



# AMESBURY PAVILION

## DESIGN & ACCESS STATEMENT

SITE ADDRESS:  
SCHEME:  
DATE:

Amesbury Pavilion, Archer's way, Amesbury, SP4 7WQ  
New workshop and Storage units to the west of the existing Pavilion  
14/11/2023

# CONTENTS



---

## 0 4

### INTRODUCTION

Client Brief	4
Use	4

---

## 0 5

### PLANNING CONTEXT

Local Planning Policy	5
Previous History	6

---

## 0 7

### CONTEXT

Existing Site	7
Surroundings	8
Planning Considerations	10
Ecology	10
Arboriculture	10
Flooding	11
Visibility	11
History & Archaeology	12

---

## 1 4

### SITE ANALYSIS

Constraints	14
Opportunities	14

---







# INTRODUCTION

This design and access statement refers to the Construction of a new workshop and storage units to the west of the existing Pavillion. The scheme proposes a community workshop with disabled access and 4 storage units with vehicle access from the existing car park.

The Pavillion is a community building surrounded by a recreation ground used by sporting clubs and the Amesbury Archer Primary School.

## CLIENT BRIEF

The Clients brief includes the following spaces:

### 4 Storage Units

- 3 Storage units are to be garage size (6x3m)
- 1 Storage Unit to be a double-length garage (12x3m)

### Workshop

- Disabled WC
- Accessible Kitchen
- Snug Area
- Workshop

## USE

The new workshop will be open for communal use; mainly by the older generation - creating a space for them to commune.

The storage units are to provide storage for the Rugby and Cricket Sports Clubs which predominantly use the space adjacent.

Our design aims to meet our client's requirements, both in the present and foreseeable future.



# PLANNING CONTEXT

---

## LOCAL PLANNING POLICY

The main policies relevant to the consideration of the application include:

- -CP2 Delivery Requirements
- -CP3 Infrastructure Requirements
- -CP8 Calne Community Area
- -CP9 Chippenham Central Areas of Opportunity
- -CP10 Chippenham Community Area
- -CP12 Devizes Community Area
- -CP13 Malmsbury Community Area
- -CP14 Marlborough Community Area
- -CP15 Melksham Community Area
- -CP16 Melksham link project
- -CP19 Royal Wootton Bassett and Cricklade Community Area
- -CP20 Salisbury Community Area
- -CP21 The Maltings/Central Car Park
- -CP22 Salisbury Skyline
- -CP23 Southern Wiltshire Community Area Strategy
- -CP28 Trowbridge Central Areas of Opportunity

Other policies may also need to be considered in relation to the proposed development, including the following:

- -CP38 Retail and leisure
- -CP41 Sustainable construction and low carbon energy
- - CP49 Protection of Rural services and community facilities
- -CP50 Biodiversity and geodiversity
- -CP51 Landscape
- -CP52 Green Infrastructure
- -CP57 Ensuring high-quality design and place-shaping

# PLANNING CONTEXT

---

## PREVIOUS HISTORY

### **Planning No: 18/08082/FUL**

Valid Date: 21/12/2018

Decision Date: 24/01/2019  
Approved with Conditions

Proposed Development:  
Proposed extension to the  
community pavilion

### **Planning No: 18/07764/FUL**

Valid Date: 29/10/2018

Decision Date: 11/01/2019 -  
Approved with Conditions

Proposed Development:  
Erection of a 3m high fence,  
70m in length along the  
northern side of the sports  
pitches. Retention of existing  
3m high fence at the play area.

### **Planning No: S/2008/0014**

Valid Date: 04/01/2008

Decision Date: - 29/02/2008  
Approved with Conditions

Proposed Development:  
Construction of playing  
pitches and associated  
vehicular access road and  
parking (Reserved matters to  
outline planning permission  
S/2002/1075)

### **Planning No: S/2008/1014**

Valid Date: 03/06/2008

Decision Date: 29/07/2008  
Approved

Proposed Development:  
Fell 6x Ash trees Fell 1x  
Sycamore

### **Planning No: S/2008/0478**

Valid Date: 14/02/2008

Decision Date: 10/04/2008  
Approved

Proposed Development:  
Reserved Matters Application  
for construction of a changing  
facility (Detailed approval  
sought for sitting design &  
external appearance pursuant  
to outline permission  
S/2002/1075)

### **Planning No: S/2002/1075**

Valid Date: 29/05/2002

Decision Date: 24/07/2002  
Approved with Conditions

Proposed Development:  
Up to 550 Residential  
dwellings inc. affordable  
housing in the southern  
section of the Amesbury link  
road and four associated  
junctions between underwood  
drive and stock bottom a local  
centre comprising retail  
facilities, local services, a  
community building and  
associated car parking  
facilities. a primary a cemetery  
two infiltration basins and  
ancillary surface water  
drainage facilities. Formal  
Open space comprising  
playing fields, tennis courts  
and ancillary pavilion. Informal  
open space associated  
landscape planting.



