

Primary Concept

Westward Ho!
Pavilion

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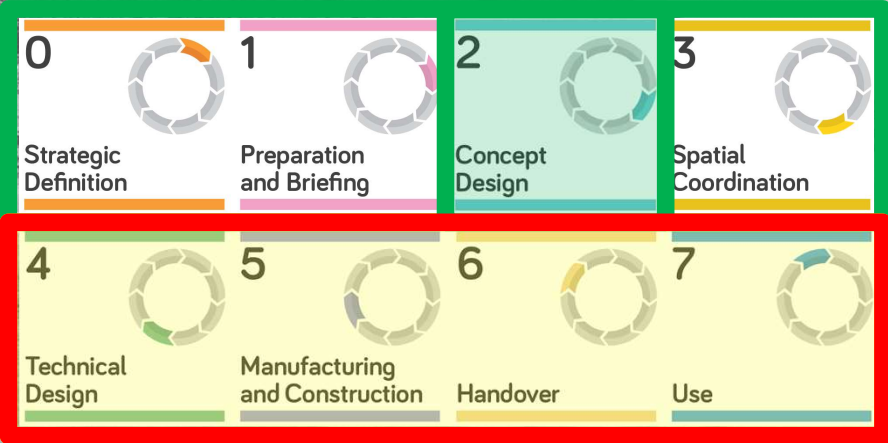
INTRODUCTION

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CONTENT

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Client brief and needs

Findings from the Feasibility Study

Goals and Objectives

Initial Concept

- Site Plan
- Floor Plan
- Initial Sketch Design - Concept 1
- Initial Sketch Design - Concept 2
- Concept for Sensory Garden
- Concept Build Plan
- Concept Material Plan

Feedback

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CLIENT BRIEF AND NEEDS

Community Building.

Place to meet and enjoy the park and open spaces.

Accessible toilets for park users.

Kitchen Facility.

Desire for potting area for gardening group.



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Westward Ho! Pavilion – Initial Brief

Broadly, the vision for the pavilion is for a community building. This could be a café-type layout or a more formal one but the survey indicates quite strongly that the community would like to see a space for people to meet and to enhance the enjoyment of the Park.

There is a clear desire to have a 'potting shed'. This is a space for the volunteer gardeners to use for tool storage etc. There should also be a toilet accessible from the outside, so park users can have access to a toilet if the pavilion building is otherwise shut (this would probably be on a timed lock so would not be open 24/7 but during the day only).

The changing place mentioned will take up the eastern wing extension, so other toilet facilities will be needed inside the building. There needs to be a kitchen facility in the building too.

There is some discussion over increasing the height of the building. I am not sure where we could be with the planning implications here. When TDC and others submitted a planning proposal to develop the Park (1/0736/2018/FULM), there were many objections. I am not sure if any specifically mentioned the height of the planned dwellings but (while there is no legal right to a view), if a two-storey building was planned I expect some local residents, specifically those in Park View Terrace, would register displeasure. That being said, storage space or maybe a small mezzanine could be helpful.

Building to be as sustainable as possible (low running costs).

Single story building.

Site is surrounded by residential buildings.

Strong local feelings.

Maintain east wing.

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FEASIBILITY STUDY

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SITE

Services

Long Run Overhead Line, Underground Cable, Site Location, Land Use, etc.

SITE

Environmental Constraints

Environmental constraints – weather data, flood reports etc...

Weather overview: Outer circle: Historical average, Inner circle: 2023. Year of 2023. Rain, Snow, Cloudy, Sunny.

Map Window: 25 Square Kilometres. Average Annual Rainfall (mm): 1,028mm.



orbis ECOLOGY

Ecological Impact Assessment
 Proposed Development
 Land at Avon Lane
 Westward Ho
 North Devon

Prepared on behalf of:
 Torrington District Council

orbis ecology
 Orbis Ecology Ltd, Commerce House, Quail Hill Business Park, Dawlish, EX7 0XH
 info@orbisecology.co.uk
 Registered in England No. 11188500

CONDITION REPORT

In respect of

Former Tennis Pavilion & WC's
 Golf Links Road
 Westward Ho
 Bideford
 Devon
 EX39 5LH

For and on behalf of

Northam Town Council
 1 Woodmill Lane
 Northam
 Bideford
 Devon
 EX39 5BT

Prepared & submitted by

UNDERWOOD WRIGHT
 CHARTERED SURVEYORS
 21a The Quay
 Bideford
 Devon
 EX39 5TH

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FEASIBILITY STUDY



HISTORY

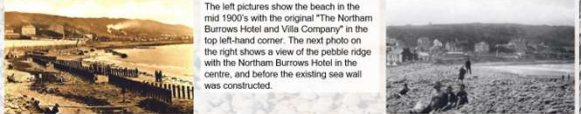
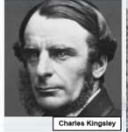
Westward Ho History

Designed as a vacation spot, Westward Ho! dates to the mid-1860s. After bringing some land, a group of thirteen businesspeople founded "The Northern Burrows Hotel and Villa Company" and built a magnificent hotel. This marked the beginning of Westward Ho! village.

