



**Saunders
Boston**
Architects

Extension to Walter Gidney Pavillion, Soham

Design and Access Statement

Soham Town Council

Job Number: 1711

Date: April 2020

Design and Access Statement

for

Extension to the Walter Gidney Pavilion, Soham

at

Soham, Ely, Cambs, CB7 5PL

on behalf of

Soham Town Council

QA

Revision:	Purpose:	Prepared by:	Date:	Checked by:	Date:
A	PLANNING	BH	02.04.20	BR	-

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1.0 INTRODUCTION

This Design & Access Statement has been prepared to support a Full Plans Application for a site off Fountain Lane which, adjoins Soham High Street and should be read alongside the following drawings and documents:

- 1711-SBA-XX-00-DR-A-901 Site Location Plan
- 1711-SBA-XX-00-DR-A-902 Existing Site Plan
- 1711-SBA-XX-00-DR-A-501 Proposed Block Plan
- 1711-SBA-XX-00-DR-A-010 Proposed Ground Floor Plan
- 1711-SBA-XX-01-DR-A-011 Proposed First Floor Plan
- 1711-SBA-XX-XX-DR-A-101 Proposed Sections
- 1711-SBA-XX-XX-DR-A-201 Proposed Elevations
- 1711-SBA-XX-XX-DR-A-401 3D Visuals 1
- 1711-SBA-XX-XX-DR-A-402 3D Visuals 2
- 1711-SBA-XX-XX-DR-A-403 3D Visuals 3
- Arboricultural Impact Assessment & Method Statement
- Tree Protection Plan
- Surface Water Drainage Strategy
- Transport Statement
- Energy Statement
- Utilities Assessment

The application will be submitted in the name of Soham Town Council. The application comprises of the demolition of the rear of Soham pavilion to make way for the construction of a purpose built extension to meet the needs of the Town Council.

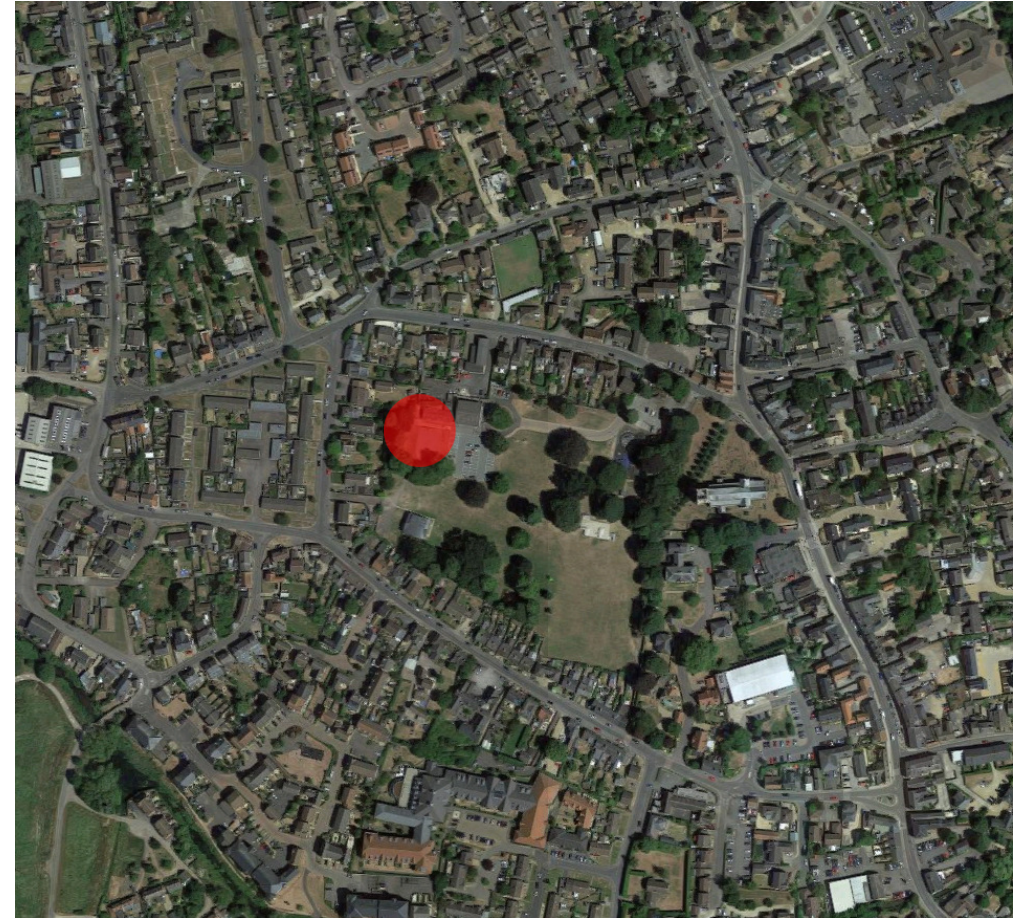
Details of the Applicant and Agent are provided below:

Applicant:

Soham Town Council
Fountain Lane
Soham
Ely
CB7 5PL

Prepared by:

Saunders Boston Architects
Eastern Gate House
119 Newmarket Road
Cambridge
CB5 8HA



Aerial view of Soham with the location of the site highlighted in red.

