

Heritage Statement

For Planning Application F/23/96488

Demolition and Replacement of 2-changing room sports pavilion and groundsman facilities

Long Lane Pavilion, Bursledon Recreation Ground, Bursledon SO31 8DA

1. Introduction

This statement is provided in support of planning application F/23/96488 for the Demolition and Replacement of 2-changing room sports pavilion and groundsman facilities at Long Lane Pavilion, Bursledon Recreation Ground, Bursledon, which resides within the Old Bursledon Conservation Area (OBCA).

The statement considers the impact the proposed development may have on the significance of the Old Bursledon Conservation Area as a heritage asset.

2. Context

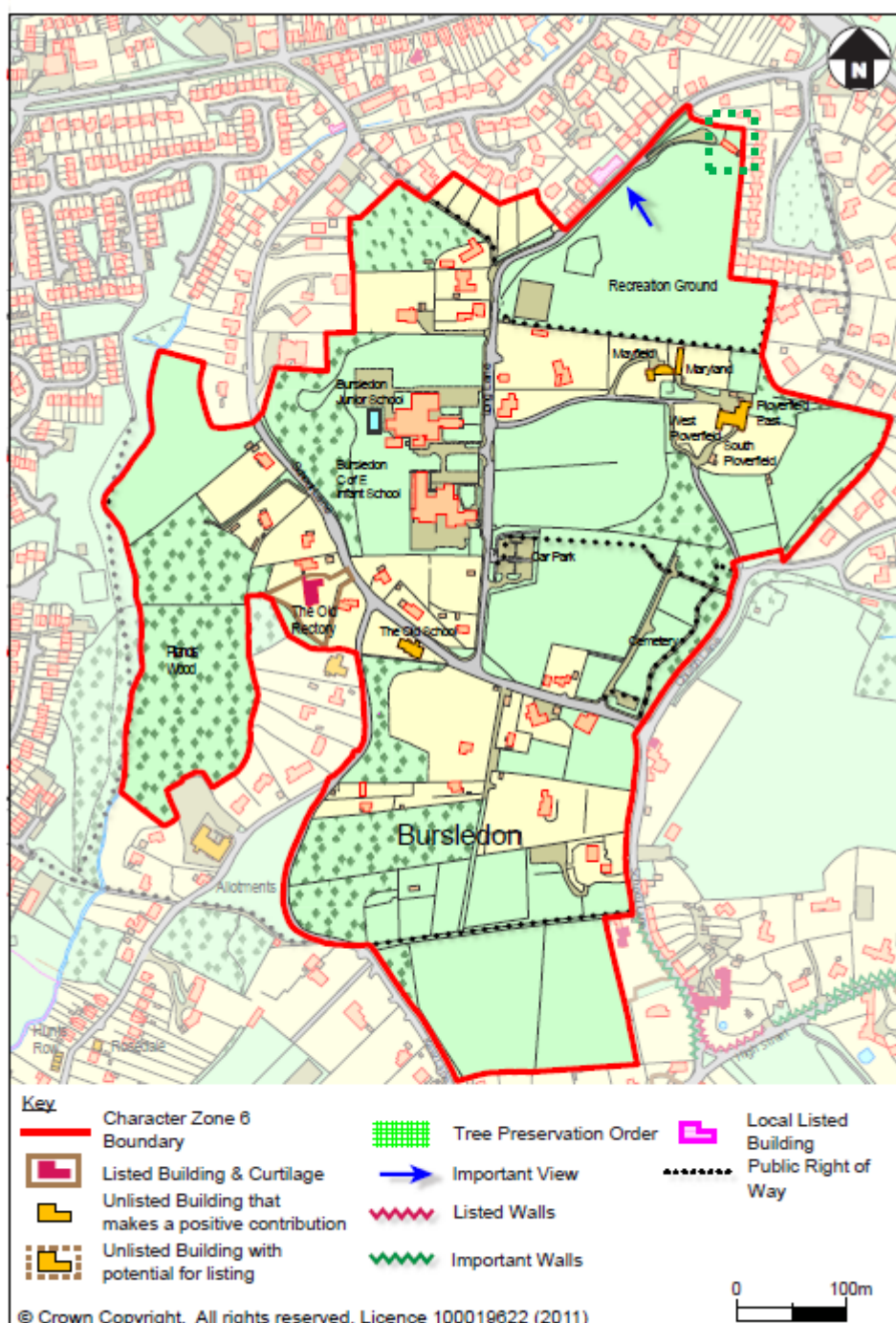
Much of the development and history of Bursledon is associated with ship building and yacht building on the River Hamble. Old Bursledon existed as a Norman village and is likely to have been in existence since Roman times. The Old Bursledon conservation area was designated on 16 December 1982. It was extended to include the woodland areas of Mallards Moor and Pilands Wood on 25 May 1989. Following designation, any development within the conservation area should have been carried out with regard to its conservation status and the relevant local plan policies.

