



## **DESIGN AND ACCESS STATEMENT**

### **Kingston Pavilion, St. Pancras Green, Kingston Nr Lewes**

The proposal is for a new Community Pavilion to replace the existing structure on St. Pancras Green, Kingston Nr Lewes.

#### **Introduction**

This statement is being made in support of the above planning application for a new Community Pavilion for the village of Kingston submitted on behalf of Kingston Parish Council.

#### **Parties**

Kingston Parish Council is the current owner of St. Pancras Green including the existing pavilion and has prepared the Kingston Parish Action Plan 2007, which has identified the need for a small community facility and accommodation associated with the sports that take place on the Green and the adjacent tennis courts.

The Parish Council has currently secured a Stage one grant from the Big Lottery Fund and is working towards submitting a Stage two application for a grant to fund the construction of the new pavilion. There are also additional grant monies available from Viridor.

#### **Relevant Planning Policies**

St. Pancras Green, Kingston Nr Lewes is within a Conservation Area and an Area of Outstanding Natural Beauty but is outside the Planning Boundary. Therefore the relevant Planning Policies are:

- **PPG17 Planning for Open Space, Sport and Recreation (RE4)**
- **CT1 Planning Boundary and Key Countryside Policy**
- **CT2 Landscape Conservation and Enhancement**
- **H5 Development Within or Affecting Conservation Areas**
- **ST3 Design, Form and Setting of Development**

This Statement seeks to demonstrate how the proposed community and sports pavilion fulfils the above planning policies and makes a positive contribution to Kingston Nr Lewes.

### Design Discussions

The need and desire for a new pavilion on St. Pancras Green has been apparent for a number of years and the Village Action Plan has identified a number of requirements. The proposed scheme has been developed from:

- Questionnaire designed to identify possible activities and uses for a new pavilion (distributed to all households within the Parish)
- An initial brief written by members of the Parish Council / Action Group
- Sketch designs (displayed around the village on notice boards and published on the Village and Parish Council websites)
- Public Consultation Meeting 1 (feedback included concerns over scale and height)
- Revised sketch designs (displayed around the village on notice boards and published on the Village and Parish Council websites)
- Public Consultation Meeting 2 (overwhelming support for the proposed scheme)
- Meeting with Steve Howe (Senior Planning Officer) of Lewes District Council Planning Authority (supportive of the principle and design of the proposed scheme)

### Location

Kingston Nr Lewes is situated just off the A27 a few minutes outside Lewes and 10 minutes drive East from Brighton.

St. Pancras Green is located on the South West boundary of Kingston Nr Lewes surrounded by residential properties and overlooked by the South Downs.

The proposed pavilion is located on the footprint of the existing pavilion at the Western corner of St. Pancras Green alongside Church Lane. It is within close proximity of the tennis courts and fronts onto the areas allocated for the football and cricket pitches. (See drg. 8452-100, Site Plan).

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### The Existing Pavilion

The existing pavilion is approximately 35m<sup>2</sup> (7.55 x 4.55m) with an internal height at the eaves of 1.5m and an internal floor to ceiling height of 2.03m. These unsuitable dimensions relate back to the buildings original use, an apple store.



Front Elevation of Existing Pavilion

In addition to the size and height restrictions the pavilion suffers from a number of other issues including access, maintenance, electrical, plumbing (including only an externally accessed toilet), structural, damp and asbestos roof and gable wall slates. All of which have led the Parish Council to close the pavilion due to health and safety reasons and therefore close the only toilet facilities accessible to the junior sports teams.

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### The Site

St. Pancras Green is surrounded by residential properties with St. Pancras Church at its South Eastern corner. The Green is overlooked by the South Downs from the West with distant views to the East above the building ridgeline.



View Across St. Pancras Green to Overlooking South Downs



View Across St. Pancras Green with Distant Views of South Downs

Existing uses of the Green include tennis, junior football and junior cricket as well as village events such as the yearly Downland Race, barbeques and local & national celebrations.