1.0 INTRODUCTION

1.1 INTRODUCTION

The Pavilion is currently used by the Town Council for its offices and council chamber as well as by various community groups. These include pre-school activities, youth organisations, church groups, the W.I and many others. The facility is also let for private functions. However, the facilities are outdated leaving the building under-used by the local community.

This application includes the demolition of the 1960's rear section of the building and its replacement with a new purpose-built extension.

This follows on from the previous phase 1 works to remodel and renovate the existing main historic element of The Pavilion which was completed in 2017.

The completion of Phase 2 will continue to provide local community groups with a series of multi-purpose spaces where they can pursue their varied interests but within a modernised surrounding. It is also hoped that the completed facility will make it more attractive and easier to let for private functions. This should increase revenue for the town council.

The existing building is not listed but sits within the conservation area.

1.0 INTRODUCTION

1.2 PROJECT BACKGROUND

STC undertook a survey of Soham residents in 2010 to gain their views on The Pavilion. The results of this survey highlighted that the facilities needed significant upgrading including the vehicular and pedestrian approach to the building. It was concluded that the building would be better and more frequently used by the local community if these fundamental issues were addressed.

After considering the feedback from the survey, Saunders Boston were engaged by STC in mid-2012 to develop design proposals to address the building and sites shortcomings.

Saunders Boston had been working very closely with the town council and East Cambridgeshire District Council since 2012 to arrive at a building that will offer state of the art facilities for the local community.

In 2013 a planning application was submitted, and planning permission was received Ref 13/00643/FUL for the Demolition of part of existing community hall, replacement with rear extension and renovation of existing. This included the removal of basketball court and enlargement of car park.

Following receipt of planning permission due to budgetary restraints STC took the decision to split the construction of the scheme into two phases. The first phase included the remodelling of the existing pavilion along with the construction of the new access road and enlarged car park. The second phase would then see the 1960's extension be demolished and be replaced with the new purpose-built extension.

In 2016 the first phase started on site and was completed in 2017. Having completed the first phase the second phase was put on hold. In 2019 following the success of the first phase of the works STC approached Saunders Boston to review the proposals for the rear extension.

The client having the benefit of use of the building with the remodelled works from 2012 have a very good understanding of how the building works / operates and know what is required to make Phase 2 successful.

The brief has changed slightly from that in 2012 for a host of reasons, one of which is to ensure that the phase 2 works are more cost effective to get the best value from the scheme and best use of the money. In addition to this it is thought that the new design needs to be more robust than the previous application due to vandalism that has taken place on the site over the last year.

These reasons have led to an alteration in the design of phase 2 and given need to a new Full Plans application for the proposed works.

1.0 INTRODUCTION

1.3 CLIENT NEEDS

Saunders Boston have continued to work closely with the town council and East Cambridgeshire District Council since 2012 to arrive at a revised proposal that will offer state of the art facilities for the local community.

CLIENTS BRIEF 2012

The client brief included the provision of the following:-

- Improved approach for vehicles and pedestrians
- Increased car parking and cycle facilities
- Remodelling of existing building layout and refurbishment
- A new main function room with dedicated storage
- New council chamber and office space
- WC's & Disabled WC provision
- Kitchen
- Foyer / Exhibition area
- Ancillary spaces
- Tractor and mower store

The buildings capacity is to remain at 200 persons. STC will not hold a licence for The Pavilion but in line with current practice, temporary licences will be arranged by local publicans who will set up a temporary bar for larger functions.

Although the temporary license permits up to 200 people it is extremely rare that the total number of persons within the building exceeds 150 at any one time. It is not envisaged that this will change with the new facility.

The works to Phase 1 addressed many items on the clients brief to include, the Improved approach for vehicles and pedestrians, Increased car parking and cycle facilities and the remodelling of existing building layout and refurbishment.

CLIENTS BRIEF 2019

The brief for phase 2 is to create a new main function room with dedicated storage, a new council chamber and office space, provide WC's & Disabled WC along with a kitchen. In addition to this, there needs to be a foyer / exhibition area, a series of ancillary spaces and a tractor and mower store.

Alterations from the original phase 2 brief include, a police area, a more simpler design taking into account future maintenance. A proposal that provides the best value on the site.

