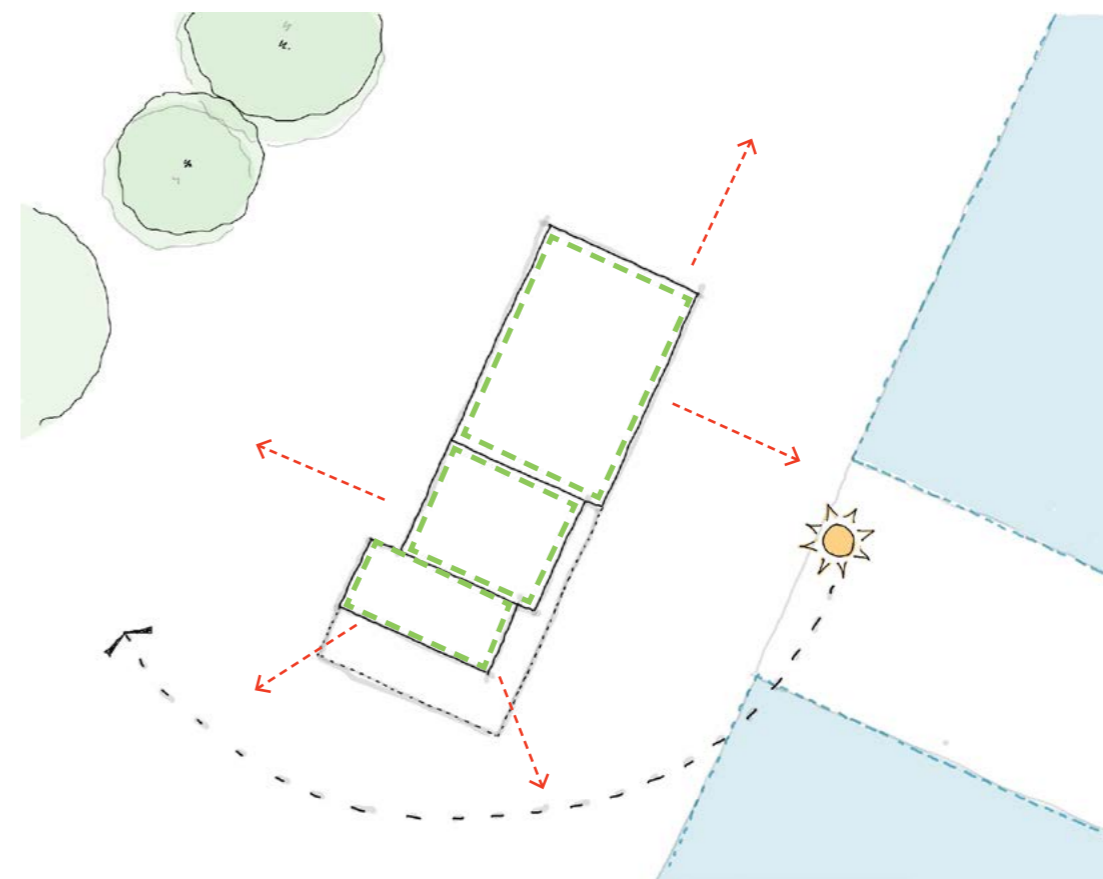
8.0 Developed Design Evolution

8.1 Key Design Moves



DESIGN MOVE 01:

- Offsetting the building from key areas of activity like football pitches for safety and better usability for spectators
- Creating a clearly defined and legible entrance particularly from car parking area and main site entrance



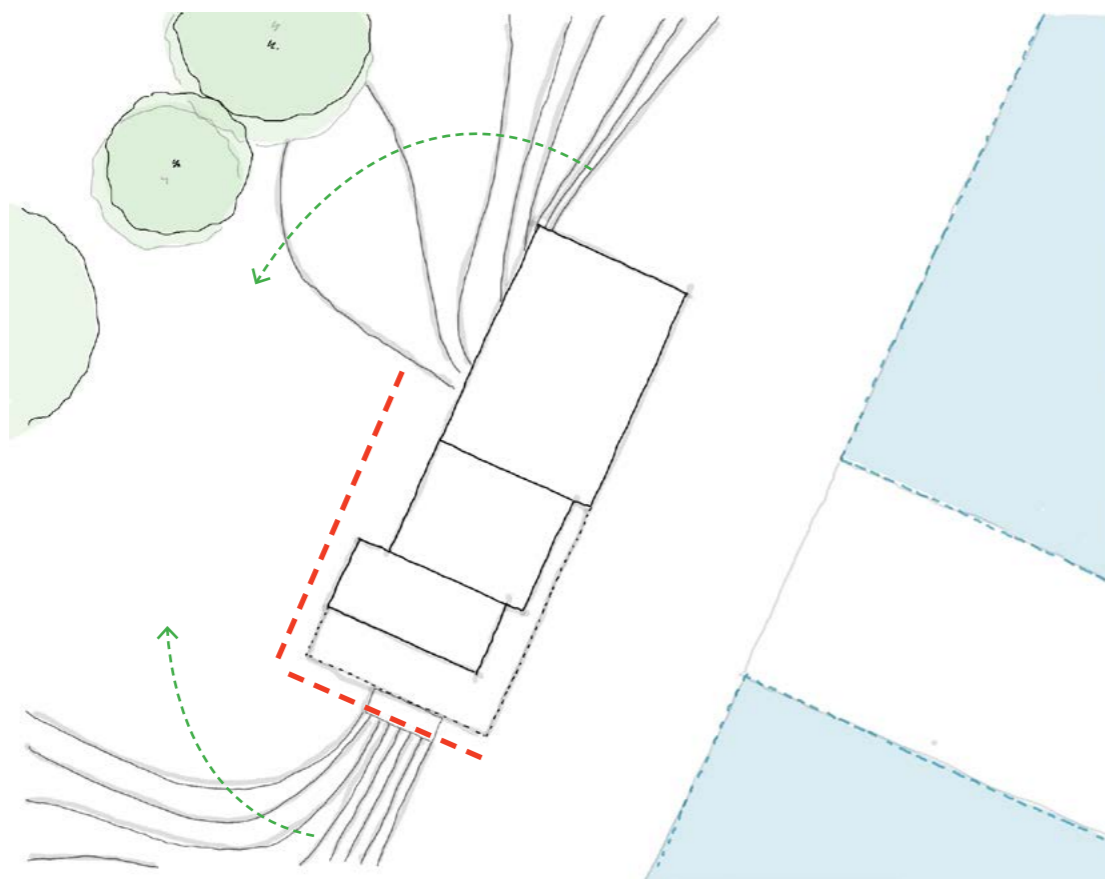
DESIGN MOVE 02:

- Careful consideration of sun orientation to enhance absorption of natural light
- Creating increased visibility and connectivity to surrounding areas for spectators and user groups



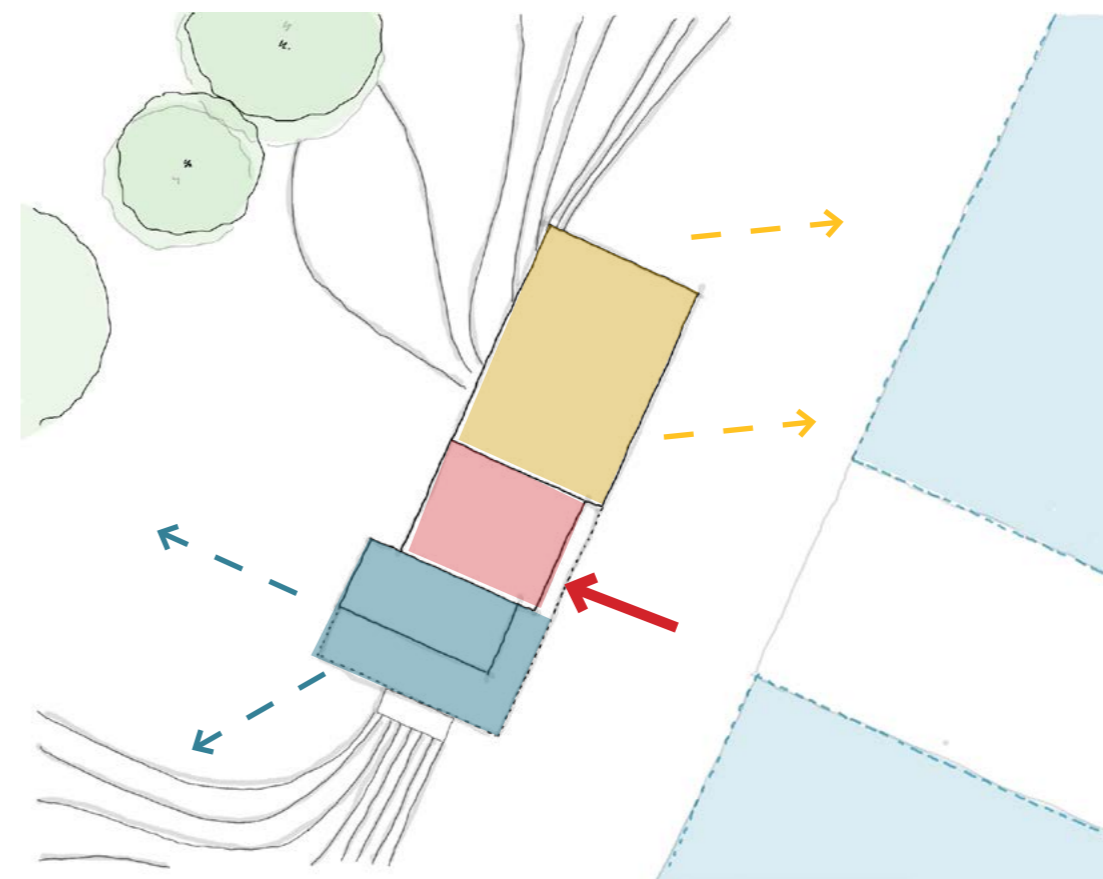
8.0 Developed Design Evolution

8.2 Key Design Moves



DESIGN MOVE 03:

- Creating an enhanced natural landscape with a connection to the building
- Producing natural external amenity spaces as extensions to the internal functions and layout of the building

