



# Site Analysis and Outline Proposals

Pre-application submission (RIBA Stage 2)

## Sports & Community Pavilion

Milton Road, Adderbury  
Oxfordshire

April 2019



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# 1.0 Site & Context



## 1.1 Introduction

Further to the granting of planning permission for new sports pitches on the Milton Road site, in Adderbury, the Parish Council & 'Working for Adderbury Community' (WFAC) are now seeking to explore the potential for a new and complementary sports and community pavilion for the village.

This document describes the background to the scheme, including constraints and opportunities, before presenting outline proposals (RIBA Stage 2) in support of a pre-application submission to Cherwell District Council.

The brief calls for a mix of outdoor sports and recreation facilities, including football, tennis, netball, cricket, as well as a community/sports centre, including multi-purpose sports hall for badminton, five-a-side football, function/meeting rooms, dance studio, office, bar, kitchen, WCs and changing facilities.

## 1.2 Site Location

The site is located on the northern side of Milton Road, to the western edge of Adderbury, approximately 3 miles south of Banbury.

Figs 1 & 2: Aerial photographs showing the site and surroundings



# 1.0 Site & Context

## 1.3 Site Photographs

A number of site photographs follow, showing the relationship of the proposal site to the surrounding area, and including buildings in close proximity.

The site is approximately 9 acres (3.64 hectares) in area, and is well defined by established tree and hedgerow boundaries.



Fig 3: Entrance to adjacent site (Ball Colegrave)

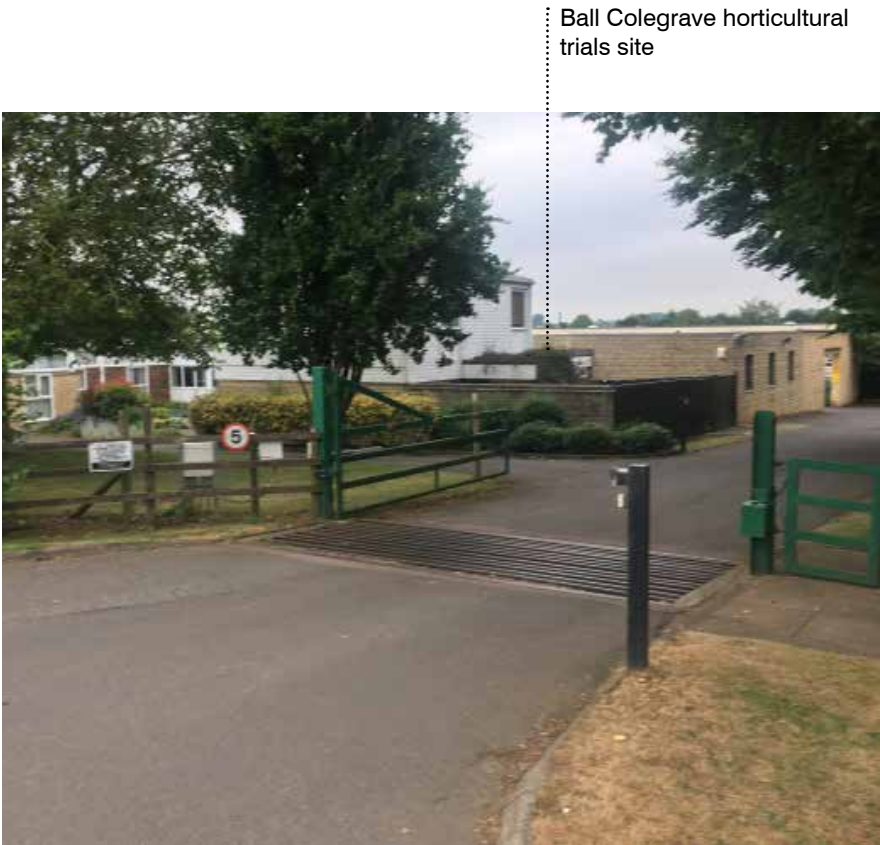


Fig 4: Existing access to the Ball Colegrave site



Fig 5: Residential development adjacent to the site



Fig 6: View looking north east across the site



Fig 7: View looking north west across the site



# 1.0 Site & Context

## 1.3 Site Photographs



Fig 8: View showing southern boundary of the site on Milton Road



Fig 9: View looking east towards housing site (under construction)



Fig 10: View of existing access at western end of site (Milton Road)

# 1.0 Site & Context

## 1.4 Heritage & Conservation

The site lies to the west of the Adderbury Conservation Area. First designated in 1975, the Conservation Area follows an east-west axis through the village, comprising the historic core and its setting.

20th century and more recent residential development to the south west and north east of the village is excluded from the Conservation Area.

There are a significant number of listed buildings within the village core/ Conservation Area, including the Grade I listed Church of St Mary and The Grange (listed Grade II\*) adjacent, as well as many large 2 & 3 storey listed dwellings.



Fig 11: Proposal site in relation to Conservation Area

## 1.5 Movement and Connectivity

The proposal site lies within 10 - 15 minutes walking distance of the village centre. The main road (A4260) running north-south through the village from Banbury in the north, can be seen to the east.

