

**PROPOSED NEW PAVILION
AND
ASSOCIATED WORKS
AT
NURSLING & ROWNHAMS
VILLAGE HALL
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PLANNING STATEMENT

APPLICANT:

Nursling and Rownhams Parish Council on behalf of Nursling and Rownhams Village Hall Committee.

PROPOSAL:

After extensive works to improve the condition of the village playing fields to create a larger and more suitable recreation ground, for football use in the community, and possibly a cricket pitch in the future, we believe this facility will be of benefit to the community. The next phase is to provide suitable changing facilities for the increased playing areas, along with changing rooms for officials.

In addition, it is proposed to provide a social area for the enjoyment of the general public whilst involved in any activities on the recreation ground. This social area could also be used for hire to provide a venue for the local community.

This social area will be located on the first floor of the proposal (extension to the east end of the hall), as shown on drawings supplied.

PRE-APPLICATION ADVICE:

Various discussions / communications have taken place with planning officers, in particular, Mark Staincliffe, whereby 6 design ideas had been submitted. This application reflects his ideas which also preserve the design of the existing village hall.

A two storey element has been designed to the east end of the hall, which will provide the necessary accommodation, without drastically altering the general appearance of the existing hall.

EXISTING VILLAGE HALL:

The hall was opened in 1967, when insulation was not really considered.

Consequently, the fuel bills are very high. The building is heated via a very old and inefficient gas boiler. The proposal includes providing vastly improved insulation and a more efficient eco-friendly mechanical system. Currently, the yearly fuel usage is in excess of 76,000 kWh for gas and electricity. This is not sustainable.

PROPOSED DESIGN:

The design is based on an additional ground floor area to the existing east end single storey section of 125.28m². This will provide new changing rooms, toilets, plant room, clerk's office and storage, along with an additional entrance to this "wing" with stairs and lift to enable access to the proposed first floor.

The first floor, which is slightly larger at 288.15m², will provide a new lounge with viewing gallery over the recreation ground, along with toilets, kitchen facility, bar area and storage. This area could be temporarily sub-divided to create meeting rooms etc., should this be of benefit to the community.

External appearances proposed will be in accordance with the material schedule.

ENERGY AND SUSTAINABILITY:

The existing hall is heated via an old inefficient gas boiler with lighting and power fed from electric mains.

It is proposed to install banks of approximately 36 solar panels (set into roof tiling), with battery storage, to provide power for heating and cooling (air source heat pumps) for the whole complex which will include ventilation, water heating, power and lighting with lighting controlled via movement sensors where possible.

The solar panels will be located within the south facing roof slope of the main hall.

In order to facilitate these solar panels the roof pitch has to be increased to a minimum of 12 degrees to make sure they perform efficiently.

A new roof is proposed to be constructed over the existing at 12.5 degrees, which will be covered with flat grey concrete tiles, suitable for that pitch, and incorporate the solar panels. This would enable the void to be filled with insulation, which in addition to other insulating systems will enable us to achieve much improved thermal properties to ensure the proposed new heating system is energy efficient.

Whilst the main walls to the front and rear will remain as face brick, it is proposed to clad the external walls of the two storey element and the west end ground floor element to match. The cladding boards will be manufactured using 100% recycled material (colour to be agreed) which will be pre-finished to provide very low maintenance. Additional insulation will be installed behind the cladding, which will improve the thermal properties of the whole building. In addition, existing cavity walls will have their cavities insulated which will provide the best thermal efficiency.

TREES AND BIO-DIVERSITY:

There are only two trees of any significance, these being some 35m away from any proposed groundworks. Any trees under threat can be protected with appropriate protective barriers. There is no evidence of nesting birds or bat activity. In any case, the existing roof is to remain.

OVERLOOKING:

The only property which could be effected by overlooking / noise is 22 Nursling Street. As the proposed viewing gallery is now located at the far east end of the proposal, the distance between the two is over 40m, as shown on drawing NVH/PAV/07.

CAR PARKING:

Currently, there are 70 car parking spaces on the whole site. (+3 disabled spaces)

These spaces are used between the village hall and the social club.

Some spaces are used twice a day by vehicles transporting children to and from the local school in Nursling Street to support their walk to school policy, prevent congestion at the bottom of Nursling Street and reduce the number of vehicle movements.

Currently, there is no provision for cycle storage on the site. During the planning process an evaluation of car and cycle storage, under Annexe G of the local plan will be conducted, with the guidance of the planning department.

If more parking is required, there should be scope elsewhere on the site.

LANDSCAPING:

Existing trees currently on site will remain.

There are low level shrubs adjacent the building, predominately on the north and west side. Some of these will need to be removed to facilitate construction works, but replaced with new planting after construction.

The proposed two storey extension will be located within an existing grassed area.

HARD LANDSCAPING:

It is proposed to provide hard landscaping in the form of paving, to create a patio area outside the existing main hall at the rear, and continue along past the café area and players entrance, and then a path northwards on the east end to connect to the front parking area.

CONCLUSION:

Due to the increased amount of housing within the village, the Parish Council needs to provide improved facilities to cater for an increased use of the playing fields and community facilities which will be satisfied by the new pavilion and applicable changes which will provide a more sustainable complex.

The new proposed pavilion offers an element of synergy with the existing hall and will enhance the visual appearance. The whole complex will benefit from improved insulation to provide a more sustainable facility supported by air source heat pumps, solar panels and battery storage thereby eliminating the need to utilise natural gas as a primary heat source.