# CONTEXT



## EXISTING SITE

The site is located on the southern side of Amesbury and is southeast of the river Avon. Boscombe Down is to the east of the site and Stockport Avenue is to the South.

It consists of the area where to existing storage containers site within the recreation grounds of the Pavilion, which is bounded to the north by Archers Way. The A345 is located to the west of the site and Amesbury Archer Primary School is on the northeast.

The site is accessed off Archers Way which leads to a single-road one-way system into a car park.

A gated play area is located to the east side of the car park which is used by local children.

-  Property Boundary
-  Application Site Boundary



EXISTING SITE WITH SITE AND PROPERTY BOUNDARY

---

## SURROUNDINGS

This side of Amesbury is the edge of a residential area and consists of schools, community buildings, convenience stores and a mixture of residential and affordable housing.

To the east of the Pavilion is a gated play park and just behind is Evergreen Court, a retirement development and community café.

Housing developments surround the recreation grounds of the pavilion with Kings Gate Primary located north and Archers Primary School to the Southeast.

The A345 is located just behind the western housing development.



PLAY PARK, EAST OF SITE



EVERGREEN COURT, EAST OF SITE



HOUSING, NORTH OF SITE





3 shipping containers are currently being used for storage by Amesbury Cricket Club and other sporting clubs run through the Pavilion on the recreation grounds.

CENTENARY PARK RECREATION GROUNDS,  
SOUTH OF SITE

The existing site of the Pavilion is not listed, nor is it near any listings or scheduled monuments adjacent to the site.

There are currently no ongoing planning applications in the immediate surroundings of the site.



EXISTING SHIPPING CONTAINERS ON SITE

## DESIGNATIONS

- This site is within the Amesbury CP Parish which is known for the prehistoric monument of Stonehenge which is within the parish.
- There are no TPOS on the site
- The site is located within the Hampshire River Avon Catchment but is not classified as an SSSI.
- The site lies within 500m of the River Avon to the South West.
- See enclosed in appendix

## ARBORCULTURE:

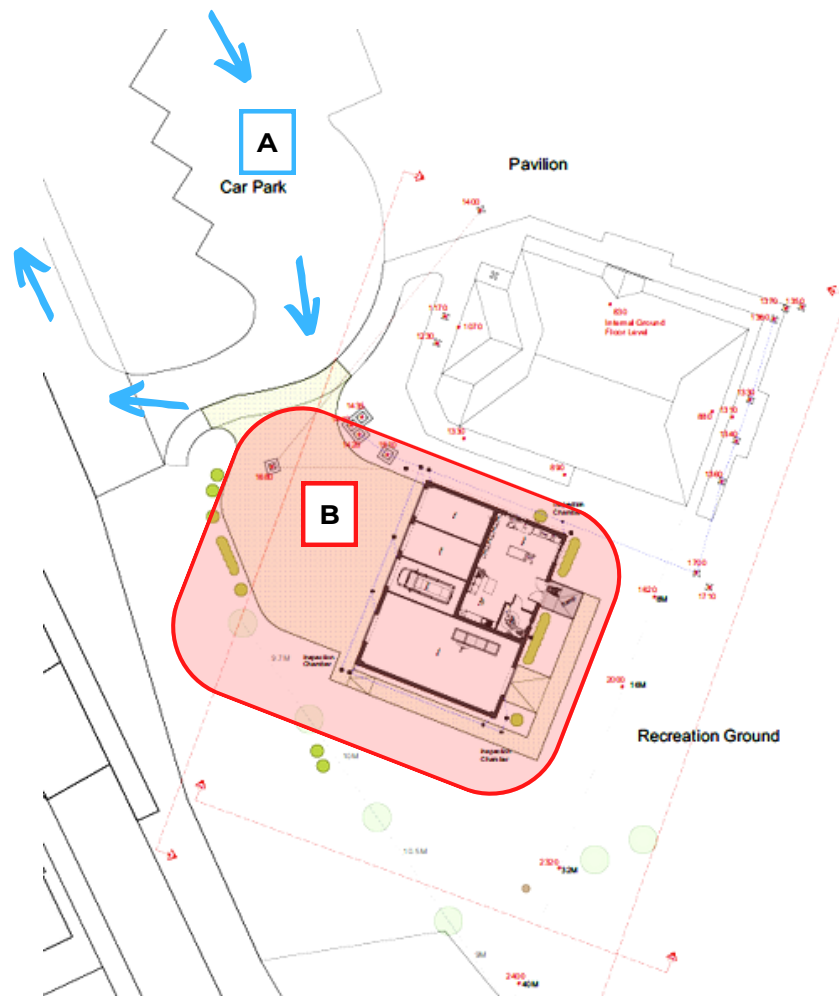
While there are trees on the site, none of them have a TPOs. Nevertheless, all of the tree root protection areas have been considered throughout the design process and study of the proposal.

