

# Welford-on-Avon New Sports Facility Proposal.

A Sporting Chance for Welford-on-Avon and Surrounding Villages.

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**Welford Sports Club is a  
Registered Charity 1123230.**

## Our Ethos

“To promote for the benefit of the inhabitants of Welford-on-Avon, Warwickshire and the surrounding area the provision of facilities for recreation, sport or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life for the said inhabitants”.

# Existing Facility at Synder Meadow

## Pavilion

The existing Pavilion is inadequate, is in a poor state of general repair and is now incurring excessive repair costs to maintain it in a basic usable condition.

After the flooding it was considered to be a health hazard, which, necessitated extensive and costly cleaning.



Football match referees have officially reported the changing facilities, as being unacceptable.

The replacement of the existing pavilion with a building that is large enough to satisfy the current usage requirements and will be raised up enough to be protected against the floods as already experienced is not possible.

## Location

Flood Plain location means that charitable donations/ grants for pavilion rebuild will not be available, or they will be very difficult to obtain. The location is not convenient for access, for school use, or by the younger village children, too remote for safety.

## Field Status

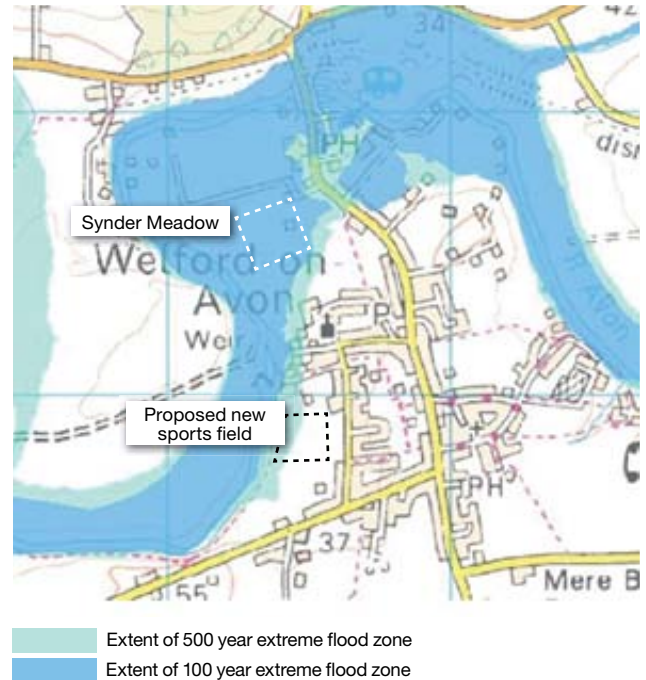
Major flooding has resulted in shortened playing seasons, additionally the Cricket pitch was unavailable for approximately 3 months following the last major flood in 2007.

The water table at Synder Meadow has now risen, resulting in small quantities of rain making the pitches unplayable. Field drainage is required, but this is not possible due to the current heightened water table, ground type and proximity of the river.



## Environment Agency flood risk assessment

The dark blue shading depicted in the diagram below, shows the extent of the flood risk at Synder Meadow.



Air rescue opposite Synder Meadow during the 2007 flood.



Flooded main road - near entrance to Synder Meadow.

## Parking and Vehicular Access

The heightened flood plain means that parking has now been restricted to the hard standing immediately inside the sports ground, approximately 15-30 parking spaces depending on the state of the field.





# Proposed New Facility and Location

The proposed new location is “Above the 100 year flood plain” which means that charitable donations/grants for the facility, will be available to apply for. It is central to the village, making it easier to walk to by the very young and very old, i.e. without the use of cars, improving the village’s carbon footprint. It is adjacent to the Bowls Club, providing options for access to the Bowls Club bar, function room and kitchen. It is adjacent to the School, enabling optimum use of all facilities by the village children as further detailed below.

It will offer an Enhancement of School facilities including changing rooms (the school does not currently have such facilities), extended “green field” sports facilities and facilities for extra curricula activities.

## Pavilion

A new Pavilion/Changing Facility is proposed, which would briefly incorporate two 14 person changing rooms, Male and Female Toilets, Male and Female Shower Rooms, Viewing Room for teas etc, Kitchen, Storage room for: kits, balls, bats, nets etc.

