Congresbury Village Hall / Community Centre

Community Right to Build Order - submitted version

Feasibility and Design

20/11/15

STRIDE TREGLOWN JOB NO. 32271
PREPARED BY FJ
CHECKED BY RB
DATE 16/09/15
FILE Community Right to Build Order
REVISION NO. A
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Introduction</td>
<td>3</td>
</tr>
<tr>
<td>2.0 The Order</td>
<td>4</td>
</tr>
<tr>
<td>2.1 The Process</td>
<td>5</td>
</tr>
<tr>
<td>2.2 Conditions</td>
<td>6</td>
</tr>
<tr>
<td>3.0 Design Statement</td>
<td>8</td>
</tr>
<tr>
<td>3.1 Design Principles</td>
<td>9</td>
</tr>
<tr>
<td>3.2 Design Process</td>
<td>10</td>
</tr>
<tr>
<td>3.3 Design Development</td>
<td>18</td>
</tr>
<tr>
<td>3.4 Design Proposal</td>
<td>24</td>
</tr>
<tr>
<td>4.0 Archaeology</td>
<td>32</td>
</tr>
<tr>
<td>5.0 Heritage</td>
<td>33</td>
</tr>
<tr>
<td>6.0 Basic Conditions Statement</td>
<td>34</td>
</tr>
<tr>
<td>7.0 Consultation Statement</td>
<td>35</td>
</tr>
</tbody>
</table>
1.0 Introduction

1.1 Purpose of this Document
The purpose of this document is to:

- explain what a Community Right To Build order (CRtB order) entails and how villagers will get the opportunity to decide on whether an order is granted,
- set out the details of the proposal for a CRtB order for the building of a multi-purpose village hall / community centre on the George V playing fields in Stonewell Drive, Congresbury.

1.2 Document Structure
The structure of the document attempts to illustrate the proposal for a new village hall / community centre in the following sections:

Section 2 - describes the content of the order, and sets out a number of Conditions that will need to be met so that the proposals can be implemented if permitted. These include safeguards that the Development Trust will commit itself to that will provide a number of protections to neighbours close by.

Section 3 - the Design Statement provides both illustrations of the design proposals and sets out why the proposals have been developed.

Sections 4 and 5 cover archaeological and heritage considerations.

Section 6 - the Basic Conditions Statement shows how the proposals meet the framework of local and national planning policies.

Section 7 - the Consultation Statement provides a record of consultation both with the local community and with other parties as the project has developed.

1.3 What is a Community Right to Build Order (CRtB Order)?
A Community Right to Build Order (CRtB Order) Submission is comparable to a Planning Application, but with two key differences:

- a CRtB Order can only be submitted by a community group or organisation (and so are usually drafted with an eye to community benefit). The proposal in a draft CRtB order is submitted to an independent examiner who will review the order to ensure it conforms to national and local planning policies. They will recommend or not, whether it can go to a referendum.
- in the referendum villagers will have the opportunity to decide whether or not to support this proposal. If over 50% of the villagers who vote support the proposal then the local authority (North Somerset District Council) will ‘make’ the order, the equivalent of planning consent. This will be a key milestone in bringing the new building much closer to being delivered.

1.4 Why are Congresbury New Village Hall Development Trust progressing this CRtB order?
The Development Trust as a community organisation is regarded as a qualifying body under the Localism Act (2011 Schedule 4B, Section 61E). It has prepared this CRtB order as part of the community led project to provide a new village hall / community centre facility the village has been talking about for over 18 years.

Existing community facilities in the village include the Recreation Club, Old School Rooms and Memorial Hall. These are all relatively small, underused and considered by many villagers as not fit for purpose. The significant maintenance costs of the Memorial Hall and Old School rooms raise a question mark over their financial viability in their current form.

With particular consideration for our site, the existing Recreation Club was built in 1963 with a projected useful life of 25 years. The external fabric of the building is now rotting away and temporary repairs are ongoing to slow down the process. Additionally the tennis club; a temporary wooden pavilion, is also at the end of its useful life.

Following the 2007 Parish Plan Survey the Community Report detailed a vision for the village community buildings:

- To have modern facilities in the village buildings that promote multiple use by organisations, villagers both young and old, local businesses and service providers throughout every day and reduce the need for villagers to go outside the village for their recreation.
- The buildings generate sufficient income to cover their ongoing and long term maintenance.
- No activities take place in buildings that are not fit for purpose.

In 2008 a feasibility study provided plans / quotes for:

1. a building at the Recreation Club site and
2. redevelopment of the Old School Rooms.

The Parish Council consequently decided not to progress either option as they did not believe they were financially viable or sustainable at that time.

The George V trustees, with the support of the Recreation Club Committee and sports clubs, set up the Development Trust to realise the opportunity to build a multi-use facility, which could meet the village’s needs for the foreseeable future, with the view of progressing the project and to manage the new building.

The village survey opened in May 2014 and various public consultation sessions over the last 12 months have overwhelmingly supported the proposal for a new community facility.

The Development Trust are progressing this order to help illustrate in detail the proposals for the new building to give the community:

- a clear idea of what is intended
- the opportunity to decide whether or not to support these particular proposals.

1.5 New Village Hall / Community Centre Proposal
As part of the 2008 Feasibility Study undertaken by Kendall Kingscott, it was concluded that King George V Playing Fields was the most appropriate site for the development of a new village hall / community centre. Please see Section 3.1.2 for more detail.

The Development Trust have worked closely with the community and held a number of public consultations to ensure the development incorporates needs of the whole community and future occupants. The landowners and tenants of the land have also been consulted throughout the process so far.

This Community Right to Build order is a proposal to create a new multi-use village hall / community centre facility for the local community of approximately 926m². It will provide a new home for cricket, tennis and skittles clubs, and include a large multi-use hall, bar and community café.

The new village hall / community centre will be able to cater for new indoor sports activities, private hire and community events and meetings, creating a central hub in the heart of the village.

The design is considerate of its surroundings and futureproofed with close regard for the increasing population of the village. More information about the design can be found in the Design Statement (Section 3 of the report).

If the proposals are voted for, then North Somerset Council will ‘make’ the order, which would mean that the proposals will have been given the equivalent of planning consent.

1.6 Landowners and Tenants
Underpinning the order, the following parties are in support the development project:

- Fields In Trust (Landowners)
- King George V Trustees (Managing Trustees)
- Recreation Club Committee
- Congresbury Cricket Club
- Congresbury Football Club
- Congresbury Tennis Club
2.0 The Order

2.0.1 Description of Development

Congresbury New Village Hall Development Trust’s Community Right to Build Order proposes development of land at King George V Playing Fields, Stonewell Drive, Congresbury, North Somerset, BS49 5DW.

On a site area of 0.21ha, the proposed development is for a multi-use building to accommodate all the existing activities that take place in the Recreation Club and tennis club, as well as offering a wide range of additional activities, some of which currently do not exist in the village. These include a large multi-use hall and a community café; facilities the community have expressed support for.

The proposed building will have a footprint of 926m² and located on the grass area adjacent to the tennis courts, where the existing Tennis Pavilion is situated.

The existing Recreation Club building will be demolished and become the main car park with 22 spaces. It is also proposed to provide a 3 bay layby in Stonewell Drive, subject to obtaining the relevant permissions. These will add to the existing 9 parking spaces in the overspill car park off The Causeway.