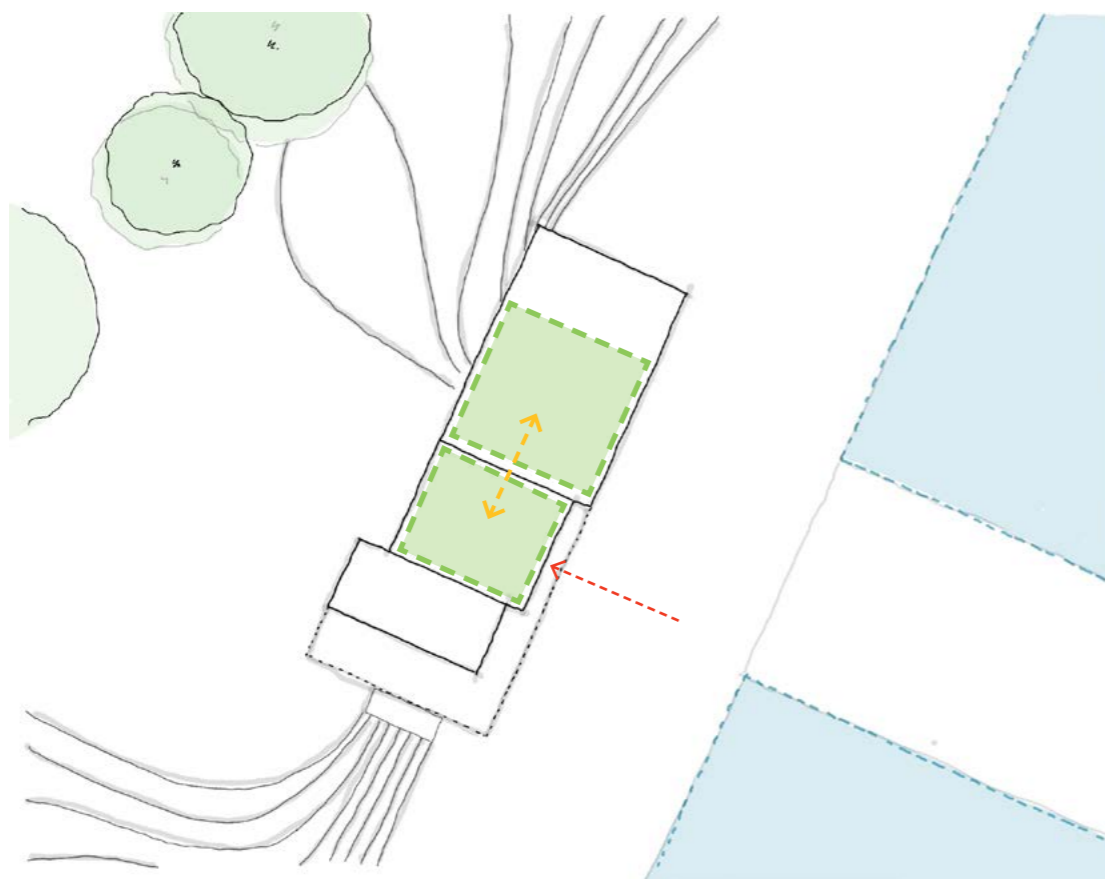


DESIGN MOVE 04:

- Provide clear zones for the two key users that relate to the outdoor activities and areas
- Football club mains spaces at the same level and looking out onto the football pitches
- Scout group main spaces at the same level and looking out onto the outdoor play trail, mature trees and external natural stepped seating area
- Clear vertical core acts as a central hub for all users to connect and self orientate around the building

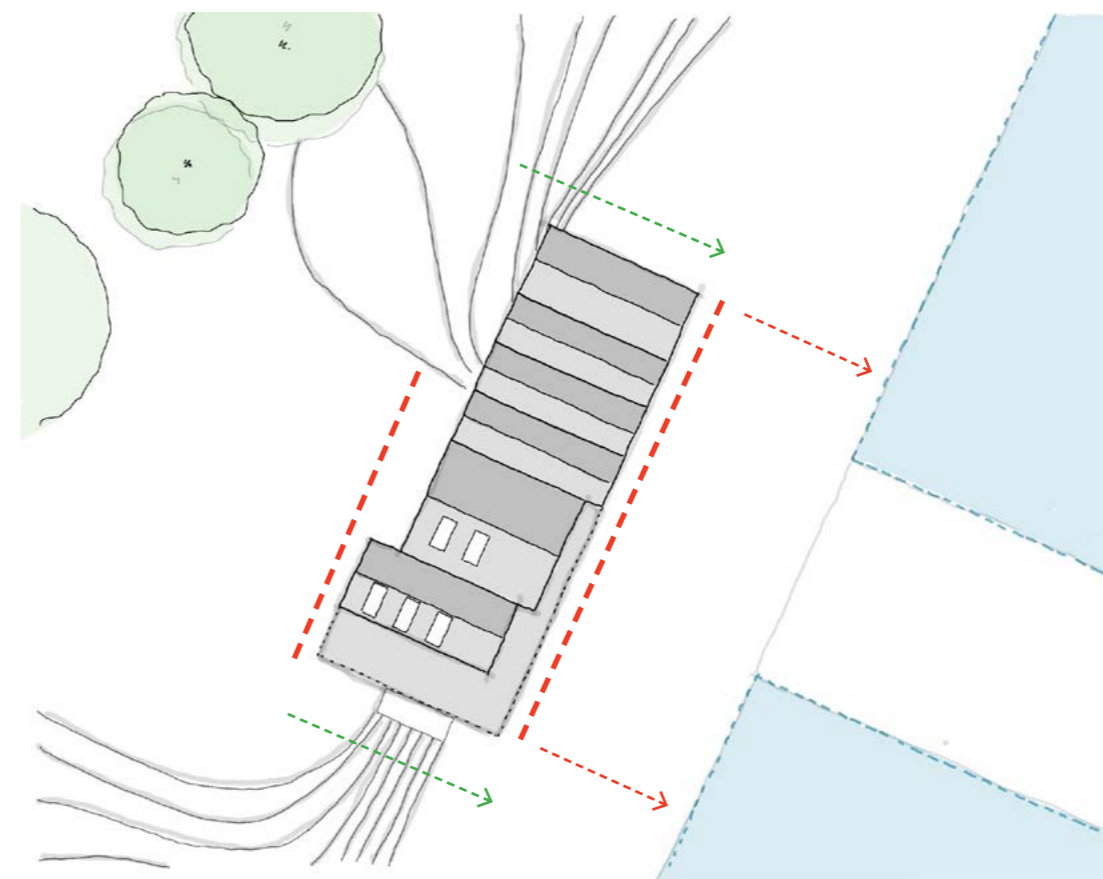
8.0 Developed Design Evolution

8.3 Key Design Moves



DESIGN MOVE 05:

- Ensuring interconnected spaces even with separation using land topography
- Creating a clearly defined entrance/welcome area that is directly connected to significant internal areas such as the social space
- Exaggerating the surrounding viewpoints at the higher ground level



DESIGN MOVE 06:

- Introducing repetitive roof forms to exaggerate 'the hut (s)' design concept and the notion of multiple structures connected
- Creating a push and pull effect of roof forms to illustrate the hierarchy of spaces and their functions
- Allowing areas for terraces and covered shelters for spectators and users during outdoor activities



9.0 Use, Layout & Amount



9.0 Use, Layout & Amount

9.1 Site Layout



Existing Site Plan

- Application boundary
- Applicant land ownership boundary



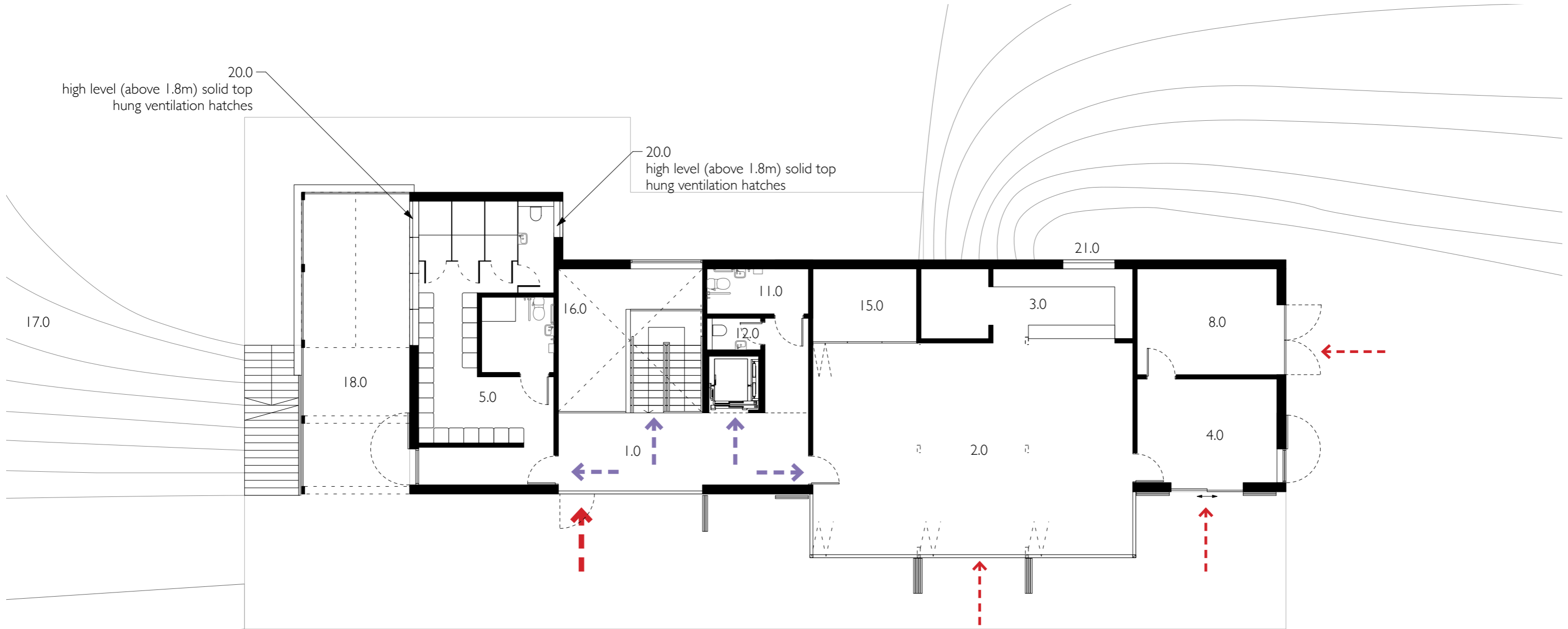
Proposed Site Plan

- Application boundary
- Applicant land ownership boundary



9.0 Use, Layout & Amount

Proposed Ground Floor Upper Level Plan



Proposed Site Plan



Key:	1.0 Entrance	7.0 Ref / Scout Leader Changing Room	13.0 Plant Room	19.0 Photovoltaic Panels
-->	2.0 Club Room / Social Space	8.0 Football Storage	14.0 Cleaner's Cupboard	20.0 Top hung ventilation hatches/ Servery
-->	3.0 Kitchen & Store	9.0 Scout group's Storage	15.0 Storage	
	4.0 Football Office / Welfare / First Aid	10.0 Rentable Storage Room	16.0 Indoor Climbing Wall	
	5.0 Changing Room	11.0 Accessible WC	17.0 Stepped Seating	
	6.0 Scout's Hall / Scout HQ / First Aid	12.0 Unisex WC	18.0 Terrace	