Charles Kingsley made North Devon a popular Victorian travel destination. Written in 1855 while residing in Bideford, his book "Westward Ho!" shot to fame. Fans of the book descended upon North Devon in droves. As Westward Ho! was named after Charles Kingsley's book, the book had the explanation mark hence the village has too.

If it were not for Charles Kingsley, Westward Ho! Would not exist. Victorian settlers were drawn to the region by his best-selling book, which served as both an inspiration for the book and a tour guide. The "Northern Burrows Hotel and Villa Company" proved a massive attraction, and the area has grown with huge waves of visitors to the area.

Charles Kingsley was adamantly opposed to development because he wanted to preserve the area's natural beauty. It was believed that after telling him the community would be named after his novel, his friend and landlord Captain George Mill Frederick Molesworth got into an intense argument, and they never talked again. The friendship's end? Without the other Victorians of the time as well as these two intelligent, ambitious individuals, Westward Ho! as we know it would not exist.



HISTORY

Building history

1828 saw the creation of "The Park," which included tennis courts and a pavilion, when the Northern Urban District Council saw the need for a public park in this well-served seaside community. They borrowed enough money from a central government ministry to buy the site from the former Bideford & Westward Ho! Railway Company.

1874

1974: As part of a reform, Northern Town Council and Torridge District Council were established, and the Urban District Council was wound up. The Urban District Council's assets, including Westward Ho! Park, was transferred to the new District Council by the accompanying law.

2015: The Town Council were informed of a proposal to build on the park by Torridge District Council. The park was successfully included in the 'List of Assets of Community Value' by the Council in March 2015. This implied that if the District Council decided to sell the land, they would need to notify the Town Council and allow a reasonable amount of time for them to offer cash and make a bid.

2018: An application to develop the area with a new community building and 10 houses was submitted and consequently withdrawn by Torridge District Council.

2020: Following extensive and drawn-out discussions, Park was acquired for the community at the end of October 2020 from Torridge District Council. A committee for Westward Ho! Park has been established by the Northern Town Council, with members chosen from among council members and the public. The Town Council commissioned a structural and condition report by Underwood Wright the conclusion was the building was no longer fit for purpose and need a considerable sum of money spent on it.

2022: Saw the production of a local survey to ascertain the future use of the building and tennis courts. Of the 448 respondents many uses were touted but the main uses the public wanted to see were toilets and changing rooms, cafe, or place to meet, and a building that the local community could use.



TORRIDGE DISTRICT COUNCIL
 Community Planning & Development Services
 Torridge District Council
 Riverbank House
 Bideford
 Devon
 EX39 2QG

Application for Planning Permission
 Town and Country Planning Act 1990

Publication of applications on planning authority website.
 Please note that the information provided on the application form and in supporting documents may be published on the Authority's website, if you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number: _____
 Suburb: _____
 Property name: Land at Avon Lane, Westward Ho!
 Address line 1: Avon Lane
 Address line 2: _____
 Address line 3: _____
 Town/village: Westward Ho!
 Postcode: EX39 1LN
 Description of site location must be completed if postcode is not known:
 Easting (x): 242484
 Northing (y): 128581
 Description: _____
 Description of existing building, tennis courts and play area. Development of new community building, play area, tennis courts and 10 open market housing units.

2. Applicant Details

Title: _____
 First name: _____
 Surname: A
 Company name: Atlantic Raquet Centre
 Address line 1: Farm Rd
 Address line 2: Coldean Industrial Estate
 Address line 3: _____
 Town/village: Bideford

Planning Portal Reference: PP-07-029027



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FEASIBILITY STUDY

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**Feasibility
Report**
Westward Ho
Pavilion

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GOALS AND OBJECTIVES

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GOALS AND OBJECTIVES

Re use as much material as possible from existing building

Must serve the community

Low maintenance and easy to manage.

East wing to remain the same

Be sustainable and environmentally friendly

Large hall, storage, kitchen, toilet, potting shed, sensory garden.