The main access will remain in Stonewell Drive, with hard and soft landscape works throughout the site.

There will be a variety of employment opportunities, mostly part time.
2.1 The Process

Community Right to Build Order Submission
Draft Community Right to Build Order is submitted to North Somerset Council

North Somerset Council Executive Decision
North Somerset Council Executive review and decide on whether to proceed to an independent examination

North Somerset Council Public Consultation
As soon as possible after receiving the submitted order proposals North Somerset Council publish order document for a 6 week public consultation.

Independent Examination
Independent examiner appointed. North Somerset Council sends the examiner the order proposals and copies of the representations made during the public consultation period.

The independent examiner needs to ensure the order meets the necessary standard and conforms with legislation and general conformity with national and local policy.

The examiner will recommend either:
• The CRtB Order should move to a referendum.
• The CRtB Order should proceed to referendum following some minor amendments.
• The CRtB Order should be refused

Decision
North Somerset Council publishes the Examiners report and decision.

Referendum
Once the CRtB Order is finalised and any suggested amendments have been made, North Somerset Council will arrange for a referendum of all those on the electoral roll within the Neighbourhood Area that the CRtB Order is covered by.

The Neighbourhood Planning (Referendum) Regulations 2012 state that the question to be asked for the CRtB Order should be:
‘Do you want the development in the Community Right to Build Order for Congresbury to have planning permission?’

Should the referendum result in more than 50% in favour (of those that turned out to vote, not of those on the electoral role in total) then NSC must make CRtB order.
2.2 Conditions

2.2.1 Time Limit

The development hereby permitted shall begin before the expiration of ten years from the date of approval of the Order.

Reason: the project team are aiming for the building to be open and in full operation within a much shorter time scale, however it is prudent to allow a reasonable time period for the project to raise the significant funding required to complete the building.

2.2.2 Construction Management

No development shall take place until a Construction Plan has been submitted to and approved in writing by North Somerset Council. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

• traffic management within the site confines and delivery times and routes in and out of the site
• the parking of vehicles of site operatives and visitors
• loading and unloading of plant and materials
• storage of plant and materials used in constructing development
• the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
• wheel washing facilities
• measures to control the emission of dust and dirt during construction
• a scheme for recycling / disposing of waste resulting from demolition and construction works
• a restriction on any burning of materials on site

Reason: In order that the development does not prejudice public safety.

2.2.3 Contamination

An Asbestos Survey prior to the demolition of the Recreation Club building is to be carried out. If any asbestos is found, the contractors must submit and obtain written approval from North Somerset Council for a remediation strategy detailing how this contamination shall be dealt with.

2.2.4 Existing Landscape

No development hereby permitted shall take place until a scheme of landscaping has been submitted to and approved in writing by the North Somerset Council and these works shall be carried out as approved.

2.2.5 Tree Protection

No site clearance, preparatory work or development shall take place until a plan for the protection of the retained trees (the tree protection plan) and the site specific statements for working methods in relation to demolition, construction, landscaping in accordance with Sections 5 to 8 of British Standard BS5837: 2012 – ‘Trees in relation to design, demolition and construction – recommendations’ (the arboricultural method statement) has been agreed in writing by North Somerset Council. These measures shall be carried out as described and approved.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals and in accordance with policies CS4 and CS9 of the adopted North Somerset Core Strategy and the adopted supplementary planning document Biodiversity and Trees.

2.2.6 Foul and Surface Water Drainage

No development hereby permitted shall take place until details of foul and surface water sewerage disposal have been submitted to and agreed in writing by North Somerset Council.

2.2.7 Ecology

No development hereby permitted shall take place until the required ecological surveys have been carried out in accordance with Natural England. Technical Information Notes will be formulated to confirm the presence or absence of ecologically important protected species, habitats and fauna on the site, alongside a scheme for the protection and enhancement of the ecology of the site, to include mitigation measures if required. This will be submitted to and approved in writing by North Somerset Council, and shall be carried out as approved.

Reason: to ensure the protection and enhancement of the ecological value of the site in line with national planning policy and North Somerset Council’s Local Plan.

2.2.8 Flood Mitigation

The finished floor level of the proposed development should be set no lower than 6.9mAOD.

Reason: to reduce the risk of flooding to the proposed development.

2.2.9 Layout, Scale, Design and External Appearance

Details of the layout, scale, design and external appearance of the buildings hereby permitted including details of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by North Somerset Council before the development begins and the development shall be carried out as approved. Any amendments to the above once agreed would also be submitted and approved by North Somerset Council in writing, prior to any changes being made.

Reason: To ensure sustainable development, and with regard to national policy, the Local Plan and surrounding context.

2.2.10 Characterisation of Use

The dominant purpose of the development will be a village hall and community centre, where the proposed café and bar area should always remain ancillary.

2.2.11 Hours of Operation

Building opening hours will be limited to between 9am and 11pm.

Reason: To minimise the noise impact on neighbouring properties.

2.2.12 BREEAM Achievement

The community centre shall be designed and constructed to meet a minimum BREEAM Level Very Good. No development shall commence until arrangements for assessment and implementation, by duly accredited parties as necessary, have been agreed with the local authority.

Reason: To accord with Policy CS2 of North Somerset Council’s Core Strategy (2012) and the basic conditions required for sustainable development.

BREEAM is the world’s foremost environmental assessment method and rating system for buildings.

2.2.13 Plant Noise

The rating level of noise emitted from the site’s plant, equipment and machinery either singly or in combination, shall not exceed background noise levels determined at the nearest noise-sensitive premises. The assessment shall have been made in accordance with British Standard 4142:2014.

2.2.14 Extraction Systems

Full details of the specification; height and position of all external plant and equipment including heating/extraction/ventilation
2.2 Conditions cont.

systems shall be submitted to and approved, in writing, by North Somerset Council prior to installation and use. The external plant shall be installed in accordance with the approved details and thereafter permanently retained unless otherwise first agreed in writing by North Somerset Council.

2.2.15 Landscape Implementation and Maintenance

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the development hereby permitted or the completion of the development, whichever is sooner. Any trees or plants which die within a period of five years from the completion of the development will be removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: to ensure existing and proposed landscape features.

2.2.16 Tree Specification

No works or development shall take place until a full specification of all proposed tree planting, with regard to BS8545:2014 Trees from nursery to independence in the landscape- Recommendations, has been approved in writing by North Somerset Council. The specification shall include the quantity, size, species, and positions or density of all trees to be planted, pit details and maintenance schedule during the establishment phase.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policies CS4 and CS9 of the adopted North Somerset Core Strategy and the adopted supplementary planning document Biodiversity and Trees.

2.2.17 Lighting

The external lighting proposed as part of this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light and Obtrusive Light Limitations for Exterior Lighting Installations.

Reason: To provide adequate lighting for users but minimising impact on neighbouring properties.

2.2.18 Highways and Access

Development shall not be commenced until details of the access for vehicles, cyclists and pedestrians including any works to the Stonewell Drive junction and proposed layby have been submitted to and approved in writing by North Somerset Council, and the development shall not be occupied until those works have been constructed in accordance with the approved details.

