



MELTON PARISH COUNCIL

MPC(21)20

REPORT ON THE PAVILION PROJECT

Background and summary

This report updates Full Council on:

1. The results of the public consultation exercise which ran from the end of December 2020 until 22 January 2021 in respect of the design, appearance, layout and facilities of the proposed new building, as agreed at the Special Meeting of Full Council on 16 December 2020. The detailed proposals can be found on the MPC website:
www.melton-suffolk-pc.gov.uk/pavilion-project
2. The review of the accessible toilet provision by the architect requested following the discussion at Full Council on 13 January 2021.

Public consultation

Attached to this report is an Appendix containing the substantive comments from members of the public received during the consultation period. These are shown in *black*. The corresponding response from the Parish office is shown in *red*. All members of the public making substantive comments requiring a reply have received one.

Below the comments section is a summary in *blue* compiled by the Assistant Clerk which lists the main areas of concern raised and the Council's response. It is submitted that in principle there are no changes to the design and facilities required by the results of this consultation exercise.

Review of the accessible toilet provision

Full Council on 13 January 2021 considered the disabled access facilities proposed. The design plan shows (1) a fully accessible toilet with direct access from the playing field incorporating baby changing facilities (2) one fully accessible toilet and (3) one standard toilet – (2) and (3) both internal, accessed from the community space.

Councillors discussed the concept of "Changing Places" toilets. The Government has announced that from 2021, these will be rolled out across the country. They will be mandatory in motorway service stations and in large venues like arts centres etc. The rationale for this is that standard accessible toilets do not meet the needs of all persons

with a disability, whereas Changing Places toilets do. However they require more space – approx. 4 x 3 metres, to incorporate a height adjustable adult sized changing bench, adequate space for the disabled person and up to 2 carers, a centrally placed toilet, together with other supporting facilities to cater for the needs of a severely disabled adult and carers safely and hygienically. This level of facility will not be mandatory however in the facility that MPC is going to provide.

Bearing in mind the size and cost of installing a Changing Places toilet, realistically if MPC wanted to install this facility in full it could only consider doing so as an internal facility, in place of the two toilets currently incorporated into the plan. The external wc is insufficiently large to accommodate such a facility without the need to redesign the layout, and also the risk of exposure to vandalism would make it unrealistic.

Following the discussion on accessible toilet provision the architect was requested to review his proposals, to see if as many Changing Places provisions as possible can be incorporated into the design without altering the overall layout. Additionally, on receipt of the comments from the Suffolk Coastal Disability Forum on 1 February [see Appendix below for details] these were forwarded to the architect for his consideration.

A response was received from the architect on 15 February confirming that he has reviewed all the points raised about toilet provision and disabled access and “can confirm all have been incorporated into the design”.

Other matters

Before the architect can submit a planning application, he will also need to know the final agreed finishes, including the colour of the walls, roof, windows and doors.

Recommendations

Councillors are requested to consider the above information and agree:

- Any changes to the detailed requirements as a result of both the consultation and the review of toilet provision
- The terms of a formal response to be published to the comments received during the consultation.
- The final finishes and colour scheme for the building together with any other final requirements
- To sign off the design of the proposed new building and authorise the Clerk to instruct the architect to submit a planning application to East Suffolk Council.

William Grosvenor

Clerk and Executive Officer to the Council

16 February 2021

APPENDIX

Public comments on Pavilion Design consultation – Dec 2020 – Jan 2021

Public comments in black. Council responses in red.