Incorporate exposed beams into the design of the building

£250,000
Budget

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INITIAL CONCEPT

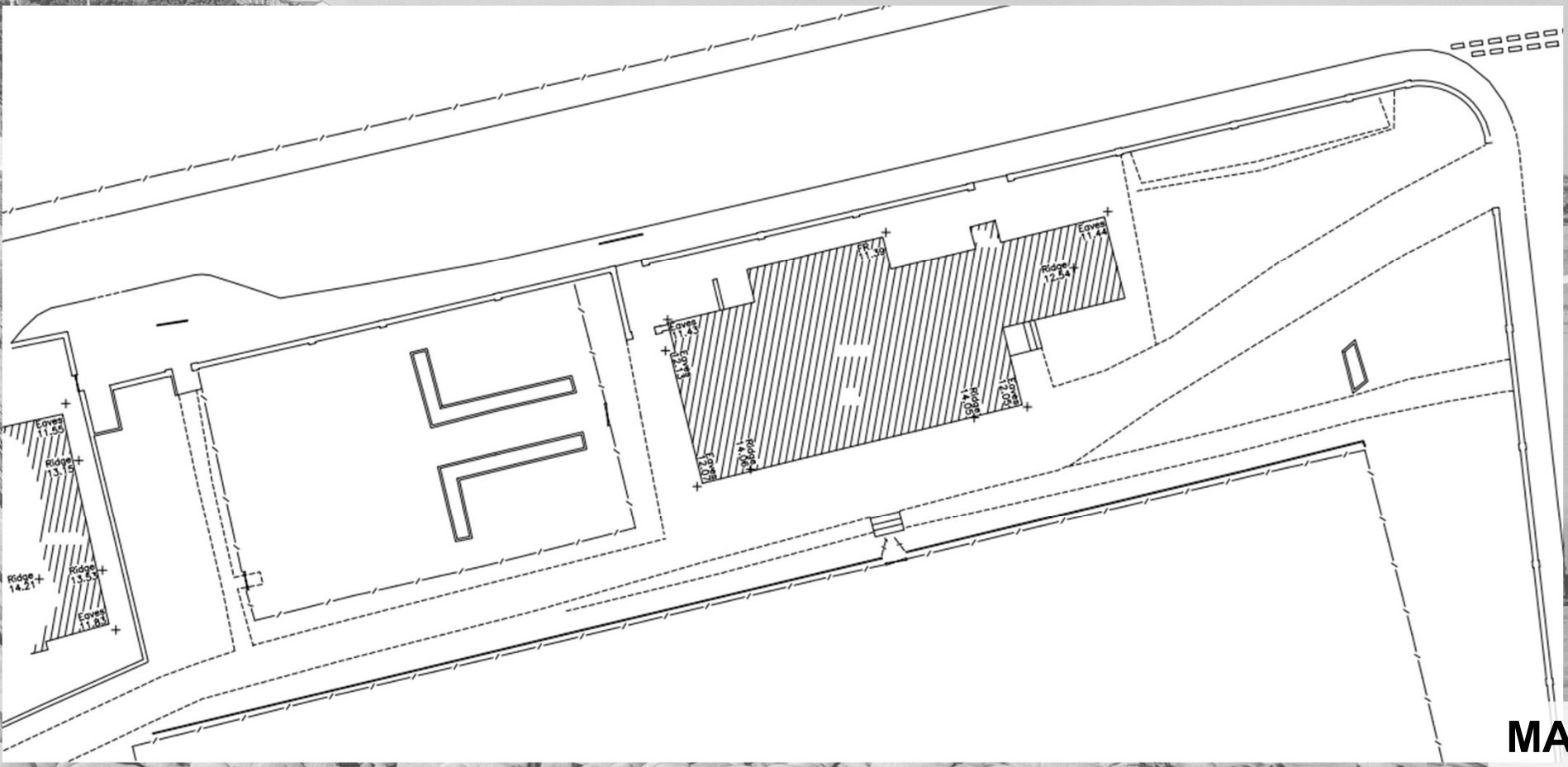
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SITE PLAN EXISTING



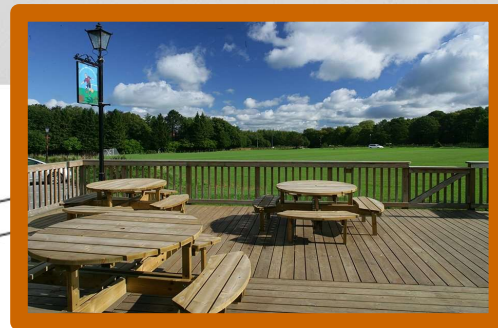
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NEW SITE PLAN