Reason: to ensure satisfactory standards of access into and within the proposed development in accordance with national and local plan policies.

2.2.19 Planning Obligations

The development permitted by this order shall not be commenced until the developer has entered into a planning obligation if so required by North Somerset Council.

Reason: to ensure sustainable development, and with regard to national policy, the Local Plan, and the surrounding context.

2.3 Informative - Highways Act

Prior to commencement on site, completion of a S278 Agreement with North Somerset Council will occur as the Highways Authority will be required under the 1980 Highways Act - Works within the Highway, to cover off-site highways works.
3.0 Design Statement

3.0.1 Introduction

This section describes the project proposals and the process that led to these. It follows the format of a design statement that would normally accompany a planning application. It looks at the context of the site, including the playing fields and surrounding residential areas, and subsequent analysis work. This was undertaken to identify the requirements and any potential issues / constraints for development at the proposed location.

From this analysis, a design concept has been developed that responds to the opportunities and constraints of the site, and makes provision for the project requirements outlined in section 3.2.1.

The design concept sets out a series of basic development parameters for the site that will control massing, scale and form of the building, and its relationship with its surrounding context. This is described through plans, sections, elevations, dimensional sketch views and precedent imagery to portray the character of the proposal and the relationship to their setting.

The design process has seen numerous iterations to ensure maximum consideration for the site, resolution of issues, and responsive evolution following feedback from consultation with key stakeholders and the local community. These design options will be demonstrated in Section 3.3, with an in-depth report of all community involvement in Section 7.0.

If the Order is approved, further work will be carried out to develop detailed design proposals that will form the basis for demonstrating technical compliance with statutory standards and for construction. Conditions have been included in this Order, as set out in Section 2.2, specifying what further information and approvals will be required in order to implement the project.

These detailed design proposals should accommodate the outcomes and recommendations of a Funding Strategy for the scheme. This could result in minor amendments to the plan, and so for this reason, within the context of a set of defined development parameters and design principles, the Order proposes development of a building 926m² and 34 parking spaces.

3.0.2 Management of the Site and Consent for Development

The George V Trustees who manage the playing fields on behalf of Fields in Trust (formerly National Playing Fields Association), set up a development committee to manage the project. The registered charity - Congresbury New Village Hall Development Trust (reg’d no. 1160271) was set up in August 2014.

The main part of the playing fields land was covenanted to Fields in Trust in 1935. They have given their support and consent in principle to the development subject to the following terms:

- planning permission is obtained (they have subsequently confirmed their acceptance of a CRtB order);
- sufficient funding is obtained prior to any works;
- King George V Trustees will provide FIT with regular updates;
- damage to surrounding area shall be limited as far as possible and any damaged caused shall be reinstated in a timely manner.

3.0.3 Brief

It has been outlined in previous plans that a new village hall / community centre facility is required for Congresbury, as existing facilities are underused, many villagers feel they are not fit for purpose and their financial viability is questionable.

The project has involved extensive consultation on the initial brief and concept with undertakings such as a village survey, to understand what the stakeholders and villagers wanted from the new building and to identify any concerns about the proposed development. Existing and potential key user groups were contacted to identify their individual needs. A full report of community consultation is outlined in Section 7.0.

With this in mind, the project team have worked with architects Stride Treglown to develop and produce proposals for a new building to meet the needs of the community.

The brief outlined that:

- the building should house a multi-use hall and community café, alongside replacing and improving existing facilities on site at present – cricket and tennis changing rooms, skittle alley and a bar.
- it would need to be futureproofed to:
  - accommodate activities currently undertaken in the Memorial Hall and Old School Rooms should either or both buildings close at some stage in the foreseeable future and;
  - accommodate possible increases in the population of the village from new housing developments.
- areas/rooms should be multi-use and have the ability to be opened to make larger areas as required; keeping the building area to a minimum. The proposal should utilise sustainable design, realising potential for the building to be carbon neutral.

3.0.4 Schedule of Proposed Accommodation

The brief was underpinned by the following use areas, agreed by key stakeholders:

- changing rooms to accommodate cricket teams
- large kitchen
- bar and cellar
- skittle alley
- multi-use areas which will be used for different uses depending on the days / times such as ‘sports bar’, family room, community lounge, activities, meetings etc.

This has since translated into the areas below excluding external wall areas, following numerous design iterations and changes:

<table>
<thead>
<tr>
<th>Area</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Hall</td>
<td>324m²</td>
</tr>
<tr>
<td>Storage</td>
<td>75m²</td>
</tr>
<tr>
<td>Multi-Use Areas (including Skittle Alley)</td>
<td>215m²</td>
</tr>
<tr>
<td>Bar &amp; Café Servey/ Cellar</td>
<td>42m²</td>
</tr>
<tr>
<td>Kitchen (Catering)</td>
<td>20m²</td>
</tr>
<tr>
<td>Entrance Lobby / Office</td>
<td>18m²</td>
</tr>
<tr>
<td>Tennis Facilities</td>
<td>56m²</td>
</tr>
<tr>
<td>Changing Facilities</td>
<td>72m²</td>
</tr>
<tr>
<td>WCs</td>
<td>24m²</td>
</tr>
<tr>
<td>Circulation</td>
<td>20m²</td>
</tr>
<tr>
<td>Plant</td>
<td>48m²</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>915m²</td>
</tr>
</tbody>
</table>
3.1 Design Principles

3.1.1 Objectives

In formulating the design proposals, initial site analysis has been used to identify opportunities, constraints and to characterise the local context. This assessment enabled key objectives to be defined which have, ultimately, informed the approach to the design proposal.

These objectives are:

1. To create a high quality, multi-use village hall and community centre facility that will fulfil the present and future needs of the Congresbury community;
2. To replace and improve existing sports facilities on site and respond to demand for additional indoor recreational, sport and leisure facilities;
3. To consider the character and scale of the development within the local area by responding to the site setting;
4. To ensure development does not impact negatively on the site setting and to minimise any disturbance to surrounding properties;
5. To design the building and site layout with sustainably driven processes and standards;
6. To provide a practical and accessible environment for the village hall and community centre to serve the local community;
7. To relate to the context, integrating with the natural landscape and capturing the essence of the community;

These principles have been the key drivers influencing the development of the proposals illustrated in the following text.
3.2 Design Process

3.2.1 Site Analysis: The Village

Congresbury is a vibrant rural village of Roman origin, designated a service village in North Somerset Council’s Core Strategy (2012). It is situated between Bristol and Weston-super-Mare on the busy A370 and is a few miles away from two M5 motorway junctions. The village is dissected into northern and southern halves by the contributory River Yeo running east to west, on into the River Severn. This leaves half of the village in Flood Risk Zone 1, others in 2 or 3a.

The 2011 census showed the population as 3,497. Numerous residential developments have steadily increased this count over the last few years by about 100 to 150 residents, with further residential developments proposed for the near future.

The village centre comprises of a few small shops, library, primary school and church clustered around Station Road and Broad Street. There is a separate Precinct area along Brinsea Road including a Post Office, and a new Tesco Express in the north of the village along the A370 Bristol Road. There are several pubs and village facilities such as the Old School Rooms, Recreation Club and Memorial Hall in accessible locations, with garden centres to the north of the village. The surrounding context however is predominantly residential.

