

# ALDERTON PARISH COUNCIL

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## **Alderton Village Pavilion Proposal**

### **Alderton**

Alderton Village and Alderton Parish is located in the Borough of Tewkesbury in north Gloucestershire and is located about 12 miles (18 km) north of Cheltenham, 6 miles (10 km) east of Tewkesbury, 8.5 miles (13 km) south west of Evesham, 14 miles (22 km) west of Stow-on-the-Wold and 4.5 miles (7 km) from Winchcombe.

The Parish has a population of 747 living in 308 households (2011 Census) with the majority living in the rural village of Alderton.

Alderton Village will soon see these numbers increase with the development of 74 houses on two new housing estates.

### **Current Situation**

Alderton Playing Field currently provides the only outdoor community leisure facility in the parish. The area has a football field, a play area and a small wooded area ("Millennium Copse").

In 2012, the playing field was awarded QEII status, which effectively guarantees that the use of this area remains a community leisure asset in perpetuity; therefore any investment made will be longstanding.

Local clubs including the long established football team, the Alderton Acorns Pre-School/Toddler group and the village Primary School (Oak Hill) have all provided letters of support for the construction of the Pavilion. All of these groups struggle to use the current facilities as they have to ferry materials and equipment to and from the field or must rely on the goodwill of local residents and other businesses in the community to provide such amenities as toilets (pub), changing facilities/showers (village hall – located on the other side of the village) and electric (generator borrowed from local resident). There is currently no storage available at the site.

The football field is the only one of its kind in Alderton and the surrounding villages and serves other communities in the borough such as: Teddington, Toddington, Gretton, Greet, Alderton Fields, Dixton, Alstone, Stanway, Stanton and Dumbleton. This is illustrated in the members of the Alderton Football team (AFC) traditionally coming through all of these villages as well as Alderton itself. The next nearest field with changing/toilet/shower facilities would be Winchcombe.

The pitch is used almost year round by Alderton Football Club (AFC). During the season it is used on average once a fortnight for weekend matches and is also used for midweek pre-season and late season training when longer/lighter days allow.

The team play in the Evesham Sunday League and it is a requirement to be able to provide changing, toilet and shower facilities. At the moment the team use the ones at the village hall which is on the other side of the village, some ½ mile way. In the past the team have been threatened with expulsion from the league due the lack of facilities within view of the pitch.

In recent years a weekly ladies fitness session has used the field during the spring/summer months.

The local pre-school organises a 5K run in September but this relies entirely on the generosity of the local pub in letting runners use their toilets. Hiring temporary toilets for the event would not be financially viable. This event is vital for the group as it raises a high percentage of the revenue required to keep it open each year. It would be impossible to expand the event without onsite facilities.

In the past other local clubs, including junior teams, have used the pitch but any long term or regular commitment has been not been forthcoming due the lack of facilities on site.

The Alderton Primary School (Oak Hill) have used the playing field (as well as their own field which sits alongside) but, again, have cited lack of facilities as a reason for not using it more regularly. It would be easier for the school to accommodate school team activities and even host events with the use of changing and toilet facilities next to the playing field.

The number of other events, such as larger fundraises, that take place at the field are limited due to the lack of facilities such as toilet, showers and changing rooms. Alderton has a village hall which can stage events but the playing field could, potentially, offer a good alternative for outdoor or larger occasions. Any fundraising events held at the field struggle to make money due to the expense of hiring such things as portable toilets.

In late 2014 the Gloucestershire Playing Fields Association (GPFA) conducted an assessment of the playing fields and playground. A rating of 60 is considered by the GPFA to be below average. Here are some of the highlighted points that came out of this assessment:

1. The playing field scored a rating of 54 points (out of 100)
2. It was noted that there are currently no changing facilities
3. No evidence of vandalism
4. Overall appearance – Average

A survey of the entire parish in 2015 confirmed the desire of the local populous (of all ages) to utilize the QEII park, especially if the facilities improved. This was taken as a strong show of support by the Parish Council in order to pursue improvements to both the playing field (including the provision of a Pavilion) and playground.

Whilst the Parish Council realises the importance of this community asset and has acted to sort the immediate safety needs of a new fence and tree maintenance, the report and survey remain valid in every other aspect due to lack of funds.

This report will focus on the Pavilion as the playground (whilst being improved at the same time) is the focus of a separate group. There will be a discussion between these two groups in order to ensure the most harmonious design features.

### **Project Costs**

As there is a long term commitment to preserve the playing field as a community leisure area it is proposed that a quality brick built, or timber framed building, would be more appropriate than a temporary structure.

