

17th June 2024
FIRST ISSUE



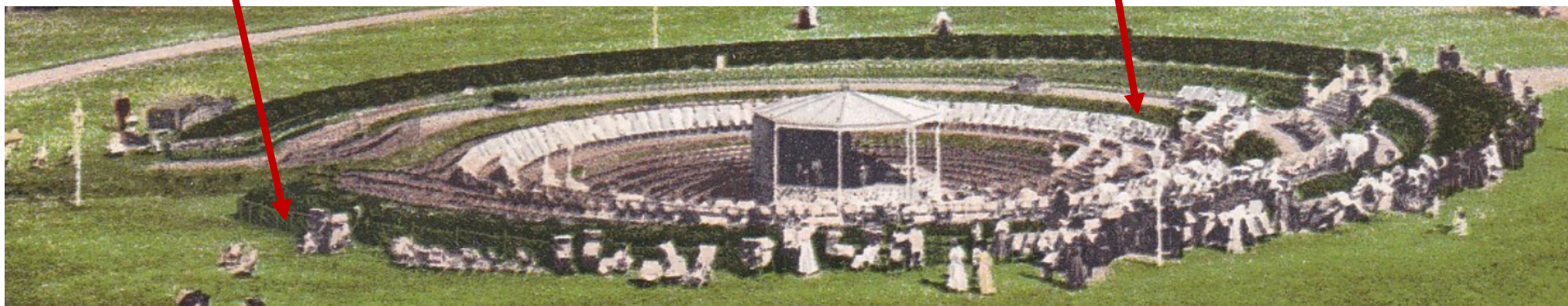
APPENDIX A – SUPPLIMENTARY DESIGN INFORMATION
THE OVAL BANDSTAND & LAWNS, MARGATE, CT9 2HL

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A wicker fence is used to enclose the entire perimeter of the sunken amphitheatre

Original sunken amphitheatre with grassed terraces before hard standing installed



APPENDIX A

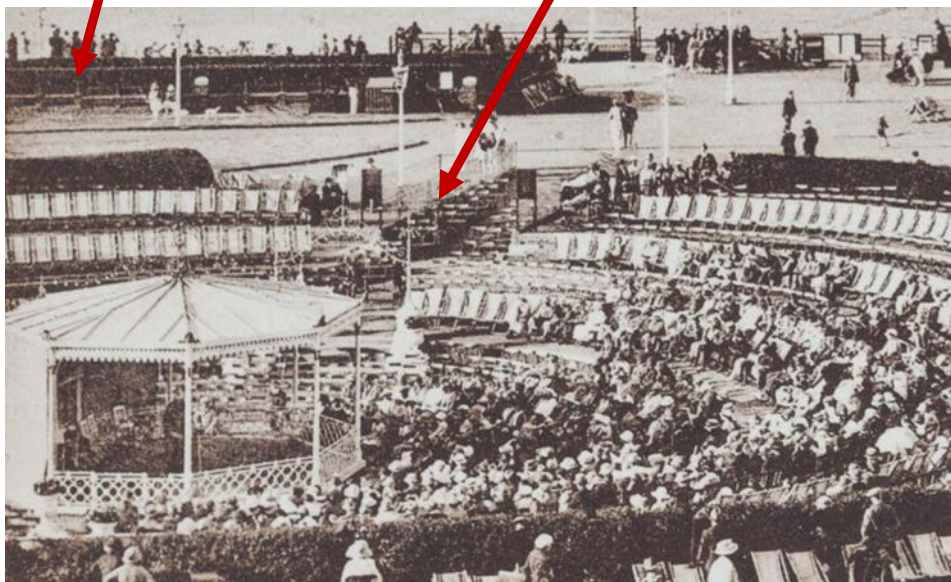
AMPHITHEATRE PHOTOGRAPHIC HISTORY: 1890 - 1920

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Metal railing around the area where we are proposing the wellness garden

This metal fence and gates fully enclosed the sunken amphitheatre



Metal fence at the north gate main entrance ramp, which extended around the entire amphitheatre

The Oval has mostly been paid entry throughout its entire history as it was managed by local hotels



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AMPHITHEATRE PHOTOGRAPHIC HISTORY: 1920 - 1950

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Festoon lighting around the entire perimeter of the amphitheatre

The metal fence and gates fully enclosed the sunken amphitheatre and remained in place for over 80 years

The Oval has mostly been paid entry throughout its entire history



Built in the 1960's this building was used as a storeroom and performers area

There have been semi-permanent structures used as retail units at The Oval throughout its entire history



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AMPHITHEATRE PHOTOGRAPHIC HISTORY: 1950 - 1980

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Metal gates and fence and large timber signage at south entrance

The local authority built a 6ft concrete fence to fully enclose The Oval to secure it when it was not being used for events

Building used as a store and performers area

The local authority built a toilet block in the late 1970's



Large 8ft timber fence

Large metal gates and signage at north entrance ramp

There have been semi-permanent structures used as retail units at The Oval throughout its 130+ year history



The Oval has mostly been paid entry for its events throughout its entire history

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AMPHITHEATRE PHOTOGRAPHIC HISTORY: 1980 - 2000

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Some of the original metal fence and gate remained in place throughout the 1990's

There have been many semi-permanent structures used as retail units at The Oval throughout its history



Most of the concrete fence was removed in the mid 1990's, however two large sections to the northern side of the amphitheatre were retained as essential wind breaks

Large timber fence to act as a windbreak from the fierce north sea weather

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AMPHITHEATRE PHOTOGRAPHIC HISTORY: 1980 - 2000

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A semi-permanent building was installed in the late 1990's to be used as a kiosk serving teas and coffees at events.