Our site, King George V Playing Fields is centrally located in the village, easily accessible by foot with approximately 90% of households being within 15 minutes’ walk. The site is heavily used as a thoroughfare between the village centre and residential areas to the south, and attracts villagers to cricket matches and community events at the Recreation Club. The play area is also used by youth in the village.

Although our site is a designated open space area, it was deemed paramount to the design process to ensure the enhancement of existing green space and encourage further protection of similar areas by Fields in Trust, following the designation of Millennium Green in 2000. Congresbury is surrounded by fields and green spaces, and there are approximately 15 allocated green areas within a 15 minute walk of our site. These are outlined in the Open Space Assessment map on page 15.

Additionally, although our site does not lie within any of the following designations, they have been important to consider within the design proposal. Congresbury Conservation Area, set up in 1990, encapsulates the village centre and aims to preserve the Roman character and distinctiveness of the village. Other areas of worth are the nearby Sites of Special Scientific Interest at King’s Wood and Congresbury Moor, and the local Nature Reserve along the Strawberry Line. Our proposal must look to enhance their character and respond to any significant elements to ensure the proposal fully considers its surroundings and would therefore integrate sensitively.

The village has a wide range of groups and organisations providing a variety of recreational, sport and leisure activities for all age groups, creating a strong sense of community in the surrounding vicinity. However, there are no principal sports or community centres, and villagers have to travel to neighbouring villages to access some facilities.

Additionally, due to its location, Congresbury can suffer from the impacts of rural isolation. A report by Leisure Futures Ltd for The Big Lottery Fund (April, 2011) highlighted that socio-economic trends of a structural demographic change towards an older UK population, and impacts of policy such as cuts in rural public transport and rises in fuel costs as part of key research findings that impact most upon rural isolation.

It was noted that the voluntary and community sector is the main provider of services that address rural isolation supported by BIG, other lottery distributors, local authorities, health service providers and charities.

Congresbury New Village Hall Development Trust want to combat the impacts of rural isolation, and by providing a multi-use, modern, energy efficient building with new facilities and activities that are not currently available in the village such as the community café, will significantly reduce rural isolation in the village.

3.2.2 Site Feasibility

In 2008 as part of the Parish Council’s Building Project Group’s review, a building feasibility matrix was undertaken, including various sites across the village. The matrix looked at a variety of criteria to assess the suitability of each site. The marks awarded to each site are set out below:

- 58 Recreation Club site (King George V Playing Fields)
- 54 Elliott Medway (no longer available)
- 51 St Andrews school site
- 49 Glebelands
- 46 Old School Rooms
- 43 Hannah Marshman Field

The Millennium Green was not considered as it is protected from any building development as well being in a high risk flood area.

The group arranged for an architect to produce a feasibility study who provided quotes for a building at the Recreation Club site and redevelopment of the Old School Rooms. However, the Recreation Club development which included a 77 car park was deemed not fit for purpose. Neither of these were progressed further.

Congresbury New Village Hall Development Trust have since reviewed the findings and agreed that King George V Playing Fields remains the best site available within the village as:

- it benefits from having the existing all year round users providing a sound financial base for the building
- the proposed location on the grass area is rarely used and has the potential to be enhanced

In summary, the redevelopment of this site for a new community facility has the potential to be part of, and make a positive contribution to the structure, amenity value and vitality of the village core.
3.2 Design Process cont.

3.2.3 Site Analysis: King George V Playing Fields

The 2.12 hectares playing fields consist of:

- a cricket pitch to the west of the site, also used for informal play when not in use for matches or training
- three tennis courts (singular and double) to the south of the site
- two play areas to the east of the site. Both have a variety of play equipment, one being fenced off for younger children
- single storey Recreation Club building housing cricket changing rooms, toilets, bar, small dance floor, kitchen and skittle alley, with delivery access/car park for 6 vehicles, accessed from Stonewell Drive
- single storey Tennis Club Pavilion consisting of small kitchen facilities, toilets and small open area
- an equipment store and scorers shed
- overspill car park for 9 vehicles, accessed from The Causeway

The site is dissected north-south by a pathway between access points from The Causeway and Stonewell Drive, encompassing access points to the existing Tennis Pavilion and Recreation Club en route. Although the designated Public Right of Way runs through the middle of the cricket pitch, this path is a more highly used thoroughfare for villagers travelling between the village centre and local amenities eg. library, school and church, and the large residential area to the south of the site. Subsequently, this is used by a population of all ages, from youth utilising the play area equipment to being a popular route for dog-walkers. This element has been key to the design proposal.

Principal vehicular access is situated from Stonewell Drive along the site’s southern boundary, with overspill access via The Causeway to the north. At the top of the western boundary is a maintenance access point via a drive track. The site’s surrounding context is predominantly residential, however is within a 5 minute walk to other village amenities. Pedestrian and cycle access is predominantly north to south from The Causeway to Stonewell Drive, however access points can also be found north - south along the eastern boundary. At present, there is little off-road parking, and so access roads to the site can present issues for emergency vehicle access and to local residents.

The setting is characterised by a number of established landscape features. Nearly all site boundaries are planted with shrubs or existing trees, acting as a sensitive screening to nearby residential properties, particularly along northern, eastern and southern boundaries. There are also 3 trees of significance along the dissecting path edge. There are some trees subject to Tree Protection Orders on the playing fields, however these are situated along site boundaries, well away from the proposed building location and therefore will not be impacted by the development.

The topography of the site slopes upwards west to east by 1-2m, leaving the cricket pitch and western half of the site in Flood Risk Zone 2 and 3a, the eastern half including the play area and tennis courts in no Flood Risk Zone. This has been a key focus for the location of the building.

The two existing single storey buildings occupy the southern area of the site; the Recreation Club angled towards the cricket pitch accessible from Stonewell Drive, and the Tennis Pavilion on higher ground overlooking the tennis courts. The Recreation Club building is the larger of the two, erected in 1963 by utilising a Vic Hallam timber frame construction. Forecasted to have a 25 year building life, the timber is now severely decaying and maintenance costs are quickly becoming unaffordable.

3.2.4 Site Analysis Summary

The two existing buildings need replacing which offers the opportunity to provide a multi-use community facility in an accessible central location within the village. Demolition of the existing Recreation Club could provide space for much needed off street parking. Redevelopment of this area will help keep change of the site to a minimum.

A building for community use, as envisaged by the brief, would not be out of keeping with the existing context of the site. However, any proposals will need to have significant consideration of the surrounding residential properties. Landscape features such as the trees and shrubs bordering northern, eastern and southern site boundaries should not be disturbed if possible, and any design features that would compliment the surrounding context, and may limit noise pollution should be encouraged. There are no known technical constraints in retaining existing vehicular access that would prevent redevelopment of the site.

As agreed with Fields in Trust, any proposal should aim to enhance the existing grassed area and encourage its use. Loss of grassed area should be kept to a minimum, and the proposed building footprint should therefore remain under 1000m². There is a significant opportunity to link all existing uses of the site to create a cohesive building that would enhance:

- North - south route
- Cricket pitch, changing and viewing facilities
- Tennis courts, changing and viewing facilities
- Play area and viewing facilities
- Playing fields

and further include:

- Multi-use areas eg. café, bar and events rooms
- Multi-use hall for indoor sports activities and community events
- Skittle alley
13
32271 - CONGRESBURY VILLAGE HALL
COMMUNITY RIGHT TO BUILD ORDER

Principal access from Stonewell Drive
Tennis court to the south of the site
Existing access problems
Vehicular access from The Causeway
Vehicular access from The Causeway

Recreation Club building
Playground area to the east of the site
South-east pedestrian access
3.2 Design Process cont.

