

WHITCHURCH PAVILION AND PLAYING FIELDS

What is going to happen to it?

**An invitation to attend a public presentation, on
Wednesday, 24th June 2009
at Whitchurch First School (Main Hall)
Wemborough Road, Middlesex HA7 2EQ**

*There will be 15 minute presentations at 6 pm. and 7 pm.
followed by Question & Answer sessions
with representatives of all the clubs
Light Refreshments*

BACKGROUND

As a local resident you will be aware that the pavilion at Whitchurch Playing Fields has not been used for a considerable amount of time and has been the subject of vandalism and damage that makes the building unusable.

To address this Harrow Council invited initial expressions of interest in January 2009 from community users/local sports clubs and/or organisations to enter into a Partnership Agreement with the Council for the refurbishment of the pavilion as well as the operation and management of the playing fields. The grant of a lease of the property and playing fields will be offered subject to a Service Level Agreement providing access to sports and leisure facilities for the benefit of residents of the Borough.

After appraisal of all Expressions of Interest the Council determined that two organisations would be invited to enter the second stage process leading to final selection. As part of the process the Council have requested that both parties make a public presentation to local residents. A final recommendation will be put to Cabinet in the autumn.

WHO ARE WE

Our consortium consists of five local well established sports clubs entirely run by volunteers on a not-for-profit basis and we are delighted to have this opportunity to invest over £4 million to provide a community based multi-sports hub for local residents and a home for our clubs. Our five clubs are:

Harrow Rugby Football Club
St Joseph's Youth88 Football Club
Granuaile Hurling Club
Headstone Manor Ladies Cricket Club
Parnells Gaelic Football Club

With over a hundred qualified coaches between us, all accredited by their professional sports bodies, we provide opportunities for all children and adults in the Borough to receive properly managed, safe and secure opportunities to achieve sporting excellence.

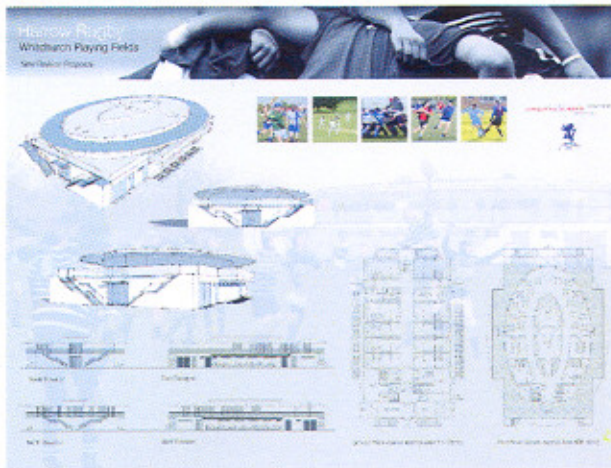
Because we are all non-profit making organisations whose volunteers are dedicated to the development of sport for Harrow residents, we do not charge for the use of the pitches or for coaching sessions for schools and community organisations. Each and every school in the London Borough of Harrow, both Primary and Secondary will have the opportunity to use all the facilities at the site, free of charge.

Project Description

Overall, the intention is to:

- Demolish the existing pavilion.
- Build a new pavilion with modern changing and medical facilities with a function suite and meeting rooms available for community and private use.
- Provide on site parking for 300 vehicles
- Make secure the perimeter of the site where necessary
- Provide 24 hour on site security
- Re-lay and provide new drainage to the pitches, many of which will be laid to professional standard
- Plant new trees and bushes around the perimeter of the site
- Develop two ecological areas to increase the bio diversity and provide enhanced habitat for flora and fauna

Below are impressions of the pavilion we will build and a layout of the site showing the positions of the new pavilion, new car park, ecology sites and pitches. Larger scale drawings will be displayed at the meeting.



At this stage these are our best estimates of when each stage will be completed and may change dependent on circumstances.