There are currently 6 saplings on the existing site and others are dotted around the carpark and outskirts of the site. There are also a few smaller saplings and shrubs within these areas.

## ECOLOGY

The site is a part of a development known as Archers Gate that was formerly an area of elevated grassland but has since been stripped of vegetation.

- A - Access
- B - Development Site



EXISTING SITE AREA A & PROPOSED SITE B



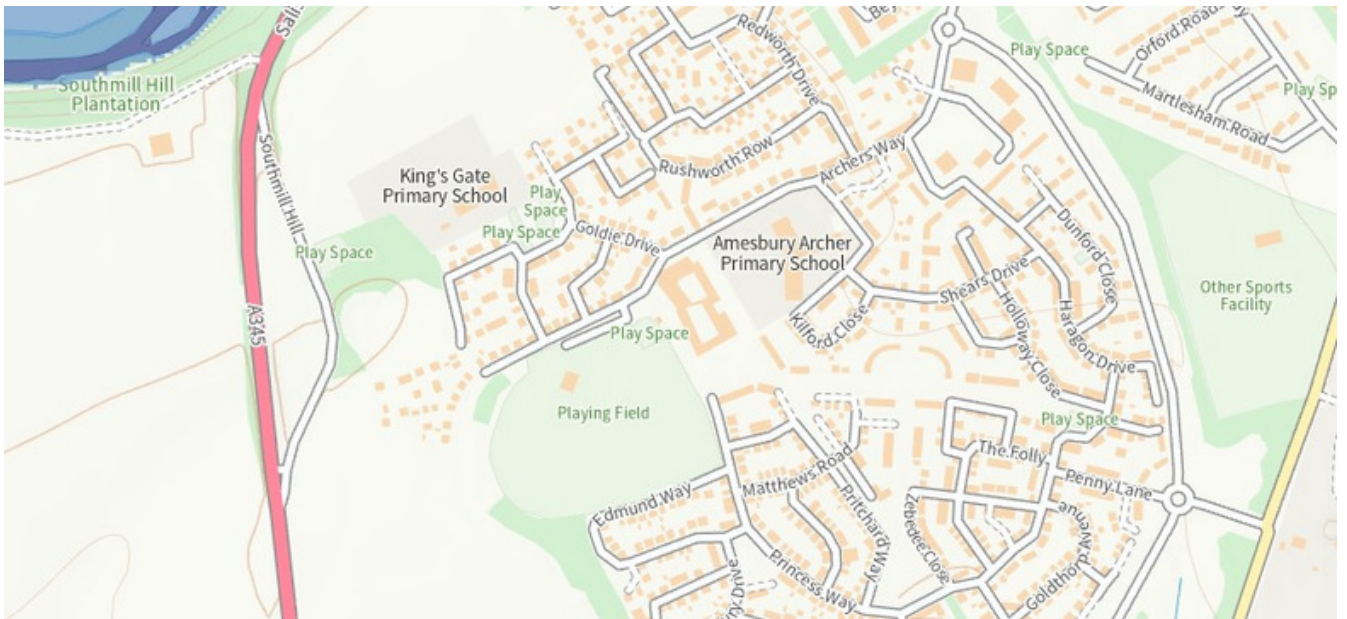
## FLOODING

The site lies near to the River Avon but falls outside of any flood risk, shown by the flood maps produced by the Environmental Agency below.