This building was used as a storeroom and a performers dressing area, it was demolished not long after these photos were taken.

In 2006 the local authority and the Cliftonville Residents Association demolished the original cast iron heritage bandstand that had been there for nearly 100 years and replaced it with a modern structure with 'Victorian' style embellishments.



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AMPHITHEATRE PHOTOGRAPHIC HISTORY: 2000 - 2024

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By 2021, when GRASS acquired the freehold of The Oval from the local authority, the venue was seldom used, severely neglected, and had been allowed to deteriorate significantly. The bandstand roof posed a safety hazard and needed urgent emergency repairs to ensure safety. Vandalism was rampant throughout the site.

A tiny section of the original metal railing and gate posts remained



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AMPHITHEATRE PHOTOGRAPHIC HISTORY: 2021

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As of summer 2024, in less than three years, GRASS has revitalised The Oval, reversing years of neglect to transform it into a thriving community venue that has hosted over 100 events to date.

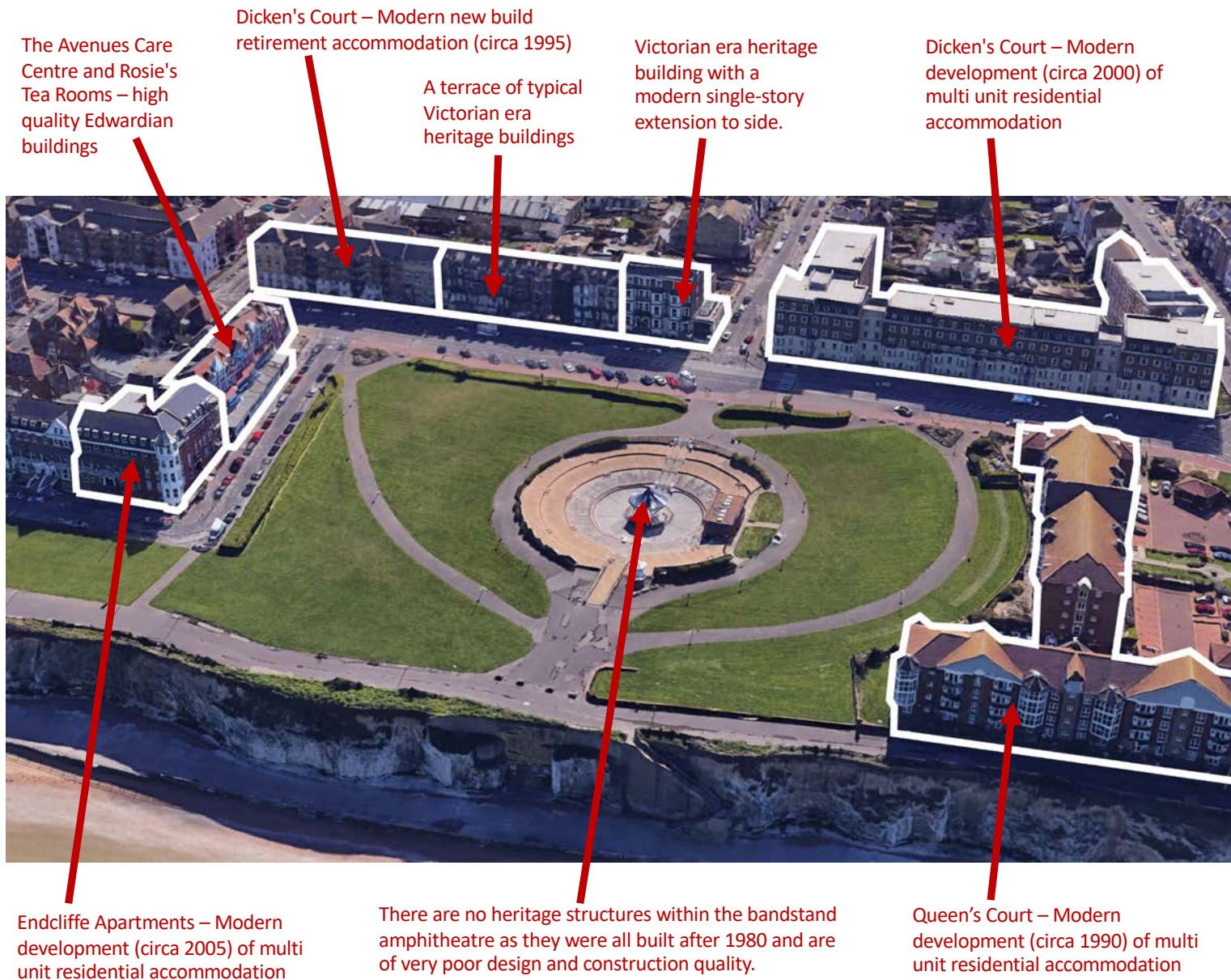
We are currently awaiting approval of our planning application to progress to the next phase, ensuring its long-term financial sustainability and implementing essential improvements to further regenerate this community asset.



