

Design & Access Statement

Relating to:

New Pavilion
at Towersey Playing Fields
Thame Road
Towersey
Thame
Oxfordshire
OX9 3QE



Job No: 2115 D&A
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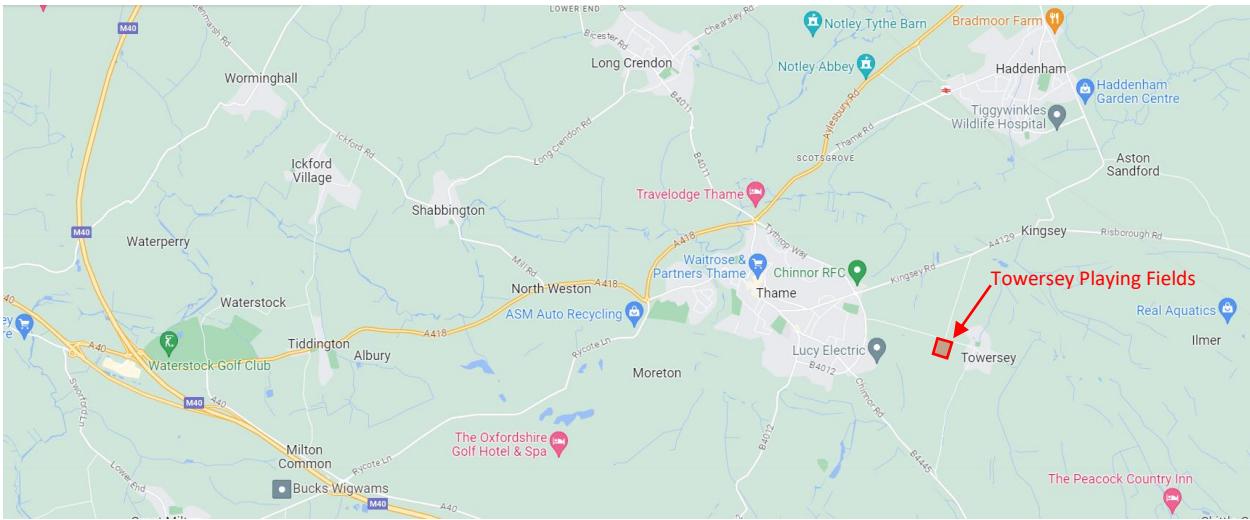
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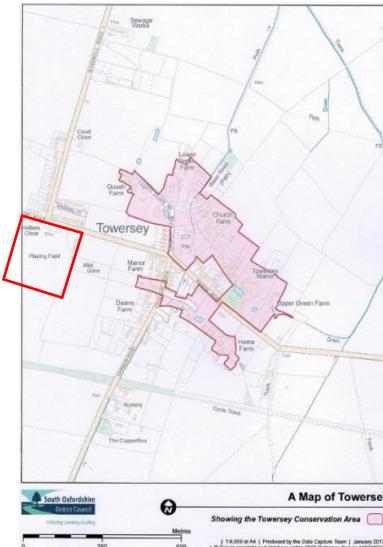
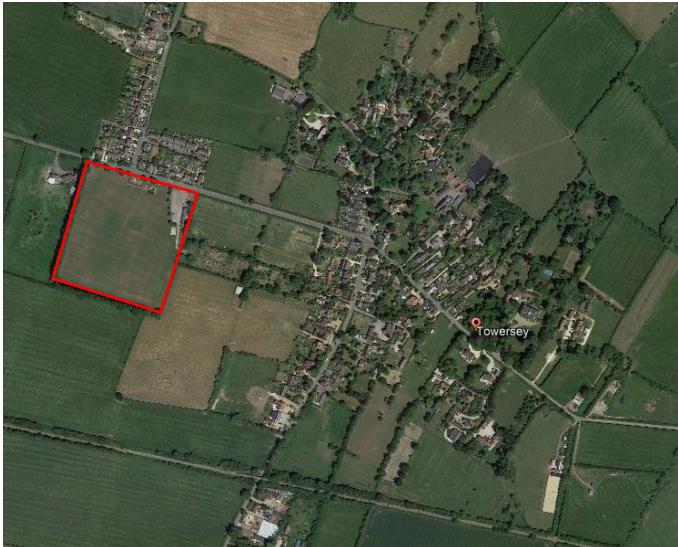
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P A R T N E R S H I P
A r c h i t e c t s



Location Plan – Aerial View



Introduction

This statement has been prepared to accompany the Planning Application for a new Community building and changing rooms on Land at Towersey Playing Fields, replacing the existing condemned clubhouse.

The land is within the Parish of Towersey and falls under South Oxfordshire District Council. The proposal site is located off Thame Rd which links through to Thame.

