

New Romney Community Hall

FEASIBILITY STUDY_V2

22.0054

NEW ROMNEY COMMUNITY HALL, STATTON

RD, NEW ROMNEY TN28

JUNE 2023

Hollaway

1. Site Analysis



Site Location

New Romney Town Council has been exploring the need for a new sports pavilion to replace their existing Maude Pavilion, Football Club and Cricket Club building for a few years.

The Sports Pavilion & Community Hall that were previously approved under application Y19/0553/FH is no longer viable due to NRTC's budgetary constraints and the increase in construction cost.

Therefore, NRTC has decided to go forward with a new approach which will provide the much-needed sports amenities and community hall in a cost-effective design while also replacing the existing nursery.

The buildings will be purpose-built and robust with long-lasting, low maintenance material and construction providing much-needed amenities for the New Romney community.

The new design has been developed in collaboration with the New Romney Football Club, Cricket Club and the nursery to provide a suitable building providing high-quality spaces that meet the requirements of a diverse group of users.



Existing Site Photos

5



FRONT FACADE TO THE EXISTING CLUB ROOMS FACING STATION ROAD



BACK FACADE TO THE EXISTING CLUB ROOMS FACING THE PLAYING FIELDS



VIEW LOOKING TOWARDS THE EXISTING CLUB ROOMS AND CHANGING FACILITIES



VIEW LOOKING SOUTH OVER THE EXISTING PLAYING FIELDS



VIEW LOOKING WEST OVER THE EXISTING PLAYING FIELDS



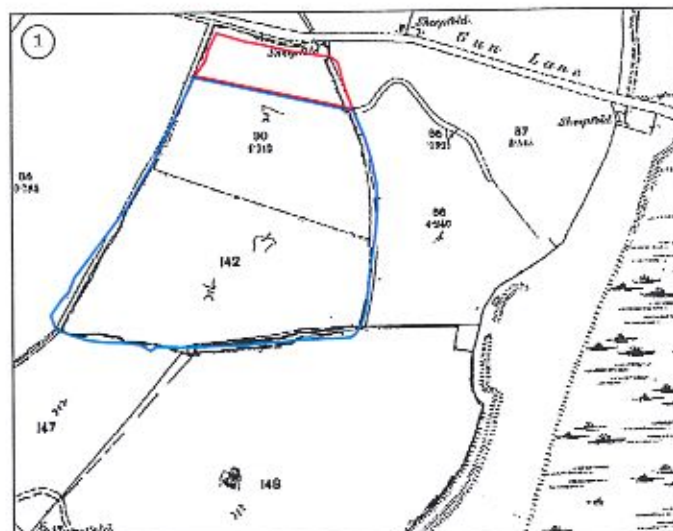
KEY PLAN (NTS)

Heritage Maps

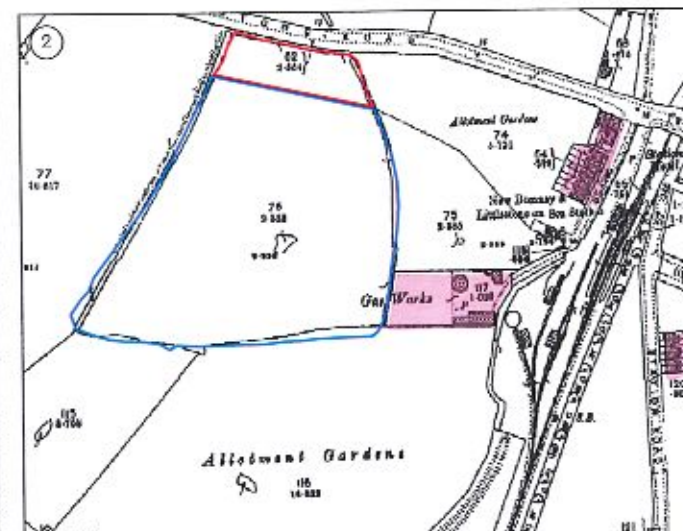
6

Historically, the site has always existed as an open field as part of the Romney Marshes, it was not until the early 1900s that it was officially used for sport.

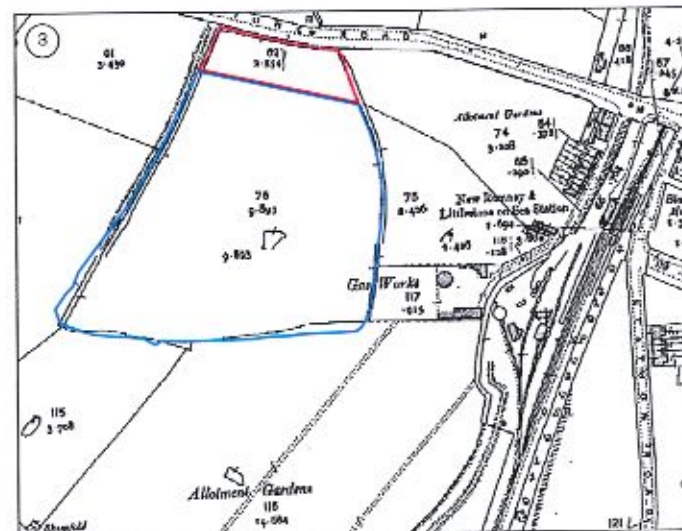
At this time, a cricket pavilion and tennis courts were erected on the site. In the same years, we can see that there were also other local developments happening within New Romney, suggesting that there was a demand for a sports facilities within the community as it grew.



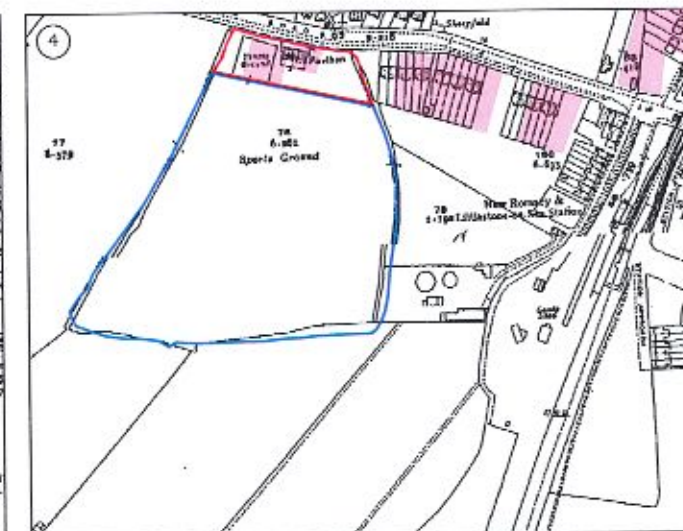
HISTORIC MAP - 1871-1880



HISTORIC MAP - 1897-1900



HISTORIC MAP - 1907-1923



HISTORIC MAP - 1929-1962

- SITE APPLICATION BOUNDARY
- SITE APPLICATION BOUNDARY
- RECENT DEVELOPMENT

Heritage Aerial Photographs

In more recent years, the site has remained an open space for recreational sports while the town has expanded around it, bringing with it a higher demand for an upgraded sports pavilion. Housing and industrial builds are the predominant new introduction to the area and have increased the use of the pavilion.

Some of the trees which surround the site are visible in the 1960 aerial photograph, and are protected under the Tree Protection Order.