3.2.5 Opportunities and Constraints

The plan adjacent summarises the key design issues the development of the site will need to address and focus upon.

1. North - South Axis
   Considering current desire lines of the site, the proposal should look to enhance the existing north-south pedestrian axis.

2. Proximity to Residential Properties
   The design proposal should consider features that would minimise noise pollution, maximise privacy and create a form sensitive to its surrounding residential context.

3. Zoning
   The layout and design of any development should consider current zoning of the site and how it is used, as there are opportunities to enhance and encourage use of these areas, whilst replacing existing facilities and ensuring the proposed building would sit comfortably within the site.

4. Loss of Open Amenity Area
   In line with Fields in Trust main objectives, Policy ECH/1 of North Somerset Council’s Local Plan looks to protect valued open green areas against inappropriate development. To ensure there is minimal loss of amenity area, the proposal responds sensitively to the site by siting, limiting its size and scale, and looks to enhance use of existing amenity areas by providing facilities that complement their use. With this in mind, Fields in Trust have consented development, and the design proposal aims to also prove to the community and North Somerset Council it is both appropriate and essential development for the area.

5. Retain Landscape Screening
   Landscape screening to residential properties should be retained as much as possible to ensure sensitivity to the surrounding residential context. An Arboriculturalist Survey has been undertaken, and the design has been refined based on its recommendations. Please see the next page for more details.

6. Existing Buildings
   Any development proposal needs to take into consideration existing buildings on site. As demolition is proposed, necessary checks such as an Asbestos Survey will need to be undertaken.

Replacing all existing facilities currently on site is key.

7. Sustainable Design Principles
   Any design proposal should incorporate fundamental design principles to maximise sustainability. These could include orientation, roof profile and spatial organisation.

8. Flood Risk
   It is critical that any development proposal considers current flood risk, and whether development would increase flooding risk for surrounding properties. Ensuring development is within lower risk flood zones would reduce impact. A Flood Risk Assessment has been completed, and the design has been refined based on its recommendations. Please see the next page for more details.

9. Ecology
   Any proposal should consider the possibility of protected species, fauna and habitats present on site. Due to the site being grassland there is little cause for concern, however professional involvement is essential. A Protected Species and Habitats Survey is currently being undertaken and any recommendations will be incorporated into the design.

10. Public Right of Way
    The designated Public Right of Way runs across the cricket pitch and behind the Recreation Club building, as it was diverted when the building was erected in 1963. Any diversion request would now take over 6 months to complete, and increase costs unnecessarily. With this in mind, development should look to avoid the path of the Public Right of Way.

11. Sewer Pipe
    Avoidance of a 4m sewer pipe to the north of the site is critical.

12. Vehicular Access and Parking
    To minimise impact of development upon the surrounding residential properties, vehicular access points will remain from Stonewell Drive and The Causeway. Retaining the overspill car park at the north of the site, and creating a larger car park to the south at the existing Recreation Club site is advantageous due to these access points. These areas will also be reviewed for emergency vehicle access. A Transport Statement has been undertaken and so the design has been refined accordingly. Please see the next page for details.
3.2 Design Process cont.

3.2.6.1 Consultant Review

Considering national governance and directives, as part of a due diligence appraisal the following consultants were commissioned to complete relevant reports for the findings:

3.2.6.2 Access and Parking

At present, the site’s lack of off-street parking provision results in on-street parking at Stonewell Drive, which can affect access for local residents and emergency vehicles.

Connect Transport Consultants were commissioned to produce a Transport Statement for the project. The summary and conclusions from the report (March, 2015) are set out below:

- The report considers a development comprising a new village hall and community centre development and a principal vehicular access via Stonewell Drive on the site’s southern boundary.
- The report has demonstrated that the site is accessible by a choice of means of transport, including walking, cycling and public transport.
- The majority of Congresbury is located within walking distance from the site and walking is the most important non-car mode of transport for trips to/from the site.
- The assessment has not identified a pattern of road collisions that has a negative bearing on the acceptability of the proposals.
- The access arrangements and parking provision of spaces is appropriate.
- The potential traffic attraction of the proposed development has been calculated as minimal.

Considering the above, the development proposals are acceptable from a transport perspective. It is noted however, provision of parking from Stonewell Drive would require widening of the existing entrance.

The full report can be found on the project website www.congnvh.org.uk

3.2.6.3 Flooding

Hydrock Engineering Consultants were commissioned to produce a Flood Risk Assessment. A Flood Risk Assessment is required as part of the planning procedure as part of the site is within Environment Agency Flood Zone 2 and 3a.

The report summary (March, 2015) is set out below:

- The published Environment Agency flood maps show the location of the proposed community centre to be partly within Flood Zones 1 and partly within Flood zone 3 that benefit from the presence of flood defences. The existing pavilion building is shown as being wholly within flood zone 3.
- Flood modelling data suggests that the whole site is actually Flood Zone 3, but that the area of the proposed new community centre benefits from the presence of flood defences in the area.
- Flood defences along the Congresbury Yeo provide protection to the site to at least the 2% 1 in 50yr fluvial flood event. There is a low or very low risk of flooding from all other sources of flood risk.
- The site is shown to have flooded during an event in 1968. Flood defences now provide a substantial level of protection and the site was unaffected by two significant events in 2012.
- The proposed development is considered less vulnerable in respect to flood risk. Less vulnerable developments are suitable in Flood Zone 3a. In addition, the proposals are effectively for the demolition and replacement of the existing facilities (like for like vulnerability) with measures incorporated to reduce flood risk. The proposals are therefore concluded to meet the requirements of the Sequential Test. The removal of the pavilion may also provide some betterment to the site in terms of flood storage and numbers of people in Flood Zone 3a.
- Climate change has been considered in the production of an surface water management strategy by increasing run-off rates by 30%.
- The FFL of the proposed building should be raised 300mm above the surrounding ground level to mitigate any residual risk. Users of the site should be made aware of Environment Agency Flood Warning Services and take appropriate action during a potential flood situation.
- There are no proposed changes that will increase flood risk to other areas.

As such, the proposals are considered to meet the requirements of the National Planning Policy Framework (NPPF).

The full report can be found on the project website www.congnvh.org.uk

3.2.6.4 Topography

Berry Geomatics were commissioned to produce a topographical survey of the site. This has been utilised in the design process to ensure uneven ground can be used for design advantage.