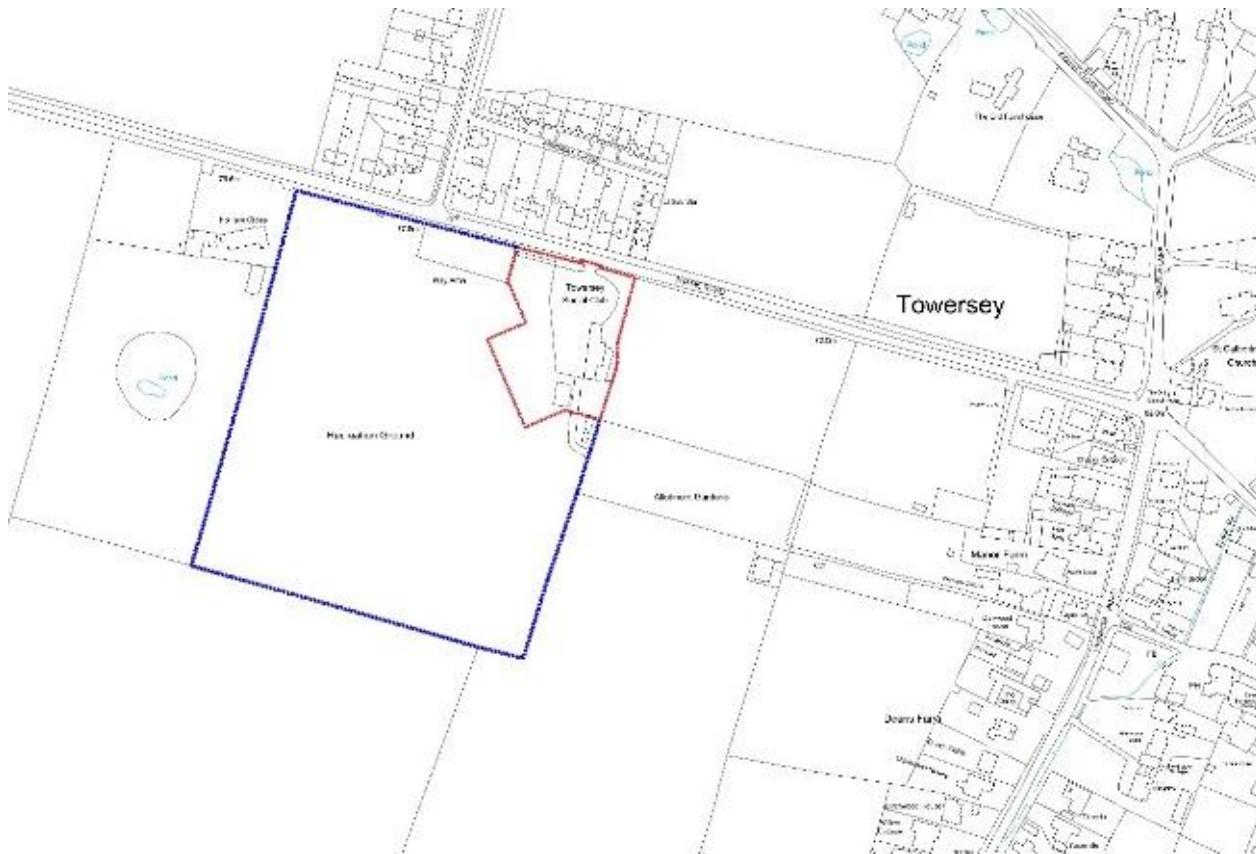
Location

The village of Towersey lies close to the Oxfordshire Buckinghamshire border. It is approximately one and a half miles East of Thame, four miles south of Haddenham and 17 miles from the centre of Oxford to the west.

The playing fields are located approximately 350m from the main crossroads of the village. The playing fields are bounded by housing to the north, fields to the west and south and by fields and allotments to the east.

Just beyond the southern boundary is the former Wycombe Railway line which connected Oxford to Maidenhead. The rail line was closed in 1963 and the line bed is now part of the Phoenix Trail footpath and cycleway connecting Thame in South Oxfordshire with Princes Risborough in Buckinghamshire.

The village of Towersey does have a conservation area as shown, the playing fields are outside of the conservation area to west. There are two Grade II listed buildings located to the east of the allotment gardens – Old Lane Cottage and Argyll Lodge, both are approximately 250m away from the western boundary of the fields.