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AMPHITHEATRE PHOTOGRAPHIC HISTORY: 2024

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Heritage Surroundings

The Oval is perhaps the most prominent open area in Cliftonville West and was originally a cricket field for a school, established in 1897. However, most of its historical features have disappeared over time, and the current bandstand is a modern replacement for the older ornate structure, which was replaced in 2006. **The historic hotels near The Oval, which were once part of the Butlin's holiday complex, have been demolished and replaced with modern residential buildings.**

To the west of The Oval is Queens Court, which replaced the substantial Queens Highcliffe Hotel. It still maintains the sense of large-scale buildings, which is the predominant architectural style in the conservation area. Just outside The Clifftop Conservation Area, on the south side of Eastern Esplanade, there are large new apartment buildings like Dickens Court and Darwin Court. These have replaced the Grand Hotel and the Albemarle Hotel. On the eastern side of The Oval is First Avenue, featuring the historic Rosie's Tea Rooms, a high-quality Edwardian building which is now a care home, and a relatively recent development of apartments with views of the North Sea.

The cultural use of this area in Cliftonville is longstanding; The Oval and adjoining historic buildings having been built to accommodate many functions of a booming tourism industry and all that entails. Nowadays, despite the decline of the tourist industry, the cultural use has seen a recent resurgence, and The Oval has been regenerated as an entertainment space and sits alongside other venues including the Tom Thumb Theatre, the recently opened Ark Cultural Space, The Waste Land (The Libertine's hotel), the Selina Margate hotel, the Rosslyn Court music venue, and Faith in Strangers.

The proposal at The Oval is an opportunity to enhance the cultural diversity of Cliftonville, attracting a wider audience and providing an improved contemporary entertainment venue to add to the area which has continuously developed over the past 130 years.

OVER 80% OF THE BUILDINGS SURROUNDING THE OVAL WERE CONSTRUCTED AFTER 1990.

THERE ARE NO HERITAGE ASSETS WITHIN THE OVAL'S PREMISES.

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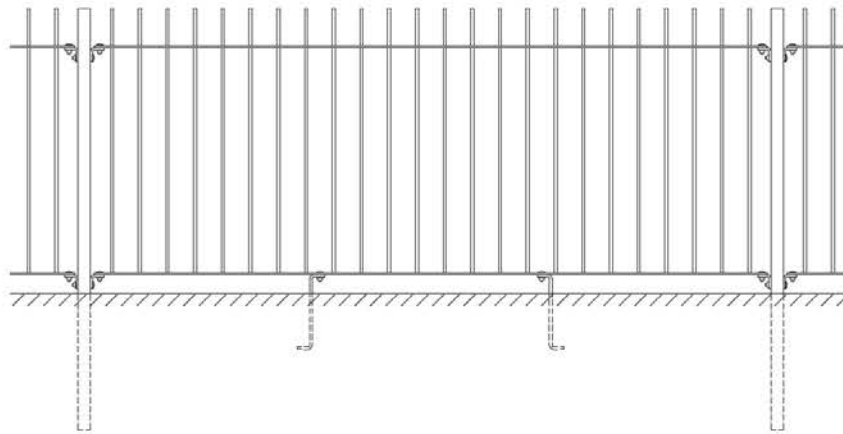
CONSERVATION AREA SURROUNDINGS – BUILDING ANALYSIS

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Vertical Bar

PRODUCT INFORMATION

To meet the conservation officer's requirements for a sympathetic redevelopment in keeping with the conservation area, whilst also meeting Kent Police's requirements to design out crime at The Oval, as well as meeting our obligations for licensing to ensure our patrons safe, we are proposing an 1800mm high spiked top black powder coated metal park railing and gates to replace the temporary Heras fence panels and gates - <https://www.almecfencing.co.uk/products/vertical-bar-railings>



Features:

- ▶ Compliant with BS 1722 Pt. 9
- ▶ Available from stock 1800mm
- ▶ Security fixings
- ▶ Stepping cleats
- ▶ Bespoke options available
- ▶ Hot Dip Galvanised to BS EN ISO 1461
- ▶ Polyester Powder Coating (optional)

Suitable for:

- ▶ Schools, Colleges & Universities
- ▶ Industrial Estates
- ▶ Retail Parks
- ▶ Parks and Open Spaces



Vertical Bar Specification Guidelines (BS 1722 Pt. 9)

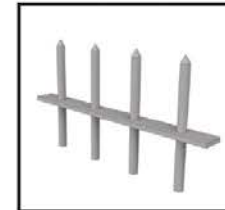
PANELS

Heights	Up to 2400mm (1800mm high held in stock)
Bar Diameter	12, 16, 20 or 22mm according to height
Bar Centres	12 & 16mm @ 112mm ctrs / 20 & 22mm @ 120mm ctrs
Panel Width	2720mm

