



7.0 Sports Facilities

The proposed re-development of the site includes the provision of new sports facilities. These include:

- A full-size cricket pitch with two wickets
- A full-size football pitch
- An U11-U12 football pitch
- An U13-U14 football pitch
- A new clubhouse serving all the sports accommodated by the new pitches

The sports pitches have the ability to accommodate a variety of sports use throughout the year and to offer dual usage of the site. The clubhouse has also been designed to accommodate the use of the site for:

- A cricket match with two teams
- Football matches with either two or four teams
- Community use

The clubhouse has been positioned in the preferred ideal location relative to the cricket pitch, being set to the northwest of the wickets. The placement of the clubhouse is on a direct alignment with the centre of the wicket and includes the outdoor terrace for viewing of the matches. The building is also placed to provide a clear definition between the approach and parking area, with the entrance highly visible from the north, and the sports pitches. Vehicular access is also catered for, with a direct access in the event of an emergency, and for maintenance.

The clubhouse has been purposely designed to cater for all the planned sports with the facilities meeting the Sport England guidance on changing facilities for both cricket and football, and also the provision of the ancillary spaces. The building is arranged to allow for visitors to naturally approach the entrance, which is overlooked by the office. Both entrances allow for ease of access to the changing facilities as well as the central meeting space or club room. Catering and refreshment facilities open directly onto the meeting space, to allow for a wide range of activities and the option of the non-sports areas to be used for community events, with toilet facilities accessible from the internal circulation routes, avoiding any reliance upon the changing areas.

Externally, the clubhouse has been designed to be positively relate to the wider residential development drawing upon the materials palette, which includes finishes that are robust and durable. The aesthetic adopted draws upon the characteristics of The Avenue and the proposed housing to integrate the design into the wider context.

The distinctive roofscape has been designed to accommodate solar panels on the south facing slope, with the remainder of the roof set at a shallow angle to accommodate a green roof. This is intended to blend the building into the setting of the scheme as well as express its sustainability.



Figure 7.1 – Proposed sports facilities



Figure 7.2 - A full size cricket pitch can be provided with the ideal north south orientation for the pair of wickets. The pitch and clubhouse have the Sport England preferred relationship with the clubhouse located to the northwest of the pitch and angled at 45 degrees to the wicket. The clubhouse has a central axis focussed on the wickets.



Figure 7.3 - A pair of football pitches can also be accommodated with one pitch sized for the under 11-12's and a larger pitch for the under 13-14's. These are orientated in a north south direction to provide the ideal solar alignment.



Figure 7.4 - Additionally, a full-size football pitch could be accommodated. This is orientated east west and includes a demountable net to the west of the pitch to offer additional protection to the adjacent housing.

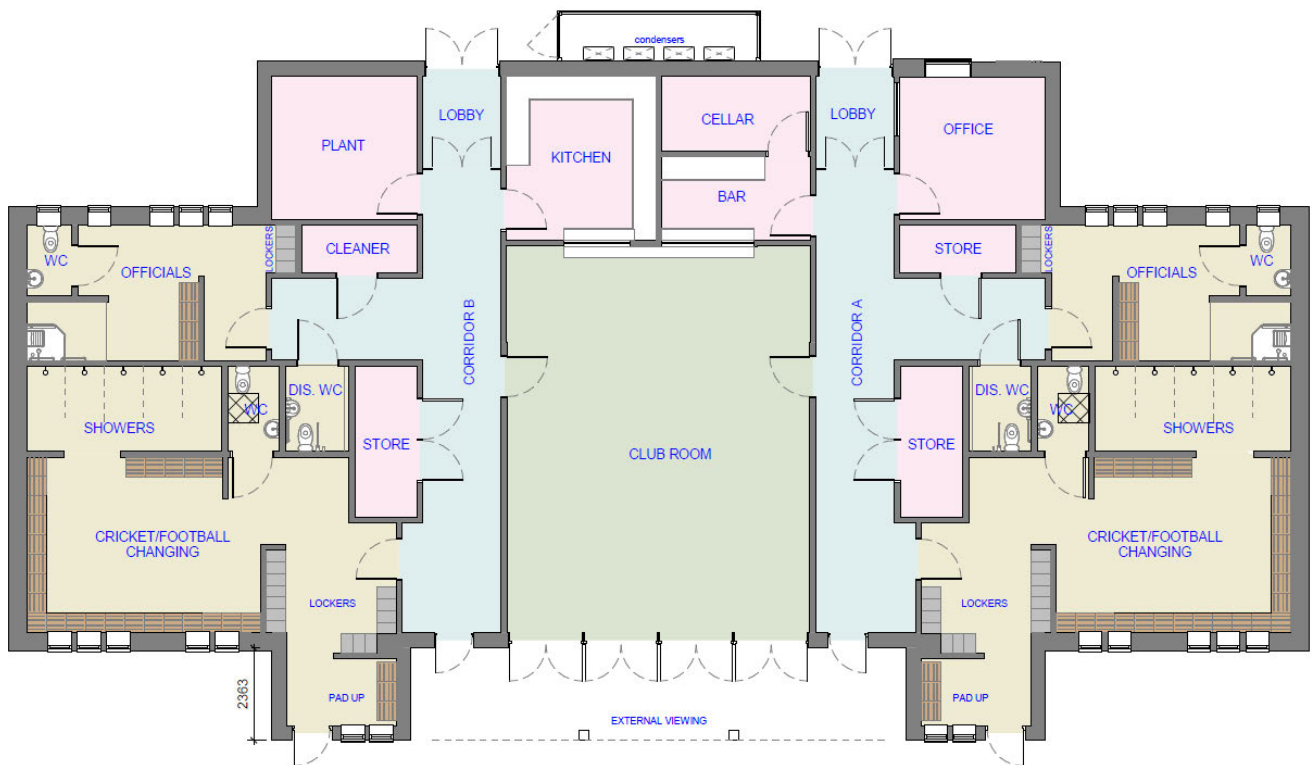


Figure 7.5 – Clubhouse floor plan



Figure 7.6 – Proposed clubhouse elevations



8.0 Landscape

Landscape appraisal

The existing site currently comprises former fields, surrounded by existing trees to the northern, eastern, and southern boundaries, and an area of woodland to the southeast. A small group of trees adjoins the western boundary towards the middle of the site.