Location Plan

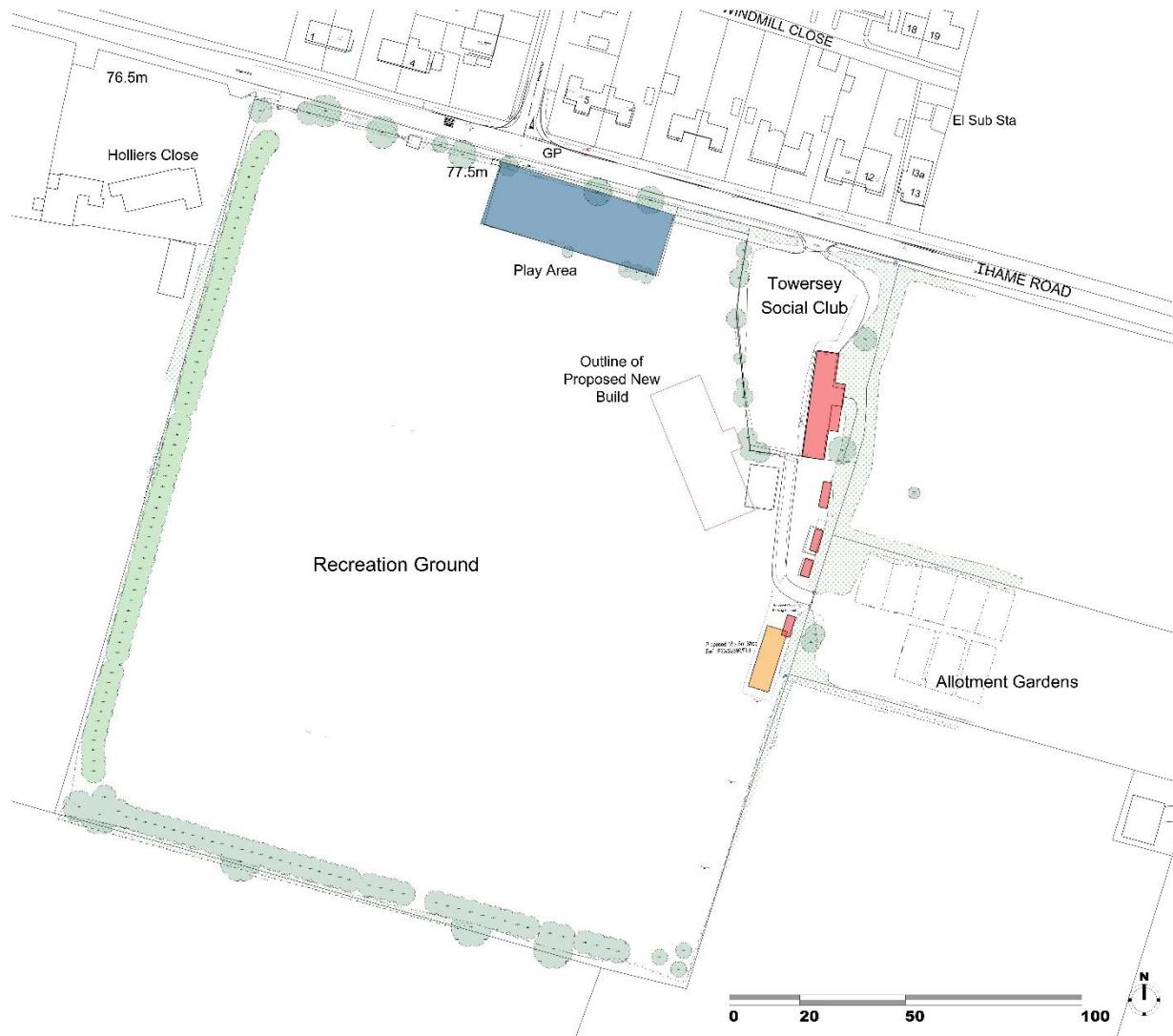
The Site

Towersey Playing fields cover approximately 7 acres and include a children's play area, the existing club house (permanently closed), carparking and storage containers for sports equipment.

Access to the allotments to the east of the field is across the fields car park and a short gravel road.

The playing fields have space for one full sized rugby pitch and one full size football pitch.

The proposed developable area in the northeast corner of the fields, including the existing carpark and existing clubhouse footprint, as outlined in red opposite, is 5097msq / 54863sqft / 1.25acres.



Existing Site

The playing fields have been under the ownership of the parish council since 1971 and are one of three identified Community facilities under the Towersey Neighbourhood Plan.

The existing site consists of:

- The existing clubhouse – shown in red
- The playing pitches
- Childrens play area
- 4 No. storage containers – shown in red
- The existing gravel/road planings car park with vehicle access onto Thame Road.
- Vehicle access across the car park to the allotment gardens.

The existing brick and timber clubhouse building has fallen into disrepair and is in a very poor state – it is condemned as it is financially not viable to repair and it remains closed to the community. Demolition of the clubhouse is planned.

Located on the northern boundary of the site lies Towersey children's playground – shown in blue

On the south side of the car park is a short gravel track providing access to the local allotments, a community asset since the end of the second world war.

Alongside the track are several storage containers, it is currently planned to remove these containers and replace them with a single new storage shed located to the south of the gate to the allotments, see application Ref: P23/S2690/FUL. – shown in Orange

The playing field itself is a large open field which plays host to several sports including men & women's rugby, football and cricket, alongside local music and comedy events.

The field is surrounded by large hedges and trees on all sides.



Photo 1



Photo 2



Photo 3



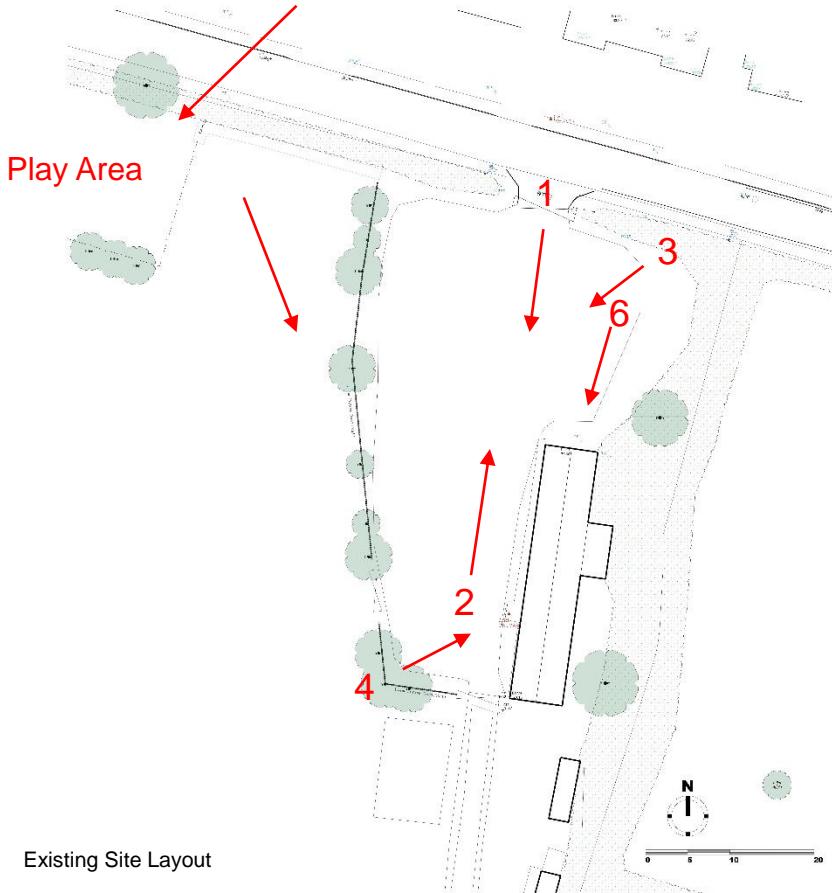
Photo 4



Photo 5



Photo 6



Initial Client / Early Precedents



Thame Cricket club



Larick Center – Tayport
nr Dundee



Sawmill visitors centre - Lockerbie



Design Brief / Strategy.

The client's wish is to provide a new structure that can comprehensively supersede the former club building, expanding and enhancing its original functionality.

