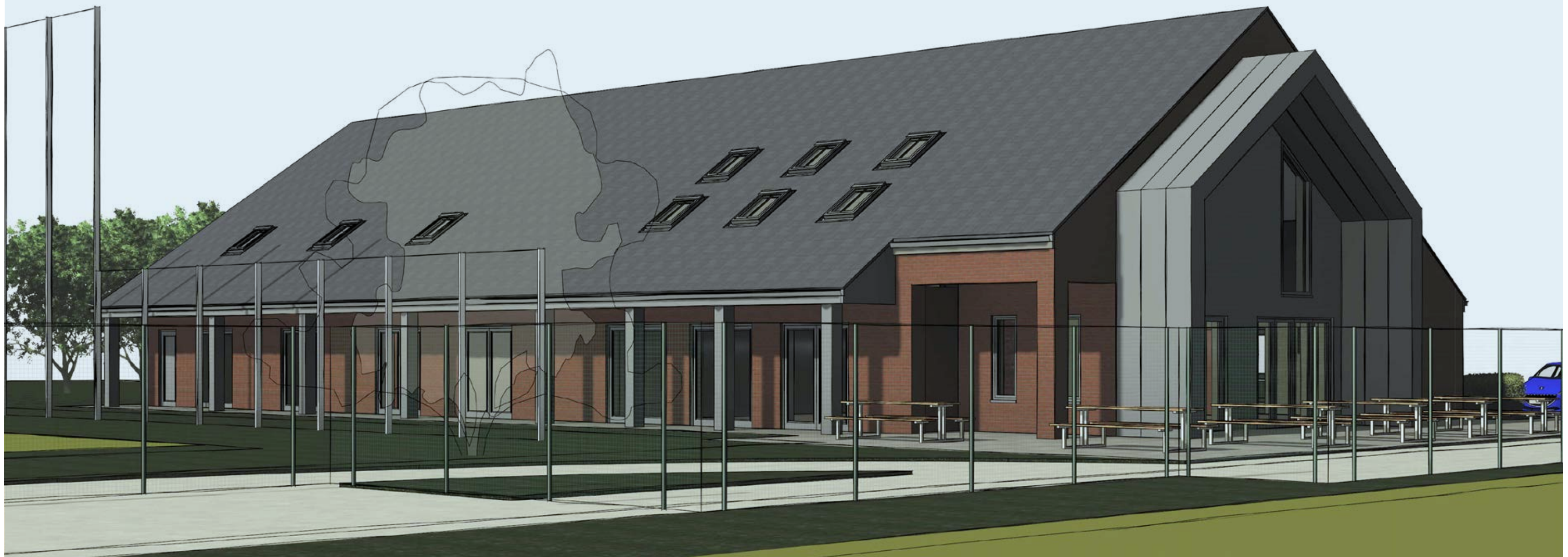


Design Statement

Sports Pavilion Mowbray, North Horsham

Reserved Matters Application : December 2025 - Revision D



Contents

1.0 INTRODUCTION		
1.1	Introduction	3
1.2	Location	3
1.3	Vision.....	4
2.0 EXISTING SITE & CONTEXT		
2.1	Approved Outline Masterplan	5
2.2	The Existing Site	6
2.3	Ecology	6
2.4	Planning Conditions and S106 Agreement.....	7
3.0 DESIGN PROCESS		
3.1	Original RM Planning Submission.....	8
3.2	Design Review	8
4.0 BUILDING PROPOSALS		
4.1	Proposed Layout.....	9
4.2	Uses.....	11
4.3	Sustainability	12
4.4	Appearance	13
4.5	Proposed Elevations	14
4.6	Access and Servicing	15
5.0 LANDSCAPE PROPOSALS		
5.1	Landscape Arrangement	16
6.0 CONCLUSION		
6.1	Conclusion	17

Team

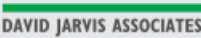
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1.0 Introduction

1.1 Introduction

This document has been prepared to accompany an updated application for approval of Reserved Matters pursuant to the Outline Planning Permission, for the sports pavilion and associated parking and landscaping within the North Horsham masterplan.

The original reserved matters planning application (ref: DC/23/1980) for the sports pavilion was approved by Horsham District Council (HDC) on the 30 October 2023.

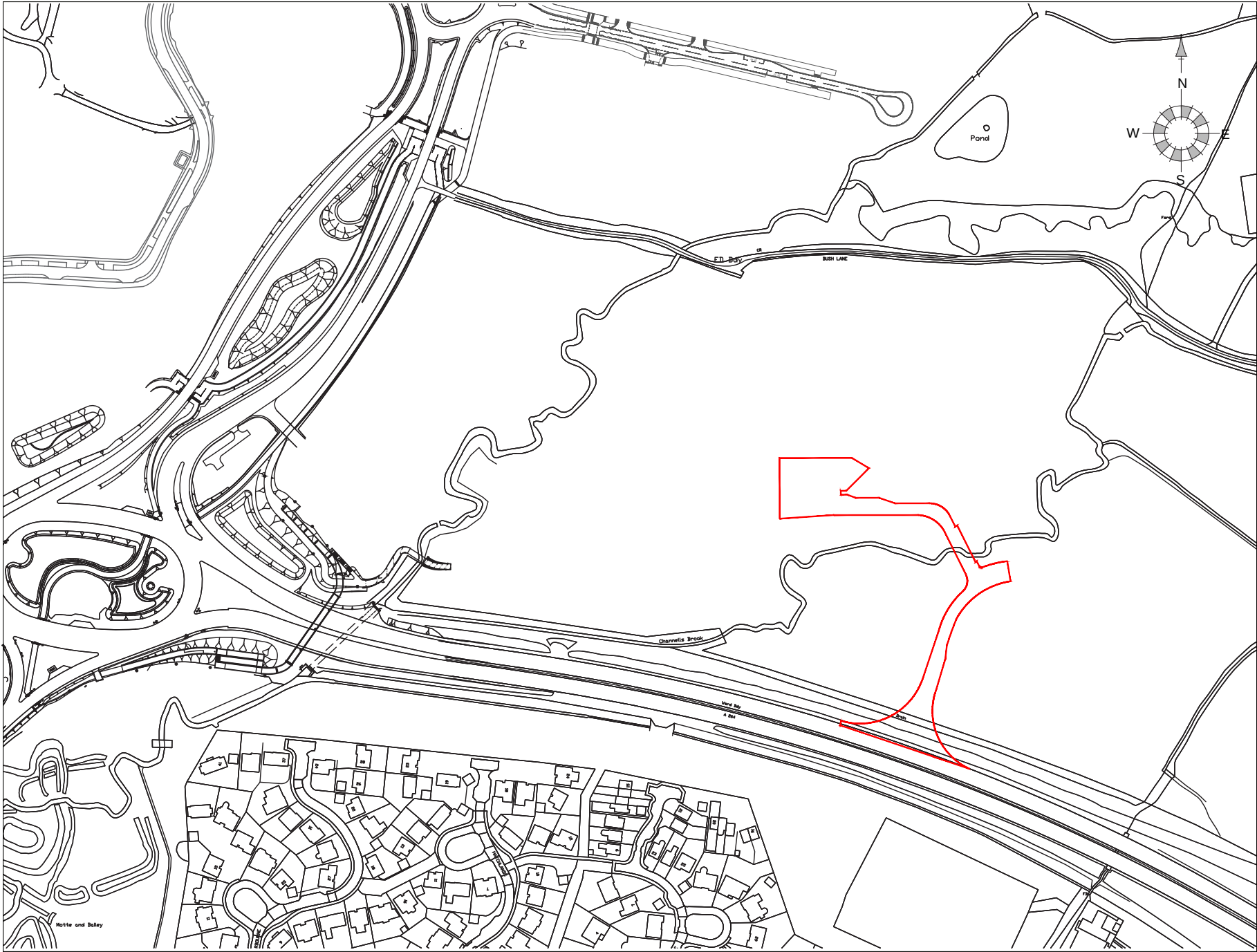
Since the approval, the Roffey Football Club have signalled their intention to use the building as their clubhouse rather than it being a mixed use building for use by the community. This has meant that whilst the original design was for a mixed-use sports facility, it will now primarily serve a local football club, who require a number of alterations to the design to suit their needs more specifically.