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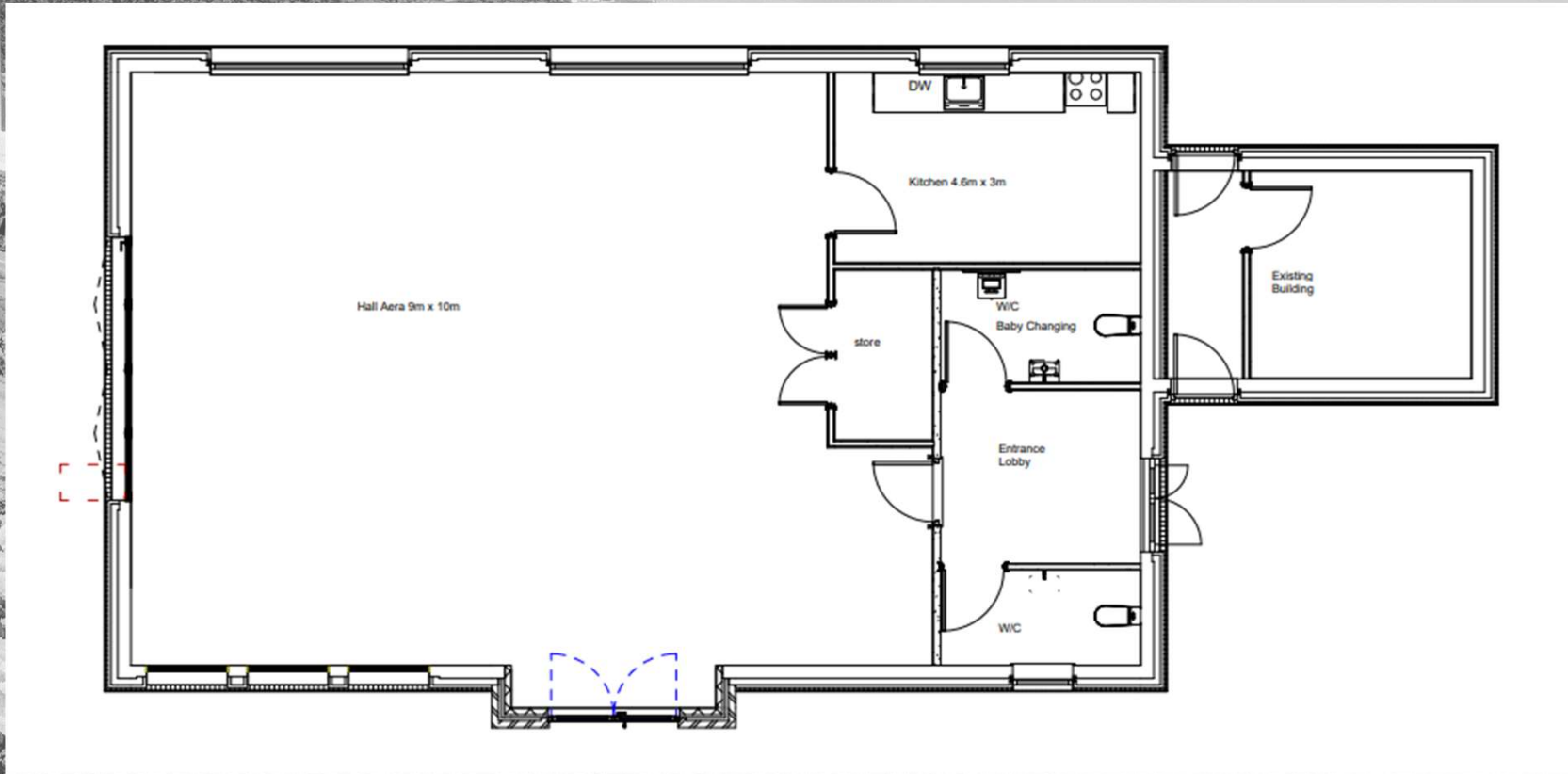
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FLOOR PLAN



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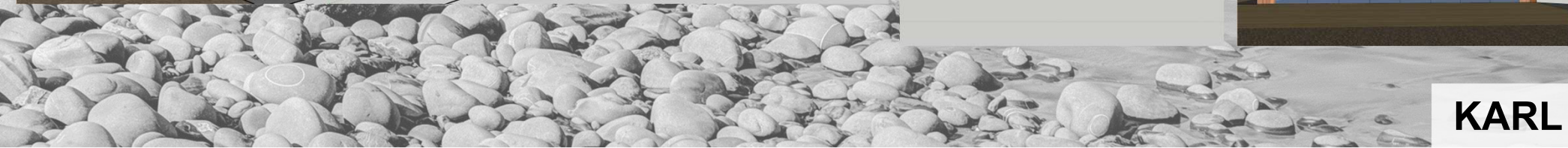
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INITIAL DESIGN CONCEPT 1