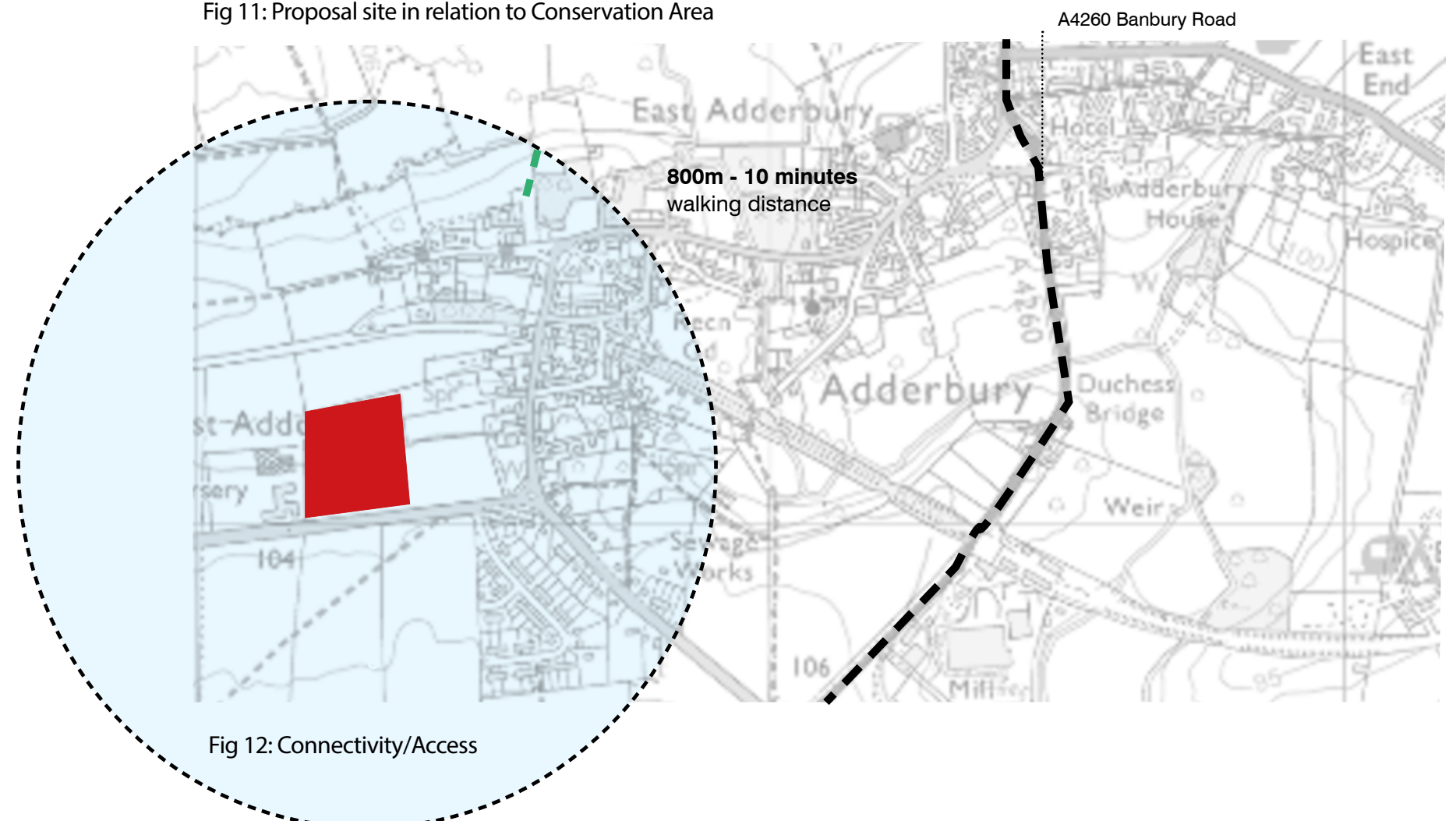


Fig 12: Connectivity/Access



# 1.0 Site & Context

## 1.6 Site Analysis

The site lies between the Clockmaker's Turn housing site and the Ball Colegrave Horticultural Trials Ground, the latter characterised by buildings with a large 'footprint'.

The site is currently a large area of enclosed meadow, falling gently from south to north, and contained by established hedgerow boundaries to the north, west and south.

It is used locally for dog walking/general amenity and, whilst it does not feature any established rights of way, the site links to wider walking routes.

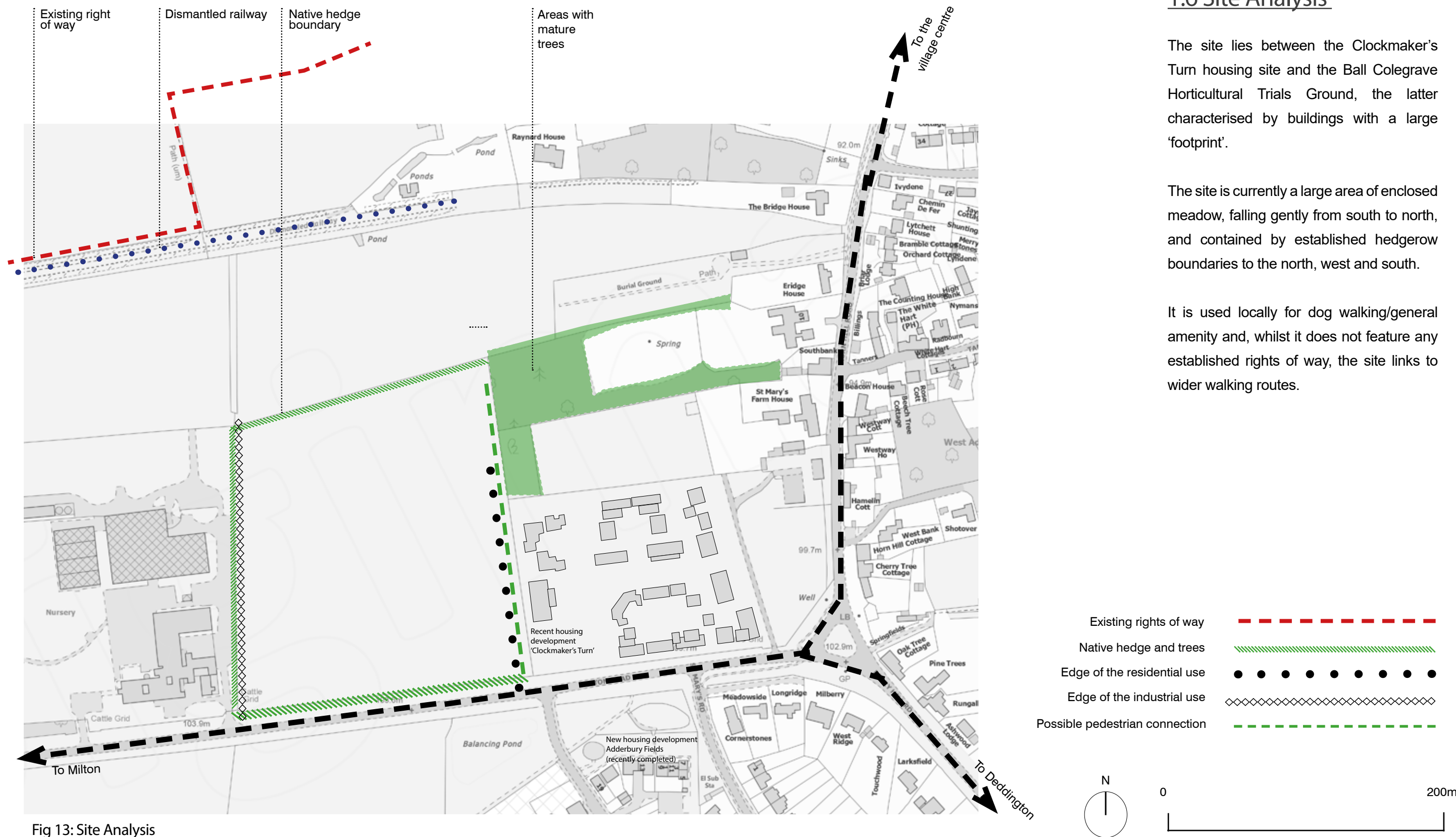


Fig 13: Site Analysis



# 2.0 Outline Proposals

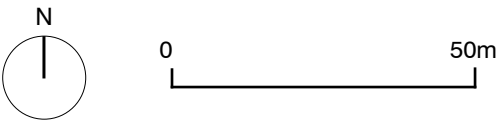
## 2.1 Constraints and Opportunities

The plan adjacent shows the location of the proposed (and consented) sports pitches, as well as the proximity of neighbouring buildings.