3.2.6.5 Noise

MACH Acoustics were commissioned to produce an Environmental Noise Assessment. The summary from the report (March, 2015) is outlined below:

- Based on the understanding of the current activities of existing Recreation Club and the proposed activities of the new village hall / community centre, MACH Acoustics has compared the likely increase in noise levels due to the new development.
- MACH Acoustics have identified cricket, café, sports bars, weddings and concert event activities as potential sources of noise increase at the village hall / community centre site, and therefore have reviewed the noise levels from these activities in relation to the existing background noise levels.
  - Cricket; as shown in section 7.0, no increase in noise levels is expected during cricket games.
  - Weddings, Concerts and Sports Bar;
    - Music noise breakout; as shown in section 8.0, noise breakout assessment from internal music noise will need to be carried out once the external envelop make up and ventilation openings are known. We advise that when loud music is played, all ventilation openings are kept closed, otherwise attenuation is likely to be required to control noise break out.
    - External gathering; based on 10 people gathering on an outdoor café terrace, it is seen that noise from people chatting outside will not be an issue.
  - Café; as shown in section 9.0, internal café noise is not seen to be an issue.
- Plant noise; a plant noise assessment has been carried out and maximum plant noise levels are specified in section 11.1 to ensure that nearby residences will not be disturbed by new plant machinery.
- Parking noise assessment; as shown in section 12.0, parking and traffic noise is not foreseen to increase and no noise complaints due to vehicle movement is unlikely.

As such, design features have been proposed based upon the recommendations formed from the findings. The development proposal should not cause any adverse noise impact to surrounding properties.

The full report can be found on the project website www.congnvh.org.uk

3.2.6.6 Trees and Landscaping

Jerry Ross Arboricultural Consultancy were commissioned to produce an Arboricultural Survey and Constraints Report. The summary from the reports are set out below:

- There are no Tree Protection Orders on site within the development area
- It is not compulsory to retain the three trees of varying significance in the middle of the site
- Widening of the Stonewell Drive entrance would need to be co-ordinated with tree protection to minimise any impact to existing trees
The full report can be found on the project website www.congnvh.org.uk

3.2.6.7 Ecology

A Protected Species Survey will be undertaken prior to any development commencing to investigate whether there are any protected species present on site, or within the existing buildings that will potentially be demolished. Due to the scale of the site and proposed development, an Environmental Impact Assessment is not required.

3.2.6.8 Minimal Loss of Grassted Area

Loss of the existing grassted area was reviewed by Fields in Trust as part of their decision process to consent development on the playing fields, subject to the reduction being kept to a minimum. The proposals have looked to do so by designing a multi-use building allowing a smaller footprint, and has subsequently seen the footprint reduce from 1470m² on initial concept plans to 926m² in the latest plans.

3.2.6.9 Sewer Pipe

The sewer pipe is shown on the plan on page 12. Wessex Water have supplied a plan and details of the restrictions regarding development near the pipe. The proposed development is outside of the restrictions.

3.2.6.10 Public Right of Way

Advice from planning consultants addressed the Public Right of Way as an element that should not be disturbed, to ensure a smooth consultation and construction period. Any proposals should try and avoid this route.

3.2.6.11 Light Pollution

The external lighting proposed as part of this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations.

3.2.6.12 Construction Phasing

Any development permitted would attract a Construction Management Plan. This is key to ensure phasing would impose minimal impact to the existing facilities and users on site. Depending on discussions with contractors there is a possibility that some items of play equipment could be temporarily removed during the construction phase for access purposes. The existing Recreation Club building could house tennis facilities during this time.
3.3 Design Development

3.3.1 Site Concept

Based on the brief culminated from work with the community and key stakeholders, and site analysis, a development framework was agreed, establishing the following:

1. Residential Boundary and Screening

Where possible, design features should minimise noise impact and maximise privacy for surrounding residential properties. Existing landscape screening should be retained and has potential to be increased.

2. Form

The building layout should include a multi-use hall, adequate in size to be divided into two and accommodate various activities. At 17 x18 x 6.1m, this would be equivalent to two badminton courts. Building form should minimise impact to the surrounding context and look to design features that might mask the scale of the hall, ensuring the building would sit within the site comfortably.

3. Footprint

The building footprint should remain under 1000m² to ensure minimal loss to the existing grassed area. Proposing a smaller footprint still should be aimed for to reduce running costs further.

4. Sustainable Design

The building proposal should utilise the site to maximise fundamental sustainable design principles, such as orientation, topography and materials.

5. Facilities

All existing facilities on site should be replaced and enhanced. Views to the cricket pitch and tennis courts are essential, and use of the play area and playing fields should be encouraged.

6. North-South Axis

The current north-south pedestrian axis through the site should be enhanced. A terrace to the cricket pitch could incorporate this route. No interruption of the Public Right of Way should occur.

7. Principal Access

Principal access will remain from Stonewell Drive, with the overspill car park from The Causeway.
3.3.2 Site Development

Several site layout options were considered to test their potential of responding to site concept principles and the opportunities and constraints of the site:

Option A

Option A considered reuse of the existing Recreation Club building’s footprint, to minimise loss of grassed area and explore the potential of reducing costs by reuse of foundations.

The requirements for the proposed building however are larger than the existing Recreation Club, and so development would have to extend around the tennis courts. This then encounters issues with access, parking provision, flood risk and disturbance to the Public Right of Way. The state of the existing foundations were also analysed, and concluded unusable in the Due Diligence Report. This option was then discounted.

Option B

Option B situates the western edge of the proposed development along the existing path, so the footprint of the building encompasses the existing Tennis Pavilion and more. Looking to the zoning diagram, this location has more potential to encapsulate and enhance all existing uses of the site by being the connection between all four.

The location also enhances the north-south axis as described in the site concept, and avoids the Public Right of Way. The existing building footprint could then be utilised for parking provision. Flood risk is reduced, however design elements recommended in the Flood Risk Assessment can be applied. The residential boundaries are not disturbed, however design features and recommendations outlined in the Acoustic Survey should be implemented.

To conclude, Option B has been developed in more detail as a basis for the Order, by evaluating all consequences of each. The project team believe Option B was able to respond to more of the site concept principles outlined on the previous page, and would offer a smoother development proposal than Option A.
3.3 Design Development cont.

3.3.3 Initial Building Proposal

Initial design development was commenced following the community’s response for a new village hall / community centre building in early 2014.

The Parish Council, on behalf of the project, submitted a 2 storey concept design for a pre application enquiry to North Somerset Council's planning team. This procedure was extremely valuable in establishing their initial thoughts on the proposal, and which surveys and assessments should be undertaken to support a full planning application.

The proposal provided a multi-purpose hall, measuring 42m x 23m with 2 floors under a pitched roof. All existing buildings on site would be removed and an area of car parking provided in their place.

Their response dated 26 February 2014 stated:

‘You are advised that the provision of a village hall, a community facility is normally acceptable in principle, but it is considered that in this case a building of the size proposed will adversely impact on the amenity value of the site, the character of the area and would, due to its siting, scale and intended uses, adversely impact on the living conditions of nearby residents in The Causeway and other nearby dwellings.’

3.3.4 Concept Development

Following this response, the development committee looked at a variety of concept plans to reduce the impact of the new building.

However, the appointment of architects Stride Treglown in August 2014 saw a significant review of the design, aiming towards a significant reduction in the size of the building to attain a more viable and more widely accepted scheme.

The Design Feasibility Report explored the journey through the feasibility stage and concept development. It evolved that design ideas should encompass:

- the idea of flexible space
- multi-use areas to help keep building area and costs at a minimum
- how to maximise site potential regarding sustainability principles, and utilising small areas for multiple use.