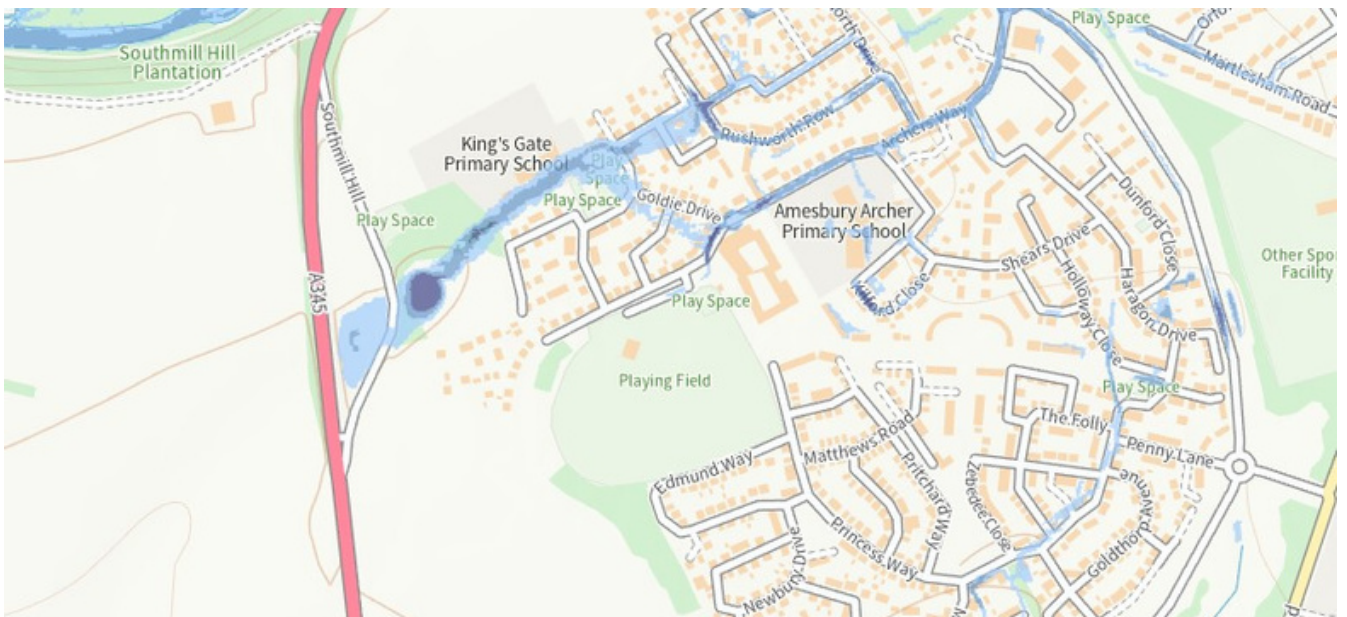
## VISIBILITY

The site can be seen from the main point of access, Archer's Road, with the exception of a few trees planted along the south of site.

● High ● Medium ● Low ● Very Low



RISK OF FLOODING FROM RIVERS OR SEA ENVIROMENTAL AGENCY MAP



RISK OF FLOODING FROM SURFACE WATER ENVIROMENTAL AGENCY MAP

## HISTORY & ARCHAEOLOGY

Amesbury is a small town 12km north of Salisbury and is at the centre of a parish in which Stonehenge Stands.

From the Middle Ages to the 20th Century sheep and corn husbandry predominated throughout the parish. Amesbury had open fields and common pastures which had been ploughed by the early 18th century; more was ploughed in the late 18th, early 19th and mid 20th century.

In the early 20th century, the flat downland, to the west of Stonehenge was used as an airfield by British Armed Forces during the First World War as a training facility and is now the home of a military aircraft testing site.

