

# OVING PAVILION

## Factors likely to influence the location of the building

**First draft only. For discussion on Mon 15<sup>th</sup> Oct**

This report seeks only to identify factors we need to take into account. It does not at this time attempt to weight those factors, nor does it attempt to examine any particular site or draw any conclusions at this stage. After discussion we will need to apply the findings to all possible sitings. This will require more detailed work, particularly on costs.

### **1. Sport user requirements**

The building needs to be located so as to be useful and useable by players using the main sports pitch as well as referees and spectators.

At present the pitch is mainly used for football and, occasionally, rounders. Potentially it could be used by cricketers.

The building needs to be located so as to be useful and useable by tennis players and spectators.

The building needs to be convenient for and attractive to users of the meeting room, assuming such a facility is included.

### **2. Visual impact**

The building will impact on the views from passers-by in Bowling Alley, from houses in Bowling Alley and possibly houses in Whitchurch Lane. It will also affect the enjoyment of the recreation ground itself. Each possible site will have an impact but these will vary.

### **3. Cost**

The location of the building will influence costs and vice versa.

The cost of providing vehicle access and parking, particularly for disabled people, will vary depending on the location

Similarly the costs of taking services to the building (water, electricity, and sewage services)

### **4. Disruption factors (these also have costs associated with them)**

Some possible locations would lead to disruption or relocation of existing uses. These could delay building work and require financing before the main contract.

For example:

If the site of the existing building were chosen, a temporary facility would be needed to be in place before the start of building work.

If the new building were on the site of the present tennis courts, a new site for the courts would be required and the cost of new courts would need to be found very early on.

If the new building were on the site of the toddlers playground, this facility would need to be re-provided elsewhere before building commenced.