Planned Timescales

- | | |
|----------------------------------|---------------|
| • Develop Design brief | - Summer 2009 |
| • Scheme approved by the Council | - Autumn 2009 |
| • Secure funding | - Spring 2010 |
| • Start construction | - Summer 2010 |
| • Project completion | - Spring 2011 |

What next

Your views are important to us and indeed may result in additional ideas that could improve the project as a whole. For this reason we encourage you to attend the public presentation where you can find out more about the plan and to meet members of the clubs. It is our intention that this exciting scheme will have a beneficial impact on our community for years to come.

In the meantime, if you want further information or to speak to us about the project, please call Maurice Leaman on 0777 8536265





Whitchurch Pavilion and Playing Fields, Wemborough Road, Harrow. HA7 2EQ

Proposals in relation to Whitchurch Pavilion and Playing Fields

Wemborough Road, Stanmore

What is the background to this issue?

Harrow Council invited initial expressions of interest in January 2009 from community users / local sports clubs and / or Organisations to enter into a Partnership Agreement with the Council for the refurbishment of the Pavilion and operation and management of the playing fields. The grant of a lease of the property and playing fields will be offered subject to a Service Level Agreement providing access to sports and leisure facilities for the benefit of residents of the Borough.

After appraisal of all Expressions of Interest the Council determined that two would be invited to enter the second stage process leading to final selection and as part of the process the Council have requested that both parties make a public presentation to local residents. A final recommendation will be put to Cabinet in the Autumn.

The Whitchurch Fields Consortium is one of the organisations invited by the Council to submit their proposals to address this and provide a long term proposal for the regeneration of the facility.

What/Who are The Whitchurch Fields Consortium?

The Consortium includes individuals who have extensive experience of community regeneration project work in the provision of multi-facility sports and leisure activities, and in addition draws upon expertise in design, construction and facilities management. We have sound business experience and strong financial backing, to ensure that these proposals become our reality. Our funding source is secure and with our own

construction capacity, we could start the project just as soon as formal Planning Permission was available. We have significant relevant experience in managing a similar facility in Wanstead.

As a community and sports organisation, we bring members of the local and wider community together by providing multi-facility sports and leisure activities as well as educational and social opportunities.

We are driven by a desire to enable communities to have easy access to sporting and leisure facilities through projects which are inclusive, environmentally friendly and sustainable. We have a strong track record in inclusive activity in terms of meeting needs of a broad range of interests, needs and ages as well as valuing cultural and ethnic diversity.

We have established linkages with key national partners and have spoken to Age Concern, The Prince's Trust, The London Playing Fields Foundation and London Community Sports Network regarding consultation and the possible delivery of national projects from the Whitchurch site. Most of all, we want to establish partnerships with local statutory agencies, schools and community groups to ensure that the development of the project reflects local needs and wishes, and brings a wide range of benefits to the local community. To date we have spoken to many of the current users of the playing fields and a number of the schools and local sports teams are keen to increase their usage of the site based on us providing the facilities outlined below. WE are keen to work with all existing users as well as new users.

What are our specific proposals in relation to the Pavilion and Playing Fields?

The proposal is for the regeneration of the sports fields and the construction of a new sports pavilion/function suite. The new two storey building will include changing rooms and showers in the basement area, a gymnasium and training room with changing facilities on the ground floor with cafe/bar area, and a multipurpose sports function room on the first floor. Again bar and cafeteria facilities will provide an excellent vantage point across the playing areas.

Discussion has occurred with the planning officer in the planning of the proposed layout to reflect Council advice but the proposals will all be formally subject to planning permission.

The Playing fields would be designated for football, rugby, athletics, cricket, a third generation artificial pitch with floodlighting, tennis along with improved parking. Plans also include provision of a "Green Project" to reflect our environmentally friendly approach. This would encompass environmental and agricultural projects in conjunction with local schools. Included with this leaflet is a plan showing the proposed layout of the

pitches/floodlighting and the location of the new pavilion. We have also been keen to avoid development within the Flood Zones.

