



# HERITAGE AND ACCESS STATEMENT

Sports Pavilion, Wadley Plump, Church Street, South Cave, HU15 2EP

## Summary

The pavilion building is single storey and of load bearing construction using contrasting brick with recessed jointing, aluminium doors/screens and windows, concrete roof tiles and security shutters.

Internally, the layout is in part open plan and the remaining accommodation provides private, changing, office, kitchen and sanitary areas for its users.

Externally, the subject site area is only a small parcel of the wider ownership. The pavilion is well screened and set back significantly from other properties with mature landscaping adjacent and a secure play area.

The facilities are regularly used by the various sporting clubs and throughout the weekdays it is utilised as a children's day nursery.

The proposals for the pavilion will extend the internal open area of the club space to allow its growing member base the opportunity to use the facilities effectively. Critically, this will secure the support of the overwhelming growth of girl's football. It will provide additional space to the nursery operation and become a central base for all local teams, providing social and economical longevity.



## Resources

This document has been prepared following:

- Pre application consultation and site visit with Amy Barrett, Principal Development Management Officer – East Riding of Yorkshire Council.
- Early consultation with David Wattam BSC(Hons)For-HND-Arb of Riding Forestry UK

## The Site

The 0.18-hectare proposal site in South Cave, East Riding of Yorkshire is part of a wider 2.9-hectare parcel divided into carparking, access, playing field, play area, tennis club and bowling green.

The subject site includes pedestrian and vehicular access connected to land owned by ERYC. Vehicular access is poor with a single, two-way track and access road. Whilst these proposals will not increase maximum peak flows, there is an ambition to develop a phase two of works by collaborating with ERYC to form a one-way system to enhance safety and access for all users including wheelchairs.

A secure garden has been created to the north of the pavilion for the nursery use. Adjacent this boundary is a mix grade of trees. David Wattam of Riding Forestry was consulted at an early stage to review the condition of the trees locally and provide advice on quality, management and mitigation options and measures. The report has been included in the submission.

The pavilion has been constructed on a raised platform which helps with level access. To the north, a path leads to the carpark, to the south there is a cantilevered roof structure over a wide path leading to a slight level change and the playing fields.

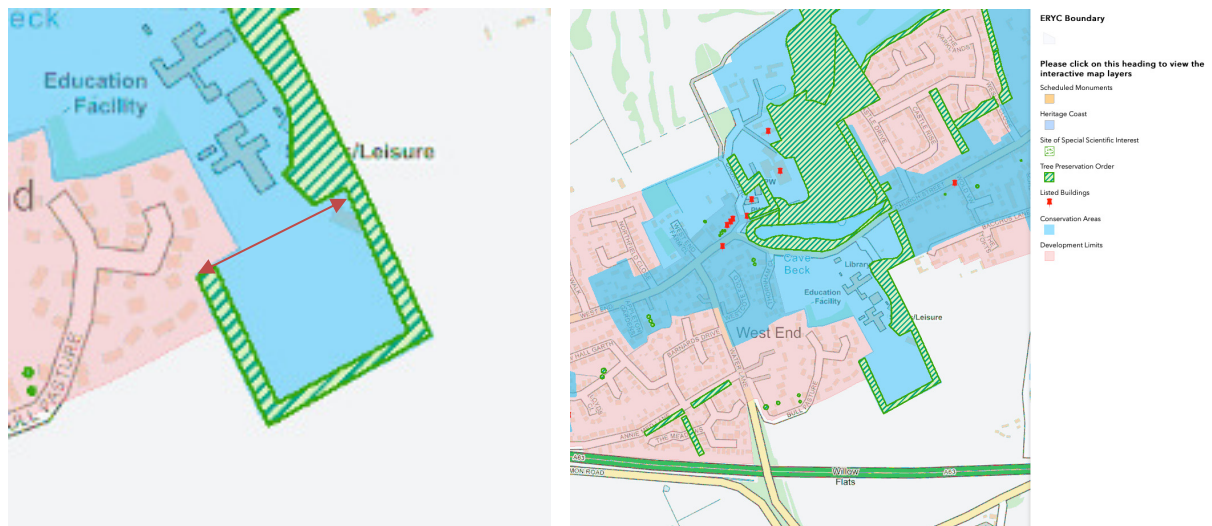


## Constraints

A review of options to extend the existing building along with consideration to adopt alternative locations for club members has been considered over recent years by the clubs committee. Inclusion, viability and opportunity to financial support has led to the focus on developing the pavilion.

The site is in the conservation area with preservation orders on various trees adjacent the site. The Pavilion is very well screened from all approaching sides, particularly the wooded area to the north controlled and managed by ERYC.

Opportunity to the south is restricted by playing fields, to the east TPO's and west, vehicular access and physical space constraints exist. Exploration to the north concluded the main constraints being trees and the children's play area.



## Considerations

*Trees* – The applicant engaged with David Wattam of Ridings Forestry at an early stage to determine sound protection and mitigation plans for development in the proposed location. The illustrations above show the trees directly to the north likely fall outside of the TPO boundary, but we have approached this consideration as forming part of. As part of the pre application discussion, positive feedback was provided by the ERYC Tree and Landscape team.

*Nursery garden* – The secure garden boundary shall be extended into the ownership of the land to the north to at least provide the same physical area as the current provision. This shall be further extended when a programme of works is commissioned to remove the gas tanks and replace with air source heating. It should be noted that external gardens do not form part of the nursery lease, and this is provided as good will.



### **Description of Proposal**

The purpose of this full planning application is to seek approval for a single storey extension to the north of the current built form. Early engagement through the pre application process allowed the opportunity to review and debate the rationale of the proposals, the key constraints and drivers for the ambition.

The proposed works are limited to the drawings and documents forming part of this application. The applicant had originally intended to submit a wider submission involving a package of lighting, safety and access proposals; however, this will now form a phase 2 of works due to the technical demands and further developing a collaborative approach with ERYC.

The proposals compliment the existing in design, all external facing materials will be like for like. Internally, the accommodation is extended to meet the demands of the growing girl's football base.

### **Wider location**

The proposals in this application seek to remove trees on the northern boundary. The mitigation proposals have been described in the specialist's report and the applicant is keen to establish a sound programme of works with ERYC's Tree and Landscape team to satisfy the required mitigation requirements.

### **Planning Policy**

In respect of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposals do not impact nor detract away from the building or local area. The proposals aim to provide an important service to the clubs growing community by delivering a package of works to provide social and economic longevity.

The result of this proposal will protect the future of the club and provide a base for all teams including the fantastic growth seen in girls' football.

Policy relevant to the proposals are:

S4: Supporting development in Villages and Countryside.

ENV1: integrating high quality design – an extension to the existing by adopting the same principles.

ENV2: Promoting high quality landscape – to be developed by condition.

C1: Providing infrastructure and facilities

C2: Supporting community services and facilities

C3: Providing public open space for leisure and recreation and sustainable development (part 2) and achieving well design places (part 11).

**END**