



## Design and Access Statement

Dolphins Hall, New Church St, Tetbury GL8 8DS

03.04.2020

Revision B

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## 1. Introduction

We have prepared this document on behalf of the Dolphins Recreation Centre (Charity Number - 274956), in support of a Planning Application to Cotswold District Council regarding Dolphins Hall in Tetbury, GL8 8DS.

Please note that this Design and Access Statement includes the Planning Statement and the Heritage Statement.

This application seeks consent from Cotswold District Council for a phased development of a proposed new Community Hall on the existing site of the Dolphins Hall, a new Sports and Youth Complex on the edge of the Recreation Ground, a pair of semi-detached dwellings at the front of the site and all associated landscaping.

This report articulates the design in terms of its use, layout, scale, appearance and contextual relationship to the site. The report also describes how the proposals respond to pre-application advice received from Cotswold District Council (ref: 19/03341/PAYPRE).

The Dolphins Hall and adjacent recreation ground is managed by the Dolphins Recreation Centre, a charitable trust whose management trustees are drawn from user groups, sports clubs, residents and Tetbury Upton Parish Council. Tetbury Town Council are also custodial trustees.

Please see the other supporting documents:

- Existing and Proposed Drawings
- Arboricultural Report
- Transport Statement including parking survey
- Construction Management Plan
- Energy and Servicing Strategy
- Groundsure Utilities Survey
- Typical Construction details of the Community and Youth/Sports Buildings
- CIL Form 1 and Liability Form (please note that we have taken advice from Jasper Lamoen, Cotswold District Council, that despite being a charitable organisations, Dolphins Hall Recreation Trust is not required to complete CIL Form 10. Jasper also advised reiterating that the scheme will be phased and that the housing is likely to be developed last, and therefore the CIL liability is only related to the houses, not to the entire scheme).
- Planning Form (submitted via the online Planning Portal)
- Physical samples of the colour swatches for the sinusoidal metal cladding have been posted to Laurie Davis at Cotswold District Council

## 2. Site Overview

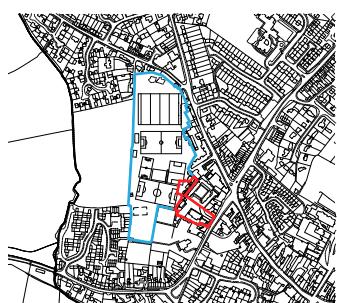
The site is located close to the centre of Tetbury and is easily accessed by the local community. It comprises The Dolphins Hall, Tetbury Sports Pavilion and a car park. The Dolphins Hall and Sports Club are heavily used by the local community and the site is also used as an access point to the Tetbury Memorial Recreation Ground and Tetbury Bowling Club.

Both the Dolphins Hall and Sports Pavilion are outdated and in poor condition. The needs of the community have outstripped the facilities currently available.

The site itself is not located within a conservation area but borders the Tetbury Conservation Area on three sides. Special consideration will therefore be given to the design of the building and its impact from all aspects.

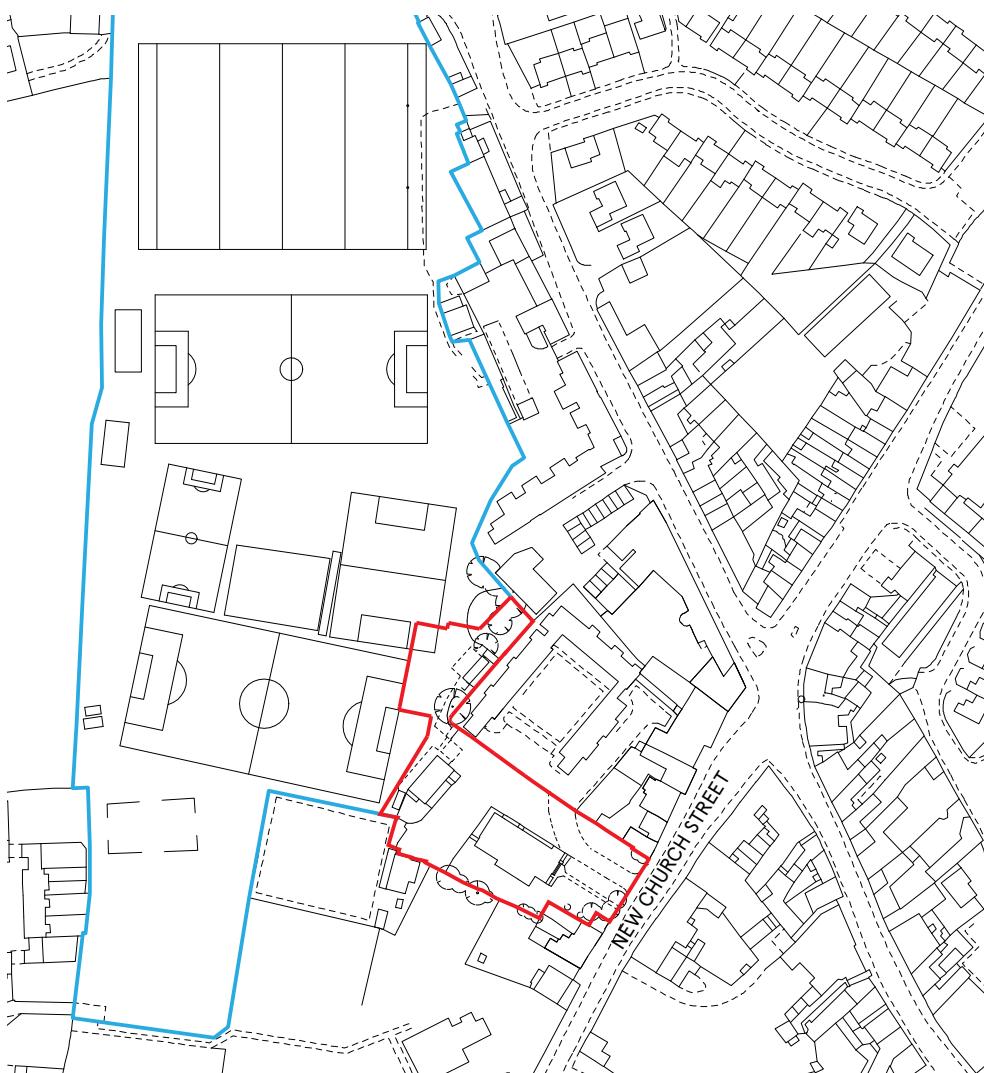
Other properties to the North, East and South side of the site are located within the Tetbury Conservation Area. There are a range of different properties surrounding the site, to the North is a large 1990's sheltered housing development, to the East is a row of three grade II listed terraced cottages and to the South St Saviour's 19th century Church that is also grade II listed.

**Right:** Location Plan



**Above:** Map showing Dolphin's Hall site in relation to Tetbury.

- Tetbury Memorial Recreation Ground
- Site boundary



## 2.2

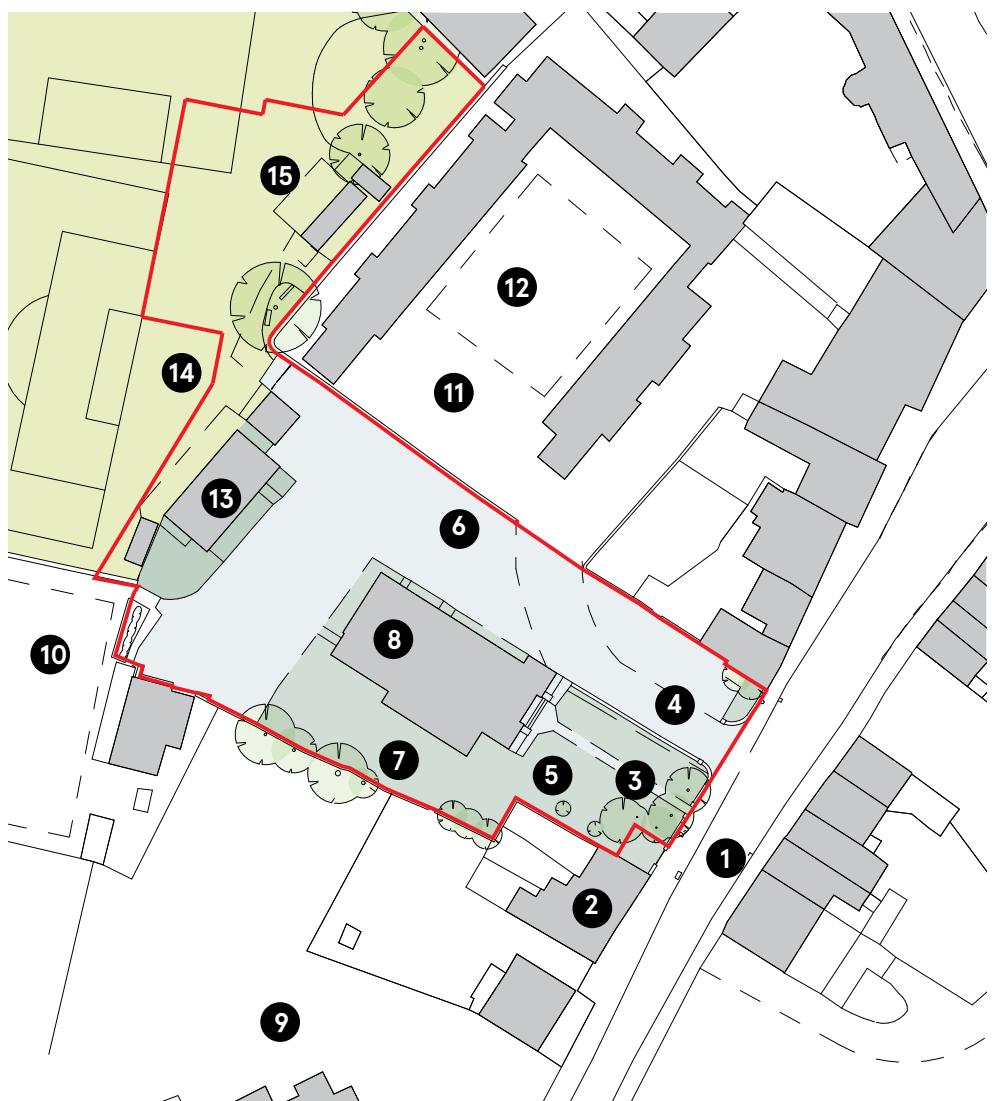
### Existing Site Plan

#### Key

— Site boundary



0m 5m 10m 20m



- |   |                         |    |                                    |
|---|-------------------------|----|------------------------------------|
| 1 | New Church Street       | 9  | St Saviour's 19th century church   |
| 2 | Grade II Listed Terrace | 10 | Tetbury Bowls Club                 |
| 3 | Pedestrian Access       | 11 | Coombe House Parking               |
| 4 | Vehicle Access          | 12 | Coombe House Sheltered Housing     |
| 5 | Lawn Area               | 13 | Tetbury Sports Pavilion            |
| 6 | Parking and Access      | 14 | Tetbury Memorial Recreation Ground |
| 7 | Play Area               | 15 | Youth Pod                          |
| 8 | Dolphins Hall           |    |                                    |

## 2.3

### Site Photographs

The site currently consists of a large parking area that has no defined route for pedestrians. It is a largely level area which slopes gradually down towards New Church Street.

**Right:** Vehicle Entrance to Dolphins Hall



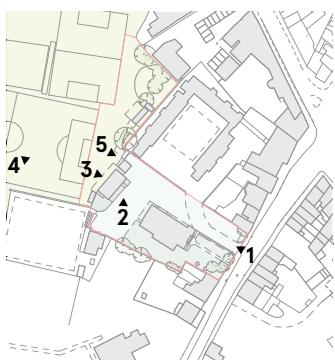
**Right:** Rear elevation of the Sports Pavilion from Dolphins Hall car park



**Left:** Sports Pavilion from the Recreation Ground



**Right:** Route from Recreation Ground to Dolphins Hall



## 2.4

# Relevant Planning Policy

**Tetbury and Tetbury Upton  
Neighbourhood Plan  
2015–2030**  
Made Version  
December 2017  
Adopted as part of the  
Development Framework  
on 13 December 2017

## 4.4 Landscape, Heritage and Ecology

### Objectives

1. The historic fabric and heritage of Tetbury will be conserved, enhanced and celebrated.
2. Tetbury's unique urban and green landscape within the town and beyond will be protected and enhanced.

### 4.4.1 Local Green Space

**4.4.1.1** is a new designation of green spaces that have a special significance in their local area. It is a designation to be applied to special areas of open space which should have outstanding attributes such as historic, visual, community or ecological value, as set out in the NPPF paras 76 and 77. (Referring to NPPF pre-2018, relates to Paras 99 and 100 in current NPPF)

**4.4.1.2** In Tetbury the Local Green Space designation is appropriate for the following areas of open space, often because of the visual and historic importance they have in the setting and appearance of the Old Town and sometimes more because of their intrinsic community value.

*Recreation Ground: A valued and much-used community recreation facility strategically located near the centre of town.*

**NPPF**  
July 2018 version

## Open space and recreation

### Paragraph 96

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

### Paragraph 97

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

### Paragraph 99

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

### Paragraph 100

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

## Planning History

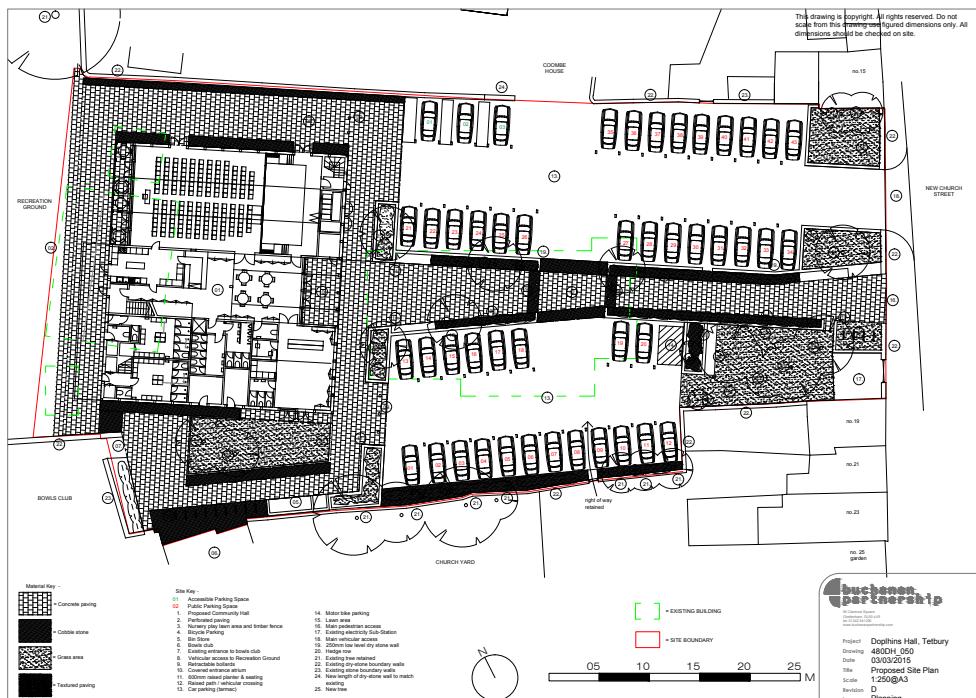
**Application Number:** 15/01043/FUL

**Description:** Demolition of existing community centre (D1) and replacement with new community centre (D1) and associated infrastructure