- 1) There is a danger that a person walking by any of the WCs will be hit in the face and get very nasty injuries when someone opens the door outwards.
- 2) The basins in the disabled WC and in the externally-accessible WC are too close to the WC pans and would contravene building regulations.
The WC is designed and will be constructed with adherence to building regulations
- 3) The weatherboarding will be vulnerable to arson attack.
The weatherboarding is fibre cement cladding called HardiePlank which carries the highest possible fire rating: A2 s1-d0
- 4) The weatherboarding is a total waste of money: much better to have just brick.
The weatherboarding is to soften the look and make it fit in with the local vernacular

Plans look functional, can you confirm the following please:

- Will changing facilities for girls and boys be included?
- No. Changing facilities are not advisable for child protection reasons
- Are the toilets accessible from the outside when the pavilion is closed?
- Yes at set times (to be agreed)
- Will there be seating outside the building but under the roof?
- This is the intention
- Can a bike rack be incorporate to ensure security?
- There are plans to install bike racks at the playing field

I appreciate that this is a long term effort and thank you for your efforts so far

Thank you and the Council for publishing information on what is proposed to replace the existing pavilion on Melton Playing Field. Thanks also to all concerned for the work that has gone into the matter over many months.

I note mention of spectators. An overhang seems to be included on the north and south sides for those people. The south side presumably so people can watch their children using the play area. However if the weather is inclement will there be any children or their minders? If so is it really needed apart from symmetry?

Also provides shelter from the sun, not just rain. People use the playpark in all weathers.

On the north side I assume that those spectators are watching a game or games of football. The existing pavilion has changing rooms for teams.

Are such to be included in the new one together with provision for showers and toilets? They may be but unfortunately I cannot enlarge the floor plan sufficiently to determine the writing.

No. Changing facilities are not advisable for child protection reasons

I notice a large dark area on the south elevation roof. Are these solar panels?. Again I cannot enlarge the plan to determine. If they are panels is their inclusion to providing both hot water as well as generating electricity to feed to the grid?

We intend to install solar panels. It has not been determined if these will feed the hot water supply.

<p>I am assuming that the doors are of glass. What will be put in place to ensure that they and the windows are not vandalised or broken so allowing access into the building. Are alarms and CCTV to be included?</p> <p>There will be roller shutters and CCTV (which is already in place) will be enhanced. The construction of the building will follow “designing out crime” principles. Alarm system tbc</p>
<p>How much larger a footprint, if any, will the new have as against the old?</p> <p>It is the same footprint as the existing building</p>
<p>Is the existing pipework capable of taking away water be it rain, grey or black?</p> <p>Yes</p>
<p>I have looked at the revised internal layout sketch, whilst I see plenty of storage space & toilets, I don't see any provision for showers in the changing rooms. Is that an omission or don't you provide showers for players after matches now?</p> <ul style="list-style-type: none"> No. Changing facilities are not advisable for child protection reasons
<p>I think the roller shutter doors for the storage areas is a great idea.</p>
<p>Next Door Feedback Brilliant, well done and thank you to all those who are working hard to make this happen! This is good, particularly the toilet! that's brilliant news. As love melton park it's a little hidden treasure as so many people don't make the most of what there is. great news Looks good</p>
<p>James Mallinder: I read in the EADT about your new pavilion in Melton - well done in obtaining CIL funds I haven't looked at plans in detail but I do hope it will be carbon neutral in building and in operation - and have a positive environmental impact Solar panels / bird , animal homes / sustainable local suppliers etc If you need any guidance I can certainly put you in contact with officers at East Suffolk and other organisations who can offer advice and if you feel this is a good location for a Glass bottle bank / recycling facilities be good to incorporate in the design and I can run through the procedure in how to request facilities</p> <p>Solar panels, aiming for carbon neutral and would like to use local/sustainable suppliers. Animal/bird homes will be looked at. Not a good location for recycling as no vehicle access and would not be appropriate in the car park.</p>
<p>Looks good to me.</p>
<p>I think this looks fab! Can't believe we are finally close to getting this done after 10 years of talking about it!!</p>
<p>The proposed scale and external appearance is welcome and should blend in well with recreation field and its surroundings. I am concerned however with regards to the public convenience provisions , namely is one enough ?</p> <p>Limitations of space and cost. One externally accessible WC is felt to be adequate.</p> <p>The new activity facilities and picnic benches generously provided by MPC have made this area of the recreation field very popular , and I fear one WC with changing facilities may be insufficient for the day to day needs. Proposed “Pop up Cafe” , really ! ? Does this area warrant this when it is amply supplied by other vendors in the very near locality. There is no doubt the proposed building requires a modest kitchen area, however a pop up cafe and all that entails, seems excessive for this location .</p> <p>This was a requirement taken from feedback from the public consultations.</p>

Finally the large open room in the heart of the building ,this clearly is designed as a further parish room.