The green slopes down from West to East at a steady gradient with a foul sewer running into the main village area from between the existing pavilion and the tennis courts.

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### Context

Kingston Nr Lewes is a historical village nestled in the tranquil hills of the South Downs. The village has developed over numerous centuries to what we see today, a culmination of differing building styles. The most significant to the proposed pavilion is a development of 66 houses built in 1962, which border the Green. This coincided with the Building of Sussex University and subsequently formed strong links between the two.

The design and planning of this development is typical of their age and results in a particular character to the immediate area. This style is juxtaposed to the more historical parts of the village and creates a distinct sense of place that results in a calm and peaceful village green.



1962 Development Facing St. Pancras Green

The prominence of the Green is unquestionable as it provides much needed focal point to the village including sporting and external social events.

In conclusion, St. Pancras Green is a prominent site with a calm and peaceful character. The proposals facilities are supportive to the village and the design needs to reflect this role therefore it needs to sit comfortably within its environment and take a secondary role to the Green itself. The proposal also needs to respond to the sense of place already established by making a positive contribution to the visual quality of the environment.

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### Use

In accordance with PPG17 the proposal provides a 'small scale sports and recreational facility located within a village and meets the needs of the local community'.

The development has been informed by the overdue need for facilities associated with the sports that take place on the Green and the adjacent tennis courts and from extensive consultation with every household within the Parish. This has been collected and collated by the Parish Council.

### Amount

The proposal includes:

- Changing Facilities
- Community Room
- Multi-Purpose Room
- Veranda
- Kitchen
- Toilets
- Storage

In accordance with policies ST3, H7 and H8 the proposal will not increase the current traffic levels or congestion and therefore no allowance for additional parking has been incorporated. A disabled parking bay will be provided within close proximity of the main entrance. In addition 10 cycle storage facilities will be provided in accordance with policies T5 and PPG (T6).

The proposed pavilion will provide a much need facility and has been designed to compliment the current village hall.

### Layout

There are several existing constraints, which partly dictate the layout of the development and need to be considered prior to the design. These include:

- Line of existing foul sewer running from West to East across the Green
- Level difference between Church Lane and St. Pancras Green
- Existing slope of St. Pancras Green
- Relationship to St. Pancras Green and the Tennis Courts
- Proposed height and floor area with respect to the site location within a Conservation Area and an Area of Outstanding Natural Beauty

The proposal needs to respect the line of the existing foul sewer allowing enough room for the ground works.

Church Lane is approx. 900mm above St. Pancras Green, in the area of the proposal, which also slopes away from this point. Therefore careful consideration needs to be made to access into the proposal from both Church Lane and the Green.

The most important design issue is the relationship to the sports areas. The key rooms need to open onto the Green allowing the spaces to be used together.

The proposal needs to have a minimum impact on the Green so it does not distract from the Green as the main focal point and, in accordance with H5, the proposal needs to 'enhance the character of the Conservation Area'. Therefore the ridgeline is imperative and needs to be kept as low as possible. However, with the increased uses it is inevitable that the building size will increase in comparison to the existing pavilion / former apple store.

In conclusion, the layout has been designed to incorporate the change in levels and the sloping Green into the Proposal by pulling the building away from Church Lane to allow a change in level to take place. Also by providing a raised veranda for viewing the change in level is split into two reducing its impact. The veranda stretches the length of the building and creates buffer between internal and external. The Community Room is flanked with glazed doors that can be fully opened and allow the space to be used in co-junction with the Green for social events. Finally, a gently curving green roof will reduce the buildings height as well as soften its impact by replicating the undulating South Downs behind. By replacing the existing structure with the proposed pavilion the character and appearance of the Green will be significantly enhanced.

In addition, the proposal will make use of a central roof light to the Community Room that will appear as a cut or rip to the surface of the green roof. This will allow natural daylight to the Community Room throughout the day whilst providing a more spacious room for the users to enjoy.