**Date Approved:** Thu 12 Mar 2015



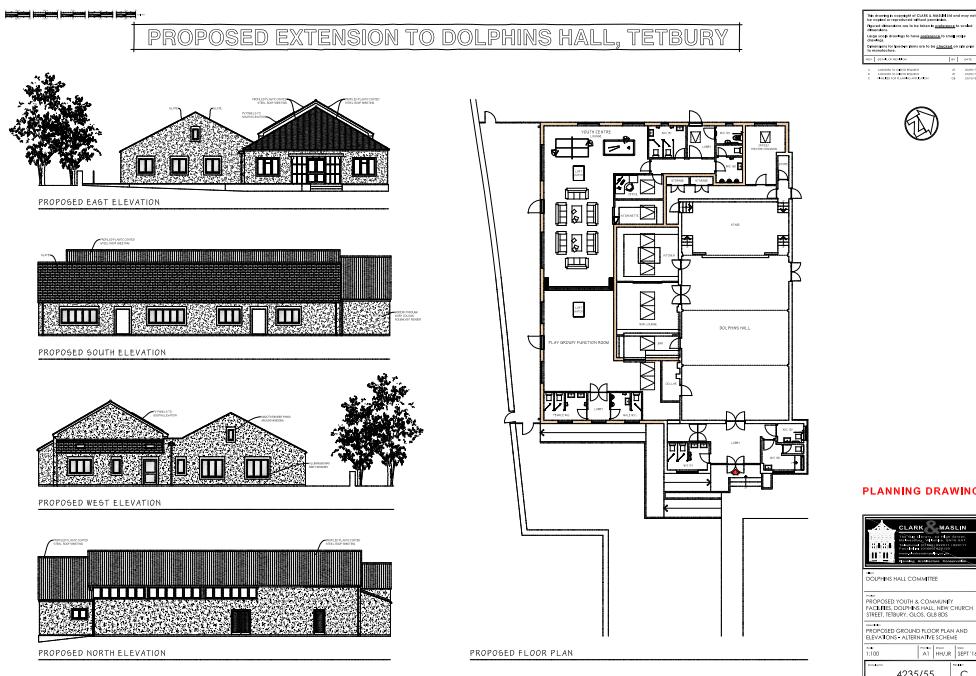
**Above:** 15/01043/FUL  
2015 Planning Scheme



**Application Number:** 18/00300/FUL

**Description:** Proposed extension and alterations to Dolphins Hall community centre (Revised Scheme)

**Date Approved:** Thu 12 Apr 2018

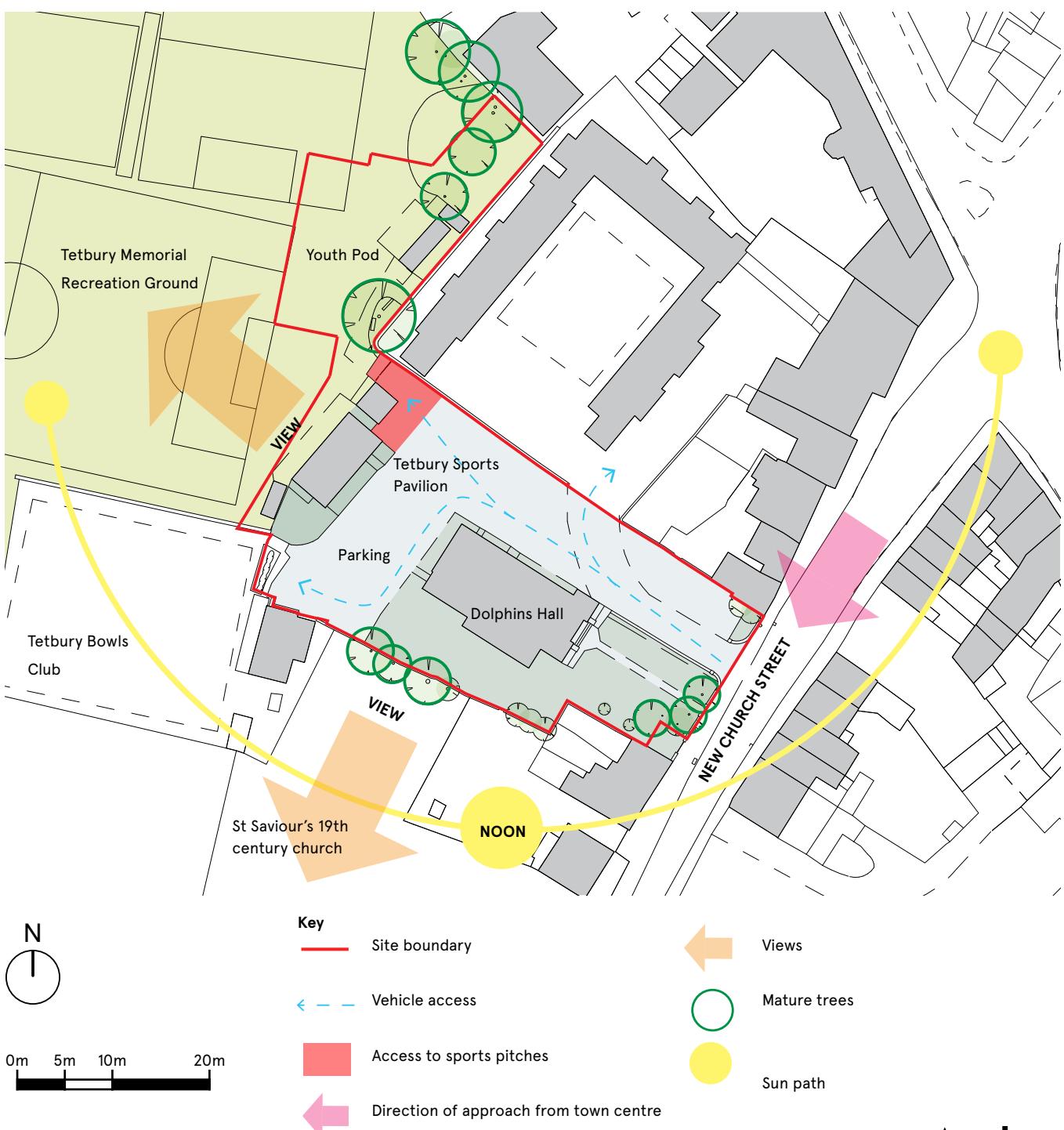


## Site Analysis

In proposing development on the site we have considered the following key site constraints:

- **Access:** The main road (New Church Street) runs parallel to the south site boundary and provides vehicular and pedestrian access onto the site for users of Dolphins Hall, Tetbury Bowls Club, the Sports Pavilion, Recreation Ground and residents of Coombe House.
- **Trees:** Large trees and shrubs on the site make a positive contribution to the character of Tetbury.
- **Visual impact:** The building is visible from a number of points in the surrounding area. Therefore its integration into the existing architectural context is important.

**Below:** Existing site analysis.



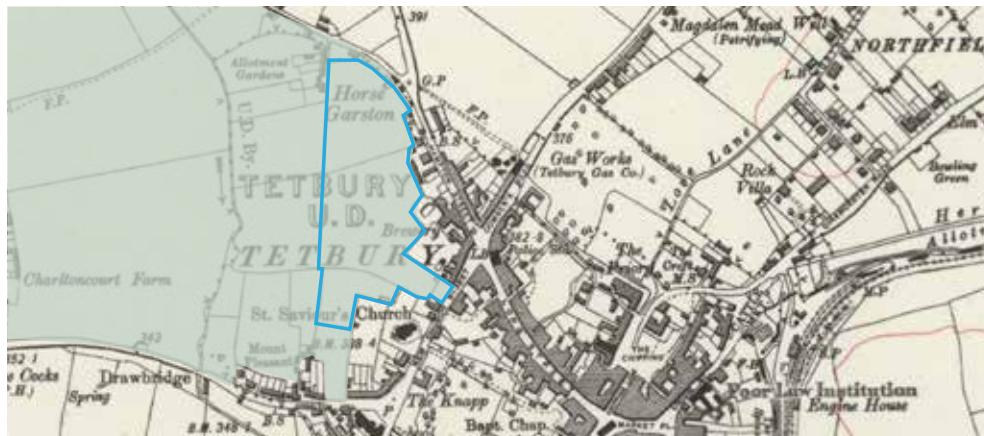
## History of The Dolphins Hall

The historic maps below show that the site was agricultural land up to the early 20th century. The Memorial Recreation Ground was established in 1922 in memory of the Tetburians who fought in the Great War, 1914-18.

**Right:** Historic OS Map, 1882



**Right:** Historic OS Map, 1919



— Tetbury Memorial Recreation Ground established in 1922

Agricultural land

**Left:** Tetbury Aerial Photograph, 1934



**Right:** Newspaper Extract Showing the Construction of Dolphins Hall, 1959



The existing hall is coming to the end of its usable life, built in the 1950's when Tetbury's population was circa 3,000. The current population of c. 8,000 has outgrown the facilities available in the hall and with further increases in population likely, the town now needs to address the issue of providing a fit for purpose new community hall, sports and youth complex.

## Context Analysis

Right: Tetbury Site Plan

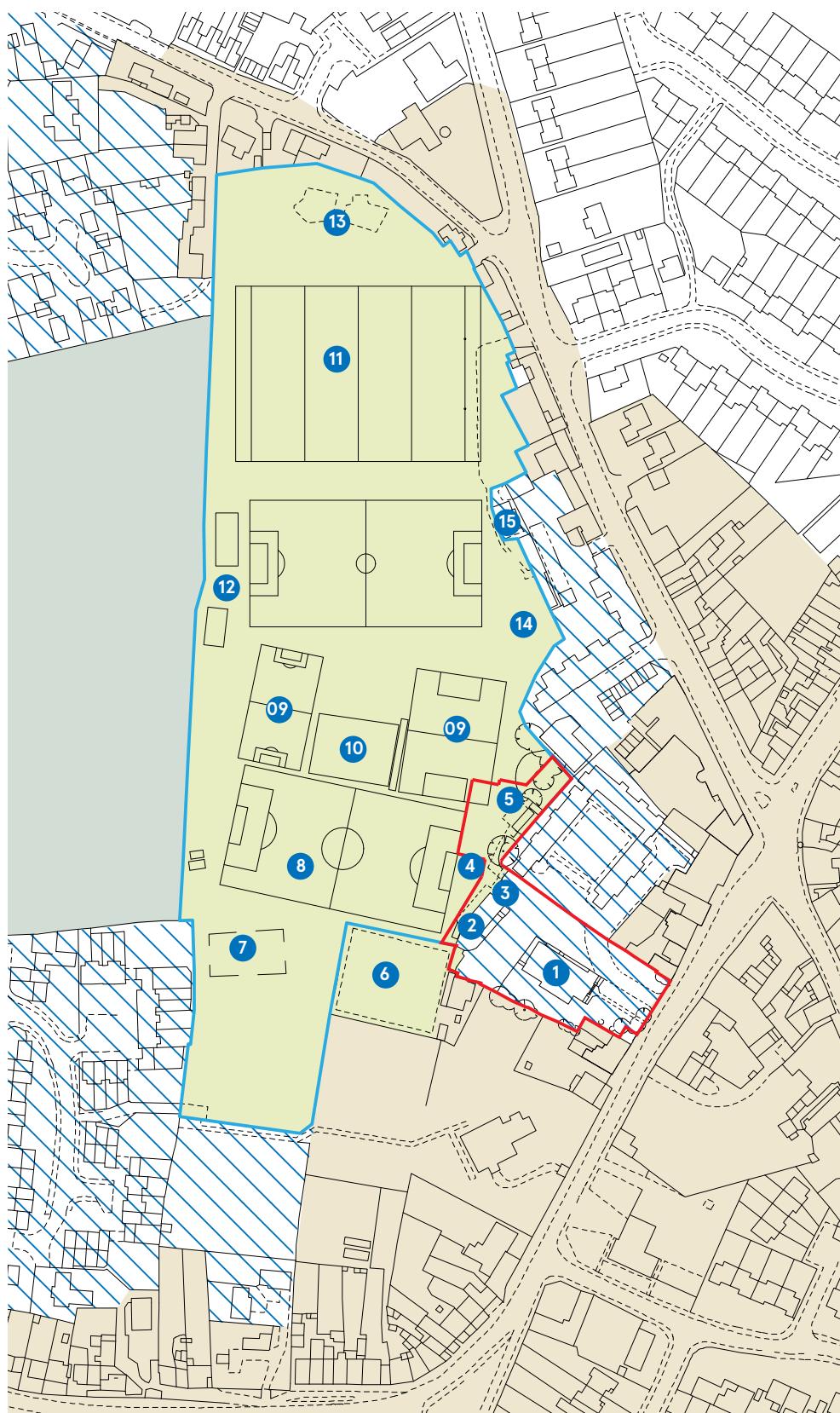
### Key:

- 01 Dolphins Hall
- 02 Existing Sports Pavilion and Storage Sheds
- 03 Vehicle access to Recreation Ground
- 04 Recreation Ground
- 05 Youth Pod
- 06 Bowling Green
- 07 Basketball Court
- 08 Football pitch (adult)
- 09 Football pitch (youth)
- 10 Cricket field
- 11 Rugby pitch
- 12 Skate Park
- 13 Children's Playground
- 14 Location of old Cricket Pavilion
- 15 Rugby Club

- Tetbury Memorial Recreation Ground
- Site boundary
- Agricultural Land
- Recreation Ground
- Settlement Edge
- Historic Settlement Core (Conservation Area)



14 Above: Photographs of the old cricket pavilion.



Scale 1:2500

## Tetbury Architectural Context

The site occupies the boundary of the historic settlement of Tetbury and open agricultural land. The images below show how these three areas have architectural styles which collectively form the character of Tetbury.

### 1 Agricultural Land

Large span barns and sheds clad in steel and timber.

**Left:** Charlton Court Farm, Tetbury

**Right:** Lowesmoor Farm, Chelington, Tetbury



### 2 Settlement Edge

Large span civic buildings referencing local materials.

**Left:** Residential Care Home, New Church St, Tetbury

**Right:** Dolphins Hall, New Church St, Tetbury



### 3 Historic Settlement Core (Conservation Area)

Cotswold vernacular. Load bearing stone buildings with steep tiled pitched roofs and prominent gables.

**Left:** 12 New Church St, Tetbury

**Right:** 2 London Rd, Tetbury

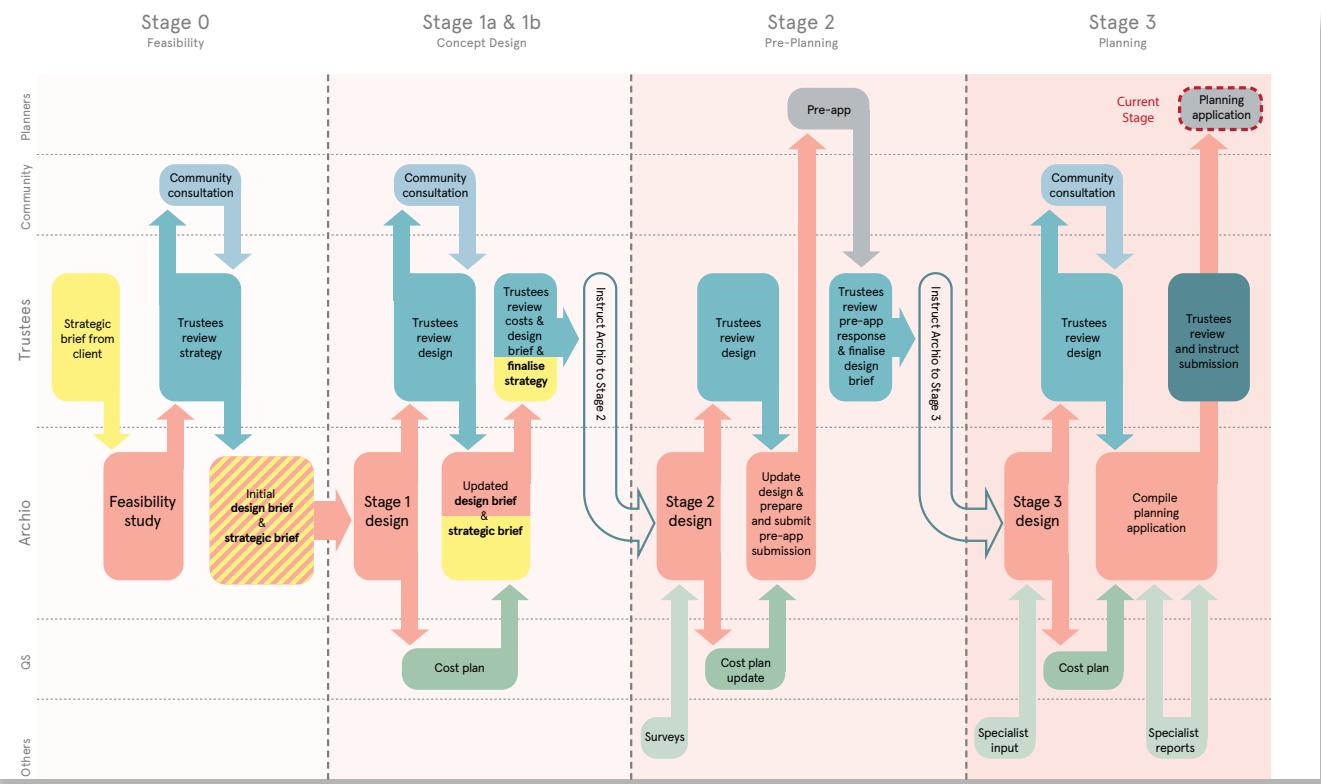


## Design Development Process

This flow chart shows the design process that we have followed to develop the strategic brief, design brief and design proposal with the client up to this planning stage.