Internal Entrance View - Vertical Circulation Core



CGI Image / Illustration

- Vertical core acts as a central hub for all users to connect and self orientate around the building. Here there is an opportunity for a shared social function such as an indoor climbing wall
- View within double height space that quickly demonstrates the scouts area at lower ground level, the social space at higher ground level and the football club rooms
- View through to mature trees on the west boundary from main entrance



Internal View - Welcome & Arrival



CGI Image / Illustration



Internal View - Social Space



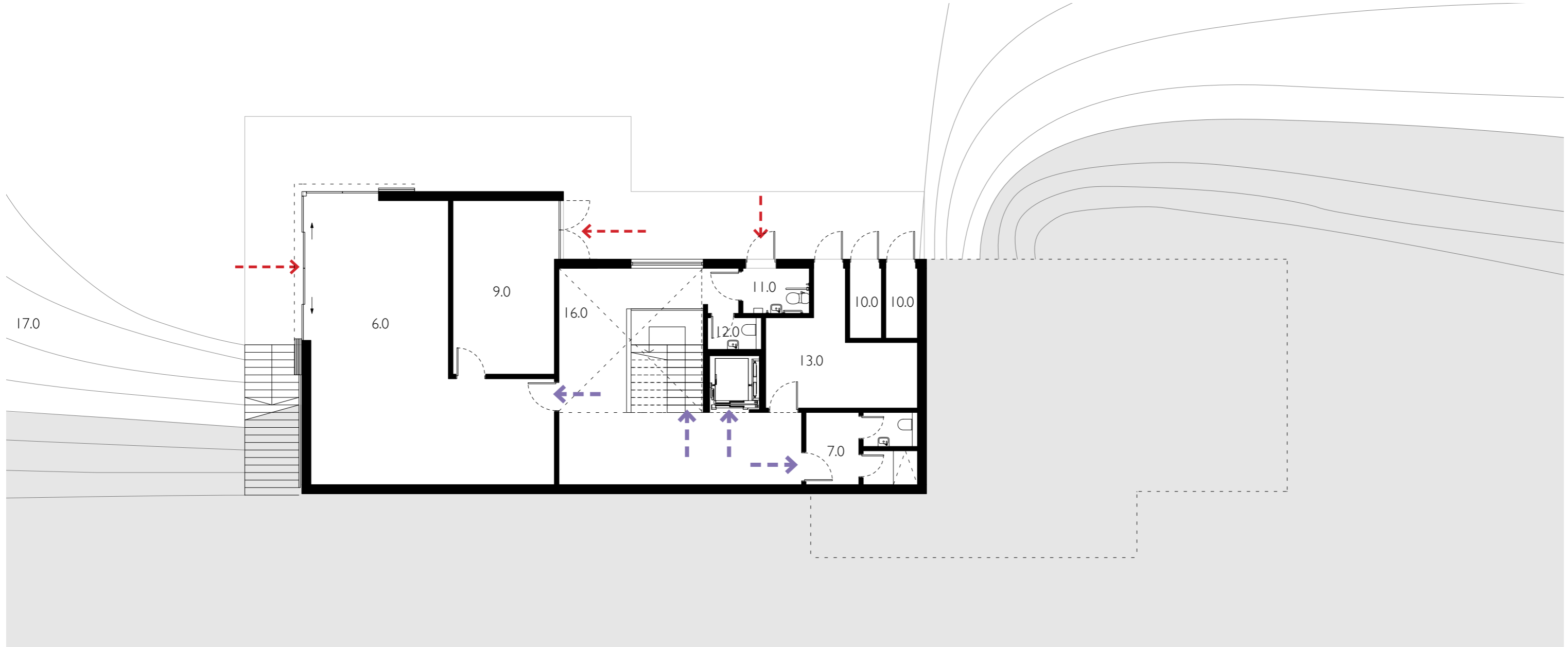
Illustration sketch

- Shared social space with views out over the football pitches and main entrances
- Exposed structure and vaulted ceilings express construction and create character to the space



9.0 Use, Layout & Amount

Proposed Lower Ground Floor Plan



Proposed Lower Ground Floor Plan



Key:

-->	1.0	Entrance	7.0	Ref / Scout Leader Changing Room	13.0	Plant Room	19.0	Photovoltaic Panels
-->	2.0	Club Room / Social Space	8.0	Football Storage	14.0	Cleaner's Cupboard	20.0	Top hung ventilation hatches/ Servery
-->	3.0	Kitchen & Store	9.0	Scout group's Storage	15.0	Storage		
-->	4.0	Football Office / Welfare / First Aid	10.0	Rentable Storage Room	16.0	Indoor Climbing Wall		
-->	5.0	Changing Room	11.0	Accessible WC	17.0	Stepped Seating		
-->	6.0	Scout's Hall / Scout HQ / First Aid	12.0	Unisex WC	18.0	Terrace		

Internal Vertical Core



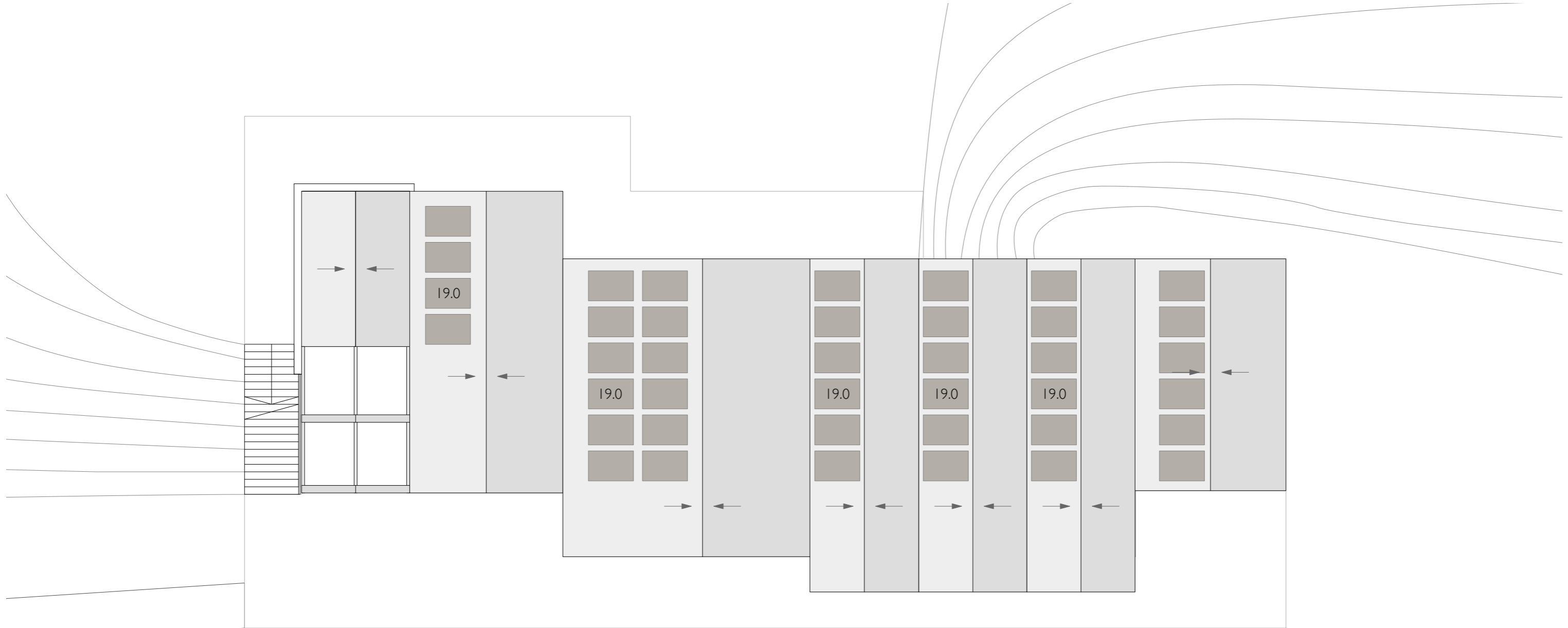
Illustration sketch

- Vertical core acts as a central hub for all users to connect and self orientate around the building. Here there is an opportunity for a shared social function such as an indoor climbing wall
- The scouts area is located on the lower ground level and opens up with direct access to the play trail and outdoor mature trees on the west boundary.
- A large window frames a view through to the mature trees.



9.0 Use, Layout & Amount

Proposed Roof Plan



Proposed Roof Plan



- | | | | | | | | |
|-----|---------------------------------------|------|----------------------------------|------|----------------------|------|---------------------------------------|
| 1.0 | Entrance | 7.0 | Ref / Scout Leader Changing Room | 13.0 | Plant Room | 19.0 | Photovoltaic Panels |
| 2.0 | Club Room / Social Space | 8.0 | Football Storage | 14.0 | Cleaner's Cupboard | 20.0 | Top hung ventilation hatches/ Servery |
| 3.0 | Kitchen & Store | 9.0 | Scout group's Storage | 15.0 | Storage | | |
| 4.0 | Football Office / Welfare / First Aid | 10.0 | Rentable Storage Room | 16.0 | Indoor Climbing Wall | | |
| 5.0 | Changing Room | 11.0 | Accessible WC | 17.0 | Stepped Seating | | |
| 6.0 | Scout's Hall / Scout HQ / First Aid | 12.0 | Unisex WC | 18.0 | Terrace | | |



10.0 Appearance Quality & Character



10.0 Appearance, Quality & Character





10.0 Appearance, Quality & Character

10.1 External Approach

Simple massing forms typically found as scout huts or allotment sheds have been grouped together to provide one larger facility for multiple users whilst giving each use its own identity and minimising the massing impact on the site.



Example Image:
Simple building forms finished in naturally weathered materials suitable for the setting



Example Image:
Smaller building masses grouped to provide one facility

10.0 Appearance, Quality & Character

10.2 External Material Palette

The material palette for the exterior of the pavilion building has been selected to compliment the surrounding context whilst providing a robust solution for lower ground levels.

Natural timber shingles provide a material that reflects the qualities of the wooded backdrop, weathers naturally and require a no maintenance during their lifespan. A masonry plinth and lower level external wall finish provides a durable solution for areas which are exposed to ground water and misuse.

Glazing and balustrades are kept purposefully simple and recessed back with darker frames to create simple low impact fenestration.