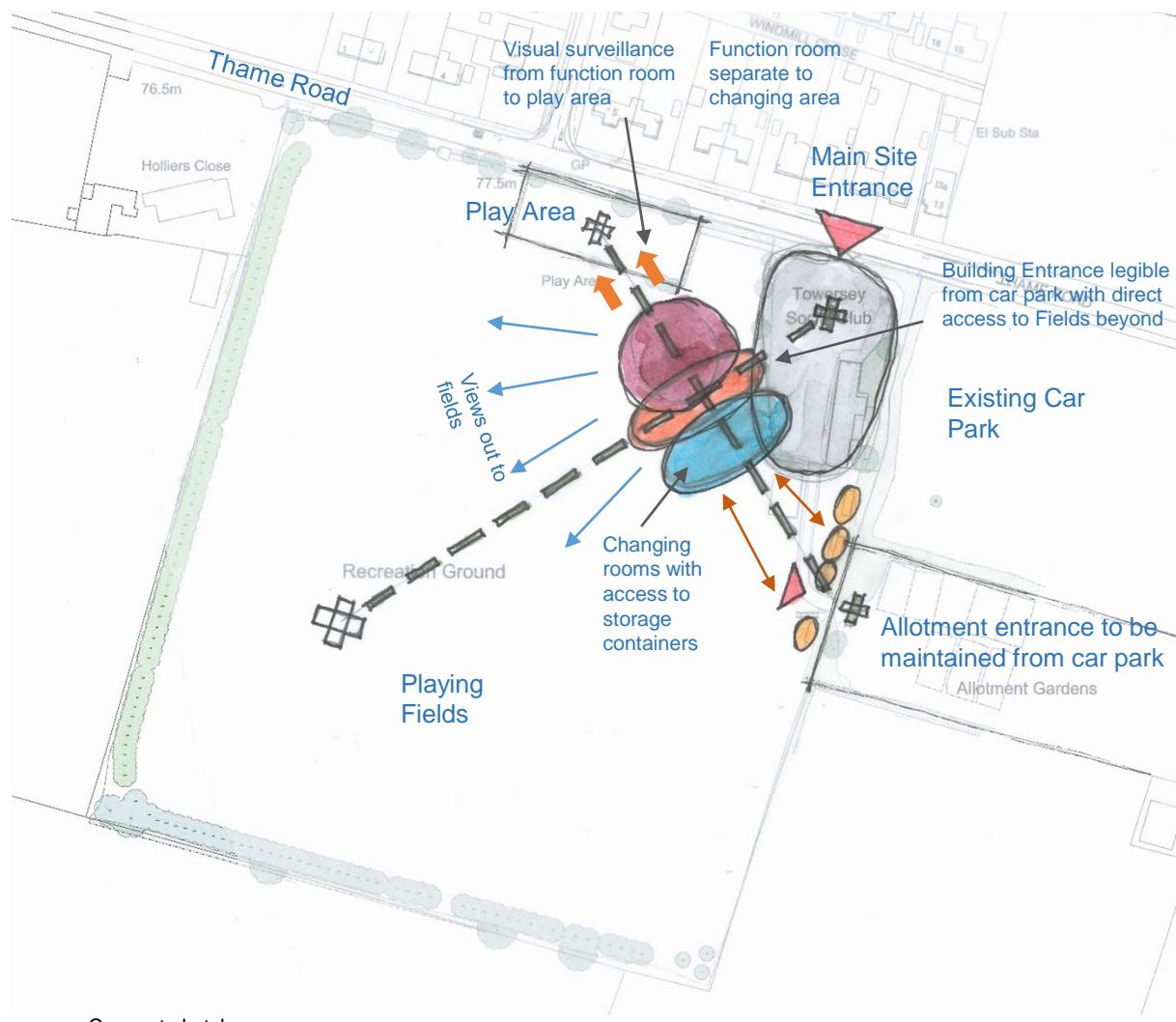
The new building is to provide a new fit for purpose community building for the village of Towersey which incorporates the following:

- A new large function room with a bar and re-movable stage area for approx. 80 – 100 persons
- New sports changing facilities for home teams, visiting teams and match officials.
- New kitchen servery that addresses the new function room and has an external servery for outdoor events and matchday food.
- A new multi purpose bar snug / community meeting room.
- Up to date back of house facilities including toilets, stores, plantroom etc.

Where possible, the site's existing infrastructure is to be reused, including retaining the existing road access off Thame Road and reusing much of the existing carpark.

In terms of aesthetics and how the client envisaged the building looking on the site, we were asked to look at Thame Cricket club's clubhouse. This building uses natural stone with timber cladding to create a traditional appearance. The client was open to exploring alternative options with the materials palette to be used.

Precedent research led us to looking at newer community buildings that have more modern design approaches such as the Lockerbie Sawmill visitors centre and the Larick Center in Tayport. Both of these buildings use traditional materials but in a cleaner contemporary form.

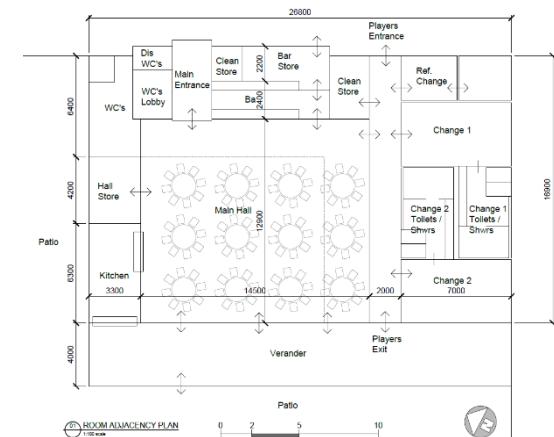


Initial Concept.

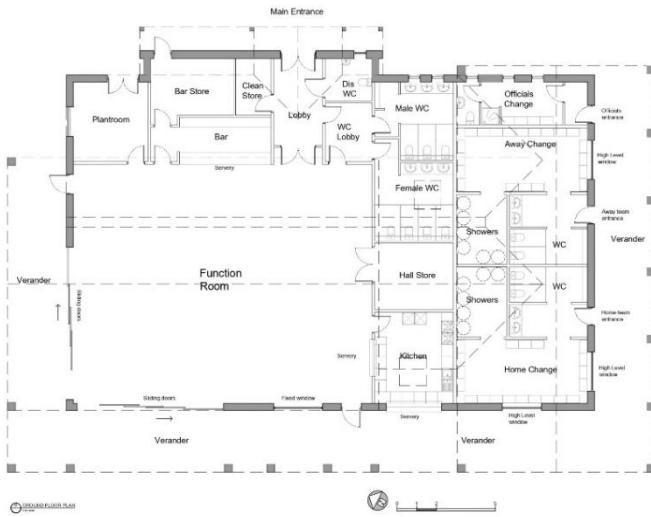
The new buildings orientation on site is to be aligned with the main playing fields to provide spectator viewing both open and covered. Provide safe access from the building to the fields and play area, without needing to cross the carpark. The building also has to be orientated to provide surveillance over the existing children's play area. The legibility of the building and its uses should be clear i.e. where the main entrance is, where the changing facilities are.

