

# Kentec Draughting Services Ltd

## **Planning, Design and Access Statement.**

Cross Park Village Hall, Avery Way, Allhallows, Kent

Outline planning application for a new Community Centre



## **Planning context**

This outline planning application proposes a new community sports facility to go alongside alongside the existing village hall. This has been designed in accordance with the Sport England Village and Community Halls design guidance.

## **Site history**

MC/09/1860 – Change of use of building for use as a community hall

MC/11-1972 – Details pursuant to conditions 03&04 on planning permission MC/09/1860

MC/18/3181 – ‘Extension of community hall, associated car parking area to provide 33 car parking spaces including 3 disabled spaces, provision of refuse bin and cycle store and removal of the existing portacabin from the site as amended’ - was approved in May 2019.

Although approved, this development was never actually commenced as the parish council decided that it wasn't actually big enough to serve the community for the purposes it required.

## **Location**

The site is located within the village of Allhallows on the Hoo peninsula in Kent. It is accessed from Avery Way via a private road owned by the Parish Council. To the South it is bordered by the Allhallows Primary Academy, residential development to the North and West on Avery Way and the Kingsmead caravan park to the East and South.

The site currently contains the Cross Park Pavilion, access road and car park alongside Cross Park. The former Allhallows Golf Course to the East of the site has been replaced with housing.

The site lies within flood zone 1, with a low probability of flooding. It is also at very low risk of surface water flooding.

The site is not in an area of outstanding natural beauty, conservation area nor is it impacted by any public rights of way.

## **The proposal**

This application is for an outline planning application for a new community sports hall, along with changing facilities, kitchen, community hall space and bar with viewing area to the sports hall and outdoor sports pitches.

The current pavilion still works as a community hub for purposes such as small meetings, local clubs and can be hired by the local community. It does not, however provide sports facilities and associated amenities.

The parish council would like to propose this new purpose built building to host indoor sporting activities such as badminton and fitness classes as well as events such as meetings and community social events. The proposal also includes a stage area to allow theatrical performances. A bar and

seating area with views of the indoor and outdoor sports pitches would allow families and friends of the participants to provide support and enjoy the facilities on offer.

Currently, the local sporting teams are not able to participate on local leagues due to the lack of facilities, particularly in meeting the FA standards with regards to appropriate changing facilities. If facilities were brought in line with national standards, there would be far more opportunities for the sporting teams to compete at a higher level.

The new community hall has been designed based on the Sport England list of core accommodation required in a community hall or centre which includes:

- A main activity and assembly space
- An entrance foyer
- An equipment and furniture store
- A kitchen
- Toilets
- Facilities for disabled people
- Changing provision
- A cleaner's store
- A boiler or plant room.

## **Materials**

The proposal aims to provide an attractive and welcoming community sports facility which blends with the local area and is sound and secure. The wall elevations are proposed to be finished in a concrete render to the lower half and a weatherboard clad to the top half. Providing a robust finish with a contemporary design. The windows and doors are proposed to be UPVC housing double glazing which will be toughened and energy efficient. High quality locks provided on all doors and windows will provide a high level of security to the building. The materials are chosen with the aim to provide a durable and low maintenance community building.

## **Access**

The existing access point from Avery Way, allows pedestrian and vehicle access and is to be retained and used for the new community hall. This is a privately owned road serving the Cross Park site.

The current car park allows parking for 35 cars in unmarked spaces. This has recently been extended and remains sufficient for the proposed hall.

## **Conclusion**

The proposed community sports facility aims to provide a valuable and useful space for the local community as well as the wider area, which is lacking in suitable sports facilities. The access and parking are already in existence and the proposal utilises the existing wasted space within the site.

The design has been informed by the sport England guidance along with the parish councillor's knowledge of the needs of the local community. It is hoped that a huge improvement in the sports facilities on offer, will lead to wider participation in sporting activities within the community plan and encourage higher numbers of visitors and local residents to the area, generating wider benefits to the local economy.