The immediate priority is to either secure and improve the facade of the existing Pavilion or demolish it. We are aware of the current difficulties in relation to security and vandalism. We are also exploring the viability of developing a Healthy Lifestyle Centre as a second phase of development. This is of course subject to the availability of capital funding and the usual planning consent. If it were possible, and it was not deemed to be an overdevelopment, it would increase the range of activities and opportunities open to the local community.

Who would be entitled to utilise the facilities?

We are committed to operating an open door policy to accessing the facilities on offer and are determined to ensure that there are no barriers to membership. This is reflected by our desire that as many members of the community as possible enrol at a nominal annual membership fee of £1, with the opportunity of members involving guests. There will be no barriers on the grounds of race, culture, age, disability or sexual orientation.

We are also committed to ensuring that an ongoing dialogue exists with our members and users and would be willing to explore ways in which the "user voice" could be captured in the running of the facility on a day to day basis. It is only through this partnership that the project is guaranteed to reflect local needs. It is proposed that a charitable organisation is established to oversee the day to day operation of the project.

As a neighbour in the locality I am concerned that your ambitious proposals would create a "neighbour nuisance"

We understand the importance of addressing potential concerns about traffic flows and parking. It is our proposal that the facilities would not be generally open until 9.30am to allow the school traffic and parking associated with this, to subside. We are also committed to identifying the potential of increasing parking capacity both immediately north and south of the existing pavilion through the use of permeable paving. We believe that the proposal is of a scale to make a real contribution to the Community without any adverse impact in terms of possible overdevelopment.

Your position would be protected by the normal processes which are necessary to achieve Planning permission, the obligations placed upon the project by the Council and our own commitment to ensure that you are consulted regarding all proposals. To retain the facility in its present state would be detrimental to the area and could invite vandalism of disused buildings. To do nothing is not an option!

I would like to know more about your proposals

This leaflet has been delivered to households in the neighbourhood, as well as to Schools, Community Groups and elected Members. It is also now possible to confirm a Public Consultation event to be held on

Wednesday 1 July between 6.30pm and 8.30 pm at the Whitchurch First School (Main Hall)

Please join us. There will be a display describing our proposals, along with opportunities for you to ask questions and record your views about our suggestions. During the course of the evening, a short presentation will be repeated, describing the proposals and our philosophy to providing community facilities.

Please join us. It may be that you have ideas and proposals that we could benefit from in order to ensure that this facility really does bring added value to the community.

In addition, if you are a local resident to the project or community group that could be significantly affected by the project or want to be involved at an early stage and are unable to be present at the meeting, we are happy to meet with you by appointment.

If you would like to comment further on the above, or have concerns, or want to send us your ideas which could be incorporated in the project, we would be delighted to hear from you. Written comments can be sent to Roger Sinden at