A new vehicular access will be provided at the eastern end of the site, along Milton Road. This will provide a new point of arrival as close to the village as feasibly possible, whilst ensuring that the amenity and privacy of neighbouring residents is protected.

The proposal to locate the new building at the eastern end of the site will create a strong sense of arrival, with the proposed all weather multi-use games area (MUGA) located away from the residential development and shielded by the proposed building.

-  Vehicular access
-  Overflow vehicular access
-  Principal pedestrian links
-  Secondary pedestrian paths / access points
-  Native hedge and landscape buffer
-  Views
-  Service zone for MUGA and car park



## 2.2 Utilities and Services

Initial approaches have been made to local utilities providers in order to determine whether there are any mains services crossing, or in close proximity to, the site.

In undertaking this exercise, Western Power formally confirmed that they have a high voltage main running alongside Milton Road. They do not have electricity services running across the site.

Thames Water confirmed verbally that they have a buried water main running along or adjacent to, Milton Road, and they do not have apparatus running across the site.

Gas providers SGN confirmed verbally that there is a gas main along the line of Milton Road, and they do not have any mains gas supply running across the site.

NB) Full services searches will be required to confirm the location of services definitively.

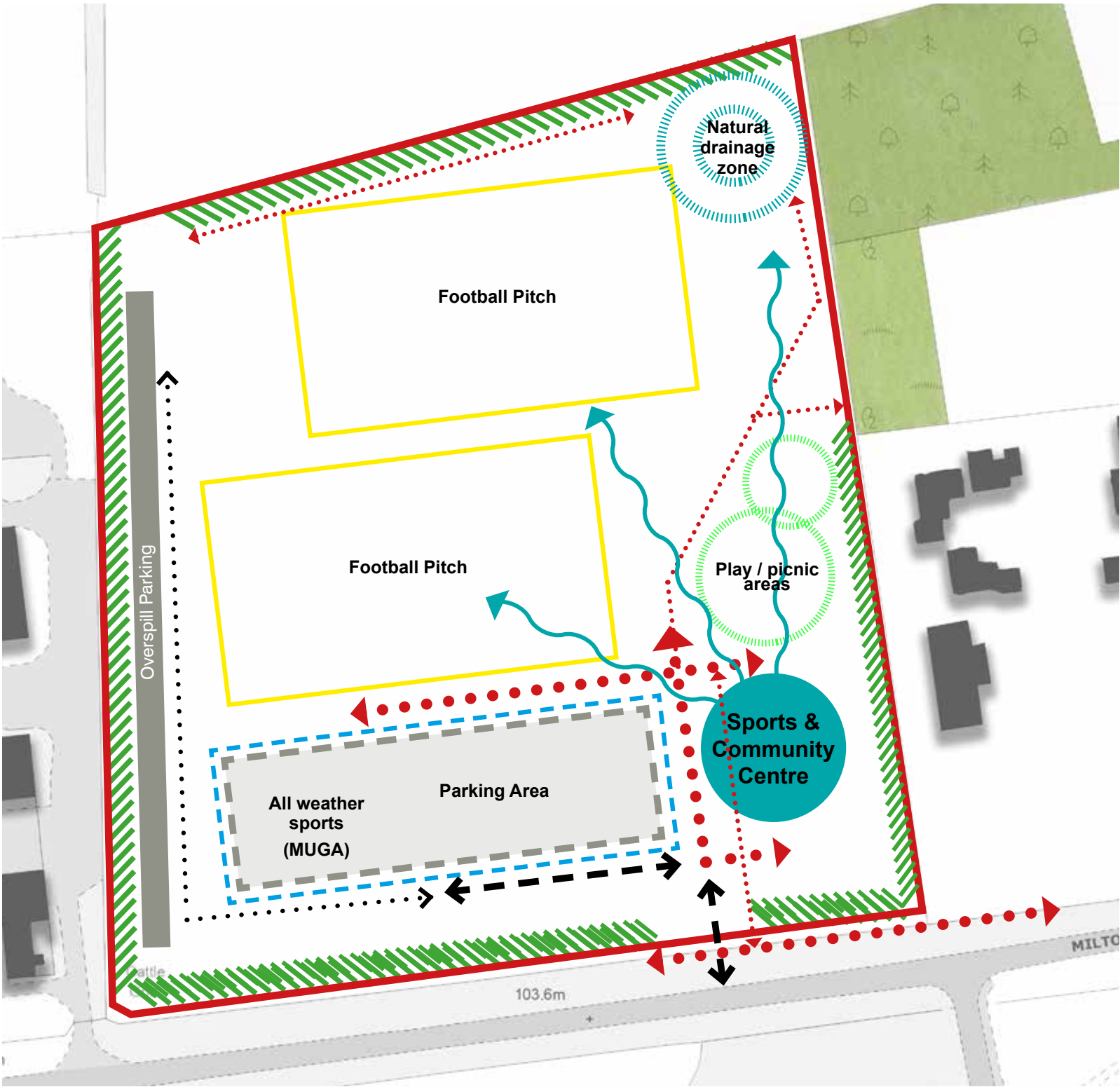


Fig 14: Constraints and Opportunities



## 2.0 Outline Proposals

### 2.3 Illustrative Site Plan

The site plan adjacent shows the general arrangement of sports pitches, along with the suggested location of the building and access/parking.

The proposed building, is designed to provide a striking new addition to the village. A generous car park and mini bus drop-off area is shown. The location of the proposed building has been carefully chosen to minimise infrastructure costs (eg. roads and parking) and ensure efficient use of the land, whilst also safeguarding privacy and amenity for neighbours.