AERIAL PHOTOGRAPH - 1960



AERIAL PHOTOGRAPH - 1990



AERIAL PHOTOGRAPH - 2006



AERIAL PHOTOGRAPH - 2017



SITE APPLICATION BOUNDARY



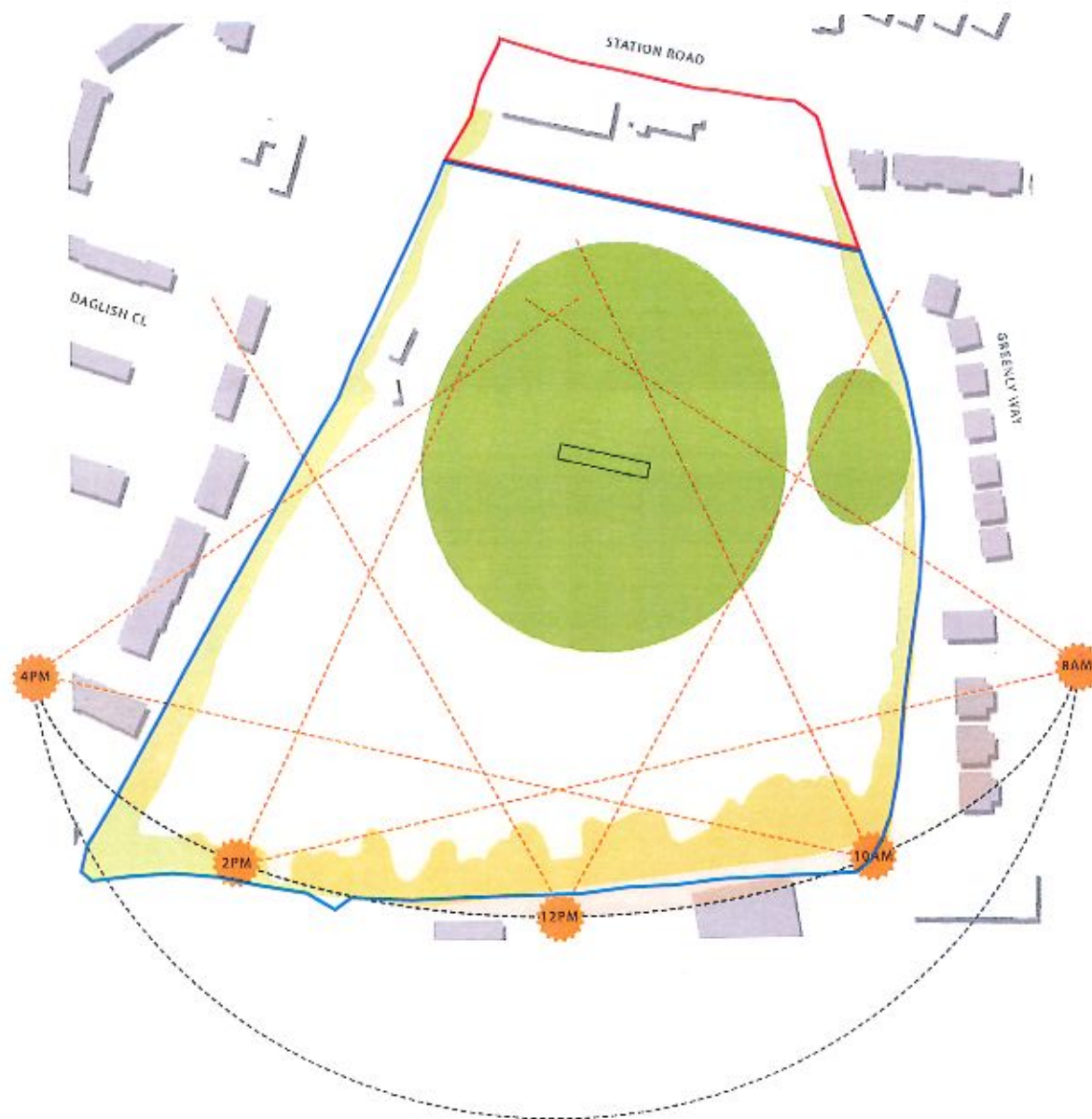
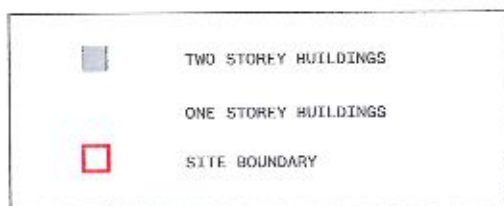
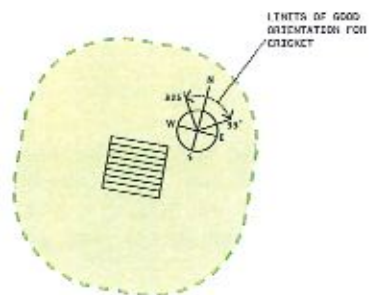
RECENT DEVELOPMENT

Existing Sports Field Arrangement - Summer

8

The existing layout of the sports field changes seasonally, to accommodate cricket in the summer and football in the winter. The location of the cricket pitch is central to the field, allowing a large run off area. The Seashells nursery, also on the site, sits just to the west of the existing pavilion. Both buildings share an informal car park to the east of the existing sports pavilion.

The orientation of the cricket pitch does not currently offer the optimum orientation according to the English Cricket Board regulations.



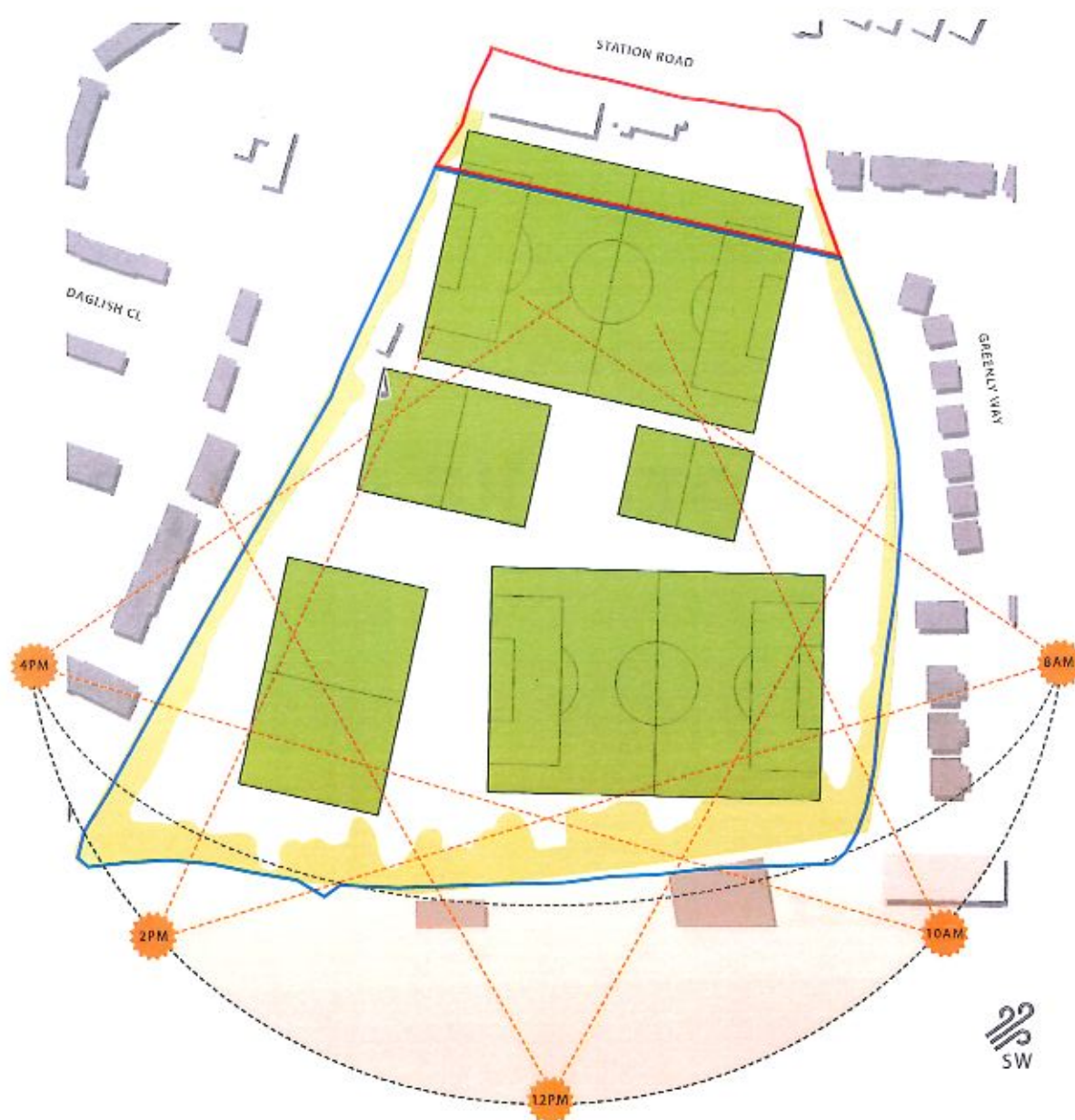
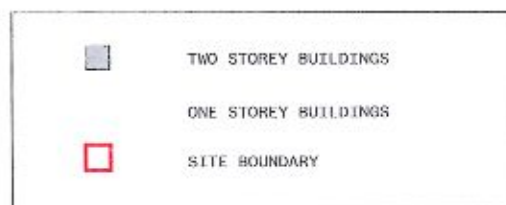
Existing Sports Field Arrangement - Winter

9

During the winter, the sports field is used for football. The existing football pitches which are marked out on the field offer two youth/senior pitches (110x70 yards) and three mini-soccer pitches. The orientation of the cricket pitch does not currently offer the optimum orientation according to the English Cricket Board regulations.

This offers a pitch for each age group, however there is not enough flexibility to cater for a large sports club. If there are three senior matches happening on one day, there is no opportunity to utilise a mini-soccer pitch to suit the requirements.

The current pitch sizes and arrangements do not meet the needs of a growing club such as New Romney FC.