1.2 Site Location

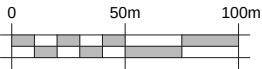
The building which is the subject of this application sits to the south of the overall masterplan allocation (as per approval of outline planning permission ref DC/16/1677) and forms part of the Sports Hub (as per approval of reserved matters application DC/22/1026). The site is accessed from a junction off the A264 to the south.



Illustrative masterplan (site location shown in red)



Site location plan



1.0 Introduction

1.3 Vision

The proposed scheme for the Sports Pavilion will form the heart of the Sports Hub in Mowbray. The facilities provided and its location at the centre of the approved football pitches, cricket oval, skate park and MUGAs, will provide a community and physical focus to this more open phase of the extended village, addressing the main A264 and forming the sporting, civic face of the wider development.



Illustrative view of the main entrance

2.0 The Existing Site & Context

2.1 Approved Outline Masterplan

The building which is the subject of this application sits in the south of the approved and implemented masterplan (ref: DC/16/1677), north of the A264. The sports pavilion forms part of the approved sports hub within Phase 1 and serves not only the whole development, but the wider community.



2.0 The Existing Site & Context

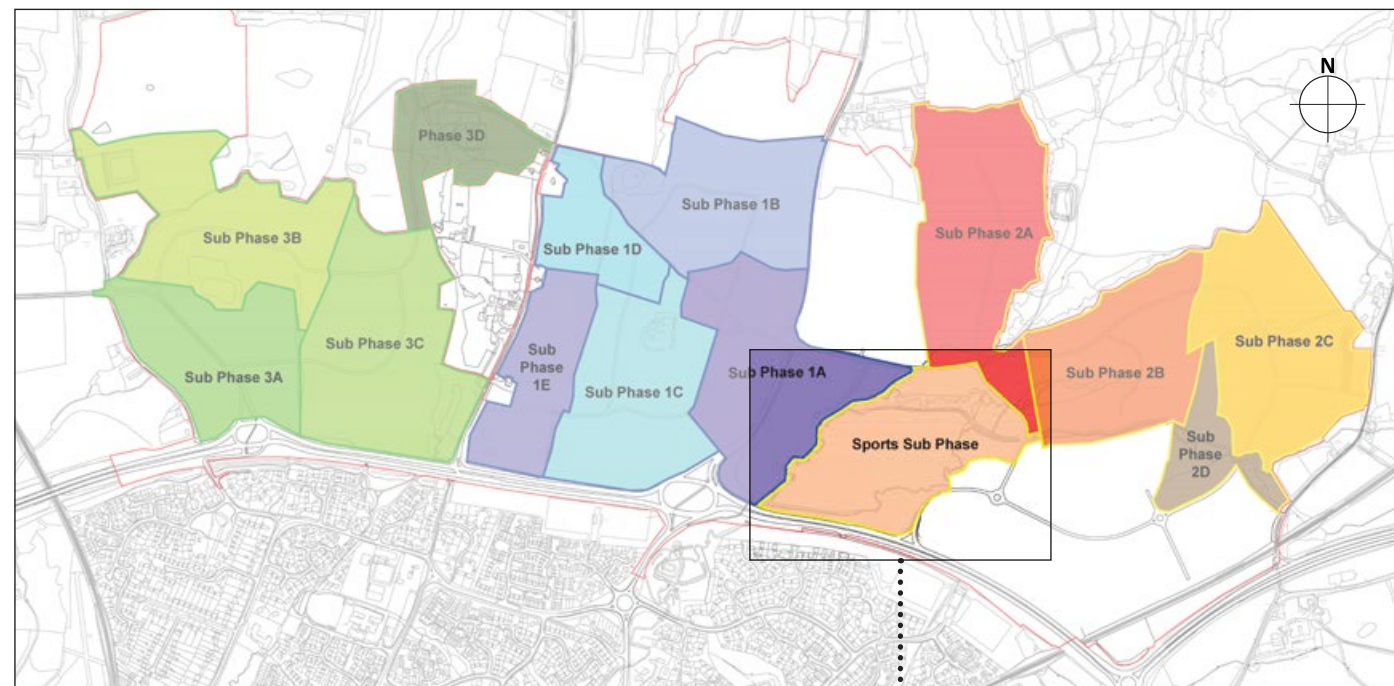
2.2 The Existing Site

The site is vacant and cleared for development. The later phases of the development farther west are currently under construction or in the design stages as is the case for Phase 1 surrounding the community building (the other S106 civic building). The footbridge over the A246 to the southwest of the sports hub phase has been completed.

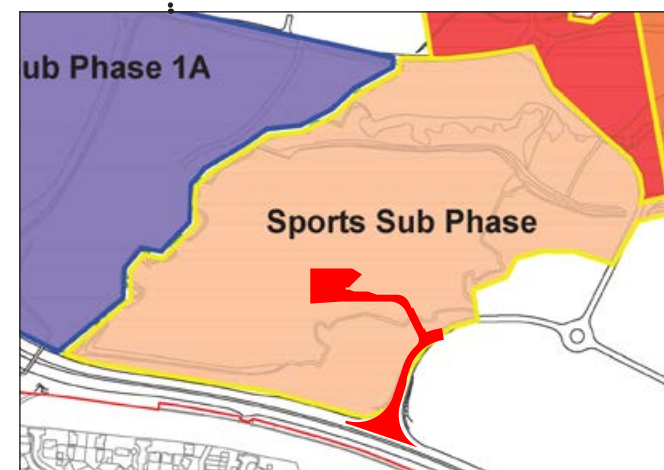
2.3 Ecology

There are no features within the boundaries of the sports pavilion site which could be regarded to be of ecological importance as demonstrated in the submitted ecological appraisal. The site is of negligible nature conservation importance and supports limited wildlife interest.

