

**ROGER COY  
PARTNERSHIP**

## **Design and Access Statement**

Oxford Hindu Temple and Community Centre

At

Court Place Farm, Pavilion, Marsh Lane, Marston, Oxford, OX3 0NQ

**March 2024 – Rev A**



**ROGER COY  
PARTNERSHIP**

**BRICKNELLS BARN  
32 LIME AVENUE  
EYDON  
DAVENTRY  
NORTHAMPTON  
NN11 3PG**

# 5550 – Design and Access Statement – Oxford Hindu Temple Court Farm Pavilion Marsh Lane Marston Oxford OX3 0NQ

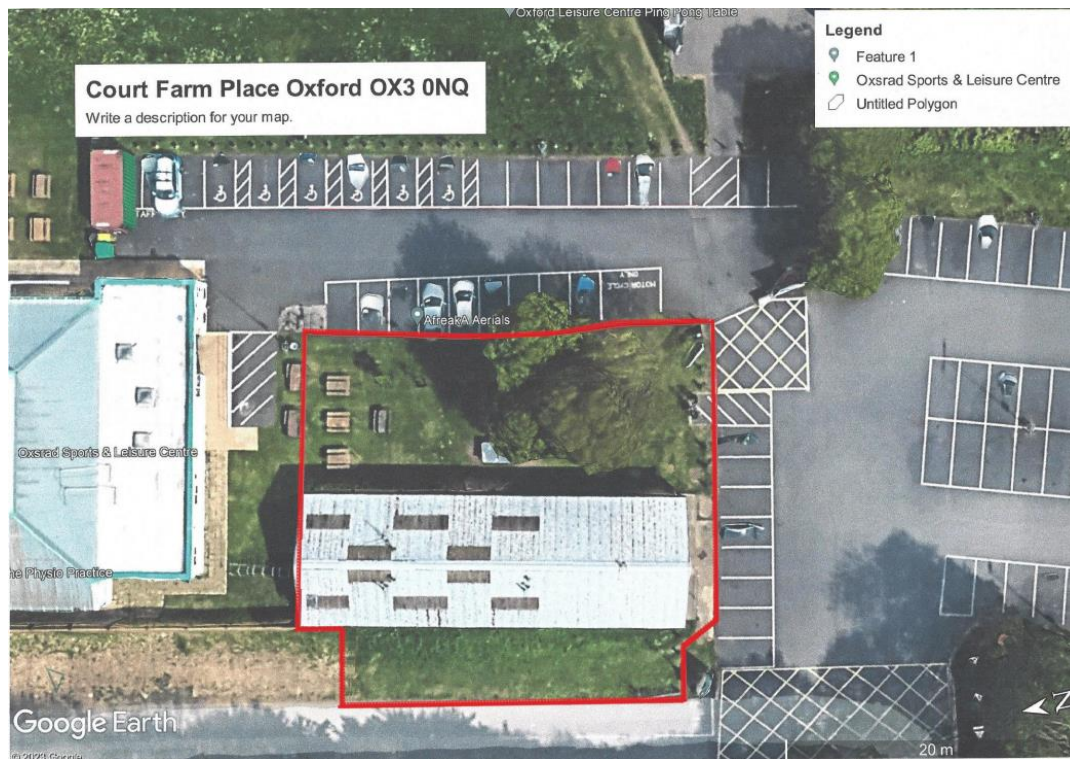
## 1 INTRODUCTION

- 1.1 This Planning Application follows the granting of Full Planning Permission under Reference number 23/00607/FUL for the conversion of a disused sports pavilion into a place of worship and a community facility and now seeks support for a similar proposal that includes external changes including masonry repairs, replacement of timber cladding with cement wall cladding, alterations to fenestration and insertion of new windows and doors and replacement roof. Provision of car parking, electric vehicle charging point, bin and cycle storage. Alterations to landscaping arrangements.
- 1.2 This Planning application is accompanied by:
- Correct Fee
  - Application forms
  - 5550/10 - Site Location Plan
  - 5550/40B – Proposed Ground Floor Plan
  - 5550/41B – Proposed First Floor Plan
  - 5550/42B – Roof Plan
  - 5550/43/G – Site Plan
  - 5550/45B – Proposed Elevations
  - 5550/46B – Sections
  - 5550 - Photographs

## 2 SITE AND SURROUNDINGS

- 2.1 The site, edged red, on the image below, is situated within a greater sports recreational setting.  
The recreational elements consist of: -
- A public car park.
  - Oxford football club
  - Various sports club and associated charities
  - Multiple playing pitches
  - A nature park.
- 2.2 It is believed that the pavilion building was built during the circa 1970's. The pavilion is owned by Oxford City Council. The building provides onsite changing facilities with shower and a small kitchen. Currently the building is not used for sports. It is now used for storage. If the building is to be recommissioned it needs modernisation. There has been a lack of capital investment in maintaining the building and in its current rate of decline will become dilapidated. To maintain it, a new use is required. The Council agree to lease the building to the applicant.

