

For and on behalf of
Westfield Parish Council

**WESTFIELD COMMUNITY FACILITY FEASIBILITY STUDY – FINAL
REPORT (PART ONE & TWO)**

**Westfield Parish Council, The Oval Office, St Peter's Business Park,
Westfield, BA3 3BX**

Prepared by
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dynamic development solutions™



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1. INTRODUCTION

- 1.1 In November 2016, DLP Planning Ltd (alongside GSH Architects) were appointed by Westfield Parish Council to undertake a feasibility study to determine the location and initial outline costs to deliver a new community facility in Westfield.
- 1.2 The rationale for undertaking this study came through the consultation feedback gathered to support the Westfield Neighbourhood Plan. Westfield Neighbourhood Planning Area (covering the extent of the Parish) was designated by Bath and North East Somerset Council (BANES) on the 23rd April 2015. The Planning Group are currently collating evidence and working towards developing the priorities and main objectives of the Plan. This study will form part of the evidence base for the Plan.
- 1.3 Westfield is located along the A367 between Radstock and Midsomer Norton, around 10.5 miles south-west of Bath and around 17 miles south-east of Bristol. In 2011 the settlement was raised to the status of civil parish. As noted in Westfield's original Neighbourhood Plan application a significant aim of their designation was to "*consolidate and promote the concept of Westfield as a Parish in its own right, with its own history, needs and aspirations*".
- 1.4 Westfield Parish Council have looked into the potential location for a community facility at various stages in the past with limited success, due to the difficulty in finding and securing a suitable piece of land in an appropriate location. This study was therefore intended to offer a fresh perspective on potential development opportunities, including considering available financing options and the most appropriate size, design and end users etc.



- 1.5 The brief set out a broad understanding of the type of building required and the necessity for a facility central to Westfield which “*should be a place which brings people together for both regular and one off events. It should be multi-purpose, to include sports, children’s groups, exercise, dancing, older people’s groups etc.*”

- 1.6 An initial scoping meeting was held with the Parish Council on the 1st December 2016. The meeting was utilised to further understand the local context, meet key project contacts and define the initial priorities for the community building (including specifically the size and function).

- 1.7 The feasibility study was undertaken in two parts in order to ensure the delivery of a robust assessment incorporating the appropriate level of Parish Council involvement. The first part (Part One) of the study was intended to set out preferred site options, offer some case study examples of other community facilities, potential delivery and funding options and included a draft schedule of accommodation to form the basis for further consideration with the Council. The Part One report was issued to the Council in February 2017.

- 1.8 The Part One Report was followed up by a subsequent progress meeting on the 22nd March 2017. Following this meeting a draft schedule of accommodation was agreed with the Parish Council to enable initial design sketches and floor bubble layout plans to be produced. This final Report (Parts 1 and 2) combines the initial part 1 work with the first stages of a potential design options and layout for the building and wider site.

Overall Method	
Scoping meeting	
Site source consideration/ selection	Example facilities consideration
Desk-based site assessment	Draft schedule of accommodation
Site visits / preferred site selection	Delivery and Finance Mechanisms
Draft (Part One) report circulated	
Progress meeting – Agree accommodation requirements	
Detailed design options and costing for preferred scheme	
Final Report (Parts One & Two)	



2. SITE SEARCH

Introduction

- 2.1** The following chapter sets out the method (including appraisal technique) undertaken to consider and assess suitable sites in Westfield for the proposed community facility. The objective of this task was to give due consideration to a range of site options to identify preferred options for a new community facility. DLP planning has used national guidance on the assessment of sites to identify suitable, available and potentially deliverable sites. The Parish Council have been clear that preferred options need to be well located, therefore site accessibility for the centre of the Westfield has been an important consideration.
- 2.2** The Parish Council have already given significant consideration to land availability in the locality. At the inception meeting, as well as discussing appropriate site sources, two sites were put forward for further consideration. The Parish Council were however keen for DLP Planning to explore any other options to offer fresh insight and ensure all suitable opportunities were considered before proceeding with a preferred site option. The details of our methodology are set out below.



Method - Evidence Review

2.3 In order to understand the local opportunities and constraints DLP Planning undertook a desk based review of current policy and evidence on land availability and planning constraints in Bath and North East Somerset (BANES) and specifically the parish of Westfield. This was used to inform the identification of sites for consideration and their desk based assessment.

Method - Sources of Sites

2.4 DLP gathered sites together for assessment from a variety of sources to ensure all land options were considered in a comprehensive manner.

The review of site sources included the following sources:

- Sites put forward by the Parish Council;
- Existing community facilities (considering potential intensification or expansion);
- Allocated sites in the BANES Local Plan and Emerging Place Making Plan;
- BANES Brownfield Register;
- Previously promoted housing/ employment Sites (e.g. HELAA, SHLAA and ELR);
- General land search (using base mapping and aerial photography).