During the design process numerous options have been tested and explored, all of which have contributed to the layout of the current scheme.

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### Scale

As a prominent site and a focal point for the village the Green needs to remain the main focus. The proposed pavilion needs to sit softly within its setting and respect the Green and surrounding residential properties.

A single storey building with an open veranda and gently curving green roof has been designed to minimise the height and scale of the proposal. Although greater in size than the existing pavilion the proposal has a lower ridgeline by approx. 0.6m as shown below:



Proposed Pavilion with existing pavilion ridgeline behind

The main access route to the new pavilion opens onto the green with views across to the proposal as shown below:



View across St. Pancras green to proposed pavilion

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In conclusion, the existing structure is radically undersized to accommodate the facilities needed for current sports and social uses and therefore a larger building is required. The proposal has recognised this issue within both the consultation process and the final design. It has therefore sought to minimise its scale with every opportunity including a shallow pitched green roof and an open veranda.

### Appearance

The proposal will provide a respectful pavilion designed in a contemporary style, which will enhance the character and appearance of the village. Specific attention has been given to reducing the proposals scale so not to detract from the Green itself. The proposed ridgeline is approx. 0.6m below the existing structure lessening its impact from all viewpoints.

The proposal has adopted a simple and uncomplicated form, which is repeated within the aesthetic. The open veranda and large glazed doors help to open the building up to the green and encourage a relationship between the two.

### Materials

Roof	Downland Turf Green Roof
Walls	Sweet Chestnut horizontal boarding as per elevations
Floor (External)	Timber Decking with non-slip inserts
Joinery	Sweet Chestnut
Structure	Sweet Chestnut Glulam beams with cantilevers over the veranda
Sunpipes	Monodraught

### **Sustainability**

During the public consultation periods the feedback included a wish to adopt sustainable principles where possible. Accordingly the proposal has progressed mindful of best practice measures and with an emphasis on longevity, flexibility and the reduction of energy use.

Sustainable principles incorporated into the design include:

- Downland Turf Green Roof
- Solar Water Heating
- Grey Water Recycling
- Locally Sourced Construction Materials (Sweet Chestnut structure, cladding and joinery)
- Minimising the exportation of construction waste
- Maximising Natural Daylight (Sunpipes and main rooflight)
- High Quality, Low Energy Artificial Lighting (to provide lighting to spaces)
- Improved Levels of Insulation (above the requirement set by the Building Regulations)
- Minimising Water Use (low flush WC's , low use spray showers with push taps etc.)

### **Access**

As previously discussed, the site has a number of different levels from Church Lane to the Green therefore the proposal has been sited approx. 3.5m away from the road. This allows sufficient room for ambulant disabled steps in accordance with Approved Document M 2004 of the Building Regulations and a gently declining ramp with a gradient of no more than 1 in 20.

All visitors will be guided to the proposal by clearly demarked signs positioned at the public entrances. All ramped routes to the proposal will be well lit.

### **Summary**

In conclusion, this application proposes to replace the existing structure with a new community and sports pavilion. The proposal has been carefully developed to enhance the existing character and appearance of Kingston Village with an emphasis on sustainable issues.

We respectfully ask that the Council supports this proposal and ask that the application be recommended for approval.

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### **Waste Management Plan**

All excavated materials will be reused where possible, for subsoil fill under building footprint as required or as substrate to the green roof.

Topsoil will be reused within the immediate area for new landscaped areas. Any excess will be spread evenly over remaining areas and reseeded. No topsoil material is to be removed from site.

All excess waste generated by the project will be removed from site by registered waste carriers in compliance with waste management legislation to approved local tips. Where possible recyclable materials will be offered to recycling companies.

The disposal of any non-recyclable waste will be carried out in fully covered skips. Any materials not suitable for reuse on site, but reusable elsewhere will be separated out and taken to appropriate recycling plants where applicable.

A licensed contractor will carry out the removal of the asbestos.