The application site is located in the northern tip of Zone 6 of the Old Bursledon Conservation Area. This was included as part of the OBCA boundary alterations (along with four other areas) in the re-appraisal in 2011, which received approval and adoption in February 2012. It previously resided in the special policy area only. Bursledon Recreation Ground was formed in 1953. The pavilion is itself is located the north-eastern corner of this tip of the recreation ground as shown marked green on the map below.

The nearest listed buildings are The Thatched Cottage in Portsmouth Road and The Old Rectory in School Lane, both Grade II with the Grade II* Bursledon Windmill some distance away to the north of the motorway. None of these structures will be affected by this development.

Just to the south of the recreation ground lie three unlisted buildings that are regarded as making a positive contribution to the conservation area, but closer still is the locally listed old Edwardian school building, now the Village Hall to the east, almost opposite the site entrance, some 200 m away.

The management proposals for zone 6 encourage continued maintenance of the public open space in which the application resides.



Map 12. Zone 6 - Long Lane, Great Down Park and Bursledon Cemetery, Kew Lane, School Road

3. The Existing Building

The existing pavilion is located in the north-eastern corner of the recreation ground. It is a 2 changing room pavilion which was constructed in 2001 and a groundsman's work shed which was an extension to the building in 2006 (F/06/56537). The building serves to provide

the necessary ancillary facilities of toilets, changing facilities and a kitchenette to support the use of the sports facilities on the recreation ground.

The existing building is of single storey form, with white rendered walls, timber clad gable ends, and a tile-effect pitched roof. Small windows are present to allow natural light but retain security and privacy given the facilities use as changing rooms and groundman's workshop. The existing building is old, unsightly and energy inefficient and no longer complies with the Sport England guidance for sports pavilions. In addition, the Parish Council ground staff's need for storage and operational space has exceeded the existing space available at pavilion. This has resulted in items being stored in an ad hoc fashion behind the pavilion, making it quite unsightly. While the existing building provides an important function for recreation ground users, it could not be considered to contribute to the historic character of the area.

The existing pavilion is quite elevated from Long Lane and therefore the locally listed building, combined with it being of a relatively low-profile form, it does not impinge on the setting of the heritage asset. Pre-application advice from the Urban Landscape and Design Team Local Planning Authority indicated that a replacement of a similar nature in a similar position would therefore not be a problem for the setting of the heritage asset and a welcome development given the condition and appearance of the exiting building.



4. The Proposal

The development proposal is to demolish the existing pavilion and replace it with a new, 2-changing pavilion and groundsman workshop/welfare facility which is fit for purpose. The new facilities will provide community users of the Long Lane Rec sports pitches with