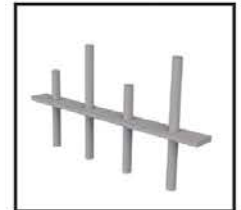
POSTS

Post Size	102 x 44 RSJ (or box section alternative)
Post Centres	2750mm

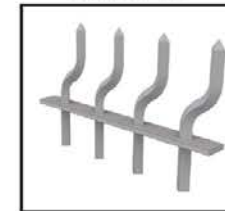
Spike Top



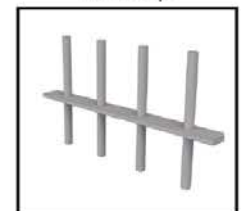
Turret Top



Cranked Top



Blunt Top



APPENDIX A

PROPOSED RAILING & GATES TO REPLACE TEMPORARY HERAS FENCE

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Following feedback from the conservation officer regarding the unsuitability of the shipping containers' industrial appearance for a conservation area, we now plan to clad them in timber to create a softer look. The timber cladding will wrap continuously around each pair of containers, presenting them as single unified structures on either side of the pavilion.

We have chosen larch timbers for the external cladding, leaving 12mm shadow gaps between each piece. The timber's golden-brown hue harmonizes with the natural surroundings of Walpole Bay beach and complements the lush planting envisioned in the amphitheatre. Its vertical installation emphasizes the height of the shipping container retail units, while its durable nature provides resistance to water and fungi, making it particularly suitable for coastal environments.

To further enhance the containers' appearance for residents overlooking The Oval amphitheatre, we propose installing a sedum 'green' roof on each containers. This addition not only improves aesthetics but also significantly boosts the ecological credentials of the development.

While these enhancements will incur substantial additional costs for our redevelopment project, we are committed to responding to the conservation officer's feedback to ensure that the shipping containers blend seamlessly with their surroundings in the Clifftop Conservation Area.



Each pair of shipping containers will be continuously clad with timber to give the appearance of one structure either side of the toilet block.



A sedum green roof will be installed on each shipping container within the amphitheatre

APPENDIX A

RETAIL UNIT SHIPPING CONTAINERS – PROPOSED CLADDING AND SEDUM 'GREEN' ROOF

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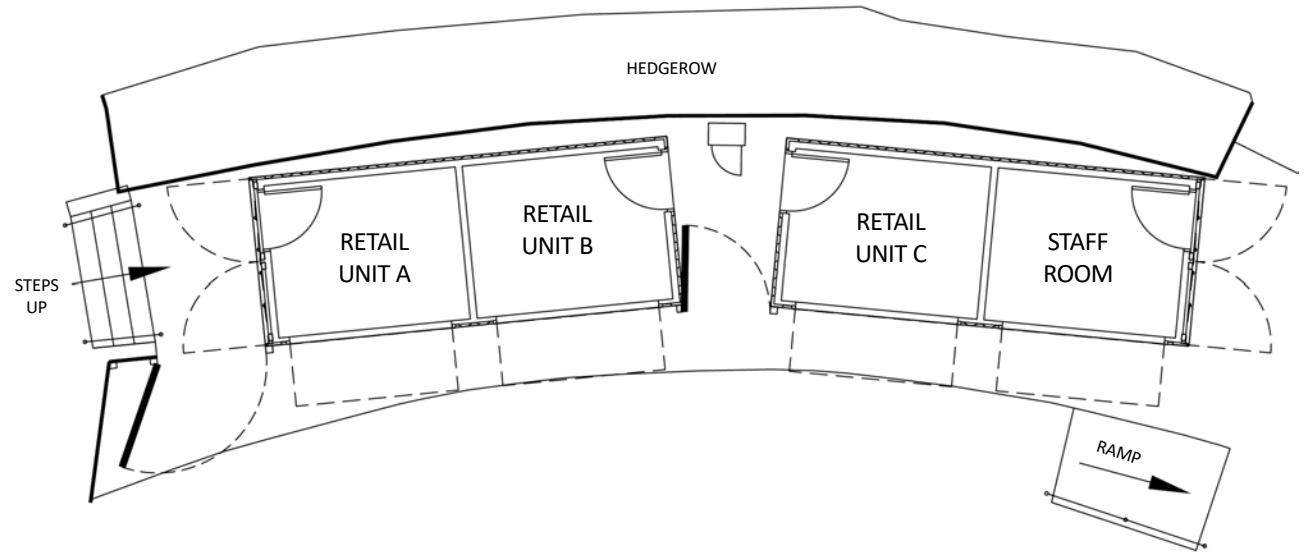
EVENTS STOREROOM (1 x 20ft container)

Storeroom for events equipment including: 20 gazebos, 500 chairs, PA equipment, safety equipment, etc.