Example Image:
1. Naturally weathered timber shingles



Example Image:
2. Naturally weathered timber shingles



Example Image:
3. Naturally weathered timber shingle roof and simple dark framed glazing

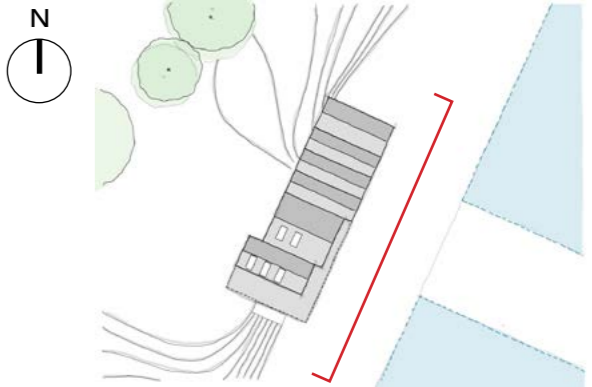


Example Image:
4. Slim powder coated metal balustrades



10.0 Appearance, Quality & Character

10.3 Proposed Context Elevation - East





10.0 Appearance, Quality & Character

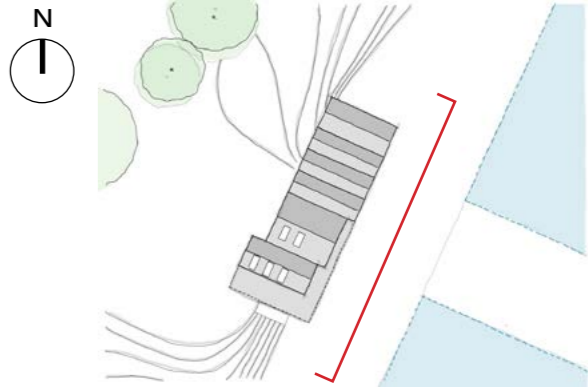
10.4 Proposed Elevation - East



Shutters Open



Shutters Closed





10.0 Appearance, Quality & Character

10.5 External View - Arrival & Welcome

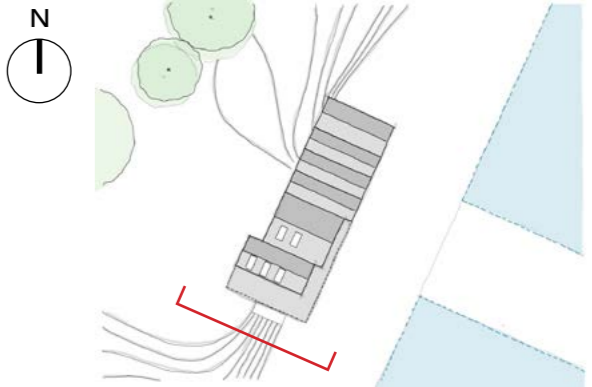


CGI Image / Illustration



10.0 Appearance, Quality & Character

10.6 Proposed Context Elevation - South



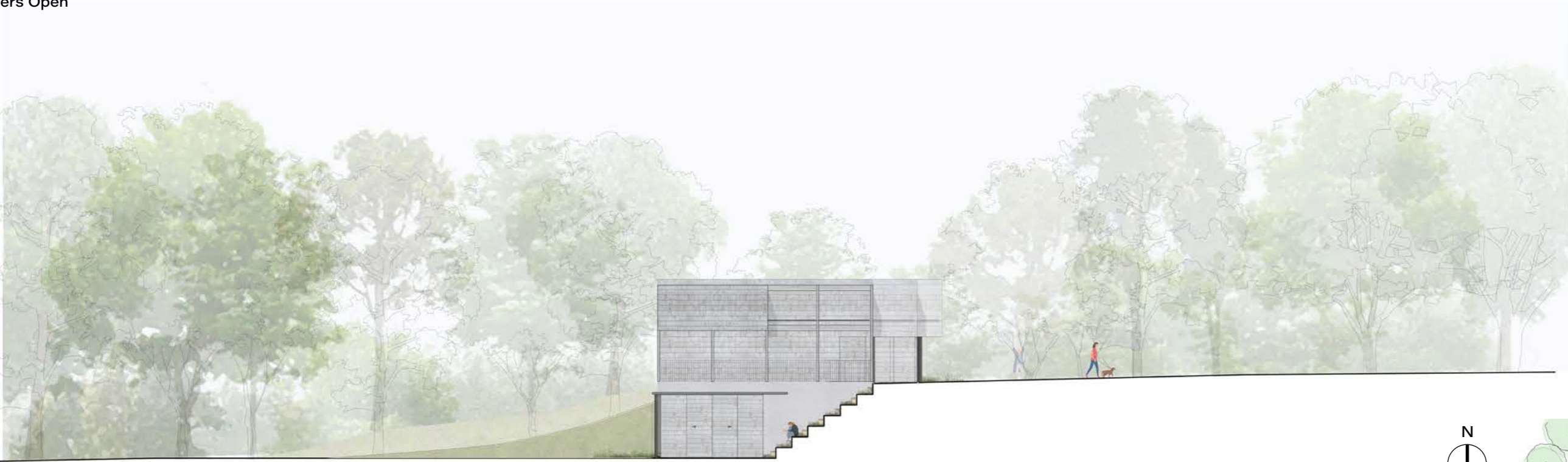


10.0 Appearance, Quality & Character

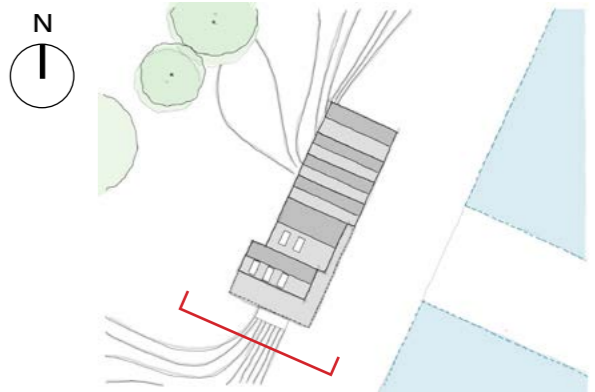
10.7 Proposed Elevation - South



Shutters Open



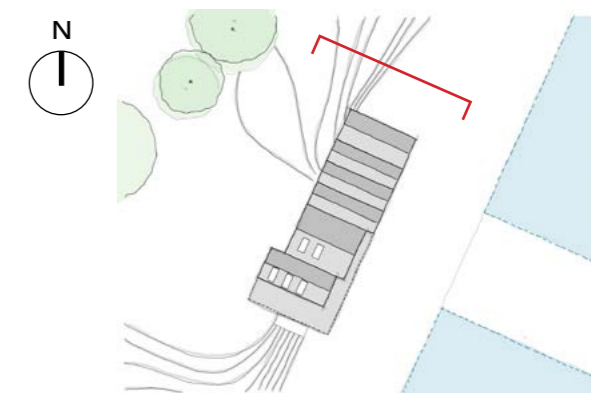
Shutters Closed





10.0 Appearance, Quality & Character

10.8 Proposed Context Elevation - North





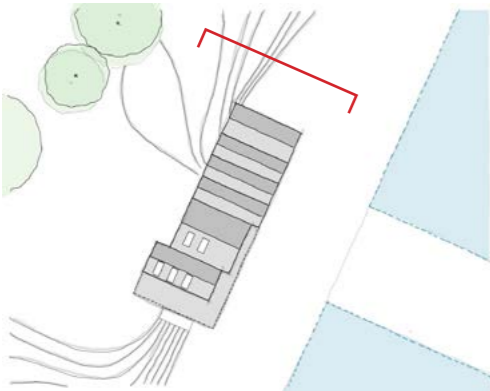
10.0 Appearance, Quality & Character

10.9 Proposed Elevation - North

Shutters Open



Shutters Closed





10.0 Appearance, Quality & Character

10.10 External View - The Hut

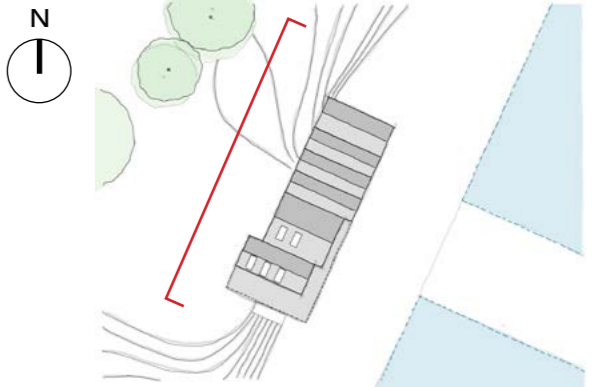
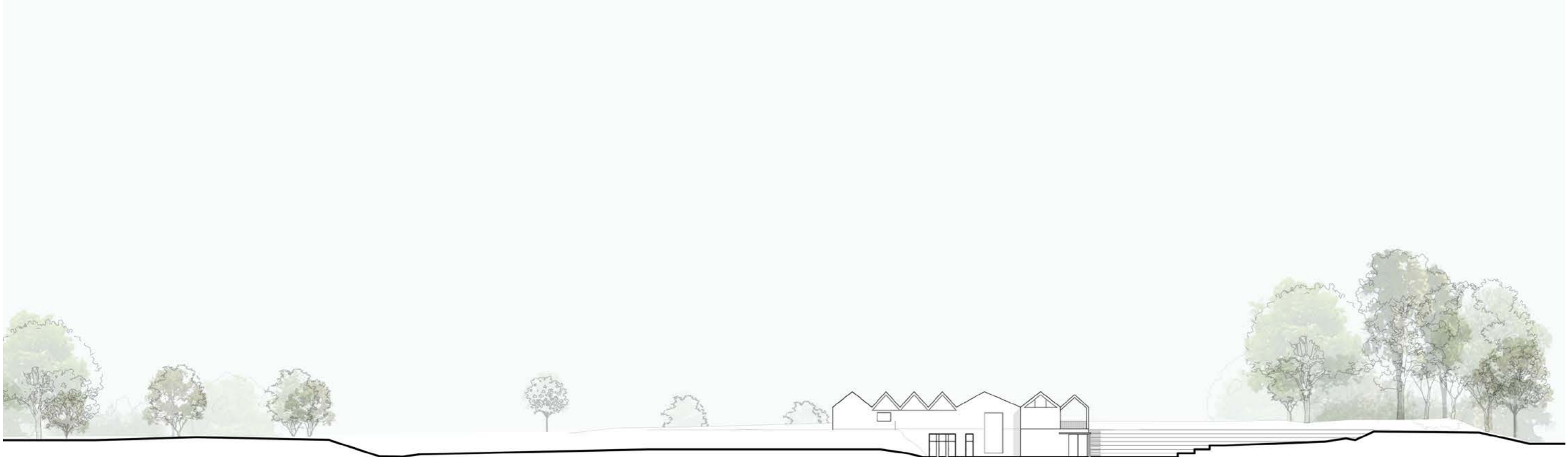