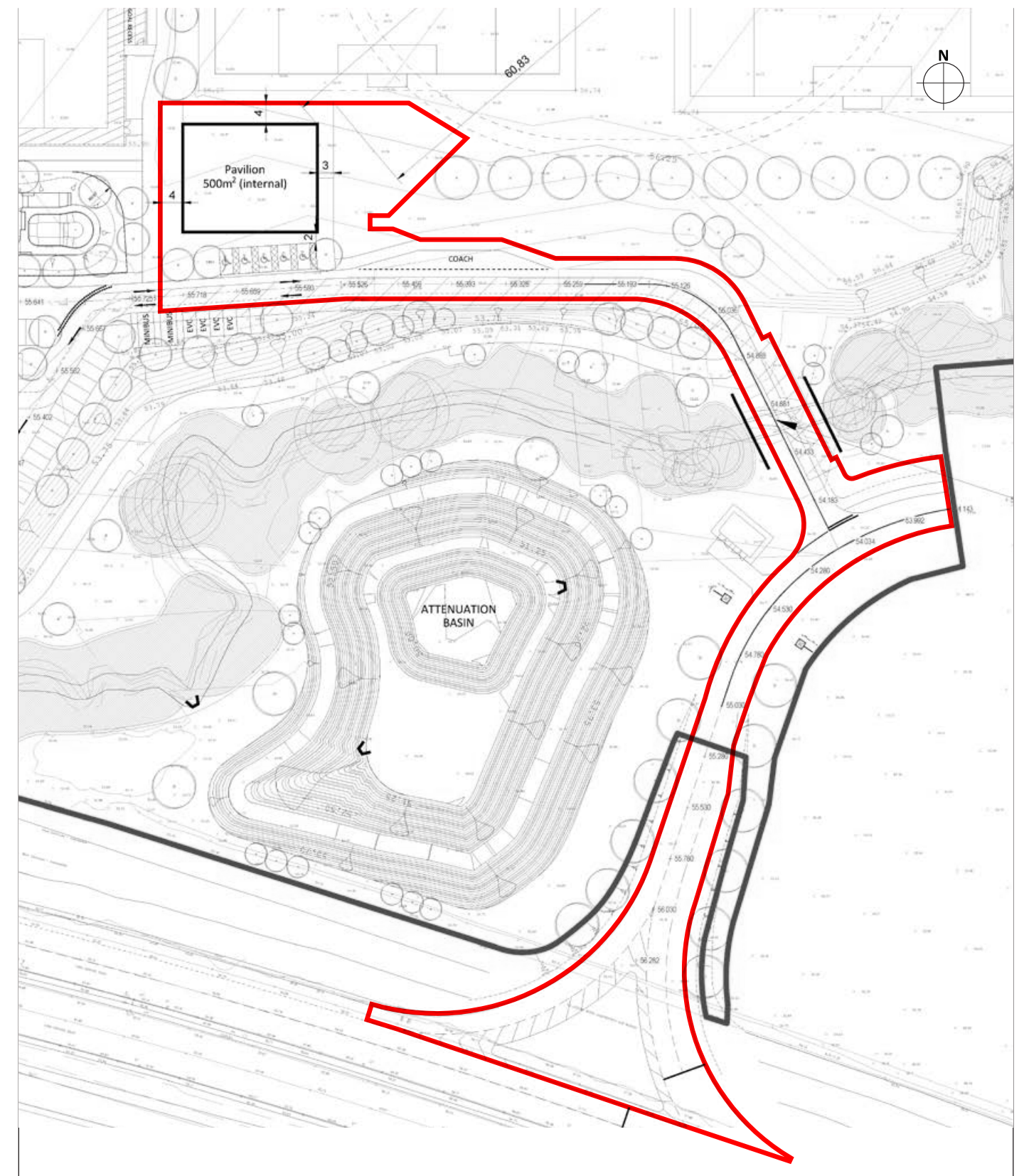
The wider Sports Hub phase is surrounded by the Ecological Compensation Area which is not impacted by the sports pavilion proposals.



North Horsham masterplan phasing plan



Phase 1 extract showing Sports Sub Phase and site location



Proposed layout overlaid on to existing topographical plan

2.0 The Existing Site & Context

2.4 Planning Conditions and S106 Agreement

The outline consent for the masterplan includes a number of planning conditions and S106 obligations (see para 3.1) that are required to be addressed by subsequent applications. The conditions and obligations relevant to this application are set out below, alongside commentary on how compliance is achieved.

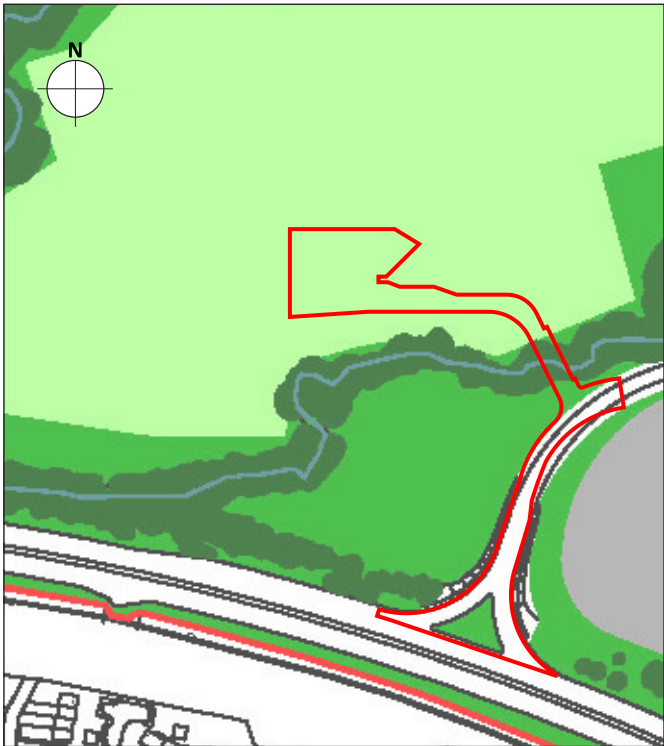
Condition 2:

The detailed design of the proposals will have regard to, and broadly accord with, the principles set out on the following parameter plans and supporting documents;

- Land Use Parameter Plan Drawing No. 2153A-100Q
- Density Parameter Plan Drawing No. 2153A-101P
- Building Heights Parameter Plan Drawing No. 2153A-102S
- Movement and Access Parameter Plan Drawing No. 2153A-103S
- Green Infrastructure Parameter Plan Drawing No. 2153A-105R

Land use response:

The Sports Pavilion sits entirely within the Sports Hub zone in line with the approved Land Use Parameters Plan. The red outline below shows access to the pavilion within the wider site boundary. For the wider site boundary please refer to the David Jarvis Associates drawing (2898-5-2-29-DR-2001-S5-P1 NH Sports Hub Application boundary).

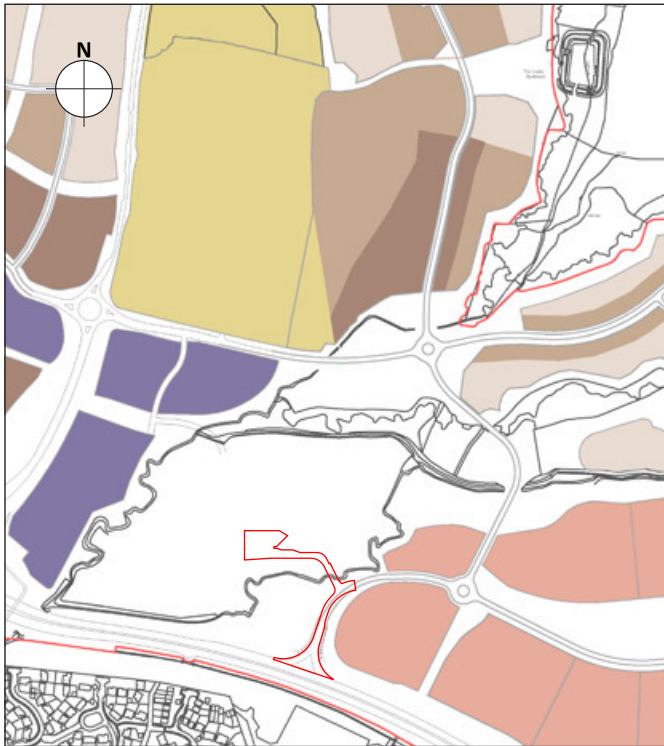


Extract of Land Use Parameter Plan

- Development Boundary
- Sport Hub
- Green Infrastructure
- Woodland
- Water Course

Building heights response:

The parameter plans do not dictate the permissible height of buildings within the Sports Hub due to the fact that there is only one building in it. However, the Phase 1 and 2 heights abutting the zone to the west and east are permissible up to 16m high so the proposed Sports Pavilion ridge height of 9.1m is well within this parameter without being too diminutive.