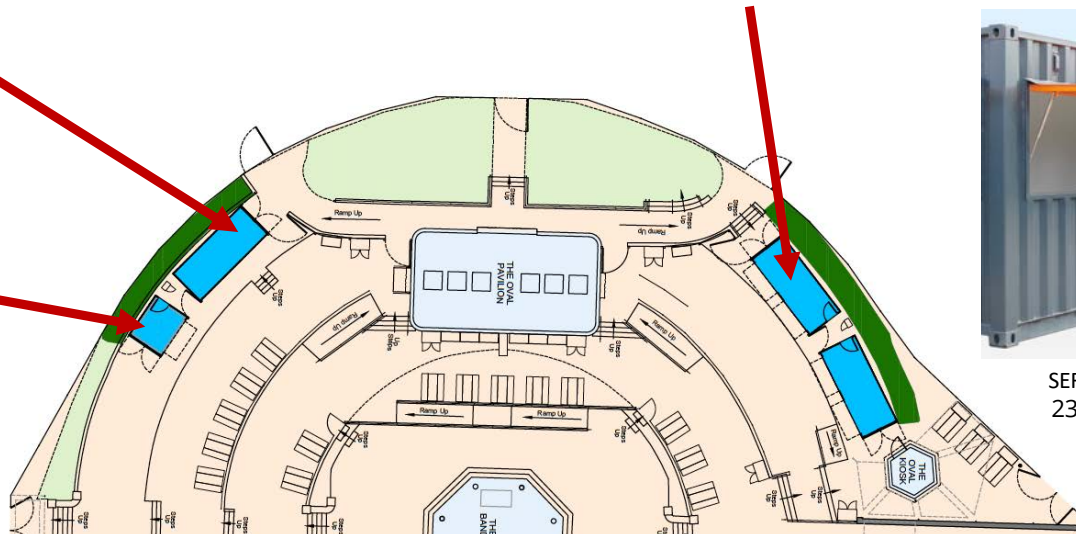
COMMUNITY BOOKSHOP (1 x 10ft container)

Container to be used as a not-for-profit community bookshop managed by volunteers to help fund local initiatives.



RETAIL UNITS FOR LOCAL BUSINESSES & STAFF ROOM (2 x 20ft containers)

In this location we are proposing three new retail units to help grow local businesses that have outgrown trading in gazebos but are not yet ready for a permanent retail unit, we will offer these as either pop-up units on an event-by-event basis or on a rolling contract, depending upon the needs of each business. This income will provide essential revenue to cover maintenance costs at The Oval, without which the venue will not be financially viable and will close. The fourth unit will be a staff room so that we can offer a welfare space for staff and performers.



SERVING HATCH WITH GAS STRUT
2350mm wide x 900mm high

APPENDIX A

RETAIL UNIT SHIPPING CONTAINERS – PROPOSED USE

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Economic Growth and Employment

As outlined in our 'Business Plan 2020-25' (27th March 2020) submitted to TDC during the community asset transfer process, our goal is for The Oval to be fully self-funded, minimising reliance on public grants. Achieving this requires the ability to charge for entry and manage venue access effectively. Our business model includes generating revenue from paid-entry events, typically 20% to 30% of our programming, such as one-day festivals and cinema screenings. These events provide essential funding to support numerous free or subsidised community activities, including Summer Sunday's concerts and the Cliftonville Games community wellbeing day. Revenue from paid events, along with concessions, funds the maintenance of over 4 acres of public parkland and the upkeep of the amphitheatre.

The Oval urgently needs the proposed new facilities, including additional containers and fencing, to ensure effective maintenance and long-term sustainability. Containers will enable us to diversify our business model by allowing other organisations and businesses to operate on-site, generating a steady revenue stream through short-term rentals. This revenue will cover maintenance, staff costs, and support future improvements to the Oval Bandstand, ensuring the site's viability. Hosting various local businesses demonstrates a robust, self-sustaining social enterprise model that aligns with economic diversification and community development principles.

Recent data indicates that UK councils spend approximately £8,000 per acre annually on basic park maintenance. For The Oval Bandstand and its 4.2 acres, this equates to a minimum of £33,600 per annum. The costs to be covered include:

- Grounds Maintenance: Mowing lawns, trimming hedges, maintaining flower beds, and other horticultural tasks.
- Waste Management: Emptying bins, dog waste collection, litter picking, and managing recycling facilities.
- Infrastructure Maintenance: Upkeep of paths and other facilities.
- Security: Patrolling, CCTV monitoring, and other security measures.
- Staffing: Salaries for gardeners and maintenance workers.
- Utilities: Watering plants, lighting, and other utilities.
- Maintenance of the Amphitheatre: Repair of hard standing and other necessary upkeep.

The current operation's long-term sustainability cannot continue without these additional improvements. Investing in these facilities is crucial for maintaining The Oval as a valuable community asset.

APPENDIX A

ECONOMIC IMPACT AND SUSTAINABILITY

Sustainable Community Facilities

Unlike the bi-annual Broadstairs Food Festival and the four annual events hosted by Ellington Park, we hold approximately fifty events each year at The Oval Bandstand & Lawns, occasionally with two or three events a week during the summer season. Our venue is fully licensed for entertainment and alcohol, setting us apart from the temporary events that operate under Temporary Event Notices (TENS). This licensing allows us to provide a diverse range of activities consistently, enhancing the cultural and recreational offerings within our community.