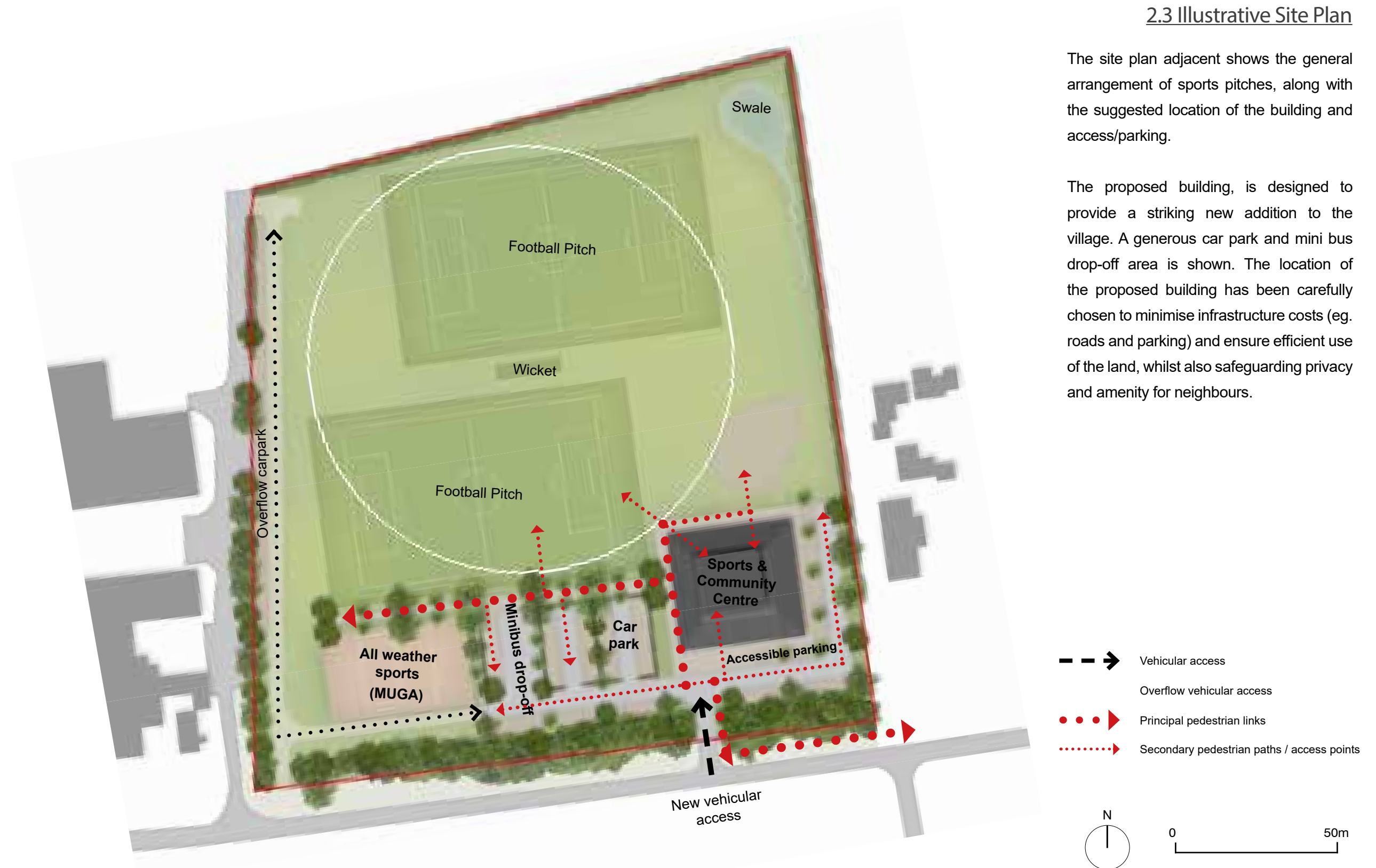


Fig 15: Proposed Site Plan

2.4 Site Layout Plan

The links between the proposed sports and community building, car parking areas, MUGA and sports pitches are clearly shown on the site layout plan adjacent.

Two main pedestrian axes link the building to the sports fields and possible play areas, forming the base of the site masterplan.

Total number of carparking spaces: 79  
Accessible carparking spaces : 9  
Additional overflow carparking provision: 53

**MUGA/Carpark Zone**  
MUGA located away from the building

**PROS:**  
Less hard surfacing - more cost effective  
MUGA (noise source) away from building and houses to east  
Car park closer to building

**CONS:**  
Longer walking distance to MUGA  
MUGA hidden away - not connected with the building

◀...▶ Main Pedestrian Sport Facilities Access Routes  
➡ Entrances

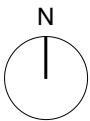




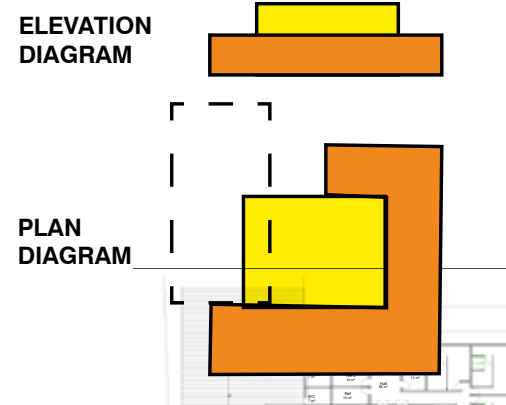
Fig 16: Relationship of building, MUGA and car parking





The sequence of diagrams below show the proposed organisational strategy, including scope to 'wrap' the principal sports hall(s) with service accommodation.

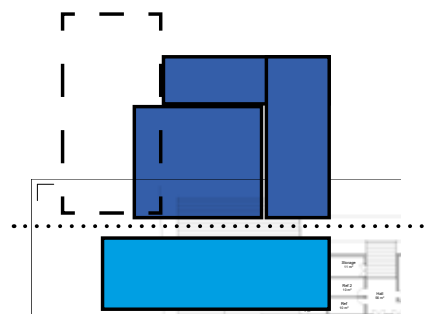
**KEY** **MASSING/VISUAL IMPACT**

-  Main Sports Hall (8m high)
-  Ancillary accommodation (3.5m high)