### Key

- Strategic Brief
- Design Brief



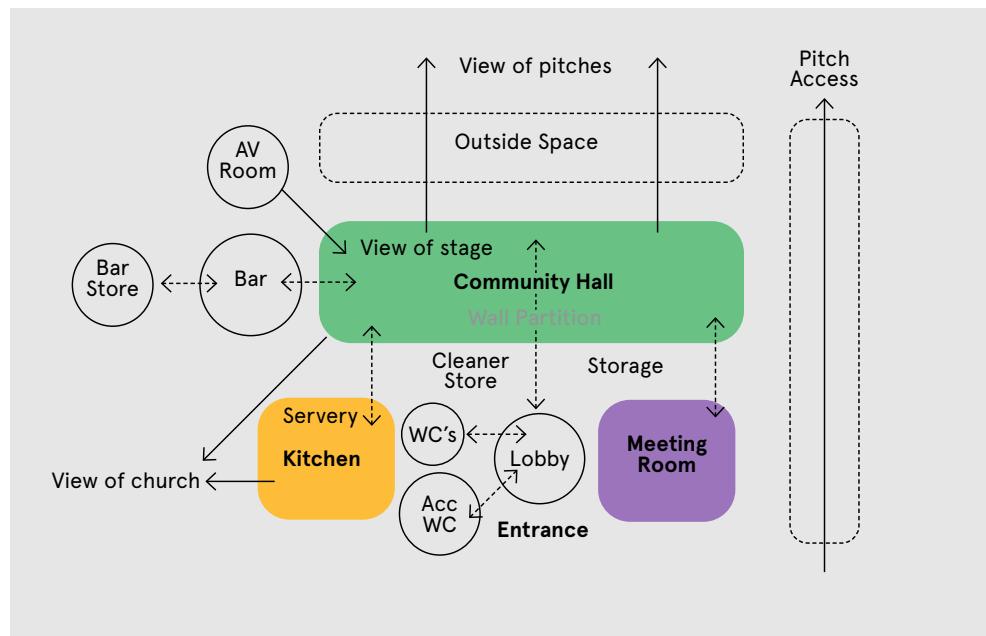
**Above:** Flow diagram showing the design process.

## Client Brief - Community Hall

### Community Hall

- 144 seated (18 tables of 8)
- Self-service kitchen
- Bar
- Toilets (male, female & accessible)
- Storage (so hall can be left empty – i.e. no chairs or tables stacked at the back, and storage for user groups so equipment doesn't have to be left out)
- Caretaker storage room
- Demountable stage
- Divisible into 2 sections with the use of an acoustic partition
- Spaces for changing for drama (to consider requirements when children are involved in a production)
- Ability to 'black out' the hall
- Designated outside space for hall users
- Appropriate hosting for film society equipment

**Right:** Adjacency diagram displaying how the spaces in the brief connect together.



## Client Brief - Sports + Youth Complex

### Youth Club

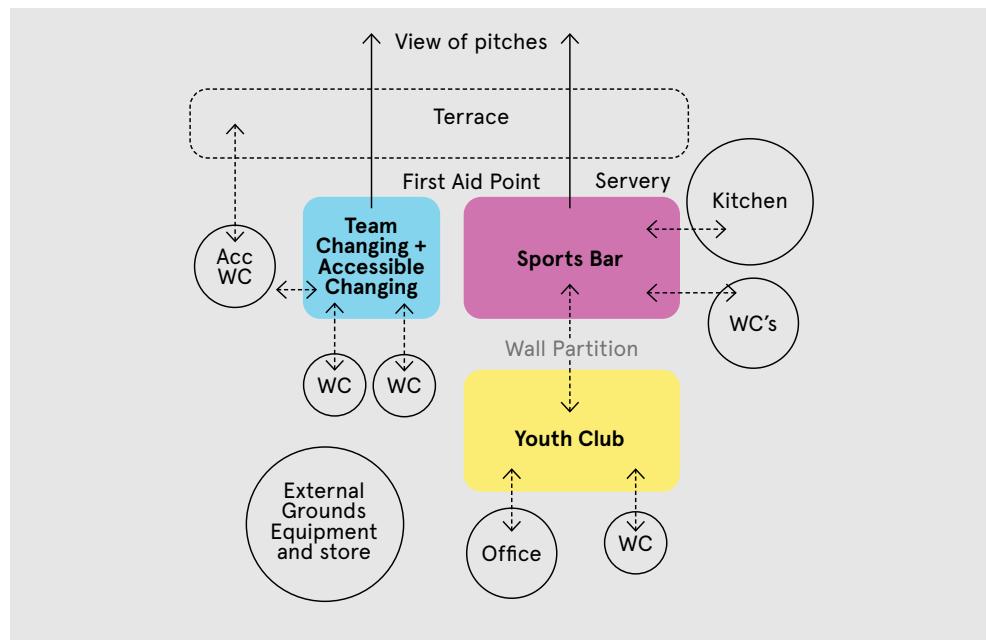
- Big multipurpose space with a kitchenette
- Small office with good visibility of main space
- Toilet (accessible)
- No corridors
- Everything visible from a central point
- 'No impact' entrance (i.e. they won't impinge on other functions happening at the facility/open onto the Recreation ground)
- Storage

### Sports Facilities

- Changing room
- Showers
- Toilets (male, female & accessible)
- Bar & Kitchen
- Bar lounge/meeting space
- Official changing
- Storage

**Right:** Adjacency diagram displaying how the spaces in the brief connect together.

- Youth Club
- Sports Bar
- Changing Rooms



## 3. Proposals

### Phasing of Development

A phased development plan has been developed in order to deliver the proposals within the constraints of the clients funding situation and to maintain the continuous provision of community services.

#### Proposed Phased Plan:

- Step 1:** relocate temporary Youth Pod into existing Community Hall
- Step 2:** remove 'Youth Pod' and build a new "Youth and Sports Complex"
- Step 3:** demolish existing Sports Pavilion
- Step 4:** build a new Community Hall besides the Recreation Ground
- Step 5:** demolish the existing Hall
- Step 6:** build the landscaping and car parking to the front of the site
- Step 7:** build the houses at the front of the site

Right: Phase plan diagram

#### Key

- Site boundary
- Proposed Development



0m 5m 10m 20m

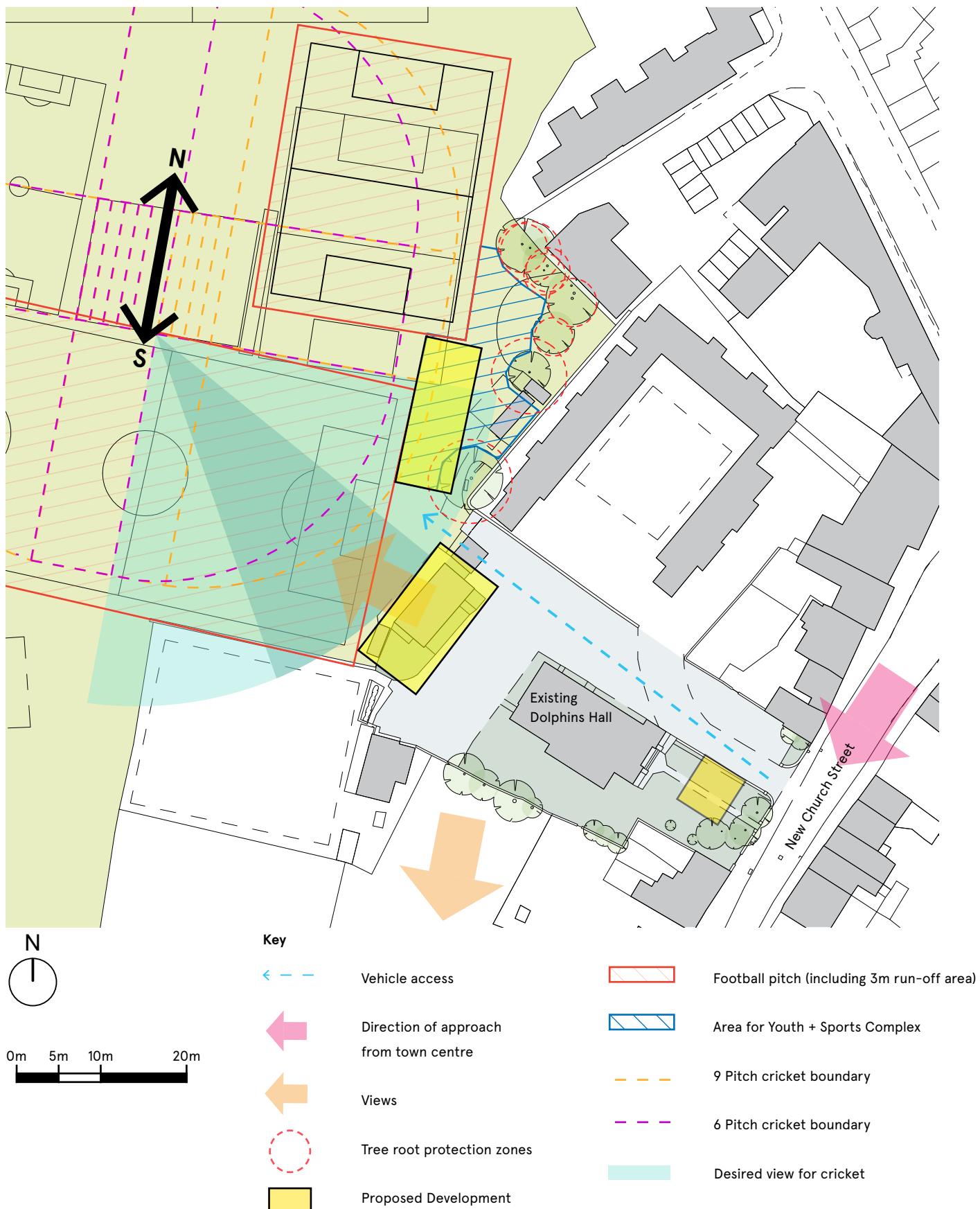


The proposed staged development has a number of benefits, including:

- Separating the Youth/Sports and Community uses allows for both buildings to be used simultaneously for evening social events (e.g. sports bar and weddings), without a clash of schedule.
- Allows for all uses to overlook the Recreation Ground.
- Frees up maximum space at the front of the site for car parking, which is important to the Trust both to serve events and to provide a continuous income.
- The phased plan allows for all of the available funding streams to be used.
- Allows for uninterrupted use of the existing buildings, until the new buildings are open.

## Siting The Two Community Buildings

The plan below shows how the Community Hall and Youth + Sports Complex have been positioned on the site based on protected zones, desired views and access.

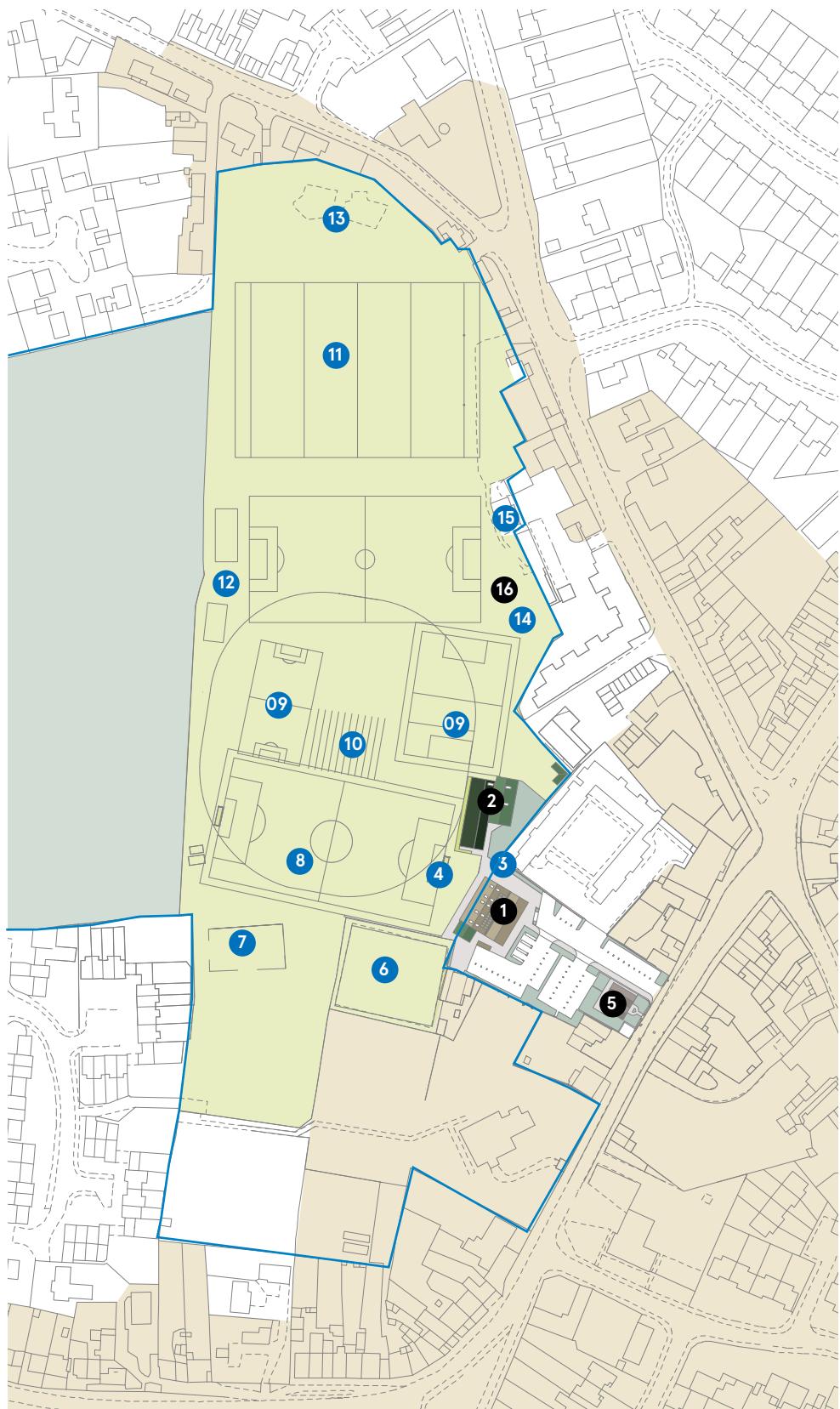


## Site Strategy

The site plan below displays how the proposal sits within the context of the Tetbury Conservation area, the Tetbury New Settlement Boundary and the Cotswold Agricultural Farmland.

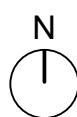
**Right:** Proposed Site Plan

- Key:**
- 01 Proposed Dolphins Hall
  - 02 Proposed Youth + Sports Complex
  - 03 Vehicle access to Recreation Ground
  - 04 Recreation Ground
  - 05 Proposed Housing
  - 06 Bowling Green
  - 07 Basketball Court
  - 08 Football pitch (adult)
  - 09 Football pitch (youth)
  - 10 Cricket field
  - 11 Rugby pitch
  - 12 Skate Park
  - 13 Children's Playground
  - 14 Location of old Cricket Pavilion
  - 15 Rugby Club
  - 16 Proposed Sports Storage



Scale 1:2500

## Proposed Site Plan



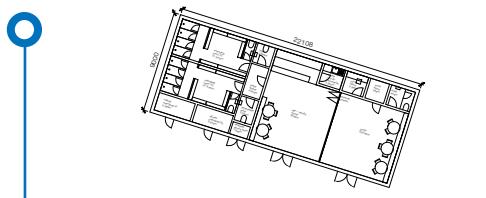
- Recreation Ground
- Historic Settlement Core (Conservation Area)
- Tetbury New Settlement Boundary

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">1</span> New Church Street</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">2</span> Grade II Listed Terrace</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">3</span> Pedestrian Access</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">4</span> Vehicle Access</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">5</span> Proposed Housing</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">6</span> Parking and Access</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">7</span> Catering Parking Space</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">8</span> Proposed Dolphins Hall</li> </ul> | <ul style="list-style-type: none"> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">9</span> St Saviour's 19th century church</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">10</span> Tetbury Bowls Club</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">11</span> Coombe House Parking</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">12</span> Coombe House Sheltered Housing</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">13</span> Proposed Youth + Sports Complex</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">14</span> Tetbury Memorial Recreation Ground</li> </ul> |
|---|--|

## Proposed Sports + Youth Complex Plan

### Stage 1 Review

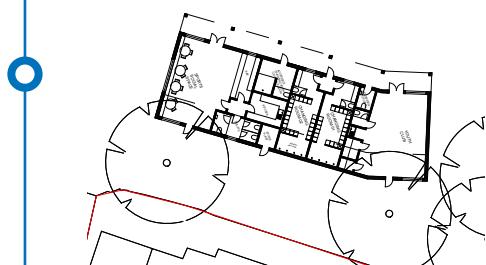
**Right:** Plan not to scale



The following page shows how the Sports + Youth Complex plan has been developed based on the feedback from the client and community.