I do not see the need and consider this to be a large waste of space .

This is not a parish room but a flexible space that can be used by a variety users.

We appear to be losing the Parish Pavilion for use by the Parish and Recreation area users and teams , and in its place we are building a community room , cafe, storage room and a single accessible public WC .

The current building has limited use and functionality. The new facilities proposed meet the needs of current and hopefully future users.

The community who use the sports facilities have for many years enjoyed the pavilion's practical nature , are we about to remove this facility to replace it with a further Parish Room , of which there are a number in Melton and nearby ?

On the flip side , how many parishes have a wonderful playing / community field and a practical useful pavilion ?

As stated before the current building has very limited practical use.

Please do not act in haste and repent at leisure by losing this facility before much soul searching and thought for this and future generations needs are considered.

The "Parish Room" will be in the middle of the recreation area, with access for one vehicle at most on the proposed outlined criteria , we do not want to lose any further green space for enlargement or providing of extra vehicle parking the users of a further parish room would require .

This is not a parish room but a community space to be used as an adjunct to the outdoor facilities.

I totally agree that the current pavilion is in need of replacement, because of the lack of maintenance and investment over the years before Melton became fortunate enough to acquire the largesse the current proliferation of dwellings within the parish brings.

We all have a duty to those that follow us , and need to think and invest carefully for them and the real needs of the current parish residents .

In my opinion a working practical pavilion and all that entails , with a kitchen, and an office sized multi functional room within the body of the building , together with externally accessed WCs and baby changing facilities would be a real enhancement to the parish assets, along with the other features the proposed drawings illustrate.

This is what is being proposed.

Thank you for allowing us to comment on this proposal , I wish you well with the venture and would hope that this is not a cloak and mirrors exercise to create a parish room and to sacrifice a pavilion to accommodate an expensive unwarranted whim.

I would also add that although you have been very overt with this proposal for which I thank you again , you and I both know that around 30% of the residents of the parish will not have any idea or interest of this proposal , yet the 70% of "no interest" regularly encountered will be the most vocal when they find the previously useful " Pavilion Facilities " relegated to the history of Melton Archives.

Thank you once again , best wishes , stay healthy , focused and sane !

Thank you for the opportunity to comment on the plans for re-building the pavilion on Melton Playing Field (MPF).

The proposed footprint, scale and appearance of the building, plus the provision of everyday WC (albeit just one) are welcomed. However, I do have a major concern with the internal layout and few more general comments, which are listed below.

What is the role of the pavilion?

At the time the current pavilion was built the main uses of MPF was as a sports field. Football and cricket teams were an important part of village life. Having a pavilion made MPF a better sports venue (and may have been an essential requirement for league status). A good sports field and a pavilion were valued highly as community assets and a matter of pride for the community. MPF

hosted visiting teams and supporters all year round, with games at the weekends and training sessions during the week.

Fifty to sixty years on and the world is a very different place and the uses of MPF have move on too. Today the main uses are junior football, the play area, as a simple public open green space and a venue for open-air events, such as car boot sales.

A traditional pavilion layout is no longer required, but the overall aim of the re-built building should remain the same – to make the playing field more effective at its key areas of use. Junior sports (equipment storage, toilets), play area (toilets, shelter, seating), open green space (maintenance and upkeep), open-air events (toilets, power, water and other services).

- The aim of the new building will be to achieve exactly what you suggest it should be

Building layout / best use of space?

My main concern is the proposed internal layout of the building. The largest area of the building is currently set aside for a meeting space, labelled “community space” in the latest version of the plans. A smaller area is set aside for “storage”. In my opinion the meeting space is not suited to this building and MPF – it does not make MPF a better outdoor recreation space. The internal layout of the building should be based around as much storage space as possible, even workshop space for MPC handy person if practicable.