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INITIAL CONCEPT

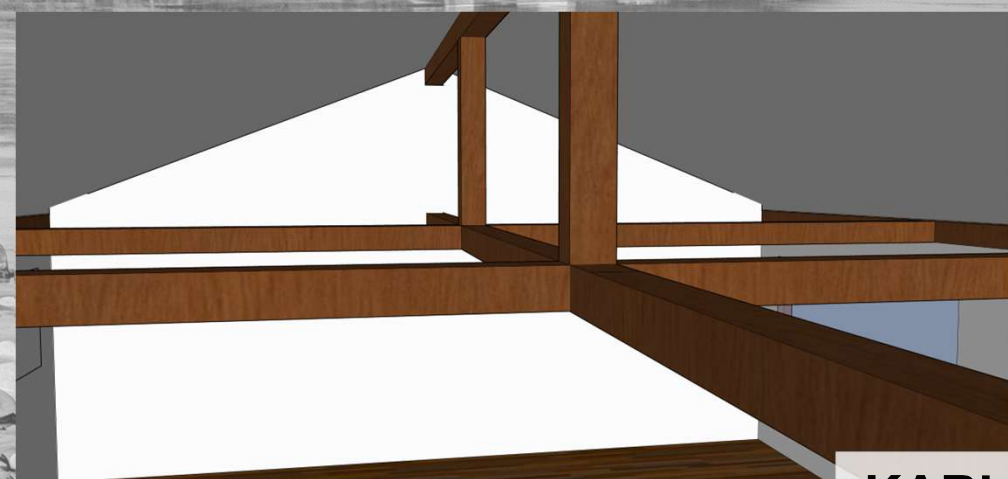
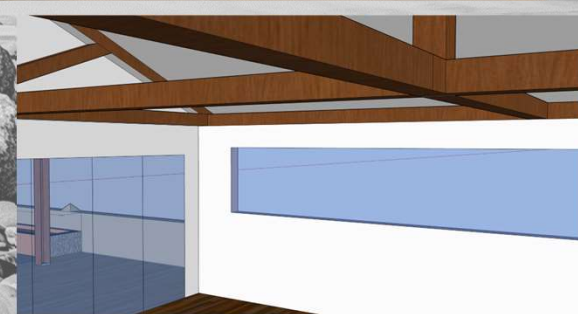
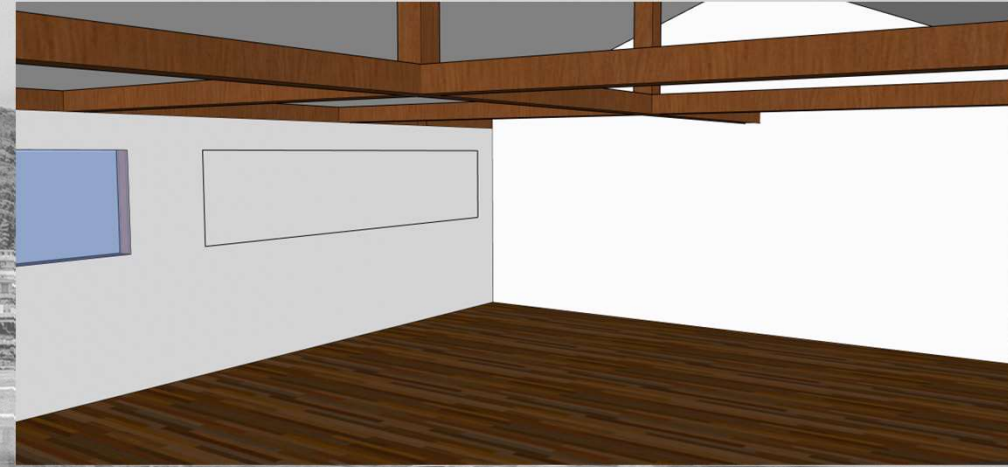