CGI Image / Illustration



10.0 Appearance, Quality & Character

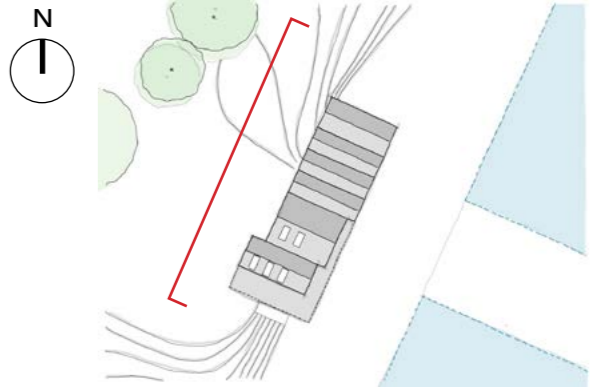
10.11 Proposed Context Elevation - West





10.0 Appearance, Quality & Character

10.12 Proposed Elevation - West





10.0 Appearance, Quality & Character

10.13 3D Context Views



View 01: Proposed view from South East of the site



View 02: Proposed view from allotments

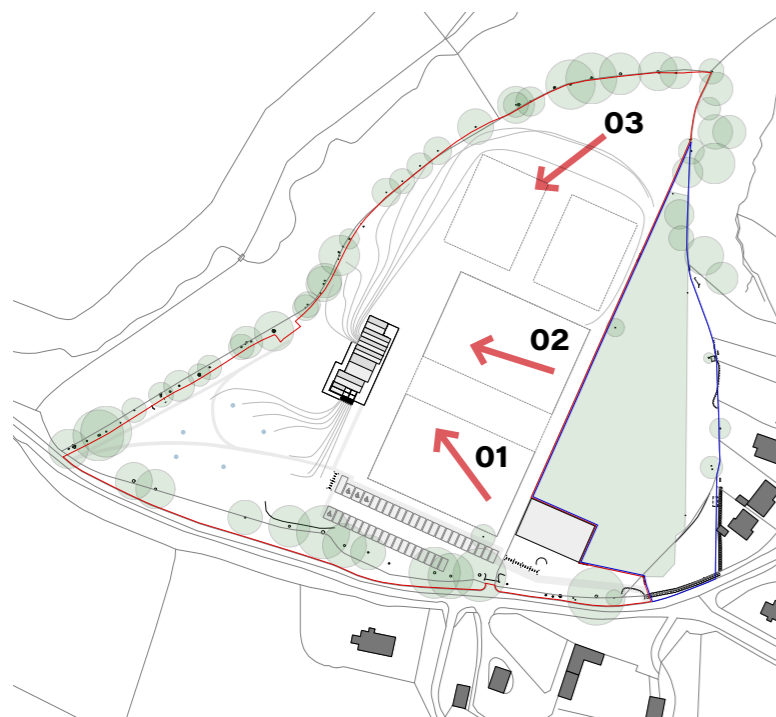


Diagram: Proposed site plan of Combe Common Recreation Ground with viewpoints



View 03: Proposed view from North East of the site



10.0 Appearance, Quality & Character

10.14 3D Context Views



View 04: Proposed view from South West of the site



View 05: Proposed view from South of the Site

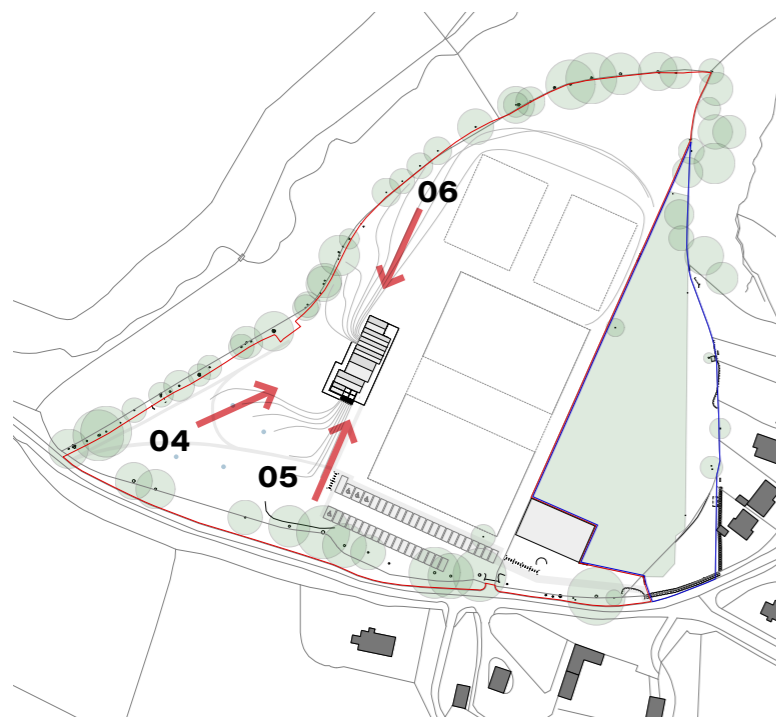


Diagram: Proposed site plan of Combe Common Recreation Ground with viewpoints



View 06: Proposed view from North of the site



10.0 Appearance, Quality & Character

10.15 Internal Approach

Internally spaces will be light and bright to create welcoming safe environments for users and their families. Material selection will be for well sourced environmentally considerate materials which are durable and require minimal maintenance whilst providing attractive space.

The natural colour and texture of materials such as exposed timber, blockwork or brickwork will be left exposed to celebrate the construction of the building and give character to spaces.



Example - Welcoming social spaces



Example - Attractive low cost & hard wearing materials suitable for high traffic



Example - Stair wall gives opportunity for indoor climbing wall



10.0 Appearance, Quality & Character

10.16 External Landscaping

Adjustments of the existing site contours will help nestle the building into the setting to provide an upper ground floor facing onto the football pitches with the main entrance facing onto the site and clearly visible from the car park and site entrance.

A lower ground floor level with the scout group hall and rooms faces back onto the wild flower planting, orchard outdoor play trail. The contours are stepped here to provide a natural auditorium looking back onto the play area and informal picnic benches.

The landscape and planting has been developed along side the ecologist consultants South Downs Ecology and Lizard to enhance the natural look and feel of the location as well as create a low maintenance environment which

can be realistically looked after by the community and remain looking good throughout the varying seasons. The proposed planting provides additional complimentary planting and habitat.

The design of the building and landscaping of the site has been developed to minimise the impact on the site and amenity as well as enhance the natural setting.

All materials selected for the footpaths and parking are durable and promote wildlife and planting to enhance the natural setting.

For detailed information on the proposed external landscaping, planting and environmental considerations please refer to the accompanying specialist reports which include:

- Preliminary Ecological Appraisal and Phase 1 Ecology Survey
- Biodiversity Net Gain Assessment
- Arboricultural Survey, Constraints Plan and Impact Assessment
- Landscape and Visual Amenity Assessment



Example Image:
External levels to create a zone for the scouts club & seating for gatherings or outdoor performances



Example Image:
Outdoor picnic benches & seating



Example Image:
External play trail incorporated into wild flower meadow and orchard planting



Example Image:
Clear markings in car park to maximise capacity



11.0 Access & Security



11.0 Access

11.1 Site Access & Circulation

Vehicle access to the site is via Combe Lane. Existing pedestrian entrances on to the site will be improved to encourage pedestrians away from using the vehicular entrance.

Bicycle parking facilities will be provided to be in close proximity to the pedestrian entrance routes and located in a position that can be viewed from the car park, football pitches and Combe Lane for natural surveillance and improved security.

The existing car park will be extended and improved to provide 40 clearly marked spaces, 4 of which are dedicated disabled parking bays located at the far end closest to the pavilion building. A well defined footpath will be run between the car park and the main entrance of the pavilion building to ensure level access to the pavilion for all users and promote inclusivity.

A mini bus parking bay will be provided located at the end of the car park closest to the pavilion building to minimise the need for children to walk on or near the car park area.

Key existing footpaths across the site will be retained and improved where required.

All surfacing selection will be done to promote permeable solutions with biodiversity in mind using materials which are durable and sustainably sourced.

Key

-  Improved car parking facilities
-  Vehicular site entrance
-  Pedestrian site entrances
-  Main building entrance
-  Main footpath between car park and pavilion building
-  Footpaths across the site
-  Gated access between to allotments
-  Wheelchair accessible visitor parking bays (4 no)
-  Mini bus parking bay
-  Bicycle parking facilities



Proposed site plan access diagram



11.0 Access

11.2 Car Parking Layout

40 parking spaces will be provided, 4 of which are disabled parking bays located closest to the pavilion building.

1 dedicated space for the 17 seater mini bus is located closest to the pavilion building to minimise the need for children to walk in the car parking areas.

All parking bays are spaced 0.4m from each other to cater for larger modern cars and provide more space to open doors.

