

# Pangbourne Rec Regeneration

## IDEAS FOR CONSULTATION

### Overview

Pangbourne Parish Council has started an ideas process for the Recreation Ground, driven by the feeling that this community asset is under-utilised with too limited a recreational offer. We have started this thinking by setting out some initial ideas for regeneration of the Rec so that it better serves the needs of the whole community by providing a broader range of activities.

At this initial stage, these ideas have been generated as a first step in finding out what the community wants. We now invite your responses to assist us in developing these ideas and creating the right facilities.

**This is just the first stage in the regeneration, which will adopt the following process:**

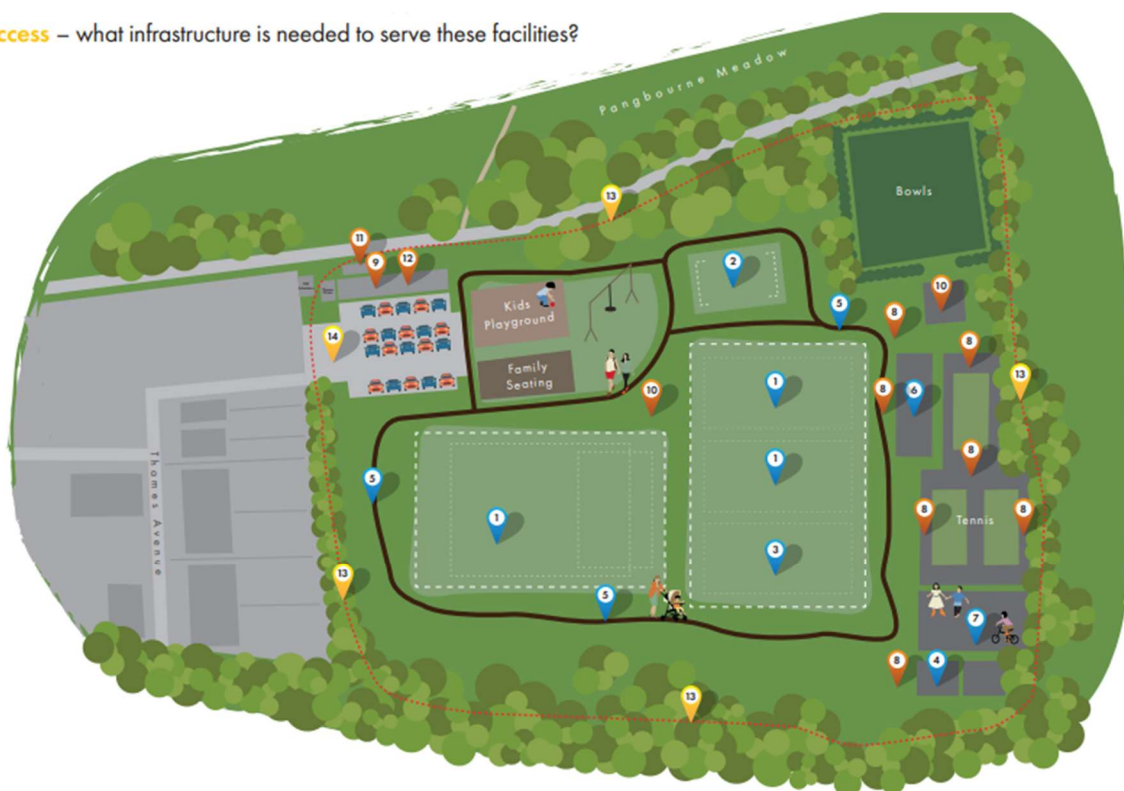
1. Initial ideas put to the community for discussion, first online and through local media, then an open public drop-in exhibition
2. Finalise an options list of 'wants'
3. Feasibility studies to assess the viability of each option
4. Allocation and/or generation of funding to the viable options
5. Phased commencement of works

**Our ideas have been developed under three broad headings:**

**Activities** – what activities does the community wish to participate in?

**Facilities** – what facilities are needed to support these activities?

**Access** – what infrastructure is needed to serve these facilities?



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### WHAT ACTIVITIES?

