

## **Pavilion Proposals**

King George V and Badminton Road Playing Fields



## **CONSULTATION RESPONSE**

February 2021

# WELCOME

We would like to thank local people for actively engaging in our recent consultation about the design of the proposed new pavilion at Badminton Road playing fields and King George V Park (the “**Pavilion**”). There appears to be widespread support for the design of the Pavilion, and we have also received some very constructive ideas about how the facilities can be improved for both users and neighbouring residents. The Parish Council intends to carefully consider the suggestions put forward before finalising the planning application submission.

The Parish Council recognises the second stage of this consultation has not been as extensive as it would usually undertake given the restrictions of the Covid 19 tiered restrictions and national lockdown. Details of the proposposal were posted on:

- The Parish Council website.
- The Parish Council notice boards.
- At the Pavilion.
- Letters sent to neighbouring residents.
- Advertised to local Friends Groups.
- Articles placed in Downend Voice.

The Parish Council would have usually hosted a question and answer session but this has not been possible due to Covid 19. This would have been an opportunity of explaining some of the proposals that were not readily obvious from the designs circulated and to allay some misinterpretations about the proposals.

As Chair of the working group, Cllr Burton also held a productive Zoom meeting with local residents. The Parish Council will not always be able to take on board the comments from all residents but will do our best to strike an appropriate balance between park users, sports groups and local residents.

The Parish Council wants to ensure that the Pavilion becomes an asset to the community as a whole. We hope the investment in the new Pavilion, and the wider park, will further enhance one of Downend's most loved open green spaces.

**Cllr Ben Burton**

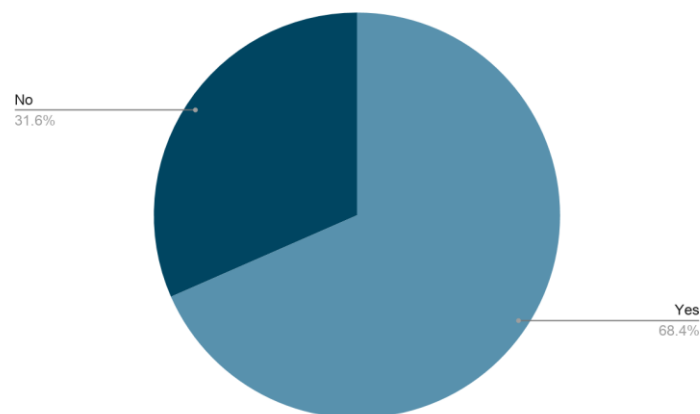
**(Chair of the Sport Pitches and Pavilion Working Group)**

## OVERVIEW

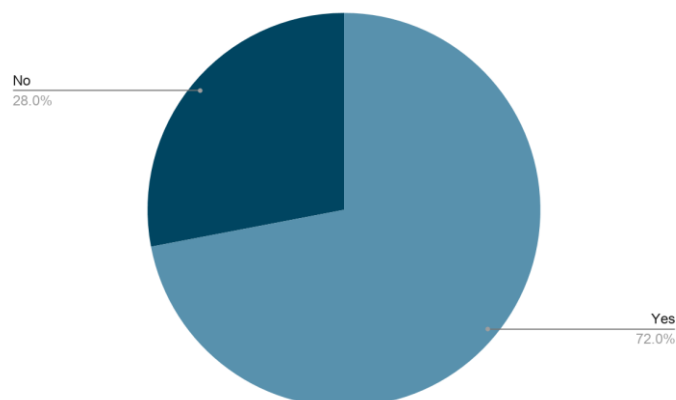
The consultation asked three questions and an overview of the responses is shown in the graphs below. A number of the responses provided more detailed information, suggestions and observations.

The Parish Council would like to thank residents for taking part in the consultation and a number of queries that were raised have been clarified below. The Parish Council is unable to answer each response on an individual basis but we hope the 'Q&A' section below covers many of the issues raised.

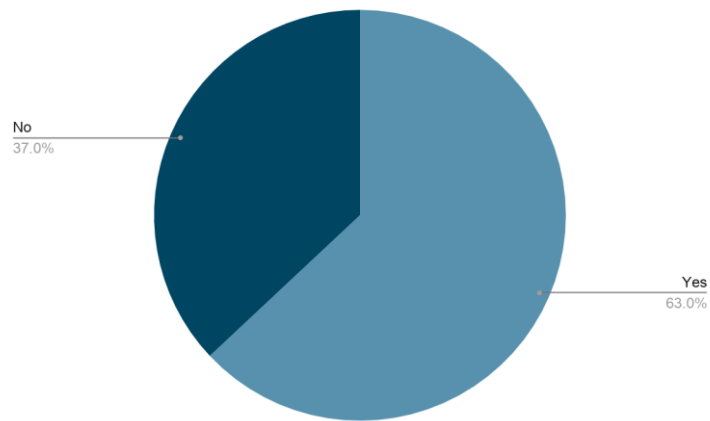
### 1. Do you like the overall design?