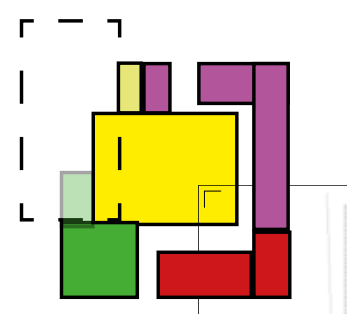
**USES ZONES SEPARATION**

-  Quiet/Clean/Public zone
-  Noisy/'Dirty'/Partially restricted zone

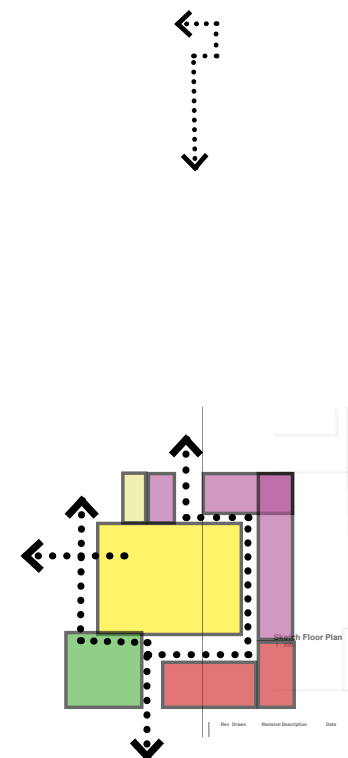


### USES ZONES INTERACTION

- Office/Meeting
- Changing Area
- Main Sports Hall
- Bar/Club area
- External toilets

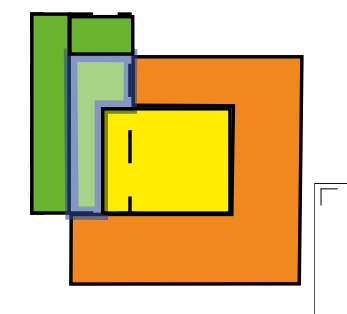


## CIRCULATION DIAGRAMS



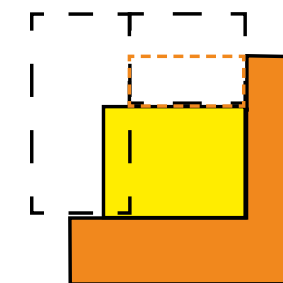
**INTERNAL/EXTERNAL SPACE**

-  Main Sports Hall
-  Ancillary accomodation
-  External space
-  External covered space



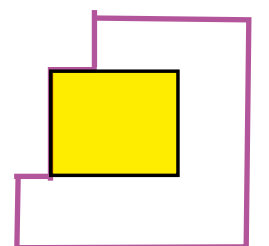
**OPPORTUNITIES FOR FUTURE EXPANSION**

 Area for potential expansion



**ENERGY EFFICIENCY**

☐ Perimeter of the building



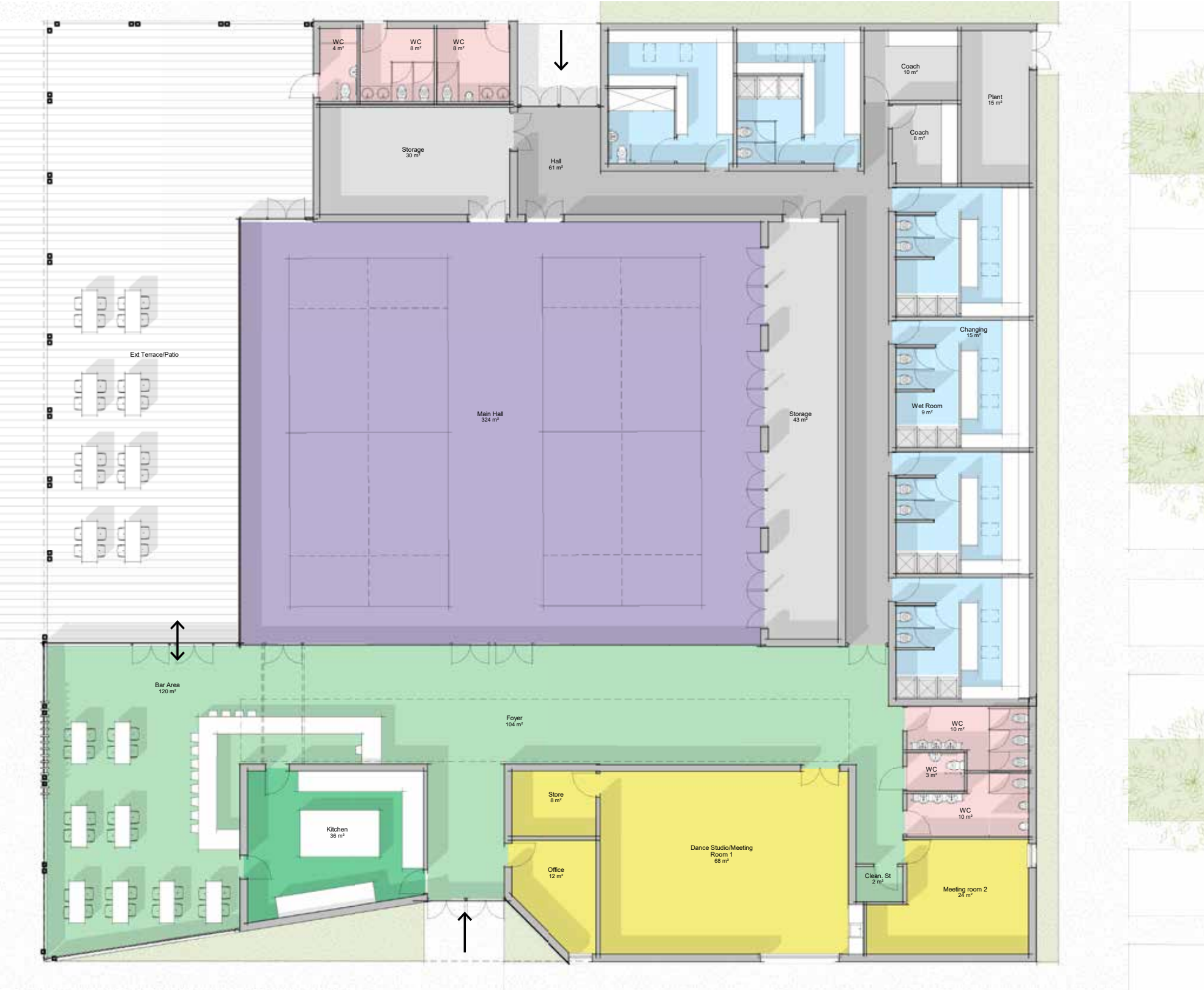
1

### 2.6 Building Design - Current Proposals

The proposed floor plan shows the ancilliary accommodation in an L-shape form wrapping around the main hall. The accommodation is divided into clear zones. The principal entrance is recessed to accentuate the sense of arrival, giving access to the central top lit foyer.