Our location presents unique challenges, especially regarding anti-social behaviour, which requires stringent control measures to ensure the safety and security of our patrons. Unlike Broadstairs seafront or Ellington Park, we need constant vigilance and strict adherence to health and safety guidelines to manage these risks effectively. Event safety is our utmost priority. We implement best practices for crowd control and attendee management, like other permanent venues of our scale. These measures are crucial for maintaining a safe environment and align with the principles outlined in the 'Designing Out Crime' guidelines. Our commitment to these practices is essential due to the permanent nature of our operations, as opposed to the temporary nature of the occasional events at Ellington Park or Broadstairs seafront.

We also pay industry-standard rates to performers at the bandstand to ensure a fair, sustainable, and circular economy of scale within our social enterprise facility. Unlike other community venues and enterprises, we aim to create jobs that provide meaningful life experiences and pay that helps individuals grow. This commitment is central to our financial model. The need for the containers and fencing supports the long-term future of this development, ensuring the continued success and sustainability of The Oval as a vibrant community hub.

Our extensive event schedule and the permanent nature of our venue necessitate a robust infrastructure and comprehensive safety measures to ensure the continued success and safety of our operations. The proposed additional facilities will support these efforts, enhancing our ability to manage and sustain the venue effectively.

IMPORTANT INFORMATION FROM DESIGN AND ACCESS STATEMENT INCLUDED FOR REFERENCE



Venue Safety

These proposals do not encompass high-risk objectives, as outdoor community entertainment venues and parks are generally considered to have lower susceptibility to security threats. However, throughout our operating hours, our diligent staff and volunteers will remain vigilant for any potential concerns.

The presence of natural surveillance in the vicinity is assured due to the residential nature of the area, ensuring that people are present at various times during both day and night.

Security lighting and CCTV, strategically placed around the amphitheatre and near the wellness garden, will enhance visibility and deter minor opportunistic crimes such as vandalism, and more serious crimes such as drug dealing.

Inadequate Enforcement

As a PSPO area one of the problems we face is the lack of enforcement to ensure that when people do break the rules, for example through littering, dog fouling, drug and alcohol use, noise and the undertaking of unlicensed activities, encroachments, trespass, criminal damage or unauthorised access or activities, there is a robust follow up in terms of enforcement action.

Of these, addressing unlawful access, criminal damage to assets and encroachment are of significance for the ongoing management of the asset. Unlawful access to The Oval can be deterred at least to some extent through the installation of signage, bollards, barriers, gates, and locks etc but determined lawbreakers will always find a way of gaining entry.

Amphitheatre Perimeter Fence

The erection of a temporary fence around The Oval amphitheatre is crucial for the effective management and use of this site for events. Our primary concern is to adhere to our licensing obligations and objectives, ensuring the safety and well-being of all attendees. The fence serves as a vital measure to uphold necessary health and safety regulations, creating a controlled point for entry and exit, thus fostering a secure environment for events.



Over the past two years we have encountered numerous incidents of anti-social behaviour at The Oval Bandstand, including daily instances of broken glass in the auditorium. We have also been faced with the unsettling presence of ongoing drug dealing at various times of the day, as well as groups of young individuals engaging in vandalism, such as breaking up the concrete paving and using the pieces as projectiles to cause significant damage to the bandstand. Additionally, we've had to address many separate incidents of graffiti, one of which resulted in significant damage to the paving beneath the bandstand. Moreover, there have been instances of prostitution, along with two fires that occurred under the bandstand, posing a significant safety hazard. Furthermore, multiple cases of drug abuse have been observed on the premises.

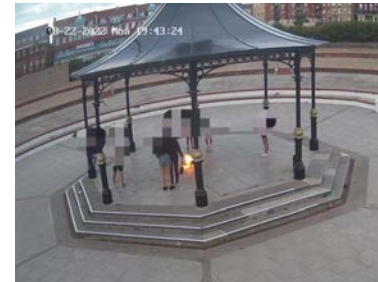
Our proactive response has been to manage these issues to the best of our abilities, often providing guidance to Kent Police and local agencies for additional support when necessary. However, granting permission for the installation of a fence will significantly mitigate these challenges by establishing a clear perimeter, reducing unauthorised access, and enhancing overall security. This measure is essential to ensure that The Oval remains a safe and enjoyable venue for all, in alignment with our licensing obligations, event management objectives, and 5-year business plan submitted as part of our successful bid for the community asset transfer of the site.

Since this application pertains to temporary fencing and gates, our plan is to substitute them with a permanent, architecturally fitting replacement once the temporary planning permission expires in 2026. As soon as funding is secured, we'll submit a new planning application to the authority for their consideration regarding the replacement fence panels and gates.