2.0 ASSESSMENT

2.1 Site Context

The proposed site is located in the Town of Soham, which is a little over 6 miles to the south east of Ely.

Soham is the second largest settlement in the district, and acts as a local service center to a small rural catchment area. The town has some employment opportunities, but has a low level of self-containment, with most people commuting to work in Cambridge and elsewhere. Soham is defined as a Market Town and Secondary Town centre in the East Cambridgeshire Core Strategy.

The site is located within a Flood Zone 1 and therefore flood risk is unlikely to be a significant issue.

The proposed site is approximately 0.21 acres / 0.088 hectares.



Image above - Aerial view of the site with the site boundaries highlighted in red.

2.0 ASSESSMENT

2.1 Site Context



View from Soham High Street looking along Fountain Lane.



Entrance off Fountain Lane



Entrance road to the Pavilion.



View of the Pavilion from the park



South Elevation of the Pavilion with car park in front

2.0 ASSESSMENT

2.2 Site Boundaries

Northern Boundary

The northern boundary of the site is enclosed by the fencing surrounding the existing car parking to Soham fire station. A gap is provided in the northern boundary for an existing pedestrian footpath that directly links the site to Fountain Lane. This footpath is demarcated from Fountain lane to the site.

Eastern Boundary

The east of the site is occupied buy Soham recreation ground and skate park. The vehicular access to the site also comes from the north east which feeds off Fountain Lane. A number of residential properties gardens that run along Fountain lane form the North eastern border of the site.

South Boundary

The southern boundary of the site is contained by the existing hard play surface and existing parking that serves the existing Soham Pavilion.

Western Boundary

The western edge of the site is enclosed by the existing established trees along its length with residential gardens backing onto the site. These houses front onto Gardeners Lane.

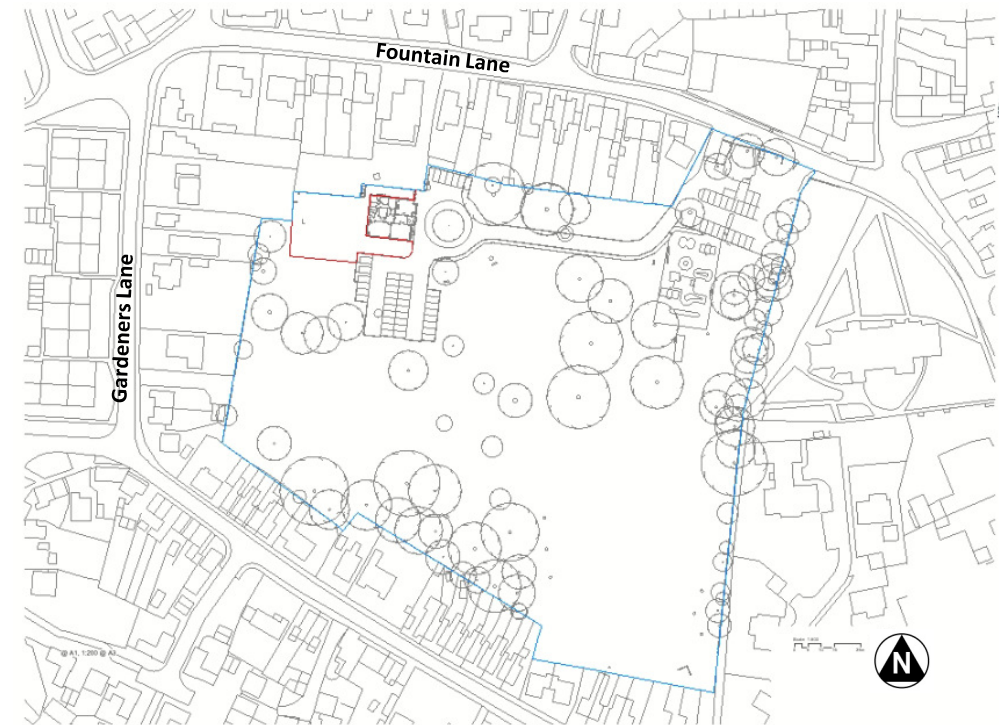
2.3 Planning Context

In 2012 a planning application was submitted, and planning permission granted, case reference 13/00643/FUL, for the demolition of part of existing community hall, replacement with rear extension and renovation of existing. Removal of basketball court and enlargement of car park.

Following receipt of planning permission and due to budgetary restraints STC took the decision to split the construction of the scheme into two phases. The first phase included the remodelling of the existing pavilion along with the construction of the new access road and enlargement of car park. The second phase would then see the 1960's extension be demolished and be replaced with the new purpose-built extension. Phase I has been completed.

2.4 Heritage Setting

The site is located on the South side of Fountain Lane and just sits within the Soham Conservation Area.