Storage provision has been optimised to allow the hall to function for both sports and community activities, providing a space for theatrical performance and dance. The bar area is designed to provide a prominent and welcoming frontage to the building, with a direct connection to the main hall, as well as enjoying good visibility to the sports pitches. This will ensure that it can cater for a wide variety of functions.

- Public area/bar area
- Main sports hall
- Office/administration area
- WC's
- Changing rooms
- Storage
- Circulation
- Entrance



Ground Floor Plan - Scale 1:200 @ A3  
Gross internal floor area - 1112 Sqm

Fig 18: Proposed Floor Plan



WALLS



Stone



Hornton Local Stone



Dark Brick

STRUCTURE/ROOF



Steel/Timber



Metal Roof

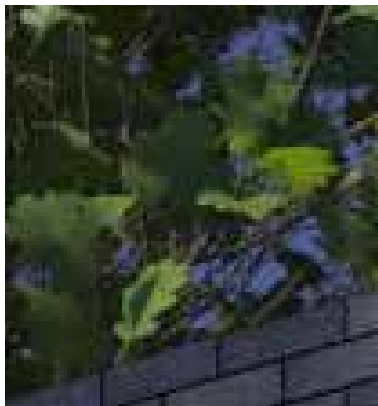


Glazing/Timber Structure

LANDSCAPE



Crushed stone



Native Planting



Herringbone paving

2.7 Building Design - Materials Palette

A local materials palette is proposed to ensure the building reflects its surroundings and blends with the character and appearance of the village.

Opportunities exist to use local Hornton stone in moderation. This will provide a strong reference and create a truly integrated appearance. Other elements of the building will be faced in brick with panels of robust and attractive fibre cement boarding (woodgrain), as well as strategically placed glazing to frame key views of the sports fields.

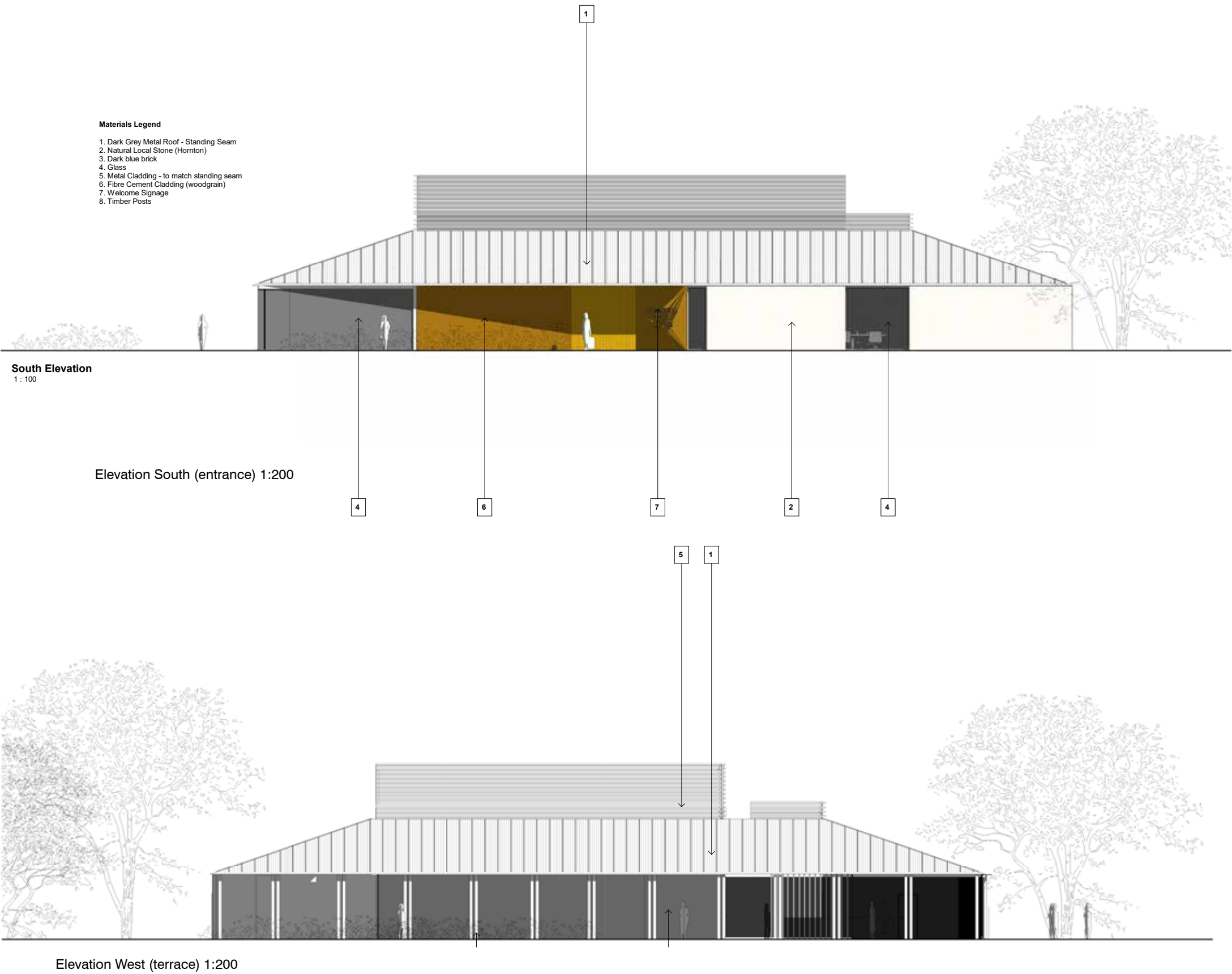
The proposed roof covering is a metal (terne coated) standing seam roof which will quickly develop a natural patina, with the appearance of lead. Eaves and verge detailing will be crisp and minimal to create a calm, modern aesthetic, whilst referencing the local character and surroundings.

Figs 19-27: Materials palette

2.8 Building Design - Indicative Elevations

The illustrative elevations show how the tall volume of the sports hall is ‘wrapped’ with accommodation to reduce its overall scale and impact. The use of wide overhanging roofs will provide attractive viewing areas and sheltered outdoor spaces, with protection from the worst of the weather. They also serve to create a more domestic appearance to what could otherwise appear as a very large and potentially incongruous building.