The trees around the site periphery provide a high level of screening and separation to the surrounding context, with very limited views of the adjacent development. This contrasts with the openness of the western boundary where the more recent development of The Avenue is highly visible and includes built form right up to the boundary.

The landform is elevated above Mount Pleasant Road and rises to a crest towards the middle of the site, before falling away to the southwestern corner.

Landscape strategy

The strategy adopted has sought to retain many of the existing trees around the site perimeter and within the woodland, and to incorporate these into the overall scheme. The retained landscape sits wholly within the public realm elements of the scheme so that they positively contribute towards the character of the development.



Figure 8.1 – Proposed landscape strategy



9.0 Sustainability

The proposed development has been designed to deliver a development that is not only sustainable in planning terms, by providing housing and amenities within an area where existing facilities support new development, but also to build new houses that will be energy efficient and promote resource conservation.

All the housing has adopted the general sustainable principles encouraged by Uttlesford District Council.

Energy efficiency

All the dwellings have been designed to include the following features to reduce their energy demands and improve their overall energy efficiency.

- Highly insulated external walls, floors and roofs
- Installation of energy efficient appliances and light fittings
- Insulated pipework within the dwellings
- Orientation to allow all gardens and houses, and the clubhouse, to benefit from solar access at some point during the day
- Pitched roofs to allow for the most efficient installation of renewable panels
- Argon filled, sealed double glazed window units to all properties and sized to control solar gain
- An air tightness level to minimise the potential for loss of heat energy through air leakage
- Quality control monitoring to ensure the buildings meet the energy efficiency targets
- Provision of Operational and Maintenance manuals to all dwellings to inform the occupiers of the energy saving design features applied to the property

Materials

Materials have been selected to ensure the development respects the local character and these are proposed to be sourced locally, where practicable. Similarly, where available, materials will be selected using the Green Guide to Specification in which materials have been graded on their environmental impact rating them between A+ to E, with A+ rated products having least impact.

The materials selected are proposed to be robust and hard wearing to create an enduring development that has a limited demand upon resources in the future. They also have a strong local relevance having been used on other developments in the village.

Water conservation

All the buildings have been designed to help reduce water consumption through low flow taps and dual flush WCs

Foul water drainage

It is proposed that all buildings will have connections into the existing adopted foul water sewer.

Surface water drainage and flood risk

Surface water will be attenuated to reduce the existing surface water run-off rate on the site through the use of a variety of Sustainable Urban Drainage solutions. This will include the use of permeable surfaces and the floor levels of the new buildings will be set at or above the minimum height above the predicted flood level identified within the Flood Risk Assessment. The existing ground levels on the site are all above this level and therefore the development should not present any flood risk to the new buildings.

Refuse collection and storage

The road layout has been carefully designed to ensure that refuse vehicles can easily service the development to collect waste. Roads are designed to accord with the County Highway's general design guidance.

All buildings have provision for some internal storage, normally within the kitchen, to cater for the separate storage of recyclable and non-recyclable waste.

All buildings have space within the curtilage of the building to store waste and all have access to the public highway to allow for the local authority's waste services operator to collect waste from the highway.

Ecology

Tree planting and new shrub planting selected to encourage wildlife has been designed into the scheme to offer seasonal variety and improve the ecological value of the site. Bat and bird boxes are to be provided within the development and hedgehog passes are included to the timber fences between gardens.



10.0 Community Safety

The scheme has been designed to promote community safety by having regard to the best practice principles for designing out crime. The following key principles for creating secure and safe environments have been adopted within the proposed design:

- A clear and visible definition between public and private spaces
- Attractive and accessible public spaces accessible to all and being well overlooked by active building frontages
- The grouping together of private amenity spaces enclosed and defined by buildings and robust boundaries such as brick walls where gardens front the street
- Well defined private space to the frontage of dwellings in the form of driveways and footpaths reinforced with planting
- Inclusion of windows to habitable rooms on buildings that turn the corner to eliminate blank elevations onto the street and create opportunities for passive surveillance
- Use of doors and windows that are sourced from recognised Secured by Design accredited suppliers
- Parking provided on plot or in an area with views from the building to allow passive surveillance
- Careful landscape design to avoid creating hidden areas of restricting opportunities for surveillance from neighbouring dwellings



11.0 Conclusion

The scheme has been designed with careful reference and respect for the context, but with a clear acknowledgement of contemporary requirements. Key factors influencing the form and scale of the development have included:

- An appropriate mix of dwelling sizes that meet the need for the efficient use of land.
- Sustainability in all its forms.
- The context of the site, its topography, the woodland, and the effect of the scheme on neighbours, traffic, pedestrian movement, etc.

We acknowledge the copyright of the Ordnance Survey mapping included within this report remains solely with Ordnance Survey and that the mapping information is used under the OS OpenData Licence agreement. For further details please refer to the website

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