

# Hilton Parish Council

20th September 2017  
The Pavilion, The Green, Hilton

## **PENQ Applications Requirements – Checklist for Meeting Followed by Written Advice**

1) *Clarification of the purpose of the meeting....*

The pavilion is located within a Conservation Area and within view of several listed properties. For this reason, we would appreciate the opportunity to meet on site with a conservation officer and a case officer, if appropriate. We would expect the meeting to take up to one hour.

Purpose:

- a) to review the refurbishment plans for the existing building
- b) to review the style and scale of the proposed extension
- c) to receive advise on the scheme and highlight and changes
- d) to confirm the scope of documents required for formal application

2) *An appropriately detailed location plan.....* Drawing enclosed.

3) *A description of the proposed development.....* Drawings enclosed

4) *An indicative layout plan showing separate development zones proposed.....* N/A

5) *An assessment of the site's surroundings and commentary on how the proposal has had regard to them.*

The pavilion sits at the edge of The Green, an area of some 27 acres denoted as common land and owned and maintained by Hilton Parish Council.

The Green is a significant and well used village amenity; it is an area accessible to all and is preserved as a green open space. The Green encloses a cricket ground and a football pitch, serving recreational pursuits which have taken place here for generations. The Green provides a venue for many village other events including Feast Week, sports day, and dog shows, as well as for community celebrations and commemorations.

Around The Green there are many buildings of importance, many of which are listed (described below). This is a country village setting and the pavilion occupies a prominent position in this scene. Hilton Parish Council intends to improve the value of the pavilion to the community and, in doing so, proposes to make changes to the exterior so that it will be more in keeping with the site and its surroundings.

- 6) *The appropriate fee.....* In accordance with HDC's document 'Pre-Application Advice Charging Schedule', Parish councils are exempt from charges.
- 7) *A completed Environmental Information Form.....* Enclosed
- 8) *A description of the significance of the heritage assets affected....*

The heritage assets close to, or within sight of the proposed works to the pavilion include the following:

The Common Land, known as Hilton Green, within which the pavilion is located.

The Turf Maze and the Sparrow Monument (Grade II)

Listed buildings on the periphery of Hilton Green. All are Grade II:

- Grange Farmhouse
- Barn to East of Grange Farmhouse
- Grange Farm Cottage
- Aisled Barn to Rear of Grange Farm Cottage
- Village Hall
- The Manor House
- The Limes
- The Rectory

### **Hilton Green**

The Green is an amenity enjoyed by residents and visitors for centuries as a venue for sports, recreation and leisure activities. This historic, landscaped area of 27 acres accommodates a cricket ground and a football pitch. The pavilion is situated on the western boundary of the cricket ground. The ancient and mature trees surrounding the sports ground provide a beautiful setting, much remarked on by residents and by visitors to Hilton.

### **The Turf Maze and the Sparrow Monument**

About 150 metres to the south-west of the pavilion lies the Turf Maze, cut by Captain William Sparrow in 1660, to commemorate the restoration of King Charles II. In the centre of the maze stands a stone pillar into which is carved Sparrow's coat of arms and an inscription in Latin recording the year of his birth and the year he "fashioned these circles". This heritage asset features in travel guides and historical literature on mazes and labyrinths. As a result, there is a regular flow of visitors to this site throughout the year.

### **Listed buildings on the periphery of Hilton Green**

The listed buildings named above, with the exception of the Village Hall, all lie along the southern perimeter of Hilton Green. The pavilion is within clear view of most of these. The Village Hall is situated to the south-west of the pavilion, approximately 50 metres beyond the Turf Maze and Sparrow Monument. The named listed buildings characterise the unique setting of Hilton Green as a defining feature of the village of Hilton.

*Full details of the works proposed.....*

Existing building:

- Add wood cladding to external walls
- Remove the brick piers and replace with metal pillars
- Change boarded openings to double glazed security windows
- Add new side window for PC office
- Repair roof and retile where necessary
- Additional hard landscaping for ramps- disabled access
- Remodel internal layout to provide two changing rooms and PC office
- General electrical upgrade to current standards and improve lighting
- Replace toilet facilities
- Replace kitchen facilities
- Increased Insulation

Proposed Extension:

- Walls to be block and timber clad
- Roof to be slate with roof lights

*An explanation of the rationale for the design.....*

Reflecting its original design as a cricket pavilion, the building has no heating, and the window openings at the front are not glazed, but shuttered. These limitations mean that the pavilion is occupied only fleetingly – for use of changing room or toilet facilities – outside the summer months. Hilton Parish Council is concerned by the low utilisation of the pavilion. Its new design proposal will mean the building can be used comfortably through the winter months and continue to fulfill its original function as a cricket pavilion with changing rooms and storage for kit.

Extra storage to the rear will further improve the utility of the building and provide storage for equipment used for village events.

The rather stark exterior of the existing pavilion will be softened by the use of weather boarding and replacement of the brick pillars with ornamental cast metal.

The effect will be to make the pavilion sympathetic to the surrounding buildings and in keeping with the rural heritage of the village of Hilton. The building will become more Victorian in character, a period when many village pavilions were built.

The new extension to the rear will not be visible from the front and will be shielded by trees to the side and rear.

*An assessment of the impact of the proposals upon the significance of the heritage assets....*

Hilton Cricket Club can be traced back to 1850 and a pavilion has occupied the site since 1906. The first pavilion was a wooden building that remained in use until it was replaced in the late 1980s by the present building. The pavilion is immediately visible to anyone approaching Hilton Green from any direction. It is also observable from almost all of the listed buildings on the southern edge of Hilton Green and from the Turf Maze and Sparrow Monument. This prominence, together with its somewhat isolated location, means that the pavilion is a landmark in this area of Hilton.

Whilst the role of Hilton Green in the community life of the village continues to flourish as a place for residents and their families to spend leisure time or participate in sports or other organised events through the year (such as Hilton Feast Week, companion dog shows and various commemorative occasions), the full use of the pavilion has been restricted to a few weekends each summer. Some facilities are also made available to a local youth football team in the winter months. There is a further limitation in that both entrances to the pavilion are stepped, making unaided wheelchair access impossible. Finally, it is noticeable that nearly thirty years of wear and tear have affected the external façade overlooking Hilton Green and the other heritage assets.

The proposed works will have the effect not only of improving the internal facilities to enable use of the building at all times of the year by the whole community – and not just for organised sport, but the external and structural works are also intended to make the building readily accessible to all and to enhance this landmark's visual aspect.

END