

Design and Access Statement

Proposal from Hampsthwaite Parish Council to locate sports and recreation changing and storage cabins in the N.E. corner of Feast Field Hampsthwaite.

Assessment:

The proposed location, 'Feast Field', title number NYK332891 (formerly known as 'Playing Field adjoining Hampsthwaite Primary School'), is approximately triangular with 2 sides bounded by mixed housing and the northern edge formed by the tree-lined Cockhill Beck – ref: OSX=426051, OSY=458680. The field was donated to North Yorkshire in the 1960's for recreational use.

In 2006, Hampsthwaite Parish Council established a children's play area on the site with access to it provided by a field gate from Hollins Close and 'Feast Bridge' over Cockhill Beck, built by local volunteers in 2006 – see www.hampsthwaite.org.uk/feast/engineering/FeastBridge/. The field has since been further developed for sports in collaboration with the Hampsthwaite and Birstwith Junior Football club – see www.hbjfc.co.uk/.

Feast Field is in use daily by residents, Hampsthwaite Primary School and others visiting the Play Area. Also each Saturday of the football season by the football club and each year for the annual village Feast – see www.hampsthwaite.org.uk/feast/. The purpose of the cabins is to support the football and the Feast and it is not envisaged that the facilities will be in daily use therefore.

The north-eastern corner of Feast Field is currently a soil heap, created as a result of drainage operations and the construction of the children's play area. The location is bounded by mature trees and hedges but there are none within Feast Field itself. Yorkshire Water mains sewer and surface water drainage pipes and access points are located in this corner.



Planning Policy:

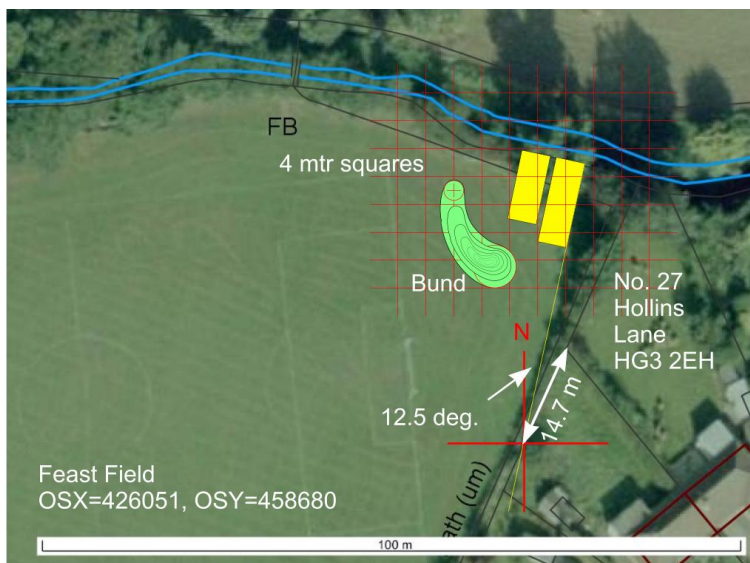
In the context of the Core Strategy Policy SG3, the proposal is for a “*small scale community facility . . . and b. they are needed to maintain or enhance the sustainability of that community; . . . (i.e. the junior football club) . . . any adverse impact on the environment and amenity is clearly outweighed by the needs of, and benefits to, that community; (i.e. the village as a whole)*”

The proposal makes efficient use of what is currently waste land. The cabins proposed are of good design and will be treated and screened to blend in with the local environment. They are maintenance free, vandal proof and energy efficient.

The proposal also sits well with Policy C1: Inclusive Communities in that the intention is to improve facilities for the “*training and sport, leisure, cultural and entertainment facilities;*” of young people.

Involvement:

The proposal is to locate sports and recreation changing and storage cabins in this N.E. Corner. As part of the consultation process with surrounding properties, the footprint of the cabins has been taped out on the ground to show that the cabins occupy only the space currently taken up by the soil heap and do not encroach across sight lines unduly.



Each resident of the homes surrounding Feast Field has been visited to inform them of the project and each has been provided with an individualised 3D illustration to show the view of the cabins across Feast Field from their own address.

There has been full consultation with the main users of the cabins – i.e. the Junior Football Club and Hampsthwaite Feast. This established the scope of what had to be stored, the need for toilets, First Aid point and light refreshments and gave an indication of the numbers using Feast Field.

All village residents have been informed of the project via the Parish Council Newsletter and a posting on the village noticeboard. Many residents have expressed their support and approval for the fact that we are making good community use of a valuable asset that would have otherwise been destroyed and, in so doing, provide much needed facilities in Feast Field..

In 2006, the Parish Council took out a 25 year lease for Feast Field from North Yorkshire County Council. Following a full consultation with NYCC, the council donated the two cabins to the village for this community use – subject, of course, to local planning being approved. They have also offered easement for mains services to be provided once we reach that point.

Evaluation:

It is as a result of these individual consultations that the suggestion of using the soil heap to create a 'bund' was received from a resident and accepted. This will not only help the cabins blend with the landscape even more, but will provide a vantage point from which youngsters may wish to sit and watch the junior football matches.



The proposed location slopes gently downwards towards Cockhill Beck. It is proposed to level out from the lowest point which will set the cabins into the landscape by some 300mm at their front (S.W.) edge thus minimising the height of the elevations facing the surrounding houses. When combined with the 'bund' and tree planting much of the front faces therefore will be screened off.