To develop these ideas, analysis of the village’s calendar of events was undertaken. A typical week was drawn up and deciphered into the size and scale of space required, and what relationships would be key.

Meeting with key stakeholders and potential users of the building was paramount to concluding which area relationships should be prioritised, and which could be compromised. This was also valuable in understanding how the areas would be used, and involving the community in the design of the building. An activity was set up and split into two groups, where people could move scaled, coloured shapes around a site plan to gauge their preferred spatial organisation. Correlation was highlighted between:

- Partitioning of the hall to ensure flexibility
- Bar and skittle alley
- Hall and bar servery
- Hall and kitchen servery
- Bar and café areas to be multi-use
- Views to cricket pitch and external terrace

Various iterations were produced for a single storey building and showcased at consultation sessions in December 2014 and February 2015. A good proportion of the community attended, alongside local businesses, key users, and further meetings with local residents in Stonewell Drive and The Causeway who would be most affected by the development. It was evident from feedback that these sessions evolved brief requirements further with relation to scale and costing.

Please refer to Section 7.0 Consultation Statement for a full outline of all consultation undertaken.

Subsequently, the new design proposal has seen a reduction by nearly half in the total space proposed compared to the 2 storey plans submitted to North Somerset Council in January 2014, from 1,735 m² to 926 m²
3.3.5 Building Concept

The following building concept has been fundamental to the design proposal.

Taking into account the site's opportunities and constraints and feedback from key users and stakeholders, the spatial requirements set out in the brief have been maximised to operate as the following elements:

- **Hall**

  A 17 x 18m hall with necessary storage is required, with potential for a high quality acoustic partition wall, enabling it divide into two. The hall should have a minimum of 6.1m clear height to ensure it can provide for badminton matches and other indoor sports.

  As this is the largest volume of the building, larger scale events can be accommodated, and create an equivalent of the traditional village hall. The roof form has potential to create a recognisable presence and character, however needs to be planned effectively to ensure sensitivity to its surrounding context.

- **Multi-Use Rooms**

  The idea of multi-use spaces wants to be applied to all meeting and events spaces required, due to the number of differing activities due to take place in the building. Some of these include the community café, sports bar, viewing terrace and family lounge, also providing a skittle alley.

  The use of these areas is dependent on the day or event occurring, making flexibility key. Access to the bar/café servery, hall and views to the cricket pitch should aim to be applied to all areas to ensure each area could be used equally. They could also incorporate elements of circulation to ensure usable space is maximised, whilst generating both character and event.

- **Sports Facilities**

  Existing facilities on site need to be replaced in the new building. Changing rooms for cricket teams need to be provided for near the cricket pitch, and likewise, the tennis club room and necessary storage need to view the tennis courts. It would be ideal to link these with the hall for indoor sports space.

- **Circulation, Services & Support Functions**

  These should include the lobby and office area, WCs, plant area, bar/café servery, cellar/store room and kitchen. These should be adequately sized and planned efficiently to serve main areas, and aid the creation of character and event that will make the building attractive to use.
3.2.6 Plan Legend

A  Multi-Use Areas (sports bar, café, family lounge etc.)
B  240m²
C  Storage
   - 71m²; 5m²; 2.8m²
D  Bar and Café Servery
   - 28m²
E  Cellar / Café Prep Room
   - 14m²
F  Catering Kitchen
   - 20m²
G  Multi-Use Hall
   - 324m²
H  Lobby
   - 10m²
I  Office
   - 9m²
J  WCs
   - 21m²
K  Changing Rooms
   - 56m²
L  Umpire / Accessible Changing Room
   - 7m²
M  Tennis Club Room
   - 50m²
N  Refuse Storage and Means of Escape
   - 8m²
O  Plant
   - 7.4m²
P  Meeting Room
   - 12m²
Q  Multi-Use Room
   - 40m²

Q  External Tennis Terrace
R  External Cricket Terrace
S  Fire Exits
T  Skittle Alley
3.4 Design Proposal

3.4.1 Creating Multi-Use Spaces

The flexible space concept has been fundamental to the proposed plan. The specific multi-use areas have been designed so that they are able to cater for all activities and events that may occur within a typical weekly calendar for the village. The diagrams adjacent depict how areas are able to change and adapt to suit different times within the week.
All the following are precedents and examples of how ‘dead’ spaces can be utilised and changed into flexible space. These ideas are important in order not to define what spaces are and how they should be used, and how the internal ‘street’ could be populated.

3.3.2 Multi-Purpose Spaces
Proposed Sketch Section

Surrounding Ridges in Stonewell Drive

Badminton

Ceiling Height

Ground Floor
3.4.3 Café & Internal Street
This sketch is extremely important to visualise how spaces can be used flexibly. The ‘street’ is populated with breakout spaces like the precedents shown previously. The café then becomes an extended breakout area and could easily increase or reduce in size dependent on activities that day, always with a view to the terrace and cricket pitch. There is also a glazing screen to the hall.

3.4.4 Hall
This sketch depicts how the hall can be utilised when differing activities occur at the same time. The partition divider splits the space into two, with heights reaching that of Sport England standard for a badminton court. The profile of the roof creates intimate spaces for both sports, events and activities such as café spillover, art class and playgroup, by celebrating both parts of the hall as singular. When open, it is able to hide the mass of the hall within a domestic profile, creating spaces suitable for large events and sports.
3.4.5 External Terrace - the Street

The terrace forms the external half of the ‘street’ - which could be used as a footpath for the public, like the existing footpath at present. The sketch shows the ease at which people can weave internally and externally - with bifold doors and glazing panels looking onto the terrace and cricket pitch. The main entrance follows suitably well into the street from the proposed car park and Stonewell Drive due to the spatial organisation of the building. The terrace form takes influence from a sleek pavilion style such as Martyrs Pavilion, alongside a pitched roof like Styal Cricket Pavilion, with stepped terrace like Merrion Cricket Pavilion.
3.4.6 Roof Form

The roof form takes precedent from both existing houses in The Causeway, and a sleek pavilion shape like St Martyr’s Pavilion, Oxfordshire. The combination of the two demonstrates how the proposal responds sensitively to its surroundings, and to the building’s use. The pitched roof form helps to mask the mass required for a double multi-use hall, mirroring nearby residential properties, whilst the merging of a shallower roof profile both helps create an external viewing terrace, and reduce the volume created by the mass required. In turn, the profile creates opportunities for sustainable systems to be installed, and smaller spaces to ventilate and heat.
3.4 Design Proposal cont.

3.4.7 Materials Study

The following material examples have been selected as appropriate due to their sensitivity to the surrounding context, contemporary reflection, viability and durability.

Stone Cladding
Strongly references Congresbury’s heritage eg. Old School Rooms above.
Material is expensive however.

Brick
Has structural and durability credentials.
Richly coloured can diversify facade.
References buildings of the surrounding area.

Timber Cladding
Low carbon material and can be locally sourced
Can be used sustainably in design eg. shading
Could become an expensive material eg. weathering

Render
Provides waterproof properties.
Maintenance and upkeep is essential.
References buildings in the surrounding area.
3.4.8 Visualisation

The above visualisation gives an example of indicative materials that could be used. Timber louvres could be utilised on the upper level of the facade to provide shading to the double height interior, and continue the horizontality of the sleek pavilion style roof.
4.0 Archaeology

As required under the Neighbourhood Planning Regulations (2012), Regulation 22(1)(d), the following is an Archaeological Statement per Regulation 22(2)(a)(b)(c):

4.1 Historic Environment Record Review

The Historic Environment Record (HER) for the surrounding neighbourhood area has been reviewed as per Regulation 22(2)(a). This review included documents published by North Somerset Council which included our site and within close vicinity.

