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Architectural Design Services

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PLANNING STATEMENT

Proposed Conversion of Existing Pavilion and Sports Changing Facilities To Provide Assembly Hall
And Office Facilities @

Allnatt Pavilion

Mole Road

Sindlesham

Wokingham

RG41 5DU



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1. Introduction:

The following planning statement has been prepared in support of a full planning application for the extension and conversion of the existing pavilion and sports changing facilities known as The Allnatt Pavilion within the grounds of Winnersh Community Centre and the wider recreation ground.

The Statement sets out the details of the proposal within the context of planning policies set down by Wokingham Borough Council. The proposal has been prepared based on the guidelines set out in the National Planning Policy Framework (NPPF), National Planning Policy Guidelines (NPPG), Core Strategy, Managing Development Delivery Local Plan and The Borough Design Guide which are considered relevant to this proposal.

The statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.

2. Application Site & Surrounding Area:

The existing pavilion sits to the north-west of the existing community centre on the west side of the recreation ground which is bordered on 3 sides by roads, namely, Bearwood Road, Mole Road and New Road.

The Allnatt Pavilion building is a single storey, flat roofed building, typical of it's time, which is adjoined to the existing caretakers residential dwelling.

The Allnatt Pavilion fronts onto the recreation ground and is served by a footpath from the car park which serves both the Pavilion and The Community centre and Parish Council Offices.

The surrounding area, inclusive of the application site, is within the Sindlesham Conservation Area but is not within an area classed as countryside land.

3. Context of Existing and Proposed Use:

The existing use of the pavilion falls within the Use Class F2(b) – Halls or meeting places for the use of the local community, which is relevant for the assembly hall, but it also provided storage and changing facilities for local youth football teams, namely Winnersh Rangers FC. The changing and shower facilities are no longer used by Winnersh Rangers Fc, primarily due to changes in safe-guarding regulations, and a new storage area has been built for them at the adjacent Community Centre, which has left the facilities at The Allnatt Pavilion largely un-used in recent times.

The proposal to use the existing building for the provision of office facilities, as well as retaining a community use assembly space would present a sustainable solution to the



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existing building whilst also providing a usable office and meeting space for Winnersh Parish Council who currently have office and meeting rooms which are not fit for use by disabled users as they can only be accessed by an external staircase.

The existing disabled toilet facility, which is for the use of the community, would be retained.

4. Design:

The design philosophy of the building itself has been to limit the visual impact to the existing building such that the overall appearance would remain unchanged from the street scene, the main change coming from the car park view whereby the existing garage/ storage facilities would be converted and the doorways bricked up with new window openings formed within them.

Overall the proposal represents a comprehensive redevelopment and modernising of the existing facility which efficiently uses the site within a sustainable location providing more suitable accommodation the size and scale of which is not detrimental to the character of the area and maintains the standard form of development in this area.

5. Conservation Area:

The site is within the Sindlesham Conservation Area and the NPPF requires that the desirability of sustaining and enhancing the significance of heritage assets and that new development should make a positive contribution to local character and distinctiveness. In Conservation Areas proposals should preserve those elements of the setting that make a positive contribution to the heritage.

Policy CP11 of the adopted core strategy supports the principle of proposals outside development limits including countryside subject to an assessment of the impact in terms of its scale, form, materials and design on the character and appearance of the countryside and the amenities of the neighbouring dwellings.

For the reasons outlined above and given that the existing structure is to be re-used we feel that the proposal should be deemed acceptable within these parameters.

6. Access & Parking

All of the parking (45 spaces) is located to the north west corner of the recreation ground, these parking facilities are shared with the community centre and recreation ground and are proposed to be retained. As the proposed changes are unlikely to result in a change in occupancy of the buildings no additional parking is proposed at this time



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The parking area is accessed via the existing vehicular access from Mole Road. The existing access will be re-used, no new access is proposed off of surrounding roads.

7. Landscaping

The site boundary is heavily landscaped with existing mature trees. The site boundaries will be retained to maintain the character and ensure established ecological features remain.

8. Ecological

The sites substantial landscaping will likely harbour a diverse ecological habitat. The retention of a good level of open land as well as the existing trees and hedges will help to retain this.

Protected Species – Bats.

The proposed works are limited in terms of building work, as the existing building is flat roofed and has well sealed, modern and recently fitted eaves and soffits it is deemed unlikely that the building provided any potential for roosting bats; however; care will be taken when undertaking the works and the relevant parties will be notified if anything is found.

Protected Species – Great Crested Newts.

The area in and around the Pavilion is surrounded by busy roads and provides limited terrestrial habitat for amphibians. The lack of any nearby ponds precludes the presence of any significant populations of amphibians on site

The nearest watercourse to the application site is the River Loddon which sits a significant distance away and as such it is unlikely that Great Crested Newts would be able to safely migrate from there to the application site.

9. Heritage Statement

The proposal is for the conversion of the existing building to provide community and office accommodation for both Winnersh Parish Council and the Community as a whole.

The scale of the proposal does not differ from that of the existing building and thus causes no harm or detriment to the character of the existing building or the wider area as a whole.

No archaeological issues are expected to be encountered within the development site or the surrounding area.

The visibility of the proposed converted building will not differ from that of the existing building. The boundaries of the application site are well screened with hedgerow planting which will be retained.



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The proposed conversion represents a sustainable use of an otherwise seldom used building.

10. Conclusion

We believe that the proposed conversion and extension has been designed in such a way to limit impact on the existing building and to blend in with the existing buildings whilst also enhancing the aesthetic value of the area. The proposal will help to modernise the existing building, giving it a new lease of life, thus allowing the wider community to enjoy it into the future.

For the reasons above we believe the proposal should be supported by Wokingham Borough Council.