Key

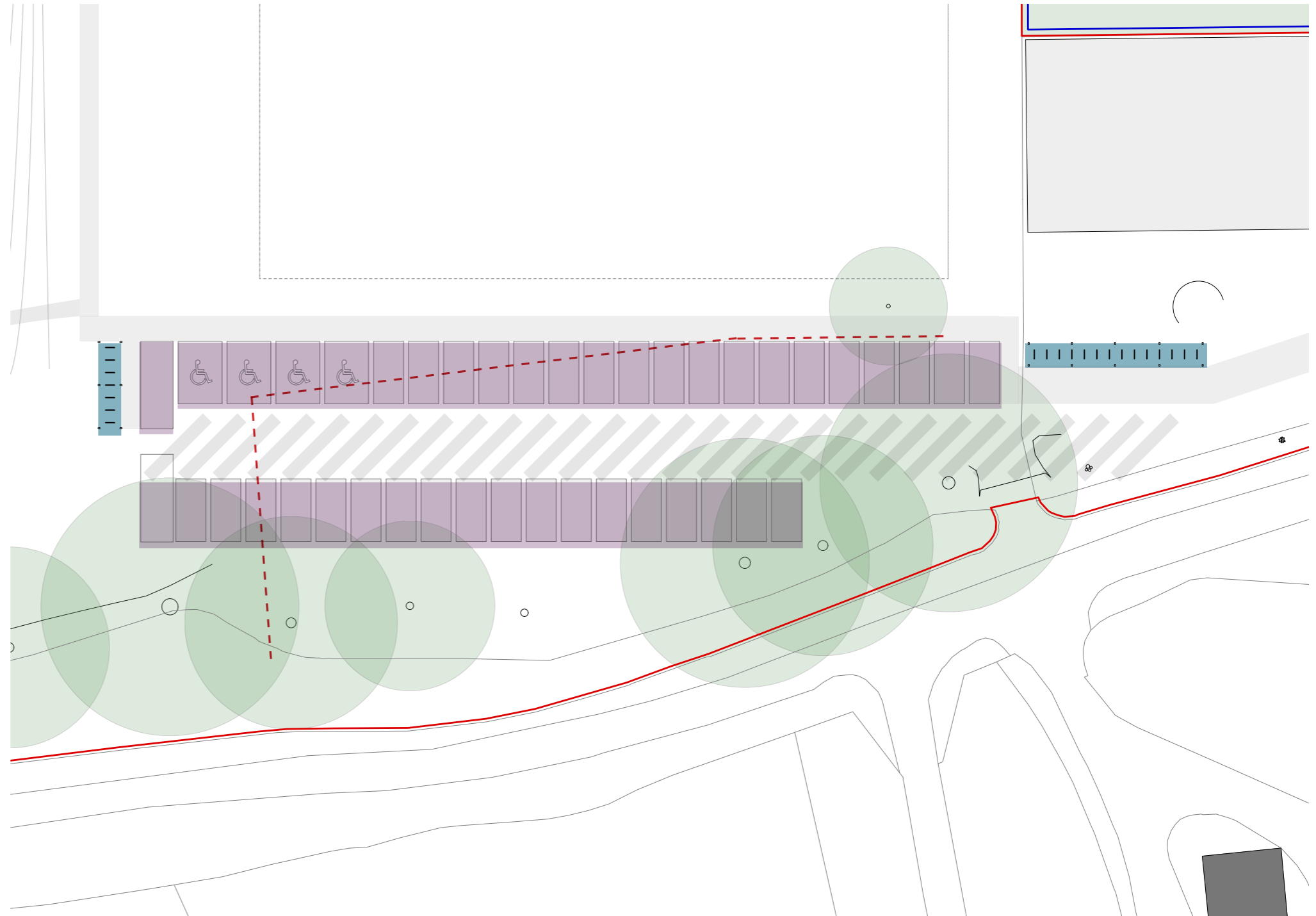
- Car Parking Spaces
- Surrounding Trees
- Circulation Zone
- Original car park perimeter
- Bicycle Parking

1x 17 Seater Mini Bus parking bay (2.6m x 7.0m)

4x Disabled Parking Bays

36 x Parking Bays (2.8m x 5.0m)

21 x Bicycle Parking Sheffield Hoops

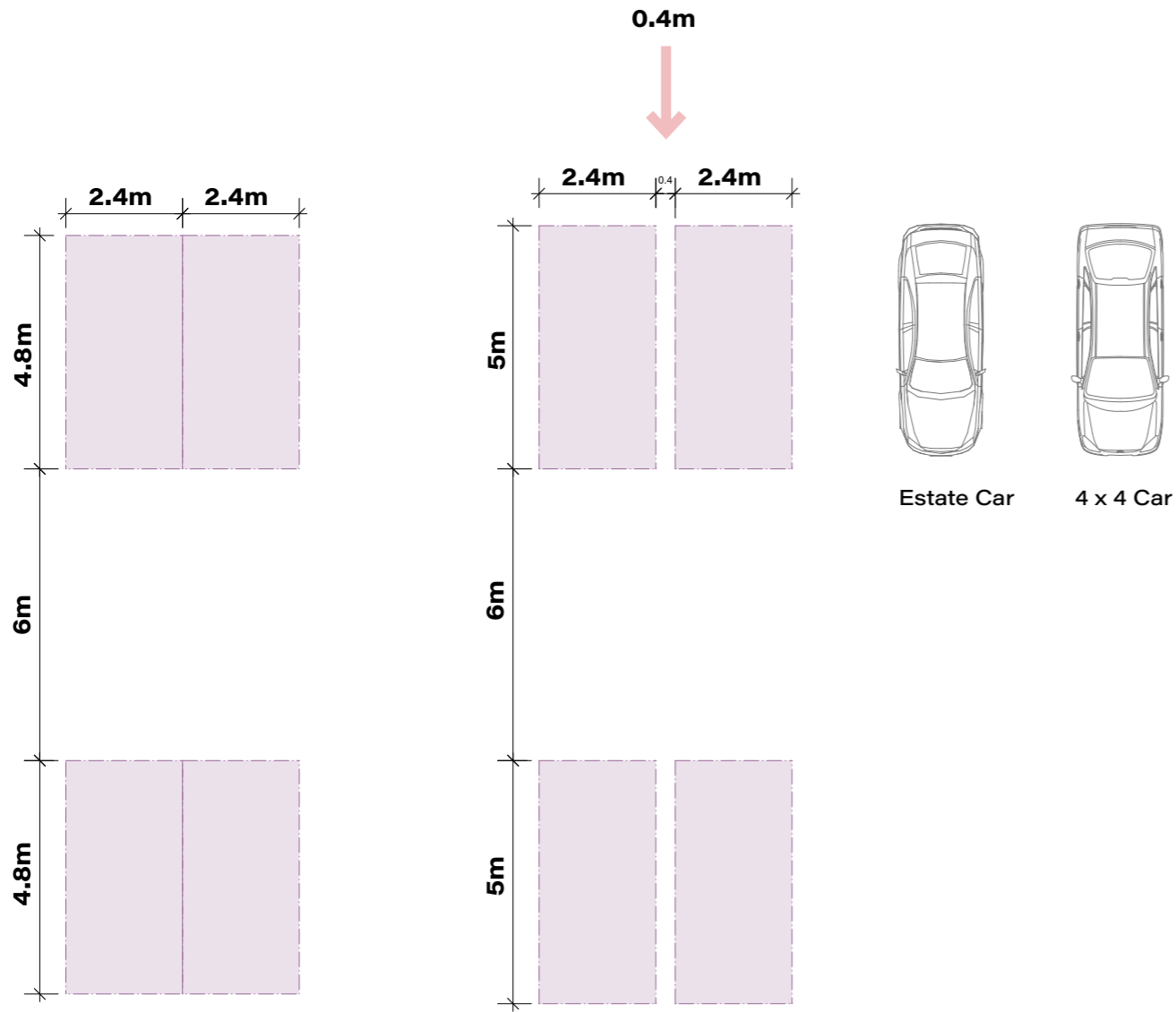


Proposed parking layout



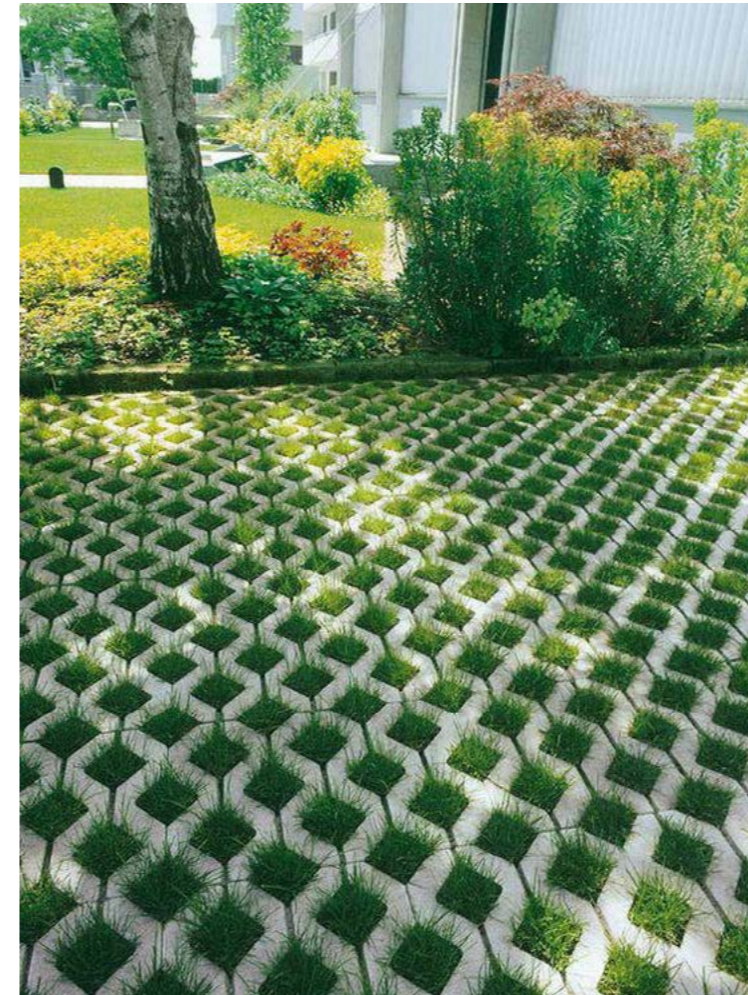
11.0 Access

11.3 Proposed Parking Bays & Examples



National parking bay sizing guideline

Proposed parking bay size increased to allow for larger modern cars and estate and 4x4 style cars



Grasscrete surfacing could be used as a durable parking surface which provides a permeable solution that can promote grass and biodiversity.



Clearly marked parking bays to maximise the efficiency of the car park. Logs or a similar natural material appropriate to the location to be used to mark out parking bays.



11.0 Access

11.4 Pavilion Building Access & Circulation - Ground Floor

A well defined footpath provides level access from the car park to the main entrance of the pavilion building. A secondary path provides access down to the external areas of the lower ground floor and external scout play areas.

A clearly legible main entrance to the pavilion building brings the user into a double height shared vertical circulation core. Level access is provided throughout the ground floor level. A main stair provides access to the lower ground floor and a lift ensures that users can access all areas of the building.

In the entrance of the building the social space, youth football club office, changing rooms and scout hall at lower ground level can all be seen to ensure users can orientate themselves easily. The vertical core acts as a central 'hub' for all building functions and users to radiate around. A large picture window brings natural light into the central social core and creates a view through to the mature trees on the west boundary of the site.

Accessible WC facilities are provided from the circulation core on each level for easy access to all building users and visitors.

All doorway sizes and corridor widths have been sized to allow wheelchair access to all areas of the building.

The football club's storage area can be accessed externally directly from the football pitches and internally from within their office.