### 2. Do you think the design is sympathetic to the surrounding park and playing fields?



### 3. Do you think the new pavilion provides the facilities that you think are required?



The key benefits of the new pavilion were identified as follows:

- Great for the community and what the area needs.
- The appearance of the building will be vastly improved.
- The design is well thought out for a variety of uses.
- The facilities are excellent and will be good for the various sports teams that use the playing fields.
- The facilities will provide a wider community use and social hub.

A number of concerns were raised and these have been addressed in the Q&A section below. The main concerns centred around the following themes:

- The space available for parking of vehicles.
- The security of the pavilion and possible anti social behaviour.
- The 'bar' area indicated on the plans and possible disturbance to residents.
- The size and position of the pavilion.

## Q&A

In this section the Parish Council has provided feedback in relation to the most common issues raised in the consultation.

### PROPOSED DESIGN, LAYOUT AND MANAGEMENT OF PAVILION

Question	Response
How will the site be managed?	<p>The Parish Council will remain responsible for the Pavilion and will set appropriate rules and regulations.</p> <p>The Parish Council is also discussing with Downend School whether there is the opportunity to manage both the grass pitches and 3G surface using a common booking facility.</p> <p>The intensity of use will determine whether the Parish Council will manage the facility on a day to day basis or whether an appropriate facility management company is appointed.</p>
How are the renovations to the Pavilion being funded?	<p>The funding is coming from a combination of Parish Council reserves and a Football Foundation grant. We consider the proposed Pavilion will provide excellent value for money and is in accordance with the objectives that the Parish Council set out when the Pavilion project started.</p>
Why is the Pavilion larger than the previous design?	<p>The new Pavilion provides modern facilities that are required to support a number of community uses. The previous Pavilion did not conform to current Sports England guidance for changing space and safeguarding issues. On this basis, some of the space had to be rearranged so that the Pavilion was accessible to all users. In addition, the additional community uses have been considered.</p>
Why has the location of the Pavilion changed slightly compared to the old one?	<p>The Pavilion location has changed to ensure the facilities that are required can be</p>

	<p>provided and the footprint does not encroach on the football and cricket pitches. The increase in size has also meant additional space being required.</p>
How high will the Pavilion be compared to the existing?	<p>The height of the Pavilion is shown on the designs and the Parish Council is working with the company providing the facilities to understand the datum point (i.e. the level that will be taken for the floor of the building).</p>
What is the vision for the Pavilion?	<p>The Pavilion will provide modern and clean changing space for the various sports teams that use the playing fields on a weekly basis. We are also hopeful that the Pavilion will become a 'home' for many local sport teams that have local players.</p> <p>The Pavilion will also provide office space for the management of the Pavilion and extra space for the Parish Council office (if this is required now or in the future). A meeting room is included that can be used by the Parish Council for public meetings, be rented to other users and be made available to support community groups and activities.</p> <p>The social area has been designed to be multifunctional and to allow a range of social activities to take place.</p>
Will there be the option to open the kitchen as a 'pop up' cafe if required?	<p>This is an option as the social space has been designed to be multi functional. The actual use going forward will be decided and any proposals for local companies to be involved will be considered.</p>
What toilet facilities are there and will these be open to the public?	<p>There are toilets for sports teams (as part of the changing rooms) and visitors. The toilets will be available for use by the Public if the Pavilion is open. However, at this stage, the Parish Council has not provided toilet access outside these times due to concerns about these facilities attracting anti-social behaviour.</p>

Can the location of the toilets be moved so they are not adjoining the boundary of neighbouring properties?	This has been considered but it will not be possible in the current design. We do not think the location of the toilets will impact on neighbouring properties due to the design and ventilation that will be provided. The proposed location of the toilets is similar to the distance in the current Pavilion.
How loud will the ventilation be at the Pavilion?	The Parish Council have received sound performance measurements for the proposed air conditioning (available on request). The air conditioning would be provided with the ability to control the fan speed and feature a quiet function.
Will the Pavilion be available for business use during the week?	This is a possibility and some of the rooms will be available for hire. Full details will be provided as the project nears completion.
The urinals are not required in the changing room and it would be better if the wet areas are positioned at the end of the changing facility?	These comments are being considered and will likely to be included in the final design.
Are four changing rooms necessary and could you not consider 2?	The Parish Council discussed this at length and determined that two changing rooms would not be sufficient for the intended use now and in the future. We understand that the increase in size will impact on some neighbours but hopefully various aspects of the design and proposals will mitigate the effect.
How long is the build schedule likely to take?	The Parish Council has decided to use a modular building (built off site) to reduce time on site. This will mean less issues for local residents and reduces inconvenience to park users. The groundwork will be undertaken and then the final modular buildings will then be craned onto the site over a period of approximately 2-3 weeks. The Parish Council hopes this approach will limit noise, construction traffic and any disturbance.
Where will building materials be stored and the site office located?	Time on site will be limited due to the construction method, as discussed above.