In addition to large double glazed doors and screens which provide visibility and access to the external terrace, the proposed external wall cladding is fibre cement (timber grain) boarding, giving a soft and natural appearance to the building, whilst avoiding the ongoing maintenance implications associated with the use of natural timber. In addition, local hornton stone in gabion baskets is proposed - this will provide a strong connection with the predominant building material in the village, with the use of random stone sizes obviating the need for potentially costly cutting and dressing of natural stone.



Figs 28-29: Proposed Elevations



## 2.9 Building Design - Indicative visualisation



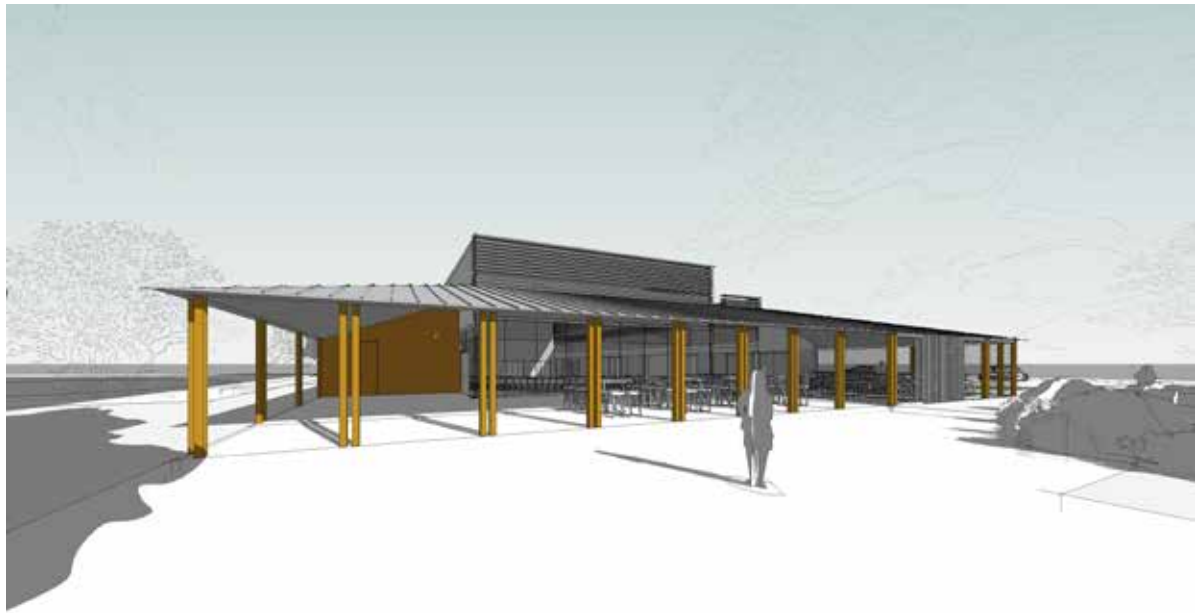
Fig 30: Visualisation

External visual looking at main entrance/terrace area

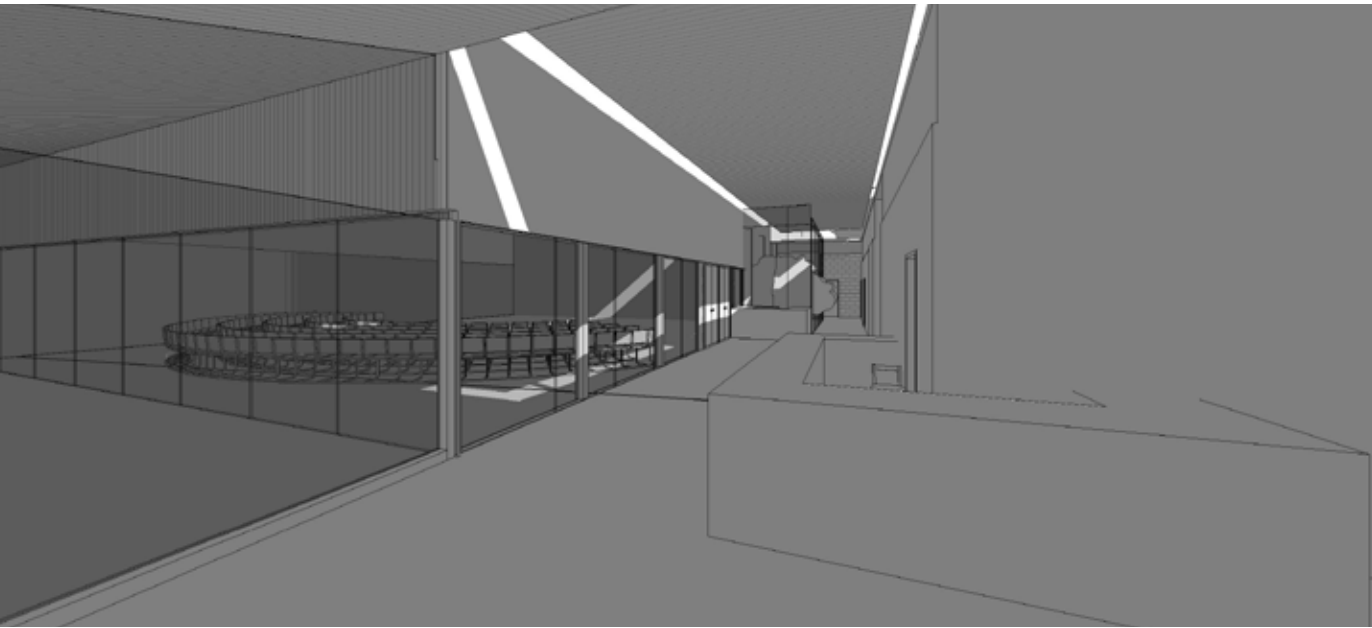
2.10 Selected Views - Illustrative Only



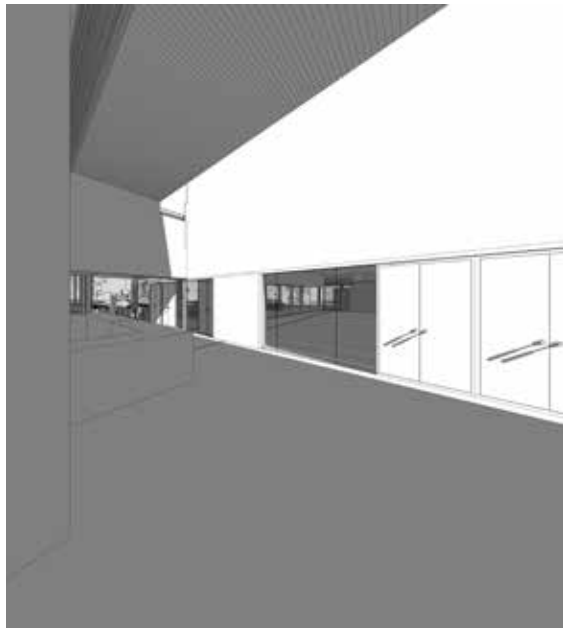
Internal visual from Main Hall showing visual connection to the landscape and bar area