Method – Site Assessment

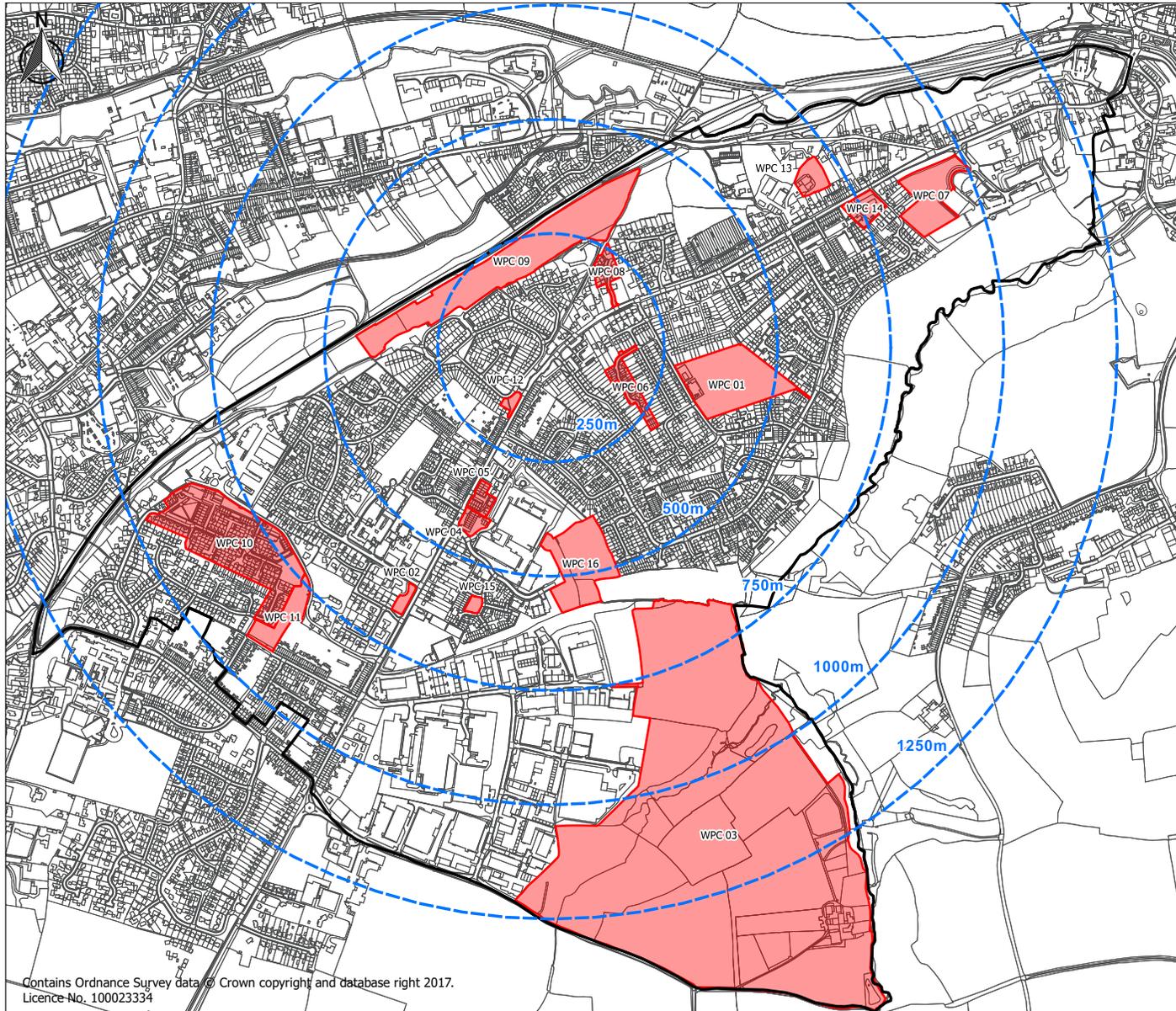
- 2.5** DLP are using national Housing Economic Land Availability Assessment (HELAA) best practise to assess sites and to consider any possible constraints. This builds on the general approach to identifying appropriate site selection criteria highlighted in the National Planning Policy Framework (NPPF):
- Is the site available?
 - Is the site suitable?
 - Is the site developable, e.g. viable and deliverable?
- 2.6** The application of the site assessment method was undertaken in two stages. The first was a desk based assessment and the second was be a site survey and detailed assessment.
- 2.7** Stage 1 involved the review of existing known information, including previous planning history, availability information, and consideration of initial accessibility and suitability. The objective of Part 1 was to undertake a high level assessment of all sites identified from the sources of sites to identify available and potentially suitable sites for consideration in Stage 2.

Findings – Sources of Sites

2.8 Following a detailed site sourcing exercise, the following sites made up an initial list for consideration. The list includes two sites put forward by the Parish Council, nine SHLAA sites (all those located in Westfield Parish, one of which was also allocated in the PSP), two local sites taken from the brownfield register (one of which was also allocated in the PSP) and three sites from a general land search.

2.9 The location of sites is set out overleaf: (see page. 9)

DLP Ref	Site Address	Size (ha)
WPC01	Westhill Sports and Social Club, Westhill Rd	2.47 ha
WPC02	Green space fronting St Peters Church on Fosseyway	0.14 ha
WPC03	West of Westfield Industrial Estate	39.42 ha
WPC04	St Peter's Park	0.28 ha
WPC05	Elm Tree Inn	0.54 ha
WPC06	Land to rear of 43 Elm Tree Avenue	1.42 ha
WPC07	Radstock College	1.42 ha
WPC08	Towerhurst	0.38 ha
WPC09	Wheelers Road	4.73 ha
WPC10	Alcan	4.4 ha
WPC11	Hazel Terrace	0.73 ha
WPC12	Land off Wells Road Adjacent to 1 Rushkin Rd	0.11 ha
WPC13	Land adjacent Wellsway Works, off the Wells Rd	0.42 ha
WPC14	Radstock Police Station	0.44 ha
WPC15	Designer Composites, Fosseyway	0.1 ha
WPC16	Parcel 6781 Cobblers Way	2.06 ha



- Parish Boundary
- Westfield Initial Sites
- Accessibility Distances

1:8,000

0 100 200 300 400 500 m

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CLIENT
Westfield Parish Council

PROJECT
Westfield Feasibility Study

DRAWING TITLE
Accessibility Plan

Date	16.06.2017	OS Ref		Drawn By	PMG
Scale	1:8000 @ A3	Drawing No	D02	Checked By	
Job No	A5033P	Rev	A	HR	

Findings – Stage 1 (Desk Based Assessment)

2.10 The findings of the Stage 1 desk based assessment are set out below:

Initial Sites List							
Ref	Address	Size (Ha)	Planning History	Accessibility	Site Availability	Site Suitability	Proceed to stage 2
WPC01	Westhill Sports & Social Club, Westhill Rd, Radstock, BA3 3TE	2.47 ha	No relevant planning history.	The site is located with 500 meters of the centre of Westfield.	The site has been put forward by the Westhill Sports and Social Club and is therefore considered available.	The Site is considered potentially suitable for further consideration in the study	Yes
WPC02	Green space fronting St Peters Church on Fosseway	0.14 ha	No relevant planning history.	The site is located within 750 meters of the centre of Westfield.	The site has been put forward by the Parish Council, therefore availability will need to be clarified.	The site is considered potentially suitable for further consideration in the study.	Yes
WPC03	West of Westfield Industrial Estate	39.42 ha	No relevant planning history.	The majority of the site is located over 1000 metres from the centre of Westfield.	Unknown availability	The BANES SHLAA Identified that any development would have significant impact on the environment. The site is not considered suitable. (Ref: MSN36A/B/C/D/E)	No
WPC04	St Peter's Park	0.28 ha	The Site received planning permission (11/00121/FUL) for 14 dwellings and is now built (St Peters Glade).	The site is located within 500 metres of the centre of Westfield.	The site was been built for residential development and is therefore not available.	Site identified as potentially suitable in the BANES SHLAA Ref MSN16.	No