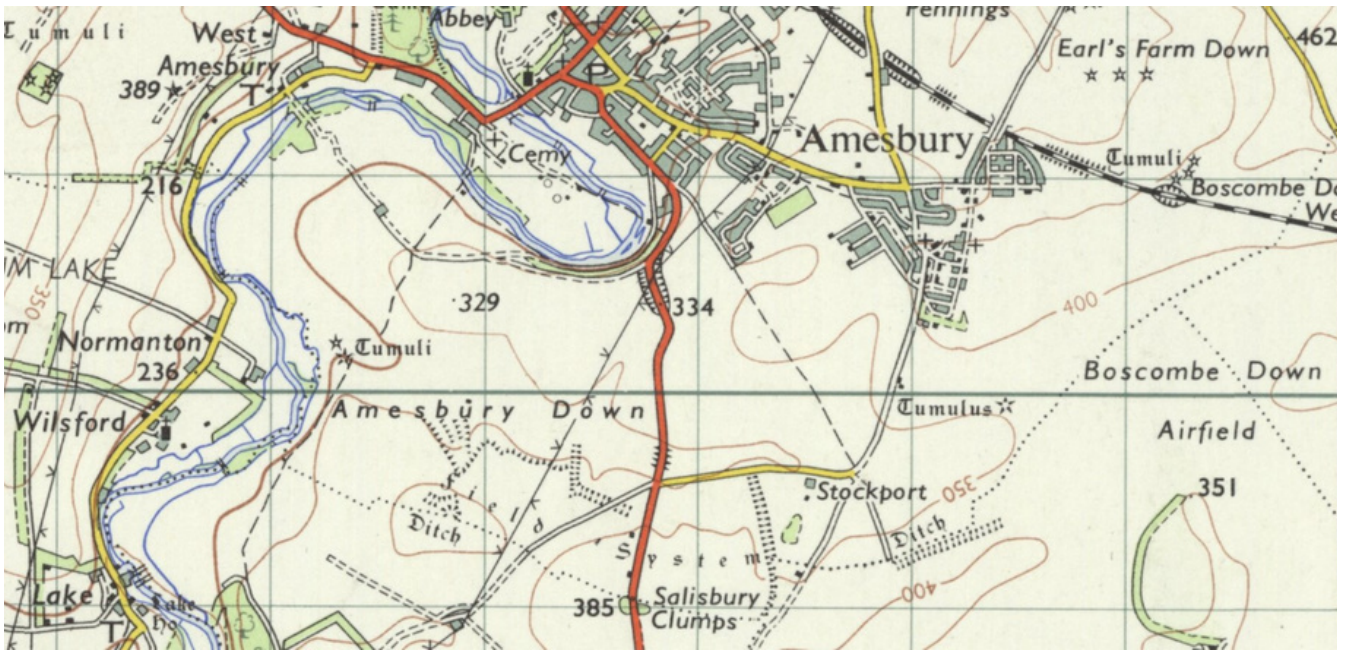


NATIONAL LIBRARY OF SCOTLAND 1885 MAP OF SITE

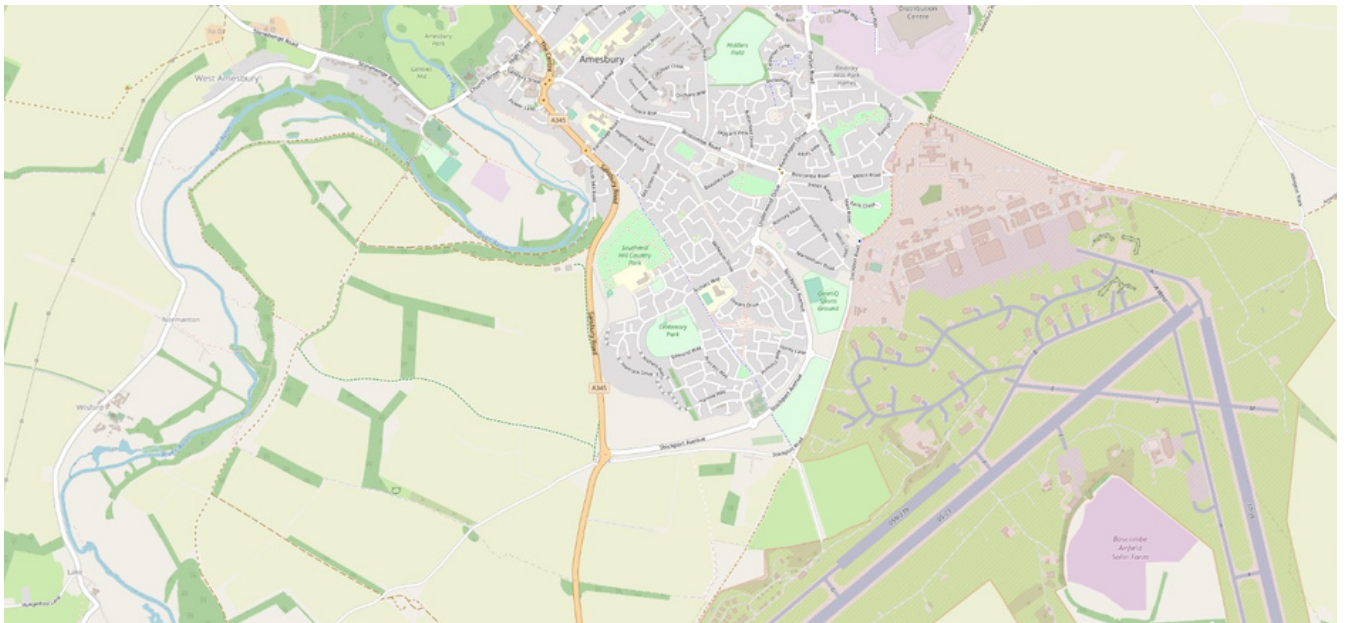


NATIONAL LIBRARY OF SCOTLAND 1945 MAP OF SITE





NATIONAL LIBRARY OF SCOTLAND 1960 MAP OF SITE



OPENSTREETMAP CURRENT MAP OF SITE






# SITE ANALYSIS

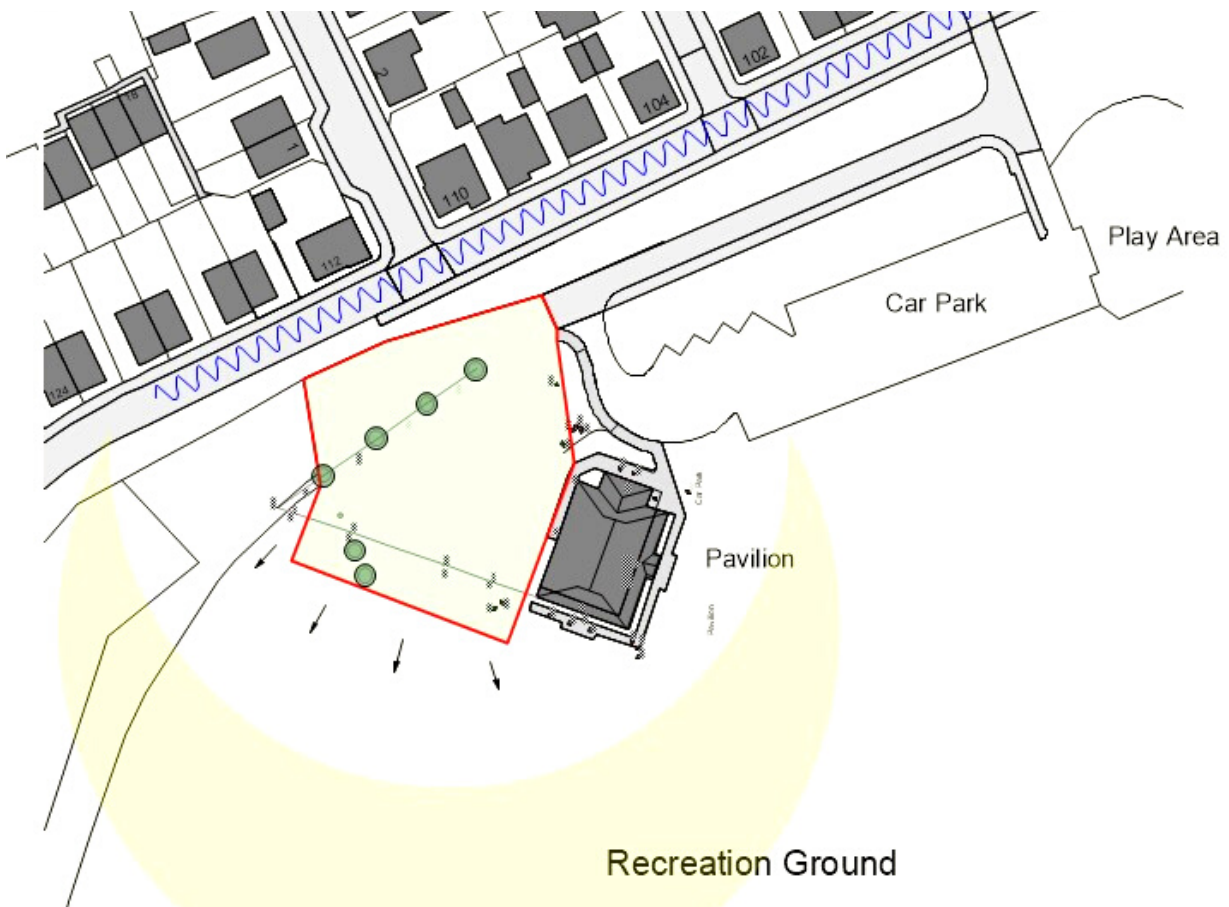
## CONSTRAINTS

- Arboriculture** Existing saplings on site which must be protected during construction
- Existing Pavillion** New building will be close to existing Pavilion and will have to consider window direction/obscured
- Car Park** Will need to be adapted to allow access to the new storage garages at the back of the building
- Sporting Ground** Must not be effected by the new building

## OPPORTUNITIES

- Views** Views of sporting grounds and surrounding nature
- Sunlight** Make the most of the south facing façade with the use of photovoltaics
- Landscaping** Enhance the landscape around the new building to improve the local community ecology
- Access** Existing carpark allows easy access to the new storage garages

-  Noise
-  Views
-  Site
-  Trees
-  Sun Path



EXISTING SITE CONSTRAINTS & OPPORTUNITIES



## PROPOSAL

### SCOPE

The scheme looks to provide a new community workshop, with disabled access and storage units for sports and maintenance equipment, to the west side of the existing Pavilion.