Existing site plan showing boundary in red

3.0 REPORTS & SURVEYS

3.1 Arboricultural

East Cambridgeshire County Councils Landscape officer, Cathy White, was closely involved with the development of the previous design proposals.

At her request STC commissioned a full Arboricultural Pre-Development Tree Survey (December 2011) by David Brown Landscape Design of all of the trees within the recreational ground. A copy of this report is appended to this application.

Considerable discussion took place with Cathy White over the re-aligned pedestrian route from the car park to the recreation ground. This was within the root protection area of tree 81 – *Sequoiadendron giganteum*. Therefore a new no-dig subbase was installed to prevent damage to existing roots – refer to the appended David Brown Landscape Design Tree Protection Plan.

An Arboricultural Method Statement was prepared in May 2012 and updated in July 2013. This report is appended to this application.

3.2 Ecology

Following advice from the planning officer an ecology report has not been included in the application.

3.0 REPORTS & SURVEYS

3.3 Existing Utilities

Sharman Grimwade Ltd were appointed to undertake a Utilities Assessment for the site to identify the presence, location and capacity of any utilities services either entering, crossing or accessible from the site. A copy of the report is included with this application. Please see extract below:

Gas

An existing 50mm gas supply enters the building via an external U16 meter, reduces to 35mm copper internally, and serves a modern condensing gas-fired boiler in the Council Chambers, and the kitchen cooking appliances within the existing pavilion. The service to the kitchen will be isolated and the gas boiler retained. There is no intention to extend the gas service into the new Pavilion.

Water

An existing 1½" incoming mains cold water service rises within the existing pavilion adjacent to the kitchen, serving the existing pavilion kitchen, WC's and Council Chambers. The incoming mains cold water service enters the building via the adjacent fire station car park and will need to be isolated within the car park and diverted to enter the retained section of the building to re-serve all existing retained appliances.

It is suggested that the existing below ground water main is re-routed externally to enter the retained section of the building within the Boiler cupboard (R-RR-34).

The existing water main shall rise into the new location complete with stop-cock, double-check valve, drain valve, and pressure gauge.

Electricity

As part of the recent refurbishment of the Council Chambers building, a new 100A 3-phase incoming supply was brought into the building. This supply feeds the Council Chambers and the existing Pavilion.

Initial load calculations indicate this supply will be sufficient to serve an all-electric heating and cooling strategy within the new Pavilion.

Communication Services

The Council Chambers building has an overhead telephone service that runs over the top of the existing pavilion to an aerial on the Council Chamber roof. This service will need to be diverted to below ground prior to demolition of the existing Pavilion. An allowance for an independent service to the Pavilion should be made during the diversion works.

The Council Chambers have a directional wireless connection on the existing roof. This service should be protected during the works.

Richard Jackson were appointed as the Structural Engineers and to assess the below ground drainage.

Drainage

Richard Jackson Ltd undertook a Phase One Desk Study Report for the proposed redevelopment along with a ground investigation report. These are both included in the application.

Having carried out the Studies and Ground Investigation works during the phase 1 works Richard Jackson were appointed for the additional works required for phase 2.

The drainage for the new extension works both surface water and foul drainage will utilize the drainage that was provided during stage 1. The new drainage connections will link into the existing drainage systems.

4.0 PLANNING HISTORY

4.1 Previous Application

In 2012 a planning application was submitted, and planning permission granted case reference 13/00643/FUL for the demolition of part of existing community hall, replacement with rear extension and renovation of existing. Removal of basketball court and enlargement of car park.

Following receipt of planning permission due to budgetary restraints STC took the decision to split the construction of the scheme into two phases. The first phase included the remodelling of the existing pavilion along with the construction of the new access road and enlargement of car park. The second phase would then see the 1960's extension be demolished and be replaced with the new purpose-built extension.

In 2012 the first phase started on site and was completed in 2013. Having completed the first phase the second phase was put on hold.

In 2019 following the success of the first phase of the works STC approached Saunders Boston to review the proposals for the rear extension with a view to submitting a new application for the extension.



Images above show the Existing Pavilion and the Proposed extension as submitted under the previous planning application 13/00643/FUL .

4.0 PLANNING HISTORY

4.2 Consultation

Initial consultation took place in 2010-11 when STC undertook a survey of Soham residents to gain their views on The Pavilion.

The council were proactive by speaking to current and potential users of the building and getting their feedback and views of the existing building and what they would like to see in any new design.

The design was developed by Saunders Boston based upon the results of the public survey. Several meetings have taken place with planning officers (mainly Sue Finlayson), conservation officer (Lorraine Brown) and the local authorities' landscape officer Cathy White. Consultation has included meetings on site. Saunders Boston has also been in regular dialogue with East Cambridgeshire's Building Control department, Environmental Health and county council highways.