Design:

Two single storey modular buildings, purchased for use as a children's nursery at Hampsthwaite C.E. Primary School only 5 years ago, have been made available for this purpose. They are maintenance free and fire retardant, with anti-climb roof edgings, concealed gutters, toughened glass windows and secure doors.

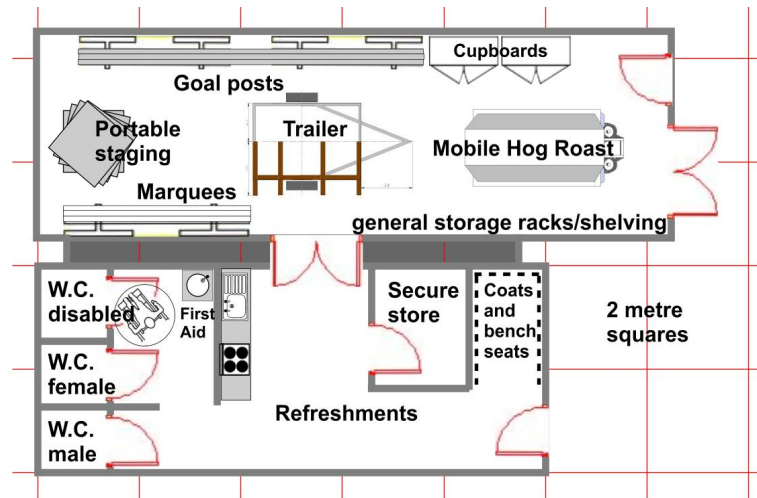
They are familiar to the community having been in use at the school until recently and their re-use makes good sense environmentally in that they would otherwise have been destroyed.

It is proposed to clad the cabins with rustic clap-boarding or 'Yorkshire Boarding' to enhance their blend into the surroundings. This will render them very similar in appearance to other cabins erected for such purposes in neighbouring villages.



Use:

The two buildings are linked together to create one large store, a smaller secure store, toilets, coat hanging space and a small kitchen facility – i.e. suitable for light refreshments. They will also function as a First Aid point for activities on Feast Field



The larger store is fitted out to house goal-posts, flags, cones, nets, balls and training aids associated with the junior football club. The club has achieved FA Charter Standard and has a thriving membership attracting some 100+ people to Feast Field each Saturday morning during the football season.

The store also accommodates the many resources connected with Hampsthwaite Feast and its associated village activities. These resources currently are scattered about the garages of various residents. This is unsustainable in terms of the Feast continuing to be an established village event into the future.

This space will be used also to store materials for our intended Community Resilience Plan – e.g. signs, barriers and sand bags.

The smaller secure store would be used by football club staff to locate valuables and changes of clothing for referees and coaches during matches. More generally accessible coat hooks provide players with somewhere to hang warm and dry clothing.

Toilets would obviate the supervision issues associated with young children having to leave Feast Field if they have need to use toilets and would be much appreciated by the many elderly residents who both attend football as spectators and may spend most of a day here during the Feast itself.

The small kitchen would enable light refreshments to be made available both during football matches and the annual Feast .

Amount:

The overall footprint of the two cabins, arranged and sited as proposed, occupies no greater space than is taken up currently by the existing soil heap. Limiting the height to single storey and setting down into the landscape ensures that the height of the cabins does not exceed the height of screening hedges that exist already between the location and the gardens adjacent.

Such support for both the junior football club and our annual Feast not only benefits residents and participants directly but these activities ensure that other people continue have a reason to visit Hampsthwaite thus benefiting also local shops and businesses such as the local pub.

Layout:

The two cabins have been carefully positioned to ensure they sit deep into the north eastern corner of Feast Field such that they occupy no more space than is currently taken up by the existing soil heap.

Sufficient space has been left between the cabins and the boundary to neighbouring properties to enable maintenance access to Yorkshire Water services located in that corner. This also provides space for hedge maintenance and avoids the cabins being visually obtrusive as seen from those properties.

They are arranged in a staggered formation as shown above to present more interesting stepped elevations when viewed from across Feast Field.

Scale

As may be seen from the internal layout shown above, the two cabins provide an appropriate amount of floor space for their intended functions. Their minimal single storey height ensures that they are fully screened behind existing mature Leylandii hedges when viewed from the east and are dwarfed against a back drop of mature trees and hedges when viewed from across Feast Field.

Landscaping

The visual impact will be lessened further by setting the front edges 300mm into the landscape as a result of levelling out from Cockhill Beck. The existing soil heap will be used to create a 'bund' to the south west of the two cabins which, together with additional tree and shrub planting here, will screen the cabins from views across Feast Field.

Appearance

The two cabins are extremely well appointed internally and built to a very high technical specification. Their outward appearance will be softened by cladding with rustic clap-boarding or 'Yorkshire Boarding'. This, together with existing natural vegetation, additional planting and the creation of a 'bund' will ensure they sit well in their proposed location.

Access

Maintenance access is via the field gate at Hollins Close and is limited to occasional access by tractors or similar with trailers when the ground is firm, or manual handling using hand drawn trolleys.

Public access is via Feast Bridge over Cockhill Beck from the car park, which we have recently extended to ease parking issues within the village. As a result of a recent safety inspection, we need to improve access to benefit wheelchairs and pushchairs from Feast Bridge into the play area. This will be extended by improving the existing pathway between Feast Bridge and the proposed cabin location along the northern edge of Feast Field. The resulting gravel pathway will form the pedestrian access route to the cabins