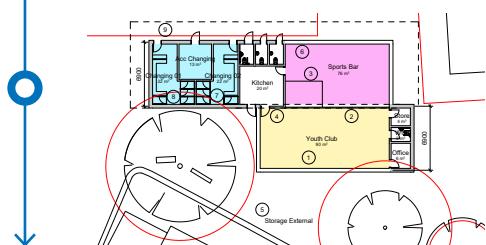
### Public Consultation

**Right:** Plan not to scale



### Stage 2 Workshop

**Right:** Plan not to scale



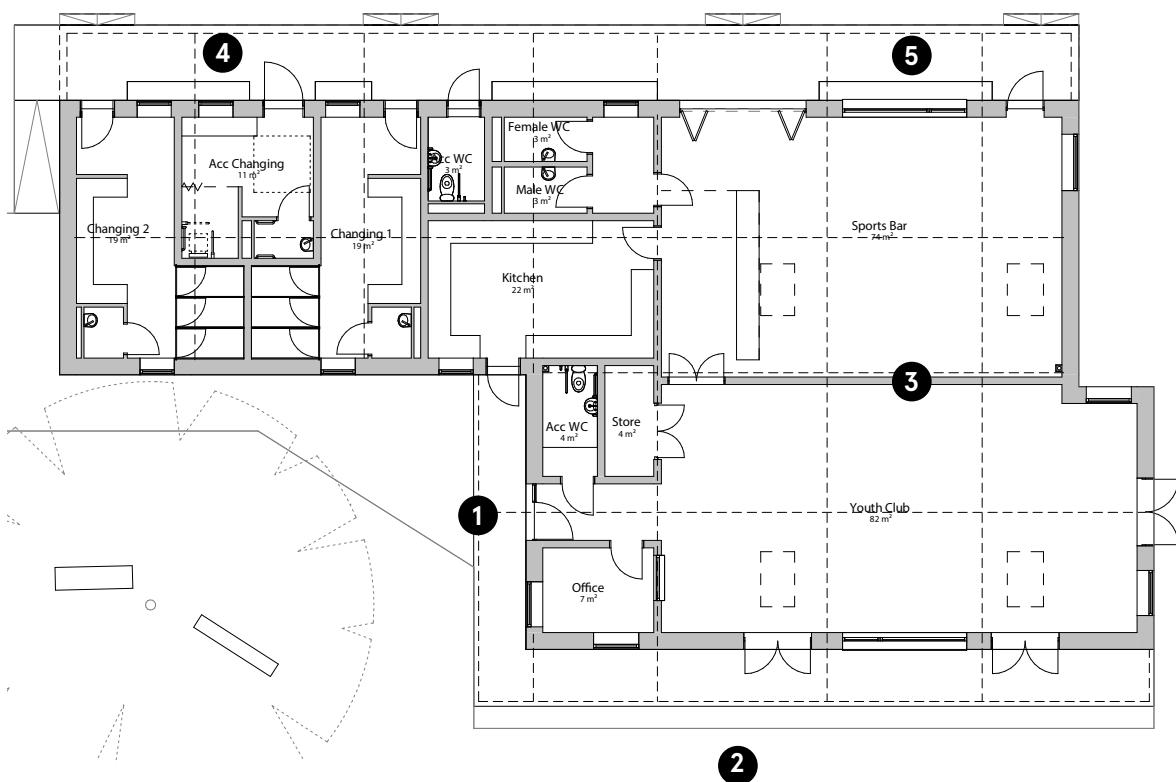
### Planning

**Below:** Current Plan.

Scale 1:200 @ A4

- 1 Separate entrance to Youth Club
- 2 Dedicated Youth Club garden
- 3 Movable partition wall for flexibility

- 4 Sports England, FA & ECB standard facilities
- 5 Best zone for viewing cricket

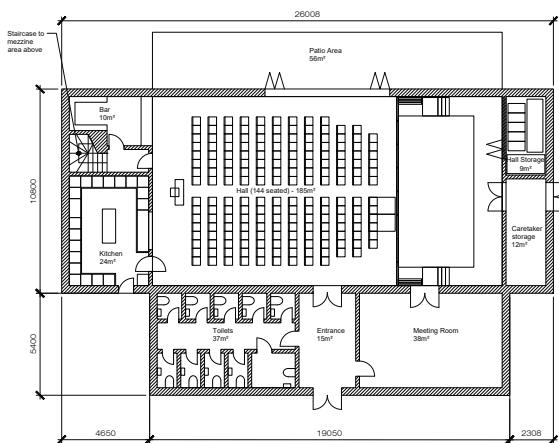


## Proposed Community Hall Plan

### Stage 1 Review

+  
**Public Consultation**

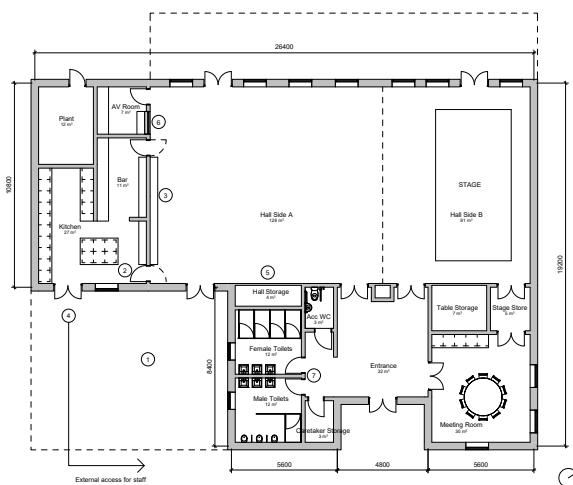
**Right:** Plan not to scale



The following page shows how the Community Hall plan has been developed based on the feedback from the client and community.

### Stage 2 Workshop

**Right:** Plan not to scale

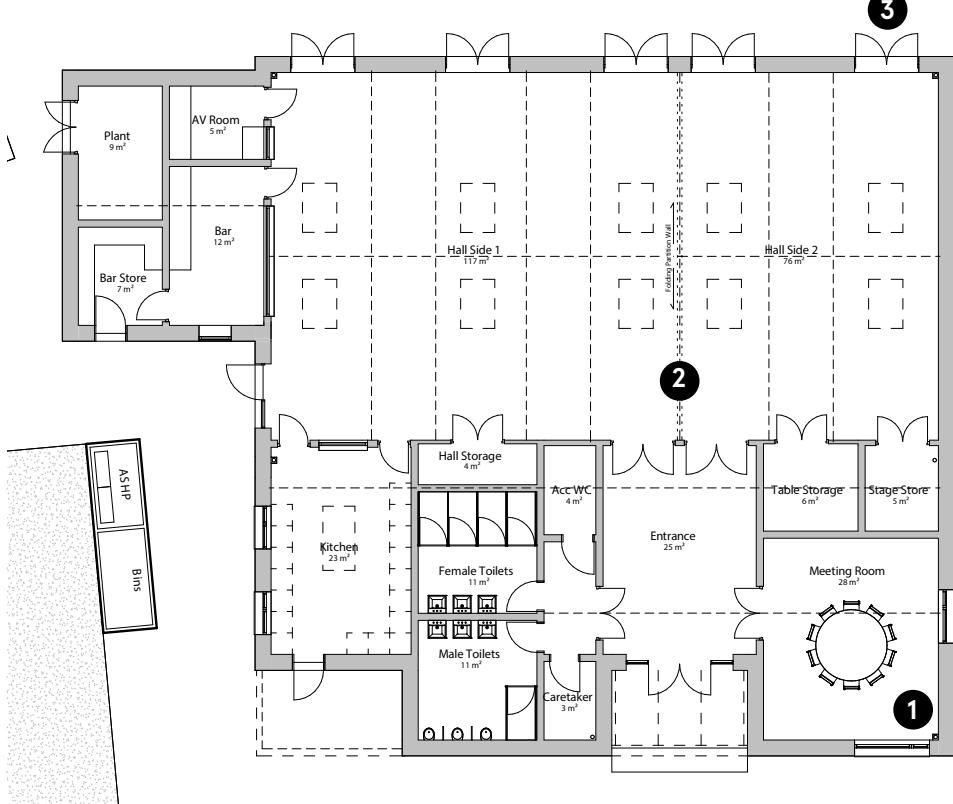


### Planning

**Below:** Current Plan.  
Scale 1:200 @ A4



- 1 Meeting Room on the prominent corner adjacent to the entrance
- 2 Movable partition wall for flexibility + multiple user groups
- 3 Views of pitches



## Proposed Materials & Design Strategy

The proposed design and materials respond to the local architecture in Tetbury and the surrounding Cotswold District.

### Cotswold Double Gable

**Left:** 12 New Church St, Tetbury  
**Right:** Sketch Proposal View



### Cotswold Agricultural Shed

**Left:** Charlton Court Farm, Tetbury  
**Right:** Sketch Proposal View



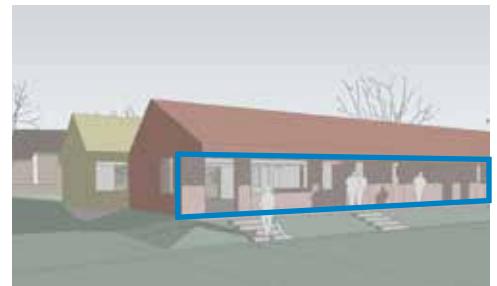
### Metal Cladding

**Left:** House in Upper Swell,  
Cotswolds, h1 Manor Farm  
Cottages  
**Right:** Sketch Proposal View



### Timber to reveal and overhangs

**Left:** Precedent of timber lining to  
reveal and overhangs  
**Right:** Sketch Proposal View



The material concept is to reference the local agricultural sheds. Sheds are now often built using metal cladding with modern industrial profiles but the older buildings used narrow traditional corrugated profiles.

## Material Specification and Colour Choice

During the design process for choosing the colours of the sinusoidal metal cladding for the Community Hall and Youth/Sports Building on the Dolphins Hall site, we have referred to the pre-planning feedback (ref: 19/03341/PAYPRE) received from Laurie Davis, Senior Conservation & Design Officer.

In the section below we will explain how we have responded to each point in the emerging design:

### ① Choice of Material

#### **"Proposed community buildings"**

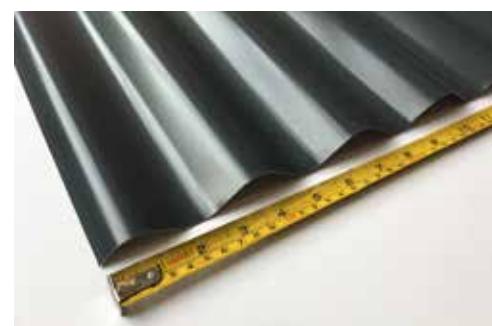
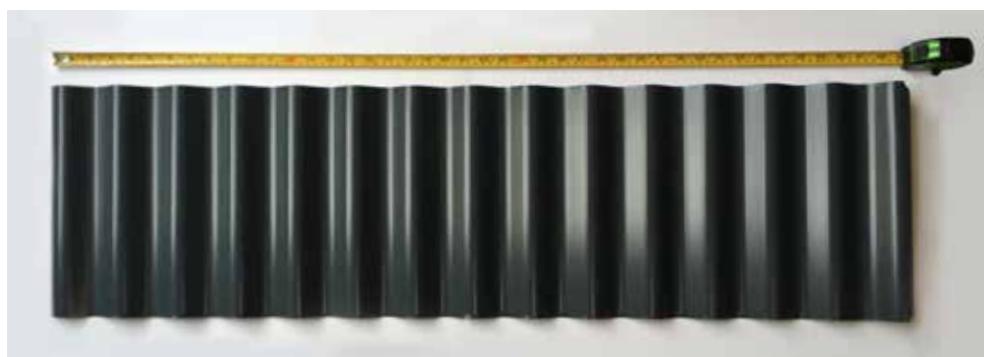
*Another important aspect of the designs is the choice of material. Having discussed the specified sinusoidal metal cladding, we consider this could be entirely acceptable. Again a full specification and a sample at application stage should be submitted, as the cladding choice is so critical to the success of the whole building".*

Since our pre-planning meeting we have been undertaking detailed research into potential sinusoidal cladding systems, and have chosen the 'Euroclad Elite System 53' as the most appropriate for this project.

The system is comprised of mineral wool insulation sandwiched between two steel sheets, with a sinusoidal profile present on the external face. Euroclad also offer a smaller sinusoidal profile panel when compared to other products. This profile, (depicted below) is available in a wide variety of colour options and finishes. This gives us a larger scope for selecting colours that are appropriate to the architectural traditions of the area.

The use of mineral wood insulation within the system was one of the main

**Right:** Photographs showing the sample of the Euroclad System 53 profile with tape measure for scale

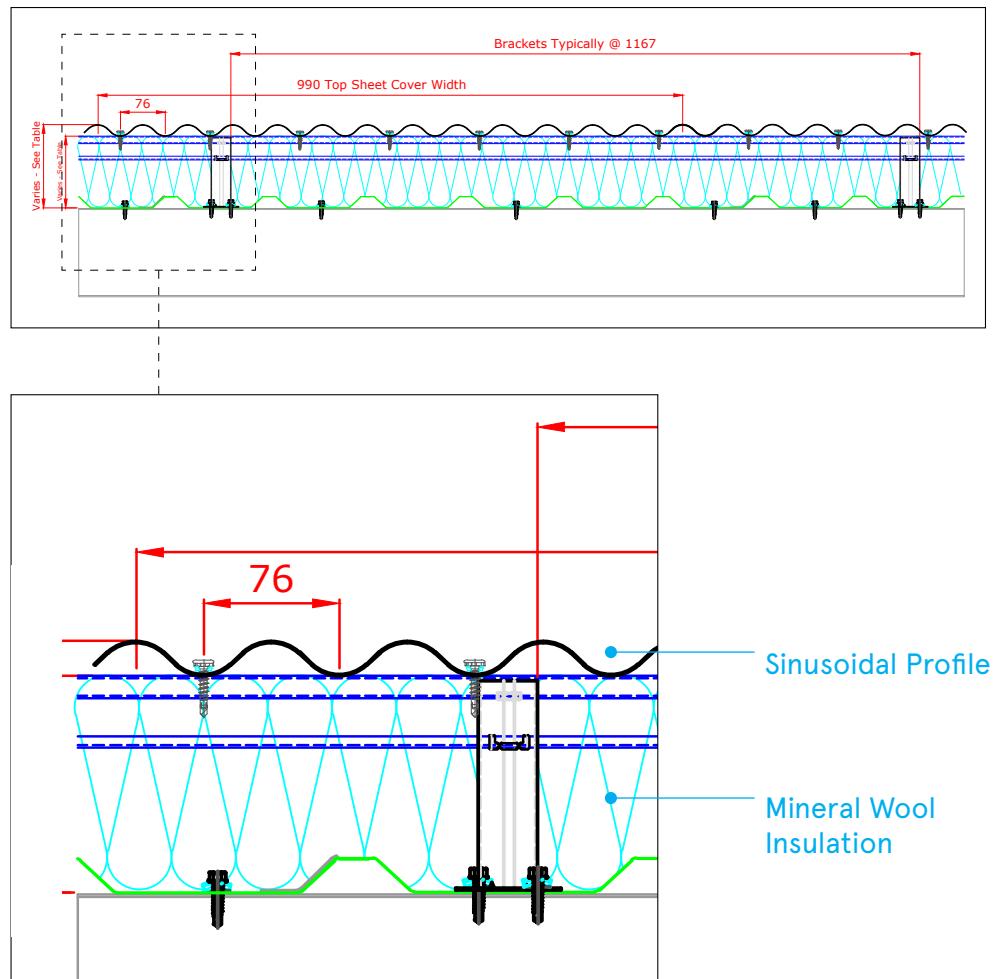


determining factors for its selection. Mineral wool insulation provides superior fire resistance properties in comparison to PIR insulation which is often used within similar 'sandwich panel' cladding products. Due to it being derived from naturally occurring materials, the Knauf glass mineral wool used within this system has a high recycled content and the system as a whole is recyclable, making it a very sustainable cladding option.