Safety Bollards

The Oval not only needs to be welcoming, attractive, well maintained and adhere to DDA requirements, it also needs to be kept secure from unauthorised vehicles, to reduce the risk of illegal access and usage, and to protect against damage that such access may create. At the same time as needing to prevent unauthorised access, we need to allow public access, disabled access, push chair and cycle access, vehicle access for our own maintenance teams, as well as access for leaseholders, sports clubs, contractors, and volunteers.

The solution to this has been the introduction of timber bollards at the perimeter of the site on grass verges, fixed bollards on pathway entrances, and padlocked removeable bollards at vehicle entrances. Paramount to the success of this physical intervention is the day to day use by operational staff and stakeholders, in ensuring that the removable bollards are kept locked and in place when staff are away from site and not left open and vulnerable to incursion.

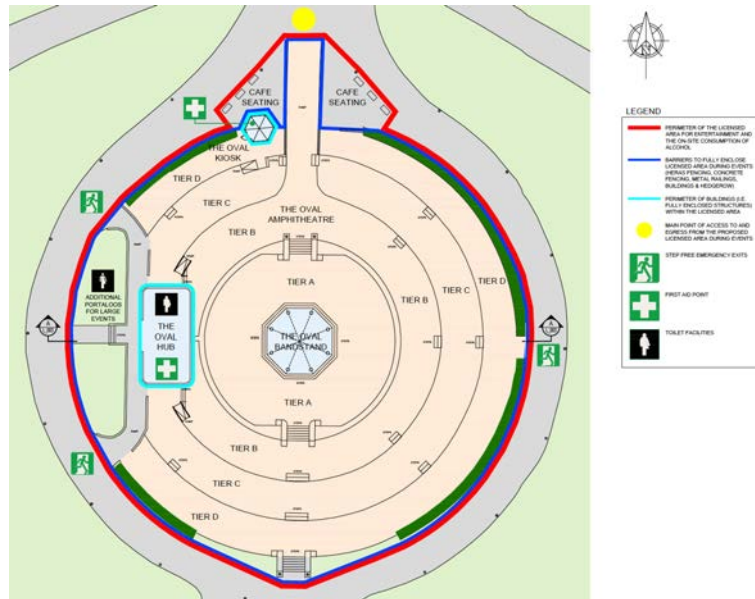


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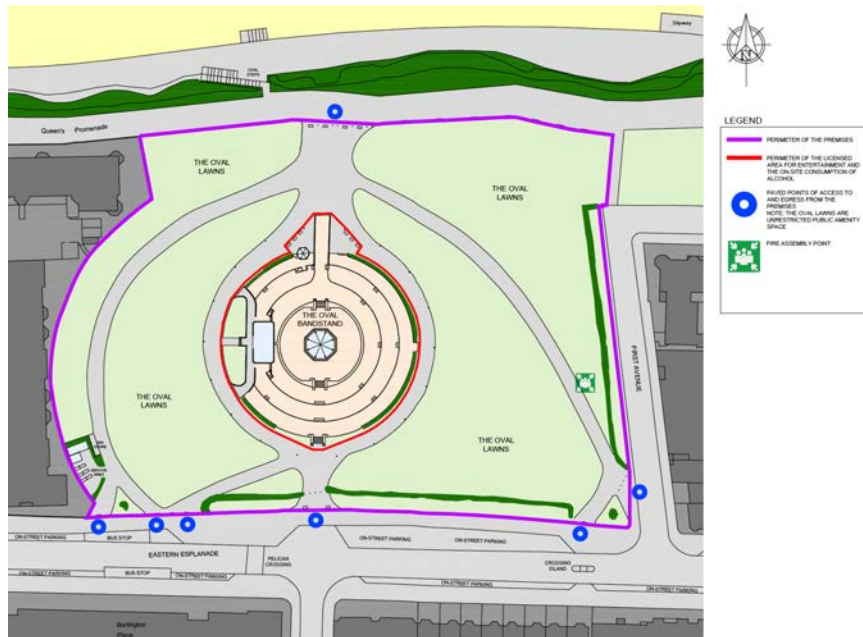
CRIME PREVENTION & SAFETY

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IMPORTANT INFORMATION FROM DESIGN AND ACCESS STATEMENT INCLUDED FOR REFERENCE



The amphitheatres licensed area



The licensed area within the premises

APPENDIX A LICENSING

Licensing

Since obtaining our alcohol license and a license for regulated entertainment in 2022, GRASS Cliftonville CIC has consistently demonstrated a commitment to maintaining a safe and secure venue in full accordance with the principles of the Licensing Act 2003. We have worked collaboratively with TDC's licensing officers to ensure the positive and responsible execution of our licenses.

Our ongoing dedication to adhering to the four key principles of the Licensing Act, which include the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm, has been central to our operations.

Through robust management, staff training, and active engagement with our community, we have consistently provided a safe and welcoming environment for patrons while actively minimising any adverse impact on the local area. This positive track record and commitment to upholding the highest standards in accordance with the Licensing Act 2003 reinforce our suitability for continued licensing and underscore our contribution to a thriving, safe, and vibrant community.