WPC05	Elm Tree Inn	0.54 ha	The site received planning permission for 14 dwellings and is now built (Butchers Close)	The site is located within 500 metres of the centre of Westfield.	The site was been built for residential development and is therefore not available.	Site identified as potentially suitable in the BANES SHLAA (Ref MSN17).	No
WPC06	Land to rear of 43 Elm Tree Avenue	1.42 ha	The site received planning permission for 14 dwellings and is now built.	The site is located within 250 metres of the centre of Westfield.	The site was been built for residential development and is therefore not available.	Site identified as potentially suitable in the BANES SHLAA Ref RAD33.	No
WPC07	Radstock College	1.42 ha	No relevant planning history.	The site is located within 1,000 metres of the centre of Westfield.	The site is retained for educational use in the BANES Placemaking Plan (SSV18 Bath College Sommer Valley Campus).	Site was previous identified in the BANES SHLAA (Ref RAD8) as suitable for residential development (40 dwelling)	No
WPC08	Towerhurst	0.38 ha	The site received planning permission for 11 dwellings (12/01454/FUL) and is now built (Orchard Close)	The site is located within 250 metres of the centre of Westfield	The site was been built for residential development and is therefore not available.	Site identified as potentially suitable in the BANES SHLAA Ref MSN5.	No
WPC09	Wheelers Road	4.73 ha	Planning Ref: 13/03395/OUT - Outline application (up to 73 dwellings) refused based on significant impact on ecology and landscape value.	The site is located within 250 metres of the centre of Westfield.	Site availability is unknown	The BANES SHLAA (Ref MSN14d) identified the site as part of the Town Park & Five Arches Greenway Site of nature conservation importance (SNCI). The SHLAA suggested housing potential based on the issues raised on the previous application the site is considered unsuitable	No

WPC10	Alcan	4.4 ha	The site received planning permission (11/01772/FUL) for 169 dwellings and is now built	The site is located within 1,000 metres of the centre of Westfield.	The site was been built for residential development and is therefore not available.	Site identified as potentially suitable in the BANES SHLAA Ref MSN10.	No
WPC11	Hazel Terrace	0.73 ha	Relevant Planning Refs: 03/01523/FUL 09/02760/FUL 15/03367/FUL Site is identified in the Brownfield Register.	The site is located within 1,000 metres of the centre of Westfield.	Site availability is unknown	Site identified as potentially suitable in the BANES SHLAA (Ref MSN10i). The site is identified as potentially suitable for 24 dwellings.	No
WPC12	Land off Wells Road Adjacent to 1 Rushkin Rd	0.11 ha	No relevant planning history.	The site is located within 250 metres of the centre of Westfield.	Identified by DLP through a general land search. The site is likely to be publically owned.	The site is amenity open space. Community consultation suggests requirement of plan to protect all open space. Potential constraints such as trees, electricity pylons limit size of site.	No
WPC13	Land adjoining Wellsway Works, off the Wells Rd	0.42 ha	No relevant planning history.	The site is located within 750 metres of the centre of Westfield.	Identified by DLP through a general land search. Site availability unknown	From desktop review the site appears vacant, but satus will require verification. Possible contamination issues (part of previous disused tip). The site has possible access issues and poor location at rear of commercial premises.	No
WPC14	Radstock Police Station	0.44 ha	No relevant planning history	The site is located within 1,000 metres of the centre of Westfield.	Identified by DLP through a general land search. Currently in operational use by Avon and Somerset Police.	Previous information (2014) suggests this was considered for closure. The site is considered suitable in principle.	No



WPC15	Designer Composites, Fosseway	0.1 ha	Permission granted for 7 dwellings 12/00107/FUL. Now built	The site is located within 750 metres of the centre of Westfield.	Identified from the Brownfield Register. The site was been built for residential development and is therefore not available.	The site is considered suitable for development due to its existing planning permission.	No
WPC16	Parcel 6781 Cobblers Way	2.06 ha	Outline permission. Recent pending reserved matters application for 81 units. 16/04714/RES. BANES Placemaking Plan – SSV11: St Peter’s Factory site (80 dwellings)	The site is located within 500 metres of the centre of Westfield.	Identified from the Brownfield Register. The site has planning permission for residential development and is therefore not available.	The site is considered suitable for development due to its existing planning permission.	No

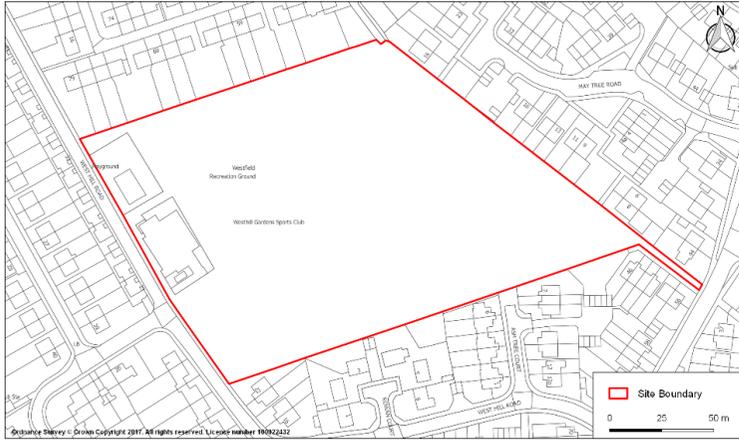
2.11 Initial findings from the Stage 1 Desk Based Assessment largely confirm the Parish Council’s views identified at the Inception meeting, namely there are limited options for a centrally located community facility in Westfield. DLP Planning have identified that two potential sites could be taken forward into the Stage 2 site survey and detailed assessment stage. These were:

Preferred Sites	
Ref	Address
WPC01	Westhill Sports and Social Club, Westhill Rd, Radstock, BA3 3TE
WPC02	Green space fronting St Peters Church on Fosseway



- 2.12** Following the progress meeting it was confirmed by the Parish Council that only WPC01 – Westhill Sports & Social Club would continue to stage 2, were a site visit and detail assessment was undertaken.
- 2.13** In terms of suitability we assessed sites against specified criteria, broadly grouped into policy requirements, physical constraints and potential impacts. In terms of whether a site can be considered developable or achievable we sought to identify potential abnormal site constraints needing to be rectified which may affect viability and any potential alternative uses likely to affect deliverability.
- 2.14** A full site proforma can be found overleaf