2. Approved Design(2016)

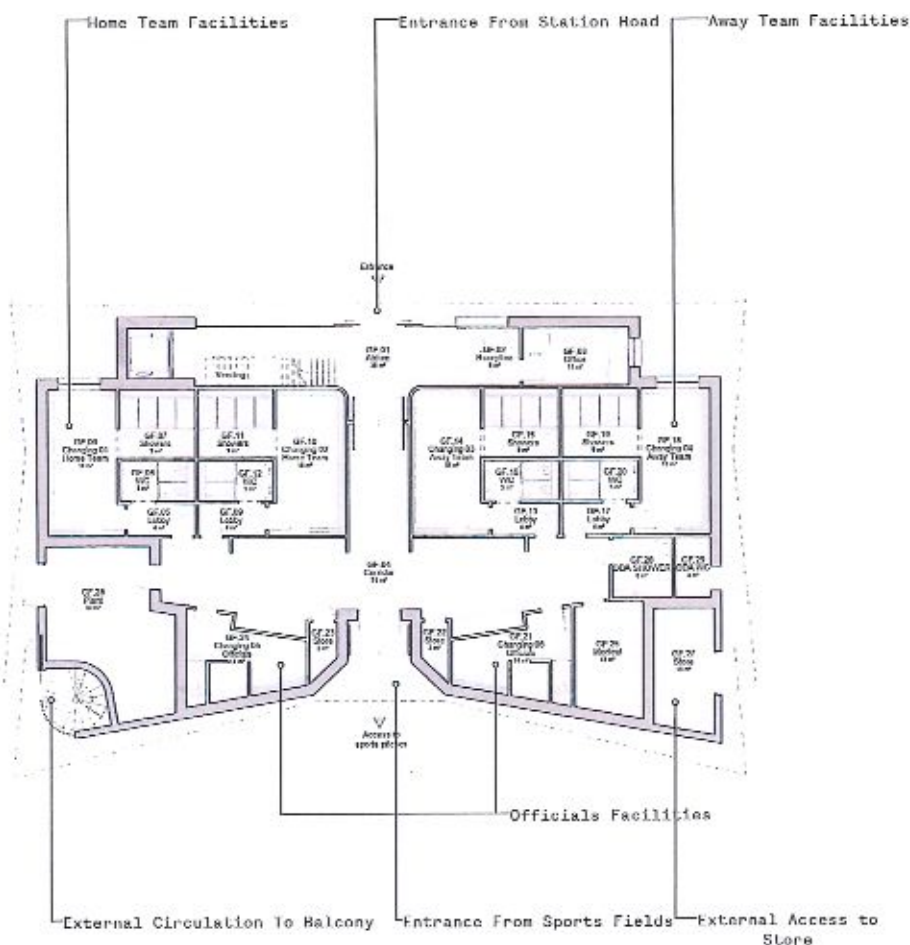
Previously Approved Masterplan

11

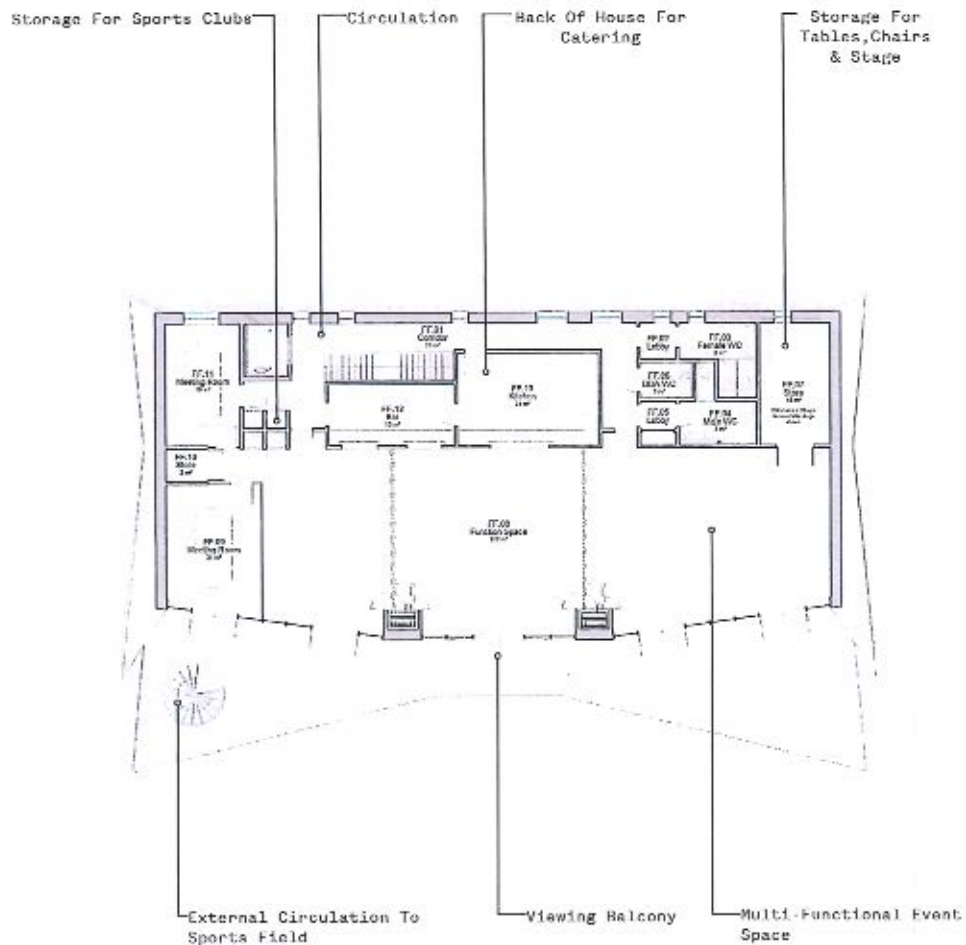
The nursery is to remain as existing, however the external is to be cladded and upgraded. Thereby improving the aesthetics while working improving improve the efficiency of the building. Providing a fenced outdoor play area to the rear of the nursery will address any potential child protection issues.

The proposed sports pavilion has shifted away from the existing footprint, enabling a larger car park to be implemented. The plan sees the sports pavilion based along a central axis, with circulation through the building happening in the centre, leading visitors onto the sports field.





GROUND FLOOR PLAN



FIRST FLOOR PLAN





VIEW OF PAVILION FROM FOOTBALL PITCHES



VIEW OF PAVILION FROM FOOTBALL PITCHES

Approved Sports Field Arrangement - Winter - Football

14

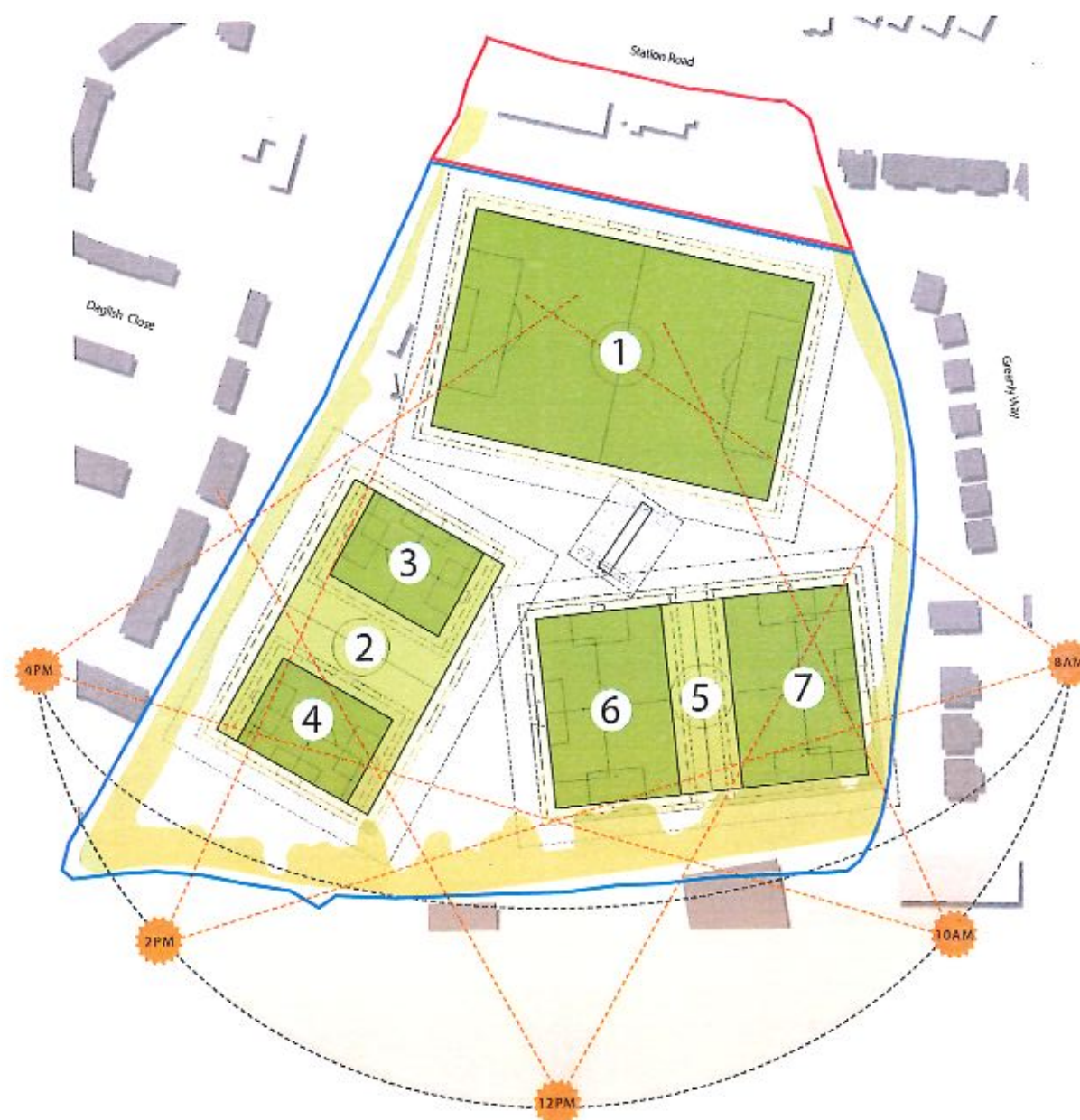
SCHEDULE OF PROPOSED PITCHES

- 1 - Youth/Senior Pitch (110x70 yards)
- 2 - Youth U15/U16 (100x60yards)
- 3 - Mini-soccer U9/U10 (60x40 yards)
- 4 - Mini-soccer U8/U10 (60x40 yards)
- 5 - Youth U11/U14 (90x55yards)
- 6 - Mini-Soccer U7/U8 (40x30 yards)
- 7 - Mini-Soccer U7/U8 (40x30 yards)

PITCH SURROUNDING BUFFERS



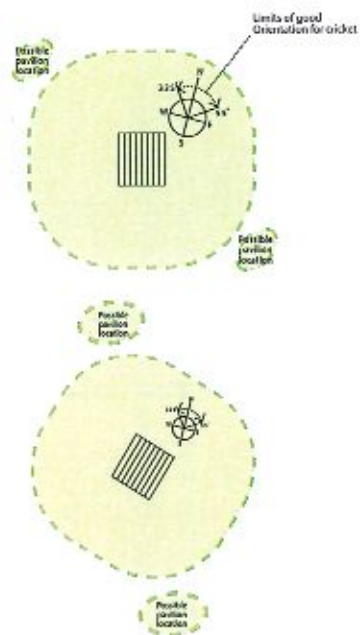
The hierarchy of the football pitches have been designed to site constraints, context & orientation. Every age group has been catered for in accordance with Football Association Regulations. This configuration offers the preferred dimensions for areas and walkways within a multi-pitch site.