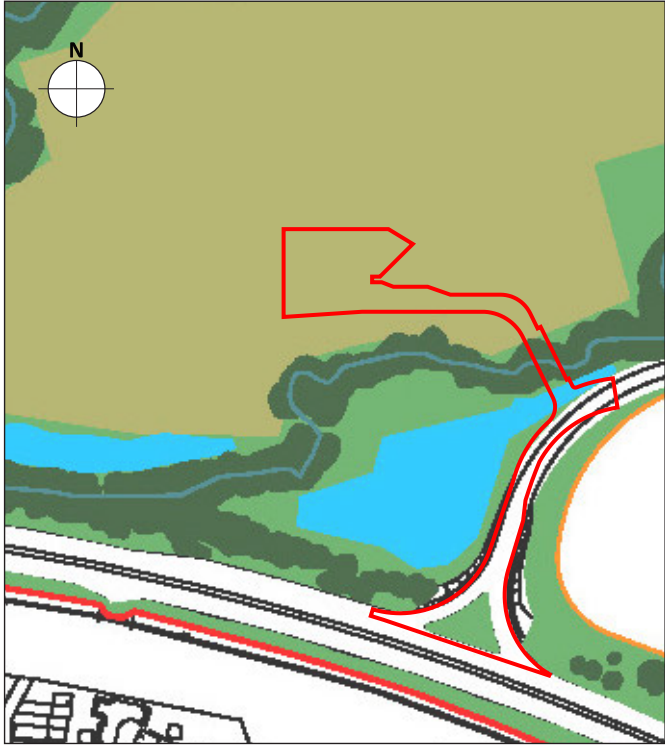


Extract of Building Heights Parameter Plan

- Development Boundary
- Residential up to 2 Storeys (approx 10m)
- Residential up to 2.5 Storeys (approx 12m)
- Residential up to 3 - 4 Storeys (approx 16m)
- Mixed Use up to 12m
- Mixed Use up to 16m
- School up to 3 storeys (approx 12m)
- Commercial/Retail up to 16m

Green infrastructure response:

The proposed development is in line with the parameters set out within the Green Infrastructure Plan approved at outline stage, with the building sitting entirely within the Sports Hub zone.



Extract of Green Infrastructure Parameter Plan

- Development Boundary
- Woodland
- Sports Hub
- Natural Greenspace
- Attenuation Ponds
- Water Course

3.0 Design Process

3.1 Original RM Planning Submission

The original reserved matters planning application (ref: DC/23/1980) for the sports pavilion was approved by Horsham District Council (HDC) on the 30 October 2023. The plans and elevations associated with this submission are shown below.



Original reserved matters application floor plan and elevations

3.2 Design Review

Since the original RM approval, the Roffey Football Club have signalled their intention to use the building as their clubhouse rather than it being a mixed use building for use by the community. This has meant that whilst the original design was for a mixed-use sports facility, it will now primarily serve a local football club, who require a larger social space amongst other alterations to suit their needs more specifically.

A review of the design has lead to the following key alterations being adopted:

- The building now faces the skate park which creates a better relationship in terms of social space/security etc.
- The bar is now next to the football pitch, so it is more accessible for half times drinks/ food etc.
- The social space would benefit from west light in the afternoon instead of east light in the morning. It's more likely the space will be used later in the day.
- On the rear elevation the glazing has been re-distributed to favour the larger social space (please refer to the architectural sections).
- The corridor 'arcade' has been omitted to better utilise the space. The changing rooms have been moved to benefit from natural light and ventilation.
- The kitchen, bar and refuse store have been relocated to the front of the building for more practical delivery and bin access;
- The commercial kitchen now includes a fire escape, windows and a rooflight for natural light/ventilation.
- The kitchen and bar store have been enlarged by approximately 10m² to better serve the larger bar/social space through the infill of the corner under the eaves.
- The plant room has been moved into the roof space so we can provide larger official changing rooms which include showers and WC's. This is required by Sports England for Tier 4 football clubs. The plant room is accessed for maintenance via a drop-down ladder inside the building and a barn style window on the east elevations can be used to install replacement equipment via a cherry picker. The toilet facilities have been expanded near the social area to suit increased occupancy.
- In our latest design we have introduced a small canopy above the main entrance to stop rain entering the building.

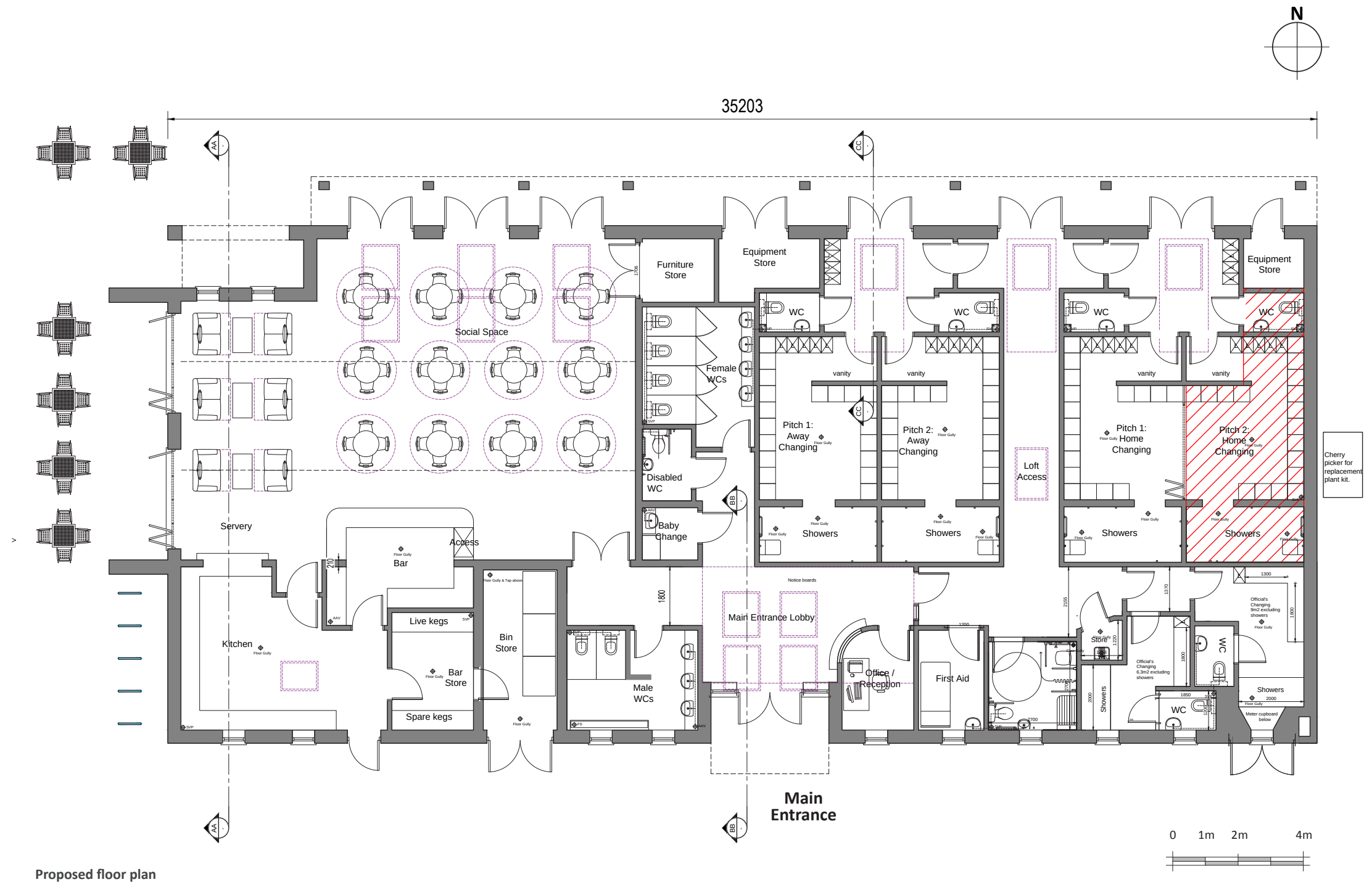
The design team have evolved the design following these developments to create a more functional and effective building that is more in tune with the needs of the football club. The resulting design is illustrated over the following pages.