WPC01 Site Proforma

Site Ref	Site Name/Address		Site Photo																		
WPC01	Westhill Sports and Social Club, Westhill Rd, Radstock, BA3 3TE																				
Source of Site	Local Authority Area	Size																			
Parish Council Suggestion	Bath and North East Somerset	2.47 ha																			
Description of the Site																					
The site comprises the existing Westhill Sports and Social Club, car park and recreation ground. The site is located on Westhill Road and is served by an existing access to the main car park. The building comprises a single storey community and social club facility and is located along the main road frontage. Surrounding uses include, the rear gardens of existing residential properties to the North, South and East and Westhill Road with further residential properties overlooking the site to the West.																					
Planning History																					
The site has no recent planning history (post 2005)																					
AVAILABILITY																					
The site has been confirmed as available to the Parish Council.																					
SUITABILITY: Policy Constraints																					
The site is located within the settlement boundary for Westfield and is currently identified as a local green space designation in the emerging place making plan. Whilst the principle of replacing the existing community building with a new community facility should be acceptable, the size of the proposed facility may result in the slight loss of existing green space, if the building footprint increases. This will need to be supported by residents.																					
SUITABILITY: Physical Constraints																					
The site is not constrained by any known development constraints, such as international, national and local environmental designations, flood plain or heritage and conservation designations. The development site does not require the removal of any existing trees.																					
SUITABILITY: Accessibility to Services																					
The site is relatively well located. As the crows flies the site is just over 250 metres from the centre of Westfield and is therefore considered relatively accessible to residents.																					
DELIVERABILITY																					
From the information available, it is considered that there is a reasonable prospect that a new community facility housing could be delivered on the site. It is considered that the site is potentially deliverable subject to the Parish Council securing sufficient development funding.																					
CONCLUSION																					
The site is suitable, available and potentially deliverable. It's a good opportunity to provide a new purpose build facility in a relatively accessible location, which has the potential to enhance the existing facilities located at the recreation ground and meet the ambitions of the Parish, as identified in the Neighbourhood Plan Consultation.																					
Site Map																					
																					
<table border="1"> <tr> <td>CLIENT</td> <td>Westfield Parish Council</td> <td>DATE</td> <td>11/06/2018</td> <td>DESIGN</td> <td>10/06/18, 04/08/18</td> <td>SCALE</td> <td>A3</td> <td>DLP PLANNING LIMITED</td> <td rowspan="2">  </td> </tr> <tr> <td>PROJECT</td> <td>Westfield Feasibility Study</td> <td>DRAWING TITLE</td> <td>Location Plan</td> <td>PROJECT NO.</td> <td>18001</td> <td>DATE</td> <td>11/06/18</td> <td>11/06/18</td> </tr> </table>			CLIENT	Westfield Parish Council	DATE	11/06/2018	DESIGN	10/06/18, 04/08/18	SCALE	A3	DLP PLANNING LIMITED		PROJECT	Westfield Feasibility Study	DRAWING TITLE	Location Plan	PROJECT NO.	18001	DATE	11/06/18	11/06/18
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3. CURRENT PROVISION, BUILDING CONSIDERATIONS AND EXAMPLE FACILITIES

- 3.1. To provide further locally specific background to the community research DLP undertook a basic desk-based assessment of the various community facilities which currently exist in Westfield to gauge more clearly the situation and any obvious lack in terms of amenity provision. NB: Whilst local to some residents of Westfield, this does not look to include facilities in the adjacent areas of Radstock and Midsomer Norton.

Existing Facilities:

- Westhill Social Club: Facilities include hall hire, bar, park, football pitch, changing rooms and BMX track;
 - Mardons' Social Club: Music venue reopened in 2015 (part of larger mixed use development). Facilities include a bar, hall hire, pool table and skittle alley;
 - Norton Hill Recreation Ground: Facilities include park, football pitch, changing rooms, tennis court and boules court;
 - Prattens Bowls Club: Facilities include bowling green, cricket ground and club house;
 - The Railway Inn: Public House
 - Westfield Parish Council Offices
 - Radstock Working Men's Club: Facilities include function room and bar.
 - St Nicholas Church (Including Swallow Community Café)
 - Radstock Baptist Church: Offering hall hire;
 - St Peter's Church: Offering hall hire.
- 3.2 What becomes apparent when considering the current facilities and community feedback, is that whilst there are a number of well-regarded clubs and local activities in Westfield, these are often located in buildings not considered fit for purpose. Consultation feedback highlighted that some of the venues were in great need of updating, extending and refurbishment or replacing.



3.3 The facilities review also highlights a variety of outdoor sports facilities but an apparent lack of indoor options.

Building Considerations – Identifying needs and priorities

3.4 Part of Westfields Neighbourhood Plan consultation included interviewing a variety of residents, businesses and community groups to gauge a range of local views on both the positive and negative attributes of the village. The responses were then collated into a report (Westfield Parish Council Community Consultation Report April 2016) highlighting key issues and objectives to be associated with the emerging Plan.

3.5 DLP have sought to consider designing a potential community facility scheme based on the relevant key outcomes of the community research including the following highlighted requirements to;

- Provide a multi-functional building with the ability to offer a range of facilities / classes;
- Introduce a building which can be a focal point to central Westfield;
- Provide a family friendly venue, appealing to a wide-range of age groups;
- Deliver a community facility which is completely accessible and can be enjoyed by all of Westfields residents;
- Address the lack of community activities both for older people and for teenagers;
- Provide a natural place for the community to connect.
- Include adequate car parking provision.



3.6 Through our own knowledge and experience, consideration of the following will also be important to inform this project:

- Provide multi-purpose spaces capable of being configured into different sizes and for different activities;
- Incorporate a complimentary and sustainable set of end uses;
- Ensure the finished building fits the intended users early in the process. Does the centre need a reception area, where will this be located? Does a use have specific storage/ security requirements?
- Ensure the building is easily identifiable and known by the community as a public facility for community use;
- Include a ground floor, street frontage to allow for prime visibility and accessibility;
- If it is decided to redevelop an existing facility, ensure all existing club requirements are catered for.
- Allow for space to expand if needs and services evolve;
- Incorporate suitable storage areas including integral equipment storage;
- Undertake early consideration of opportunities for sustainable design and construction including the use of local materials, on-site renewable energy generation, rainwater harvesting, passive design principles (optimising orientation and massing), Sustainable Urban Drainage Systems (SuDS) etc.
- Consider noise impacts/ sound insulation to allow varied adjacent uses and avoid shared space tensions;



- Consider providing income-generating space for complementary services i.e. cafe, professional offices, business services and/or government agencies to assist in offsetting management and maintenance costs. (Future income generation could also be used to underwrite new business case).
- Ensure the location is accessible by public transport, with good pedestrian and cycling connections;
- Manage expectations of the community from the start, particularly regarding timescales.

Example Facilities

- 3.7 The following information sets out examples of various community buildings both nearby and others across the UK to allow insight into a variety of types and designs, what works well, what works less well, broad build costs and project delivery.
- 3.8 The consideration of other similar facilities is a useful benchmarking exercise to assist in more robust planning of the type of facility Westfield requires. This along with the draft accommodation schedule should allow the Parish Council to develop more detailed understanding of the proposed building specifics.
- 3.9 Farrington Gurney, Chilcompton and Freshford examples were all put forward by Westfield Parish Council as they incorporate the types of facilities and spaces considered suitable.