Plans were developed with Soham Town Councils building sub-committee over a period of more than a year and these were presented to, and approved by, the full town council in March 2013.

In June 2013 Soham Town Council held a Public Consultation and invited local residents and businesses to view the scheme being proposed for planning and to give their comments. There was overwhelming support for the proposals.

The main aspect of the design that was raised at the Public Consultation was the car parking arrangement that at the time utilised the existing hard standing area of the basketball court. It was strongly felt by town council members and the general public that the car parking should be rationalised and that the basketball court should be carefully broken out, removed and replaced with soft landscaping. This would have the large benefit of creating a usable external area directly adjacent to the main hall and terrace. Also by removing the car parking from this area the views from the main hall would be dominated by open 'parkland' rather than of a large number of vehicles.

The views from the Public Consultation were taken seriously and the recommended changes were made. A follow-up meeting then took place on 18 June 2013 with the local authority. Jonathan Doe and Cathy White were both in attendance.

Following this very positive meeting the scheme was given final full STC sign off on the 8th July 2013.



Public viewing the scheme at the public consultation June 2013

5.0 EXTENSION DESIGN

5.1 Use

The Pavilion is currently used by the Town Council for its offices and council chamber as well as by various community groups. These include pre-school activities, youth organisations, church groups, the W.I and many others. The facility is also let for private functions. However, the extension is outdated leaving the building under-used by the local community

The completion of Phase 2 will continue to provide local community groups with a series of multi-purpose spaces where they can pursue their varied interests but within a modernised surrounding. It is also hoped that the completed facility will make it more attractive and easier to let for private functions. This should increase revenue for the town council.

The accommodation requirements for the new extension are very similar to the previous proposal that benefitted from planning permission. The changes are predominantly with the form of the extension, creating a proposal that provides best value and one that will be robust. The submitted application should be considered alongside the previous planning permission 13/00643/FUL .

Opening Times

It is foreseen that the building opening times will not vary from the current timetable. The Pavilion is open throughout the day all week. During the weekends, the opening times are adjusted to suit what functions are taking place. Opening times over Bank Holidays vary depending upon usage.

5.2 Accommodation Schedule

Foyer /Exhibition	45m ²
Corridor	12m ²
Rear Lobby	8m ²
H&T	5m ²
Female WC's	11m ²
Male WC's	12m ²
Disabled WC	4m ²
Cleaners Store	1m ²
Kitchen	32m ²
Bar Store	7m ²
Main Hall	164.m ²
Changing Coats / Lobby	23m ²
Hall Storage	34m ²
Plant Room	13m ²
Office	4m ²
Tractor Store	25m ²
Police (Secure)	8m ²

5.0 EXTENSION DESIGN

5.3 Layout and Scale

The extension has been designed to provide a new entrance and reception area that will connect the existing pavilion and the new extension. The two parts of the building will be able to operate as a whole or be sub-divided.

The new extension will be visible on the approach to the pavilion and will draw people in from the immediate surroundings. A shallow pitch roof links the extension to the original building, this has been carefully designed to act as a continuation of the existing buildings form.

The link between the existing pavilion and the new main hall will house the service areas for both buildings, accommodating the new reception / exhibition area, WC's including disabled and baby change facilities. The reception area will be flooded with light from two large glazed door sets and a large rooflight above. A relatively modest shallow pitched roof links the existing building to the new main hall.

The main focus of the extension is the provision of a large multi-function Hall which will allow for a diverse range of activities to take place within it. The Hall will have a capacity of circa 100 people formally seated and up to 150 seated for more informal functions and performances.

The main hall will be barn like in volume with a large pitched roof spanning the width of the hall. The main aspect out of the hall is towards the recreation ground to the south, the south wall of the hall will be glazed to provide natural daylighting and a connection to the park area beyond. The roof will extend past the glazed façade to provide solar shading.

A smaller secondary wing of accommodation sits adjacent to the hall and this houses dedicated storage to accommodate chairs, tables and a de-mountable stage.

