

Frequently asked questions – Rebuilding of Congresbury Sports and Recreation clubhouse

QUESTION

ANSWER

1. What are the constraints of the site you refer to?	The limited space available given that it is a requirement of the English Cricket Board not to have a new building behind the bowlers' arm on the cricket square. The highly desirable objective not to reduce the green space and the facilities on the children's play area
2. How much is the demolition and rebuild going to cost?	At this stage we only have a very rough idea but do expect it to be not less than £1 million. This will be firmed up once we have planning permission and before the fundraising starts
3. Where is the money coming from to rebuild the Rec Club?	The developer is the King George Fields Trustees which is a registered charity. There will be a fund-raising strategy and plan developed when we have received planning permission and have a firm estimate of the cost to build. We will be seeking grant funding from sports bodies such as the ECB, Sport England, National Lottery and others. We will also be seeking contributions from corporates and public bodies and will consider offering naming rights for the new building. Private donations will be an important element and will be eligible for Gift Aid, and higher rate tax can be reclaimed by relevant donors. We are expecting a material contribution from villagers and regular users of the club as this is a facility for the benefit of sport and recreation in the village and will be a real social centre in Congresbury
4. How long will it take to demolish and rebuild the Rec Club?	We won't know this until we have detailed plan and cost estimates. Hopefully not much more than 12 months
5. When do you hope to start the demolition and rebuilding?	Again, until we have planning permission, detailed plans and cost estimates we don't know. The fund-raising strategy and plans will be key to this and at the moment we don't have an informed view on how long the fund raising will take.
6. Why is there no skittle alley provided in the new building? What will happen to the skittles teams who currently play their league games in the Rec Club? How much income will be lost by not including a skittle alley in the rebuild?	There are several reasons. Firstly we are hoping for a substantial grant towards the cost of the building from the ECB and hence need to meet ECB requirements on the design of the building. The ECB require uninterrupted views of the cricket square along the whole of the interior of the building. A skittle alley at the rear would impact the positioning of the bar and significantly disrupt the size and layout of the social areas. The noise during

	<p>skittles precludes any other activity taking place whilst skittles is being played. The skittles activity has not made a material contribution to the revenues/profit at the Rec, and we anticipate that an increase on other social usage will more than make up for this. And finally It would add significantly to the cost of the new building which seems unnecessary as skittles teams can use the recently refurbished skittle alley in the War Memorial Hall.</p>
<p>7. Can you re-use any of the equipment and materials in the existing building?</p>	<p>This will be determined when we get to the detailed spec of the layout etc. Possibly some elements of the newly installed kitchen can be used</p>
<p>8. What provision are you making for car parking? Surely the new building will attract more people and more cars. It's already inconvenient for nearby residents when cricket matches are played at the weekends with cars sometimes parking on the verges.</p>	<p>The planning application does not include a request for additional parking on the KGV Fields. There is a comprehensive Transport Statement carried out by consultants accompanying the planning application which explains this fully which can be accessed via the N Somerset Planning portal. In summary, this is a replacement building and will not lead to an increase in vehicular traffic. As there is no skittle alley there will be less visiting traffic to the new building. Whilst we expect increased social usage by villagers they will walk. 95% of residential addresses in the village are within 1000 metres of the site and 75% within 500 metres. There is adequate parking at various sites only a short walk from the Rec and visiting sports teams will be encouraged to use those. And finally there is no room on the KGV Fields for additional parking without substantially affecting the green recreational area and the children's play area</p>
<p>9. Is the tennis club's wooden building being demolished as part of this project?</p>	<p>Yes</p>
<p>10. What's the link between the work the War Memorial Hall Trustees are doing and the rebuild of the Rec Club? and how does one complement the other?</p>	<p>There is no formal link, but Project Construct has been cognisant of the improvement of the facilities there and particularly the refurbishment of the skittle alley. The two sites/buildings are of course quite different with access to outside sports and recreational activities at the KGV Fields</p>

11. Will temporary changing facilities and portable toilets etc be provided for the use of the cricket and tennis clubs whilst the rebuild is underway?	Yes – but it is too early at this stage to have details
12. Does the Rec Club have any permanent staff? If so, will they be made redundant when demolition and rebuild work commences?	Yes there is a permanent manager. The Recreation Club will be considering all the implications on staff when there is more certainty about timescales
13. With the increased height of the building which will impact the view from nearby houses in Stonewell, is there any proposal to remove the trees which currently provide a shield?	No there is no plan to remove any trees. There is a full arbicultural plan as part of the planning documents which can be accessed on the N Somerset Planning portal
14. Why is the parking at the opposite side of the cricket field on the Causeway not utilised on match days? Will this be utilised whilst building work is taking place?	The car park is open for every cricket match and is used by visiting players and supporters. When building starts there will need to be provision for contractor access and material storage. The plans for this will be developed in the pre-construction phase after fund raising

PUBLIC MEETING AND Q&A

THE SECOND PUBLIC MEETING WILL BE HELD ON MONDAY 5TH SEPTEMBER AT CONGRESBURY RECREATION CLUB COMMENCING AT 6.30

PLEASE READ THE ATTACHMENTS TO THE PLANNING APPLICATION (APP NO 22/P/1772/FUL) ON THE NORTH SOMERSET PLANNING PORTAL

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