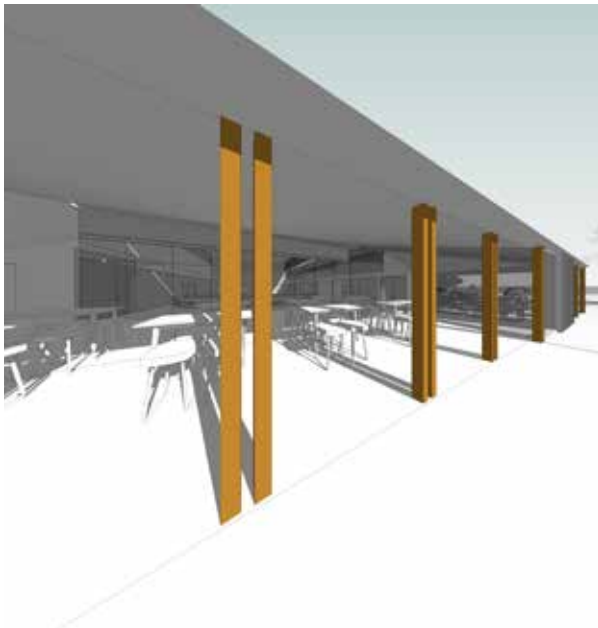
View showing covered terrace from sports pitches



Internal visual of the toplit bar area/ foyer showing visual connection the main hall and terrace



Internal top lit foyer



View of covered terrace looking towards sports hall

Figs 31-35: Internal sketch views - as proposed



The images shown illustrate opportunities for a simple, contemporary approach to the community building and sports hall, offering a highly sustainable solution to the complex and challenging brief, which calls for a range of spaces, large and small.

Flexibility is the key to the success of the building, ensuring it can cater for a range of users, providing safe, practical and attractive, naturally lit spaces.

Landscape precedent images are also shown overleaf - including ideas for integrated natural play, all weather pitches, etc.

Natural light

Main hall opened to the surroundings



2.11 Precedent Studies - Building

Pitched metal roof to conceal mass of building



Figs 36-40: Precedent images showing contemporary approach to community/sports provision

Domestic scale - pitched roof

Large openings to provide views of activities

## 3.0 Summary

### 3.1 Community Support

#### Background:

This land was transferred to the Parish Council in November 2016 as part of the S106 agreement in the Bloor Homes application 13/01768/F. The S106 document states that this land was for the “provision of sports pitches and a community facility” and not to be used except for “sport and community uses”.

#### Planning Policy:

The Cherwell Local Plan identifies there is a shortfall in the provision of outdoor sports facilities in the rural north area of the district. This application will make a significant contribution towards meeting that need.

#### Neighbourhood Plan:

Policy AD18 of the Adderbury Neighbourhood Plan, (agreed at referendum and now ‘made’ as part of CDC’s Local Plan) allocates this area of land “for sports and community use”.

This area of land had previous permission for change of use from agriculture to recreational use, granted in July 2010 (10/00508/F), which was not implemented and lapsed due to effluxion of time.

#### A collaborative approach:

This project to develop new and improved leisure and community facilities for Adderbury is making good progress, led by a community working group of Parish Councillors and residents.

There is Section 106 funding allocated for the provision of sports pitches within Adderbury, some of which has already been released for provision of the pitch area.

Funds are also being provided for this project from the Deed of Variation to the S106 agreements reached between Cherwell Council and Nicholas King Homes (November 2017). Further funds will be provided from the Football Association, Sport England and from other fund raising in the community.

#### Public Consultation and Support:

The Parish Council believes there is strong support for new and improved sport and leisure facilities in the village. There have been a number of public consultations in Adderbury with reference to this.

As part of the Adderbury Neighbourhood Plan (ANP) process residents have been consulted in 2013 and more specifically with a focused Leisure consultation in 2016. Both these showed public support for new and improved facilities in Adderbury.

There was further public consultation as part of the Pre-submission stage of the Neighbourhood Plan, which led to the ANP Policy AD18 which designates this land for Sport and community use. The Neighbourhood Plan was supported by residents in the referendum.

#### Parish Poll:

In May 2017 a Parish Poll was held to answer the question: ‘Do you support the plans for football pitches and a clubhouse on the land north of Milton Road?’ The Parish Council were clear that the intention was for a variety of Sports on the land and the result was a resounding yes vote. The turnout was 36% with a majority of 140 votes in favour (479/339).

In May 2019 a further Parish Poll was held concerning use of S106 funds for this purpose. The question was: Do you agree with the Parish Council’s decision to support new Sports and Community facilities on the Milton Road and to use the Section 106 funds already allocated, for this project? This received a resounding yes vote. The turnout was 19.4% with a majority of 282 votes in favour (318/136).



### 3.2 Conclusion

This document provides a clear narrative in support of the pre-application submission for a new sports and community facility for the village of Adderbury.

In response to a lack of existing facilities in the village and the limitations of the Adderbury Institute / Village Hall, this proposal will offer flexible and adaptable facilities to cater for over 20 groups, clubs and organisations already active in the village. The new sports and community pavilion will offer a mix of sports, leisure, performance, dance and community meeting spaces, including a new bar and activities area for the benefit of local residents and visitors to the area.

The outline design proposals have been developed following consultation with the Parish Council and Working for Adderbury Community (WFAC). Initial informal discussions have also been held with planning officers from Cherwell District Council.

The intention is to create a building that provides much needed sports and community facilities, whilst also creating a key focal building for the village, which enhances the character and appearance of the local area.

The proposals have been carefully developed to ensure the scale, form and mass of the building blends with its surroundings as effectively as possible. The material choices have been considered carefully to reference and respect materials used in the local area.

The design proposals are well supported locally, accord with local and national Planning Policies and will help to promote health and well being for all concerned.

Subject to officer feedback from the pre-application submission, the intention is to develop design proposals in close collaboration with the Parish Council and WFAC, and prepare a full planning application for submission in Summer 2019.

**Lathams**  
ARCHITECTURE + URBANISM