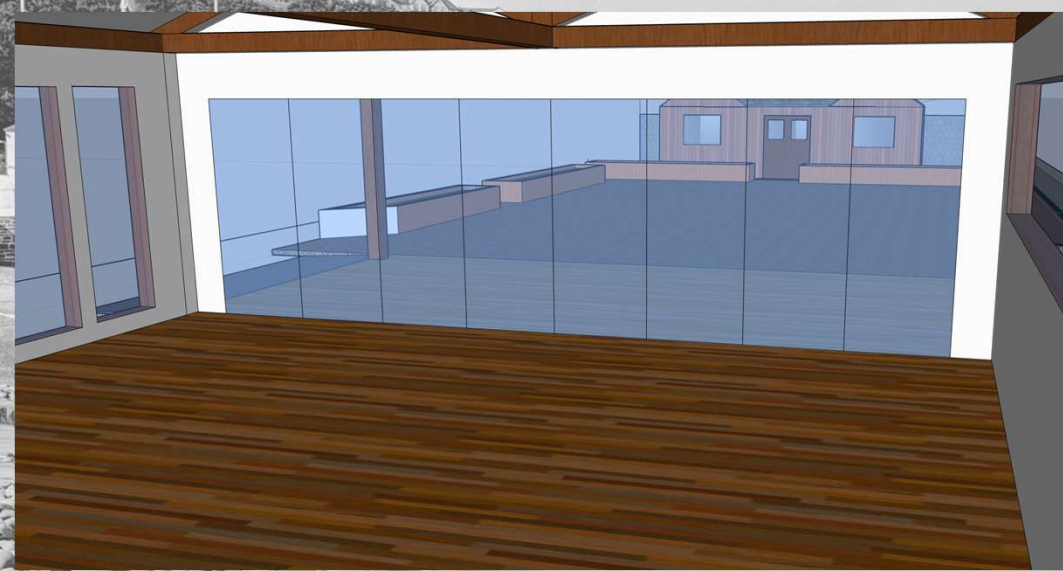
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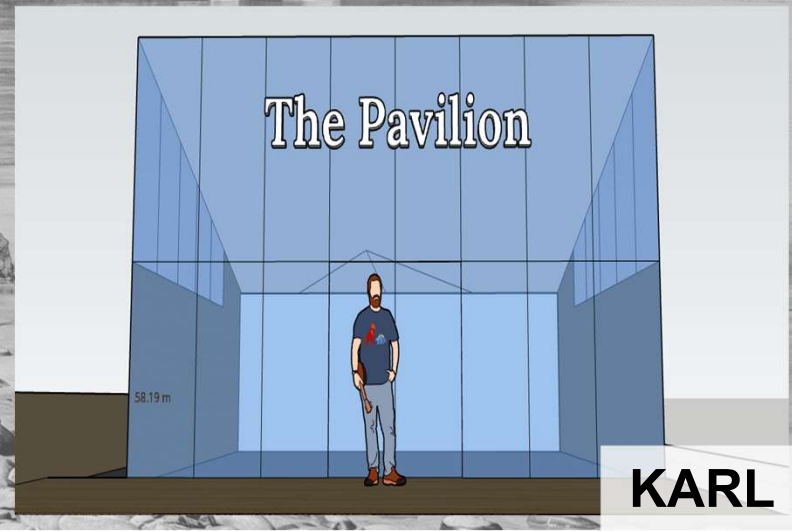
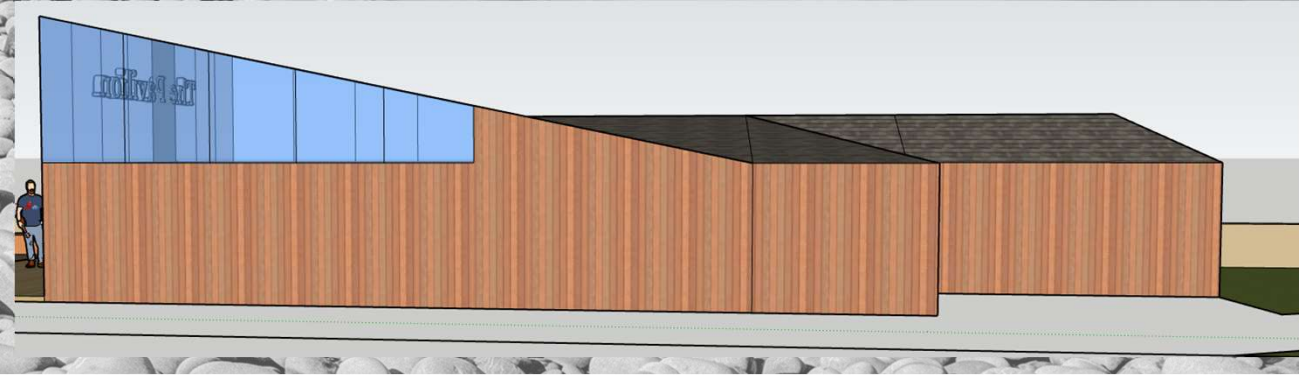