The Whitchurch Fields

c/o Cavendish Rowe

32 Craven Road

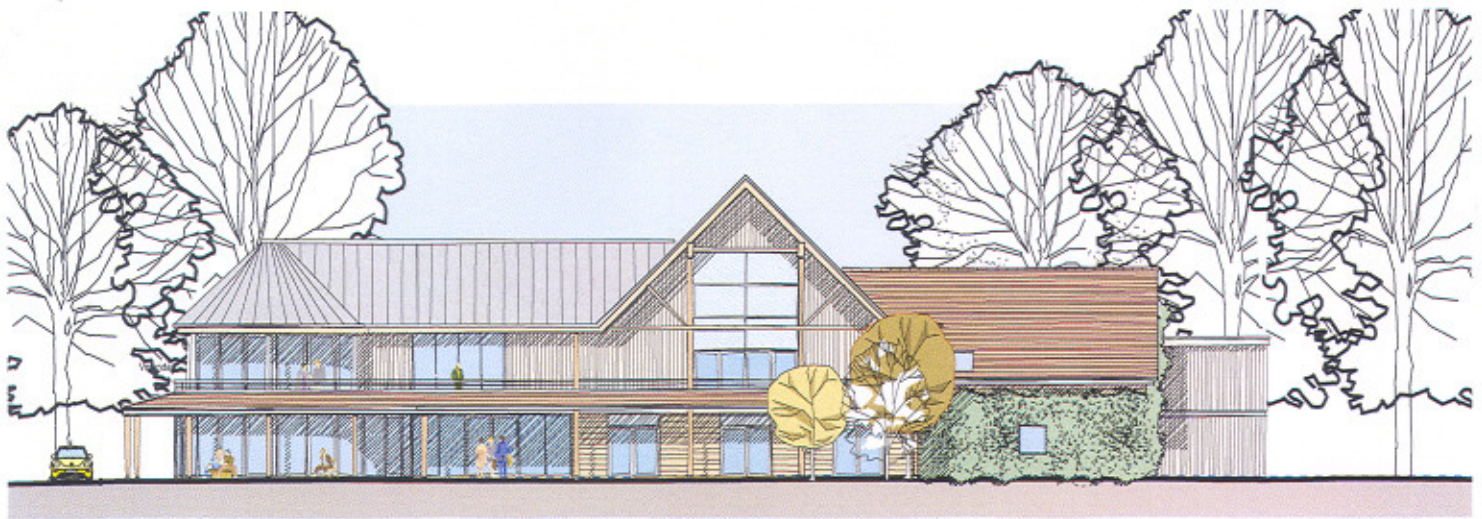
London W2 2QA

Tel: 020 7262 8833

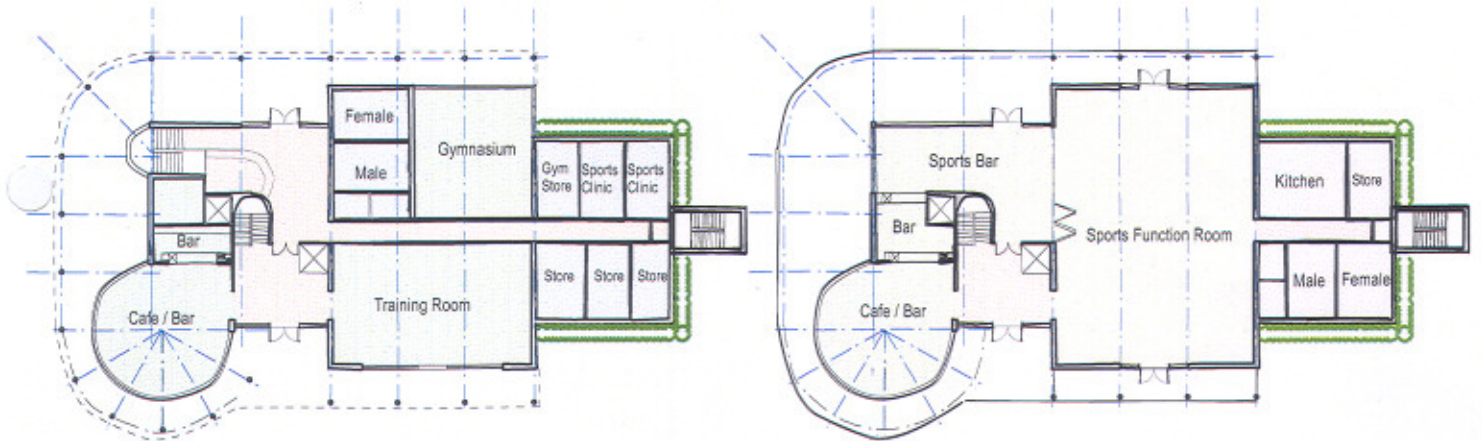
Mob: 07834 029480 (Roger Sinden)

E mail rsinden@hotmail.com

We look forward to hearing from you.