4.0 Building Proposals

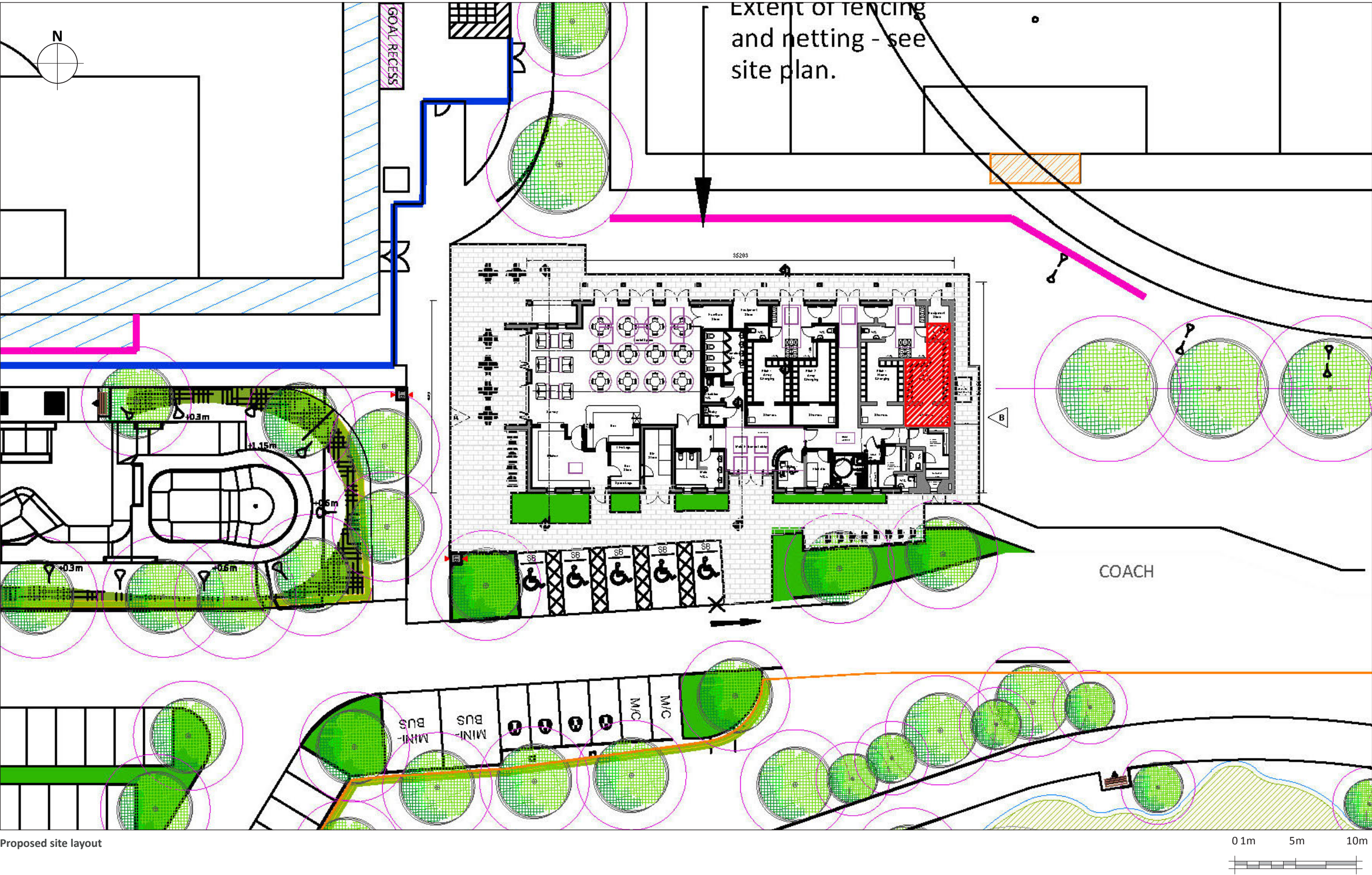
4.1 Proposed Layout

The development of the building has been informed by reference to Sport England's Pavilion Design Guidance and Accessible Sports Facilities Design Guidance Note, and mandatory S106 requirements within the various documents and incorporates the following features:

- Vehicular access from the A264
- Changing facilities including showers for both players and match officials
- A GIA of 500m³
- A bar and kitchen
- Social areas
- An office and reception area
- Male, female and accessible toilets
- Designated parking, including disabled parking spaces, approved under the Sports Hub application
- Cycle parking
- Hard and soft landscaped spaces surrounding the building
- An architecturally distinctive building utilising contemporary detailing including a single pitched roof form with strong gables, clear glazed picture windows, decorative brickwork detailing and metal cladding features
- A material palette including red bricks, grey roof slates and metal cladding



4.0 Building Proposals



4.0 Building Proposals

4.2 Uses

The specification of the Community Centre building is in broad accordance with the S106 requirements and specifically, Sport England Design Guidance and outline schedule of accommodation. The following is based on the SoA guidance for a pavilion with 4no. changing rooms:

- 1no. Entrance lobby.
- 4no. changing rooms, with seating for up to 20 people each, with 1no. WC each. .
- 4no. Shower rooms (1 per changing room) with 6no. shower places, 1no. Doc M drop down seat package, curtain and towel hooks. A separate accessible shower is also proposed.
- 1no. female and 1no. male toilets with hand basin, hand drier and WC's provided adjacent to the social space.
- 2no. disabled toilets with ambulant Doc M pack (1no. with accessible shower).
- 1no. Kitchen with worktops, base and wall units, sink and drainer unit. Direct access to club room.
- 2no. Officials changing rooms with seating for 3 people with fixed bench, 2no. locker units (inc' 1no. wider full height unit).
- 1no. office/reception room adjacent to main entrance.
- 1no. first aid room.
- 1no. baby change room.
- 1no. furniture store serving the social space.
- 1no. cleaners store with sink and shelving.
- 2no. equipment stores accessed externally.
- 1no. plant room and 1no. bin store.