4.1.2 Review Findings

The project team have consulted with the North Somerset Archaeological Officer, and have reviewed the Historic Environment Records (HER) for the area surrounding the proposed development site (King George V Playing Fields, Congresbury).

Within the Parish there are numerous records of medieval and Roman pottery scatter, and sites of Archaeological interest including Cadbury Hill, the site of an Iron Age fort. It is 2.5 miles from the proposed site and it is considered unlikely that any major artefacts remain at this distance from the original fort site.

The history group have a record of finding Roman pottery scatter on the playing fields when the Play equipment was installed in the early 1980s. In 2006 Wessex Water carried out extensive flood relief drainage work that involved excavation of a large part of the area adjacent to, the proposed new building site and no significant finds are recorded on the HER following that activity.

In summary it is considered that there will be no impact from an archaeological perspective.

However, for completeness the Yatton, Congresbury, Claverham and Cleeve Archaeology Research Team (YCCART), a local interest group, have surveyed the area using sophisticated ground imaging equipment and they are analysing the results and their report will be published on the project website www.congnvh.org.uk. Any findings will be investigated.
5.0 Heritage

5.1 Heritage Assets

The proposal site neither affects a Listed Building, nor the setting of a Listed Building; none being within line of sight.

5.2 Proximity to Congresbury Conservation Area

Congresbury Conservation Area is outlined in the map opposite. Our site does not fall in this designation, however is within close proximity of such, and therefore should consider the impact any development may have. It should add to, rather than detract from, local distinctiveness and support the historical development and character of the area.

Congresbury Conservation Area has existed since 1990, whereby Congresbury Conservation Area Group was formed in 1992 at the request of the Parish Council, to assist them in reviewing planning applications within the Conservation Area and to maintain and enhance its character.

Congresbury Parish Council’s Planning Policy Statements outline that ‘advice should be sought from Congresbury Conservation Group and where appropriate other agencies e.g. English Heritage, the North Somerset Council Conservation Officer, County Archaeologist, Tree Preservation Officer etc’

5.3 Congresbury Conservation Group

Congresbury Conservation Group have been consulted during the design process, to ensure the proposal does not impact upon the Conservation Area and could enhance the character of Congresbury. They have responded:

‘Thank you for referring details of the proposed community hall to the Conservation Area Group.

We have discussed this matter but consider that as the location of the new building will not be in the Conservation Area any comment is outside our remit.’

5.4 English Heritage

Although the proposal site is close to the Conservation Area, it does not lie within the Conservation Area, and as such English Heritage are only consulted through the statutory process where either:

- the material change of use of any building where the area of land in respect of which the application is made is more than 1000m²
- the construction of any building more than 20m in height above ground level

English Heritage have therefore not been consulted, as none of the above criteria apply to the development proposal.

5.4 Proposal Response

Following Congresbury Conservation Group’s response to the proposal, there has been no further action with regards to involvement of heritage organisations.

The proposal however still aims to respond sensitively to the character and local distinctiveness of Congresbury, looking to capture an essence of the local community.
6.0 Basic Conditions Statement

To ensure the suitability of the scheme, some basic conditions have been outlined to show how the proposal meets paragraph 8 (2) Schedule 4B of the Town and Country Planning Act (1990).

Schedule 4B T&CPA 1990

(2) A draft order meets the basic conditions if—

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f) the making of the order does not breach, and is otherwise compatible with EU obligations

(g) prescribed conditions are met in relation to the order and prescribed matters have been compiled in connection with the proposal for the order.

These are fully outlined in the separate Basic Conditions document submitted with this Order document.
7.0 Consultation Statement

To ensure the proposal meets the needs of the community, all consultation with relevant organisations, businesses and members of the local community has been outlined to showcase how the proposal has incorporated the community within the scheme design at every opportunity, and evolved from their feedback.

The Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations (2012). Section 15(2).

Part 5 of the Regulations sets out what a Consultation Statement should contain:

(a) details of the persons and bodies who were consulted about the proposed Community Right to Build (CRtB) order;
(b) explains how they were consulted;
(c) summarises the main issues and concerns raised by the persons consulted;
(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed order.

The Development Trust has during the life of the new village hall / community centre project looked to:

• involve as much of the community as possible throughout all the stages of project development so that villagers and other stakeholders were kept up to date with progress and;
• had opportunities via surveys, various consultation sessions and village events to feedback views to the project team
• publicise responses to the questions, issues and concerns that have been raised.

To engage with as wide a range of people as possible, the project team have used using a variety of approaches and communication and consultation techniques both online via the project and village websites and hard copy including leaflets delivered to households.

These are fully outlined in the separate Consultation Statement document submitted with this Order document.

The map to the right of the page displays the proposed neighbourhood area for consultation if the referendum is to go ahead. This is set by North Somerset Council, and follows the Congresbury Parish Boundary.
Contact for this submission

Ian Sheppard: sheppy666@sky.com
Chairman at Congresbury New Village Hall Development Trust
Tel: +44 (0)1934 835 291

Francesca Johnson: francescajohnson@stridetreglown.com
Part I Architectural Assistant at Stride Treglown
Tel: +44 (0)117 974 3271

Services

- Architecture
- Town Planning
- Master Planning and Urban Design
- Landscape Architecture
- Interior Design
- Graphic Design
- Building Surveying
- Heritage/Building Conservation
- BREEAM / Environmental Assessment
- Health and Safety / CDM
- Project Management
- Sustainability
- BIM

Also available from Stride Treglown are details of our experience in the following sectors -

- Office and Workplace
- Technology and Innovation
- Education
- Student Living
- Hotels, Leisure and Culture
- Residential
- Defence
- Public and Community
- Healthcare
- Retail
- Transport

Offices & Contacts

Chairman - David Hunter
T +44 (0)117 974 3271
E davidhunter@stridetreglown.com

Bristol - John Wright
T +44 (0)117 974 3271
E johnwright@stridetreglown.com

Bath - Philip Fawkner-Corbett
T +44 (0)1225 466173
E philipfawknercorbett@stridetreglown.com

Cardiff - Damin Wilkins
T +44 (0)29 2043 5660
E damianwilkins@stridetreglown.com

London - Chris Saxon
T +44 (0)20 7401 0700
E chris.saxon@stridetreglown.com

Manchester - Gordon Tero
T +44 (0)161 832 9460
E gordontero@stridetreglown.com

Plymouth - Alastair Wilson
T +44 (0)1752 202088
E alastairwilson@stridetreglown.com

Southampton - David Steele
T +44 (0)23 80 671991
E davidsteele@stridetreglown.com

Truro - Alastair Wilson
T +44 (0)1872 241300
E alastairwilson@stridetreglown.com

Abu Dhabi - Nigel Craddock
T +971 (0)2 810 2418
E nigelcraddock@stridetreglown.com

stridetreglown.com