Key

Main building entrance

External route down to play trail & scout's hall

Main footpath from car park

Secondary building entrances

Internal circulation

Lift

Main central stair

1.0 Entrance

2.0 Club Room / Social Space

3.0 Kitchen & Store

4.0 Football Office / Welfare / First Aid

5.0 Changing Room

6.0 Scout's Hall / Scout HQ / First Aid

7.0 Ref / Scout Leader Changing Room

8.0 Football Storage

9.0 Scout group's Storage

10.0 Rentable Storage Room

11.0 Accessible WC

12.0 Unisex WC

13.0 Plant Room

14.0 Cleaner's Cupboard

15.0 Storage

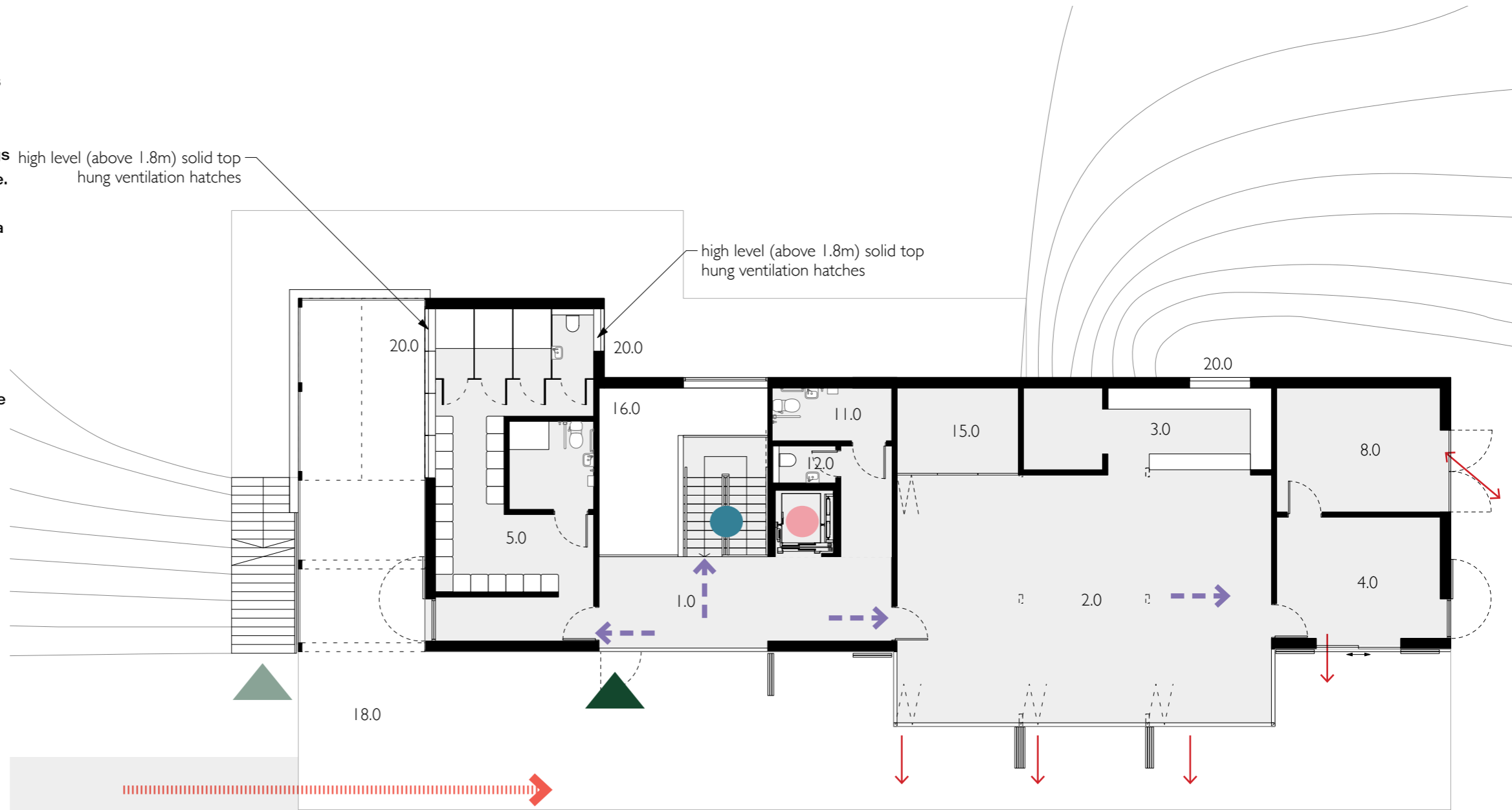
16.0 Indoor Climbing Wall

17.0 Stepped Seating

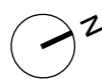
18.0 Terrace

19.0 Photovoltaic Panels

20.0 Top hung ventilation hatches/ Servery



Proposed Ground Floor Plan



football pitches



11.0 Access

11.5 Pavilion Building Access & Circulation - Lower Ground Floor

From within the entrance the scout group's rooms can be seen to ensure user's sense of orientation.

The scout hall opens up to the play trail and an outdoor area formed by adjusted gradient steps to create a defined play/ scout zone.

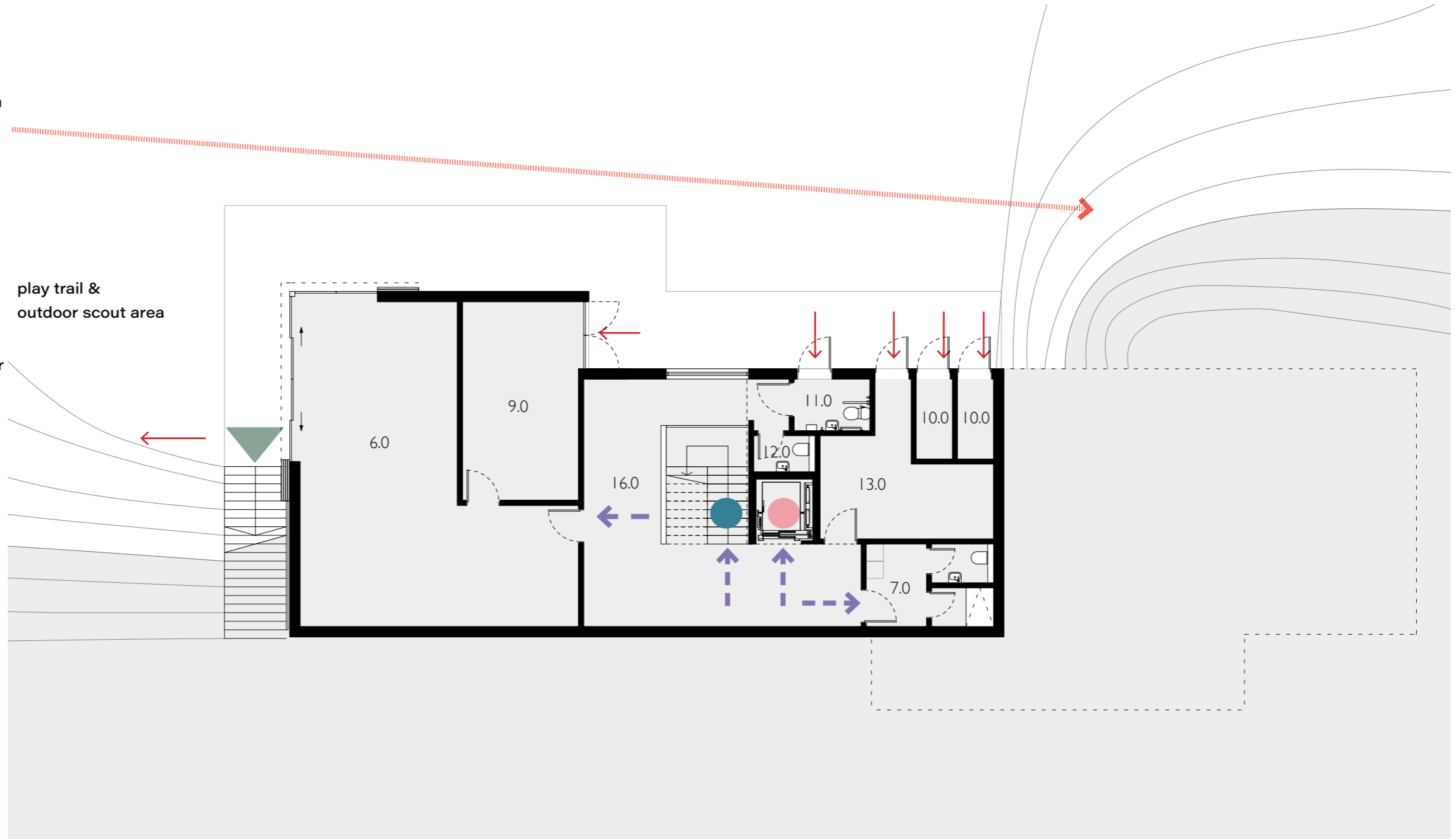
The scout group's storage area can be accessed externally from the outside level and from within the building.

Accessible WC facilities are provided from the circulation core on each level for easy access to all building users / visitors.






The accessible WC facility can be accessed from outside for use by secondary site visitors and allotment users.



The plant room and two rentable storage cupboards are access directly from outside.

All doorway sizes and corridor widths have been sized to allow wheelchair access to all areas of the building.



Key

-  Main building entrance
-  External stair up to football pitches and main entrance
-  Footpath across site
-  Secondary building entrances
-  Internal circulation

-  Lift
-  Main central stair

1.0	Entrance	7.0	Ref / Scout Leader Changing Room	13.0	Plant Room	19.0	Photovoltaic Panels
2.0	Club Room / Social Space	8.0	Football Storage	14.0	Cleaner's Cupboard	20.0	Top hung ventilation hatches/ Servery
3.0	Kitchen & Store	9.0	Scout group's Storage	15.0	Storage		
4.0	Football Office / Welfare / First Aid	10.0	Rentable Storage Room	16.0	Indoor Climbing Wall		
5.0	Changing Room	11.0	Accessible WC	17.0	Stepped Seating		
6.0	Scout's Hall / Scout HQ / First Aid	12.0	Unisex WC	18.0	Terrace		

Proposed Lower Ground Floor Plan





12.0 Sustainable Design & Construction



12.0 Sustainable Design & Construction

12.1 Overarching Principles

The client aspiration and vision for the project is to provide a very sustainable building which has a light touch on the surrounding landscape. Good quality beautiful materials will be used that require low maintenance and are hard wearing to create a high quality building and special places that last.

A well insulated envelope as well as good levels of natural daylight will minimise energy consumption. Sustainable technologies will provide the building with energy to further minimise the buildings carbon footprint.

Additional details on the Design Principles of the project are set out in section 4.4 and further information on how the project addresses the Sustainable Design and Construction criteria are set out in the following pages.



12.0 Sustainable Design & Construction

12.2 Protection & Enhancement Of Environment

CRITERIA

How the proposal aims to protect and enhance the environment, both built and natural. Where this is not possible, how any harm will be mitigated.

