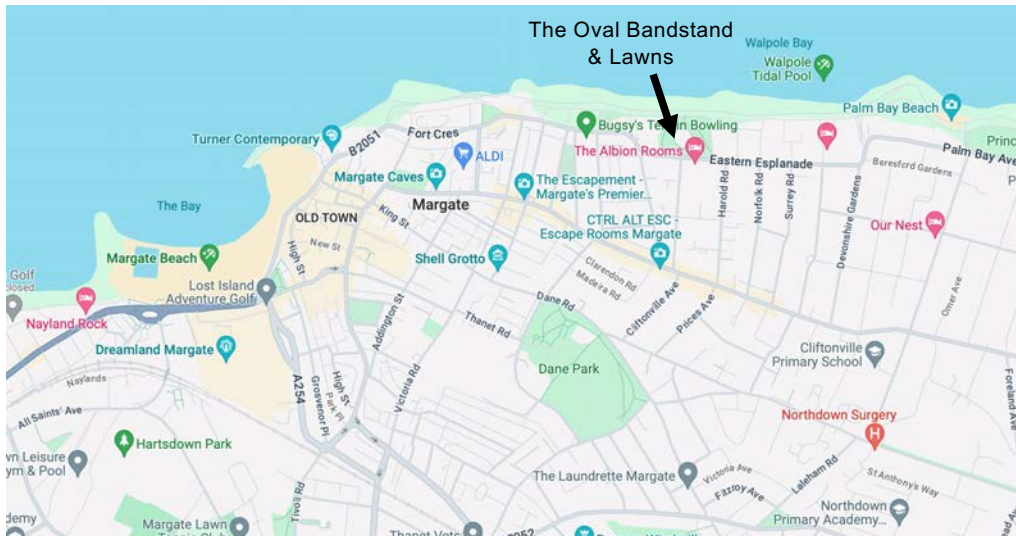


DESIGN AND ACCESS STATEMENT

THE OVAL BANDSTAND & LAWNS, MARGATE, CT9 2HL

THE OVAL

BANDSTAND & LAWNS

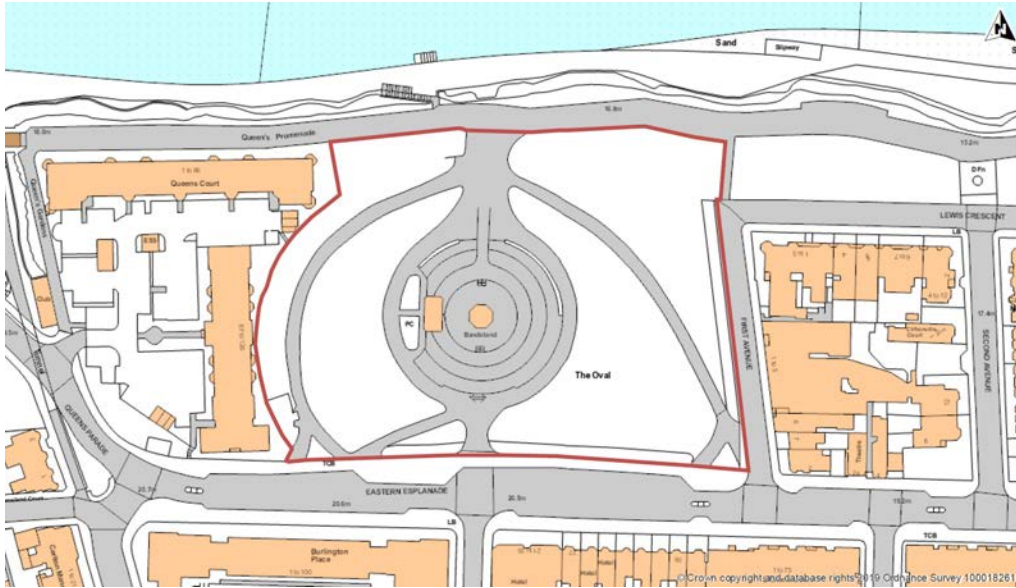


A map of Margate with Cliftonville to the east



Aerial view of Cliftonville West

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A location plan showing the boundary of The Oval Bandstand & lawns



The Oval's cliff-top location viewed from above

Proposal

The Oval Bandstand & Lawns will be an inspirational example of a coastal eco-park, combining nature and wildlife with artworks, visitor information, social and activity spaces, and a beautiful year-round environment for local people and visitors, using native wildflowers and plants throughout in exciting ways. The project is transforming this once neglected site into a thriving hub at the heart of the Cliftonville community.

Featuring a revitalised pavilion with an indoor café and an events bar, a refreshments kiosk, toilet facilities, various food concessions, covered outdoor seating areas, colourful wildflower meadows, well-kept lawns, flowerbeds, mini forests, multi-species hedgerows, a garden maintenance area, a wellness garden, and paths lined with wildlife-friendly plants, The Oval Bandstand & Lawns will be a vibrant space bringing social and economic benefits to the area.

Through the development of a strong and creative design, the use of modern materials, and the inclusion of plenty of spaces for people to use, The Oval will show a new way forward in bringing people and nature together in Thanet.

However, it's not all about nature and wildlife as The Oval will do so many other things. It will be a beautiful and relaxing space in the coastal urban environment, with all the health and well-being benefits that this brings to local people. At the bandstand there will be a wealth of entertainment throughout the year, and the lawns will continue to be a valuable public amenity space.

In addition, The Oval Bandstand & Lawns will be a valuable training and learning resource with a strong legacy, enabling people from many backgrounds to interact with their environment and develop new skills.



A full house with Margate Pride 2023 at The Oval

About GRASS

The Gordon Road Area Street Scheme (GRASS) began as a constituted not-for-profit community group based in Cliftonville, aiming to foster positive change for the community's collective benefit. Over our 20-year journey, we've dedicated ourselves to enhancing life in Cliftonville and its vicinity, continually expanding our event offerings to uplift the area's quality of living. In September 2021, GRASS evolved into a Community Interest Company (CIC), marking our transition into a not-for-profit social enterprise headquartered at The Oval Bandstand & Lawns.

Our ongoing roster of community events includes Cliftonville Games, Cliftonville Outdoor Cinema, Oval Summer Sundays, Cliftonville Night Market, Beats and Treats, Cliftonville Christmas Festival, and the GRASS Children's Christmas party.

We strongly believe that by crafting versatile, community-friendly, and inclusive facilities at The Oval Bandstand & Lawns, GRASS can maximise its potential. This approach will not only cater to locals but also attract more visitors to the area, enriching our community spirit and engagement.

Our Operations at The Oval

In addition to hosting an array of community events, GRASS Cliftonville CIC manages crucial food and beverage outlets at The Oval Bandstand & Lawns. These concessions, namely The Oval Kiosk and The Oval Bar, play a pivotal role in our strategy to achieve financial independence for the venue.

Furthermore, the venue is available for hire, and we aim to expand this aspect of our organisation now that we've established essential infrastructure and enhanced the amenities. Beyond commercial site hire for photo shoots, weddings, and celebrations, we offer substantially reduced rates (alongside guidance) for local not-for-profit organisations and community groups as this allows them to organise their own events at the venue.

Project Vision Statement

GRASS Cliftonville CIC aims to revitalise The Oval Bandstand & Lawns, tailoring its facilities to offer expanded services for both locals and visitors. The vision is to establish an indoor café space that not only provides employment and training opportunities but also offers public convenience for tourists and residents alike, fostering social activities year-round rather than just during the summer months.

Our primary goals encompass:

- Creating avenues for growth and entrepreneurship
- Generating local employment and training prospects
- Reducing our local and carbon footprint
- Reviving a sense of community identity and unity
- Encouraging healthy, active lifestyles, and environmental consciousness
- Establishing an indoor facility available 365 days a year
- Ensuring the safety and modern functionality of the outdoor amphitheatre as an events venue

GRASS Cliftonville CIC intends to expand its roster of events, extending beyond the summer season. Key to the financial sustainability of The Oval's revitalisation is diversifying our offering. We anticipate a consistent growth in our events program year after year, aiming to foster more events in collaboration with community partners and service providers.

About The Oval

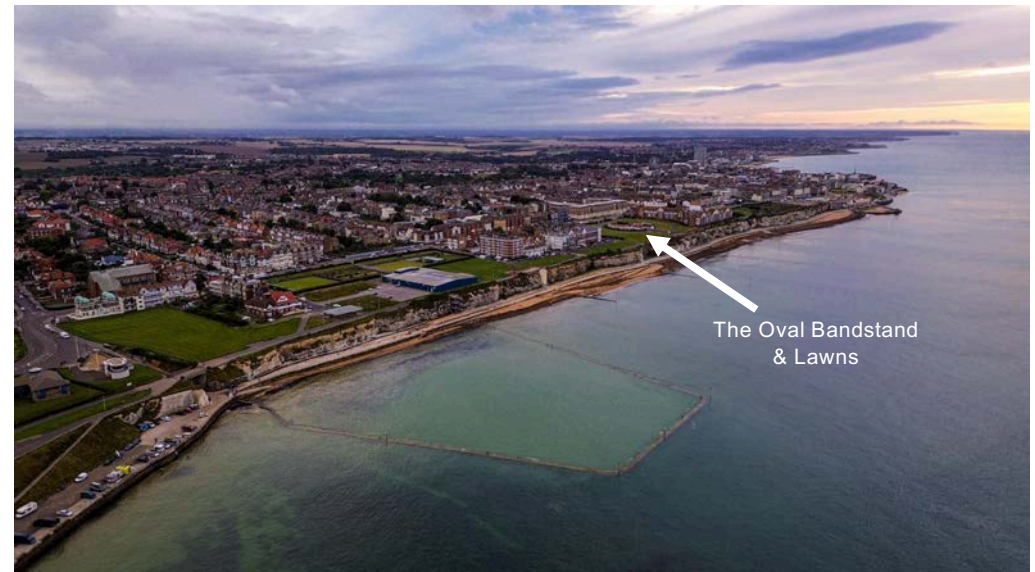
The Oval Bandstand & Lawns is an outdoor entertainment venue that has been a central part of Margate's cultural life for more than a hundred years. It has a large sunken amphitheatre where people can enjoy shows, along with toilet facilities, a small kiosk, and a historic bandstand. All of this is surrounded by more than three acres of well-kept lawns and gardens that are open to the public all year round.

In line with the aims of the [Margate Town Investment Plan](#) (December 2020), this development would expand and diversify the leisure options available in Margate. It would also provide an opportunity for new businesses in the area to thrive, making Cliftonville a more popular entertainment spot. The location is conveniently close to the commercial and retail areas that form the Northdown Road, connecting to the well-liked Viking Coastal Trail, Walpole Bay beaches, and bustling shops and galleries in Margate Old Town.

However, the current facilities at The Oval need an upgrade, and the lack of provision to eat and drink limits its potential as a community entertainment spot. By adding more pop-up retail units and facilities, a wider range of community events can be hosted to attract a larger and more diverse audience.

The regeneration of The Oval has been ongoing since July 2021, and this planning application aims to reconcile any required permissions for the minor works that have already been undertaken and ensure new project work can commence as scheduled in early 2024.

This opportunity to create a high-quality community events venue on this site supports the revitalisation of Cliftonville as a cultural and commercial area in Margate, helping the growth of new businesses in the area.



The Cliftonville coastline as seen from the air, with the Walpole Tidal Pool in the foreground

Research

To support this application the following documents formed part of our research:

- [Margate Town Investment Plan \(December 2020\)](#)
- [Cliftonville Development Plan \(February 2010\)](#)
- [Thanet Local Plan \(July 2020\)](#)
- [Thanet Landscape Character Assessment \(August 2017\)](#)
- [Clifftop Conservation Area – Character Appraisal and Management Plan \(October 2016\)](#)

Outdoor Gym and Wellness Garden Survey

The survey conducted for the proposed Wellness Garden and outdoor gym has yielded compelling statistics that underscore the significance of obtaining planning permission for these facilities. With 378 surveys completed for the outdoor gym, the sample size was substantial, ensuring a 5% margin of error and a confidence level of 95%, which aligns with the community results and the survey's representative of the population. Impressively, 96% of respondents expressed their agreement and support for the creation of a new outdoor gym in Cliftonville at The Oval Bandstand & Lawns. Their comments further reinforced the positive sentiment, with remarks such as, "I think this would be brilliant for the area," "A lovely idea, would be a fantastic addition to the area and a valuable community asset," and "I think the whole community will benefit from an outdoor gym in Cliftonville." These outputs vividly illustrate the community's strong desire for these facilities, highlighting their potential to enhance the well-being and quality of life for residents. Obtaining planning permission is a crucial step in bringing this vision to life.

The Oval Pavilion Survey

The surveys completed for The Oval Pavilion saw substantial community participation, with 260 respondents taking part. This sample size was determined based on the local population, and a margin for error of 6% was factored in. The results offer a clear and compelling insight into the community's stance. An overwhelming majority of 98% expressed their support for the establishment of a community hub at The Oval site, highlighting the pressing need as voiced by the community. These surveys, which incorporated both quantitative and qualitative data, paint an optimistic picture for The Oval Pavilion. They underscore the strong community desire for new and refurbished facilities, emphasising the potential impact and importance of this project for residents. The surveys were conducted both online and in person, ensuring accessibility and inclusivity to cater to the diverse needs of the community. The resounding endorsement for a community hub underscores the significance of The Oval Pavilion as a crucial community asset, with the potential to enhance the lives of the residents it serves.