The existing recreational facilities include: a single 11-a-side football pitch that moves location annually; 3 tennis courts; a bowls green; a kid's playground; and a zipwire. There is also a single hoop basketball surface, but this is largely in disrepair and unusable.

#### #1 – Ground Conditions

Do we improve the ground conditions and allow more intensive use of the space? Do we invest more to maintain it better and in turn be able to use it more? Do we improve the football pitch to allow the continued use by Pangbourne FC of its historic grounds while also allowing the Youth teams to train and play in their home village? Do we create some smaller 5-a-side pitches in addition to the main 11-a-side pitch to support football activities over the summer in addition to the traditional winter months?

#### #2 – Casual Kid's Football

Do we create a permanent space for general kick-about, similar to Chiltern Walk with permanent goals, and encourage casual games and perhaps at the same time reduce the use of the main pitches?

#### #3 – MUGA (Multi-use Games Area)

Do we create a Multi Use Games Area with artificial grass surface that encourages more intensive year round use? And if so, what type of sports activities, given that different sports may need different types of surface?



#### #4 – Teenage Only

Do we create a specific outdoor space for teenagers to meet and chill? Perhaps girls only and/or boys only? Perhaps with some equipment better suited to the 12-18 age group?

#### #5 – All-weather trail

Do we lay out a permanent permeable trail that runs around the whole of the Rec, linking each space, and allowing kid's cycling, family walking or a trim trail?

#### #6 – Fitness space

Do we create a specific outdoor fitness area with equipment for both casual and organised use?

#### #7 – Skatepark

Do we support the creation of a skatepark and pump track on Parish land?



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### WHAT FACILITIES?

To support casual use of the area and the current sports activities of football, tennis and bowls, the existing facilities include:

- Football Changing Room
- Pavilion for the Bowls & Tennis Clubs
- Public Conveniences
- Car park
- 11-a-side football pitch
- Bowls green
- 3 hard tennis courts
- Dilapidated Basketball court & hoop

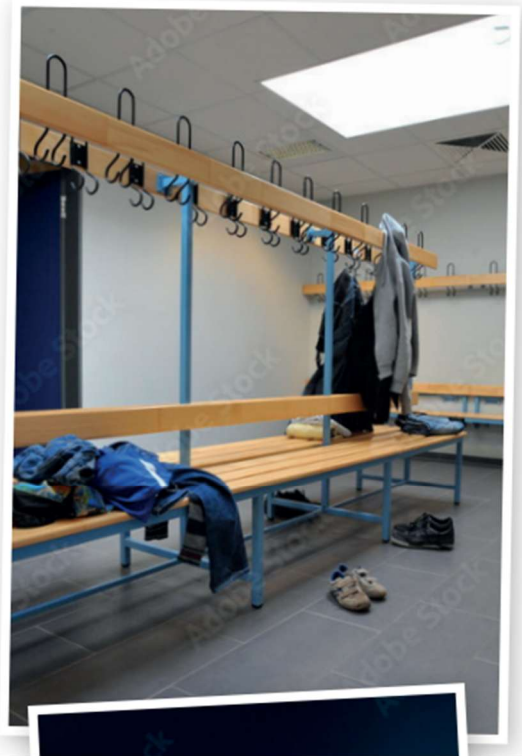
There are fundamentally two ways to improve these Facilities, so do we:

- Renovate & Enhance - initiate a full refurbishment and adaptation programme to the existing buildings, perhaps adding further facilities as necessary?
- Demolish & Replace - initiate a new multi-purpose community building to replace the three existing buildings and accommodate all the facilities required by the community?

The key considerations in making a decision whether to follow Option 1 or 2:

- Cost: a new building will cost more up front, but may be less costly to run than the older buildings, and may be used more intensively
- Planning: the area is an Area of Outstanding Natural Beauty, so there will be resistance to a large, new building, and access for construction and in use is naturally restricted by the size of roads, the railway and the river
- Sustainability: demolition and replacement with a new building has a much higher embodied carbon footprint than renovation and enhancement, while consideration of improvements to the fabric and heating systems along with implementation of appropriate renewable energy sources to the existing will lower long-term cost in use of the existing buildings
- Environment: most of the land is a flood plain, thus there will be restrictions on the form and size of building allowed

On balance, we feel that it is overall better value to follow the first option, to Renovate and Enhance. We have also been thinking of additional facilities that could enhance the range and quality of activities.