4.0 Building Proposals

4.3 Sustainability

An updated Energy Statement has been compiled by SRE Limited to inform this application.

The report has been written to demonstrate the measures incorporated into the design of the new sports pavilion at Mowbray, North Horsham which will deliver lower energy and water use and therefore lower carbon emissions than a Building Regulations compliant design.

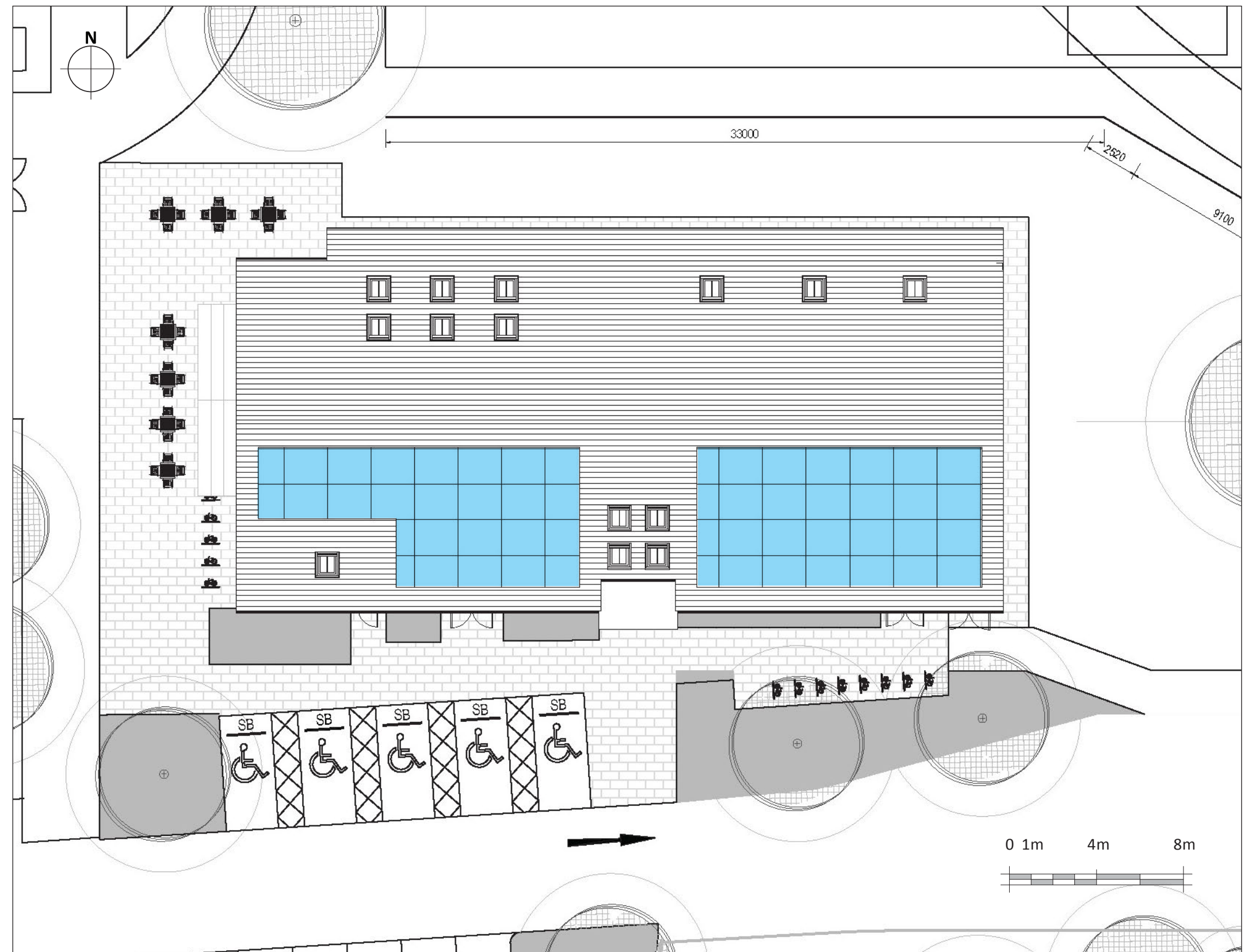
The energy strategy design for the proposal follows national and local policy guidance (The National Planning Policy Framework and Horsham District Planning Framework Policy 36) and seeks to provide:

- High performance building fabric
- Airtight envelope
- Efficient lighting controls- occupancy and daylight
- LED lighting for all rooms
- Mechanical Ventilation Heat Recovery (MVHR) for wet rooms
- Highly efficient gas boiler for both space heating and hot water
- 4 no of Waste Water Heat Recovery System (WWHRS) to the showers in the changing rooms
- Photovoltaic and solar thermal array on the roof, as shown on the plan (right)

Through the use of these measures, the proposed building will deliver energy demand reduction measures along with low and zero carbon technologies in order to reduce energy demand and associated CO² emissions resulting from the building's operation.

KEY

 Photovoltaic & solar thermal panels



Photovoltaic panel location plan

4.0 Building Proposals

4.4 Appearance

The building has been designed in the form of single, contemporary barn.

When considering the emerging site context, the surrounding built form is higher density, mixed use and/or non-residential so the proposed sports pavilion will not be read amongst smaller scale, domestic building forms. The building is located at the relative center of the Sports Hub so an appropriate building typology was required to act as something of an architectural *'island'*. Such a context can be found in the site's roots as a farm and so the barn proposals developed.

The building is set beneath a single span, pitched roof which is punctuated on the south, public facing facade by the double height main entrance foyer which has four large roof lights to provide natural light and ventilation. To the north, facing the pitches, there are also large roof lights above the changing rooms, one above the separating corridor and six above the social space. Each roof light is approximately 1.6m x 1.2m. We have also included a smaller roof light about the commercial kitchen which is approximately 1.1m x 1.1m. Please refer to the architectural sections for context.