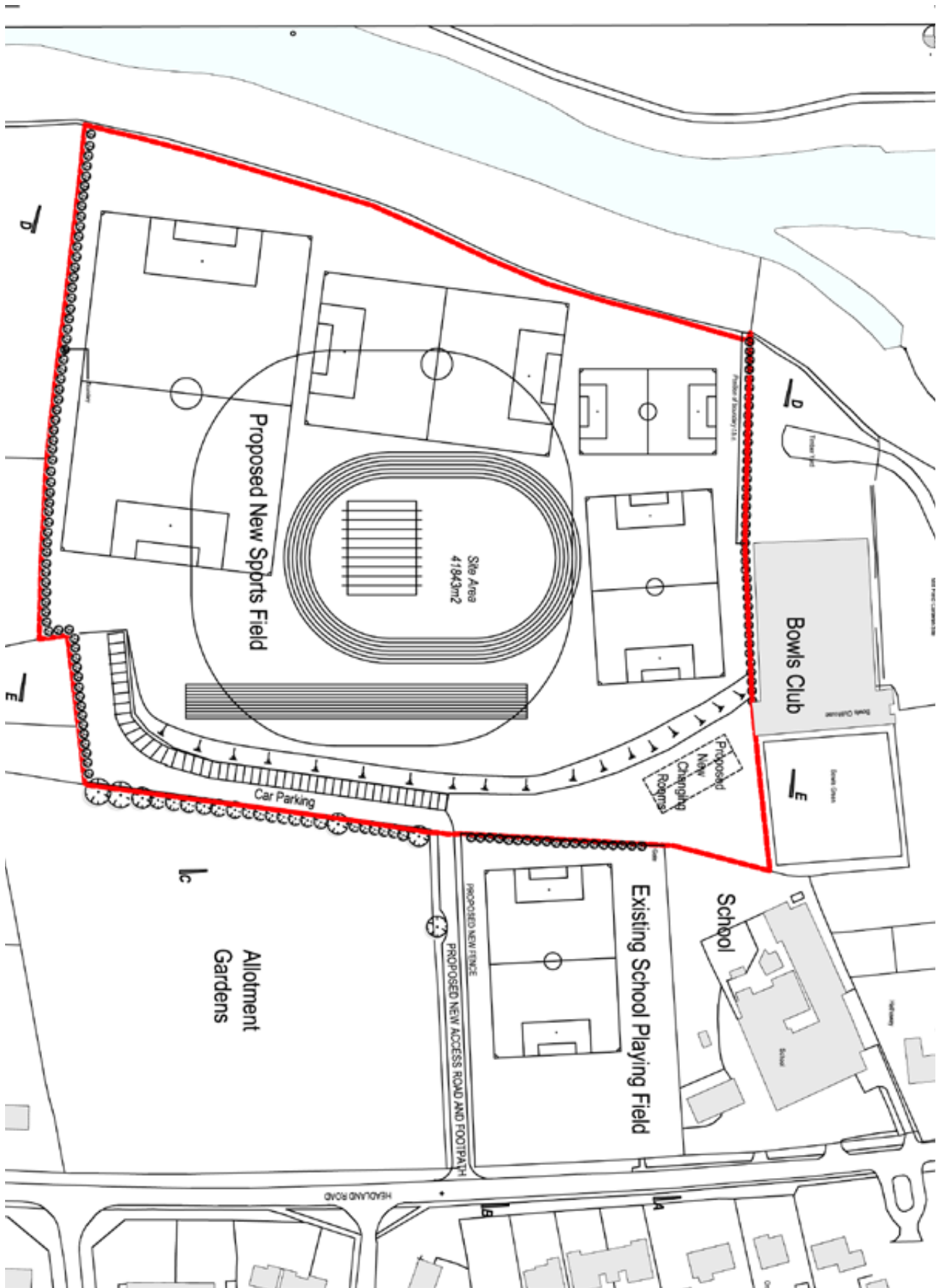
## Parking and Vehicular Access

The proposal offers the opportunity to improve vehicular access and parking in the vicinity of the school. The proposal provides for approximately 50 car parking spaces.

In addition to the above, overspill car parking will be permitted on the proposed new field. This supplementary parking is intended to accommodate the extra cars that arrive on a few special dates during the school calendar, such as the school sports day and the school invitation football tournament.



# Proposed Site Layout



# Proposed Phased Construction of the Hawkins Sports Field Facilities (November 2011)

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## Phase 1 (Pre Construction)

### Phase 1a

- Obtain access agreement with school.

### Phase 1b

- Obtain Planning Permission, for the change of use of the Hawkins field, including the proposed access road to the new facility.
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## Phase 2 (Secure Lease)

- Commencement of lease on the Hawkins Field by WSC.
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## Phase 3 (Primary Construction Phase)

- Construct stone access road to new field.
- Install lockable gate at road end of new access road.
- Install secure fences to all boundaries.
- Tree planting on boundary to assist with sound proofing.
- Move Overhead Power Cables.
- Move Sewer manhole to field edge. Break into Sewer for temporary and eventual permanent sewage disposal.
- Obtain metered water supply from Bowls Club.
- Obtain metered electricity supply from Bowls Club.
- Install toilet block.
- Install drainage system and level new field ( including ground source heat pump pipework ).
- Construct Parking Area overlooking new field.
- Establish all Junior Football Pitches.
- Move Football storage container from Synder Meadow to new field.
- Commence use of field for Junior sports.

## Phase 4 (Secondary Construction Phas )

- Install: Changing Rooms, tea room, small kitchen and toilets, near to Bowls club.
- Establish Senior Football Pitch.
- Transfer Senior Football to Hawkins Field.
- Commence and complete new Cricket Square.
- Move Cricket storage container from Synder Meadow.
- Transfer Cricket to Hawkins Field.
- Establish artificial Cricket Wicket.

Re-assess village needs to enable progress to completion, issues for consideration:

- Purchase of new field.
  - Tennis Courts.
  - Tarmac of access road.
  - Function Room.
  - Expanded Changing Rooms.
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## Summary

- The phased approach to the project will offer the following advantages:
- It will enable the primary objectives of this project to be achieved sooner rather than later. i.e. to acquire the land and make it available for children's sports use.
- It will enable the project capital cost funding to be raised over a longer period of time.
- It will give local residents, who may have some concerns over the size of the project, an opportunity to realise that the impact will not be as great as they may fear.
- It will give the bowls club the opportunity to realise the potential benefits that embracing the local community will bring.
- It will enable the growth of the project to be based on the village needs which can be reviewed and assessed in line with the construction phases.