The new building is to be a modern design and have a strong connection with its surroundings. It should enhance the appearance of the site and street scene and be constructed in modern yet robust / hardwearing materials that can withstand environmental and light physical use.

Hard and Soft landscaping will incorporate the new building into its surroundings provide clear and legible links to all other uses on the site i.e. play area, allotments etc. and be used to enhance the appearance of the site.



Room adjacency sketch



Modern / traditional design was preferred option.



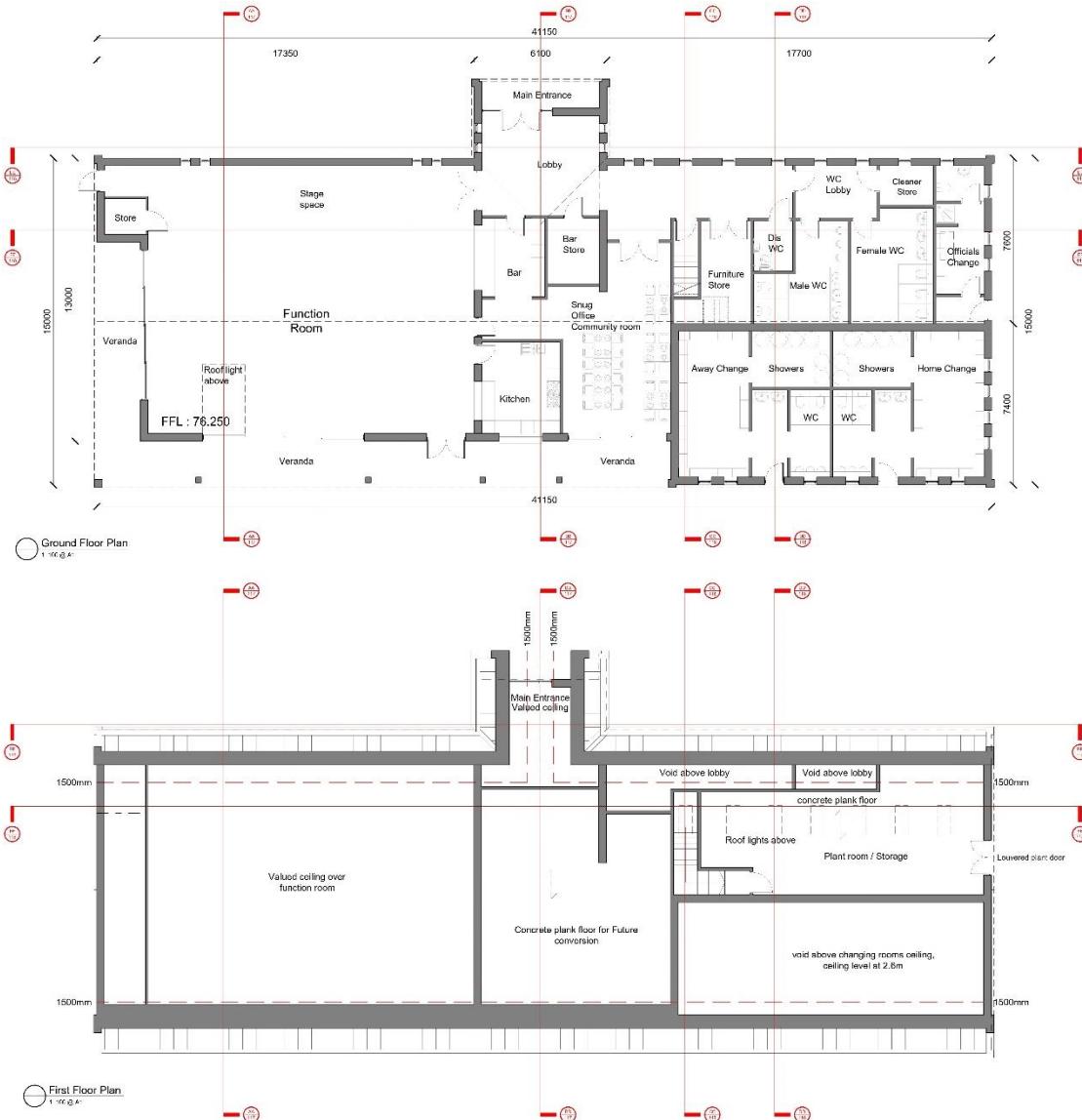
Initial Design – One plan two design options

Following on from the concept work a single storey plan was produced which separated the function room and its associated peripheral rooms from the changing rooms. This allows both areas of the building to function separately or together. Both areas are connected via a covered walkway/verander. The function room has large sliding doors and large windows offering views to the fields and the play area.

Two options were explored for the form of the building – a traditional tiled roof over stone façade and a combination of metal roofing over stone and timber cladding facades. The layout of the building at this stage was too wide to sensibly allow for a traditional tiled roof and it was overbearing on the single storey stonework below. A multi-faceted roof was investigated which allowed a smaller series of roofs to be placed over different functional zones of the building – however, the project was becoming too complicated to be taken forward with the cost of the differing roofs – a simpler solution was sought.