#### #8 – Floodlights

Do we install some lighting at the far end of the Rec to support evening use for tennis, 5-a-side football, the basketball court and the skatepark?

#### #9 – Clubhouse & Changing

Do we improve the building to make it more usable by all the Pangbourne football teams? Do we open the building to other activity groups? Do we re-arrange the spaces so that the Kitchen and Storage areas can be used independently of the changing rooms?

#### #10 – The Pavilion

Do we improve the building to make it more usable for a broader range of activities?

#### #11 – Storage

All the regular activity groups that use the Rec need additional storage space that is easily accessible, to hold training equipment, goal posts, temporary flood lights, maintenance equipment and the like. We also recognise the need for wider storage to support regular community events on the Rec and River Meadow, including improved waste and recycling facilities.

#### #12 – Coffee Bar

Do we create a café that is open to the public and able to serve users of the Rec and River Meadow?



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### Access

The fundamental constraints of vehicle access to the Rec cannot easily be changed. Anything that is considered to improve things must pay due regard to the reality of the size and weight restrictions imposed by Thames Avenue, the railway bridge arch and Whitchurch Bridge. These constraints already make difficult the management and removal of waste from these well-used public spaces as well as implementation of any building or maintenance work.

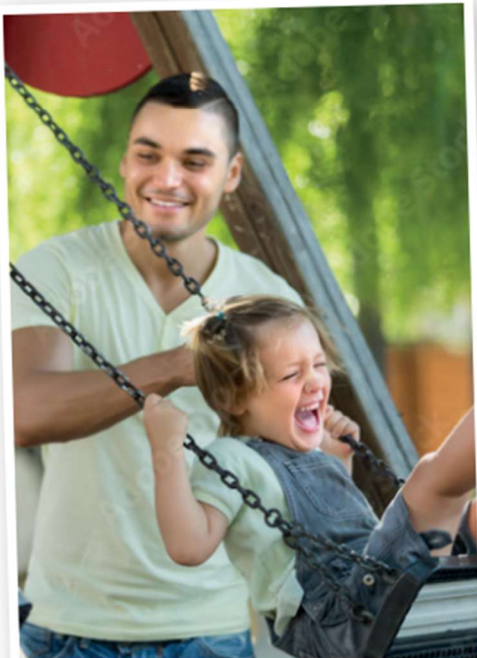
#### #13 – Security

Do we make the Rec easier to access by removing barriers to pedestrians? Or, like many Councils, do we fence the land and regulate the times of use? Do we make it easier to access both the Rec and River Meadow, in particular for disabled users or parents with prams, buggies and pushchairs? Or do we create barriers to combat anti-social behaviours?

#### #14 – Car Park

We recognise that the current car park is inefficient, that at times it is too small, and potentially dangerous with conflict between pedestrians and vehicles.

Do we enlarge it slightly to lay out the parking bays better and allow access for more cars? Or make it slightly smaller and retain the number of parking bays that exist at the moment? Do we create a clear pedestrian zone along the front of the Public Conveniences and Clubhouse? Do we keep it as free-access or implement some payment control to discourage permanent and commuter parking? Do we create improved vehicular access to the far end of the Rec to improve maintenance access and reduce damage to the grassed areas?



### Funding

The principle of the regeneration is to invest in improving the facilities, allowing an increase in revenue through increased use, thus in turn allowing improved regular maintenance. Fundamentally, with the support of PPC, the aim is to make recreational activities reasonably self-sustaining.

The ambition is to allow increased casual use of the Recreation Ground by residents, for personal activities such as children's games and dog walking. Formalised activities, including those with a commercial basis, such as organised football matches, pitch/court hiring, personal training are permitted with the specific agreement of PPC.

Capital funding will come from the PPC CIL fund (Community Infrastructure Levy from new housing in the parish) as well as grants from public purses, charitable purses and the various organised English sporting bodies.