The installation of a fence around the Oval is crucial for the effective management and use of this site for events, aligning with the licensing objectives outlined in the Licensing Act 2003:

1. **The Prevention of Crime and Disorder:** The fence acts as a vital preventive measure to deter anti-social behaviour, vandalism, and illicit activities such as drug dealing, which have been ongoing concerns at The Oval. By establishing a controlled point for entry and exit, we reduce opportunities for crime and disorder, creating a safer environment for all event attendees.
2. **Public Safety:** Ensuring public safety is paramount, and the fence plays a pivotal role in achieving this objective. It mitigates risks associated with broken glass, vandalism, and drug abuse on the premises. Additionally, it minimises the potential dangers of unauthorised fires under the bandstand. By creating a secure, controlled space, we significantly enhance the safety of The Oval as a venue for events.
3. **The Prevention of Public Nuisance:** The ongoing issues of graffiti, prostitution, and anti-social behaviour have caused public nuisance and disruption to the local community. The fence serves as a solution to reduce these nuisances by controlling access and deterring unauthorised activities. It promotes a more peaceful and pleasant environment for residents and event attendees alike.
4. **The Protection of Children from Harm:** The presence of drug dealing, drug abuse, and other anti-social activities poses a significant risk to the protection of children from harm. By erecting a fence and controlling access to The Oval, we take a proactive step in creating a safer space for children who may attend events at this venue. It ensures that children are shielded from exposure to potentially harmful situations.

By addressing these licensing objectives through the installation of a fence, we aim to create a secure and enjoyable environment for events at The Oval, reinforcing our commitment to safety, order, and the well-being of all attendees and the wider community.

IMPORTANT INFORMATION FROM DESIGN AND ACCESS STATEMENT INCLUDED FOR REFERENCE



Queer Country



Cliftonville Outdoor Cinema



Wrestling



Margate Pride



Margate – Margate Mermaid Festival



Cliftonville Christmas Festival



Margate Pride



Cliftonville Outdoor Theatre

In conclusion, the proposed project for The Oval Bandstand & Lawns is a testament to GRASS Cliftonville's commitment to creating a space that not only enhances the physical environment but also enriches the social fabric of our community. The positive outcomes of this project are many and varied, underscoring the need for planning approval. The inclusion of a gym and wellness garden will undoubtedly have a significant positive impact on the health and well-being of local people. Already, The Oval has had a positive impact by providing jobs for young people within our community over the past two years. This is not merely about transforming a physical space; it's about investing in Margate's future, providing training to the youth in our community. With the acceptance of this planning application, we are poised to grow as an organisation and expand our positive influence.

The provision of outdoor covered spaces and a safe, secure bandstand will enable us to take our efforts to new heights. It will enhance our ability to serve our community, provide more job opportunities, and foster a dynamic hub for creativity, engagement, and growth. Additionally, the positive transformation of the site will contribute to a reduction in antisocial behaviour, as we have seen from our previous efforts. The creation of a safe, welcoming, and engaging space has consistently proven to deter unwanted activities, ensuring a peaceful and harmonious atmosphere for all. Moreover, the improved pavilion will provide much needed indoor space, further expanding the range of activities and events we can host. This versatility will be invaluable, especially during adverse weather conditions, allowing us to continue providing an inclusive and thriving hub for the community.

In summary, we urge the planning authority to grant their approval to this project, thereby recognising the holistic positive impact it will have on Cliftonville. We anticipate a transformed space that promotes physical and mental well-being, fosters social cohesion, reduces antisocial behaviour, and enhances the overall quality of life for our community.

Project Outcomes

- The Oval's iconic bandstand & lawns will serve as a central attraction for both locals and visitors along the coast. Community-based activities, event management, and garden maintenance programmes will foster skill development and education opportunities for residents in the surrounding area. The Oval will be able to cultivate a welcoming environment, encouraging social interaction and creating stronger community bonds, enhancing resilience and cohesion.
- Installation of a temporary fence around the amphitheatre enables financial sustainability for ticketed events, ensuring visitor safety, protecting assets from vandalism, and fulfilling licensing obligations as mandated by TDC and Kent police.
- Provision of additional covered retail spaces will enable local businesses to participate and support The Oval's events, ensuring the venue's long-term financial stability.
- Upgrading the pavilion to include an events bar and an indoor café, facilitating year-round staff presence, ensuring visitor safety, and preventing crime and antisocial behaviour on-site.
- Implementation of DDA compliant ramps throughout the amphitheatre will ensure universal, step-free access, including a ramp from the café terrace to the bandstand for performers and visitors.
- Integration of covered outdoor seating areas in the amphitheatre aims to reduce event cancellations due to inclement weather, ensuring smoother event operations and financial resilience.
- Introduction of a new wellness garden will enhance local biodiversity and an outdoor gym will promote physical fitness, mental well-being, and social interaction.
- We will be able to elevate The Oval's greenspaces to achieve a prestigious Green Flag status through robust improvements and effective management.
- The improved facilities will strengthen our position, facilitating our longer-term plans to raise funds and extend the pavilion to include a vital community room, enhance the toilet facilities, repair the amphitheatre hardstanding, build steps to the bandstand basement, replace the temporary fence, and install more outdoor covered areas.