Traditional approach – roof deemed too overbearing



Design Evolution

The initial design could not be taken forward therefore a new solution was put forward which retained the same number and size of rooms but simplified the form into one long building. This kept the separation between the changing rooms and the function room and snug etc but unifies all of the spaces under one singular roof. The main entrance is more clearly defined from the main car park and access to the changing rooms would still be around the side of the building. The kitchen servry still serves the function room and the external space. The Bar serves the function room and the snug which allows two different functions to take place at the same time. A covered veranda links the snug/community rooms with the main function room and provides covers space for spectators overlooking the fields and the play area. The changing room location still maintains the link between them, the fields and the sports storage area.

The new building keeps the more modern aesthetic, retaining the metal roof along with the robust cement fibre cement planksto the external walls. The function room and snug are set back from the main façade by pushing it back from the main façade which creates the veranda. The use of natural stone and large expanses of glass to construct the external walls of these more public entertainment areas, gives a different more luxurious and warmer feel from the utilitarian/robust façade or elsewhere.

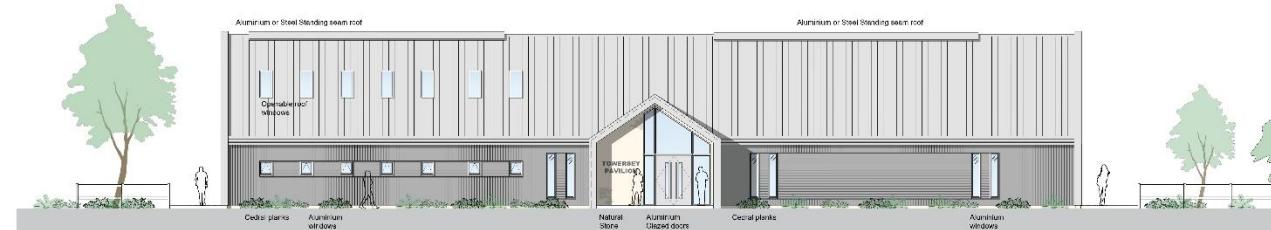
Amount and Layout

The proposed floor area for the building across the ground floor is a total of:

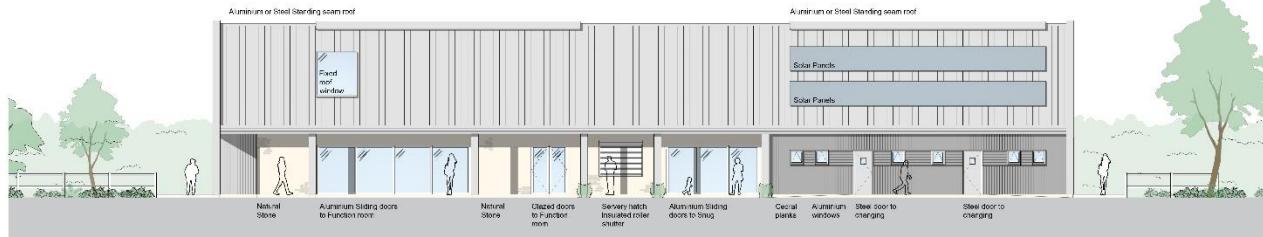
GEA = 561msq / 6041sqft
 GF GIA = 520msq / 5600sqft
 FF GIA (Plantroom) = 64msq / 688sqft

The site area = 5,097msq / 54,863sqft / 1.25ac including the existing carpark and footprint of the original clubhouse.

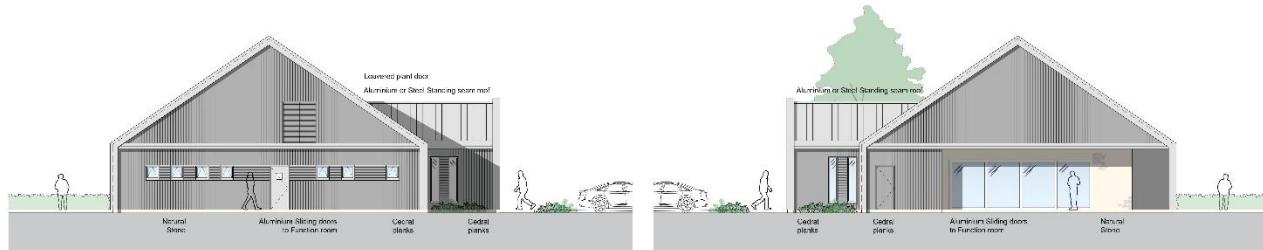
The new building will have little impact on the neighbouring house being set back from the main road by 45m with the closest housing 62m away on the opposite side of the road. New planting will also be used to soften the buildings appearance from the road.



Front Elevation (North East)
1:100 S.A.I.



Rear Elevation (South West)
1:100 S.A.I.



Side Elevation (North West)
1:100 S.A.I.

Building Design

The applicants wish for the new building to be modern and practical structure with a robust and hardwearing design that can serve the village for many years. Whilst a modern design is desired, there is also a wish for the building to match the character of the village. This balance has been achieved through the chosen build mature and building form.

Horizontal and vertical fibre cement weatherboarding is to be clad over much of the building, this mimics the timber cladding used elsewhere in the village whilst also providing the building with a modern appearance. The weatherboarding is also more robust than a timber alternative helping ensure that the building's appearance is protected.

The appearance of the building from the car park is of a relatively utilitarian and secure building. The use of small square windows or long thin windows portray an air of security. However, this secure facade is interrupted by the main entrance which provides a focal point to the front elevation. The use of natural stone and a larger expanse of glass, creates a warmer more welcoming feel which simply signifies the main entrance.

As you progress around the building towards the changing rooms, a similar secure feel as used on the front of the building is used – this area will get a high amount of abuse and therefore the materials have to be particularly hardwearing.

As you progress further round the robust feel of the weatherboarding gives way to natural stone and large sliding glass doors which, similar to the main entrance, creates a warmer more inviting feel that reflects the public more joyous nature of the snug and function room. The veranda creating a covered indoor/outdoor space between the building and the fields beyond.



New Design Precedents

The following images have been used to demonstrate the potential look and feel of metal roofing and dark timber cladded walls – these materials are similar to those proposed on the revised design to be taken forward.