Appendix 1 shows a fairly simple timber framed structured building containing 2 changing rooms with separate showers, small communal area, men's and women's/disabled toilets and a storage area. It is considered that this would best serve a wide variety of purposes, clubs and events.

A local builder with experience of such projects has estimated costs for this type of structure would be c£90,000.00 (inc VAT)

We would then estimate an amount of c£15,000.00 for landscaping, building pathway from entrance to the Pavilion and any contingency costs.

### **Why we need the Tewksbury Borough Council Money**

Alongside the Tewksbury Borough Council Grant of £35,000.00 Alderton Parish Council can offer a grant of £5000.00, which has given a total of c£40,000.00, leaving it well short of the target amount. Attempts at raising funds through other grants (e.g Lottery) have not been possible as any amounts offered would not have been sufficient to meet the costs of the conditions set out by these bodies within the timescales allowed.

However, in the last year two developers have been allowed planning permission to build housing estates in the village and this has meant S106 money coming available, therefore taking us closer to our target and making the scheme much more viable and realistic.

**Available Funds:**

Tewkesbury Borough Council Grant:	£35,000.00
Alderton Parish Council Grant:	£5000.00
Charles Church S106:	£29,483.76
CALA Homes S106:	<u>£22,829.00</u>
Total:	£92,312.76

Without the money from Tewkesbury Borough Council the village would be back to needing to raise the difference themselves. Even if grants from elsewhere made up some of this amount it is likely to leave a figure large enough to take several years to raise, during which time the cost of actually constructing the building would have got higher and the S016 money could be allocated elsewhere, effectively making the task of raising the funds unattainable.

**Timeline**

Once Tewkesbury Borough Council has confirmed support for the project and availability of the funds we would anticipate this timeline:

December 2015 – Alderton Parish Council to request planning permission for proposed construction in lieu of decision of TBC to allocate the money

13<sup>th</sup> January 2016 – Tewkesbury Borough Council confirm support for project and funds available

January/February 2016 – Alderton Parish Council put the contract out to tender

February 2016 – Planning Permission granted

Late February/Early March – Appoint preferred bid

May/June – Work starts

July/August – Work completed

The aim will be to have the Pavilion completed before the start of the 2016/17 football season and school term.

**How the project will be managed**

A focus group has been formed and they, along with help from Alderton Parish Council, will take responsibility for taking the project forward and managing the processes through to completion. This group includes the following people:

Rupert Kinder – Alderton Resident and first point of contact – Tel: 01242 620126

Dennis Rayton – Alderton Resident and Architect

Keith Page – Alderton Resident and Chair of Alderton Parish Council

Rob Smith-Graham – Alderton Resident and Alderton Community Trust member

Matt Greaves – Alderton Resident and member of Alderton Football Club

Gareth Reid – Member of Alderton Football Club

Once the Pavilion has been completed this group, assisted by Alderton Parish Council, will take responsibility for maintenance and upkeep. These would be met via income generated through the hiring of the facility (e.g. by the football team) and fund raising activities.

## **Tewkesbury Borough Council Plan 2012 – 2016**

The Tewkesbury Borough Council Plan 2012-2016 states that one of their top 5 priorities is to:

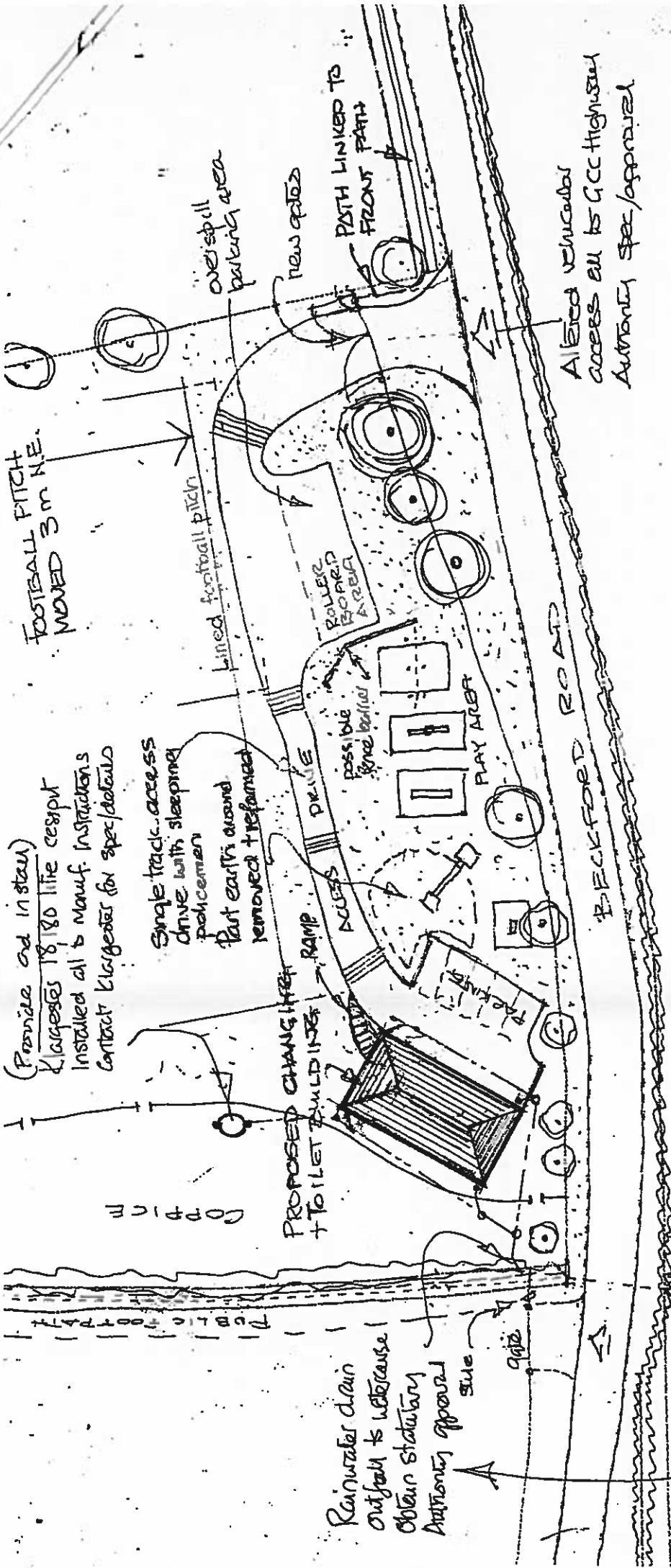
***“provide customer focused community support”*** and to ***“support the health and well being of residents”***.

It further states that the Council will look to:

- Work with partners to promote sports and leisure facilities
- Progress work streams for a new leisure facility

This construction of a Pavilion, encouraging increased use of a playing field in an area lacking in sports and leisure facilities, fits comfortably into this manifesto and in assisting the Council in achieving these objectives.

Alderton Parish Council  
December 2015



FOOTBALL PITCH  
MOVED 3m NE.

(Provide and install)  
Largesse 18180 life cesspit  
Installed all to Manuf. instructions  
Contact Kierges for spec/details

Single track access  
drive with sleeping  
pavement  
Part earth around  
removed + reformed

PROPOSED CHANGING HUT  
+ TOILET BUILDING

Rainwater drain  
outfall to watercourse  
Obtain statutory  
Authority approval

ROLLER  
ROLLER  
AREA

POSSIBLE  
FENCE BARRIER

PLAY AREA

BECKFORD ROAD

Altered vehicular  
access all to GC Highways  
Authority spec/approval

0 10 20 30 40 50

Note: if outfall to watercourse is not  
permitted - allow for storm drains  
+ soakaways (210) each 4cm

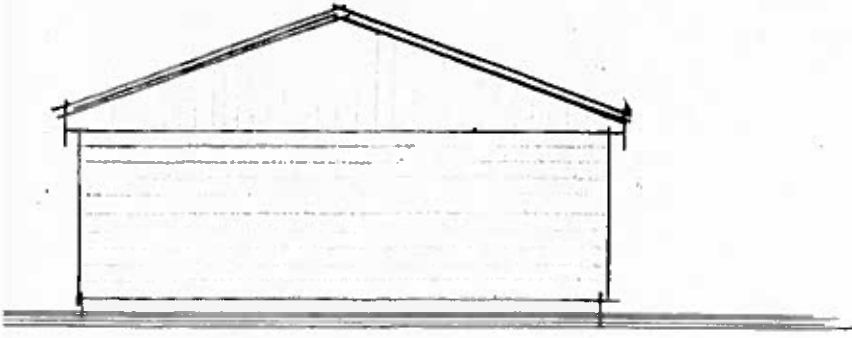
+ DRAINAGE LAYOUT

ALDERTON PARISH COUNCIL  
PLAYING FIELD.