Cliftonville Conservation Areas

- A – Clifftop
- B – Ethelbert / Athelstan
- C – Dalby Square
- D – Edgar / Sweyn
- E – Norfolk / Warwick / Surrey
- F – Northdown Road
- G – Clifton Place / Grotto Gardens

Online Engagement

GRASS Cliftonville hosted two successful online engagement meetings to discuss our renovation plans for The Oval in Cliftonville. The turnout was impressive, with participation from councillors, local musicians, health and wellbeing professionals, creatives, and engaged residents. During these sessions, we were delighted to witness the genuine enthusiasm for our renovation proposals and the collective desire to shape the future of The Oval Bandstand & Lawns. The positive and constructive feedback from these meetings has provided valuable insights into the community's vision for this wonderful asset. The topics covered in the discussions were diverse, including renovation plans, the creation of an inclusive community space, and fundraising initiatives. To capture the opinions and suggestions of all interested parties, we distributed a post-meeting questionnaire to ensure that even those who couldn't attend the sessions could contribute to this exciting project. We are grateful for the ongoing support and collaboration that will undoubtedly shape The Oval's vibrant future.

Turner Contemporary Engagement Day

Participating in the community engagement event at Turner Contemporary was an invaluable opportunity for GRASS Cliftonville CIC, despite no longer being part of the Margate Town Deal. It provided a unique platform to discuss our proposals and gain profound insights into the vision and future of the outlined plans. Over 250 individuals, who booked to visit the pop-up exhibition, allowed us to connect with the local community and articulate our plans effectively. We emphasised our commitment to making the site operational year-round, taking inspiration from the success achieved at Ellington Park. Our approach revolves around repurposing the existing infrastructure, paying homage to the site's heritage, and transforming it into a safe, accessible, and vibrant community space. This engagement has not only enriched our understanding of the community's needs but has also solidified our dedication to creating a space that fosters connection, inclusivity, and respect for the area's history. We are grateful for the collaborative spirit that drives us to shape the future of this remarkable community asset.



GRASS Cliftonville's from beach to high street proposals for the Margate Town Deal

REGIONAL PLANNING POLICY

Kent County Council (KCC) have developed overarching strategy and policy documents to support the regeneration of local authorities. The documents relevant to the redevelopment of The Oval Bandstand site have been outlined below:

- **Kent Design Guide** - this aims to create a showcase of great buildings, memorable and attractive new places that reinforce Kent's distinctive character. It has been produced as a Supplementary Planning Document (SPD) that authorities in Kent should adopt to assist in the determining of planning applications. The guide helps building designers, engineers, planners, and developers achieve high standards of design and build.
- **Kent Environment Strategy** - the 2016 strategy has 3 themes; building the foundations for delivery; making best use of existing resources, avoiding, or minimising negative impacts; working towards a sustainable future.
- **Net Zero Action Plan** - KCC are committed to reducing greenhouse gas emissions from their own estate, operations and wholly owned traded services to net zero by 2030.

The Kent Environment Indicators report, used to measure the success of the Kent Environment Strategy, noted that in 2020 '82% of residents claimed to use the natural environment more than once a month, up from 80% in 2018'. This reinforces the necessity to provide public resources to support the growth of interest in the natural environment.

LOCAL PLANNING POLICY

Local planning policy in Margate is enshrined within the Thanet Local Plan. The Local Plan comprises of the following relevant policy to the redevelopment of The Oval bandstand:

Environment Strategy

Policy SP27 - Green Infrastructure

Development should make a positive contribution to Thanet's Green Infrastructure network wherever possible and appropriate, by the incorporation, provision or fulfilment of those matters and objectives set out in paragraph 4.39 of the Local Plan.

Policy SP30 - Biodiversity and Geodiversity Assets

Development proposals will, where appropriate, be required to make a positive contribution to the conservation, enhancement and management of biodiversity and geodiversity assets resulting in a net gain for biodiversity assets through the following measures:

- the restoration / enhancement of existing habitats,
- the creation of wildlife habitats where appropriate, by including opportunities for increasing biodiversity in the design of new development
- the creation of linkages between sites to create local and regional ecological networks,
- the enhancement of significant features of nature conservation value on development sites,
- protect and enhance valued soils,
- mitigating against the loss of farmland bird habitats.

Policy SP36 - Conservation and Enhancement of Thanet's Historic Environment

The Council will support, value, and have regard to the historic or archaeological significance of Heritage Assets by:

- protecting the historic environment from inappropriate development;
- encouraging new uses where they bring listed buildings back into use, encouraging their survival and maintenance without compromising the conservation of the building or its historical or archaeological significance;
- requiring the provision of information describing the significance of any heritage asset affected and the impact of the proposed development on this significance;
- facilitating the review of Conservation Areas and the opportunities for new designations;
- recognising other local assets through Local Lists;
- offering help, advice and information about the historic environment by providing guidance to stakeholders, producing new guidance leaflets, reviewing existing guidance leaflets and promoting events which make the historic environment accessible to all;
- issuing Article 4 Directions which will be introduced and reviewed as appropriate;
- supporting development that is of high-quality design and supports sustainable development. All reviews and designations will be carried out in consultation with the public in order to bring a shared understanding of the reasons for the designation and the importance of the heritage asset

Policy SP37 - Climate Change

New development must take account of the need to respond to climate change:

- by minimising vulnerability and providing resilience to the impacts of climate change through the use of up-to-date technologies, efficient design and appropriate siting and positioning of buildings;
- mitigating against climate change by reducing emissions and energy demands through the use of up-to-date technologies;
- realise and make best use of available opportunities to reduce the impact of climate change on biodiversity and the natural environment by providing space for habitats and species to move through the landscape and for the operation of natural processes, particularly at the coast.

Quality Development

Policy QD01 - Sustainable Design

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate. All developments will be required to:

- Achieve a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes (subject to HE05 where applicable). Where viability is an issue, it will be incumbent on an applicant to demonstrate to the satisfaction of the Council why this standard cannot be achieved.
- Make the best use of solar energy passive heating and cooling, natural light, natural ventilation and landscaping.
- Provide safe and attractive cycling and walking opportunities to reduce the need to travel by car. All new buildings and conversions of existing buildings must be designed to use resources sustainably. This includes, but is not limited to: Thanet Local Plan Adopted July 2020.
- Re-using existing buildings and vacant floors wherever possible;
- Designing buildings flexibly from the outset to allow a wide variety of possible uses;
- Using sustainable materials wherever possible and making the most sustainable use of other materials;
- Minimising waste and promoting recycling, during both construction and occupation.

Policy QD02 - General Design Principles

The primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects.

Development must:

- Relate to the surrounding development, form and layout and strengthen links to the adjacent areas.
- Be well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality. The development itself must be compatible with neighbouring buildings and spaces and be inclusive in its design for all users.
- Incorporate a high degree of permeability for pedestrians and cyclists, provide safe and satisfactory access for pedestrians, public transport, and other vehicles, ensuring provision for disabled access.
- Improve people's quality of life by creating safe and accessible environments and promoting public safety and security by designing out crime.

External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. Development will be supported where it is demonstrated that:

- Existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area should be retained, enhanced, and protected where appropriate.
- An integrated approach is taken to surface water management as part of the overall design.
- A coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage, and public art to meet the needs of all users.
- Trees and other planting are incorporated appropriate to both the scale of buildings and the space available, to provide opportunities for increasing biodiversity interest and improving connectivity between nature conservation sites where appropriate.

Heritage

Policy HE02 - Development in Conservation Areas

Within conservation areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant policies of this Plan, will be permitted, provided that:

Proposals for New Buildings

- They respond sympathetically to the historic settlement pattern, plot sizes and plot widths, open spaces, streetscape, trees and landscape features;
- they respond sympathetically to their setting, context and the wider townscape, including views into and out of conservation areas;
- the proportions of features and design details should relate well to each other and to adjoining buildings;
- walls, gates and fences are, as far as possible, of a kind traditionally used in the locality;
- conserve or enhance the significance of all heritage assets, their setting and the wider townscape, including views into and out of conservation areas;
- demonstrate a clear understanding of the significance of heritage assets and of their wider context.

Proposals for Extensions

- The character, scale and plan form of the original building are respected, and the extension is subordinate to it and does not dominate principal elevations,
- Appropriate materials and detailing are proposed, and the extension would not result in the loss of features that contribute to the character or appearance of the conservation area.

New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.

Policy HE03 - Heritage Assets

The Council supports the retention of local heritage assets, including buildings, structures, features, and gardens of local interest. Local heritage assets will be identified in a local list as part of the Heritage Strategy.

Proposals that affect both designated and non-designated heritage assets, will be assessed by reference to the scale of harm, both direct and indirect, or loss to, the significance of the heritage asset in accordance with the criteria in the National Planning Policy Framework.

Policy HE04 - Historic Parks and Gardens

Proposals that affect historic parks and gardens will be assessed by reference to the scale of harm, both direct and indirect, or loss to and the significance of the park or garden.

Climate Change

Policy CC03 - Coastal Development

Proposals for new development within 40 metres of the coastline or cliff top must demonstrate to the satisfaction of the Council that it will not:

- expose people and property to the risks of coastal erosion and flooding for the life of the development; or
- accelerate coastal erosion due to increased surface water run off; and
- impact on natural habitats through the process of coastal squeeze or otherwise restrict the capacity of the coastline to adjust to sea-level rise and climate change.

Communities

Policy CM01 - Provision of New Community Facilities

Proposals for new, or extensions of, or improvements to existing community facilities will be permitted provided they:

- are of a scale to meet the needs of the local community and in keeping with the character of the area;
- are provided with adequate parking and operational space;
- are accessible by walking or cycling to the local community;
- are located within or adjacent to the community or settlement they serve;
- would not significantly impact upon the amenity of neighbouring residents;
- either provide or have the ability in the future, to make provision for broadband to facilitate the creation of a community hub network and provide flexible business space.



1885-1900
This map illustrates the former school cricket field that was present on The Oval Bandstand and Lawns site in the 19th century.



1900s
In this map, the site is labelled as an 'Esplanade'. To the east of the site, the First to Fifth Avenues have been formed and the road to the south of the site has been extended further east as well.



1949-1971
In this map, the surrounding areas to the east and south of the site have been built up, with the remaining open areas mainly Dane Park to the south-west, playing fields to the south-east and those on the coast.

Historical Maps of Cliftonville

Cliftonville New Town

The Oval Bandstand & Lawns can be found in the western part of Cliftonville, which is the new town area of Margate that was expanded in the 19th century. Margate is a town located on the Isle of Thanet, a coastal district at the eastern end of Kent in southeast England. In Thanet District, the main towns are Margate, Ramsgate, and Broadstairs, each known for their beautiful seaside locations and charming historic town centres. Margate is about 76 miles southeast of London by road, and you can drive there via the M2 and the A299, known as the Thanet Way. There are also high-speed railway routes connecting Margate to Canterbury, Dover, Ashford, Ebbsfleet, and other places along the north coast of Kent.

Heritage Surroundings

The Oval is situated within The Clifftop Conservation Area, which is part of the Cliftonville West ward in Thanet District. The Cliftonville West ward covers an area of around 120 hectares, and as of the 2011 census, it had a population of 7,608.

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. Many of 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 open spaces of The Oval are bordered by the high chalk cliffs to the north and the beaches of Walpole Bay below, while Eastern Esplanade runs almost parallel to the cliffs on the southern side. Additionally, there's Newgate Promenade and Queen's Promenade, a pedestrian-only path at the top of the cliffs, which extends from the public car park near the Lido to Hodges Gap. This path is part of the Viking Coastal Trail that connects Margate to Broadstairs and beyond in both directions.

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.



The eastern view towards First Avenue



The southern view towards Eastern Esplanade



The western view towards Queen's Court



A beauty contest at The Oval in the 1960's



Wrestling in the 60's and 70's



Queuing up for the wrestling



The Oval Bandshow 1955



The bandstand often had 2,000 deckchairs out



Tony Savage and friends



The Oval's model village in the 1970's



Replacing the heritage bandstand in 2006

130 Years of History

The Oval Bandstand & Lawns celebrates its remarkable 130th anniversary this year. Its history is deeply intertwined with the development of Cliftonville, dating back to the inception of the Cliftonville Hotel in 1867. Cliftonville thrived as a retreat for the middle class who sought refuge from bustling Margate.

The land was originally owned by Mr. Charles Schimmellmann, a local headmaster, and for two decades the grounds hosted the young boys of Albion House, Sweyn Road, a renowned preparatory school for pupils destined for Eton, Harrow, and Winchester. These grounds served as the stage for cricket practices and matches, which explains the origin of 'The Oval's' rather curious name.

Following Mr. Schimmellmann's death the land was sold to Jacob Lewis in 1890. In 1897 a temporary bandstand was replaced with an ornate wrought-iron structure complete with landscaped amphitheatre, which was often filled with over 2,000 deckchairs.