In terms of costing the Euroclad system offers an economical external cladding system when compared to other similar products.

We will be able to submit a sample panel of this product along side our proposal at application stage.

**Right:** Typical sectional detail of the Elite System 53



## Elite System 53 - Technical Specification

# ELITE SYSTEM 53

Attractive, economical  
vertical cladding solution

Elite System 53 is an attractive, sustainable and economical solution to vertical cladding. The system comprises of a sinusoidal extended steel sheet fixed to the Quattro spacer system. Mineral fibre insulation is housed between the outer sheet and the 19/1000 bright white enamelled liner. The traditional sinusoidal (sometimes called corrugated) profile is increasingly popular for eye-catching modern metal constructions.



### SPECIFICATIONS

<b>External</b>	Euroclad 13½/3 0.5mm steel Colorcoat HPS200® Ultra Colorcoat Prisma®
	<b>Euroclad 13½/3 0.9mm aluminium</b> ARS coating PVDF coating
<b>Spacer system</b>	Quattro
<b>Insulation</b>	0.040 W/mK Lambda insulation as standard – other options available
<b>Liner panel</b>	Euroclad 19/1000 0.4mm steel
<b>System components</b> (available via Euroclad)	Fasteners · Flashings · Membranes Tapes, Mastics and Sealants Fabrications

### SYSTEM BENEFITS

- All products CE Marked
- Recommended Installers
- Building Regulations Part L2 compliant
- Comprehensive technical support
- Confidex® Guarantee with Colorcoat HPS200® Ultra and Colorcoat Prisma®
- Ease of specification, costing and installation
- Environmentally-friendly components and manufacture
- Euroclad Elite Plus 25 year guarantee available
- Euroclad Elite 12 year guarantee
- Fast installation
- Can be installed as a fire wall
- Good acoustic performance
- Lightweight system
- Manufactured with ISO 14001:2004 accredited systems
- Manufactured with ISO 9001:2008 accredited systems
- Matching flashings
- NBS Specifications
- Non-combustible
- Proven components
- Single point procurement and responsibility
- Zero ODP and no added greenhouse gases.

### PERFORMANCE

U-value	Quattro bracket	Quilt insulation depth and U-value
0.35W/m <sup>2</sup> K AD-L2A 2010 back stop value compliant	140mm	140mm (0.31W/m <sup>2</sup> K)
0.26W/m <sup>2</sup> K 2013 notional building value compliant	170mm	180mm (0.26W/m <sup>2</sup> K)

## 2 Choice of Colour

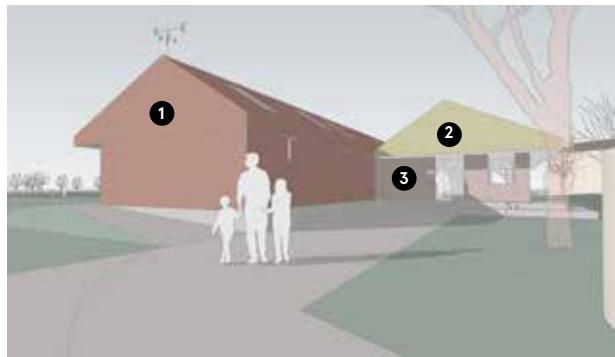
"As discussed in our meeting, the colour choice is also a hugely impactful and sensitive decision. In terms of appropriateness to the architectural traditions of the area and to local references, we do not consider that the rust type colour indicated would be suitable. Alternatives should be explored.

As advised pure black is not so appropriate, but other dark colours might be explored, probably with grey tones, and possibly introducing slight tones of buff or warmth to make reference to the stone that is so predominant in the area. This decision needs to be the result of careful consideration and dialogue between us, so I would be happy to assist in resolving this prior to the application being submitted, by exchange of samples and emails etc. It should be noted that we do not feel conditioning the colour of the cladding is appropriate in this case as it is so fundamental to the design".

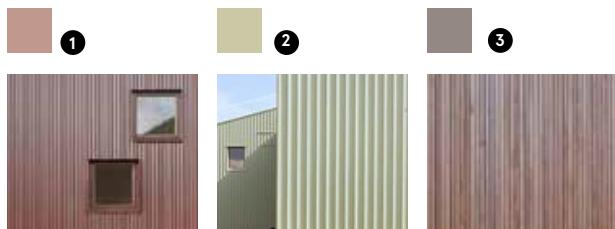
**Below:** Extract from the Pre-App Design Statement, showing colours that the pre-planning feedback from Laurie Davis is referring to.

For reference, we have included the colour combination for the buildings as illustrated in the pre-planning statement below:

Proposed Sports + Youth Complex Sketch Views



Material Key

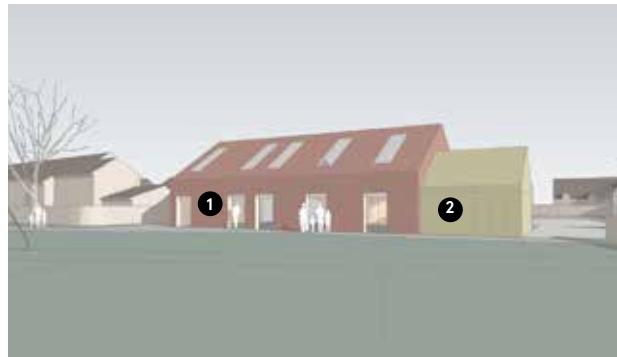


Sinusoidal cladding

Sinusoidal cladding

Timber cladding

Proposed Community Hall Sketch Views



In order to get a direction in regards to the appropriate materials and finishes for this proposal, we have been referring to the Cotswold Design Guide. Within the guide there is reference to colours for painted doors and porches, and it is these colours that we have looked to incorporate within the proposal.

### STONE AND PAINT COLOURS

These examples illustrate the range of colours traditionally found on Cotswold buildings. Most stone colours are still available – please contact the Council for details. The paint colours are based on the Dulux range but, being BS colours, are found in most proprietary paint ranges. Limewash is mostly found in the south Cotswolds and the colours illustrated are typical. Please contact the Council for details of suppliers.

#### STONE



Eastleach Stone



Southrop Stone



Guiting Stone



Chipping Campden Stone



Dowdeswell Stone



Sapperton Stone

#### WINDOWS



Colour: Buttermilk  
BS reference: BS10C31



Colour: Hopsack  
BS reference: BS10B17



Colour: Willow  
BS reference: BS12B17



Colour: Flake Grey  
BS reference: BS10A03

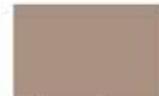
#### DOORS AND PORCHES



Colour: Orion  
BS reference: BS16C37



Colour: Moorland  
BS reference: BS12B21



Colour: Antelope  
BS reference: BS08B21



Colour: Chive  
BS reference: BS12B25

#### LIMEWASH



Colour: Yellow Ochre Light



Colour: Yellow Ochre Dark



Colour: Golden Ochre



Colour: Lime White

*Please note that the limitations of the four colour print process prevents totally accurate reproduction of the colours shown – please contact the supplier for accurate colour charts.*

**Right:** Extract from the Cotswold Design Guide.

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### **Proposed Colour Palette:**

The colours below have been chosen from the available colour coats for the Euroclad Elite System 53. They have been selected to tie in with the colours listed within the Cotswold design guide. These will be used in combination with vertical timber board cladding at the Hall entrance and on the covered overhang of the Youth and Sports building.

**Cotswold Design Guide:**  
Door and Porches Colours



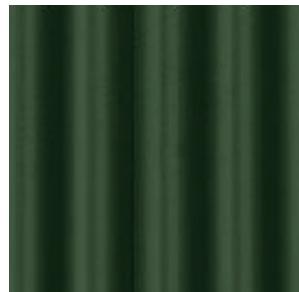
*Colour: Chive  
BS reference: BS12B25*

**Euroclad Elite System Colour Options:**  
HPS200 and Prisma Range



Ivy (Ral 170 20 10, Colourcoat HPS200 Ultra)

**Proposed Material and Colour**



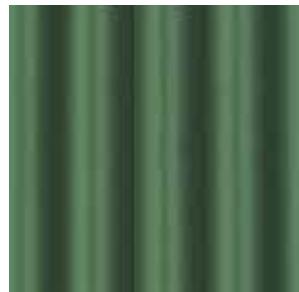
Vertical Sinusoidal Metal  
Cladding in Ivy



*Colour: Orion  
BS reference: BS16C37*



Pegasus (Metallic, Colourcoat Prisma)



Vertical Sinusoidal Metal  
Cladding in Pegasus



*Colour: Antelope  
BS reference: BS08B21*



Ephyra (Metallic, Colourcoat Prisma)



Vertical Sinusoidal Metal  
Cladding in Ephyra



Vertical Timber Boarding

### Preferred Colour Combination Option:

The proposal looks to utilise three colours to differentiate between the specific uses of each building. The 'Ephyra' colour for the Community Hall was selected as this building acts as the gateway between the town and the recreation ground. The materiality of the town is characterised by buff, stone and earth colours and the Community Hall's colour selection acts as both a continuation of this palette and a way of giving a sense of identity to this new civic building.

Once onto the recreation ground, the Youth and Sports buildings are coloured to suit their green and more natural surroundings. These two separate uses are distinguished by their different tones of the green cladding. An example of this colouring could be seen on the old pavilion that was previously situated on the site. These selected colours can be seen on the views below.

**Below:**  
Summer views of the buildings from the Main Entrance and Recreation Ground, with the proposed colours.



**Below:**  
Overcast views of the buildings  
from the Main Entrance and  
Recreation Ground, with the  
proposed colours.



### 3 Variety of Colour

*"I have noted a pale buff colour sinusoidal cladding is also intended, to be used as a secondary colour on whole subservient elements of the new buildings. This may be just indicative, but we do have concerns about the success of this approach. We consider that a consistent colour should be applied to the metal cladding. Variety across elements would in our view better be achieved by a contrast in cladding treatment, to introduce a difference texture, with a more subtle change in tone. Timber cladding or equivalent would be an example, as is already proposed in certain areas. We would be happy to comment further on different options."*

The proposal looks to combine three different colours of vertical sinusoidal cladding with vertical timber cladding, as depicted on page 7. The 'Ivy' coating on the sinusoidal cladding has a subtle dotted texture.

We have tested the option of using one colour across all the buildings, and our concern is that this becomes monotonous and gives the scheme an appearance of massiveness. This would be especially so, if the colour was dark. Please see this colour option text at the bottom of this page.

Due to the buildings different uses, with community groups who feel they have different 'ownership' of them, it feels appropriate to use differentiating colours to distinguish one from the other. This would also make the overall affect of the groupings of volumes more legible, and like a natural organic cluster of buildings.

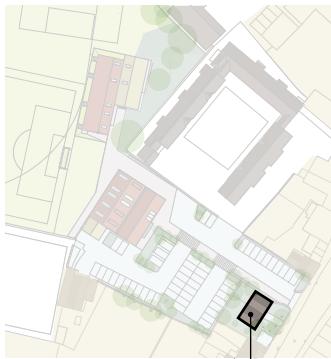
**Below:** test using the same colour for all the buildings



### 3.9

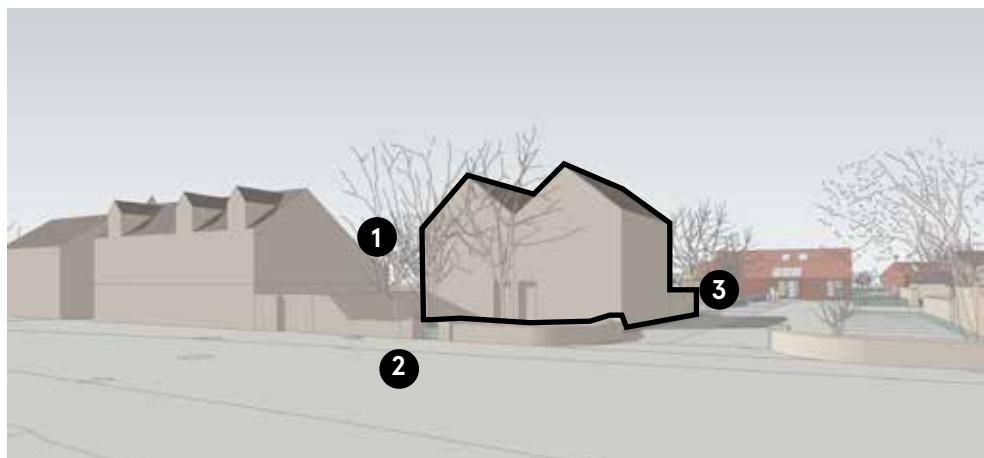
## Enabling Residential Development

- 1 Houses set back to protect trees
- 2 Re-purpose existing pedestrian entrance
- 3 New trees to screen new parking



Potential location for housing

As part of the proposed phased development strategy there is the potential to include 2 houses on New Church Street to help the client to financially deliver the project.



### Temple Gardens, Bristol by Archio

Temple Gardens was awarded a RIBA South West Regional Award in 2018. This scheme by Archio is in a similar historic setting as Tetbury.

**Left:** Terraced housing, refurbished barn housing, and semi-detached housing

**Right:** Temple Gardens terrace housing that faces onto the shared central courtyard



**Right:** Semi-detached housing



## Houses - Response to Pre-Planning Feedback

During the design process for the houses at the front of the Dolphins Hall site, we have referred to the pre-planning feedback received from Laurie Davis, Senior Conservation & Design Officer.

In the section below we will explain how we have responded to each point in the emerging design:

### 1 Front Garden and Trees

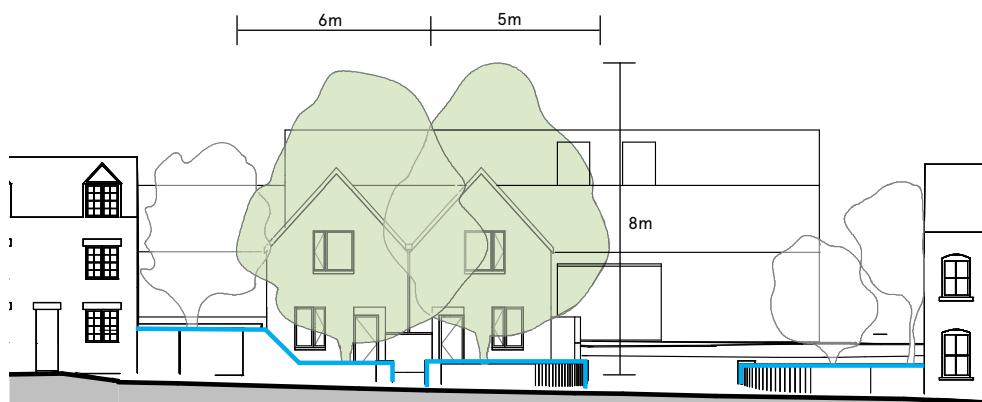
*"Proposed new houses*

*We have further considered the principle of the new residential development to the front of the site. We consider that the principle of this is acceptable, and that there is some benefit in enclosing the street and screening the larger area of parking behind. It is not considered that the openness to the street has historic significance in this location. Nevertheless the setting back of any new development here is of great importance, retaining the wall, trees and some area of attractive open front garden space to the frontage. This is what appears to be shown."*

#### Response:

The existing stone wall, trees and open garden space are being retained in front of the two houses.

It is also worth noting that the two trees retained at the front of the site are mature Norway Maples, 8m tall and with a 6m wide branch spread. They are therefore likely to obscure much of the front elevation of the houses. We have included them in the 'Proposed Street Elevation' to demonstrate this.



Please note that, minded that the site may be sold on, the Trustees would like any planning permission to have a restriction on any future development of the front gardens into parking spaces

## 2 Two Dwellings / Street Rhythm

*"We are concerned at two aspects of the proposals as shown. The first is the proposal for two dwellings. It is considered that the space is quite cramped for this. The site might be better suited to a modest single dwelling, with a central entrance accessed via the existing path. To the north No.25 New Church Street is a detached dwelling, and the nearest in the vicinity to be set back behind a small front garden."*

### Response:

We have analysed the existing street pattern to ascertain the typical widths of houses on this side of New Church Street. Two typical widths appear to be evident, the wider type which you have noted in 25 New Church Street and a narrower type, exemplified in 19-23 New Church Street. The interwoven nature of these two rhythms creates a dynamic street elevation with distinction between each property.