Farrington Gurney Memorial Hall

Background	This facility was built twenty years ago and was funded through local fundraising, the national lottery and the sports council
Facilitates	Main sports hall, changing rooms, music centre, licensed bar and a suite for functions
Future Plans	Unknown
Cost	Approximately £500,000





Chilcompton

Background

This is a relatively old facility having opened in 1981 (extended in 1991). As with Freshford this is a well revered community facility which again signals the types of spaces, facility's and rooms required. Future consideration can look to incorporate such spaces however with a more modern and flexible design.

Facilities

Main hall (Inc. stage), small hall, lounge bar, store room, committee room, changing facilities.

Future Plans

Unknown



Freshford Village Memorial Hall

Background The Freshford Village Memorial Hall is a charitable foundation run by an elected Management Committee of users and representatives from the local community. Again this well used facility indicates the types of spaces required.

Facilities Existing Facilities: Main hall (with stage), 1 x Green room, 1 x meeting room, store room, foyer, kitchen, toilets.

Future Plans The [2013 feasibility study](#) into delivering a new hall highlights the need for redevelopment/ refurbishment. No detailed Plans have been submitted. The feasibility study set out 3 options which all included more flexible multi-functional rooms (and introduced a doctor's surgery, nursery, gym and bunkhouse). Option 1: £1,284,700 (589m²), Option 2: £1,847,900 (735m²), Option 3: £2,456,000 (866m²).



Sheringham Community Centre

Size	660 sqm approx.
Budget	The cost of the building was estimated at circa £1.5 million.
Rationale	To replace existing community facility which was going to be lost through a superstore development.
Facilities / specification	Main Hall = 180 sqm (capacity 200); 2 x meetings rooms = 30 sqm each; Kitchen facilities (size not stated).
Funding	Privately funded project by Tesco. As above policy requirement to replace community facility.





Radbrook Community Centre, Shrewsbury

Size	285 sqm. approx.
Budget	Unknown
Rationale	The Radbrook Community Association strived for many years to build a community centre for the people of Radbrook, an idea first discussed back in 1988. This goal was finally realised in January 2006 with the opening of the Radbrook Community Centre.
Facilities / specification	Hall, Kitchen, meetings rooms
Funding	The financial backing was through Shrewsbury and Atcham Borough Council including the Big Lottery Fund, the Diocese of Lichfield, Café Connect, businesses in Shrewsbury and local residents.





St Paul's Community Centre (Dublin)

Size	750 sqm approx.
Budget	unknown
Rationale	The brief was to provide a flexible and welcoming space for use by both the parish and the wider community and so promote social interaction in an atmosphere of peace and friendship.
Facilities / specification	Sports Hall, minor hall, kitchen, meeting rooms
Funding	Unknown





Gloucester FA Coaching Facility

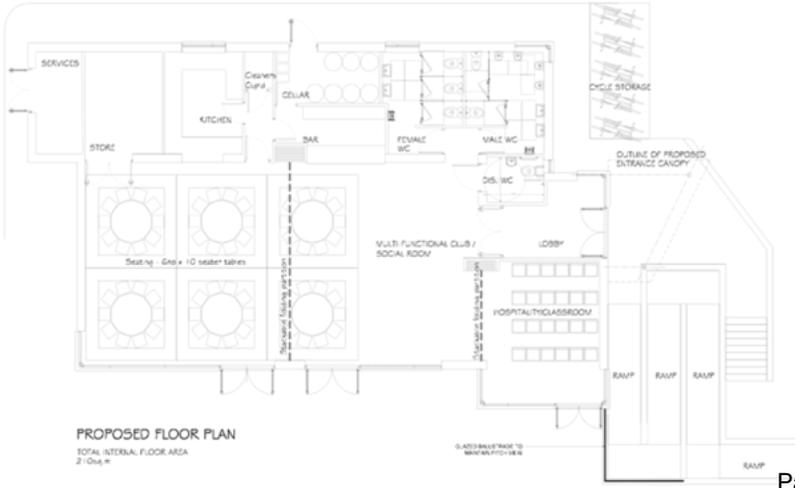
Size 210 sqm approx..

Budget £450,000

Rationale / Brief GSH Architects Ltd were appointed by the client to design a building to accommodate a training and social centre to support the existing facilities which currently occupy the site.

Facilities / specification The Gloucestershire Football Association as part of its remit to the local community provide coaching, refereeing, and training courses, many of which are 'classroom based'. The proposed building will allow this to occur whilst having an all-weather external facility adjacent to allow practical activities. The brief was to provide a multifunctional adaptable building to house the teaching and coaching elements but also offering a facility for spectators, players, on match/training days serving of the needs of the local community and Gloucestershire in the wider context, creating a sustainable scheme that also responds to its surroundings.

Funding Privately





4.0 FUNDING / DELIVERY

- 4.1 A vital consideration at this stage is the potential budget to deliver the project and how the funding will be raised. It is considered that view on the initial building requirements and their anticipated costs compared to potentially available funding should form part of the iterative process of finalising thinking on the spaces and facilities considered a priority to achieve the desired goal.
- 4.2 Consideration of the example projects, sizes, facilities and costings is an important benchmarking exercise and should be useful to focus on priority requirements and specifications for the local area. This process will help ensure that the project is deliverable and the proposed facility reflect likely available funding.

Potential Funding

- 4.3 Whilst not exhaustive the following list of funding streams offers an initial consideration into available funding sources. Community building schemes often incorporate a variety of funding sources and therefore it is pertinent to consider wide-ranging options and then to target those which offer the greatest potential.
- 4.4 The funding sources below provide an initial list of source for consideration. It should be noted that further investigation of the source once the scope of the facility has been established will be required to confirm the projects eligibility for funding.

[Radstock and Westfield Big Local Plan](#)

- 4.5 DLP are aware that in 2010 the people of Radstock and Westfield heard they were to be awarded £1 million by the Big Lottery under the new build programme. This funding was to be spread over 10 years and provided to meet needs identified by local residents.



- 4.6 The Radstock and Westfield Big Local steering group was set up in 2012, consisting of local people with an active interest in the community and has been responsible for pushing forward the Big Local programme. Work began in June 2014 on the 2014 – 2017 Plan as the process of forming the Big Local Partnership.
- 4.7 Results of the original community questionnaire obtained through the Big Local Identified improving community facilities as one of its 5 most important priorities and therefore further discussion may be appropriate to consider whether all the funding has now been allocated or there could be further potential to support this project.