For the next 30 years, The Oval was the centre of Cliftonville entertainment. In 1926, improvements were made, and an impressive opening ceremony was staged when the Prince of Wales, later the Duke of Windsor, opened the Prince's Walk promenade.

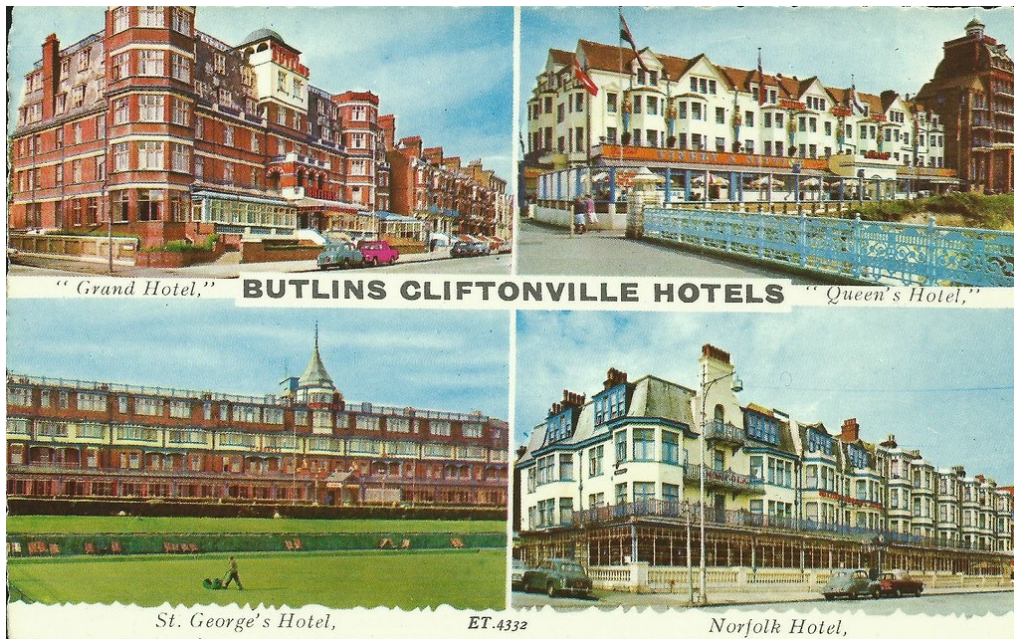
Between the wars, many vocalists and comedians who played at The Oval went on to fame and fortune. Notably, Arthur Askey headlined the 'Oval Concert Party' in 1926/27. Over the years, The Oval witnessed the talents of local musicians, including pianist Alex Inman in 1959 and trombonist Jackie Wright in 1960 – who later found fame in The Benny Hill Show. Vocalists Carole Hayes and Dennis Stewart also appeared in the 1950s.

In the late 1960s a change in public tastes prompted The Oval to explore different forms of seaside entertainment. It diversified its offerings, hosting events like all-in wrestling featuring renowned wrestlers Pat Roach and Big Daddy and presenting musical performances around an electric organ led by Tony Savage, who also managed the venue for several years.

In the mid 1970s there was also a model village at The Oval, which tourists visited for a chance to see miniature Margate buildings that included a Dreamland replica made by Thanet councillor Mick Tomlinson. It was opened in April 1971 by the Duke and Duchess of Bedford, with a second stage due for completion the same year. More than 5,000 plants were bedded in and there was even a miniature railway and illuminations at dusk. The model village was located near the Queen's Hotel, now the Queen's Court flats, on land where we intend to build a wellness garden.

By the 21st Century the bandstand had fallen into a state of disrepair, so planning was approved for a new bandstand to be built in 2006. Commissioned by the regeneration team at Thanet District Council, the new 6-metre-diameter structure was built by Andy Thornton Limited and replaced the original cast-iron bandstand that had long since been left in a state of disrepair.

Once the new bandstand was built a local community group began holding regular summer concerts from May through to September, but these sadly stopped after the summer of 2017 when funding from the council ended, and they lost access to the kiosk.



The Butlins Cliftonville Hotels

Cliftonville Tourism

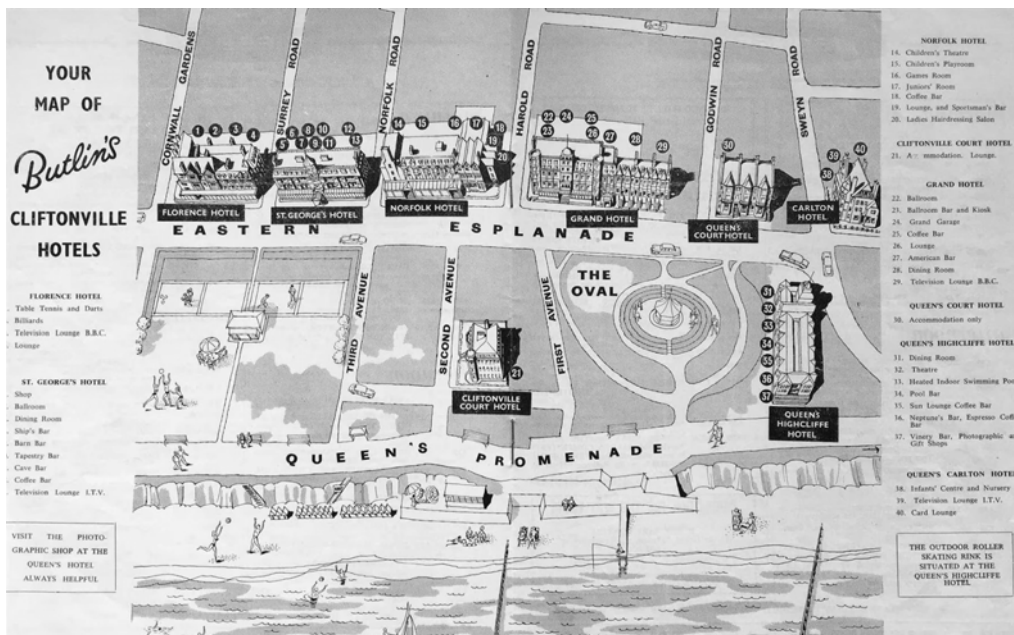
Cliftonville was the former tourist accommodation heartland of the town. For most of the 20th Century, the area was a thriving community and one of East Kent's main tourist resorts, with theatres, music halls and cinemas, all within living memory.

It was such a popular area that a tram service operated between Margate and Cliftonville until 1937. However, in the later 20th Century, the prosperous communities disappeared along with the decline of Margate's tourism industry, and the whole district became a neglected part of the town.

In 1955, the Butlin's organisation purchased four large hotels in Cliftonville from the Nicholson Group. These hotels were called The Queen's (formerly known as The Highcliffe), The St George's, The Norfolk, and The Florence, all located on Eastern Esplanade surrounding The Oval. A year later, they added The Grand to their collection, and another year after that, they acquired The Princes. Guests who stayed at these hotels were allowed to enjoy all the amenities in each one, as well as the outdoor entertainment at The Oval, which was seen as an integral part of a Butlin's holiday in Cliftonville.

Following the decline of the tourism industry in the 1980's, many heritage assets along the coast, including The Oval Bandstand & Lawns, fell into a state of disrepair and neglect, and by the late 1990's all the Butlin's hotels in Cliftonville had closed.

More recently, from the late 2000's, there has been a resurgence of new businesses and creative communities in the area, with incremental improvements at the beautiful Walpole Bay beaches, and the main shopping, commercial and cultural areas of Cliftonville.



A map of the Butlins Cliftonville Hotels



The Butlins Cliftonville Hotels



The Queens Hotel (now Queens Court flats)



The Grand Hotel (Cliftonville Hydro)

DESIGN AND ACCESS STATEMENT HISTORICAL OVERVIEW

THE OVAL BANDSTAND & LAWNS



The Oval Bandstand & Lawns in the 1980's with a concrete fence fully enclosing the amphitheatre



The Oval was badly vandalised when GRASS took it on in July 2021

DESIGN AND ACCESS STATEMENT HISTORICAL OVERVIEW

Community Asset Transfer

In July 2021, Cliftonville embarked on an exciting new journey when The Oval Bandstand and Lawns were entrusted to GRASS Cliftonville CIC through a community asset transfer from Thanet District Council. The council demonstrated its confidence in GRASS as responsible stewards of this historical asset, which holds a significant place in Margate's history and plays a vital role in Thanet's coastal culture and heritage.

The once-majestic bandstand, which in recent years had once again fallen into a state of disrepair, seemed a distant memory of its heyday. The idea of restoring it to its former glory and reviving it as a source of seaside entertainment appeared to be an insurmountable task. However, this challenging endeavour has been undertaken with tremendous success by GRASS Cliftonville CIC who have already transformed this exceptional community space into an inclusive venue that prioritises the local community.

In less than three years, GRASS has organised nearly one hundred events at The Oval, including concerts, wrestling, theatre, cinema, and a whole host of community focussed events including Margate Pride, Margate – Margate Mermaid Festival, Cliftonville Dog Show, Cliftonville Games, and more. The success of these events has demonstrated that a historic bandstand venue can thrive in modern times. GRASS eagerly anticipate the opportunity to further restore this remarkable community asset to its full potential for the benefit of all.

The proposals in this planning application fully align with the proposals in the five-year business plan that GRASS Cliftonville CIC submitted to Thanet District Council in March 2020, as part of our successful bid for the community asset transfer of The Oval.

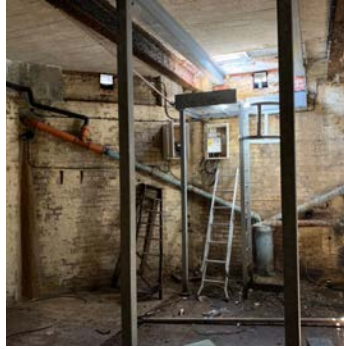


The Oval's packed summer 2023 events programme





The neglected bandstand and its basement in July 2021



Refurbished and revitalised in 2023

Impact on Historical Landmarks

Care has been taken to ensure the proposed development has no negative impact on the important Clifftop Conservation Area. By maintaining a single storey, approximately 3.5m in height, the proposed redevelopment will not exceed the height of the existing toilet block structure. There are few heritage features remaining on site, however it is our intention for the development to restore The Oval to its former glory, defining the area as a focal point for cultural activities within Cliftonville.

Existing Buildings on Site

The current toilet block will undergo redevelopment, transforming into a versatile pavilion that offers crucial amenities to support events and provide indoor accommodation at the venue. Originally built during the mid-1970s on the western side of the sunken amphitheatre, the ground floor of the toilet block sits about 850mm below the level of the lawns at the South Gate.

The existing bandstand, installed in 2006, replaced a heritage cast-iron bandstand. Constructed by Andy Thornton Ltd on behalf of the regeneration department at Thanet District Council, the 6-meter-wide structure aimed to replicate an original Victorian bandstand, utilising standard architectural components such as cast aluminium columns, brackets, and frieze panels to adorn the structural steel frame. The roof, clad in aluminium sheets with a finish resembling traditional lead, features an attractive weathervane. The entire structure received a powder-coated paint finish to protect it against coastal elements.

Since its installation in 2006, the bandstand had been neglected, remaining unpainted and barely maintained. GRASS prioritised its renovation, repairing vandalised roof panels, stripping loose paint from the steel structure and decorative elements, and applying three coats of paint for long-term protection. Adding festoon lights to the roof's perimeter, the bandstand now stands revitalised, evoking Cliftonville's heyday at the centre of Margate's tourism industry.

Beneath the bandstand lies the original Victorian basement, over four meters tall, which houses the groundwater drainage system for the amphitheatre and is believed to have once served as a green room for performers. Although currently unused and accessible only via a steep ladder, it remains clean, dry, and well-maintained, with future plans to add stairs and repurpose it as a deckchair storeroom. The Oval holds two consumer units on-site: one in the bandstand basement serving the kiosk and bandstand, and the second in the pavilion service corridor.

The kiosk, installed in the 1980s to replace a larger portacabin structure, was initially a basic single-skin metal shell fitted with minimal amenities like shelves, handwash and prep sinks, and electricity outlets. Recently refurbished both inside and out, the kiosk now operates as an inviting ice cream parlour, showcasing our vibrant seaside colour scheme and supporting our family friendly community events.



The kiosk was vandalised and filled with junk in July 2021



Refurbished and revitalised in 2022



The neglected exterior of the toilet block in July 2021 and a photo of a typical toilet



The exterior of the toilet block in July 2021



Minack Theatre



Regent's Park Open Air Theatre



Grosvenor Park Open Air Theatre



The Goods Yard at Folkestone Harbour Arm



Kelvingrove Bandstand

Minack Theatre

It's difficult to imagine a more stunning natural setting for a theatre than the magnificent granite cliffs and the vibrant blue waters of Porthcurno Bay in Cornwall. A local theatre enthusiast named Rowena Cade personally constructed this incredible open-air performance venue, painstakingly carving the terraced seating into the rocky landscape of her garden. During the summer months, the auditorium and gardens are open to the public every day and visitors can enjoy a variety of performances, including theatre, music, and comedy shows held most evenings.