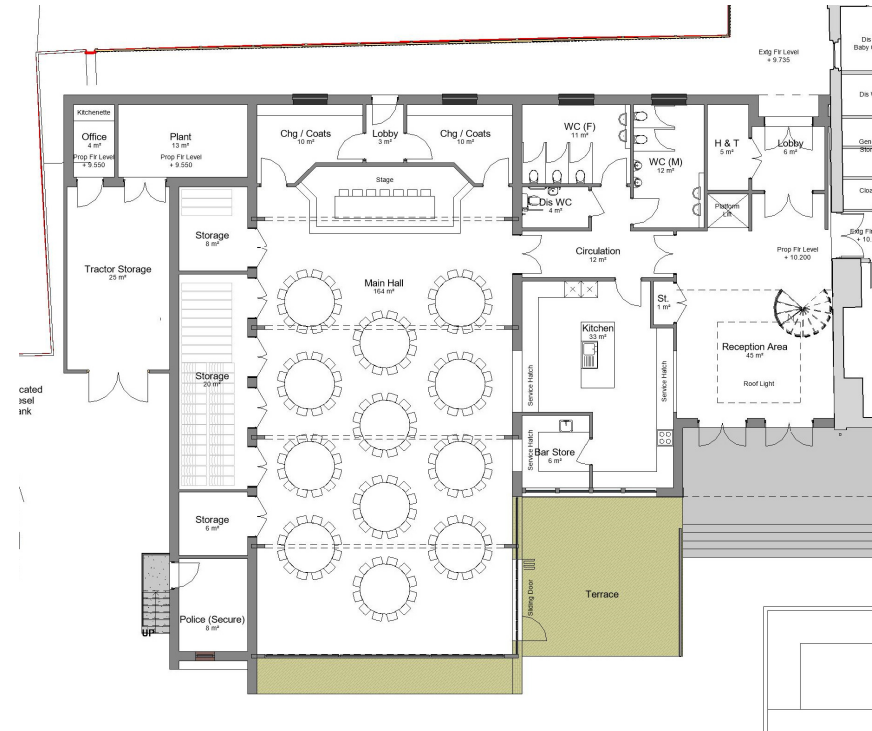
The Hall is accessed from the new entrance and foyer or via a circulation space to the rear. This circulation space also allows access to changing / coats.

A new main kitchen will serve both the existing and the extended building. Whilst not a full commercial kitchen this will be capable of providing re-heat facilities and food preparation for various formal and informal functions. A servery allows for food and drink to be served from the kitchen into the foyer space.

The building will not have a permanent bar. It is intended that temporary facilities can be set up within the foyer or drink can be served via the kitchen servery.

Provision is made for the storage of grounds-person equipment. This is large enough to house a tractor, mower and various other equipment.

The mechanical and electrical plantroom is located to the north/west corner of the extension.



Proposed Ground Floor Plan

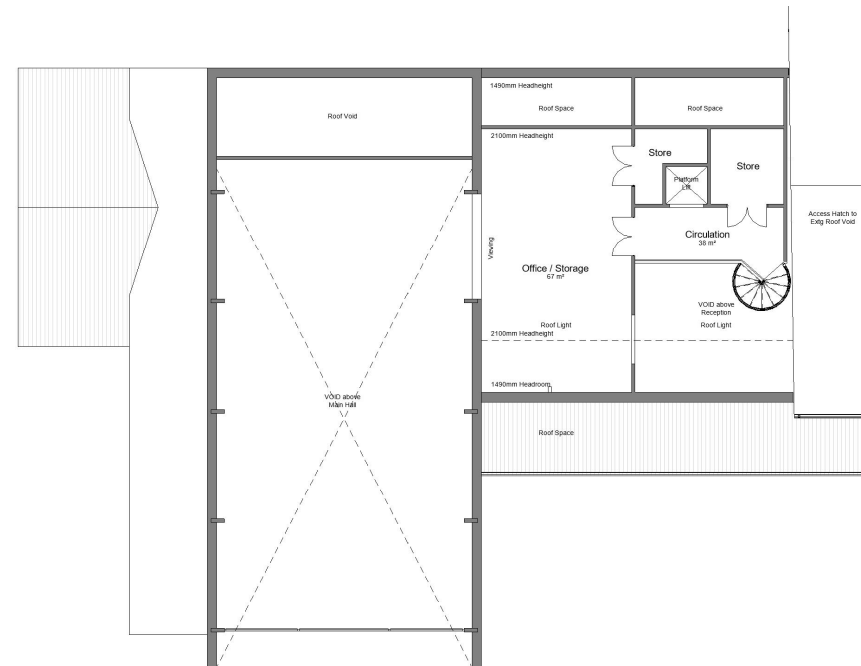
5.0 EXTENSION DESIGN

5.3 Layout and Scale

The first floor of the extension has been designed to accommodate an office space that will sit above the entrance foyer and service areas of the pavilion.

A spiral staircase located in the entrance foyer provides access to the office space, accessed via a walkway overlooking the main entrance. In addition to the spiral staircase a platform lift will provide access on to the walkway and in turn the office space. The office will benefit from eaves storage to front and back.

The office space has been designed to benefit from natural lighting, provided by a large roof light to match the one above the entrance foyer. Internal windows in the office will provide a view of the entrance as well as the new main hall.