### LOCATION

The proposed layout has been informed by the existing Pavilion, car park, trees and the location of the existing containers.

## DESIGN STRATEGY & LAYOUT

The proposal is driven to fit 4 storage units and a workshop (man shed) in between the pavilion and existing trees. The entrance to the workshop is facing South to gain full views from the man shed and access from the recreation grounds.

The proposed Workshop (man shed) is to have a disabled access ramp at the entrance and a disabled WC on the immediate left of the entrance to cater for the older community who will mainly be using the space. A disabled friendly kitchen with the appropriate countertop and cupboard heights is located at the back of the workshop with a snug area for socialising. The workshop space is located on the right side of the building with safe space for equipment and work benches.

The Storage units are to have access on the north elevation of the building via roller shutter garage doors. 3 storage units are to be 6x3m and the 1 storage unit to the West is to be double length 12x3m with an extra roller shutter door entrance on the south elevation. These units will be used to provide storage for the Sport Clubs which use the recreation grounds. These units will replace the current shipping containers. 10 photovoltaics are to be installed on the South elevation of the new workshop.



# LANDSCAPING

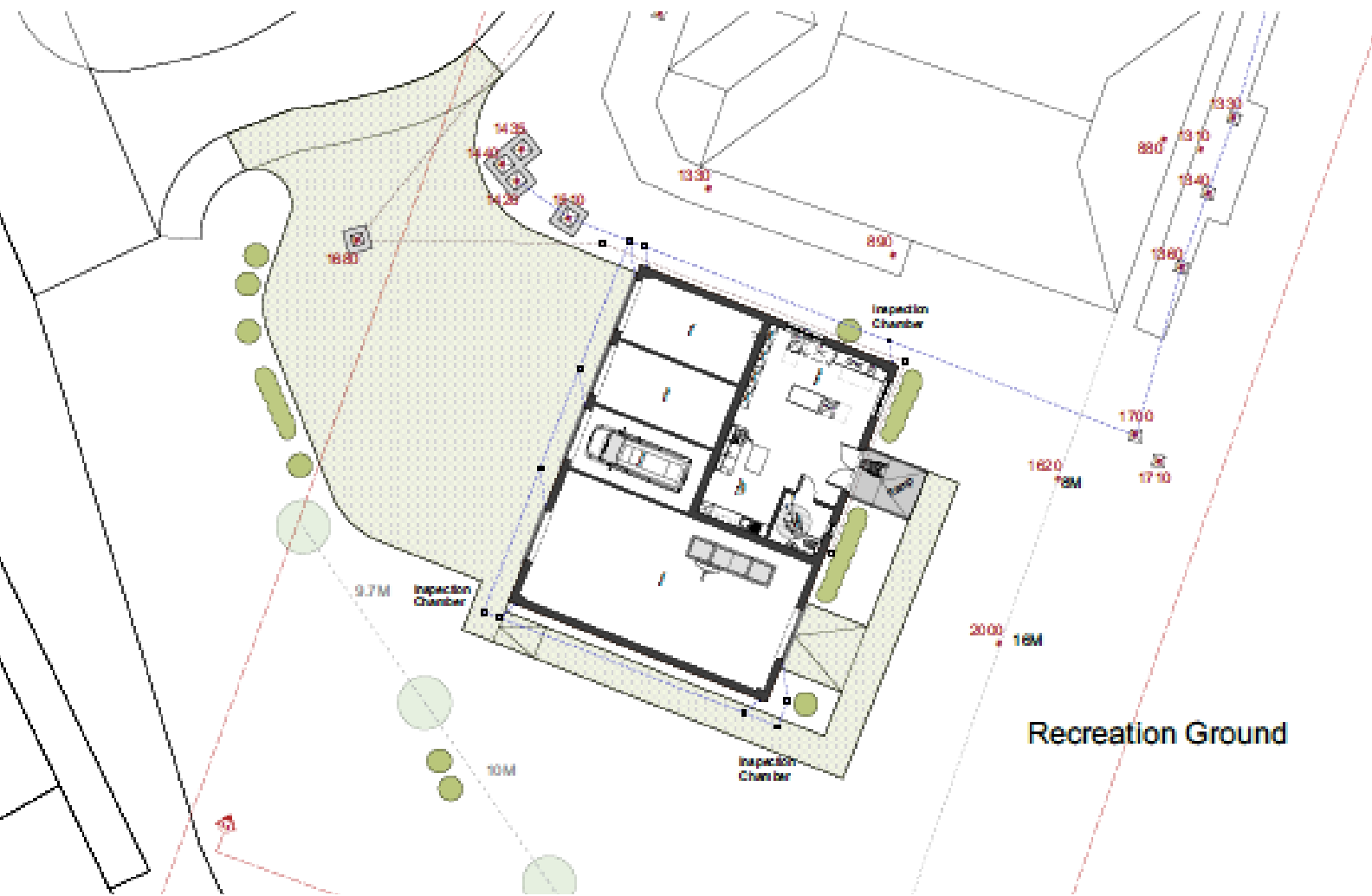
## EXISTING CONDITION

The site consists of mowed grass with trees predominantly spread along the West of the site and some decorative trees planted to the north and within the carpark. The recreation grounds feature existing steel shipping containers used for storage to the west of the Pavilion which will be removed once the new building has been built.

## PROPOSED

The existing entrance drive would be kept and enhanced to curve into the shutter doors forming the entrances to the storage units. This will allow for access to the units and pedestrian access from the carpark to the workshop along the drive. The entrance area will have almost no effect on the existing trees which will run down the proposed drive.

The drive is to be permeable paving grids or grasscrete to reduce the impact on the existing landscape and will help with the drainage on site.



PROPOSED LANDSCAPING & ENTRANCE

---

## ACCESS & REFUSE

Current vehicular access is via the North Entrance off Archers Way. There is an existing carpark and one way system which is currently being used for access to the pavilion and recreation grounds.

The car park currently has 40 parking spaces and an extra 4 disabled spaces closest to the pavilion.