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- 2.3 Generally a used building is one that is maintained i.e. an asset preserved. Oxford City Council have undertaken a qualitative evaluation to determine the appropriateness of any new use.
- 2.4 The Oxford Hindu Temple and Community Centre Project (OHTCCP) is a legally registered charity. They have agreed to lease the pavilion from the council. Amongst other things to do so, they have also proven through qualitative evaluation process that they can correctly repurpose the building. It has been established that their needs are compatible with the site.
- 2.5 OHTCCP propose to repurpose the pavilion for an identified community need. OHTCCP as established to cater for the needs of over 5000 Hindus in Oxfordshire. Currently they have no premises of their own in the entire county, and they hire a Community Centre to run monthly communal religious services. This arrangement is sub-optimal.
- 2.6 They also intend to be inclusive and provide a secular community setting, to be able to offer services such as:-
- Health interventions
  - Workforce training
  - Educational engagements
  - Support for older, disabled, and vulnerable people etc.

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2.7 The proposed facility will rejuvenate and repurpose an old building.



Red line illustrating site boundary.

### 3 Access and Parking

3.1 In parking terms, the pavilions previous use and the proposed use are not too dissimilar. As confirmed within Pre-Application discussion and subsequent Planning Permission, parking concerns were raised but addressed in the approved application. We enclose for information a copy of the reports that formed part of the approved application: -

- Transport Statement
- Travel Plan

3.2 For further details please see also supporting documentation included with this application. The reports demonstrate that parking and travel concerns can be effectively managed. To summarize the parking and travel mitigation items are: -

- Eight additional parking spaces including one disabled parking space.
- Twenty-eight cycle spaces

The implementation of the travel plan includes: -

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- Appointment of a Travel Plan Co-ordinator
  - Provision of travel information to users
  - Promotion of walking, cycling and public transport
  - Promotion of car sharing schemes
  - Use of local public transport
  - Disabled parking
  - EV charging points.
  - 30 cycle stands.
- 3.3 It is expected that the implementation of these measures plus the capacity of the local public car park render any counter argument to parking and travel issues void.
- 3.4 Providing an adequate power supply is established, it is anticipated a minimum of two EV points will be provided.
- 3.5 It is anticipated that the Worship Hall will be used frequently between 7.00pm and 10.30pm Mondays – Fridays. Saturdays on a need basis but predicted between the hours of 10.30am and 4.00pm. Sundays the premises will be mainly used between 10.30am and 2.00pm.
- 3.6 The Community Hall is anticipated to be used from early mornings to evenings with times tailored to match the community needs.

### **4** PROPOSED DEVELOPMENT

#### 4.1 Design

The development is defined by the drawings accompanying this statement. At its construction it is assumed that the pavilion was designed and constructed on the lowest build cost available at the time whilst achieving its desired functionality.

Due to its construction, it has been established that its design offers greater flexibility to reconfiguring the internal spaces as set out in the accompanying plans.

#### 4.2 Building Brief

The building fenestration has been altered with daylight in mind. Windows with views are highly important and its construction allows for these changes to be accommodated as per the accompanying drawings.

#### 4.3 Places of Worship

These are inward looking i.e. reflective spaces and thus the proposed fenestration works to achieve this aim and seeks to provide a connection to the outside world especially in the worship area.

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### 4.4 **Layout**

The internal layout considerations have met the client's updated brief :-

- The location of the spaces assists with the physical and acoustic separation.
- Achieving two distinct spaces allows worship and community activities to be undertaken.

## **5 SUMMARY AND CONCLUSIONS**

5.1 There will be no unacceptable impact on the surrounding areas because of the proposals.

5.2 Important factors such as: -

- Pedestrian routes
- Building reconfiguration
- Spatial requirements
- Budgeting

Have been carefully considered and incorporated in the amended design solutions considering Building Regulation requirements which have played their part in influencing the final layouts and endeavouring to achieve the best outcomes all round.

5.3 The applicants are enthusiastic to achieve the reworked scheme proposals, they have been a positive intervention in their quest to provide a modern fit for purpose community facility and give the pavilion a new lease of life.