SITE BOUNDARY

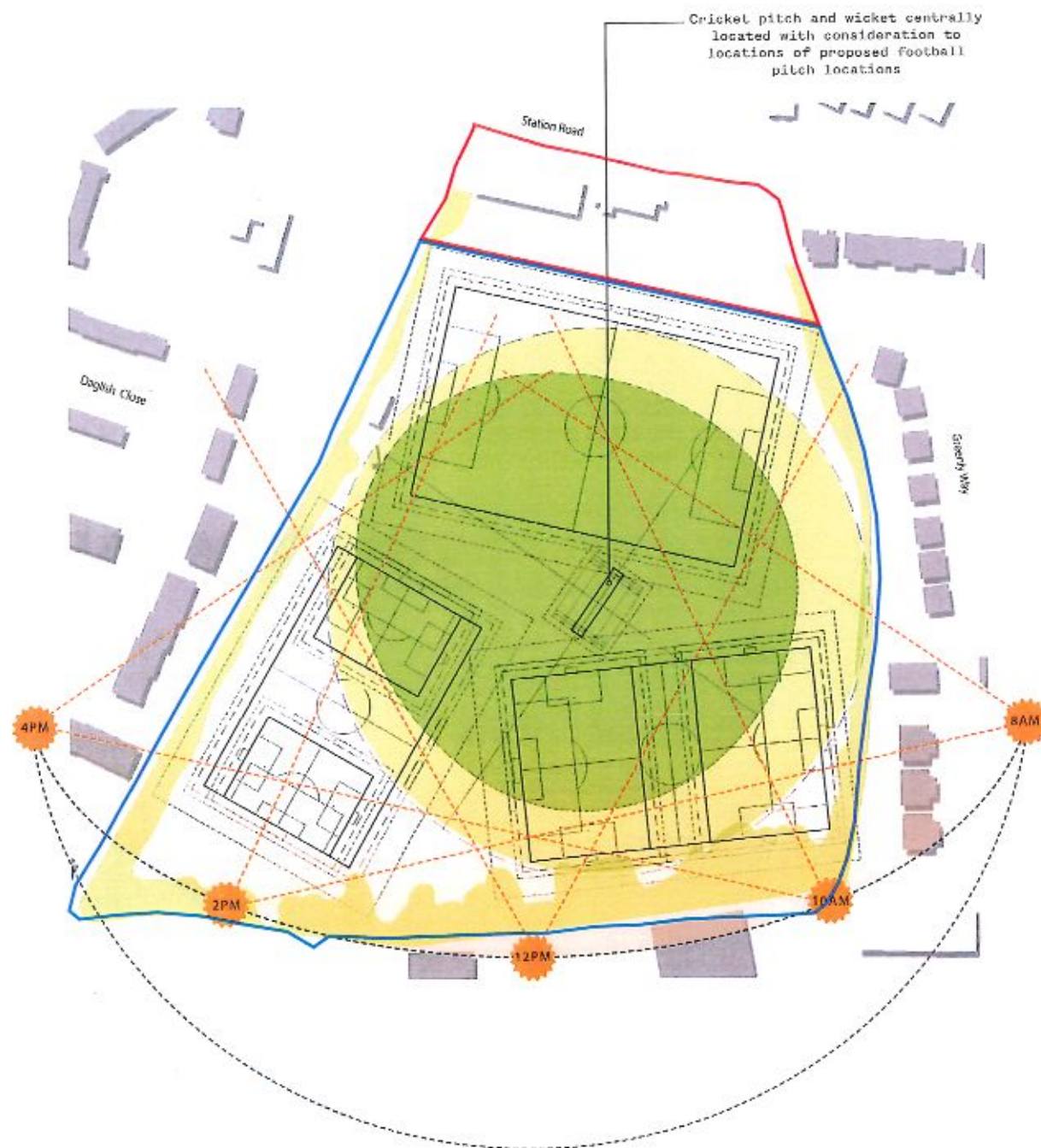
Approved Sports Field Arrangement - Summer - Cricket

15



The Cricket pitch & wicket is centrally located with consideration to locations of proposed football pitch locations.

Based on the English Cricket Board regulations, the wicket and crease have also been strategically orientated and take into consideration the optimal locations for the pavilion to the north & south of the site.



□ SITE BOUNDARY

3. New Brief

COMMUNITY HALL

- Large hall at first floor for 150 seats.
- To be able to accommodate large wedding receptions, parties, large amateur theatre productions and concerts
- Ability to sub-divide into two or three sections
- Kitchen
- Un-stocked Bar
- Storage space
- Toilet facilities - Gender Neutral DDA; baby changing
- Fully accessible
- Hearing loop or equivalent
- Dementia friendly
- Accessible to those with visual impairments
- Good lighting / adequate windows
- Ample Parking and provision for cycle racks
- Adequate sound-proofing
- Wi-Fi access
- Ability to display local art
- External security lighting / CCTV

Budget permitting:

- Outdoor veranda / covered area for spectators of outdoor sports
- Outdoor Amenity Seating
- Large entrance porch to accommodate visitors waiting for entry in inclement weather

NURSERY PROVISION

- Designated pre-school area for 20 children to OFSTED requirements (3.5 SQM per child) - **70sqm**
- Designated 2-3yrs area for 20 children to OFSTED requirements (2.5 SQM per child) - **50sqm**
- Designated baby area for 12 babies to OFSTED requirements (2.3 SQM per child) - **27.7sqm**
- Designated sensory area
- Adequate child specific toilet and hand-washing provision
- Adequate storage within each designated area
- Staff room inc adult toilet facilities / office
- Kitchen
- Reception area
- Secure entry
- Outdoor secure play area

*NB: One designated nursery area to be a 'pack-away' facility to provide shared use for community hire (replacing first floor meeting room) when nursery not operating (will require separate alternative access?)

SPORTS PAVILION

- To be accommodated in the separate 'Old Community Hall' (to be refurbished)
- 4x changing rooms complete with showers and toilets (to Sport England / FA / NCB requirements)
- 2x Officials' Changing Rooms complete with shower and toilet (Sport England / FA / NCB compatible)
- Club room area
- Un-stocked bar and Kitchen
- Medical Treatment Area (could be accommodated within clubroom space)
- Fully Disabled Accessible
- Embedded memorial stones to exterior walls to be retained

Budget Permitting:

- Outdoor sports viewing area (eg paved patio area?)

GENERAL PROVISION

- The new building must meet at least BREEAM 'Very Good' standard
- Work towards becoming net carbon neutral subject to the limitations of the overall project budget