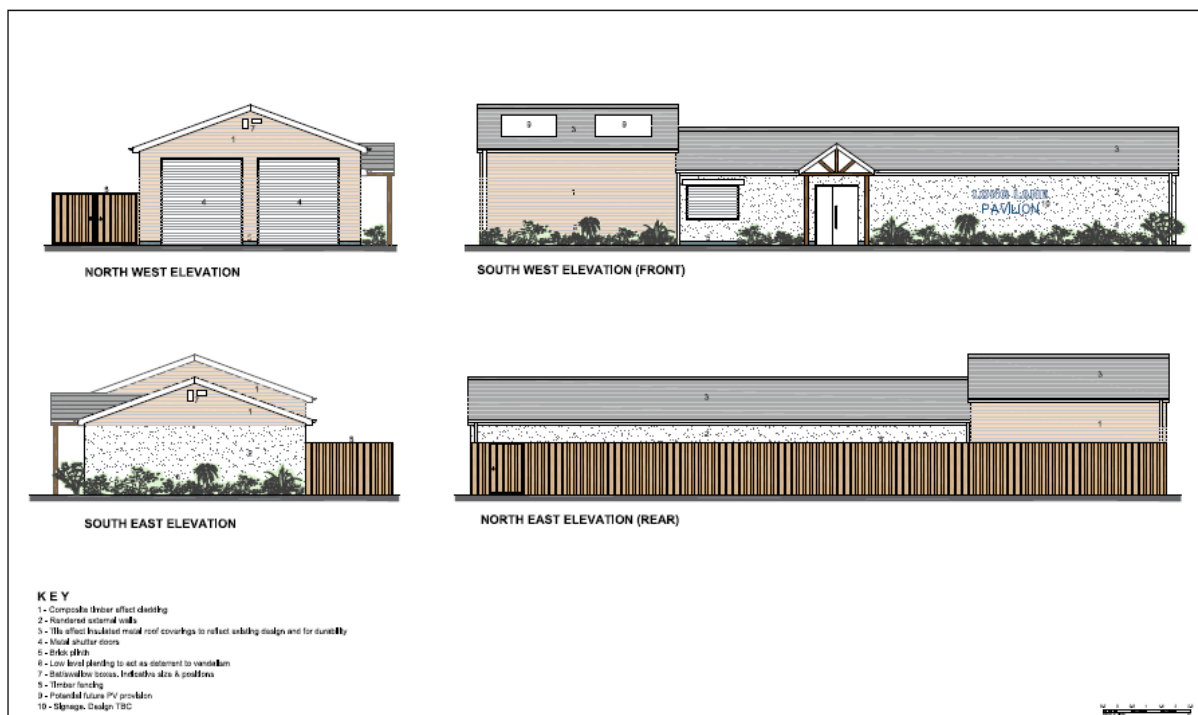
enhanced changing, toilet and kitchen facilities as well as providing adequate welfare provision for Parish ground staff and adequate storage and operational space for grounds equipment, tools and materials.

Design principles are more particularly described in the Design and Access Statement which supports the application. However, the redevelopment proposals seek to prevent any adverse impact on the character of the OBCA By retaining a similar building footprint and enhancing the design from that of the existing building.

The building's current location and its single storey form are retained, with a slightly higher elevation for the groundsman's workshop area to facilitate safe storage of maintenance machinery.

Due to the building's location and the nature of its use – as grounds man facilities and changing rooms – security, privacy and not attracting anti-social behaviour are paramount considerations in the design. Accordingly, the building has no windows on its elevations. However, the design still seeks to ensure it is in keeping with its location within the Old Bursledon Conservation Area and neighbouring residential buildings. The proposed external finishes are rendered walls to the main pavilion and composite timber-effect cladding to the workshop elevations in order to visually separate the two parts of the structure and delineate their functions by using two different facing materials. A new timber entrance porch looks to enhance the building entrance from the current barred gate arrangement.

The area behind the existing building is currently used for ad hoc storage of equipment, materials and goal posts which can be unsightly for neighbouring properties. The proposals seek to formalise this arrangement with the installation of an enclosed timber clad compound to improve security of this area and enhance the outlook for nearby overlooking properties.



5. Conclusion

The proposals have been developed with the aim of fulfilling the client and users' specific requirements by replacing an old, unsightly pavilion which is no longer fit for purpose and beyond renovation. The new facilities will provide community users of the Long Lane Rec sports pitches with enhanced changing, toilet and kitchen facilities as well as providing adequate welfare provision for Parish ground staff and adequate storage and operational space for grounds equipment, tools and materials.

The project aims to meet its objectives, whilst retaining continuity of use for existing users of the site, and integration into the existing setting within Old Bursledon Conservation Area.

We believe that the proposals align with Local Planning Policy DM12, Heritage assets, in that it does not harm or detract from the significance or special interest of the asset and will be a welcome improvement from the existing building in sustaining and enhancing its special character and qualities. It also aligns with the 'OBCA Appraisal and Management Proposals Supplementary Planning Document' by ensuring the continued maintenance and upkeep of the buildings and public open space in which the application resides.