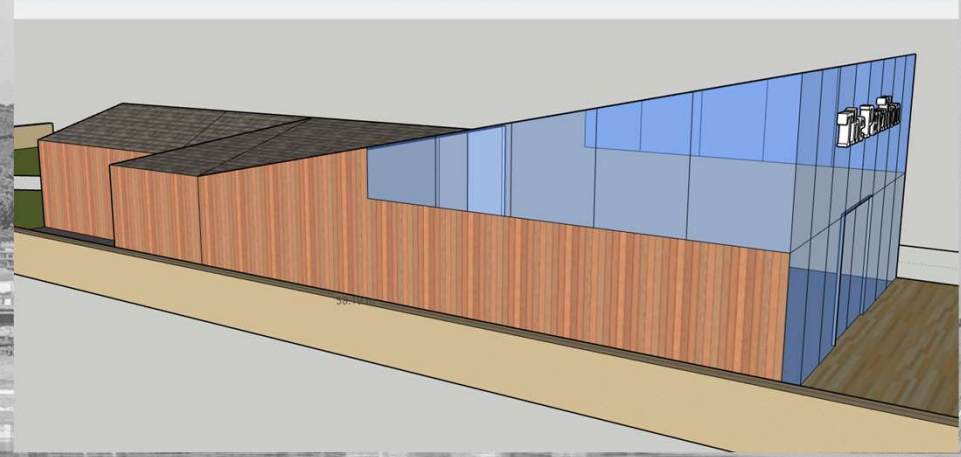
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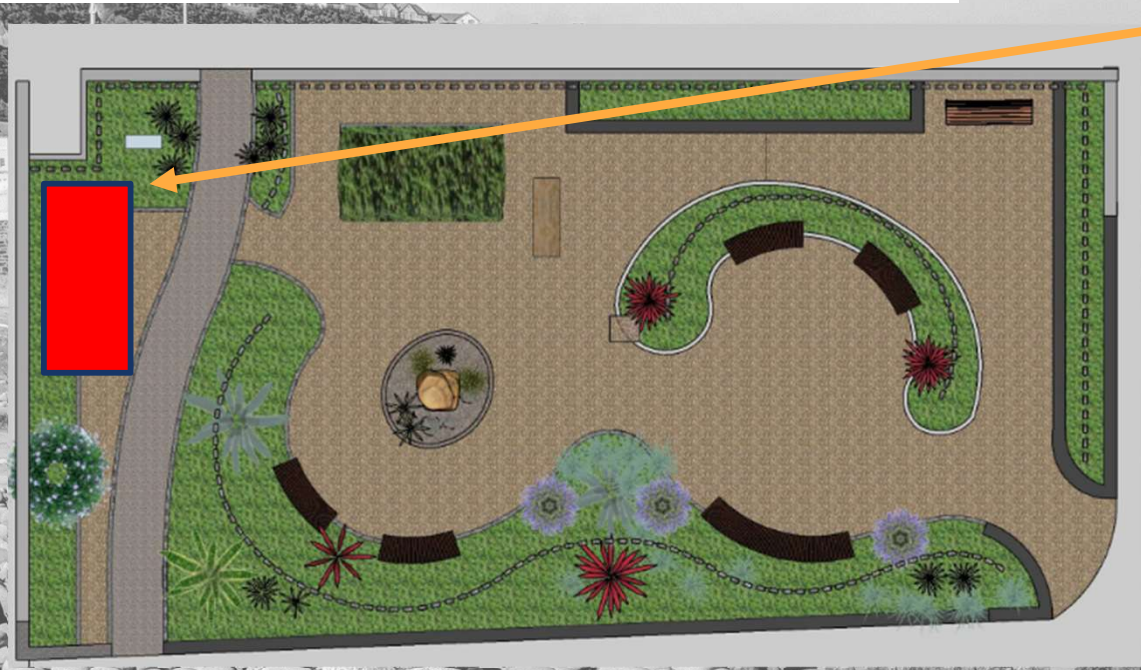
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INITIAL DESIGN CONCEPT 2