4. Precedents



1 THE USE OF SUSTAINABLE NATURAL MATERIALS SUCH AS TIMBER, PINE-FACED PLYWOOD WALLS AND RECYCLED RUBBER FLOORING



2 CURVED FORMS SUCH AS ROUND ARCHES AND CURVED WALLS TO ALLOW FOR FREEDOM OF MOVEMENT



3 INTEGRATED FURNITURE THAT ENCOURAGES THE CHILDREN TO PLAY



4 TACTILE MATERIALS TO STIMULATE SENSORY TOUCH



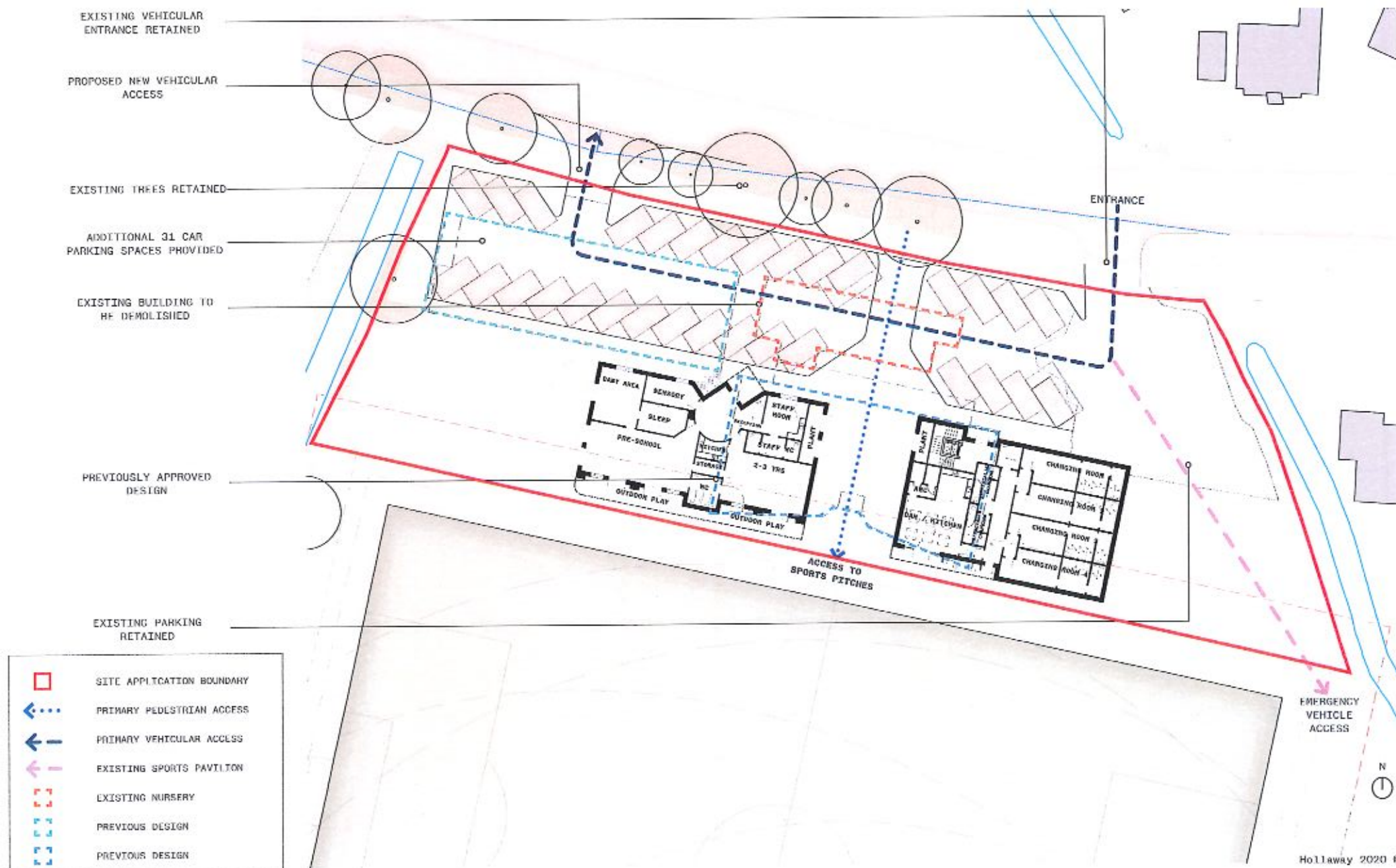
5 INDOOR RECREATIONAL SPACES



6 OUTDOOR PLAY AREA

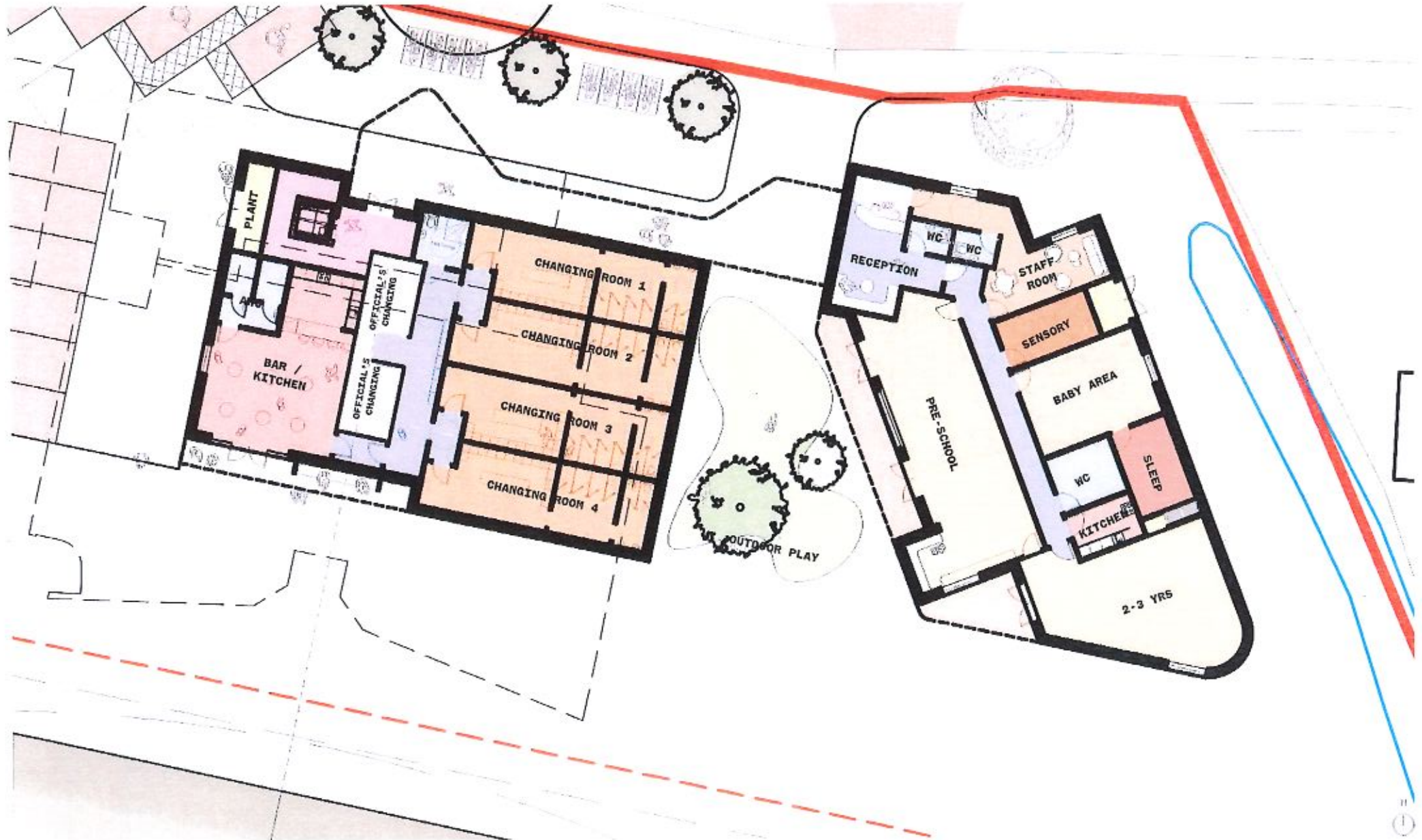


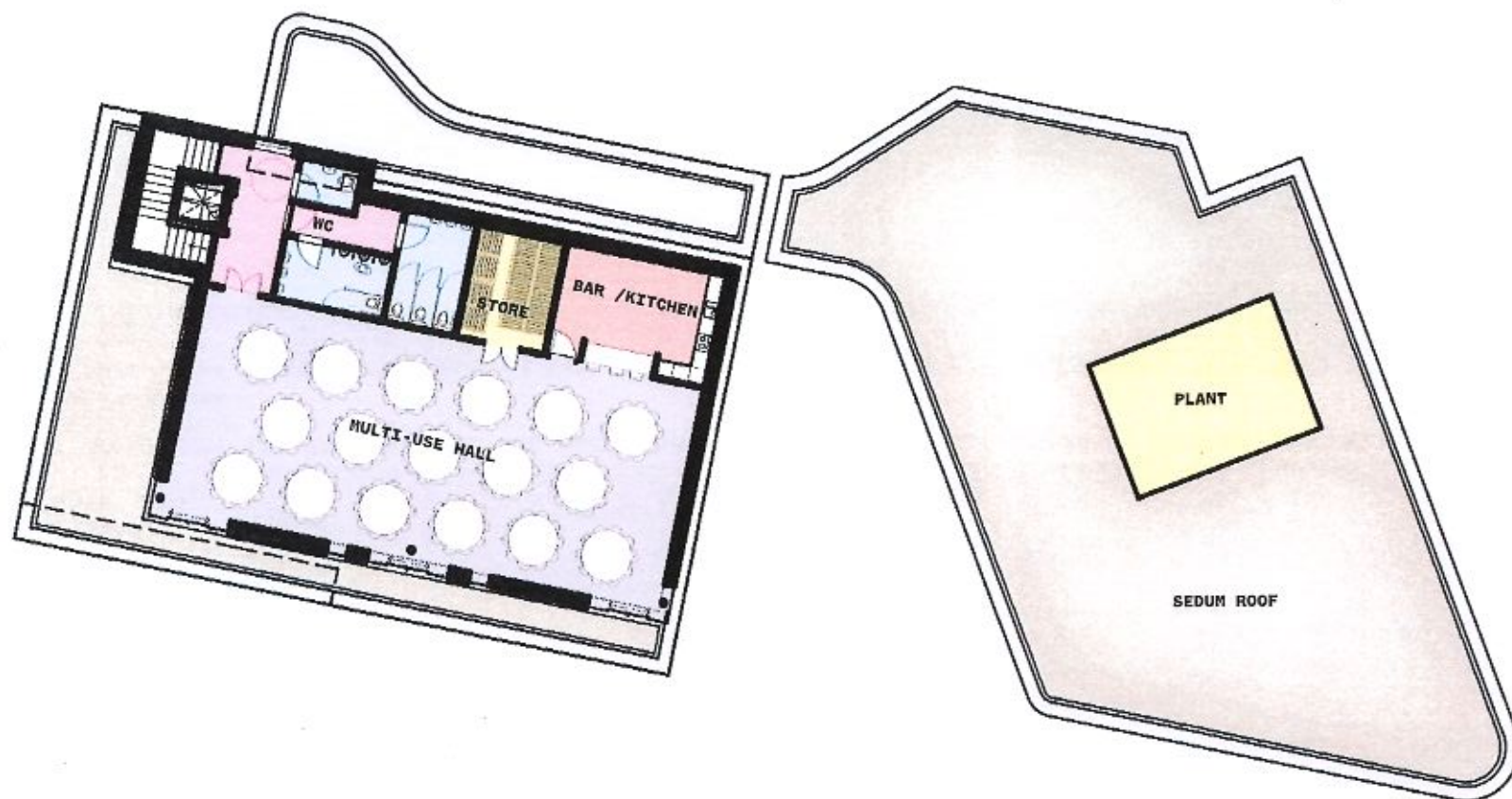
5. Design & Access Statement



Ground Floor Plan

24



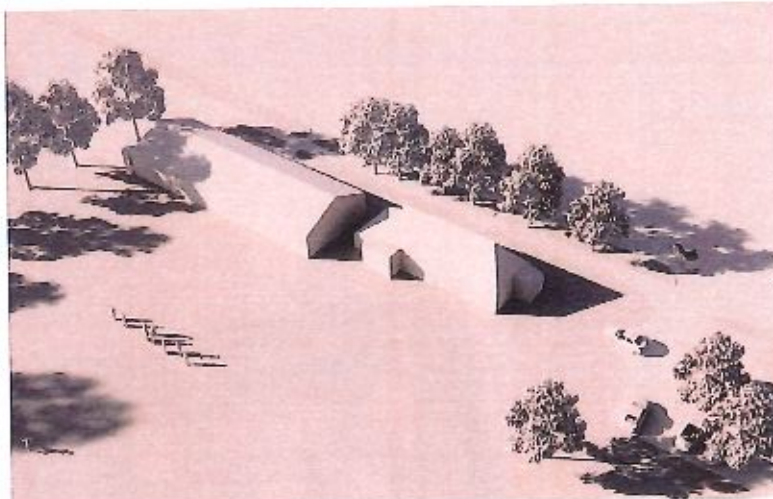


The two existing single-storey buildings on site are pitched roof buildings located circa 11.5m away from the edge of the road.