- The internal layout is designed to provide both storage space for the Council’s Maintenance Officer and users of the field – footballers etc.

Mission creep

Please be mindful of mission creep, or a shift or widening of requirements (and costs). Remember back a few years when MPC needed a new office? This single requirement mushroomed into plans for a £1.2m village hall and enlarged car park, covering the area of a small football pitch. There is a danger of the pavilion re-build going the same direction. Including a new requirement - an indoor meeting venue - compromises the other (more important) uses of the building and increases build costs and future operating costs. What next? A bigger car park for those using the meeting room? More concrete pathways to and from the car park to the pavilion? Lighting for the pathways, so the building can be used into the evening to recover some of the extra build cost? None of these would make MPF a better outdoor recreation space, but all would remove green space and create unnecessary cost and complications.

- The main internal area – or community space – is emphatically **not** designed for meetings but for informal events and used as an adjunct to outside space. It is designed to be flexible to make it future-proof. Again reflecting your point about the world moving on, it needs to be made adaptable for the requirements of a changing community in changing times
- The footprint of the building will not be any larger than the existing one
- The intention is to widen the existing path to the pavilion to provide limited and barrier controlled access for light vehicles to the new building for servicing etc., to avoid the damage to the grass as happens at present whenever the weather is wet. Otherwise there will be no loss of green space.

Meeting space

If meeting space is a major concern for MPC, then could the meeting area at the Riduna Park office be better utilised? It has better access, car parking, has been built specifically for such purposes and is accessible into the evenings. In a normal year MPC will use that space for circa 31 evening meetings.

[See comments above](#)

Finally, a less significant point, but I believe the current pavilion to be in the region of 55 years old. My parents have photographs of Melton cricket team pictured in front of the previous pavilion

(located by the current car park) up until 1964. We believe the pavilion was relocated and the current building built around 1965.

Thank you for the chance to comment on this project.

In relation to your point about the age of the existing building, we took our information from an architectural survey carried out in 2010. Another long-time resident has made the same point. But I think you will agree that the current building is time expired and the opportunity needs to be taken to replace it.

Disabled access

I am very sorry this is so late. We hope these comments from Suffolk Coastal Disability Forum are helpful.

The toilet should be accessible for people with disabilities. We can't work out what the inside would be like from the small sketch.

Then there is one that is accessible from the outside of the pavilion, which is the one we think that is to be open at all times. That being so, this also needs to be fully accessible.

All doors should be at least 800mm wide. Care should be taken with double doors that a wheelchair user can get through one without having to have both doors open for access. It is often the case that one half of a double door will be kept locked and then a wheelchair user has to ask to be let in or out!

There should be no thresholds to impede access throughout the building including the outer doors. Paths leading to the pavilion should have a minimum width of 1500mm with surfaces that are firm, durable and level. No loose gravel, cobbles or uneven setts should be used.

All the outside areas should be accessible to wheelchair users and that includes the areas for spectators. Care should be taken that the benches do not cause any obstructions to wheelchair users.

These comments from the Suffolk Coastal Disability Forum were forwarded to the architect.

Summary of main areas of concern and response comment:

Footprint – will be no bigger than the current footprint.

Parish Room - It is not a new Parish room or village hall. It is emphatically **not** designed for meetings but for informal events linked to and used as an adjunct to outside space.

Loss of facilities – The only 'facility' that will be lost are changing rooms. However the current ones are not used and nor are they needed. The new Pavilion will bring additional facilities – public WC that is fully accessible, flexible community space, better storage, better shelter for users of the park and playing fields and the ability to have a pop-up café.

Loss of green space – the path will be slightly widened and the car park squared off which will result in a very small loss of green space.

Risk of vandalism – brick and HardiePlank are vandal resistant as possible but no building is entirely resistant. Roller shutters and CCTV will be installed. Working with the police to design out crime as far as possible. Toilet will be open at set times.

Environmental considerations – solar panels, water reuse are being considered.