[Sport England - Community Asset Fund](#)

- 4.8 The first phase of this programme was recently launched in December 2016. Sport England will provide more detailed information on the application process in early 2017 and expect to make the first awards from April 2017 onwards.
- 4.9 The fund was set up to assist organisations either looking to take over the management of a specific sports facilities, a sports club that wants to expand or a project that's clearly needed in the local community.
- 4.10 The fund includes £7.5 million which will be made available for single and multi-sport community facilities in the first phase, with awards of between of anywhere between £5,000 and £150,000. More funding will become available after the initial phase.

[Big Lottery Fund – Reaching Communities Building](#)

- 4.11 The buildings strand of Reaching Communities programme provides funding for land and buildings projects costing more than £100,000. It can also provide revenue funding to help to get the building running and deliver project activities.



4.12 Whilst not definitive this funding is focussed on allocating funds to those communities considered deprived, ([see indices of multiple deprivation](#)) and therefore it may be unlikely Westfield Parish would be considered eligible for this. Whilst the area may not be regarded as deprived, it can be noted that they have suffered over the years from a lack of investment in infrastructure.

[Awards for All England](#)

4.13 This programme includes small Lottery grants of between £300 and £10,000 and was set up to support projects that enable people to take part in art, sport, heritage or community activities, or promote education, the environment or health in the local community.

4.14 Whilst not available for community building costs this could be considered in the future for equipment requirements. It should be noted that any funds must be spent within 12 months of receiving the grant.

[Garfield Weston Foundation](#)

4.15 The Garfield Western Foundation will consider applications for capital for community buildings including churches.

4.16 Note that the Foundation aims to be responsive to where need is greatest. They therefore support a wide range of charitable activity rather than having specific priorities for funding or regional bias. They also look for evidence of existing fundraising success.

[Peoples Post Code Lottery](#)

4.17 This programme invites applications accepted through their website, with grants ranging from £500 up to £10,000. The website offers further information for application deadline dates.



[Community-led Buildings Project Support Grant](#)

- 4.18 This grant is set up to assist community groups in paying for the help needed to progress any community-led building project to the point of submitting a Community Right to Build Order. The grant will pay for professional help and other costs associated with preparing the detailed plans. Grants range from between £5,000 and £40,000.
- 4.19 A Community Right to Build Order is put together by local people who can decide on the type, quantity and design of buildings they want, and in the locations, they want them. Whilst a Community Right to Build Order (like a Neighbourhood Plan) requires a formal examination and referendum it could ensure more certainty in the planning process as It can be used to grant outline or full planning permission for specific development which complies with the order.
- 4.20 The Grant would also then more specifically cover the architectural and planning costs involved in submitting an application.

Private Sponsorship

- 4.21 It may be worth considering the possibility of seeking individual benefactors/ Patrons to donate funds with some acknowledgement in return for their investment.

Microfinancing - Donations and Crowdfunding

- 4.22 This project is likely to be well supported by the local community and therefore considering opportunities for micro-financing options including donations and/or crowdfunding may be appropriate. E.g. [Just giving](#), [Kickstarter](#) or [Spacehive](#).



Community Shares

- 4.23 The term 'community shares' refers to withdrawable share capital; which is unique to co-operative and community benefit society legislation and can only be issued by co-operative societies, community benefit societies and charitable community benefit societies.

“Community shares can save local shops and pubs, finance renewable energy schemes, transform community facilities, support local food growing, fund new football clubs, restore heritage buildings, and above all, build stronger, more vibrant, and independent communities”. (<http://communityshares.org.uk>)

- 4.24 For an example of this consider the case of the [Bell Pub in Bath](#).

Community Infrastructure Levy

- 4.25 The Community Infrastructure Levy (CIL) came into force in April 2010. It is a new tariff system which allows local authorities the ability to raise funds from developers undertaking new building projects in their area.
- 4.26 Rates of CIL are set out for all qualifying development in a document known as a CIL Charging Schedule. The BANES Charging Schedule was approved by Full Council on 17th February 2015 and came into effect on 6th April 2015.
- 4.27 Of the CIL income, 15% in a local area is allocated back to those local communities where the income has arisen. This rises to 25% in those areas with an “Made” Neighbourhood Plan. Therefore, depending on other priorities of the Plan certain funding received could be used to contribute towards the projects delivery.
- 4.28 In addition to CIL we consider it very prudent for Westfield Parish Council to discuss potential funding with Bath and North East Somerset Council, as they may be able to help identify other sources of potential funding for this project.



5.0 Initial Site Design and Layout

5.1 Following on from the initial Part 1 report and Progress meeting in March 2017. DLP planning and GSH Architects worked closely with Westfield Parish Council to agree an initial schedule of accommodation to enable, initial floor plan schematics and design sketch options to be produced

Schedule of Accommodation

5.2 The following information includes an accommodation schedule based on the consultation feedback reports and the facility review. Further detail on this section will build upon comments received by the Parish Council in relation to this Part 1 report specifically covering the budget and priority of each component.

5.3 The proposed schedule of accommodation includes:

	Accommodation Schedule	Indicative Area (sq.m)
1	Entrance Lobby, & Foyer inc Reception	40
2	Cafe (based on 40 people @ 1.7sq.m/person)	68
3	Cafe Kitchen & Storage etc (based on 0.4sqm /seat)	16
4	Toilets - Male, Female, Disabled	20
	SUB TOTAL	144