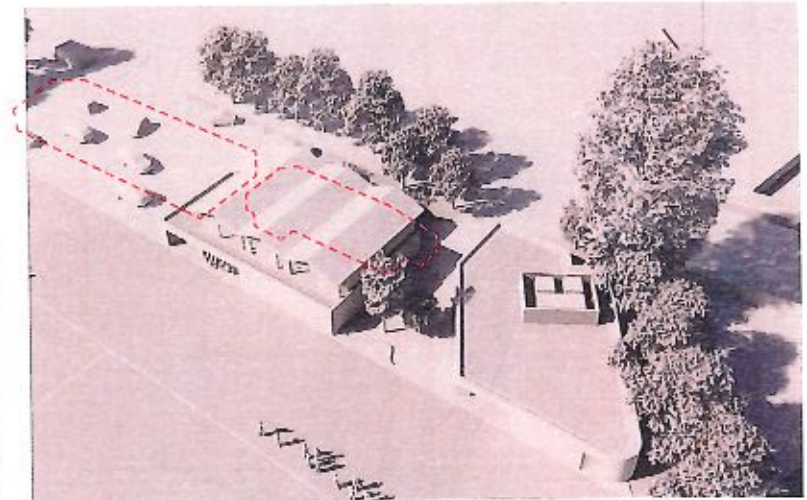
The proposed nursery located to the east of the site is a single storey flat roof building that will be at a lower overall height in comparison to the existing nursery and set circa 9.5m away from the road edge.

The proposed sports pavilion and community hall will be a two storey building. The mass of the building is broken up by the pitched roof profile of the first floor community hall.

The overall height of the sports pavilion/community hall is circa 6.8m and stepped back circa 15m from the road edge which will help reduce the mass of the proposals.



EXISTING NURSERY AND MAUDE PAVILION



PROPOSED NURSERY AND PAVILION



EXISTING NURSERY AND MAUDE PAVILION



PROPOSED NURSERY AND PAVILION

The nursery building located to the east will be able to function independently from the sports pavilion and community hall.

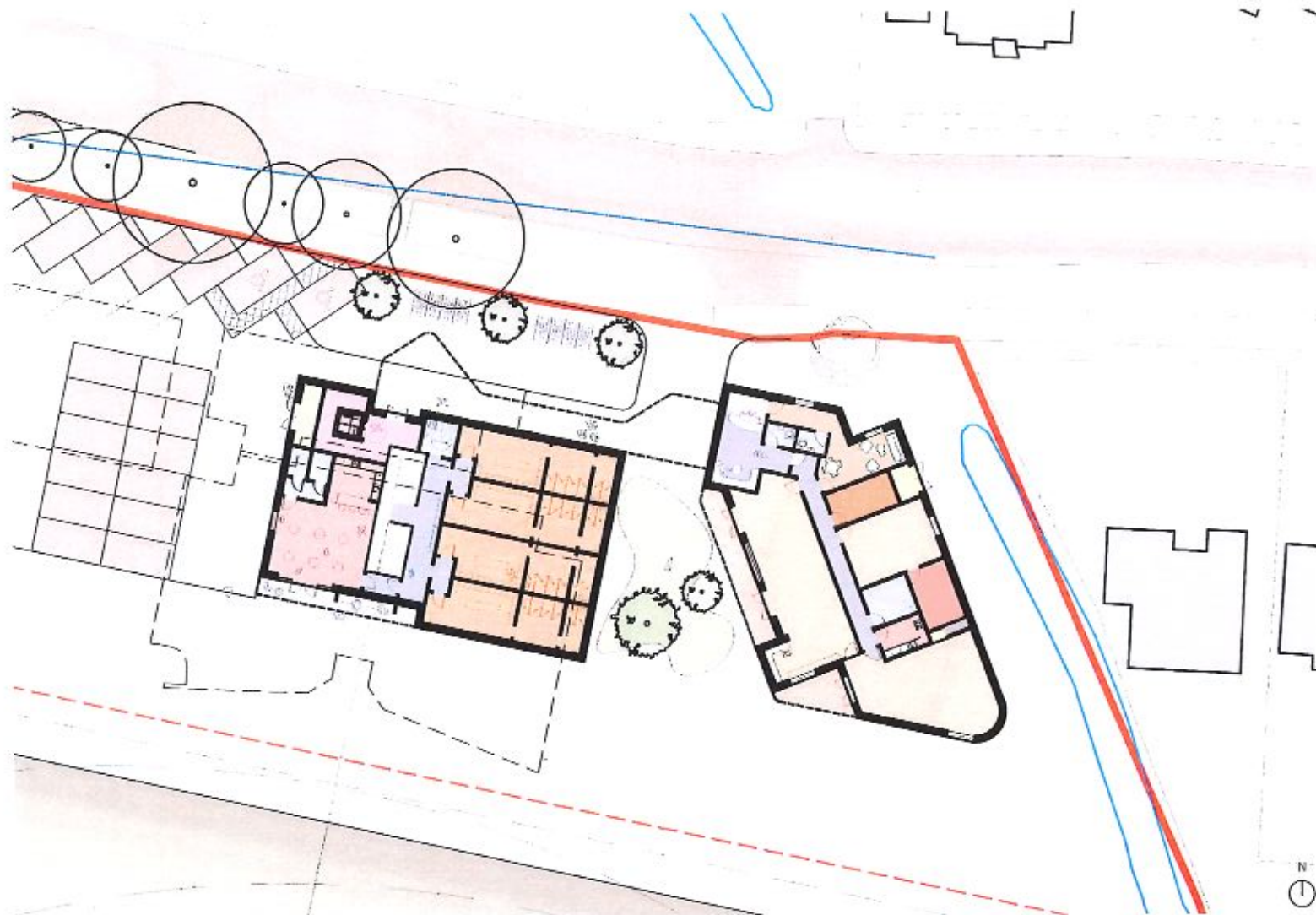
Nursery

The road facing entrance and lobby/child drop-off area provides an efficient floor plan with secure entrances to classrooms and staff areas within view of the reception area.













Sports Pavilion

The sports pavilion is centrally located on and on the ground floor. It provides changing areas for teams and coaches, including an accessible shower and changing room. The changing facilities are accessed from the south side of the building facing the sports fields.

A bar/club room is also provided which can be used independently from the changing facilities if required.

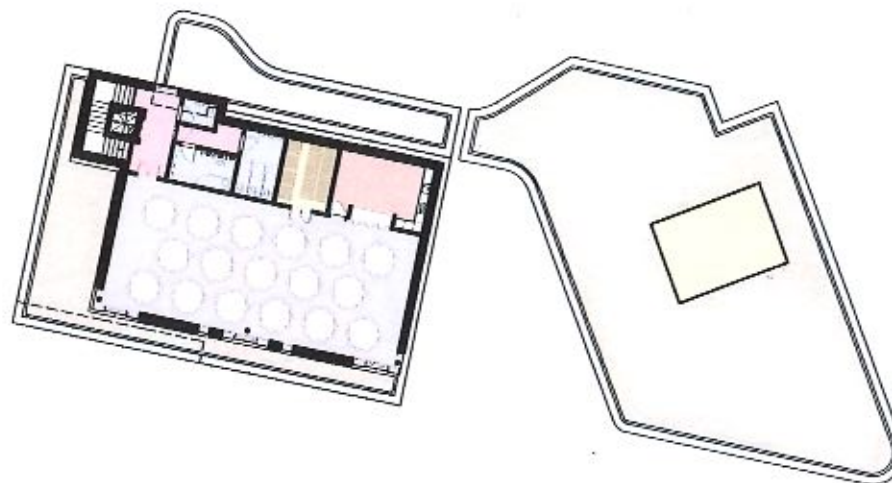


PROPOSED GROUND FLOOR

	CLASSROOMS		SENSORY ROOM		RECEPTION & LOBBY
	CHANGING ROOMS		BAR, KITCHEN & CLUB ROOM		OUTDOOR PLAY
	PLANT AND STORAGE		OFFICIALS CHANGING ROOM		COMMUNITY HALL LOBBY & CORE
	SLEEPING AREA		WC		STAFF AMENITIES


Community Hall

The community hall is located on the first floor and accessed by a separate entrance on the ground floor. The community hall provides south facing views across the sports fields with back of house and WCs located along the street facing side of the floor plan.