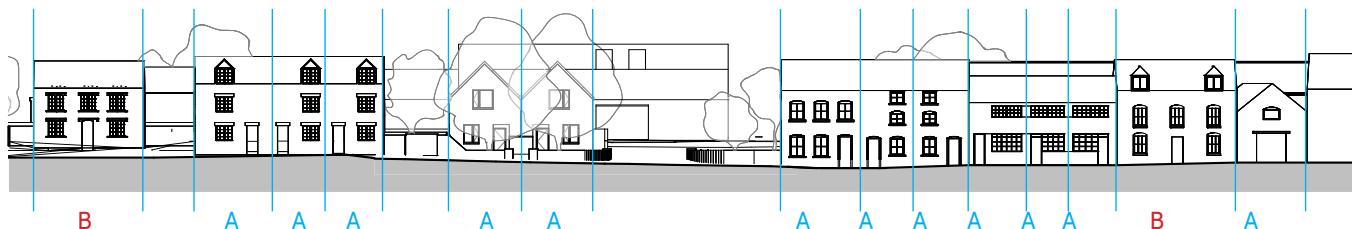
This proposal has been designed to respond to both these rhythms. In line with 25 New Church Street, the design offers a generous front garden and is detached from its neighbouring properties. Spacing around the building creates a pause in the street façade and similarly bookends the stretch of the street between the Church and Dolphins Hall.

In providing a pair of matching dwellings, the design is also sympathetic to the narrow rhythm of the street. The houses are both 5m wide and, in order to address the concern around the space being cramped, we have extended the plot for the houses, back towards the car park. This results in a slim plan, and proportionally elegant elevation which we believe will be in keeping with the unique character of the street.

In general there is an advantage to providing two houses, instead of one, if possible and appropriate to the site, especially considering the sustainable town-centre location. This is repeated by the Planning Officer stated in his pre-planning feedback "With regard to the proposed residential unit, Tetbury is a Principal Settlement and is therefore a sustainable location for development to occur, and the site is within the development boundary defined in the Local Plan".

It is also stated with the Tetbury Neighbourhood Plan, in Policy 3: Types of Housing, that the type of housing most in need is 2 or 3 bed houses, which is what we are providing on this site.

**Below:** New Church Street, western elevation, annotating the rhythm of the houses along the street.



### 3 Gable End

*"I also mentioned at the meeting that in this part of New Church Street buildings predominantly have their front elevations set under eaves, and ridge lines running parallel to the street. Having looked at the proposals we consider that this general form should be replicated in any new dwelling."*

#### Response:

In response to this comment, we have done a study of the different roof lines around Tetbury historic centre. As can be seen below, gable ends are used sporadically along the Tetbury's street elevations, creating movement and interest in the facade.

All: Images of buildings around Tetbury historic centre, demonstrating the typical arrangement of gable end frontages in single, pair or even triple arrangement.



### 3 Gable End cont.

*"A gable end would then present to the side elevation as seen in views into the site. This gable width should be restricted to reflect the shallow depth of historic gables generally, especially to a modest dwelling. Additional accommodation might be achieved with a rear gabled offshoot."*

#### Response:

In response to these comments and our study of surrounding street façades, we have tried multiple options using gable-end and continuous ridge line frontages. Our feeling was that these houses are already different from those directly adjacent as they are set back from the road, as such it seems appropriate to express this difference by using the gable end, which is often done in the street elevations of the Tetbury.

Additionally, we felt it important to consider the impact the housing design will have on the entrance to Dolphins Hall. With the eaves running parallel to the street, this side elevation could become tall and overbearing which is at odds with the welcoming approach we are aiming to create in the rest of the proposal. Whereas with the gable end facing the street, the flank wall is actually lower, and more sympathetic to running alongside a pedestrian entrance. Beyond this however, a change in the street pattern can suggest a different use or activity beyond, announcing arrival at the Hall.

**Right:** Views of the proposed houses from New Church Street, showing the low eaves line of the houses running along the pedestrian entrance route to the site.



**Right:** Views of the proposed houses from New Church Street, showing how the pitch of the two houses ties in with the surrounding roof lines.



## 4 Detailed Design

*"In terms of general design approach, form and fenestration should be fairly traditional, and materials high quality, reflecting those to New Church Street. It may be possible to have slightly more contemporary or pared down architectural features, which would perhaps serve as an introduction to the more stridently contemporary development of the site beyond this point."*

In developing the elevational design for the scheme, we have done a series of studies of architectural features that can be seen in the local vernacular. Our findings can be seen below, key features are large lintels, an interplay of symmetry and broken symmetry in the window and door placement and recessed porches.

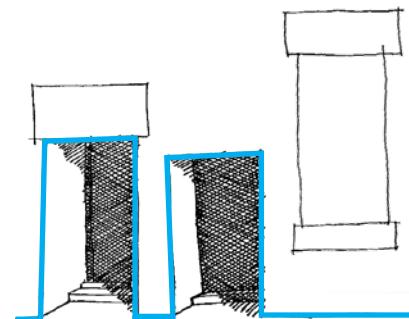
Right: Long Street, Tetbury



### Window Placement

Windows located centrally within gable end with entrance to the side, breaking the symmetry of the elevation

Right: New Church Street, Tetbury



### Recessed Porches

Recessed porches are often used to provide shelter on entering the building.

## 4 Detailed Design cont.

Traditional, high quality, yet slightly more contemporary detailing | Our approach.

### Materials:

We are suggesting traditional materials in the construction of the homes, including Cotswold stone and natural slate tiles.

It is typical in Tetbury to have a primary material on the front elevation, facing the street, and to have a secondary material on the flank walls and the rear.

Therefore we are proposing smooth cut Cotswold stone on the front elevation, and buff coloured render to the sides and rear.



Right: Elevation of the houses

#### Material key:

1. Existing stone wall
2. Cotswold stone to front elevation (natural buff coloured render to rear and sides).
3. Grey slate tiles
4. Aluminium framed windows
5. Recessed porch with timber front door.
6. Cotswold stone lintel

Left: Housing on Hampton Street, Tetbury, where the facing material changes from stone on the front facade to render on the side facade.



### **Porch and Window design:**

We are proposing a recessed front door and entrance. This provides somewhere to shelter when you enter your house, but also a place to keep wheely bins and to locate meters.

We have previously designed houses with recessed entrance doorways, to hide bins and meter boxes. We feel this design move is very practical in this regard and also creates depth in the facade.

We are also proposing to use casement windows, creating linearity through the design as can be seen on our Temple Cloud Scheme.

**Right:** Temple Cloud housing scheme designed by Archio uses casement windows and recessed porches.

**Below Right:** Housing project in Bidford on Avon designed by Archio, with recessed front entrances.

**Below:** Local House on New Church Street



## Landscaping

### **Pre-Planning Feedback regarding the Landscape design:**

*"As discussed at the meeting the main hesitation in shifting the building back is the large area of parking proposed to the front of the building and in the part of the site adjacent to the churchyard. In a sensitive historic setting a larger area turned over to parking can have a detrimental impact. So here very careful landscaping would be needed.*

*As I suggested some landscaping in between the two rows of cars to the centre of the car parking should be introduced, to visually break up the space. We also discussed slightly more green space immediately adjacent to the southern corner of the new building."*

#### **Response:**

- A width of landscaping has been introduced between the two rows of car parking.
- A larger paved space with planting has been introduced at the southern corner of the Community Hall.

### **Pre-Planning Feedback regarding the Landscape design:**

*"Having given the views through from New Church Street more consideration, the screening from this direction needs a strong treatment. We would suggest a traditional height (perhaps 1.1/1.2m) dry stone wall to enclose one side of the pathway, and more effectively screen the cars. The use of this material as a fairly traditional form of enclosure in this location is a useful local reference in the landscaping that will help to root the new contemporary buildings into their context."*

#### **Response:**

Following pre-planning feedback, the depth of planting along the pedestrian entrance, has increased in area. This change will reduce the impact of the car parking from the street, and will maintain the positive aspects of the existing green space at the front of the site. These planted areas will be created from 600mm high dry stone walls, so will be a solid buffer between the street and the car park.

Our concern with having wall as high as 1.2m along the pedestrian route is that it will make it dangerous for pedestrians to see if cars are driving nearby. A tall wall would also really limit any natural surveillance of the car park, which could mean the cars and the car park itself becomes walled-in, and more susceptible to crime.

Our proposal is instead to introduce two trees along the pedestrian route to visually create a barrier to screen the cars, without actually enclosing the space.

### **Pre-Planning Feedback regarding the Landscape design:**

*"Elsewhere careful consideration should be given to hard surfacing. The use of different textures and tones to give interest and local reference should be explored. Examples would be high quality setts or resin bonded chipped surfaces rather than standard tarmac in certain locations."*

#### **Response:**

Please refer to the following page and the Landscape Plan for full details of the proposed landscaping materials.



#### **Landscaping and Parking**

In order to prevent the parking dominating the site, high-quality, traditional landscape details and materials will be chosen, so that the open space around the centre reflects the semi-rural setting of the building and facilitates its use as an active and flexible public space.



#### **Large Stones and Grass**

Features such as large rocks can be used to provide a barrier to the edge of grassed areas, preventing cars driving onto these, whilst maintaining an informal aesthetic.



#### **Cobbled Stone Paving**

Cobbled stone paving is found around Tetbury. It is proposed that cobbled areas are laid to provide a threshold to the perimeter of areas of hard landscaping, and also used to break up any larger areas of paving. Varying surface types will be used on site to create good clear and safe access for pedestrians and cycles.



#### **Low Cotswold Stone Walls**

Low stone walls can be used to divide and break down larger open spaces such as the car park, and to reduce the apparent scale of these. They can also be used to provide areas of raised planting and even informal seating.

**Right:** local landscaping materials seen around Tetbury

## 4. Access

Cotswold Transport Planners have provided a Transport Statement and Car Parking Survey on behalf of The Dolphins Hall, which sets out the parking and access requirements for the new buildings.

They have also provided plans illustrating the required tracking for the private refuse vehicles, both around the site and to access the neighbouring Coombe House.

It is proposed that the new building will continue to use the existing access from New Church Street, which is currently shared with Coombe House on the adjacent site. Access to the Recreation Ground will be maintained for vehicles.

A pedestrian route is proposed along the south side of the new building to allow direct access for the Bowls Club.

The entrance into the new buildings from the car park will be suitable for both able-bodied and disabled access.

**Existing Rights of Way:**

There are existing rights of way across the site from the garden of no.25 New Church Street, and to Coombe House. Both of these are retained, please see annotation of these on the Proposed Site Plan.

## 5. Statement of Community Engagement

The Dolphins Recreation Centre have held a number of community engagement events open to the public, as well as consulting individually to different users of the proposed buildings.

Please see letters of support from some of those users in Appendix A of this report.

### **Community Engagement Events:**

Two Public Community Engagement Events have been held in September 2018 and December 2019.

#### September 2018

The first event in 2018 surveyed residents on general questions regarding what local people would like to see from any redevelopment of the Dolphins Hall site.

The condition of the existing hall was given as the most frequent reason for not using the facility by respondents to the survey. The most popular elements people wanted to see in any future development were “Parking, Hire for Social Events and Dedicated Youth facilities”.

Full details of the survey results can be seen in Appendix 2.

#### December 2019

The second event in 2019 presented the Phased site plan, with 3 separate new build buildings. A site model and fly-through video was presented alongside drawings and reports.

The feedback was very supportive, with some detailed and useful feedback which has fed into the final scheme design.

Full details of the information presented and the feedback received can be seen in Appendix 3 and 4.

## 6. Heritage Statement

**Analysis of the heritage asset, its fabric, its setting and the planning policy context:**

There are many nearby listed buildings, principally to the south and east of the site. To the south is the Grade II\* Listed St Saviours Church, within its open churchyard setting. To the east are the buildings lining New Church Street, several of which are listed, including Nos. 19–23 and Nos. 12–20 opposite, all Grade II. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving these buildings, their setting, and any features of special architectural or historic interest it may possess, in accordance with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The site lies immediately adjacent to the Tetbury Conservation Area boundary, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 of the National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 193 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 194 states that any harm to, or loss of, the significance (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**Pre-Planning Feedback regarding the design and impact on Heritage Assets:**

*"Proposed community buildings:*

*There are no objections of course to the demolition of the existing Dolphins Hall as it is not considered to make a positive contribution to the setting, and permission has previously been granted. A larger higher building in the same location was previously proposed and granted permission. It was contemporary in style but had a gabled roof form to make local references, and was clad mostly in timber.*

*Subsequent to this a simpler refurbishment and extension of the existing Dolphins Hall building was then approved. A further scheme for a contemporary new build replacement is welcomed as an opportunity to again bring more architectural merit to this sensitive site.*

*There are no conservation objections to the location, scale and form of the new community buildings now proposed.*

*The new Dolphins Hall will sit further back in the site, potentially resulting in a lessened visual impact on the setting of the listed church and the setting of the historic buildings to the street. It is simpler in form and lower in profile than the previously approved new structure. The alignment of an entrance to the pedestrian pathway from New Church Street is positive."*

*"There are no objections to the new sports pavilion and youth centre out within the playing field area. The new buildings are of a scale that will encroach to some extent on the space, but they are an appropriate and welcomed use to bring greater vitality to this part of the site, which is also less sensitive in terms of historic setting. The two gabled ranges, offset from one another, seems an appropriate response, breaking up the massing and maintaining the tree as an important feature.*

*There are no objections generally to the elevational design of the two new community buildings. Their fenestration seems appropriate to their architectural style, and an overall simplicity is maintained.*

*Thought should be given to glazing systems and other details of the design at an early stage, and as much detail as possible should be submitted with the application.*

*Within contemporary designs such as these, the detailing is critical and we would expect simple, neat and well resolved details. An example would be the eaves. Where wall and roof cladding are continuous a concealed gutter line is successful to give the simplest and neatest of eaves treatments as viewed from the ground. Such an approach can be critical to the success of a design such as this, so we should agree on the detail at application stage."*

**Assessment of the impact of the proposed works on the asset and its setting:**

As described in detail, throughout this Design and Access Statement, the design of this replacement Community Centre, new Youth/Sports Club and the houses, aims to enhance its historic setting, and limit the impact on the heritage assets (the Conservation Area, and the church).

Inspiration has been taken from the local vernacular, with particular reference to the gabled rooves of Tetbury town and the site's edge of town location.

Typical details of the metal cladding have been provided to demonstrate the 'simple, neat and well resolved details' that the pre-planning feedback requested.

**Conclusion:**

The design of the new Community Centre has been conceived with integration into the historic setting as a primary objective, and this has been supported by the positive pre-planning feedback which it has received.

The use of the building is also naturally a positive one for the community, and will enable long-term community benefit through a larger and more cohesive community centre.

## 7. Sports England Comments + Response

We have prepared this chapter of the Design and Access Report in response to comments from Sports England (received by email from Alan Dovaston on 9 January 2020).

The comments received were responding to the Pre-Planning Report produced by Archio Architects.

### 1 Community Engagement

"Hi Jamie

*As promised, I've worked through the Design Team's comments and have noted the following which your design colleagues may be able to supply us with more detail on:*

*I note that though your funding request relates to the Youth & Sports Complex, some comments below refer to the wider elements (e.g. Community Hall and externals) as ultimately our potential interest is in sports delivery.*

*The Pre-planning Design Statement notes that changes may be made as a result of community consultation process, so please let us know if any changes occur/have already occurred.*

*The documents you have submitted are, generally, well presented proposals but we have some concern over the limited references to sport and physical activity design issues."*

The pre-planning Design Statement was produced for the Planning and Conservation Officers, who are predominantly interested in design and external appearance, relating to the historic context.

I hope that by answering your questions, we can demonstrate our detailed understanding of the sports and physical activity design issues, and how the proposals respond to those.

For instance, as well as consulting with each sports and user group, we have also consulted with the Groundsman of the Recreation Ground to understand the impact of the proposals on the grounds, and his requirements.

Please see appended to this document, letters of support from various user groups.