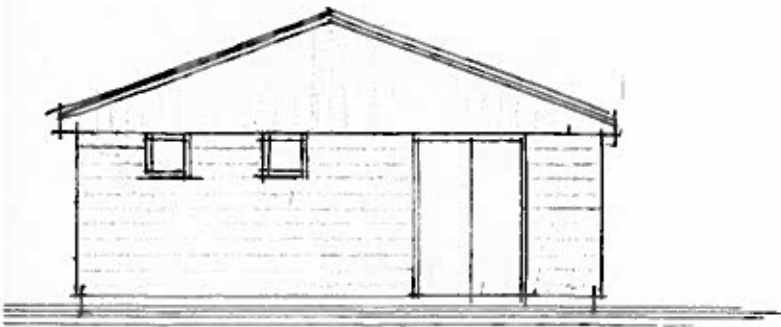
SITE PLAN AS PROPOSED.

1:500 FEBRUARY 2007

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S.W. ELEVATION.



N. E. ELEVATION.

GROSS AREA (EXTERNAL)  
NET AREA (INTERNAL)

63.36 m<sup>2</sup> (682.00 ft<sup>2</sup>)  
58.59 m<sup>2</sup> (630.66 ft<sup>2</sup>)

Roofs: Coated profile sheeting  
slate grey

Walls: Pretreated timber horiz.  
boarding. natural finish.  
Coated profile sheeting  
slate grey to gables

Rainwater: Gutters + downpipes  
pvc.

Windows: Timber casements

Doors/frames Timber framed + glazed  
doors + frame  
Timber vertical boarded  
+ frame.

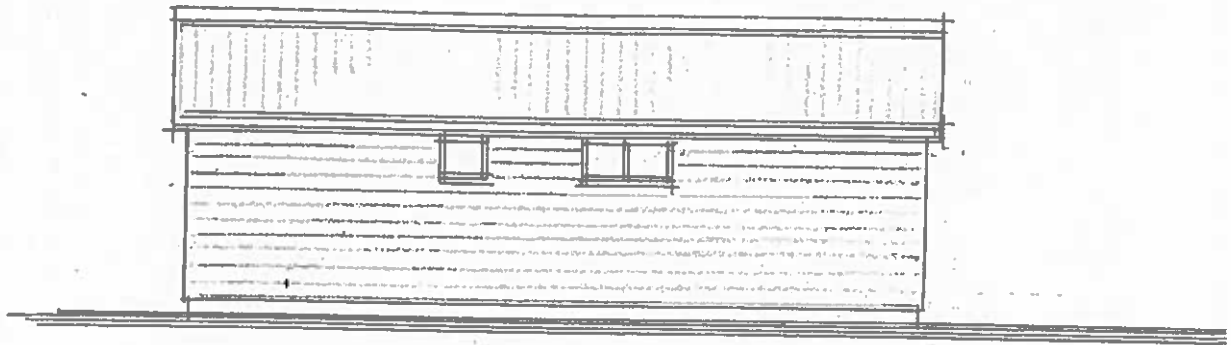
ALDERTON. PARISH COUNCIL.  
PLAYING FIELD.

PROPOSED CHANGING / TOILETS  
BUILDING.

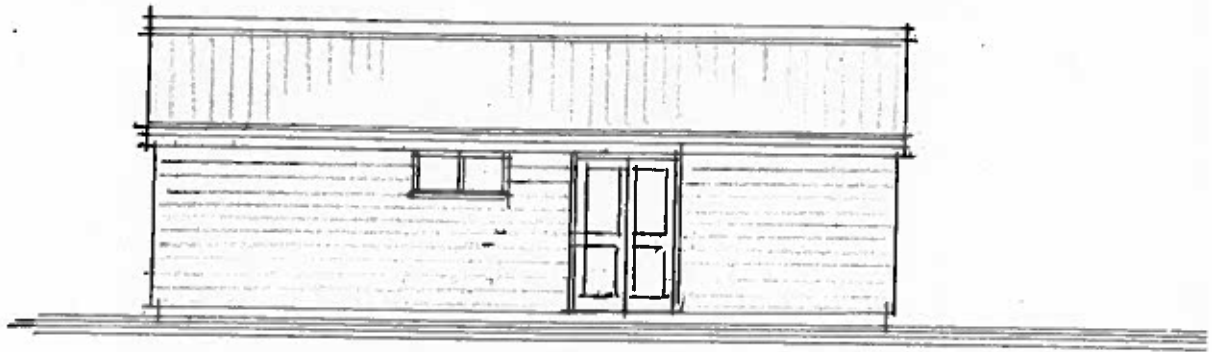
1:100 NOVEMBER 2015

02: 1306: 15/1

Dennis L Rayton Tel 01212 620818



N.W. ELEVATION.



S. E. ELEVATION.