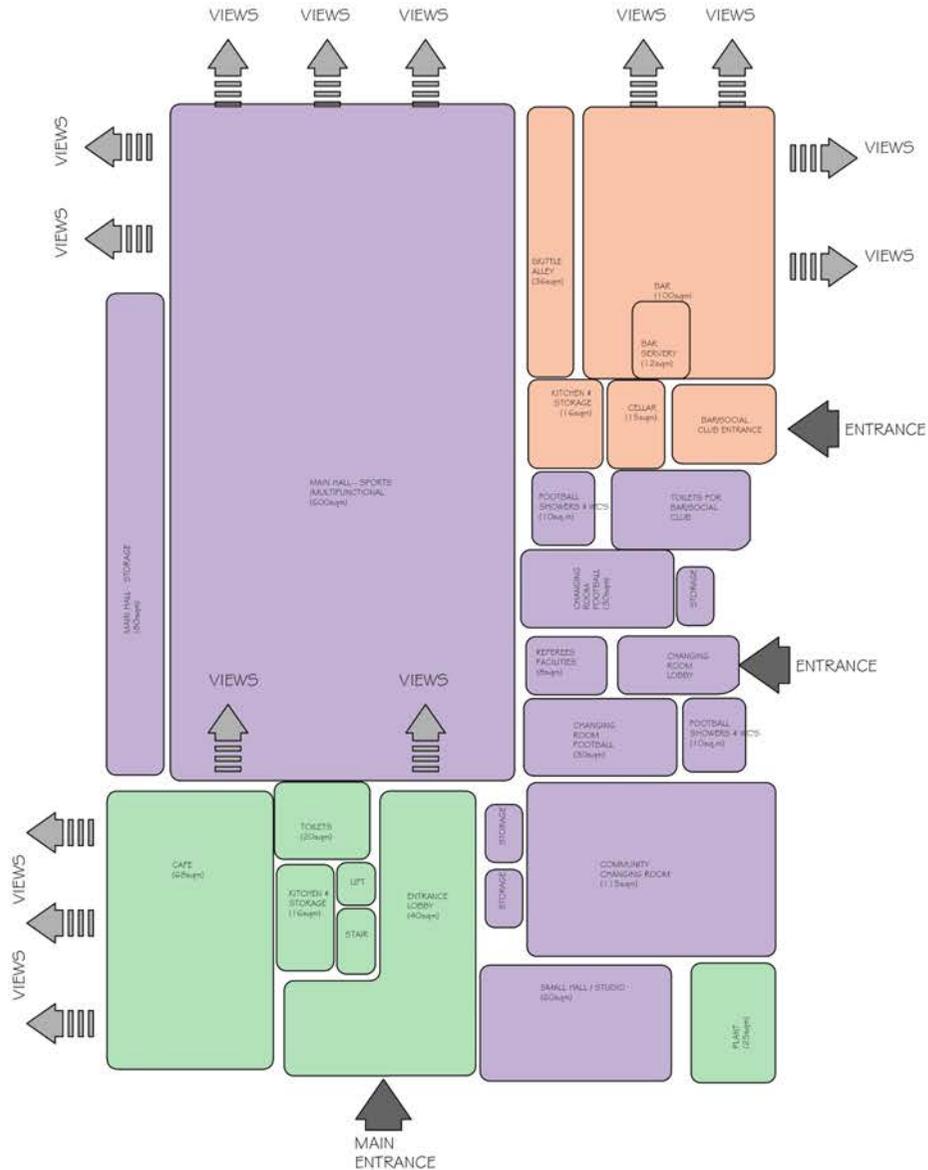
COMMUNITY CLUB HOUSE		Indicative Area (sq.m)
5	Bar Public Area (based on 60 people @ 1.7sqm/person)	100
6	Skittle Alley inc Ball Pit	36
7	Toilets - Male, Female, Disabled	28
8	Bar Servery	12
9	Kitchen & Storage	16
10	Cellar	15
11	Community Meeting Room (able to be sub divided)	30
	SUB TOTAL	212
SPORTS FACILITIES		Indicative Area (sq.m)
12	Main Sports/Multi - Functional Space (based on space requirements for Basketball Court which will also accommodate 4 badminton courts)	600
13	Main Hall Storage (2.4 deep along length of main hall)	80
14	Small Hall/Studio Space inc Storage	60
15	Changing Rooms Football 2no (based on 1.6sq.m/person)	60
16	Football Showering & WC	20
17	Referees Facilities	8
18	Community Changing - (based 40 people) inc showering and WC	115
	SUB TOTAL	943

PARISH COUNCIL FACILITIES		Indicative Area (sq.m)
19	Offices - 3no @ 12sqm each	36
20	Committee Room	20
21	Toilets - Male, Female	10
SUB TOTAL		66
GENERAL		Indicative Area (sq.m)
22	Plant / Services	25
23	Additional General Storage	15
24	Circulation (based on 5% on building area)	70
SUB TOTAL		110
<u>TOTAL</u>		<u>1475</u>

5.4 Based on the schedule of accommodation the building would be approximately sized at approximately 1475 Square Meters. For the purpose of budgeting a cost of £2000.00 - £3000.00 + VAT per square meter for a shell build, minus fittings and fixtures is an accurate reflection of market prices.

Size of Building (meter squared)	Price of Proposed works (£ per sq m)		
	£2000.00 + VAT	£2500.00 + VAT	£3000.00 + VAT
1500	£3,000,000	£3,750,000	£4,500,000

Schematic Floor Plan Layout



5.5 This initial feasibility study should enable the Parish Council to consult with the community as part of the Neighbourhood Plan consultation process and steer the feasibility process going forward.





- 5.6 From the initial scoping meeting with Westfield Parish Council, the brief was clear that the community of Westfield wished to have a multi-use, multi-functional building that would be a social, learning and activity hub for the town. The proposed schedule of accommodation highlighted the requirement for a sports hall that could accommodate a basketball size court and be used for badminton, netball and other sports. This space should be multi-functional and have the capability to be sub-divided as required by the community. Above on the first floor a spectator deck will be created for viewing the main sports hall.
- 5.7 In addition, a small hall or function room will be required in addition to the main hall for toddler/baby groups, dance, yoga classes and youth club. Serving these two halls will be a community changing facility with toilets and showers.
- 5.8 The proposed building will also incorporate the social club with a new skittles alley. The social club will be licensed to serve alcohol and will have an independent access. The social club will have views to the football pitches to allow spectator engagement so that it becomes a mixed social/sports use for the adult sports teams.
- 5.9 Social and community engagement is an important driver for the proposed facility. The cafe aims to bring together the community by providing a space that teenagers/parents can meet, or buy refreshments whilst children are attending classes. The cafe will have large openable doors onto a patio so that drinks and snacks can be enjoyed whilst parents can keep a watchful eye on the playground.
- 5.10 When identifying the position of the building on the proposed site the key considerations are access, parking and local amenity. The building will be two storey to allow for a sports hall and the first floor office and meeting rooms for the Parish Council. The building should be situated as to not harm the visual amenity of the neighbouring houses, nor compromise the privacy of the existing occupants. From the initial site assessment it was clear that the existing building would be demolished and its footprint extended to allow for the proposed facility.