	These details will be confirmed in due course but careful consideration of neighbours will be given.
Is the Pavilion accessible?	Absolutely. All members of the community will be welcome and the Pavilion has been designed to be accessible for all.
What signage will there be?	There will be improved signage when entering the park to help direct users. We hope to make the entrance to the park more welcoming and better landscaped.
Will you provide an area to clean boots and prevent the building getting dirty?	Yes there will be an area to clean boots. The design also allows for a kitchen hatch so hot drinks and snacks can be served to users without having to enter.

## PARKING

Question	Response
What are the parking provisions? Is it intended to provide additional parking onsite?	The intention is to increase the capacity of the existing car park by better arranging and marking the space. The Parish Council is in discussions with South Gloucestershire Council about incorporating a small amount of additional space to improve capacity.
Do you think there will be more people using the Pavilion, which will increase traffic?	<p>The overall use of the Pavilion by sports teams is likely to be similar to the existing arrangements. The number of sports teams will be restricted by pitch availability.</p> <p>There might be a small increase in use of the Pavilion by local organisations or groups but we expect many to walk from surrounding areas or be accommodated in the car park.</p>
The current car park is in a poor state, will this be improved?	The Parish Council intends to ensure that the current parking is improved to ensure the car park is level, has a better surface, better markings and increased capacity. We also intend to improve the 'welcome' to the park with carefully considered planting and



	landscaping.
Will sustainable forms of transport be promoted?	The Parish Council will continue to promote sustainable forms of transport (walking or cycling to the site). We also hope that with extra storage on site this will reduce the need for some sports teams to drive (i.e. to bring kit and equipment).

## **BAR, SOCIAL ROOM SPACE AND FUNCTION ROOM**

<b>Question</b>	<b>Response</b>
What purpose will the function room be used for?	<p>The function room is intended to be a community space that can be used for a variety of uses.</p> <p>The sports teams and other uses can use the social space after matches and to welcome visiting teams. The social space could also be used by other organisations.</p> <p>There is no intention for the social area to be used for late night parties or loud functions. The terms of use will restrict use that is consistent with the neighbouring residential area.</p>
What will the social area be used for?	<p>The social area is intended to be used to support the sports and recreational activities that currently take place at the Pavilion. The social area would also be a useful community hub for meetings, small scale private hire (e.g. group meetings) and provide office space for Pavilion and Parish Council management.</p> <p>There is no intention for the Pavilion to be used for large late night parties or as a standalone licensed premises. The Parish Council understands that this locality is not suitable for such events given the proximity to local houses. All events that take place will be closely managed and any licences</p>

	(subject to South Gloucestershire Council approval) will be limited.
Why have you included a bar and how will this be used?	This is marked as a 'bar' but this will be limited to activities that are associated with the ordinary use of such a Pavilion by the sport teams and other users. This means that the opening times will be limited and strictly monitored to ensure that there are no issues for local residents.
Would it be possible for the terms of the licence to include the requirement for vetted, employed bar staff agreed by the pavilion managers? How will the hiring of space be managed to address this issue?	The use of the bar area for licensed activities will be considered at a later date. Any use for the sale of alcohol will require the necessary permissions from South Gloucestershire Council and the Parish Council is clear that strict rules will be in place to protect residents.
Do you need to apply for a music licence?	There is no intention to apply for a music licence as this is not consistent with the intended use.
Will the facilities be open to all or limited to just the sports teams?	The Parish Council will promote the Pavilion to be used by all sections of the community. The social area could be hired for meetings, small scale events, fitness classes etc.
Rather than a bar/function area why not use this space for permanent youth facilities?	The social area is meant to be multi-functional and any use that is consistent with the aims of this local Pavilion will be considered.
What will be the opening times for the Pavilion?	The Pavilion will only be opened at times consistent within any planning permission that is received. The Parish Council will remain responsible for setting and reviewing opening times but this will always be consistent with the intended use.