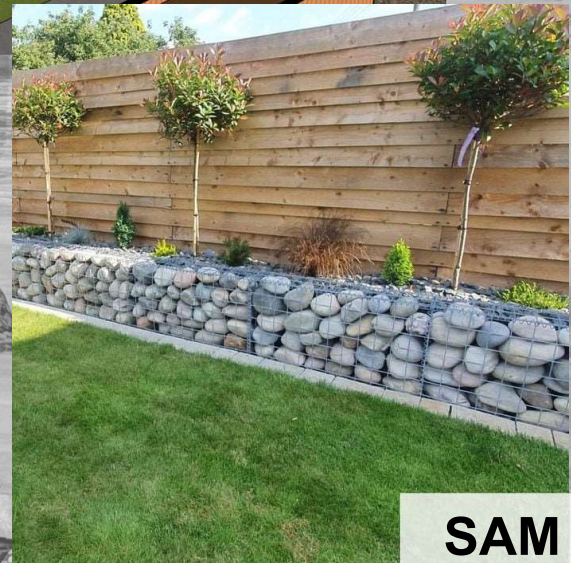


INITIAL CONCEPT

INITIAL DESIGN CONCEPT (SENSORY GARDEN)



Complimentary Garden Scheme to help link the site together.



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INITIAL CONCEPT

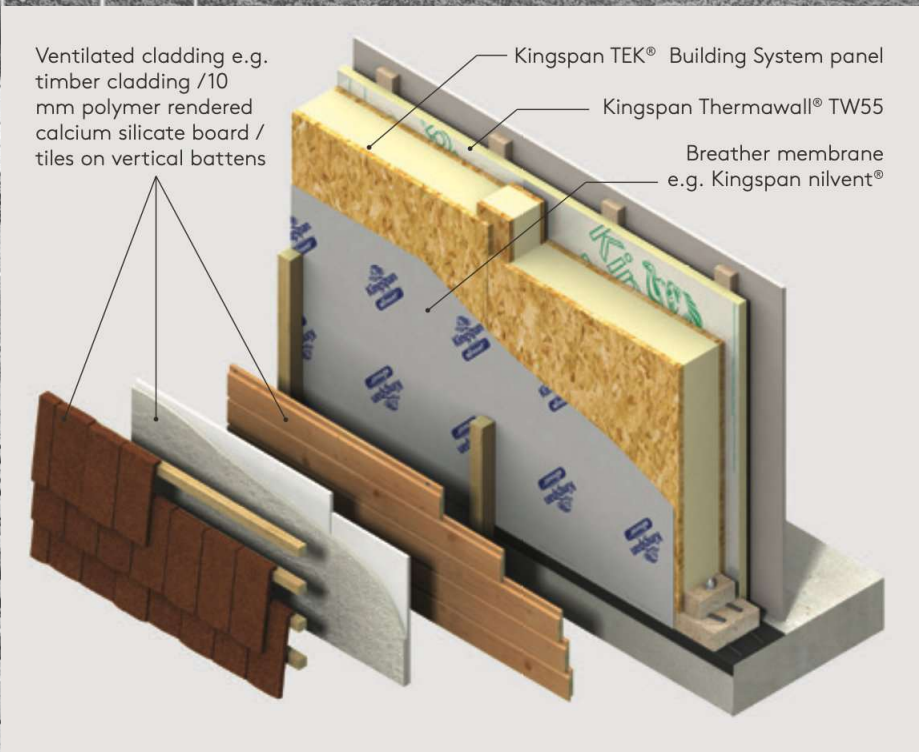
CONCEPT BUILD PLAN

- 1 Demolition of existing building.
- 2 Re-siting of services and drainage
- 3 Construction of Slab.
- 4 Building construction (Using SIPs Pannels)
- 5 Roof Construction.
- 6 Windows and doors.
- 7 Internal works & External cladding.
- 8 Garden/Ground works.
- 9 Building Handover.

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INITIAL CONCEPT

CONCEPT MATERIAL PLAN



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INITIAL CONCEPT

WHY STRUCTURALLY INSULATED PANELS? (SIPS)

EXCEPTIONAL INSULATION

SIPs consist of a rigid foam insulation layer sandwiched between two surfaces. This makes them much more energy efficient than traditional building materials. They regulate temperature more efficiently, keeping interiors cool in the summer and helping them retain heat in the winter.

WEATHER-PROOF

Buildings constructed with SIPs panels are also able to withstand extreme weather conditions.

FAST CONSTRUCTION

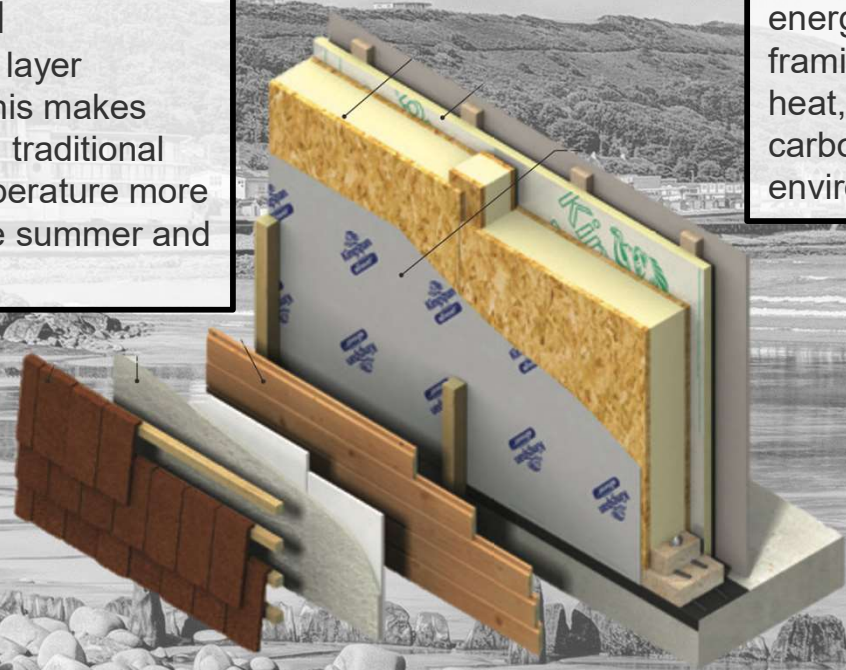
As all SIPs walls, roofs and floors can be designed and built precisely offsite, once the panels are transported into place, construction can take place very quickly. For example, a flooring project that would usually take a couple of days can be completed in just a couple of hours.

ENERGY SAVING

SIPs are thought to be about 50% more energy efficient than traditional timber framing. Homes are airtight and leak less heat, reducing energy bills, decreasing carbon emissions being released into the environment and improved air quality.

SUSTAINABLE BUILDING METHOD

Using SIPs uses significantly less energy than traditional construction methods. less noise pollution for businesses and residents in the area.



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FEEDBACK