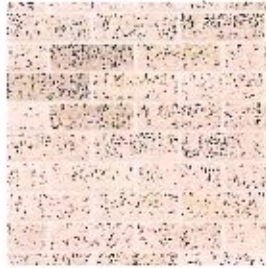
PROPOSED FIRST FLOOR



	FUNCTION SPACE
	WC
	PLANT AND STORAGE
	COMMUNITY HALL LOBBY & CORE
	BAR & KITCHEN



SEDUM ROOF



BRICK



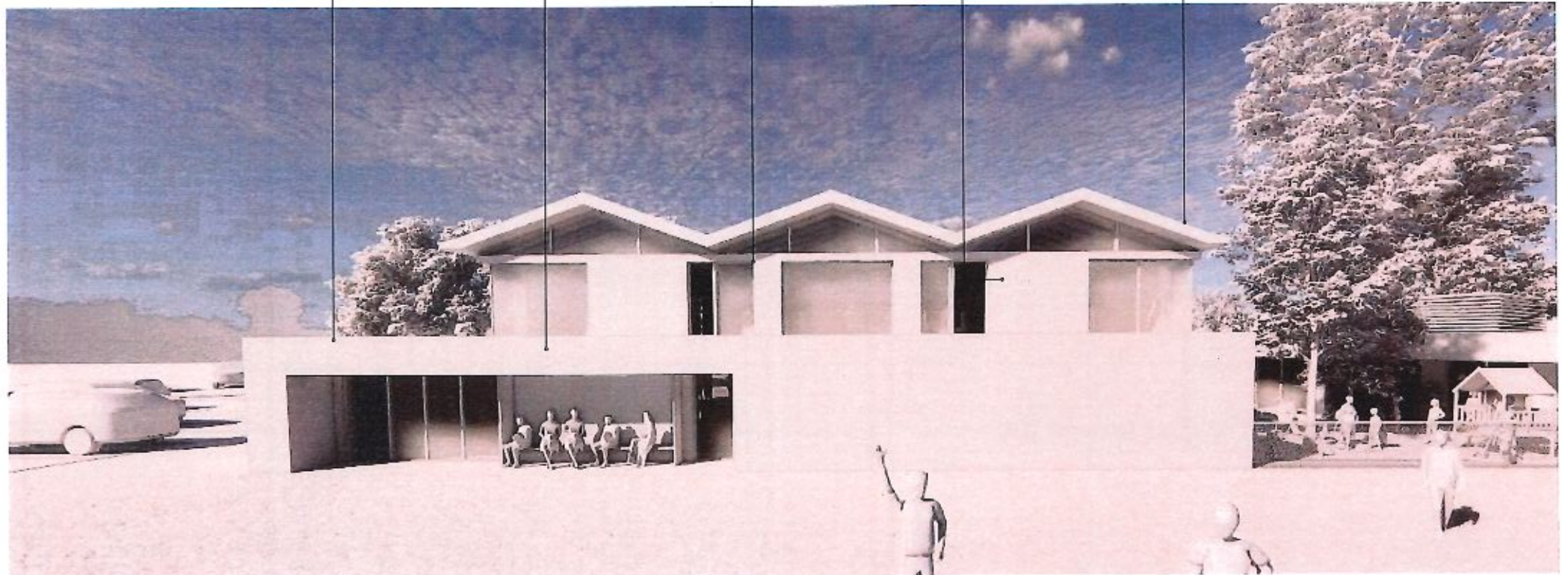
POWDER COATED ALUMINIUM
FRAMES

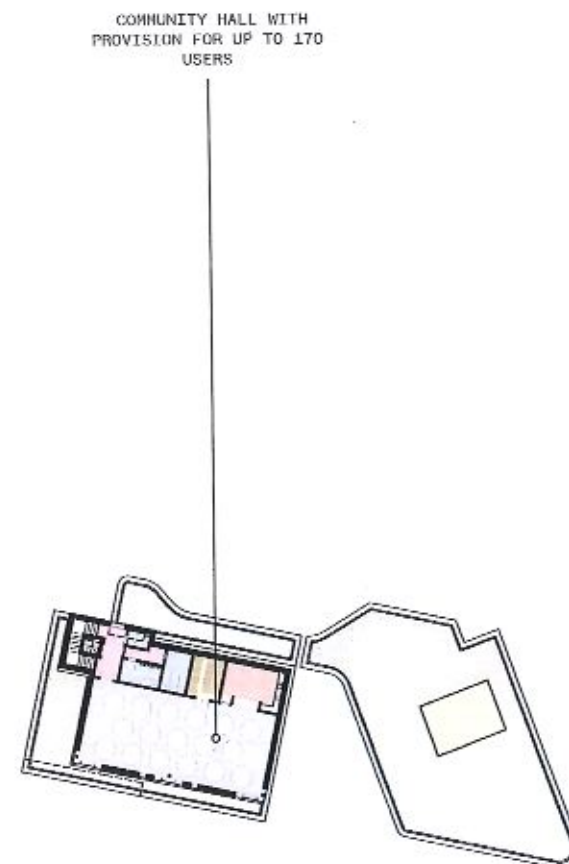
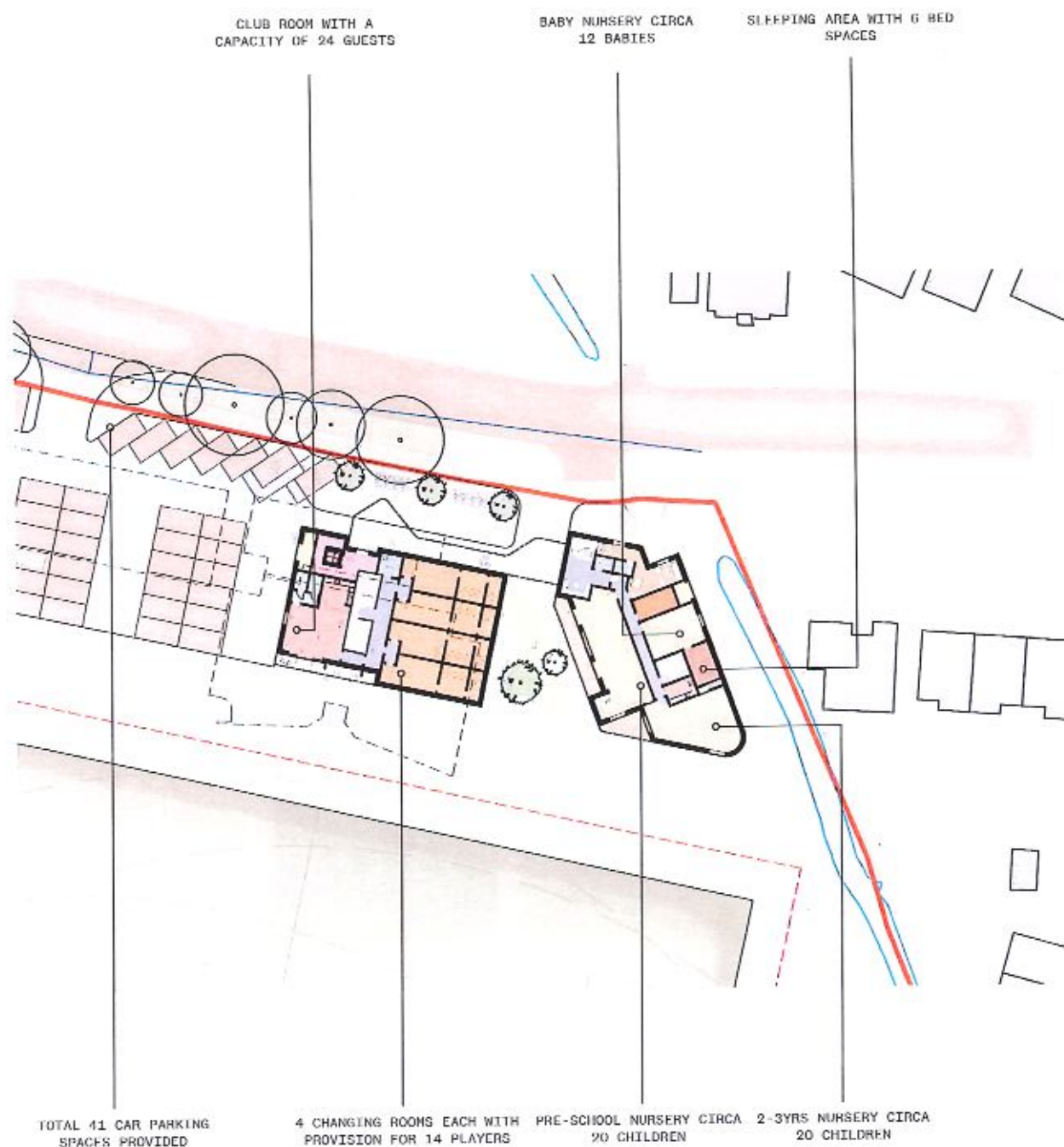