Grosvenor Park Open Air Theatre

The Grosvenor Park Open Air Theatre hosts an annual repertory season lasting eight weeks in Chester, United Kingdom. The performances take place in a circular, temporary theatre specially created for this purpose. This theatre is erected and disassembled each summer within the historic Victorian Grade II* listed Grosvenor Park. In 2015, the original U-shaped wooden auditorium was replaced with a brand-new in-the-round theatre. This modern structure is primarily constructed using steel and features terraced seating for 535 spectators, with around 40% of the seating protected from the elements. Visitors can choose from a variety of seating options, including some designed as picnic terraces, and there are also picnic hampers and beverages available for purchase.

Regent's Park Open Air Theatre

Founded in 1932, the Regent's Park Open Air Theatre is a prominent London venue, boasting 1,304 seats and nestled within Queen Mary's Gardens in Regent's Park, one of the city's Royal Parks. Every year, this theatre hosts a popular 18-week season, drawing an audience of more than 140,000 people. The present outdoor amphitheatre-style auditorium, constructed in 1974, has undergone various refurbishments, resulting in the impressive venue we see today.

Kelvingrove Bandstand and Amphitheatre

The bandstand and amphitheatre in Kelvingrove Park were constructed in 1924 and enjoyed popularity as an outdoor music venue until it suffered neglect and vandalism around 1995. It served as the venue for numerous events, including performances by military bands, old-time Music Hall acts, Glasgow's inaugural Steel Band Festival, and the Radio Clyde Rock Concerts. In April 2012, the Scottish Parliament allocated a building repair grant of £245,000 for the bandstand's restoration. By 2014, following an extensive £2 million restoration effort, the Bandstand played host to a summer music festival spanning two weekends in August 2014.

Coachworks Ashford

The Coachworks is a special place in Ashford that brought life back to unused industrial buildings, like the old Ashford Youth Theatre. It offers a new shared working area, a spot for food and drinks, and an outdoor area for events. It opened in August 2019, introducing "The Yard" where you can find an outdoor bar, food stalls, and a space for watching live sports or movies. It's a unique spot for the community, inviting people to eat, drink, work, and have fun! The place also holds a lot of history as it used to be home to a company that built coaches for 30 years starting from the 1960s.

Folkestone Harbour Arm

Since it opened in 2015, Folkestone Harbour Arm has become a big attraction on the Kent coast. Stretching out into the English Channel, it offers views of the White Cliffs and even a peek at France. It's a special place where people gather to hang out with friends, enjoy live music, and try food and drinks from almost 30 small independent vendors. As they continue to restore the area, including the platform, railway bridge, and beyond, new spots like the Goods Yard in 2020 and Beachside in 2021 have popped up, each offering something different.



Demountable Double Gate



Demountable Heras fence panels and steel posts



Feature Colours

The Oval Amphitheatre

Our goal with the bandstand amphitheatre project, which also features The Oval Pavilion, is to revitalise the 130-year-old sunken amphitheatre with improved facilities that will bring the local community and visitors together through more varied events and social activities. The plans involve constructing an improved pavilion that includes a cafe for the community, offering training and job opportunities, better toilet facilities, and an events bar, which is crucial for financially supporting our events, most of which are free to enter.

The proposed layout is designed around the existing structures in the amphitheatre. The primary ramped entrance, located towards the northern edge of the site, provides a grand sense of arrival and guides visitors down to the second tier of the bandstand terraces. We are proposing some changes to the steps at this location as this will enable people to move around more freely upon arrival, allowing them to either locate seating for performances on the eastern side of the amphitheatre or explore the food and drink options on the western side. This area includes the kiosk, pavilion, and the proposed shipping container retail units offering food and beverages from local businesses.

Materials

The bandstand amphitheatre mostly features hard surfaces: the three sloped terraces are a muddled combination of concrete, red engineering bricks, and yellow Edwardian porcelain tiles. What remains of the fence that once fully enclosed the space in the 70's, 80's and 90's is made of concrete, and the pavilion is covered in vertically stacked brown ceramic tiles. Our goal for the amphitheatre is to add softer elements made of wood. These include raised planters with displays of vibrant plants, recycling stations with helpful signage, a fence either side of the pavilion covered in climbing plants, and a spacious decked terrace with picnic tables painted in lively colours.

The colour palette at The Oval draws inspiration from the vibrant hues seen at traditional fairgrounds but with a modern twist using more contemporary shades. We focus on four main colours: pink, green, blue, and yellow. White serves as the base colour, often seen on our wooden street furniture and various architectural elements within the amphitheatre, while black accents the bandstand, handrails, and metal street furniture.

Railings and Boundary Treatments

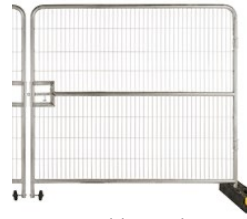
Boundary treatments at the Oval are to be sufficiently robust to prevent unlawful access at the same time as presenting as an attractive feature. The new boundary fence enclosing The Oval amphitheatre will be 1.8m high and designed to deter people from climbing over. It will be constructed using temporary Heras fence panels painted black, and supported by fully demountable steel scaffold posts, which will be randomly painted in The Oval's four main feature colours.

Covered Areas

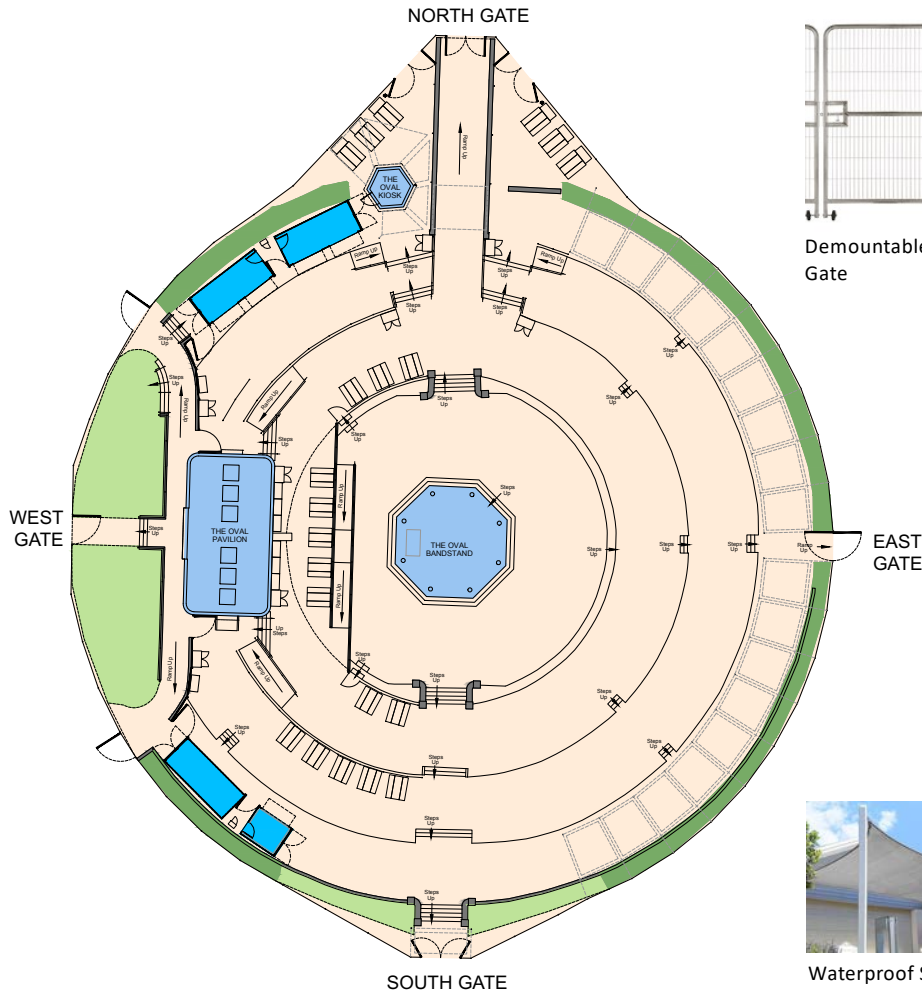
We plan to set up ground-fixed covered areas at the north and south gate entrances, around the kiosk, and along the top terrace on the eastern side of the amphitheatre. These spaces will feature waterproof canvas solar sails attached to galvanised steel poles and they are designed to be easily removed. The covered seating areas aim to make our events more financially sustainable by preventing us from losing our audience in bad weather. Moreover, the covered areas at the entrances will provide protection from the elements for our security staff and stewards.

Shipping Containers

Our proposal includes adding two new 20ft shipping containers and one new 10ft shipping container to the bandstand amphitheatre, in addition to the 20ft storeroom already present on-site. This expansion



Demountable Single Gate



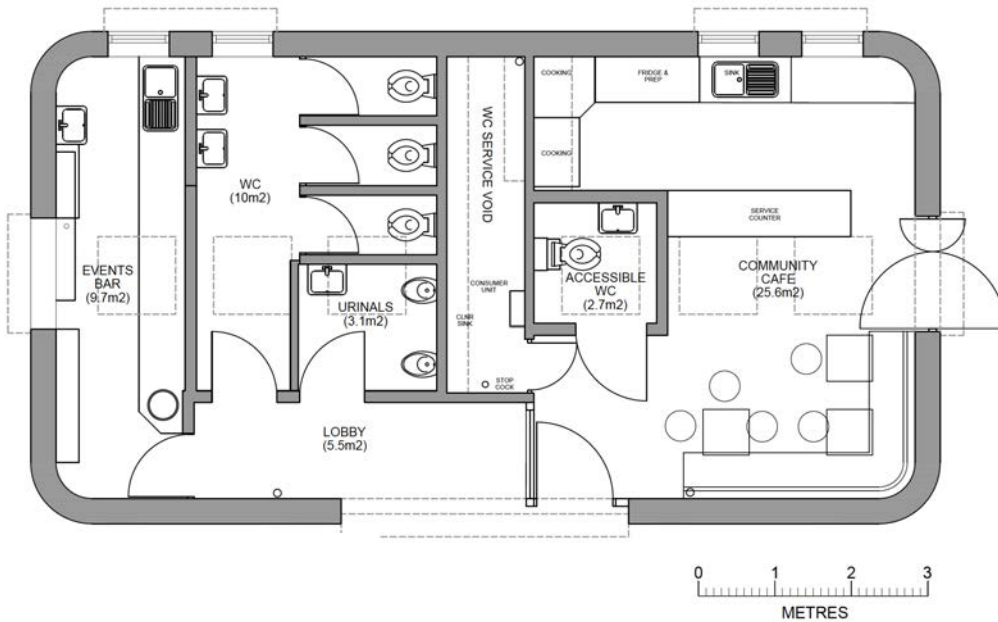
The proposed layout of The Oval Amphitheatre



Waterproof Sunshade Sail



The Oval Pavilion, the café terrace and ramps for accessibility (September 2023).



The proposed internal layout of The Oval Pavilion

aims to create up to five new retail units for local food and beverage businesses. These containers will be equipped with electricity and a water supply and will be connected to our wastewater drainage system. Inspired by the success of Ellington Park, one of these units is earmarked to become a community bookshop. We envisage that profits generated from this bookshop will support additional community events hosted at The Oval.

Café Terrace

The café terrace was strategically placed to reconnect the north and south terraces, which were cut off from one another due to the position of the pavilion, restoring the bandstand to its original 'in-the-round' theatre layout. This addition also offered a chance to include a ramp that meets DDA standards, providing step-free access for visitors and performers to the lower bandstand area. Additionally, the terrace serves as a flat and accessible space for permanent seating, crucial to support the new café inside the pavilion. Made entirely of timber, the terrace was designed as a 'floating' structure, causing no damage to the hardstanding as it's held in place solely by its own weight.

Raised Planters

Raised planters are used on top of existing walls or plinths, or where temporary or moveable planters are required rather than planting permanently and directly into the ground. The proposed raised planters have been designed in such a way that they do not decompose over time and can be lifted and moved safely. With all raised beds, there is an additional maintenance burden to prevent plants from drying out, so they will only be installed where such additional maintenance is able to be provided.

The Oval Pavilion

The height of the proposed development is informed by the existing building, which is a single storey structure. Maintaining this as the maximum height for all structures on site will ensure sign-lines from the surrounding properties are maintained to maximise sea views.

The current tiled exterior of the pavilion is severely damaged, with numerous missing sections and spots filled with screed with drawn lines mimicking tile pattern. Our plan involves sourcing replicas of these tiles to restore the structure's exterior. Additionally, we aim to create new door and window openings within the building's structure, repairing these openings using the replicated tiles to maintain consistency across the facade. As security is a concern at The Oval, these openings will be safeguarded using surface mounted roller shutters painted in a colour to match the brown tiles, ensuring both functionality and aesthetic continuity.