Proposed First Floor Plan

5.0 EXTENSION DESIGN

5.4 Form and Materials

The extension has been designed to use a relatively simple palette of materials. Elevations comprise a mixture of facing brick, high level areas of cladding and glazing. The pitched roof over the main hall and store will be finished with standing seam metal cladding supported by a glulam portal structure.

Detailing and forms have deliberately been kept simple with an emphasis placed on attention to detail rather than complicated forms. The detailing will be robust and designed to minimise future maintenance therefore ensuring the proposal looks as good in 10 years' time as it does when newly built.

5.5 Orientation

The main entrance to the pavilion will be located in the link between the existing pavilion and proposed main hall, this opens out onto the park facing south. This will create a focal point at the centre of the Pavilion and draw people to the entrance from the surrounding area and car park. This will create an active frontage onto the park aided with the terrace situated to the at the front of the building. Level access has been provided at the rear of the proposal where the existing levels allow.

The buildings faces onto the public open spaces to ensure that these areas feel secure.

5.6 Windows and Doors

A key part of the aesthetic is the ratio of openings (doors and windows) to external wall with a range of carefully ordered openings. Windows to the main elevations are large with a contemporary feel whilst providing ample natural daylighting to the pavilion interior.



View of the extension looking towards the Entrance and Main Hall

5.0 EXTENSION DESIGN

5.8 Site Access

Pedestrian Access

The design has been developed to allow all possible users to access the site easily and safely. Access to the new single storey building will be fully DDA compliant with level thresholds to all external platforms. Wheelchair and ambulant access will continue to be managed from the main front office where an intercom system provides the office notification of arrival where visitors are then directed to the level rear access.

The existing entrance into the historic section of The Pavilion is stepped and it was agreed with the planning authority and conservation officer that it was not appropriate to install a ramp at this location, subject to their being a fully DDA compliant threshold at the new main rear entry point into the extended part of the building.

Internally there will be no level changes between the existing and new sections. Internal doors will be suitably wide with Approved Document Part M compliant contrasting colours. Fully compliant Disabled WCs will also be provided.

Vehicular Access

The vehicular access and car park works were undertaken during phase 1 of the build.

The new widened road to the pavilion with accompanying pedestrian path following alongside significantly improves access and safety to the site.

The existing car park was extended and a total of 40 spaces, have been provided. (1 space per 15m² of useable internal floor area and includes 3 number disabled spaces).

Although the number of parking spaces will be increasing, we would not be expecting the maximum number of users to increase. The existing pavilion has a license which restricts the building capacity to 200 people, and this is not going to be increased by the development.

The car park size has been calculated on the maximum number required for the size of the building (1 space per 15m² of useable internal floor area and includes 3 number disabled spaces)

5.9 Cycle Parking

The proposal allows for 32 covered cycle parking spaces. This accords with East Cambridgeshire LDF Appendix 3 Core Strategy DPD that stipulates 1 cycle space per 20m².

Cycle parking is located close to the entrance and car park.

5.0 EXTENSION DESIGN

5.10 Landscaping

Landscape Character

The Pavilion is set within the north-west corner of the recreation ground. The recreation ground contains many mature trees, a skate park, children's play area and a youth shelter.

The immediate external landscape around The Pavilion consists of hardstanding area used for car parking and grassed areas.

It is proposed that a terrace will be located to the south of the proposed extension. The main Hall will open out onto this terrace. Building users will be able to enjoy this terrace which will be partly protected from the elements by a canopy that extends from the roof over the Hall.

The site and the surrounding land which forms part of the Soham Town Council ownership is compromised with a variety of boundary treatments.

5.11 Arboricultural Impact Assessment & Method Statement

East Cambridgeshire County Councils Landscape officer, Cathy White, was closely involved with the development of the previous design proposals.

At her request STC commissioned a full Arboricultural Pre-Development Tree Survey (December 2011) by David Brown Landscape Design of all of the trees within the recreational ground. A copy of this report was given to Cathy White and is appended to this application. Subsequently one tree that was identified as being a health and safety concern has been removed – tree 15 – *Fagus Sylvatica*.

An Arboricultural Method Statement was prepared in May 2012 and updated in July 2013. This report is appended to this application.

5.0 EXTENSION DESIGN

5.12 Energy Statement

The East Cambridgeshire Local Plan document Policy ENV4 Energy and water efficiency and renewable energy in construction states:

All proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable. Applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction, as set out in the Code for Sustainable Homes (or its successor). Developments of 5 or more homes are required to achieve Code for Sustainable Homes Level 4 (or its replacement pending implementation of the zero carbon homes requirement). All non-domestic developments of 1000m² or more are required to meet BREEAM Very Good standard or equivalent.