Schematic Site Plan Layout

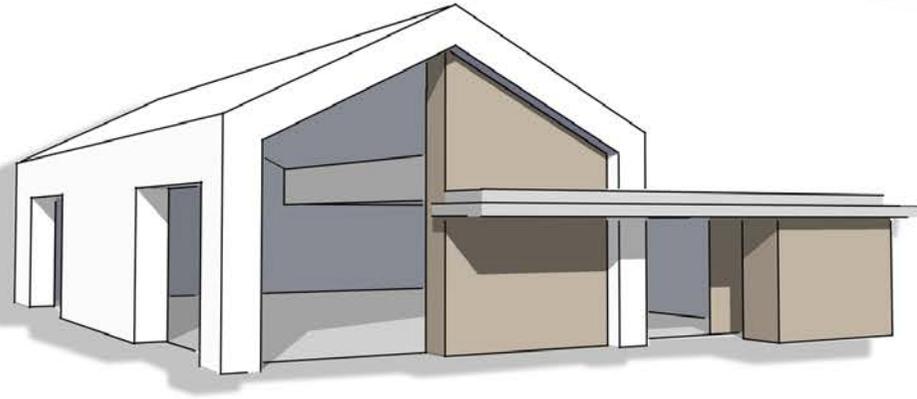




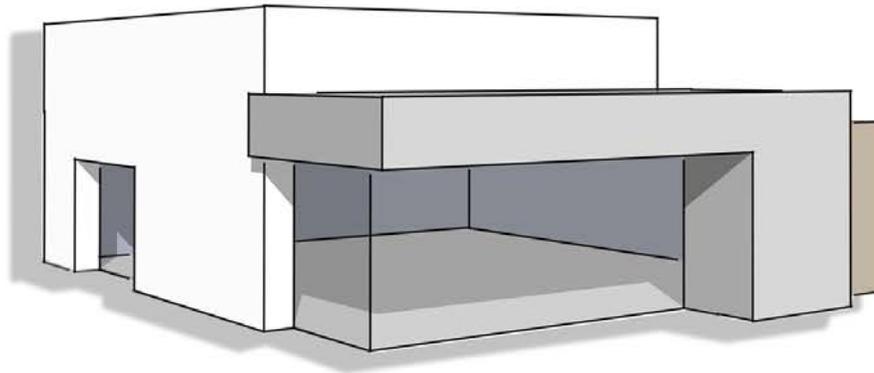
- 5.11 Access to serve the site and the proposed building will be via the existing entrance. The existing entrance cannot accommodate the passing of two vehicles and will be widened.
- 5.12 Adjacent to the existing community centre is a car park with no marked bays or allocated disabled parking, when considering the size of the existing carpark we would expect it to accommodate between 30-40 vehicles. The number of car parking spaces to be provided as part of the proposed facility will be in accordance with Bath and North East Somerset's minimum parking standards and is to be agreed during consultation for the next stages of the project. The surface to the existing carpark will require upgrading, and dedicated parking bays including disabled parking are to be allocated and marked on site.
- 5.13 The existing playground to the north will be retained and the design of the ground floor cafe will centre around views to the playground and playing fields beyond so that parents can keep a watchful eye on children whilst enjoying a hot drink and food. Westfield Parish Council wish for the facility to be a hub for the town and a social/greeting space will be fundamental to the scheme.
- 5.14 The schematic sketch highlights a full size football pitch in line with Football Association guidelines. Further discussions will be required to determine the Football Clubs requirements for senior and youth pitches.



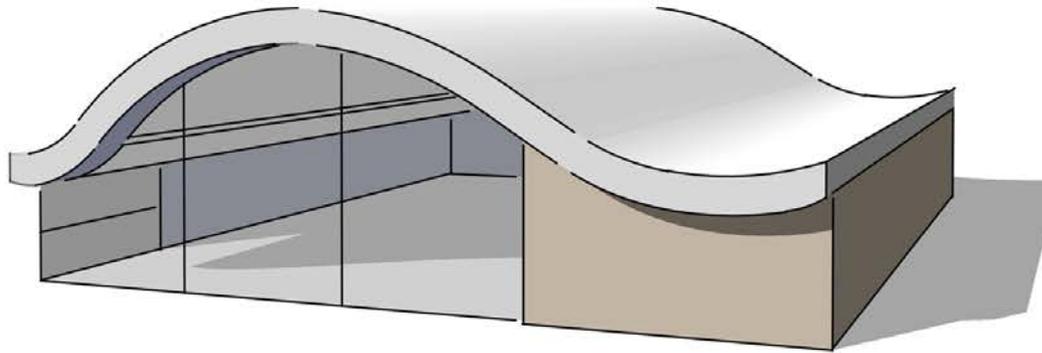
Sketch Schemes (Options 1, 2 and 3)



Westfield Community Centre - Option 1



Westfield Community Centre - Option 2



Westfield Community Centre - Option 3





- 5.15 The proposed site layout has been carefully considered as to the visual impact, overlooking, overbearingness, to ensure separation distances between habitable rooms of neighbouring properties are adhered to. The design aesthetic of the building would be modern and the proposed building would reference the local material palette.
- 5.16 A carefully planned landscaping scheme will make a significant contribution to the quality of, and as an integral part of the proposed development. The aim is to create an attractive and diverse proposal that responds to the character and biodiversity of the site, by doing this the aim is to encourage engagement with the landscape and maintain the rural nature of the site.
- 5.17 Three sketch models with contextual examples have been provided below to illustrate what the proposed form of the building could take. The appearance of the building will seek to offer a well thought out, coherent and rational solution, which relates to the constraints of the site, the surrounding context in terms of design, scale, character, materials, and appearance. It will be a statement and flagship community building used by all ages for a range of different activities, it must be a building which the local community are proud of and not only in respect of the proposed building, but also in relation to the external areas, demonstrating that the materials used create a building which is contextual, modern and of high architectural quality.



6.0 Conclusion

6.1 This report sets out the work and initial findings identified to date which can be summarised as follows:

Stage 1 Desk Based Assessment Findings:

6.2 Following on from the desk based survey Stage 1 and the refinement of the schedule of accommodation the site nominated to take forward for a site appraisal was:

- WPC01 - Westhill Sports & Social Club, Westhill Rd.

Schedule of Accommodation Findings

6.3 The review of existing community facilities, Neighbourhood Plan consultation responses and other community centres has led to an initial size range of 1500 sqm being identified for the facility. The building will provide the community with a multi-functional space that can be used for indoor sports, functions, group activities, Sports and Social Club, Parish Council meetings, along with catering facilities to include a cafe.

Site Appraisal and Sketch Scheme

6.4 The existing building on the site at Westhill Sports and Social Club will be demolished to make way for a new facility, the location of the proposed building would occupy the existing footprint, however extended to take account for the level of accommodation required as set out in the schedule of accommodation.



- 6.5 The parking provision will adhere to BANES maximum parking standards for a building of this nature, the existing carpark will require re-surfacing and the works should include the provision of marked bays and disabled spaces. The site entrance will remain as existing but will be widened to allow for the passing of two vehicles.
- 6.6 The three sketch options outline block forms which sit alongside examples of existing facilities and these two combined provide ideas for a design aesthetic which the Parish Council will be moving forward with in order to finalise the design for the proposed facility.