It is thought that the users of the man shed will come from the immediate area. The hours of use will be likely between 10:00 - 18:00 Monday to Friday and 11:00 - 16:00 Saturday and Sunday. It is unlikely there will be any extreme use. The storage units will be accessed as required by the sports clubs and Amesbury Council.

The users of the workshop will be responsible for the waste they produce, which will include teabags, biscuit wrappers etc.

All wood cut-offs and scraps will be recycled and reused.

The maintenance team that currently look after the pavilion will have access inside the workshop to empty the bins every 2 weeks, along with the rest of the bins around the recreation grounds.

Therefore, no external bin area is required.



CARPARK ACCESS FROM ARCHERS WAY

---

## ECOLOGY

The site will have minimal impact on the existing natural habitat as it is predominantly mown grass. The ecology could be enhanced by bird nest boxes and bee blocks.

## SOUND

The traffic on Archers Way does not generate enough sound for concern and the proposal is far enough away from the main roads.

## DRAINAGE

### DRAINAGE MANAGEMENT

There is main drainage located close to the existing pavilion.

### SURFACE WATER

The drive is to be permeable paving grids or grasscrete to reduce the impact on the existing landscape and will help with the drainage on site. This will allow surface water to percolate into the ground beneath minimising puddles/standing water.

It will have a soak away 5m away from the building, size to be determined on site by a percolation test when construction starts.



# MATERIALITY

---

There are a group of relatively modern building materials used along Archers Way and adjoining roads. Therefore the proposed design is in a similar style with a contemporary influence. Having standard brick walls, roof sheets and modern composite windows and doors . Please note all images are indicative to the final materials used on site.



SLATES TO MATCH PAVILION



BLUE ENGINEERING BRICKS BELOW DPC



RED MULTI BRICKS



GRASSCRETE DRIVEWAY



COMPOSITE THERMALLY COATED ALUMINIUM FINISHED WINDOWS

Colour to be agreed with client



ROLLER SHUTTER

Colour to be agreed with client



## SUSTAINABILITY

10 Photovoltaic solar panels are to be installed on the roof.

The buildings would be built with high standard of insulation, draught proofing, and ventilation more than the current building regulations to minimise heat lost in the winter months and maximise the cooling effect during the summer.

The design and construction of the heated section of the building will exceed the following U values.

Dwelling Specifications:

Element Type	Maximum U-value W/(m2k)
All roof types	0.16
Wall	0.26
Floor	0.18
Window	1.6
Rooflight	2.2
Doors (including glazed doors)	1.6