Inside the pavilion, we're planning a new layout to maximise the limited space and enhance its functionality. This includes reorganising entrances to the toilets, combining male and female cubicles into one room to create non-gendered facilities, and setting up a separate urinal room to prevent queues forming during busy times. Space previously used by the underutilised toilet layouts has been transformed into an events bar, supporting our various free community events. The old storeroom will become an indoor community café, ensuring our presence on site throughout the year, not just during the summer season. Our storage needs have been met by using the existing shipping containers located in the auditorium and gardening area. The café aims to accommodate indoor seating for about ten people and outdoor seating for dozens more. We plan to preserve existing internal tiled surfaces, when possible, while introducing a new fully insulated plasterboard ceiling, updated lighting, a service counter, adaptable commercial kitchen fixtures and fittings, and a wall mounted extract hood.



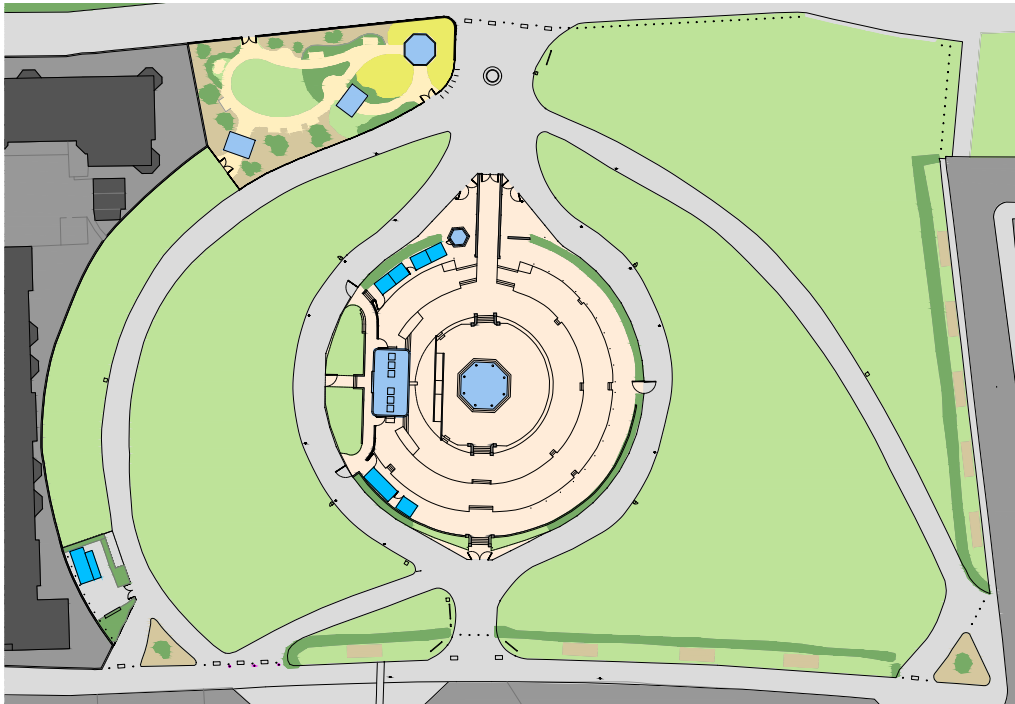
Wildflower Meadow



Raised Planters



Flowerbeds



The proposed layout of The Oval lawns



Raised Beds



Flowerbeds



Raised Beds

The Oval Lawns

Our concept is for the soft landscaping that surrounds the bandstand amphitheatre to be an enhanced area of verdant public amenity space that is colourful, exciting, beautiful, and full of interest throughout the year.

Featuring new community spaces, colourful wildflower meadows, manicured lawns, mini forests, and paths lined with wildlife-friendly plants, The Oval lawns will be a colourful community park bringing social and economic benefits to a once neglected part of the town. We want to lead the way so that what we do at The Oval Bandstand & Lawns can point the direction for a new way to transform the coastline for people and for nature.

Signage

All signage at The Oval will be clear and concise, and reflect our branding requirements, provide key venue messages and contact details, and be positioned at strategic locations such as entrances. Materials used will be hard wearing to withstand weather conditions and abuse, and readily cleansable to remove graffiti etc. All signage should be provided at a height that can be easily seen by children and people in wheelchairs.

Interpretation boards are to be installed at specific locations to provide more detailed information about specific issues. Examples can include interpretation to explain rain gardens and SuDs schemes, birds, trees and wildlife habitats, heritage, and arts features. The design of interpretation boards is usually consulted upon with other stakeholders but will also reflect The Oval's branding and communications style.

Noticeboards are provided to give visitors important and changing information about events, activities, and other relevant information about The Oval. Noticeboards are not allowed to contain anything that may cause offence,

Fingerposts are not currently used at a The Oval for in-park directional signage, although in future they could be installed. This planning application includes a proposal for a wayfinding fingerpost to direct users of the Viking Coastal Trail to various points of interest in Cliftonville. The fingerpost will be four metres tall from finished floor level, mounted in a new raised flower bed, be of steel construction with painted wooden directional signage attached.

Street Furniture

Six new cycle racks are to be provided in The Oval's greenspaces. The preferred style is the Sheffield cycle stand and they are to be located on hardstanding but set back from and parallel to a main pedestrian thoroughfare, so they do not present a tripping hazard.

We will provide the appropriate number of dog waste bins and litter bins of the optimum size and at multiple locations to ensure that people can dispose of litter when using The Oval's greenspaces and that our operational maintenance teams can adequately service them. We spend thousands of pounds a year on waste collection at The Oval and, as a not-for-profit community organisation, we would like to see a reduction in these costs through better signage and educational campaigns.

Bollards and raised planters are located at the perimeter of The Oval lawns and are constructed in timber, painted white and on footpaths they incorporate reflective strips to aid visibility for partially sighted people.



Railing and Gates



Welcome Sign



Self-binding compacted gravel path



The proposed layout of The Oval Wellness Garden and outdoor gym



Sleeper Garden Bench



Curved Sleeper Bench



Cube Stool

Wellness Garden

The goal of the Wellness Garden is to foster the physical, mental, and spiritual restoration of local people and visitors by providing a series of garden spaces connected by paths to create a tranquil and sheltered environment. The garden can be seen from private residential properties that overlook The Oval and will offer respite for many residents who do not have access to outdoor space.

The Oval's Wellness Garden will have many special features to ensure it is a vibrant and engaging 'Garden of the Senses':

- Manicured lawn for wellness classes.
- Winding pathways to create a sense of discovery.
- Bird friendly water features.
- Bug and bee hotels.
- Seating to enjoy the surroundings.
- Meditation areas.
- Lighting to elevate the scene.
- Scented flowers.

As part of this application, we have also developed proposals for an outdoor gym area within the Wellness Garden. If funding is secured this project will not only enhance the excellent green spaces at The Oval but will also make sure there are no financial barriers to being able to enjoy regular exercise and stay healthy with the introduction of our fully interactive gym equipment and our proposed programme of wellness and fitness classes.

Paths and Edging

Paths and hard surfaces in our greenspaces have different purposes and need different designs. At The Oval, we mostly use tarmac for paths where people walk or cycle. But some paths are for vehicles, so they need to be stronger and wider, especially at turns.

In the Wellness Garden, we want something other than tarmac to soften the look and improve the aesthetics. We're suggesting using self-binding compacted gravel for the paths and a poured safety floor near the outdoor gym.

Putting things like benches on hard surfaces or special bases solves many problems. It makes things look better and last longer. Also, if we design these bases well, we won't need staff to trim the grass as much because our ride-on mower can maintain it. This means less work to keep things tidy. The bases for our street furniture will be big enough so we can use and take care of them properly. For example, the bases for litter bins should be long so we can easily open the doors and take out the inner liner. And for benches, there should be enough space for people in wheelchairs and to prevent feet from eroding the grass.

Paths and hard surfaces with edges last longer because they're stronger and have a solid edge that doesn't wear down easily. In the Wellness Garden, we will be using steel edges set in concrete for this purpose.



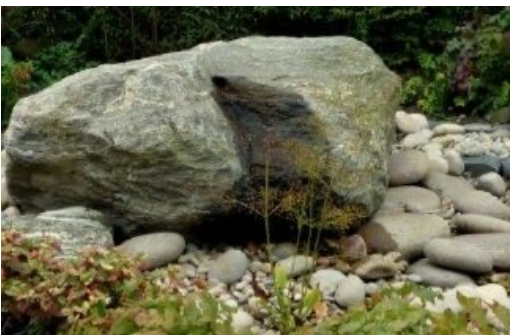
Outdoor Gym 'Active Rig'



Outdoor Gym 'Boot Camp'



Rectangular Pergola



Pondless Boulder Water Feature



Octagonal Pergola

Railings and Boundary Treatments

Boundary treatments at the Oval should be sufficiently robust to prevent unlawful access at the same time as presenting as an attractive feature. The new boundary fence enclosing the Wellness Garden will be 1.2m high and designed to deter people from climbing over. It will be a spiked black steel railing.

Pergolas and Canopies

These types of proposed assets at The Oval, which include pergolas and other kinds of canopies, need to be fit for purpose and robust. The style will fit in with the overall look and feel of the proposed wellness garden and will be constructed with pressure treated timber and steel fixings. Regular inspection and maintenance are important as they have overhead elements that could cause injury if left to deteriorate.

Seating Provision

To enable all our greenspaces to be accessible, especially by older people and people with limited mobility, provision has been made in this application for people to sit. For The Oval to be a vibrant community space that people want to visit, we need to have facilities to encourage people to visit, stay and make return visits. Seating in Cliftonville's public spaces is traditionally seen in terms of the 'park bench' and The Oval's offer is in line with this view for the lawns, however less traditional seating is to be provided, examples of which can be seen in the wellness garden, where there are proposed railway sleeper benches, concrete chess tables with timber block seating, and curved benches so that people can interact and face each other.

Outdoor Gym

Our outdoor community gym caters to all ages and abilities, providing seven workstations with a diverse range of exercises. From youngsters to seniors, everyone can benefit from this setup. Designed in a circular layout to encourage group workouts, the equipment comprises: Lat Pull Down/Shoulder Press, Leg Press, Sit Up Bench, Cross Trainer, Recumbent Bike, Spinning Bike, and Energy Hand Bike with adjustable resistance. Additionally, a multi-station fitness rig is available for calisthenic workouts, perfect for those aiming to tone and build strength. This includes exercises such as leg raises, pull-ups, monkey bars, parallel bars, press-ups, and chin-ups.

Water Feature

To support bird-friendly features in the garden, our plan includes a safe pondless boulder water feature. This addition not only enhances the soundscape but also helps create a tranquil and contemplative space next to the exercise lawn.

Artworks and Statues

Whilst we are not proposing any artworks or statues as part of this application, we would like to note that there is potential to accommodate them at The Oval in the future, particularly in the gated wellness garden. The key issues are that these items should be:

- robust and fit for purpose.
- designed and located following consultation and engagement with stakeholders.
- appropriate to the place and specifics of each individual case.
- any amendments or changes will be subject to Conservation Planning and Cultural/Heritage team advice.
- as these are high profile items, they may be subject to individual conservation management plans and be required to be maintained to high standards in advance of specific occasions.



Lean-to Greenhouse



Bin Store

Garden Maintenance Area

This is a support area for the gardens at The Oval, its where staff and volunteers plan and implement all the maintenance work for the whole site.

Railings and Boundary Treatments

Boundary treatments at the Oval should be sufficiently robust to prevent unlawful access at the same time as presenting as an attractive feature. The new boundary fence enclosing the Garden Maintenance Area will be 1.8m high and designed to deter people from climbing over. It will be a spiked black steel railing.

Storage Containers

There are many operations, whether carried out by our staff, volunteers, or stakeholders (such as sports groups etc) involved in the management and maintenance of The Oval's green spaces, that require items to be stored on site. Most items required by the garden maintenance team can be stored in steel shipping containers, however for other items separate storage areas will need to be provided off site.

The container is of sympathetic design, located on a hard concrete base, is of robust construction and has been made secure against unauthorised access.



Maintenance Storeroom

Greenhouse

To achieve complete self-sufficiency as a community park, we plan to set up two lean-to greenhouses adjoining our storage container. With this new growing facility, our volunteers and staff can propagate all the plants needed for The Oval's gardens. These greenhouses feature a pressure-treated softwood frame and shatterproof UV-protected styrene glazing, safeguarding them against potential vandalism.

Bin Store

Our custom-made modern bin storage, clad in timber, offers a secure and lockable enclosure for large Euro bins, wheelie bins, and recycling bins. Specifically designed for this highly visible space where aesthetics matter, our bin store has pressure-treated timber cladding and a pergola style open-roof. Equipped with two sets of double leaf, lockable gates, this setup guarantees the security of the bins.



The proposed layout of The Oval garden maintenance area



Railing and Gates



Compost Bins



Car parking at The Oval for performers



Cycle stands at The Oval

DESIGN AND ACCESS STATEMENT

ACCESSIBILITY – THE OVAL LAWNS

Pedestrians and Cyclists

The Oval's lawns are open public amenity space and are accessible by foot from Eastern Esplanade, which is the main road through Cliftonville, and Queen's Promenade, which is a public footpath and cycle lane along the upper promenade.