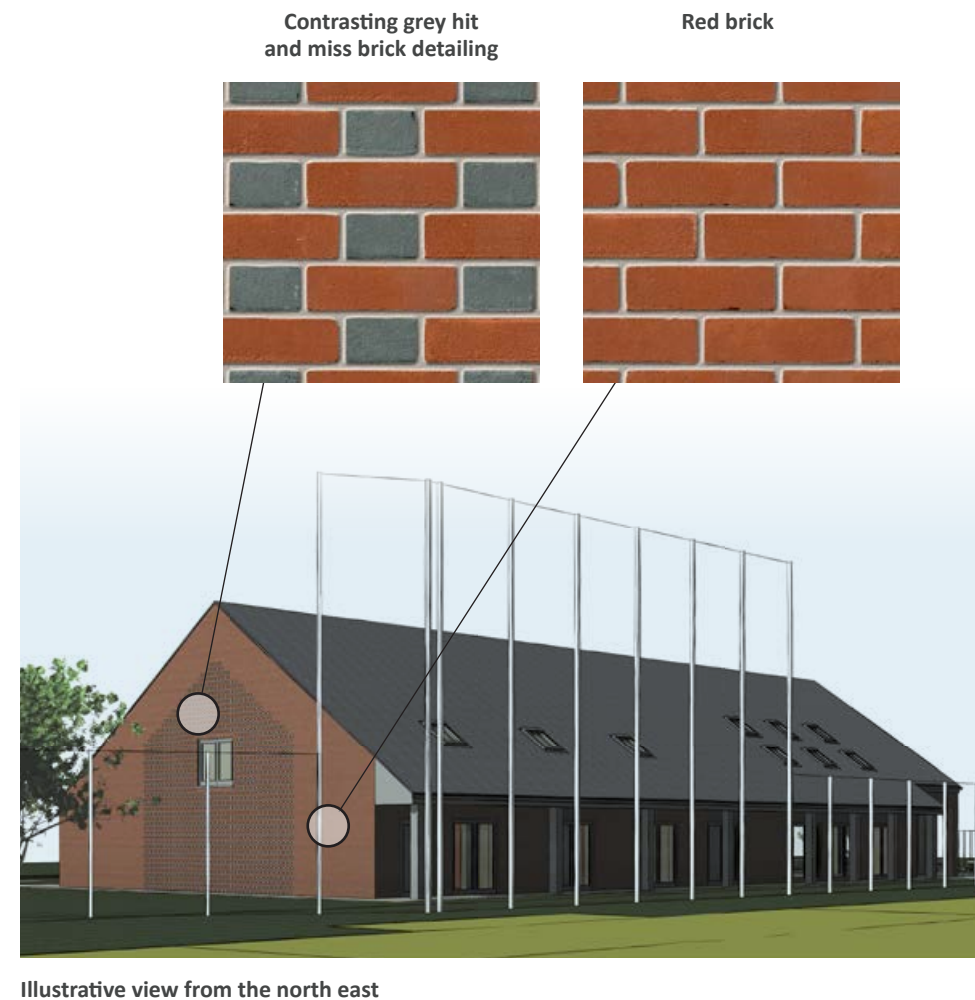
The building has to work from all sides because it is surrounded by the public realm. As such the building maintains the contemporary detailing and materiality around all facades and does not have a discernible *'back'*. The main entrance is immediately identifiable from the access road and parking/pull-in bays and the building helps screen the road from the pitches beyond. The exterior social space is open to the sports pitches, providing opportunities for participation and spectating.

Materials & Detailing

The palette of materials has been kept deliberately small. The building is predominantly red facing brick, with a glazed grey brick band either side of the high-level windows on the front elevation. The glazed grey bricks have also been used on the west gable end under the metal clad feature canopy. The feature canopy deliberately faces the skate park and main sports pitch inviting guests to use the social space.

All the metal work including the window frames, door frames, facias, gutters and the columns on the north elevations will be dark anthracite grey for a contemporary appearance.

The red brickwork on the east and west façade is broken up by subtle hit and miss grey corbelled brickwork.



Illustrative view from the north east

Materials palette:

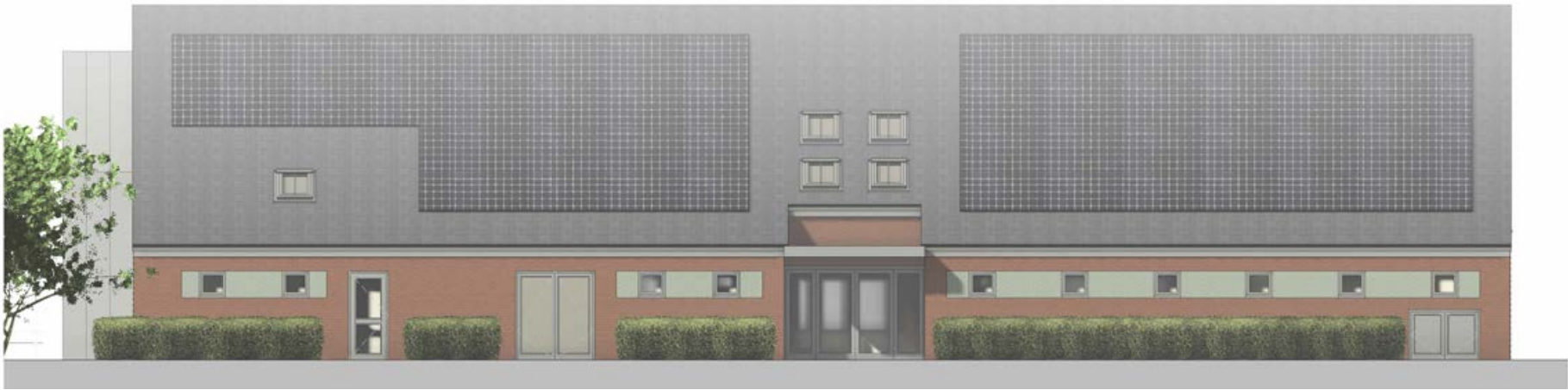
- Red facing brick with contrasting grey hit and miss brick detailing on east and west elevations
- Grey glazed brick
- Grey metal cladding
- Grey fibre cement roof slates
- All the metal work including the window frames, door frames, facias, gutters and the columns in dark anthracite grey.



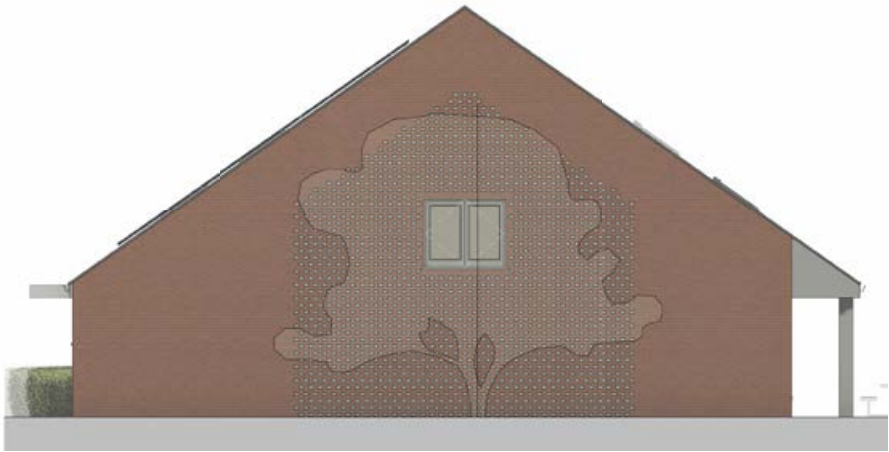
Illustrative view from the north west

4.0 Building Proposals

4.5 Proposed Elevations



Front elevation



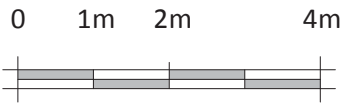
Side elevation



Rear elevation



Side elevation



4.0 Building Proposals

4.6 Access and Servicing

Building access

Access to the building is via a main entrance on the southern side of the building near the disabled parking area.