Site Layout

The building has been positioned away from the boundary with Thame to reduce any impact on property opposite the site.

The site is easily big enough to accommodate a building of this size without prejudicing the light, amenity and spatial feel of the neighbouring properties.

There are no TPO's on this site.

The applicant wishes to retain as much or as many of the existing hedgerows and trees as possible, and where removal is required (mainly to newer trees along the existing carpark/fields post and rail fence), new planting will be used to offset the losses and more. Additional planting will also be employed to soften the robust building and partially screen the development from adjacent dwellings.

New pathways are proposed providing access from the carpark to the new pavilion, playing fields and play area.

Soft landscaping, including hedging and flower beds have been proposed to help separate the new building and paths from the carpark.

The proposed works do involve changes to the existing carpark. Landscaping around the new main entrance will remove part of the southern end of the carpark, however the removal of the existing clubhouse and an extension to the northwest will result in a small enlargement of parking overall. The carpark is to retain a permeable gravel surface and whilst a parking layout is shown this is only indicative and the carpark will remain unmarked as it is at present.

Vehicle access to the allotments will be retained with the route of the existing track incorporated into landscaping plan.

There would little to no impact around the playing field boundary outside of the development site.

Play Area



Landscaping

Soft landscaping

There are no TPO's on this site.

The client wishes to retain as much or as many of the existing hedgerows and trees as possible, and where removal is required, new planting will be used to offset. Additional planting will also be employed to soften the building and partially screen the development from adjacent dwellings.

Soft landscaping, including hedging and flower beds have been proposed to help separate the new building and paths from the carpark.

Low level box hedging will be used to separate the servery and snug from the function room area aiding legibility and providing separate outdoor seating / queuing spaces for the differing functions. Hedging will also be used to delineate the patios from the field areas, enclosing the spaces to define activity areas.

Hard landscaping

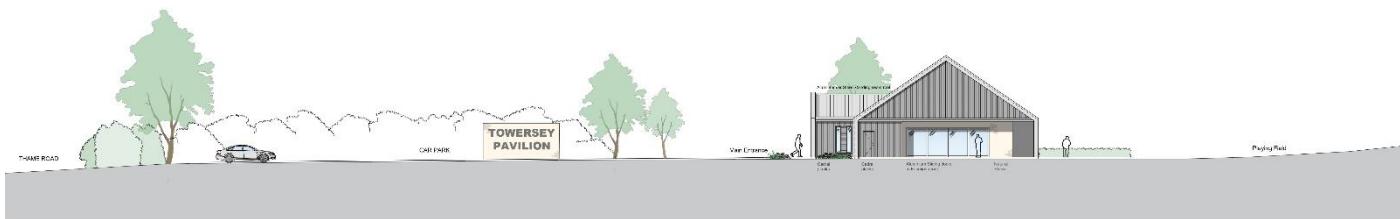
The proposed works include the enlargement of the existing carpark. Landscaping around the new main entrance will be shared surface paving to allow continued access along the same route, to the allotment gardens. The shared surface will also be used to access the sports equipment storage containers and allow maintenance vehicles onto the fields.

New pathways are proposed providing access from the carpark to the new pavilion. New paving will be provided all around the building linking the building to the play area and to the fields. Larger areas of paving are to be used to provide patio/outdoor amenity space in front of the function room, snug and the changing areas.

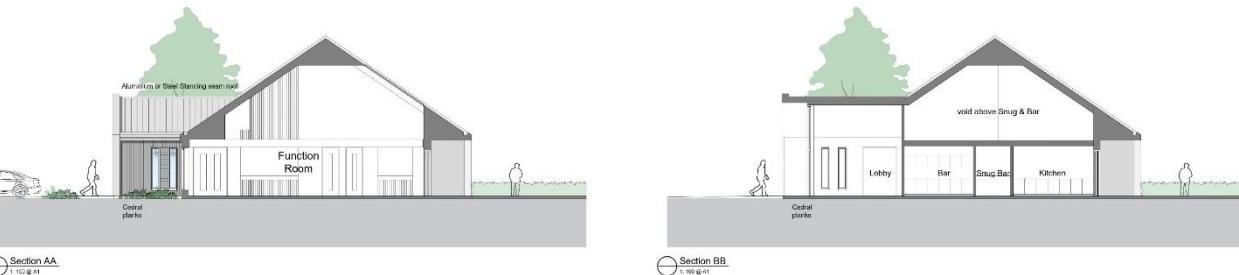
There would be no impact around the playing field boundary outside of the development site.



SITE SECTION GG
1:200 @ A1



SITE SECTION HH
1:200 @ A1





Proposed East Elevation



Proposed Southwest View





Proposed Rear Elevation from Playing field



Proposed Function Room



Proposed Function Room from main entrance



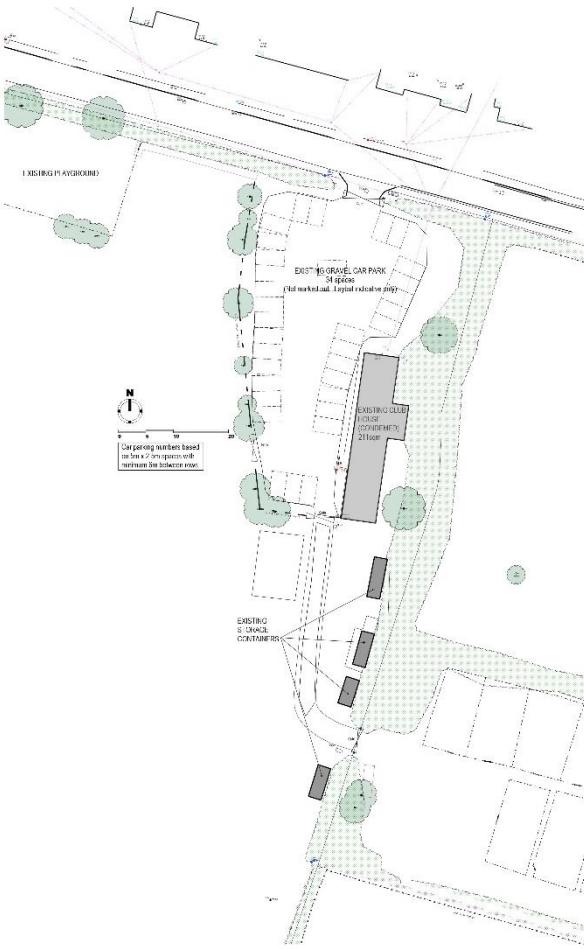
Proposed Community Room / Snug



Proposed Entrance Hall



Proposed Function Room towards stage area



Indicative layout of existing carpark



Indicative layout of Proposed carpark

Site Parking

The proposed works do involve changes to the existing carpark.