Queen's Promenade forms an integral segment of the Viking Coastal Trail, renowned as one of Kent's most captivating coastal paths, this trail encompasses the picturesque coastal towns of Margate, Broadstairs, and Ramsgate. It meanders along clifftop pathways, connecting a multitude of enchanting bays. Regarded as a moderately challenging route, the Viking Coastal Trail enjoys popularity among walkers, mountain bikers, and road cycling enthusiasts alike.

The main pedestrian entrance for events within the amphitheatre is via the step-free access ramp at the north gate of the amphitheatre, leading from Queen's Promenade.

Car Parking

There is no on-site public car parking at The Oval, however there are several parking bays suitable for disabled persons directly in front of the venue on Eastern Esplanade. Our policy is to actively discourage patrons from driving to events at our venue, and instead encourage people to arrive on foot, by bicycle, or on public transport. Although we have a wider policy of not allowing the public to drive into The Oval, provision of parking spaces for maintenance vehicles, leaseholders, event organisers, performers, and contractors will be provided where considered appropriate.

Public Transport

The nearest railway station is in Margate which is a 25-minute walk. The nearest bus stop is on Eastern Esplanade in front of the venue, and further bus stops with additional routes are on Northdown Road, which is a 5-minute walk.

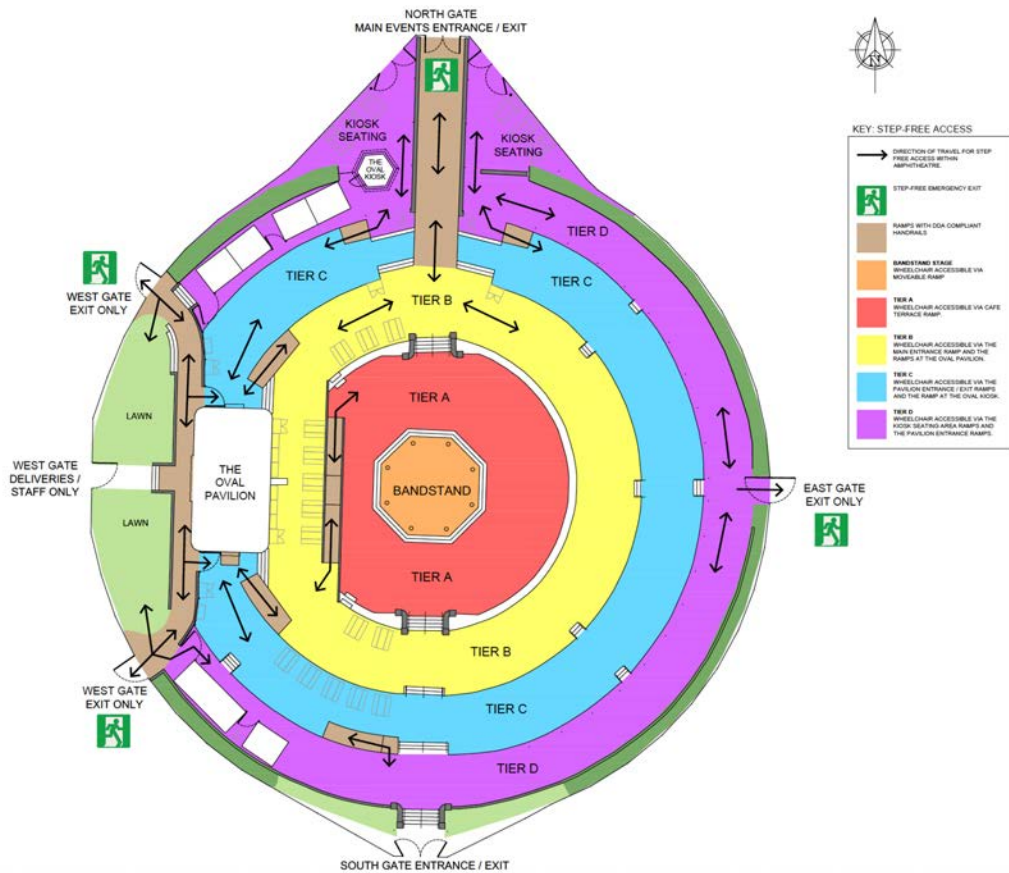
Deliveries and Waste Removal

The walkways within The Oval have been designated for pedestrian use, and access for vehicles is controlled by bollards placed around the perimeter of the site. Prior to and following events, there may be a need for vehicular access to accommodate performers, crew, and deliveries to the amphitheatre. However, during scheduled events when the site experiences high pedestrian traffic, vehicular access is controlled by stewards, and the primary entrance on Eastern Esplanade is closed. To enhance pedestrian safety, the use of road markings and signage will be installed to clearly define pathways whenever pedestrians and vehicles share the space.

To meet the venue's waste management needs, an open-air bin storage area will be provided. To ensure proper ventilation and security, this area will be enclosed with fencing, minimising any negative visual impact on the surroundings. Access to this bin storage area will be available from the main site entrance on Eastern Esplanade, and deliveries to The Oval Pavilion will continue as previously planned, reducing the use of vehicles in the public area. Inside the bandstand amphitheatre, there is also an internal refuse storage facility available for use by onsite businesses, together with several recycling stations for use by patrons enjoying leisure activities.

Opening times

The Oval's lawns will be accessible to pedestrians around the clock, throughout the entire year. For security reasons, and to deter vandalism, the wellness garden and outdoor gym are expected to be closed during the hours of darkness, with their operating hours closely aligned with those of the bandstand amphitheatre.



Step-free access plan of the amphitheatre



Accessible WC



The café terrace, DDA ramps and steps all awaiting handrails

General Layout

By installing a perimeter fence around the amphitheatre, we have prioritised the safety of our patrons as they enter and use the venue. Our main entrance is through the spacious step-free ramp at the Queen's Promenade north gate, adjacent to The Oval Kiosk. Additionally, during our standard daylight opening hours, as listed below, we will open our south gate at the Eastern Esplanade, which provides access via steps only. The east gate is designated as an emergency exit only due to safety concerns as it is a blind exit when vehicles are present on-site, and our west gates are exclusively for deliveries, staff access and fire escape.

Due to the amphitheatre's sloped terrain and the expansive layout, it necessitates a series of floor level adjustments. To enhance accessibility and ensure unrestricted movement throughout the public areas for all individuals, a system of inclined floors, ramps and handrails has been implemented.

DDA Compliance

The amphitheatre and pavilion are designed to be completely accessible, featuring fully compliant washroom facilities, flush thresholds at all entrances, and step free access to all terraced seating areas.

Accessible Toilets and Baby Changing

The accessible toilet is available for use at no cost, and entry is granted with a National RADAR key. If you don't possess one of these keys, one of our staff members will gladly assist you in unlocking the toilet. Additionally, the accessible toilet includes a baby changing station. All our washroom facilities are situated within the main amphitheatre venue.

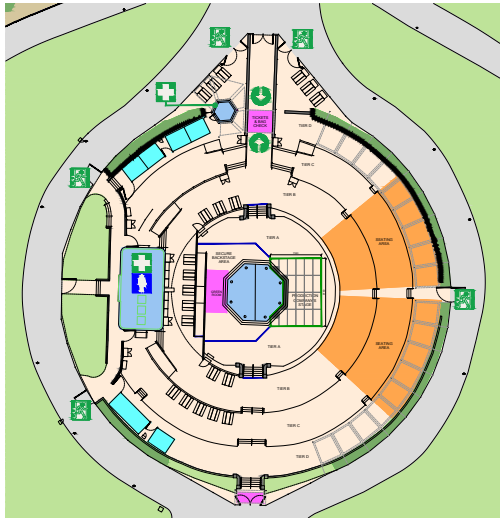
Venue Capacity

The Oval Bandstand's amphitheatre is a multi-tiered outdoor venue with a standard capacity of 499 people, although this can be increased to over 1000 people with extra portable toilet provision.

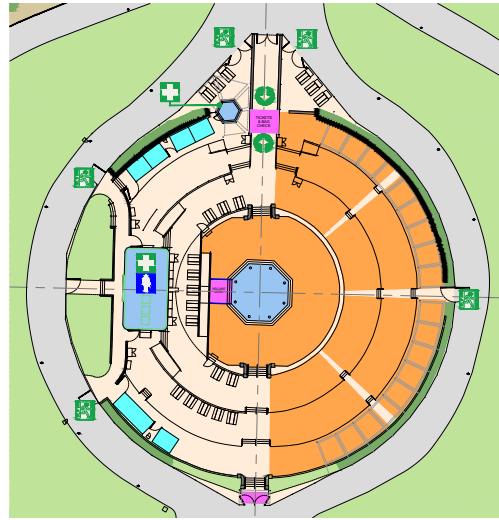
Opening Hours

Subject to the requirements of all businesses operating at The Oval, our proposed opening times for the amphitheatre and the wellness garden upon completion of essential renovation works are:

- October - March, Wednesday – Sunday, 9am - 5pm
- April - September, Monday – Sunday, 8am – 9pm



Thrust Stage Theatre Layout



In-the-round Theatre Layout

Amphitheatre Seating Layouts

The amphitheatre features permanent picnic tables, and during advertised events, we provide additional folding chairs for the comfort and enjoyment of our patrons.

Cinema Layout

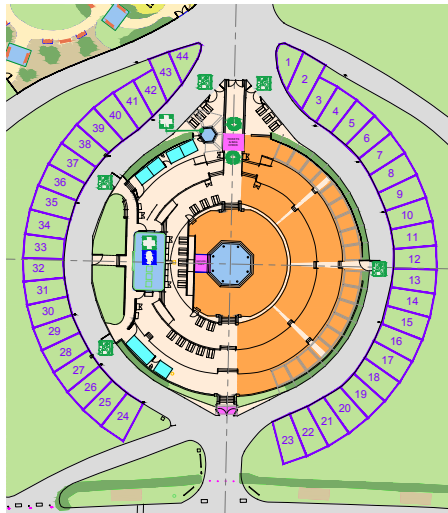
As our cinema screenings are projected and take place after dark, we must take measures to ensure our neighbours are not disturbed. Therefore, we position the screen in a north-easterly direction so that the amplified sound projects away from surrounding buildings and out to sea. This layout is for up to 120 people seated in deckchairs.

Thrust Stage Theatre Layout

Our thrust stage layout has audience members on three sides of the stage, leaving one side for scenery. It is sometimes called "three quarter round". The Ancient Greek and Elizabethan stages were thrust stages; the major benefit of this style of stage is that it brings the actor into closer proximity with the audience. This layout is typically for up to 500 people seated in deckchairs or folding chairs.

In-the-round Theatre Layout

'Theatre-in-the-round' or 'arena' theatre is a theatre space in which the audience surrounds the performing area. It was common in ancient theatre, particularly that of Greece and Rome but was not widely adopted again until the second half of the 20th century, although bandstands have almost always utilised this layout. This layout is typically for up to 500 people seated in deckchairs or folding chairs.



Market Layout

This layout displays our typical setup for concerts, with market stalls arranged on the lawns encircling the amphitheatre.

Occasionally, for specific event requirements, we accommodate around 20 market stalls within the amphitheatre. In such cases, the gazebos are usually positioned on the top terrace, ensuring full accessibility for wheelchairs.

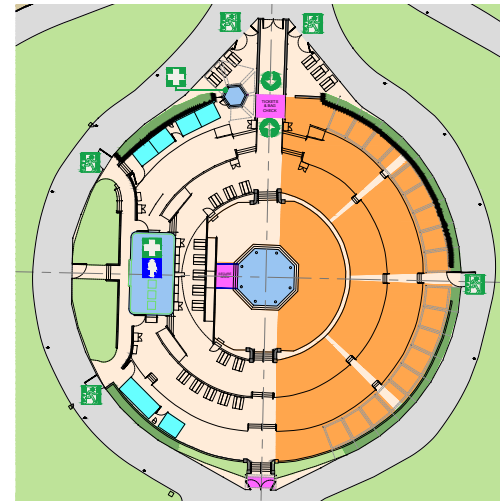
LEGEND

	MAIN ENTRANCE / EXIT
	STEP FREE EMERGENCY EXITS
	FIRST AID POINT
	TOILET FACILITIES
	GAZEBO / COVERED AREA SERVICE AREA
	RETAIL UNIT / CONCESSION / STORE ROOM
	AUDIENCE SEATED / STANDING

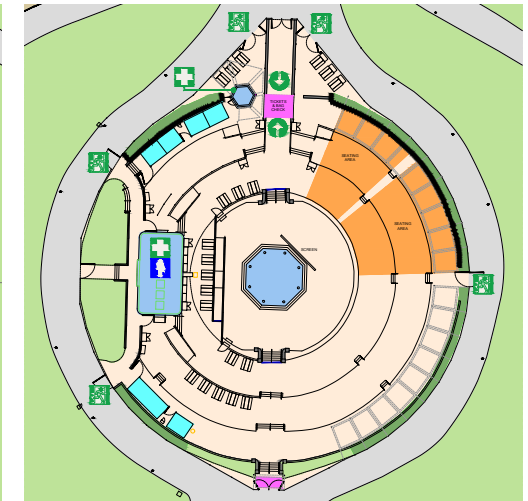
Market Layout

Concert Layout

This layout is our usual setup for most of our music events. Our performers are positioned facing the movable seating set up on the eastern terraces. As part of this application, we're planning to install covered areas on the top terrace to shield at least a portion of our audience from intense heat on sunny days or bad weather. This arrangement typically accommodates up to 500 people seated in deck chairs or folding chairs.