## SAFETY AND SECURITY

Question	Response
Will there be security cameras?	The intention is to ensure that the building

	<p>is secure with appropriate security cameras to provide reassurance to users and local residents. Advice will be taken from the appropriate teams at South Gloucestershire Council and the Police to help secure the Pavilion.</p>
<p>What about security against vandalism and anti-social behaviour occurring there?</p>	<p>The Parish Council has been conscious to ensure that there is appropriate security and the design of the Pavilion prevents 'dark corners' or areas that would attract antisocial behaviour. For instance, the porch area will be secured, the area between the Pavilion and neighbouring properties will be secured and there will be shutters on all windows. The building will also incorporate design features to prevent/reduce risk of climbing on the roof.</p>
<p>Placement of security lights - where would these be placed and at what lumens do you propose to use?</p>	<p>The placement of security lights will be subject to advice from Police and anti-social behaviour officers at South Gloucestershire Council. The security lighting will take into account potential impact on neighbouring properties.</p>
<p>There appears to be a 'gap' between the Pavilion and neighbouring houses - will this cause a security issue?</p>	<p>There will be no such gap and the illustrative drawing is slightly misleading in this respect. The area will have secure fencing at either end that will prevent access along this route and help to provide better security for the neighbouring properties.</p>
<p>Will the gates be left open more with more people using the pavilion?</p>	<p>The control of the gates will be determined in accordance with the various users. There are many options about how this site could be opened and closed and we will ensure any plans are appropriate. The Parish Council will also ensure that the playing fields are appropriately secured to prevent unauthorised vehicular access.</p>
<p>What rules will be in place once the Pavilion is operational?</p>	<p>The Parish Council will ensure that appropriate rules and regulations will be in place once the Pavilion opens. At the heart of these rules will be the promotion of community and respect.</p>

Will the Pavilion be alarmed?	Yes the intention is for it to be alarmed. There will also be an automatic button to ensure shutters are secured in closing the building and lights are turned off.
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## STORAGE AND LANDSCAPING

Question	Response
Is there sufficient storage space within the building?	The new Pavilion will have various storage facilities for items of furniture and other key equipment.
Will the large metal shipping containers in the Car Park remain?	<p>The intention is for the two containers that are currently located in the car park to be moved to a more convenient location. These containers will be properly clad and landscaped to improve the visual appearance.</p> <p>The intention is also to provide two further shipping containers (also clad and landscaped) to provide storage for the sport teams. This will mean the open storage area next to the Pavilion will no longer be required and should improve the visual aspect.</p>
Will there be other storage facilities on the site?	Yes, as discussed above. The location of these will be sympathetic to the site with the intention of 'losing' them in good landscaping.
Is there the intention of improving landscaping and visual appearance of the park?	The Parish Council has already been working with the Friends group to improve the park. We hope the continued investment will ensure that this vital open space is not only maintained but improved for all future use.

## CLIMATE EMERGENCY ISSUES

Question	Response
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Will there be solar panels on the roof?	The Parish Council made enquiries about solar panels but these could not be incorporated into the proposed structure (the roof would not support the weight). The placing of these items on the roof of the Pavilion would also increase the height and potentially detract from the view of neighbouring properties.
Will the Pavilion have a green roof?	The Parish Council made enquiries about a green roof but this could not be incorporated into the proposed structure (the roof would not support the weight).
Will the Pavilion incorporate air source heat pumps or similar low carbon technologies to service the building?	The intention is for the Parish Council to ensure energy provided to the Pavilion comes from sustainable sources. This will either be by subscribing to a 'green tariff' for electricity and gas or incorporating other features in the design. At the design stage, we will work through the various options.
What about the overall design of the Pavilion?	The Pavilion is designed to current construction standards and provides far better energy efficiency compared to the old and dated Pavilion. Ensuring the Pavilion is efficient is important to the Parish Council and various features will be incorporated as part of the design (e.g. window coverings, LED lights, lighting timers etc.).

## BOUNDARY ISSUES

Question	Response
Will the boundary of the properties be improved?	Yes. The boundary is likely to be more secure and tidy when compared to the current arrangements.
Will neighbouring properties have the option of screening?	The Parish Council hopes the new Pavilion will provide a better outlook on the park than that provided by the dated Pavilion. We will also discuss with residents whether they would like screening installed along the boundary.

How will you secure the children's park?

The Parish Council does not think the renovation of the Pavilion will prevent any greater risk to children using the park. Indeed, the improved facilities and security are likely to have a positive impact. The Parish Council works closely with the play officer at South Gloucestershire Council to ensure all these facilities remain secure.