**2 External / Recreation Ground**

*External*

*There's a lack of detail re the layout of the sports field and its current/future use. The layouts for cricket, football and rugby pitches are shown on the plans but there's no mention of other activities (walking, jogging, cycling etc) and how the facility link up with local routes and pathways.*

*Please also note that up to 150 runners use the Recreation Ground regularly, as part of the Tetbury Running Club.*

*Please see the site plan in section 3.3 for details on the use of the recreation ground.*

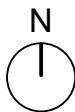
**3 Timetable of use**

*No mention of the programme of use, e.g. for the 3x full sized pitches, 2x smaller pitches and the cricket field and the options/requirements for support accommodation (changing/ viewing /social etc).*

*Please see on the following page the proposed Weekly Timetable for the Community Hall and the Youth/Sports Building. This timetable includes activities which are confirmed with the client, and it is expected that more users will use the buildings once they are built.*

*Please also note that youth teams and the running club don't use the changing rooms – they turn up fully kitted out, play their games/run, then go home in their kit.*

*As the timetable shows there is no need for cricket and football changing rooms at same time as the clubs work together to ensure no schedule clashes in April or last couple of weeks in August which are the only potential times for clashes.*



Scale 1:2500

**480DH\_Dolphins Hall**  
**Sports/Youth Proposed**  
**Timetable**

		Sports Bar + Changing Rooms	Youth Club	Recreation Ground only
MONDAY	MORNING			
	AFTERNOON			
	EVENING			Youth Cricket - 20
TUESDAY	MORNING			
	AFTERNOON			
	EVENING	Adult Cricket - 22 (May- Aug)	Youth Club - 40	
WEDNESDAY	MORNING			
	AFTERNOON			
	EVENING	Adult Football - 30 (Sep-Apr) Adult Cricket - 20 (May-Aug)		
THURSDAY	MORNING			
	AFTERNOON			
	EVENING	Adult Cricket - 22 (May- Aug)		
FRIDAY	MORNING			Running Club - 150 Adult Rugby - 30 (Sep-Apr)
	AFTERNOON			
	EVENING		Youth Club - 40	
SATURDAY	MORNING			Youth Cricket - 20 (May- Aug)
	AFTERNOON	Adult Football - 40 (Sep-Apr)		Youth F'ball - 100 (Sep-Apr) Youth Cricket (B) - 40 (May- Aug)
	EVENING	Adult Cricket - 40 (May- Aug)		Adult Rugby - 40 (Sep-Apr)
SUNDAY	MORNING			
	AFTERNOON			Youth Rugby (B) - 20 (Sep-Apr) Youth Cricket (G) - 25 (May- Aug)
	EVENING			Youth Cricket (G) - 25 (May- Aug)

## 480DH\_Dolphins Hall Hall Proposed Timetable

		Main Hall		Meeting Room
		Space 01 (small)	Space 02 (large)	
MONDAY	MORNING	Thai Chi - 20		
	AFTERNOON	Diddi Dance - 20		
	EVENING	PS Exercise Class no.1 - 20 PS Exercise Class no.2 - 20	Tetbury Scouts - 40	
TUESDAY	MORNING	Mum & Babies Exercise Class - 20		
	AFTERNOON	PS Exercise Class - 20		
	EVENING	Drama Group - 30		DH Trustees Meeting - 11
WEDNESDAY	MORNING	Fit & Able Exercise Class - 20		
	AFTERNOON			
	EVENING	Film Society - 75	Tetbury Girl Guides - 40	
THURSDAY	MORNING			
	AFTERNOON	PS Exercise Class - 20		
	EVENING	Dance Class - 20	Drama Group - 30	
FRIDAY	MORNING			
	AFTERNOON			
	EVENING	Bridge Club - 50		
SATURDAY	MORNING			
	AFTERNOON			
	EVENING	Weddings, Parties, Exhibitions, Tetbury Events, Drama Society performances		
SUNDAY	MORNING	and Private Hire		
	AFTERNOON			
	EVENING			

#### 4 Timetable of use

*"There is mention of the 'old' cricket pavilion (burnt down) in a north east of the cricket table, but no recognition that this was in a more central position in terms of access to the other pitches and with a better viewing orientation to the cricket pitch than that now shown in the new proposals."*

Actually, as the Rugby Club have their own changing room, the proposed location of the Sports Building is actually more central to the playing fields it serves, towards the southern end of the Recreation Ground.

While the old cricket pavilion siting may have been better for cricket, it wouldn't be better for a multi-use facility as would take the changing facilities and club house further away from the majority of the football facilities, especially the youth.

#### 5 Cricket Boundary

*"The new position for the pavilion gives a reduced boundary and a small cricket table, but isn't discussed".*

The cricket boundary will not be reducing as it can just be extended the other side – very few cricket grounds have equal boundaries all sides of the wicket.

#### 6 Changing Rooms

*"The new pavilion is shown with two team changing rooms (we presume for cricket matches) but no discussion of the changing provision for the football or rugby pitches (5 x)."*

As noted on the Site Plan, the Rugby Club has its own separate changing room on the Recreation Ground, and they it won't be using the new facilities' changing rooms.

As such, the changing room layout serves both football and cricket teams.

The changing rooms and umpire room are designed following guidance from Sport England/ NGB design guidance for Clubhouse and Pavilions.

*We are assuming the 6 partitions behind the umpires room are three shower cubicles per changing room; is that correct?*

Yes

*Will there be bench seating to changing rooms?*

Yes

*Are the routes around the building accessible?*

Yes

#### 8 Internal Design of the Sports/Youth Building

*Community Hall - has consideration been given to equipment storage?*

- Storage besides the hall: equipment for specific groups (depending on which uses)
- Storage within the Hall for tables and chairs/
- Cupboards/lockers in meeting room for specific groups
- Wheely coat rack in entrance hall

## 8. Summary

An extensive period of design development has resulted in a scheme that will provide an exceptional community spaces and sports facilities. The appearance of the proposed buildings has been informed by the existing architectural forms, details and materials that are characteristic of the wider area.

**Right:** View of scheme from Recreation Ground.



## Appendix 1: Letters of Support

On the following page are Letters of Support from:

- TAYCT (Tetbury Area Youth and Community Trust)
- The Cricket Club
- Tetbury Town Football Club
- Tetbury Fitness for All
- Tetbury Film Society
- Monika's Health and Wellbeing Classes



TAYCT,  
The People's Pod,  
The Dolphins Hall,  
New Church Street,  
Tetbury,  
GL8 8DS

03/02/2020

Dear Sir/Madam,

This is a letter of support for the current plans for the Dolphins Hall community development plan. The plans for the Dolphins Hall development will dramatically change and improve the facilities for young people in the town. As the main providers of inclusive, universal youth provision in Tetbury which are targeted to provide recreational activities and support for young people, we desperately need a new and bigger space to accommodate young people during recreational times. Once cafes (which are expensive for young people, targeted more at tourists than locals) close at 4:30pm in Tetbury, there really is nowhere for young people to go. Our current youth room space is small, only approximately 7.5 meters x 3.5 meters and is very difficult to accommodate and attract increasing numbers. We engage between 15 and 26 young people an evening and with the upper numbers this can become a very chaotic space and can be off putting for new young people to attend. With a bigger youth space we will be able to attract and manage differing age groups giving us more opportunities to meet the needs of young people. We are engaging with other local agencies to meet young people's needs in the town, however a suitable space isn't currently available. The new Dolphin Hall plans which include a youth space (and could also be used by other community groups) will dramatically transform what can be offered for young people in Tetbury and should be considered essential for our growing town.

Kind Regards,

Jo Tancock  
Project Manager  
TAYCT

Tetbury Area Youth & Community Trust (TAYCT)  
Registered Charity 1114155]



# TETBURY CRICKET CLUB

Ground: Memorial Recreation Ground, Hampton Street.

President: Dr. A. Walsh

Chairman: P Jones



*Treasurer: Jamie Ponting*

*/ Club Secretary: Mark Schumm*

---

Dear Dolphins Hall Trust,

I have been asked to write to you on behalf of Tetbury Cricket Club's Management committee to lend our support in the Dolphins Hall redevelopment project.

From the consultations and the updates on social media, it certainly looks like an exciting project that will massively benefit the town as a whole when it is completed. With the town's only leisure centre closing in the middle of 2019, Tetbury has not had any facilities that can be used for leisure or recreation, and the Dolphins Hall project is something that will go a long way to help resolve such an issue.

To summarise, Tetbury Cricket Club are 100% supportive of the planning application as we can see the benefits it will bring to grassroots sport as well as providing a community centre that the whole town can use.

If there is anything that our Cricket club can do to help in any way, then please do not hesitate to get in touch with us and we would be delighted to help in any capacity possible.

Yours truly,

Mark Schumm

Tetbury Cricket Club Secretary, on behalf of Tetbury Cricket Club's Management Committee



Dear Steve

I am writing, to confirm our support for the planning application for the new Sports Hall

We as a club are looking forward to being a part of this exciting new project,

Yours sincerely,

Dave Udall

Chairman

Tetbury Town FC

**Tetbury Town Football Club**

New Church Street

Tetbury

Glos

GL8 8DS

**Archio**

# **TETBURY FITNESS FOR ALL**

**16 Conygar Road, Tetbury, Glos, GL8 8YS**

31/01/20

Dear Sir / Madam

I am writing this letter to you from myself and on the behalf of all the members of Tetbury Fitness for All, to express our full support of the plans for the new Dolphins Hall in Tetbury.

Tetbury Fitness for All is an exercise group that was formed during 2019 following the demise of SWR Leisure. All members were left with no affordable local leisure facilities to use following the liquidation of the company, owing some members and the staff quite a considerable amount of money.

In Tetbury there has been for a long time a huge need for more facilities for the local community. I have formed this fitness group to maintain the health and fitness at an affordable cost for local people of all ages and abilities. Our members cover an age range of 14 to 80+ and with the use of the Dolphins Hall, we have continued as a group to offer exercise facilities to people from Tetbury and surrounding areas at convenient times and at an affordable cost. We have maintained the support and the numbers of people attending each class has grown due to word and mouth, free advertising, social media and also from the help from all of those involved.

We support the plans for the new proposed Dolphins Hall as this will ensure a secure & affordable environment for us and for all of the community to use.

With the rapid growth of Tetbury we need to ensure the available facilities grow with the rise in population and at the moment we need more facilities to be made available for all ages and the various needs within the community.

If you have any further questions then please do not hesitate to contact me, but as a group we would like to confirm our support for the proposed plans.

This letter is signed on behalf of all the members from Tetbury Fitness for All

Kind Regards



*Phil Seal*



Dolphins Recreation Centre Trust

Dolphins Hall,  
New Church Street,  
Tetbury  
GL8 8DS

#### Support for the Dolphins Hall New Build Project

Tetbury Film Society made Dolphins Hall in Tetbury our home over ten years ago.

In 2011, with the agreement of the Dolphins Recreation Centre Trustees, we installed our high quality projector, big screen and sound system permanently at the Dolphins Hall.

Since then, the society membership has grown, we have become an integral part of the Dolphins Hall user community and we are pleased to have one of our committee members as a nominated Trustee.

The Film Society greatly appreciates the way that the Trustees have accommodated us and we are very supportive of the Trust and other societies that use the Hall and Rec. We regularly make our equipment available to other organisations, under supervision from one of our team, including the Lions Club, the Town Council, Tetbury in Bloom, Dolphins Dramatic Society and others.

The Film Society supports the Trustees in their plans to build a new, better and more sustainable hall together with more suitable sports and youth facilities. We agree that the phased approach to delivery of the new hall is the best way to do it, allowing societies like us and others to keep going with minimum possible disruption while the project is underway. We very much look forward to moving to the new hall when it is completed.

Amanda Briggs

Chair  
Tetbury Film Society

## MONIKA'S HEALTH & WELLBEING CLASSES

TO THE TRUSTEES OF TETBURY HALL

I've been running health and wellbeing classes for the elderly in Tetbury since 2006, working together with the Tetbury hospital and the Tetbury GP surgery. My classes take place every Wednesday in the Tetbury hall.

These classes are very important to the wellbeing of the elderly. Classes are not just about staying fit and strong, but also allow a forum to socialise and make new friends. Thus preventing the isolation of this age group.

Consequently, a fully equipped hall has a big part to play in ensuring the elderly can use it safely. Furthermore, we need the hall to be warm and accommodating for that age group.

Whilst the existing hall is warm due to the heaters being fixed, the bathrooms are too cold to be used in the winter.

In future, we'd also like to use the kitchen facilities so we can make tea, coffee after classes and socialise for an extra half an hour. This aspect of my program is really important aspect for members to get to socialise with each other and make new friends.

Unfortunately the kitchen as it is, is not equipped satisfactorily to allow this socialising to happen safely.

The time has come to build a new hall which would be fit for purpose for the next 100 years to adequately meet the needs of a growing elderly population. Tetbury has a beautiful community worthy of a new hall that can meet the community challenges for the future.

Kind Regards

Monika Godfrey

## Appendix 2: September 2018 Community Survey Results

### Dolphins Hall Public Consultation (as at 15/09/2018)

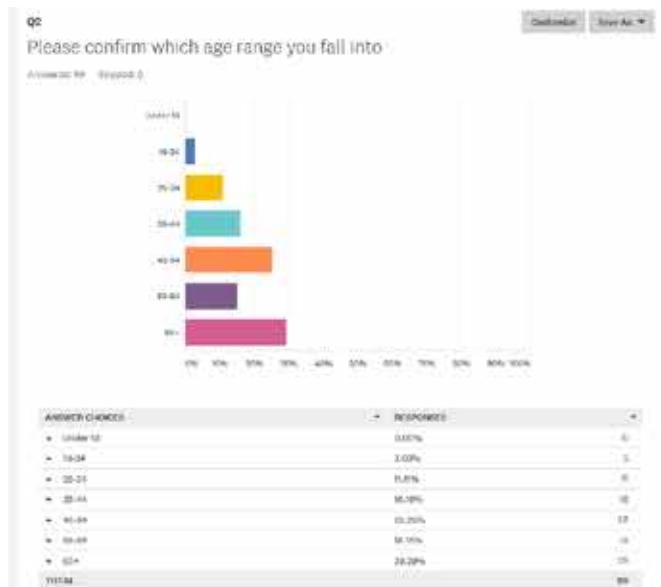
#### 1. Respondents

A total of 105 responses were received split as follows:

- Online – 91 (with 81 finishing the questionnaire in full)
- In Person – 14 (with 8 completing the questionnaire and 6 providing verbal feedback).

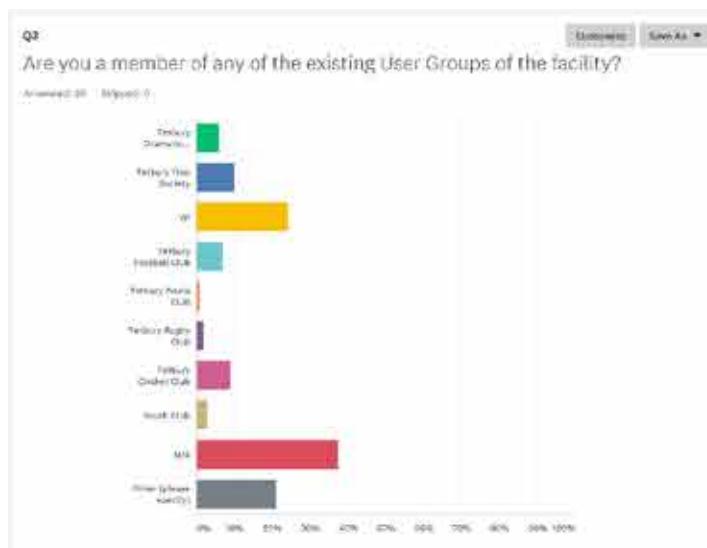
#### 2. Age Analysis

As would be expected, the survey was predominantly completed by the older generation, with 29 of those responding being of retirement age (over 65). Only three people under the age of 25 completed the survey.



#### 3. User Group Analysis

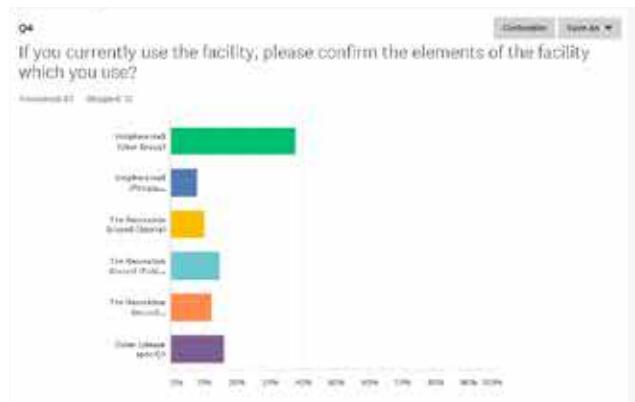
Of those who completed the survey 37 were not members of a current User Group, while 21 indicated they were part of a non-specified User Group (such as Tappy Toes, Keep Fit or Slimming World). The most active User Group in completing the survey was the WI, with 24 respondents.