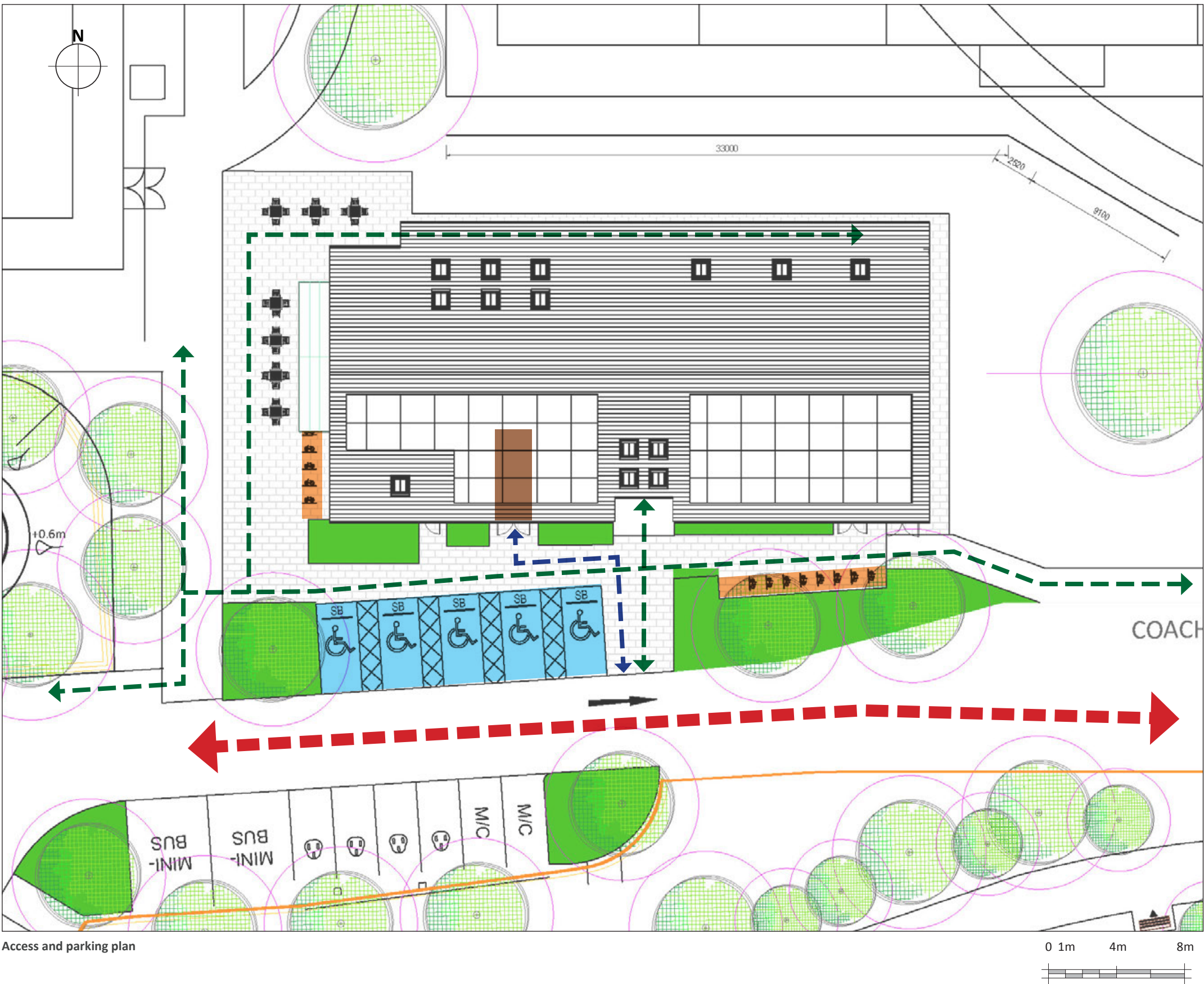
Parking

Parking is provided as part of the wider Sports Hub approval, however, the disabled parking bays to the immediate south of the sports pavilion have been arranged to provide a pedestrian axis directly to the main entrance as illustrated on the plan (right).

32 cycle parking spaces are provided via two banks of sheffield stands, one immediately adjacent to the main access road & parking area to the south, and one to the west facade of the building, addressing the public footpath running north/south across the Sports Hub.

Refuse storage and servicing

A bin store that serves all of the uses within the building is situated on the southern elevation of the building. It is accessed via double doors and provides unimpeded access to the private road south of the building.



- KEY
- Disabled parking spaces (5no.)
 - Cycle parking areas
 - Bin store
 - Vehicular and cycle access
 - Pedestrian access
 - Access to bin store

5.0 Landscape Proposals

5.1 Landscape Arrangement

The pavilion lies to the south of the grass playing fields, with views over the playing area from the terrace. Pedestrian access to the building is provided on all sides, paved with Marshalls Tegula in Pennant Grey. Low growing shrub planting is proposed along the southern façade to accentuate the access points, with tree planting along the road edge. Users of the northern edge of the pavilion and terrace are protected with ball strike fencing.

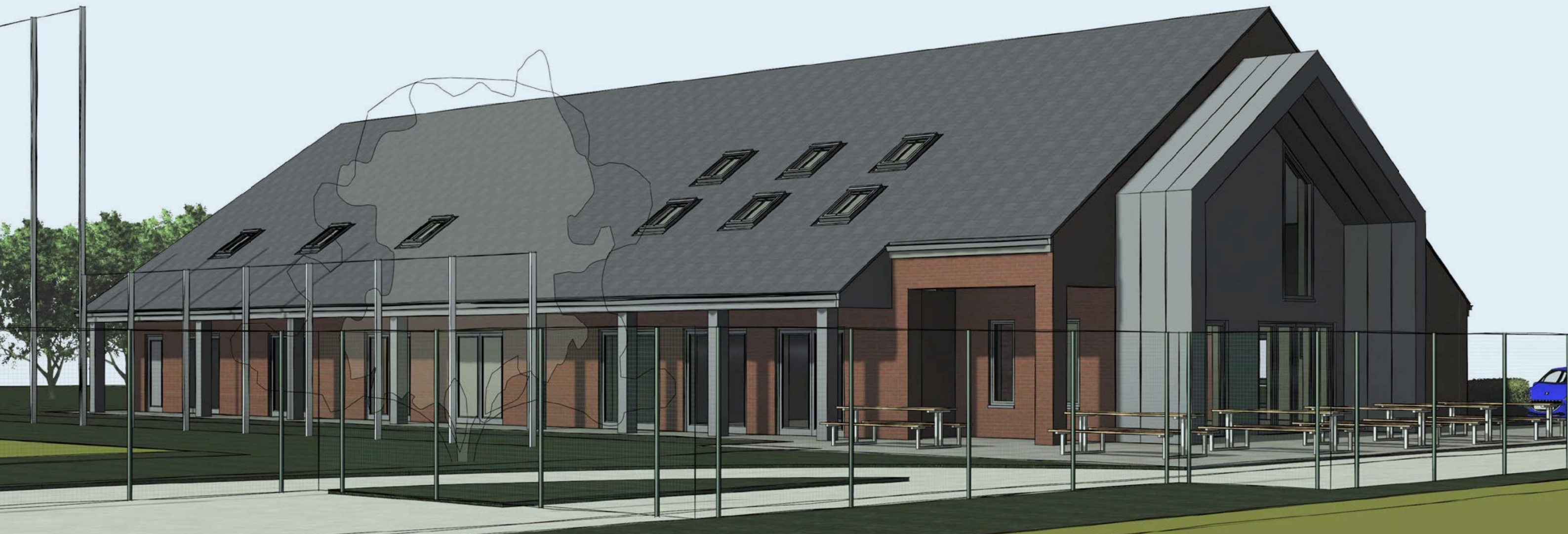


6.0 Conclusion

6.1 Conclusion

The sports pavilion is an integral part of the civic offering of this part of the development and will form the heart of the Sports Hub, serving not only the new occupants of Mowbray, but the wider community of North Horsham beyond.

The S106 requirements of the building have been addressed in totality and in most cases, exceeded. The result is a building that will serve the new community for decades to come.





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