In order to move closer to zero carbon buildings, an all electric solution is being considered for this project. An initial assessment has been carried out, and the most appropriate low carbon technologies for this development are:

- Air Source Heat Pumps
- Solar Photo-voltaic

The existing Council Chamber South Facing roof could accommodate a 32kWp photo-voltaic array. The development is below 1000m² so will not be subject to BREEAM.

As hot water and heating usage is likely to be sporadic, the electricity usage of the building was deemed the best target for the renewable technology. Thus photovoltaic cells (PV's) are being considered. These will be located on the large expanse of south facing roof of the existing Pavilion. The use of PV cells is subject to funding. The design of the M&E services for the building will include sustainable features to comply fully with Part L of the building regulations.



Renewable energy options considered include PV Panels and Air Source Heat Pumps.

5.13 Waste Strategy

The existing waste strategy for the Pavilion will remain unchanged as part of the works.

5.14 Surface Water Drainage Strategy

The site is located within Flood Zone 1 on the Governments Flood Map for Planning website and is less than 1 hectare in size so would not require a Flood Risk Assessment to be undertaken to satisfy SCDC local list requirements.

Richard Jackson were appointed by STC to assess the existing drainage and to develop proposals for foul and surface water discharge.

Foul

The proposed foul drainage will connect into the existing adopted sewer that runs behind The Pavilion and into Fountain Lane. A CCTV survey has been undertaken of these drains by Dyno-Rod.

Surface Water

Surface water will be discharged via new granular filled trench soakaways. Please refer to the appended Richard Jackson drawing 43661_C_SK01 A . A copy of the Surface Water Drainage Strategy report is included as part of the Application.

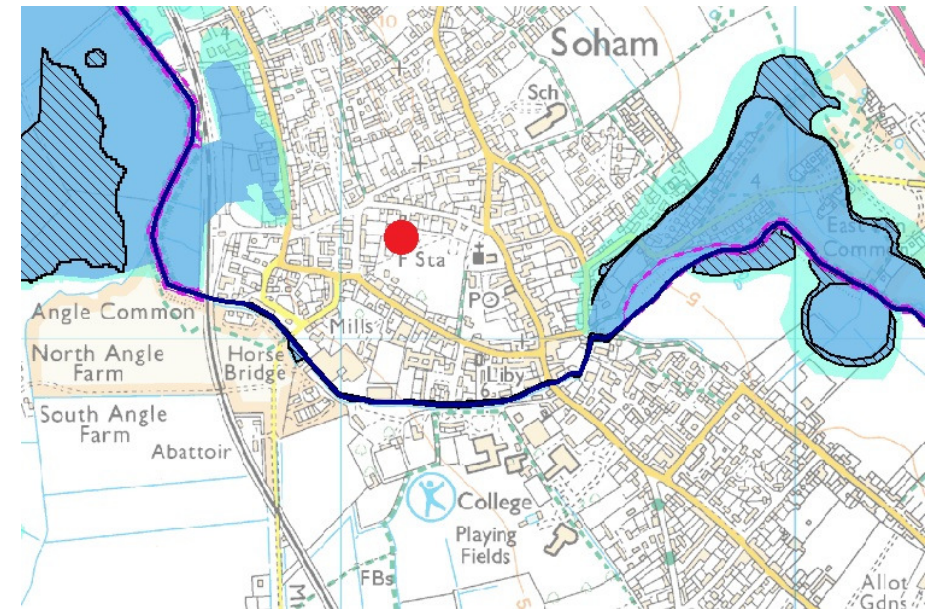


Image to show the location of the site and the Flood Map of the area. The site is located within Flood Zone 1.

6.0 CONCLUSION

Soham Town Council closely sought the views and opinions of the local community towards the existing Pavilion via a comprehensive survey in 2011. The findings of this survey have been very carefully considered and informed the architectural brief given to Saunders Boston. We have worked very closely with Soham Town Council, East Cambridgeshire District Council and various statutory consultees to design a facility that meets and exceeds this brief.

The project has been considered at all key development stages by East Cambridgeshire District Council's planning, conservation and landscaping departments during Pre-Application meetings and was granted planning permission. The town council has approved the project for a full planning submission subsequent to a very positive Public Consultation.

We believe that the application meets all local and national planning policy. Soham Town Council has also made a commitment to exceed policy with respect to renewable energy generation should the budget allow.

The proposed facility will not only invigorate the existing Pavilion but will moreover provide additional first-class state of the art multi-purpose facilities for the benefit of the local community as a whole. The proposals will create a much-improved council chamber and offices and provide accommodation that will become far more attractive to private individuals or parties to let. This will in turn increase the council's revenue.

This proposal will create a much-needed facility in the centre of the town that will be accessible to all parts of the community who will hopefully feel a sense of pride towards the upgraded and extended Pavilion.

We would therefore request that this application is considered for approval.



View of the proposed extension and link to the existing pavilion