Landscaping around the new main entrance will remove part of the southern end of the existing carpark, however the removal of the existing clubhouse and the carpark extension to the northwest (adjacent to the play area), will result in an enlargement of carparking overall. The existing carpark is around 1325m² whilst the proposed car park is around 1870m².

The carpark is to remain as a permeable gravel / road planings surface.

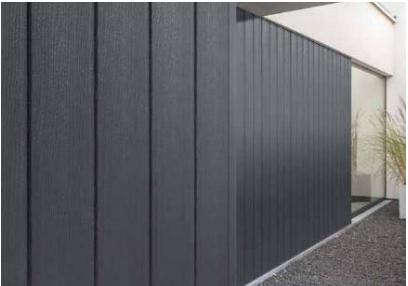
The parking layouts opposite are indicative of the number of spaces that can be accommodated – it is not intended that the carpark be re-surfaced and spaces marked out - the new car park will remain unmarked as it is at present.

Car park numbers have been worked out on the following parameters:

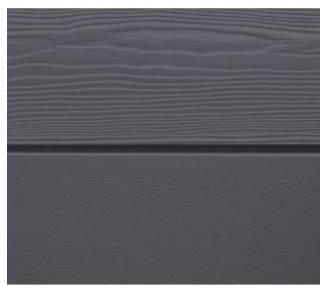
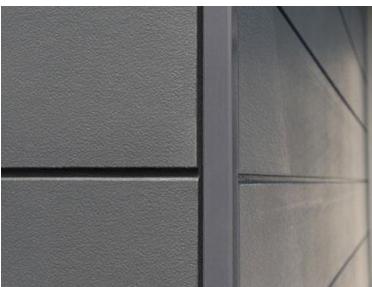
Each space is 5m x 2.5m and set out with a minimum of 6m between the spaces.

The existing car park can accommodate approximately 34 car spaces.

The proposed enlarged car park will be able to accommodate approximately 58 car spaces including 3 disabled spaces. These will be delineated with signage only close to the main entrance of the building.



RAL 7024



Slate Gray Weatherboarding



Metal Trim



Natural Cotswold stone



Materials and Colours – Walls

Walls

It's proposed that the wall of the building are to be face in a combination of two different materials.

The building is to be predominantly clad in Fibre Cement Weatherboarding (Cedral or similar). The weather boarding is to be fitted vertically across the majority of the building and horizontally between the windows - this is to break up the vertically of the boarding and the linear feel of the building whilst providing visual interest around the openings in the building.

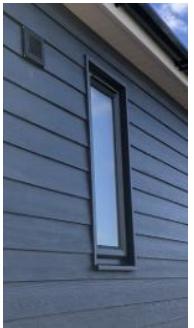
The Cedral Cladding is to be a Slate Gray (RAL 7024).

Parts of the building are to be clad in a silver trim (RAL 9006) to emphasise the form /shape of the building and to frame the weatherboarding – the eaves, roof verges, parts of the gable ends level with the eaves and the columns forming the veranda will have this feature.

Natural stone such as cotwold natural stone, is to be used to highlight the more public entertainment rooms such as the function room and snug which are set back under the verandas. The main entrance will also utilise this stone as a feature highlight to emphasise the main entrance from the car park.



Standing seam roofs and concealed gutters



Windows and Doors



Solar PV panels over standing seam

Materials and colours - Roof

Roof

The Roof of the building is to be of either aluminium or steel standing seam construction. The roof is to be detailed with a concealed gutter to maintain the clean lines of the building and allow the silver metal trims to run across uninterrupted. This gutter detail will be carefully designed to create a carefully crafted junction between the standing seam roof and the vertical cedar planks that are to be used on the walls. The roof will incorporate roof windows at various locations to bring additional light into some of the deeper internal rooms.

Windows & Doors

Doors:

The building will use two styles of external doors, depending on the use of the internal spaces. The entrance hall, function room and snug all have large glass aluminium framed swing or sliding doors that maximise natural light and views, whilst doors to the changing rooms are to be robust solid steel doors to maximise security and privacy.

Windows:

All windows and doors are to have RAL 7024 dark grey frames to match the cladding and will be double or triple glazed as required.

The external servery window will be covered by an insulated roller shutter.

Building energy and sustainability strategy

The new pavilions fabric will better the current u-value requirements as stipulated by building regulations.

The Pavilion would through a Design Stage and Post-Construction Assessment – secure BREEAM Excellent standard, and incorporates a range of renewable energy elements including a large solar PV panel array on the southwest side of the building above the changing rooms.

It is planned for the building to utilise natural passive ventilation in combination with heat recovery system or use an air source heat pump system – both with zoned underfloor heating throughout.



Conclusion

In conclusion, this project has been a long time coming, it will be of great benefit to the residents of Towersey and the wider community. It will provide a starting base for a number of local sports clubs that would be able to call the new facility home.

It will be a venue that away from sports, could host various local events and be a hub for larger events held on the fields such as The Fringe and other annual events.

The building will integrate itself into the community and be an asset to that community. It will be a building that with its modern/traditional design along with its and robust materials/construction, will be around for many years to come.