Concert Layout



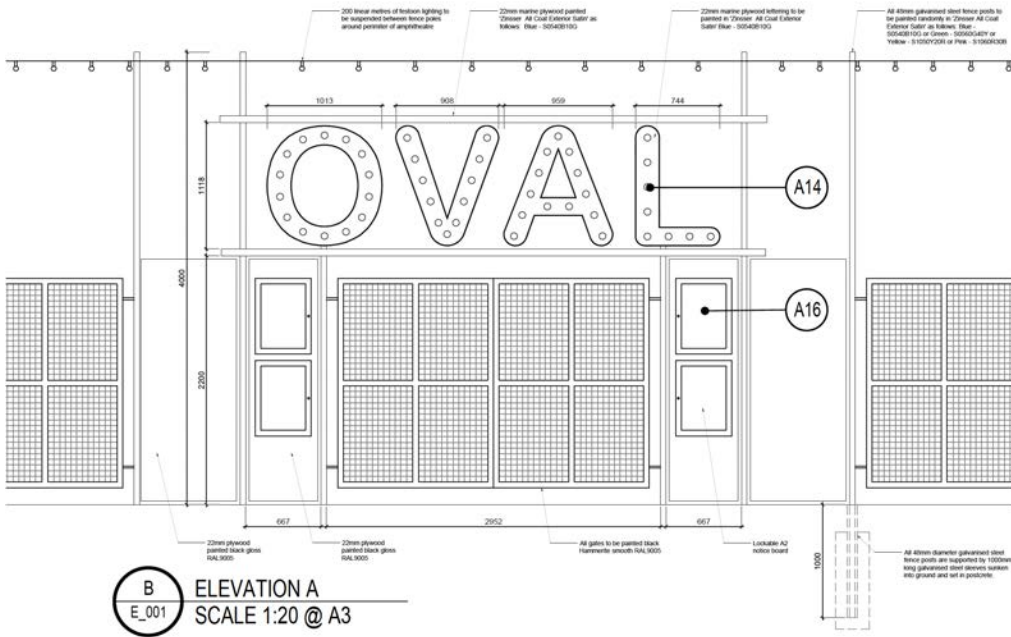
Cinema Layout



TDC's bench seating on Queen's Promenade



Marquee signage with cabochon lighting



A section of the concrete fence that fully enclosed the amphitheatre until the 1990's.

Street Scene

The most significant alteration to The Oval involves the installation of a protective fence around the amphitheatre. This temporary Heras-style fence is essential to safeguard the site during the night-time and shield it from vandalism and other disruptive activities that have plagued The Oval since the concrete fence and wooden gates that fully enclosed the amphitheatre were removed in the 1990's. The new fence panels are held up by fully demountable scaffold poles, which also serve the dual purpose of supporting CCTV cameras, safety lighting, 200 meters of decorative festoon lighting and bunting, signage, and waterproof solar shades over seating areas.

Moreover, additional shipping containers will be introduced to the western half of the amphitheatre. These containers will serve as secure and weatherproof facilities for staff, storage, and additional commercial units for traders. This strategic move aims to generate financial support for the venue, ensuring The Oval's long-term prosperity, while simultaneously offering employment opportunities and training for local people, much needed retail accommodation for local businesses, and additional revenue for the council via business rates.

To enhance the visual impact of these additions, a vibrant colour scheme will be employed, along with soft landscaping within the amphitheatre. This will create an inviting and welcoming atmosphere and soften the hard surfaces around the bandstand, maintaining a sense of green space continuity with The Oval's lawns and gardens.

In addition to the planting of shrubs and trees in the new wellness garden, there are plans to establish two "mini forests" in the existing raised beds on Eastern Esplanade. This is intended to soften the site's perimeter and enhance the ecological value of the area's trees. The selection of trees will involve consultation with a specialist to ensure they are well-suited and beneficial for the site. Along Eastern Esplanade and First Avenue, a combination of shrub planting beds and palm trees will be implemented.

Lighting and Advertising

The main lighting focus will be on the amphitheatre. The primary goal is to enhance safety for visitors at events while minimising the potential for accidents. Additionally, we aim to discourage vandalism and other antisocial behaviour using security lighting. To create a welcoming atmosphere that harks back to Cliftonville's heyday as a popular holiday resort, decorative festoon lighting and bunting will adorn the venue, strung between the steel poles of the amphitheatre's temporary perimeter fence.

At the venue's north gate main entrance, visitors will be greeted with cabochon signage, and a mesmerising light tunnel will beckon them in, providing a grand and warm welcome to this beloved and well-maintained community events venue. Another cabochon sign will be positioned above the south gate, which will be visible from Eastern Esplanade.

To minimise disruption to local wildlife, lighting within the amphitheatre will be on timers set to turn off before midnight, and lighting on the lawns will be limited to existing KCC lamp posts. However, low-level security lighting will be necessary within the wellness garden and outdoor gym.

The proposed drawings clearly delineate signage locations. Most of the signage will be concentrated around the amphitheatre and the primary entrances to The Oval site.



Existing ground water management at The Oval



Whitstable-Margate-Canterbury cycle route

Sustainability

Environmental considerations and sustainability awareness will be factored into every phase of the design and construction process.

Drainage and Water Management

The proposed development is expected to have little impact on the site's drainage, and there will be no increase in the amount of non-permeable hardstanding between the 'as existing' and 'as proposed' site. Additionally, we are exploring the implementation of grey water recycling from our buildings to minimise the consumption of fresh water on site and alleviate strain on the drainage systems, thus reducing runoff from the site. As part of a longer-term strategy, we are also looking into the viability of a Sustainable Drainage System (SuDS) to redirect all our stormwater from the local sewage system and manage it on site, to mimic natural drainage and encourage its infiltration, attenuation, and passive treatment.

Façade Design

Solar shades have been integrated into the design of the kiosk's south-facing façade. This addition serves to provide shade and counteract overheating that may occur during sunny weather.

Site Location

The site's Cliftonville location offers convenient access via public transportation, walking, and cycling, promoting the use of sustainable transportation options over driving to the facilities. To further support cyclists, we will install six new bike racks, and all on-site pathways will connect to the existing footpath and cycle network.

Waste and Recycling

GRASS Cliftonville CIC is firmly dedicated to safeguarding our environment to ensure the continued enjoyment of our beautiful venue for generations to come. We are wholeheartedly committed to minimising waste and lessening our environmental footprint. We consistently separate and manage waste, and we will actively promote waste segregation among our volunteers and patrons.

GRASS Cliftonville CIC has established a set of actionable initiatives, including:

- Encouraging our employees, volunteers, and visitors to utilise reusable water bottles and providing a facility for them to wash and access potable water in our venue, thereby reducing single-use plastic waste.
- Serving tea and coffee in compostable cups, offering a washing facility for those with reusable cups.
- Using recyclable cups at the bar during events.
- Donating surplus food, whenever feasible, to local charities.
- Employing compostable containers for all food offerings from our concessions.
- Sourcing local foods for our concessions and encouraging other vendors to do the same.
- Providing clearly labelled recycling bins and signage to simplify waste segregation for both volunteers and visitors, thereby reducing landfill-bound waste.
- Ensuring thorough clean-up and collection of all litter after each event.
- Prioritising upcycling and reuse in our building projects whenever possible.



There is potential for a SuDS at The Oval



Dog Waste Bin



Litter Bin



Recycling Station

DESIGN AND ACCESS STATEMENT

SUSTAINABILITY



We will plant mini-forests to improve local biodiversity



Green Waste

Our gardening team intends to recycle all green waste produced at The Oval via the proposed on-site compost bins, located in the garden maintenance area and the wellness garden. Green waste from the park and surrounding areas will be collected and converted into compost and mulch products.

Biodiversity

The primary challenge for our staff, volunteers, and event organisers lies in controlling the actions of visitors on-site, even when they have good intentions. One way to address this challenge is by conveying key messages and reminders to all site visitors, emphasising the importance of respecting the environment and safeguarding local wildlife and biodiversity. These messages can be reinforced by offering complimentary pitch spaces to local wildlife charities during our events. These organisations can then conduct educational workshops and provide essential information to all attendees while also having the opportunity to raise much-needed funds.

Despite the dedicated efforts of our staff, event organisers, and local wildlife charities, it's important to acknowledge that there will inevitably be some impact on the local wildlife and the environment. However, through close collaboration with relevant partners, we can take steps to minimise this impact and implement measures aimed at educating site visitors and contributing to the long-term protection of the area.

Our wildlife improvement aims are to:

- Reduce human intervention in ecological processes.
- Allow and enable wildlife to thrive (with an emphasis on insects).
- Plant trees to capture and store carbon.
- Provide beautiful recreational spaces.

We will do this using the following strategies:

- Establish ecologically appropriate plants across our green spaces to help wildlife.
- Transition away from carpet bedding towards more herbaceous and woody perennial plantings
- Plant trees and multi-species hedgerows.
- Establish wildflower meadows.
- Create wetland areas.
- Install bird boxes & bee and bug homes.



Triple Bay Compost Bin for green waste



The Oval's wildflower meadows



We will plant multi-species hedgerow at The Oval



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.

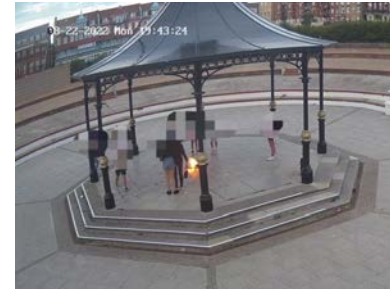
Our proactive response has been to manage these issues to the best of our abilities, often providing guidance to Kent Police and local agencies for additional support when necessary. However, granting permission for the installation of a fence will significantly mitigate these challenges by establishing 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.

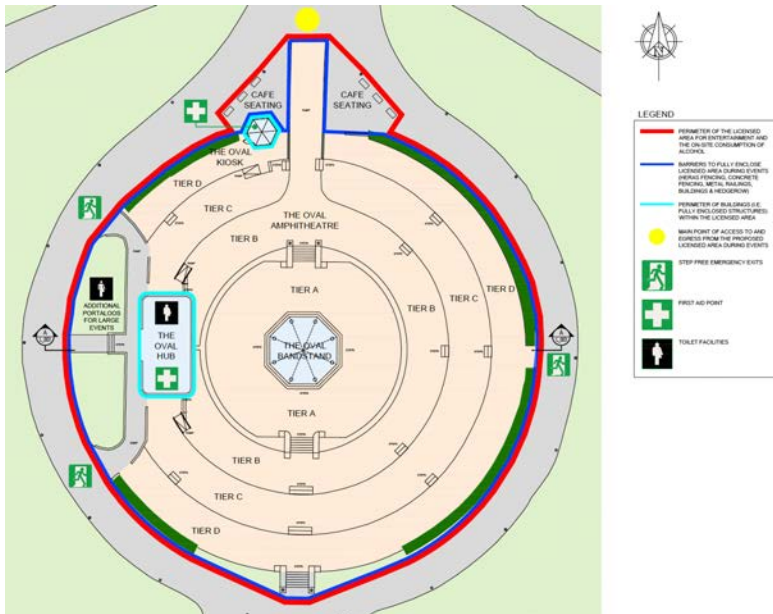
Since this application pertains to temporary fencing and gates, our plan is to substitute them with a permanent, architecturally fitting replacement once the temporary planning permission expires in 2026. As soon as funding is secured, we'll submit a new planning application to the authority for their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

Safety Bollards

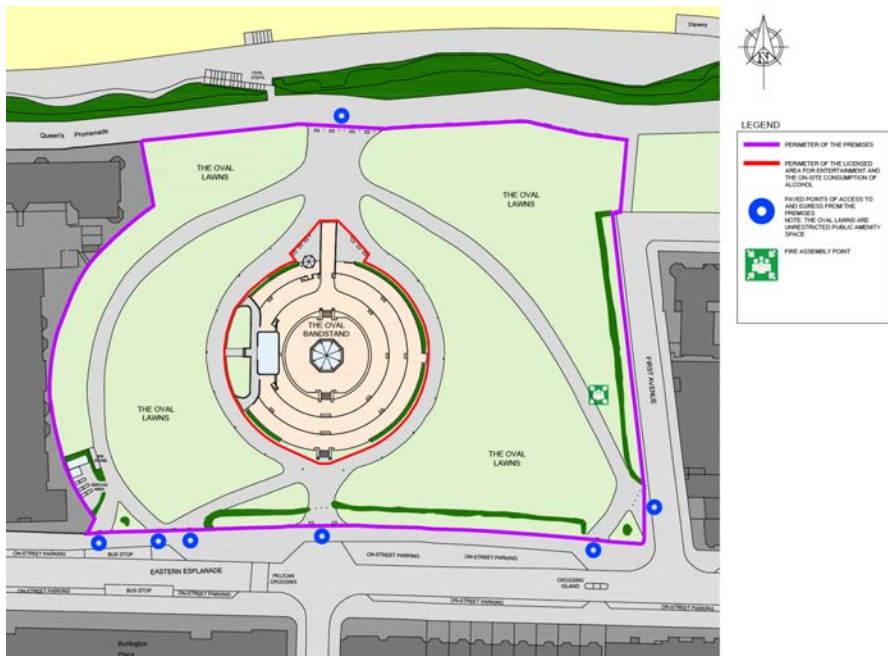
The Oval not only needs to be welcoming, attractive, well maintained and adhere to DDA requirements, it also needs to be kept secure from unauthorised vehicles, to reduce the risk of illegal access and usage, and to protect against damage that such access may create. At the same time as needing to prevent 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.