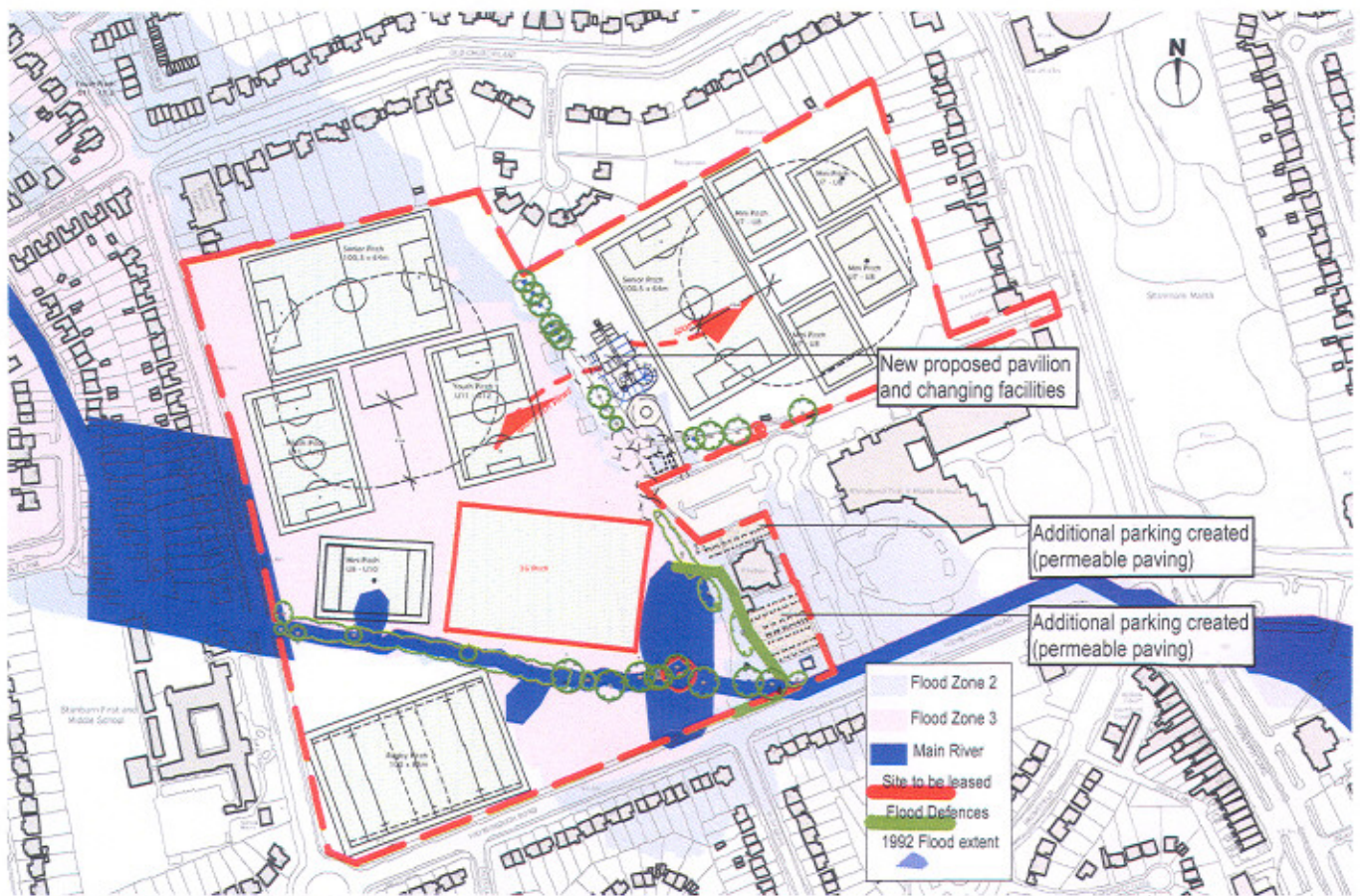


PROPOSED EAST ELEVATION



PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR



PROPOSED SITE PLAN