CEMENT BOARD
CLADDING



KALZIP FOLDAHLE
ALUMINIUM STANDING
SEAM ROOF







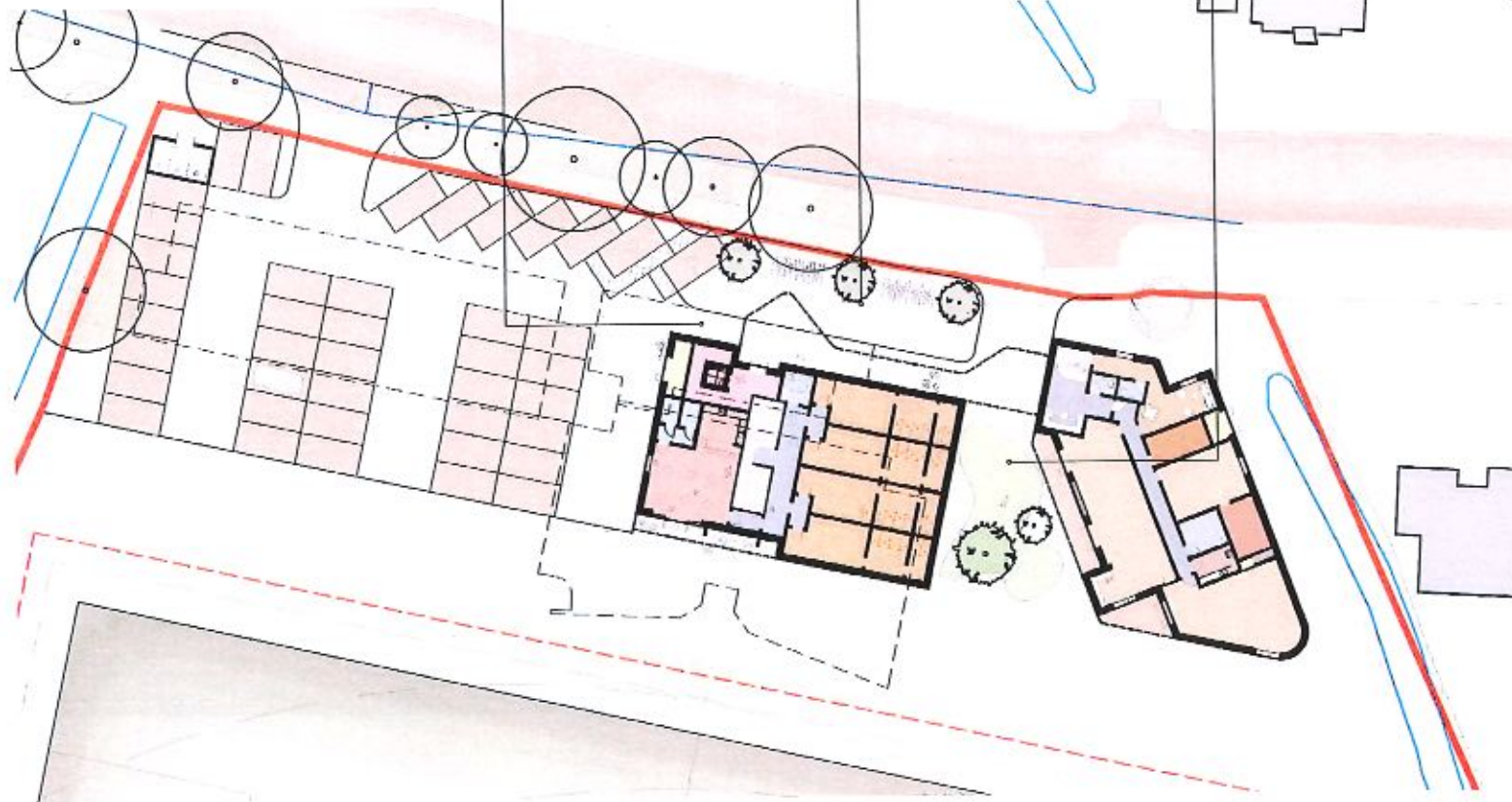
RESIN BOUND PATH MIXED
WITH STONE

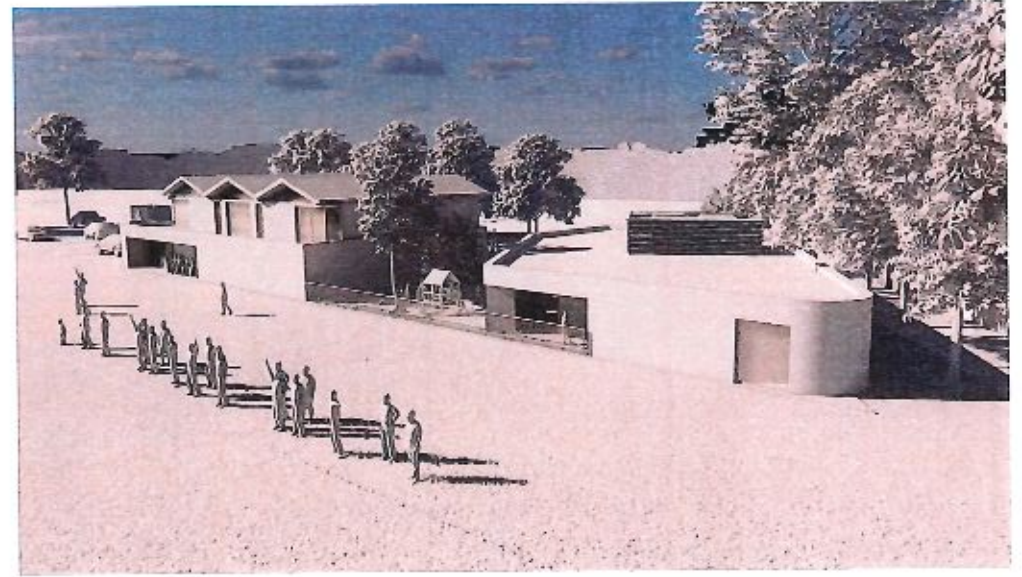
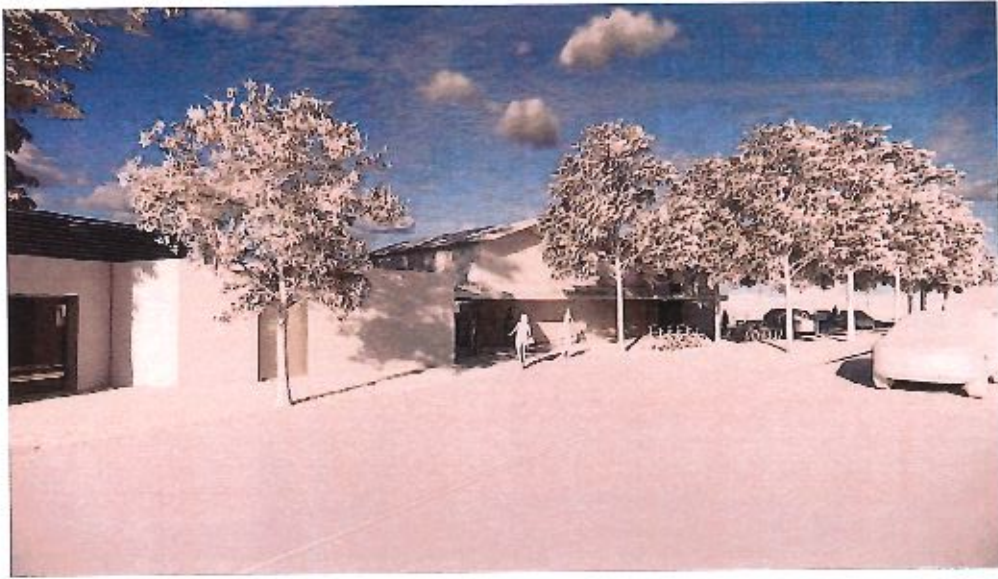


HARD LANDSCAPING MIXED
WITH GREENERY



OUTDOOR PLAY





2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
 2019 FX Awards (Curious Brewery) Shortlisted
 2019 Blueprint (Process Gallery) Shortlisted
 2019 AJ Architectural Award (Process Gallery) Shortlisted
 2019 AJ Architectural Award (Curious Brewery) Shortlisted
 2019 Dezeen Award (Process Gallery) Longlisted
 2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
 2019 RTA South-East Regional Award (Process Gallery)
 2019 BD Awards shortlisted for Small Project of the Year Category
 2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
 2018 George Clarke Medal Winner (The Cottage)
 2018 Property Week Student Accommodation Awards Highly Commended (Palmer Court)
 2018 What Awards 'Best Luxury House' Silver Winner (Honor Barn)
 2018 The Sunday Times British Home Awards Winner (The Cottage)
 2018 AJ Retrofit Awards Finalist (The Cottage)
 2018 BD Architect of the Year Award shortlisted for Individual House
 2015 RTA South-East Regional Award (Public House)
 2014 Kent Design Award (Best Small Project)
 2013 WAN World Architecture News Facade of the Year (Cric Building)
 2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
 2012 RIBA Downland Award (Rocksalt Restaurant)
 2012 RIBA Downland Award (The Marquis)
 2012 Restaurant & Bar Design Award Shortlisted
 2011 FX International Interior Design Shortlisted
 2011 WAN Commercial Shortlisted
 2011 RIBA Downland Prize (Commended)
 2010 RIBA National Award Shortlisted
 2010 Kent Design Awards (Best Education Category)
 2010 Building Design & Construction Award (Best Educational Building)
 2010 Building Design & Construction Award (Public/ Community Building)
 2009 Evening Standard New Homes Award Shortlisted
 2008 RIBA Downland Prize (Residential Leisure)
 2008 'Britain's Best Home' (Final Six)
 2007 Kent Design Award (Best Small Project)
 2007 RIBA Downland Prize (Best Conversion)
 2007 Kent Design Award (Education Shortlisted)
 2006 'What House' Award (Best House)
 2005 RTA National Award
 2004 Kent Design Award (Overall Winner)
 2004 Kent Design Award (Education Category)
 2000 National Built In Quality Award

London

10A Acton Street WC1X 9NG

+44 (0)20 7096 5425

Kent

The Tramway Stables, Rampart Road

Hythe CT21 5BG

+44 (0)1303 260 515

architects@hollawaystudio.co.uk

hollawaystudio.co.uk