#### 4. Usage of Existing Facilities Analysis

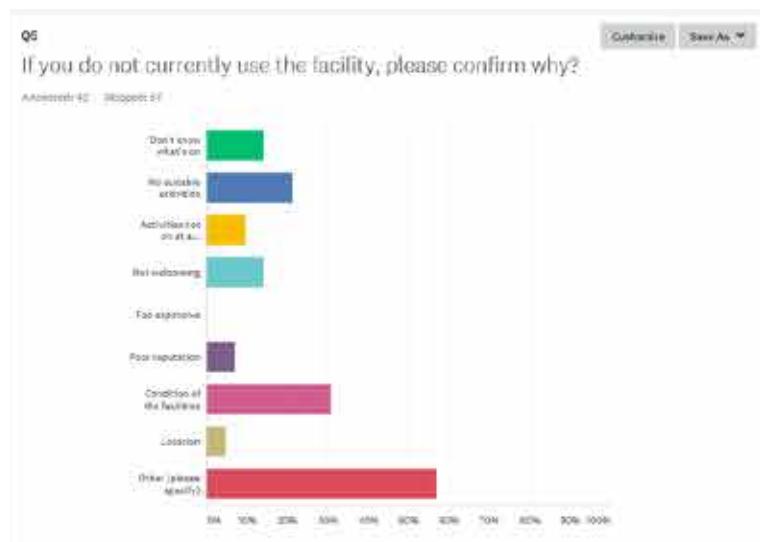
Majority, 87, of those who completed the survey classed themselves as current users of the facility, with the most frequent response being a member of an existing User Group.

It should be noted this question only allowed one response and a handful of comments under 'Other' referred to further groups of which the individual was a member.



In addition to this, 42 individuals indicated they did not use the facility. Clearly this response alongside the above indicates some individuals completing the survey answered to say they both used the facility and didn't. On analysis of some of the comments, it would seem in the majority of cases, when answering Q5, fell into one of two categories: individuals seemed to be referring specifically to the Dolphins Hall, rather than considering The Rec as part of the facility too or the response was 'N/A'.

The condition of the existing hall was given as the most frequent reason for not using the facility:



In the free form comments, parking and dated were the most frequently used words.

The final element of this section asked individuals what they liked most about the facility, with 82 responses being provided. In this free form section, the analysis shows the three most frequently given answers were the location (i.e. it is central to the town centre), open space and the fact it is a multi-use facility which gives the potential to maximise the usage.

## 5. Future Development Analysis

This question was split into two, asking individuals what they thought 'must' be provided within the facility and what 'should' be provided. The expectation was people would only select an option once when answering both questions (i.e. if Bar was listed as a 'must' in answering Q7, then it wouldn't also be selected as a 'should' in answering Q8). Analysis of the responses though shows the adoption of this approach was limited, with a range of approaches being adopted and many respondents providing the same answer to both questions.

Under the 'must' response, completed by 90 individuals, three answers received over 80%, those being (in descending order):

- Parking
- Hire for Social Events
- Dedicated Youth facilities

A further seven options received between 50-80%, those being:

- Meeting Space
- Bar
- Self-Servicing Kitchen
- Public Toilets
- Dedicated Performing Arts / Show Space
- Free Wifi
- Dedicated Sporting Facilities

The least frequently responded option was a Café.

In addition, 59 comments were left. Interestingly, a number of comments were left about the poor provision of a Children's Playground within The Rec and how this element of the facility could be drastically improved.

Further themes identified in these responses were:

- The need to maximise and not reduce available parking;
- Support for the previously shelved 'new build' option rather than an extension;
- Adequate heating.

Many of the comments referred to the poor design of the extension planning permission, noting the poor internal layout.

## 6. Friends of Dolphins Hall

There seems to be a degree of interest in people helping support the facility with 30 individuals registering their interest in joining a Friends of the Dolphins Hall & Recreation Ground group.

## **7. Onsite Feedback**

The above analysis does not include those individuals who provided feedback verbally during the Public Consultation, or indeed those who have approached Trustees over recent weeks. Of these, the underlying theme was of frustration with the time taken to get to this point, the flaws in the extension design and the need to reembrace the new build idea.

There seems to be strong public support, especially from our neighbours, of any plan which would consider the movement of the hall back towards The Recreation Ground.

## Appendix 3: December 2019 Community Engagement

Screengrabs from the Dolphins Hall website showing the update posted following the Community Engagement Event in December 2019.

THE NEW DOLPHINS HALL

# New Build Consultation Update

December 15, 2019



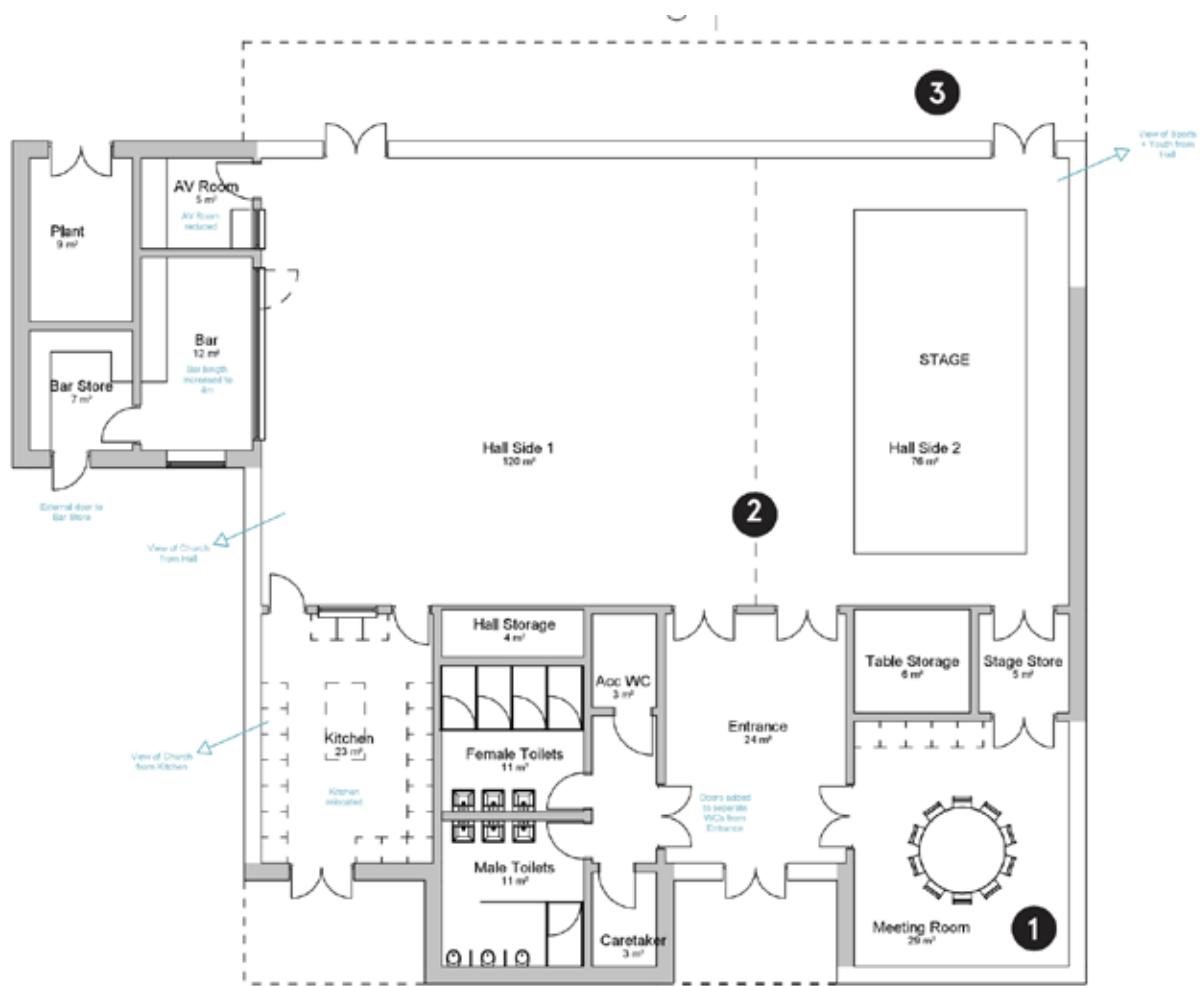
Today marked the latest in our public consultation events at the Dolphins Hall and provided as an opportunity to give an update on the Redevelopment Project.

We'd like to thank those of you who joined us for a coffee and a mince pie to talk through the latest plans. To have over 70 people attend and for 100% of people who completed feedback forms to indicate they were in favour of the

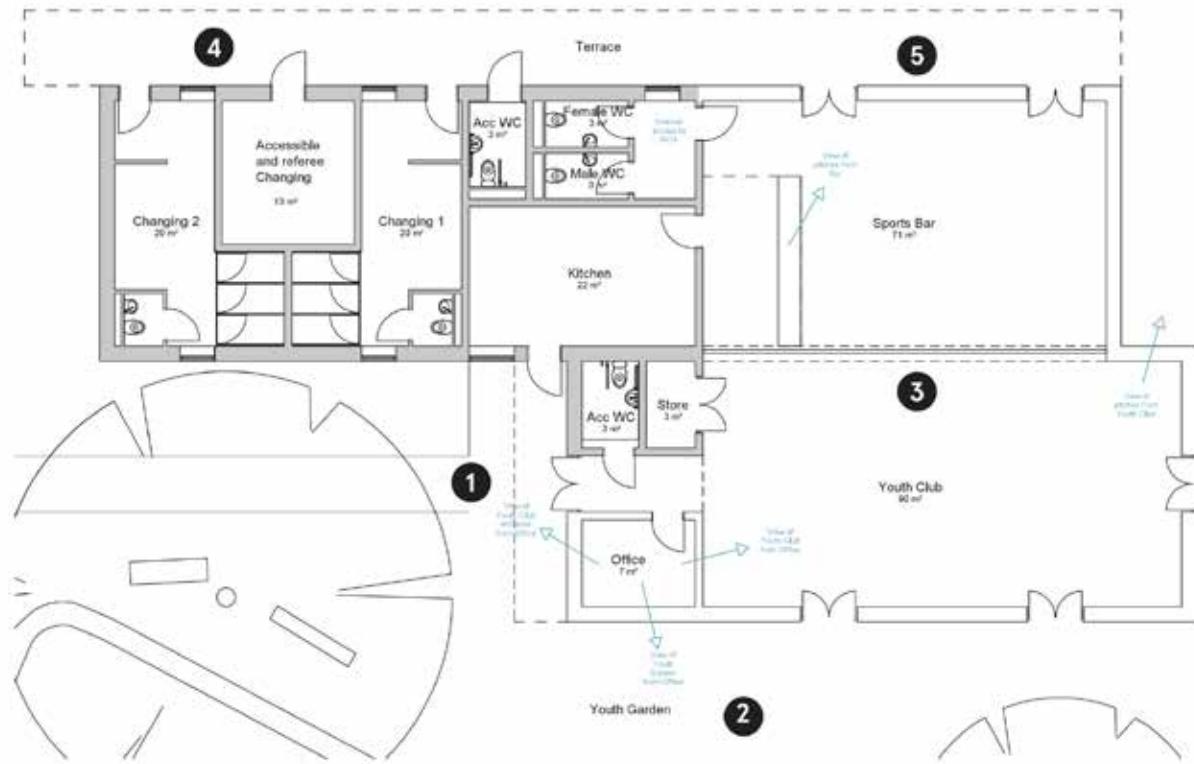
plans being put forward was certainly a great way to end the year for the project and the trustees!

We can confirm it has been a busy second half to the year for the project, with a pre-planning application being completed and conversations with various national grant awarding bodies being progressed. The feedback we got from the pre-planning process from both the Planning Officer and the Conservation Officer was overwhelming positive and gives us the platform to be able to submit a full planning application early in 2020. For those of you unable to attend today, a couple of snippets of the plans we presented as part of our pre-planning application can be seen in this post and more detailed plans are available to download at the end of this article.

Hopefully you'll see we have taken into account your feedback from our last round of consultation, by making changes to the toilet layout of the Community Hall.



and enlarging the Youth Club.



We've also repositioned the later, which will give the Youth Club access to their own garden space directly outside the facility.

To also help bring the plans to life, we'd like to share a short video of the plans.



### The New Dolphins Hall

from [The Dolphins Hall \(Tetbury\)](#)

01:33

As well as a video we have a physical model to help people better visualise the site.



You'll note in the video and the model, we've included the option of developing two residential properties at the front of the site.



This was two main purposes – it addresses some of the feedback we had from the Consultation Officer during pre-planning that screening of the car park from the street scene would be required, while also opening up another fundraising opportunity for us. As we've highlighted before, to proceed with this option, as it involves the disposal of land, we would of course put this to a public vote as required under our constitution.

So what's next? If you were unable to attend today's event, but having seen the plans would like to provide feedback, please do let us know your opinions by emailing [The Project Chair](#). We will in the meantime proceed to work with our architects to prepare for the full planning application, which we hope to make as soon as possible in the new year.

We'd just like to sign off by thanking everyone who has supported and helped us on this journey so far over the last eighteen months. It has been tough at times, but the positivity and support we received from those who attended the event today genuinely means so much to us. We hope you all have a Merry Christmas and a Happy New Year, and we look forward to hopefully finally breaking ground on this project in 2020 and delivering the community of Tetbury with the standard of facilities that a town like ours deserves.

- [Download Plans for Youth and Sports Building \(Phase 1\)](#)
- [Download Plans for New Hall \(Phase 2\)](#)

## Appendix 4: December 2019 Community Engagement Feedback

Number	Supportive?	Comment
1	Yes	This is a wonderful project. So great to see it coming alive on the presentation. Just what Tetbury needs and provides perfect spaces for a range of clubs in the town.
2	Yes	Solar Panels for energy efficiency and cost saving. An ability to partition the space to allow small and large groups to use the facilities. A great opportunity to provide services and facilities for the 21st century.
3	Yes	The new hall and facilities will enhance the area and be a tremendous asset to the community. To view the sports fields and field beyond will be wonderful.
4	Yes	Building of two new homes screens the hall from the houses on New Church Street. More parking spaces is fabulous. New sports facility is also a great idea and many opportunities to rent the space out.
5	Yes	
6	Yes	The idea of a youth club being directly connected to a football club bar area is concerning. I am aware that a "sound-proof" division is envisaged but I feel that the opportunity to abuse this situation is high and I would not wish the youth to be disadvantaged in anyway. I feel restricting the hall to a bar only situation is not the best use of this resource. I would hope that those people in the community that wish to use the Dolphins Hall as a drop in or class venue could purchase a coffee/cake in a warm and friendly environment of their own community hall. With no facility for this it seems something would be lost from this project. A fund generator for the maintenance of the hall and a facility for the growing ageing population. To say that this would interfere with the commerce of the high street I do not believe is valid as the purpose of the hall is to provide a service to the community not to monitor the
7	Yes	
8	Yes	Get on with it!
9	Yes	As much parking as possible with a well-designed layout. Well screened from road/landscaped so as not to the detriment of the street scene but to enhance it with green trees etc. Do not think building a house on the road
10	Yes	Consider widening entrance way from road to improve sightlines and safety. Ditto to Combe House. Electrical vehicle charging points? Wheelchair access
11	Yes	Yes get it done. As much parking as possible. Charging points for cars.
12	Yes	Excellent plans, a place for us all to use in the future. Can't wait for it all to be
13	Yes	Can you please email me a copy of all the community hall drawings. The community hall proposal looks very promising especially the ability to divide the hall space into two discrete areas.
14	Yes	It would have been helpful to see an up-to-date finance statement. Well done. Keep going and thank you all.
15	Yes	The plan looks well thought out and I am sure will serve Tetbury well. The idea of the car park is well needed. I look forward to the project starting. Good luck.
16	Yes	Looking forward to working with the committee on behalf of the bowls club.
17	Yes	Cladding is not appropriate. Perhaps render or stone.
18	Yes	Need youth club urgently and sports building. Do need plenty of parking.
19	Yes	First plan looks very good. When the football club comes down, hope we can still use the car park.
20	Yes	