The amphitheatres licensed area



The licensed area within the premises

DESIGN AND ACCESS STATEMENT 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.

Location Code	Residential Properties	Type of Property / Business	Distance from Mixer / stage
A	Queens Court (Block B)	Retirement Housing	69 metres
B	Queens Court (Block A)	Retirement Housing	79 metres
C	Burlington Place	Private Residential Apartments	77 metres
D	Dickens Court	Retirement Housing	116 metres
E	The Avenues Care Centre	Assisted Living	96 metres
F	Endcliff Apartments	Private Residential	98 metres
	Commercial Properties		
	Selina Hotel (formerly Smith's Court Hotel)	Hotel, Restaurant & Bar (temporarily closed)	80 metres
	The Albion Rooms	Hotel, Restaurant & Bar	90 metres
	Rosie's Tea Rooms	Café (closed)	115 metres
	House of Many Stairs	B&B	106 metres

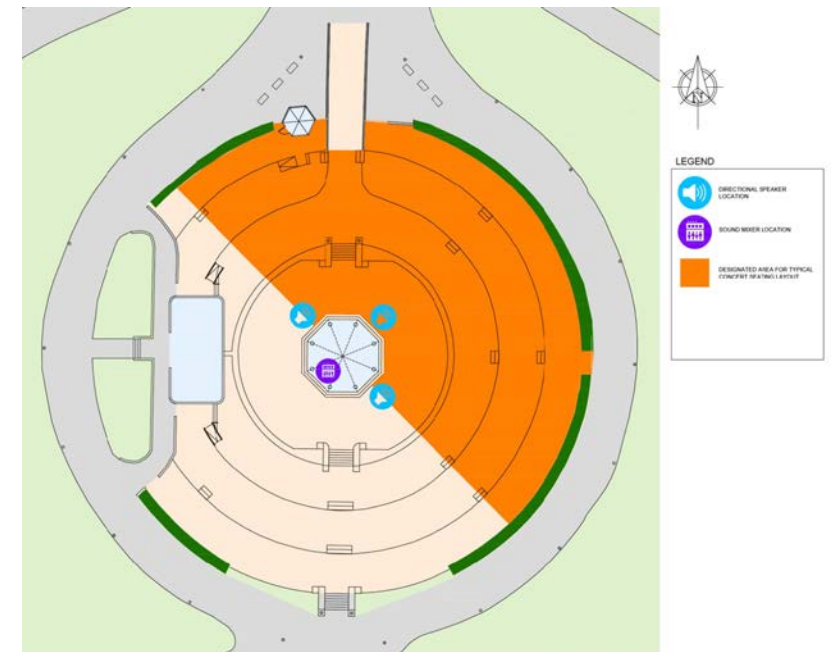
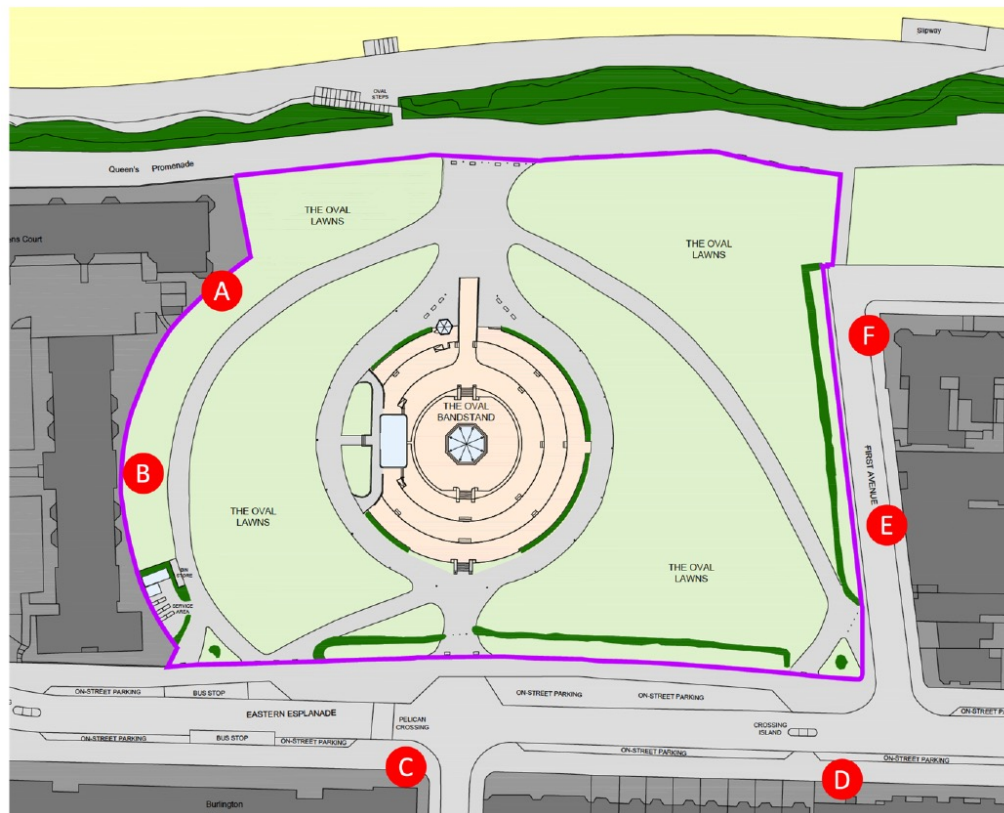
Noise Management

GRASS Cliftonville CIC has implemented a Noise Management Plan (NMP) as part of our Premises Licence application for The Oval Bandstand & Lawns, a community venue for outdoor live entertainment, including theatrical productions, concerts, sporting events, markets, outdoor cinema screenings, and community events. This section outlines our process for managing and controlling noise at the venue, ensuring minimal disruption to nearby residential properties.

The unique sunken amphitheatre design directs most of the sound away from neighbouring properties, a feature inherited from the historical layout. Directional loudspeaker equipment has proven effective in reducing sound bleed during performances. We provide this NMP to all entertainment contractors and sound engineers and prioritise the control of low-frequency music levels, a common source of disturbance.

To foster community engagement, we include noise management articles in our newsletter, specifically distributing it to residents in the proximity who may be more sensitive to the venue's noise. Our staff and volunteers receive training to enhance their awareness of noise management issues.

The NMP undergoes regular reviews and updates, such as before launching new entertainment, introducing new equipment, undertaking building alterations, addressing complaints, identifying inadequate controls through monitoring, or at the request of TDC's Enforcement Team. This proactive approach aligns with the Licensing Act 2003, ensuring compliance and the harmony between our entertainment offerings and the local community.



Direction of amplified music

DESIGN AND ACCESS STATEMENT NOISE MANAGEMENT



Fire Strategy

Fire can pose a significant threat to the safety of many individuals at an events venue, capable of causing injury or even death within a short span of time. These dangers may arise directly from the fire itself or from injuries stemming from poor crowd management and widespread panic. To mitigate this risk, thorough planning, effective management, and the implementation of robust procedures for fire prevention and response are imperative.

In our capacity as a licensed establishment, we maintain written records of our fire risk assessments and any noteworthy discoveries related to them. We regularly review these records, especially when modifications to the premises occur. This proactive approach helps us identify necessary actions to minimise the likelihood of a fire incident and ensures the safety of our staff, volunteers, and patrons.

To effectively handle fire-related emergencies, we have developed a comprehensive emergency plan based on the findings of our fire risk assessments. The primary goal of our emergency plan is to guarantee that individuals are well-informed about the appropriate actions to take in the event of a fire, enabling the safe evacuation of the premises.

Amphitheatre Escape

There are step-free escape routes directly from the amphitheatre to the lawns, leading to pedestrianised, landscaped areas that serve as suitable assembly points. These step-free exits include three main options: one through the north gate towards Queen's Promenade, two exits at the west gate by the pavilion, and an exit at the east gate accessible via the top tier of the amphitheatre.

Pavilion Escape

The Oval Pavilion can be exited through the main doors or the alternative exit to the side of the cafe, directly on to ramps leading to the outside assembly area on the lawns near First Avenue.

Fire Alarms

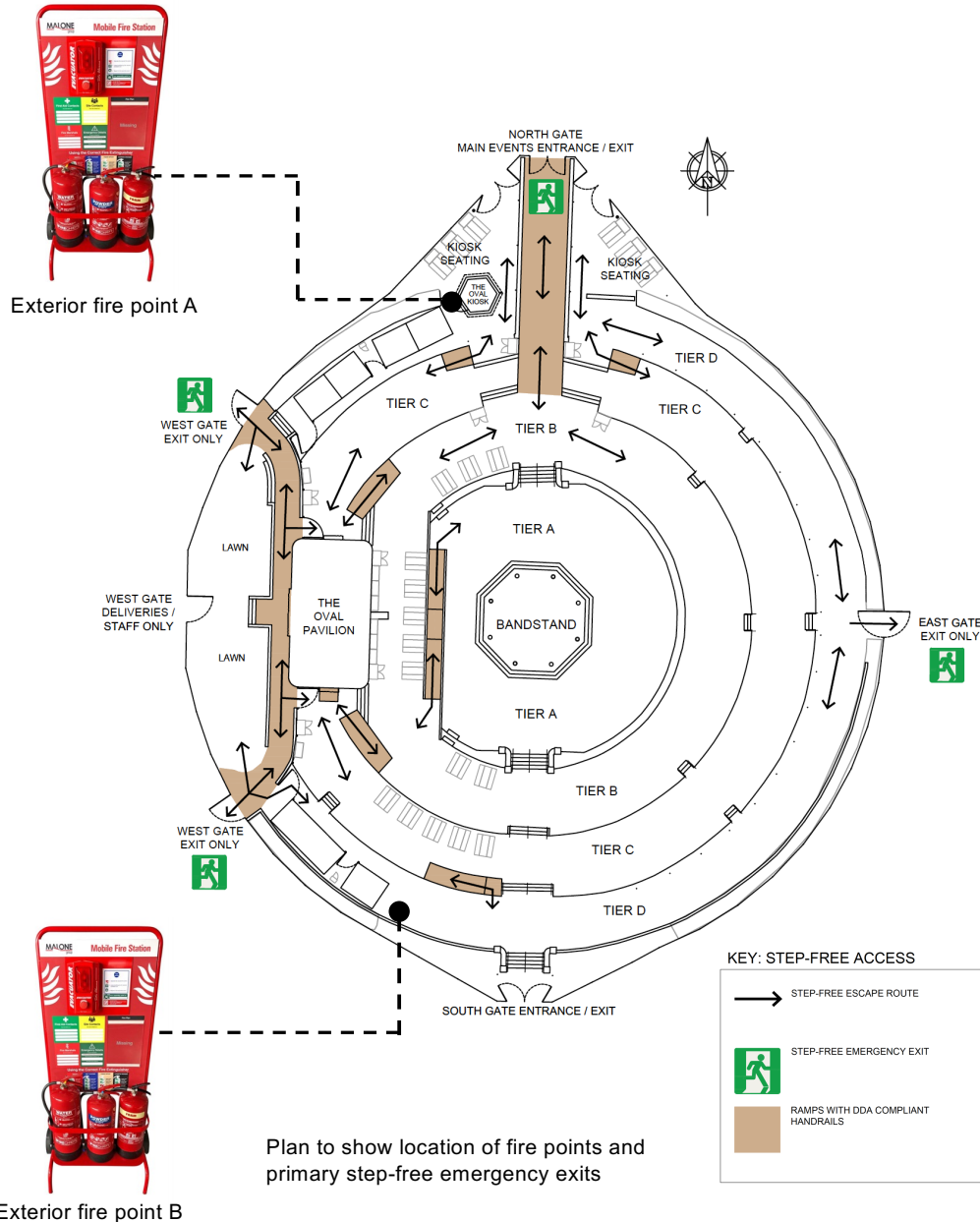
As we are an outdoor venue our fire alarms give an audible warning only and there is no visual display. A member of staff will assist patrons in the event of a fire alarm. If a patron is unlikely to be able to hear the alarms or will need assistance to exit the venue if the fire alarm sounds, we request that they inform a member of staff on arrival.

Signage

Our fire exits are properly signposted and notifications of their presence and location are posted throughout the venue.

Fire Points

Our two outdoor fire points for use during advertised events include a heavy-duty wheeled extinguisher stand, extinguishers, an evacuator site alarm, fire plan holder and printed information panel. Within the events bar we have a permanent fire point, and, in the café, we have a further two fire points with extinguishers and a fire blanket. The kiosk also has a fixed fire point with an extinguisher.





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.