PROPOSAL

The proposal will protect and enhance the environment. This will be achieved through the following measures:

An ecological impact assessment was undertaken by South Downs Ecology which details how the proposal will respond to ecological impacts on the site and mitigate any harm.

A Tree Survey, Tree Retention & Protection Plan and Arboricultural Impact Assessment & Method Statement was undertaken by South Downs Ecology which details how the proposal will respond to aborticultural impacts on the site and mitigate any harm.

All of the reports noted above have been submitted to accompany this full planning application.

11.0 Proposed Habitat Plan



Excerpt Proposed Habitat Plan from the Biodiversity Net Gain Assessment by South Downs Ecology



12.0 Sustainable Design & Construction

12.3 Water Usage

CRITERIA

The proposal achieves a minimum of 110 litres per person per day including external water use.

PROPOSAL

The building will be used as a community pavilions building and as such the 110 litre per person requirement is applicable. The proposals are still very considerate to water usage. Water consumption is minimised by harvesting rainwater for use in toilet, washing machines and minimal external watering required. Additionally fittings will be selected to ensure the water consumption is minimised by installing fittings that have reduced flow and water consumption rates.



14 INTEGRATED NEIGHBOURHOODS
Natural connections
Walking, cycling and public transport
Facilities and services
Homes for everyone

38 DISTINCTIVE PLACES
Making the most of what's there
A memorable character
Well defined streets and spaces
Easy to find your way around

62 STREETS FOR ALL
Healthy streets
Cycle and car parking
Green and blue infrastructure
Back of pavement, front of home

The 12 considerations set out in Building for a Healthy Life

12.4 Building for Life Standards




CRITERIA

New development complies with Building for Life Standards or equivalent replacement national minimum standards, whichever are higher by ensuring it is accessible to all, flexible towards future adaptation in response to changing life needs, easily accessible to facilities and services; and takes into account the need for on-site waste reduction and recycling;

PROPOSAL

The proposal complies with the Building for a Healthy Life Standard. The design code is broken down into three headings with 12 considerations in total as outlined below. In the following pages the proposal will demonstrate how it meets each of these considerations for a development of this scale.

TRAFFIC LIGHT SYSTEM

	green	go ahead
	amber	try & turn to green
	red	stop & rethink

12.0 Sustainable Design & Construction

12.5 Sustainable Design, Building Techniques, Technology and Materiality

CRITERIA

Where appropriate, the proposals apply sound sustainable design, good environmental practices, sustainable building techniques and technology, including the use of materials that reduce the embodied carbon of construction and the use of re-used or recycled materials;

PROPOSAL

The building has been designed with Passivhaus design principles in mind to be a bright day-lit space to fulfil its function with large east and west facing windows.

Overhangs limit the solar gain during the spring and summer months, whilst allowing low sunlight to enter in the autumn and winter months. The effect is to minimise the level of artificial lighting the space requires and naturally heating it with the sun.

The predominant construction material of the building will be timber, which is a low-carbon material. The entire building will benefit from integrated solar photovoltaic panels on the south roof slopes, to help offset the energy needs of the building. It will furthermore incorporate a high quality of insulation and water efficiency.

The building incorporates a variety of measures to reduce its carbon footprint and will be inherently sustainable in its construction, enhancing the sustainable credentials of the site as a whole.

Furthermore, it is intended that the pavilion will be low-energy, utilising high-quality and sustainably sourced materials that are durable and require a minimal amount of maintenance.

The following list describes the ambition for the proposed building:

- Take a fabric first approach to minimise energy consumption
- Provide good levels of glazing to maximise natural daylight and minimise the use of artificial lighting
- Natural ventilation
- Specify and source hard wearing materials which will require no or minimal maintenance
- Implementing a rain water collection system
- Air source heat pump or ground source heat pump to be installed for hot water and under floor heating
- Photovoltaic panels with battery storage

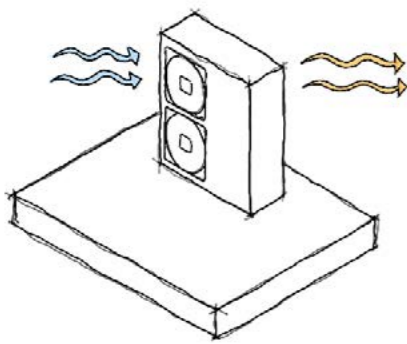


Illustration: Air Source Heat Pump / Ground Source Heat Pump

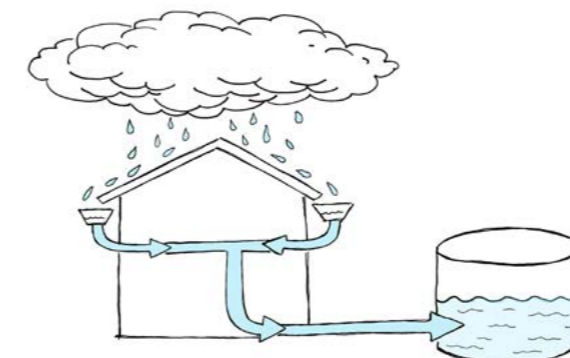
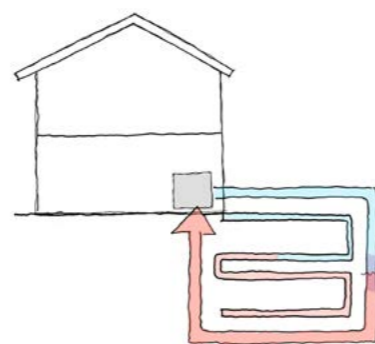


Illustration: Rainwater Harvesting

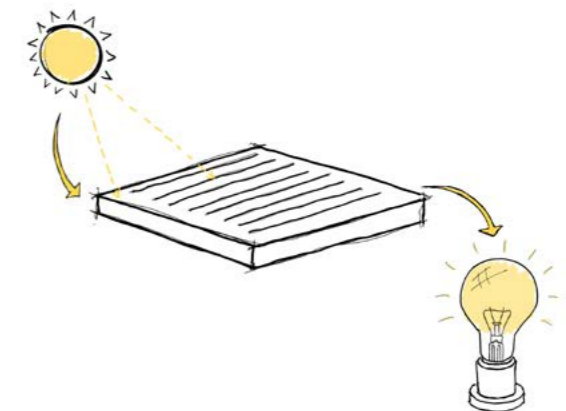


Illustration: Solar Power



12.0 Sustainable Design & Construction

12.6 Energy Efficiency Strategies

CRITERIA

Energy consumption will be minimised and the amount of energy supplied from renewable resources will be maximised to meet the remaining requirement, including the use of energy efficient passive solar design principles where possible;

PROPOSAL

The project will provide a thermally efficient air-tight building envelope to minimise energy consumption. These elements are supported via passive solar design principles. This includes high thermal mass to the lower ground floor structure and the large expanse of concrete slab floor space to the lower ground and ground floor levels.

Photovoltaic panels and battery installation combined with an air or ground source heat pump will ensure renewable resources are utilised to full effect.

Energy consumption will be further limited via the installation of low energy LED lighting throughout.

12.7 Climate Change Adaptation

CRITERIA

The proposals include measures to adapt to climate change, such as the provision of green infrastructure, sustainable urban drainage systems, suitable shading of pedestrian routes and open spaces and drought resistant planting/landscaping;

PROPOSAL

The proposal provides measures for climate change adaptation in the form of green infrastructure commensurate with the scale of the development. This is further supported by the retention and preservation of existing trees and landscape as per the Arboricultural Impact Assessment & Method Statement.

Installation of rainwater harvesting, storage and re-use.

12.8 Landscape Character

CRITERIA

The historic and built environment, open space, and landscape character will be protected and enhanced;

PROPOSAL

The landscape character of the existing site has been carefully considered and will be protected and enhanced.

A Landscape and Visual Appraisal has been undertaken by Lizard Landscape Design and Ecology consultants which details the landscape and character of the site and how the proposal mitigate any harm.



12.0 Sustainable Design & Construction

12.8 Natural Environment and Biodiversity

CRITERIA

The natural environment and biodiversity will be protected and/or where appropriate provision will be made for improvements to biodiversity areas and green infrastructure;

PROPOSAL

The natural environment and biodiversity of the site will be protected and enhanced. This will be achieved through the following measures:

A Biodiversity Net Gain Assessment was undertaken by South Downs Ecology which details how the proposals will respond to the ecological impacts on site to provide 11.67% net gain in habitats and a 11.21% net gain in linear vegetative features on site.

This report has been submitted to accompany this full planning application.

12.9 Scale, Height, Appearance, Form, Siting, and Layout

CRITERIA

The development is appropriate and sympathetic in terms of scale, height, appearance, form, siting and layout and is sensitively designed to maintain the tranquillity and local character and identity of the area;

PROPOSAL

The two-storey building and its layout uses the existing contours of the site to sink the lower floor into the site so that it appears to be a single storey building from most aspects. The massing of the building has been further broken down by using the roof scape to create a number of volumes linked together. This helps provide individual identity as well as a grouped community building.

Selection of naturally weathered materials further enhances and celebrates the rural character of the site.

12.10 Pollution mitigation

CRITERIA

The reduction of the impacts associated with traffic or pollution (including air, water, noise and light pollution) will be achieved, including but not limited to the promotion of car clubs and facilities for charging electric vehicles.

PROPOSAL

Light pollution will be minimised by:

- omitting all roof lights
- adding external screens to glazing which can be closed when the building is used in the late afternoon / early evening during winter months.
- use of directional light sources and shielding where any external lighting is required for the safe use of the facilities



13.0 Conclusion



13.0 Conclusion

The vision for the project is to create a special community-led project that seeks to inspire youth residents to enjoy sport and recreation in a beautiful building and setting.

The proposals seek to establish a single multifunctional facility for the football club and scout group as well as other secondary user groups to create one community hub for the youth community of Chiddingfold and their families to come together.

The pavilion building will be built in high quality durable materials and is designed to be simple to build and maintain. The design and sustainable energy strategy for the building will create a facility that is a light touch on the landscape and low-cost to run.

Careful consideration has been placed on the design and co-ordination of the proposals to ensure that the scheme will be functional and beautiful as well as sustainable both during the construction process and in the building's lifetime.

The proposed palette of materials both respond to the natural back drop of the mature trees and countryside setting as well as being hard-wearing and easy to maintain to ensure the longevity of the pavilion as well as enhance the setting.

The building has been designed to be fully accessible and inclusive, accommodating people of all abilities and ages.

In summary, the proposals seek to create a welcoming and attractive community hub for the youth age group of Chiddingfold and their families that will be well-loved and used.



CGI Image / Illustration



13.0 Conclusion



CGI Image / Illustration

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Open Design Studio