

# DESIGN AND ACCESS STATEMENT FOR

## HADLEIGH CRICKET CLUB

PROVISION OF NEW CHANGING ROOMS, TOILETS, IMPROVED BAR AND MEETING ROOM AREA

JULY 2014



HADLEIGH CRICKET CLUB  
STREET VIEW

2774/P01

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This Statement is prepared in accordance with guidance provided by the Commission for Architecture and the Built Environment (CABE).

## I INTRODUCTION

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- 1.1 Proposed erection of a single storey extension to the existing Cricket Club pavilion to provide improved changing facilities including female and officials changing room, a disabled WC, training kit storage room, together with a scorers box and new stairs to the Attic store and remodelled clubroom.
- 1.2 This Design and Access statement is to be read in conjunction with:
- Hadleigh Cricket Clubs supporting statement. "Hadleigh Cricket Club 2014 Building for the Future".
  - Drawing 2774/03 – Ground Floor Plan and Elevations as Existing
  - Drawing 2774/04 – Ground Floor Plan as Proposed
  - Drawing 2774/05 – Block Plan
  - Drawing 2774/06 – Ground Floor Plan and Elevations as Proposed.
- 1.3 The club house was built in 1965 and further improved in the 1970's and 1980's. In 1979 the Sloping Cricket ground was levelled creating the distinctive bowl shape. In 1990 the pavilion was extended to its current format.

## 2 PHYSICAL CONTEXT

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## 2.1 SITE APPRAISAL

The site lies within the Hadleigh conservation area and is adjacent to Friars road to the North, Bridge Street to the East, the Cemetery to the West and the Local District Council offices to the South.

The Friars Street and Bridge Street frontages are formed by a Red Brick Wall and the street scene contains several listed buildings.

There is a noticeable slope to the site from the West at the Cemetery end down to Bridge Street. The pavilion is located at the top of this slope looking down onto the pitch.

The cricket ground is a defining feature of the Character of this part of this conservation area and the ground itself has a reputation as one of the most iconic grounds nationally.

The pavilion itself is not architecturally of any note and the side and rear elevations are low quality. The front elevation, due to its engagement with the pitch, is of value to the conservation area.

## 2.2 SITE OPPORTUNITIES

The existing pavilion is arranged with a verandah overlooking the pitch and a central set of steps down to the wicket. Opportunity exists to improve the facilities, but to retain them these defining elements of the clubhouse. Ample space exists to the Northern side of the club house, although any limited space is available to the southern side without the building encroaching "behind the bowlers arm".

# 3 ASSESSMENT AND EVALUATION

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- 3.1 The Sport and Leisure use of the cricket club is wholly supported by Local and National Planning Policy and any other use of this site would be unacceptable both in legal tenure and planning policy. Continued improvement of the cricket facilities is important to this continued use.

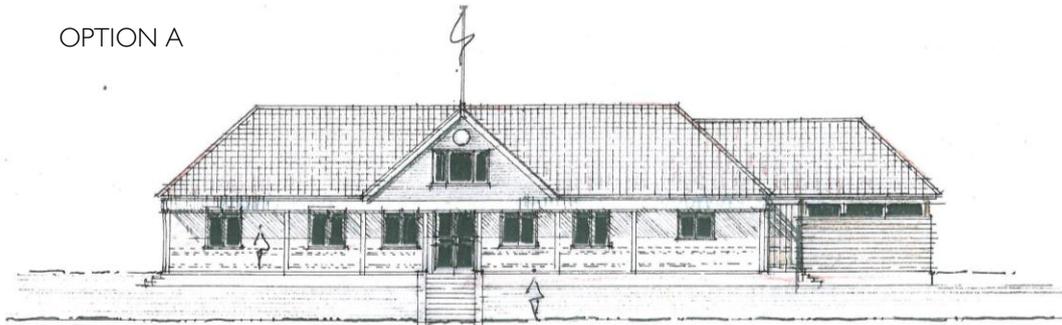


3.2 Pre-application consultation was undertaken to establish this favoured approach to the extension. Options were tabled that indicated the two possible approaches to extend the building.

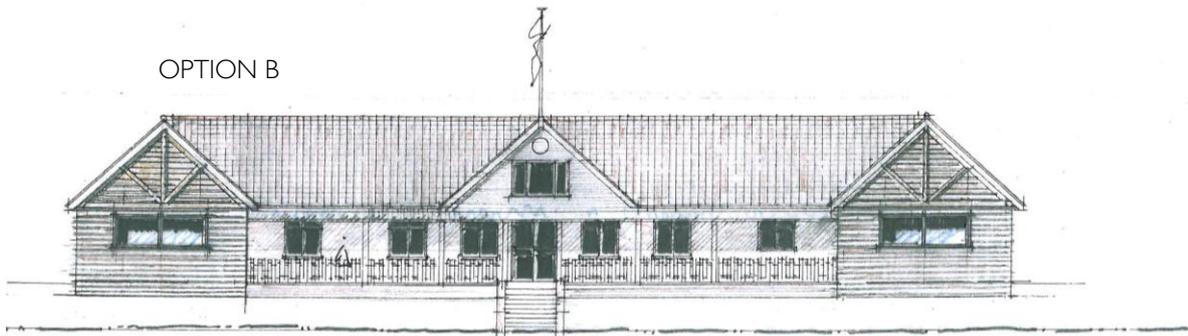
**OPTION A:** Indicating a side extension. Set back from the front elevation and subservient in scale and articulation.

**OPTION B:** Indicating identical left and right hand side extensions which maintain the Building Symmetry.

OPTION A



OPTION B



3.3 Option A was chosen the correct approach for the following reasons;

- It controls the apparent size and bulk of the pavilion better.
- It interferes less with the existing pavilion form and verandah.
- It allows for a better contrast between the existing building and the extension.

From the clubs point of view this also:

- Achieves a chance to isolate changing rooms from the club room and bar.
- Does not develop "behind the bowlers arm".

## 4 BRIEF

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### 4.1 CLUB REQUIREMENTS

To create a club house that can operate in two distinct halves.

- i. Club room with bar, WC's and a Kitchen.
  - ii. Changing facilities.
- To improve changing rooms and include a 3<sup>rd</sup> changing area for junior girls on training nights and officials for matches.

- To improve the shape and character of the club room.
- To improve accessibility of the facilities.

4.2

## PROPOSALS

Based upon guidance within ECB document, TS5, pavilion and clubhouses our proposals are as follows:

- New changing rooms for 14 persons, including communal showers (For 3 persons any one time) WC, two wash basins and a disabled WC within the changing area.
- A girls / officials changing for 7 persons with shower, WC and wash hand basin. (It is assumed when a girls / ladies fixture is taking place they will use the home and away dressing rooms.) This provides girls with facilities for training nights and quick cricket tournaments.
- A kit store.
- New male, female and disables WC's.
- Relocation of the bar and bar store to the position of the existing changing rooms.
- Widening of the club room by removal of existing WC's and showers.
- Creation of an externally accessed training kit store and an internal scorer's booth.
- Possible minor extension of the kitchen area.
- Separation of changing facilities and clubroom with a single interconnecting door.

## 5

## DESIGN

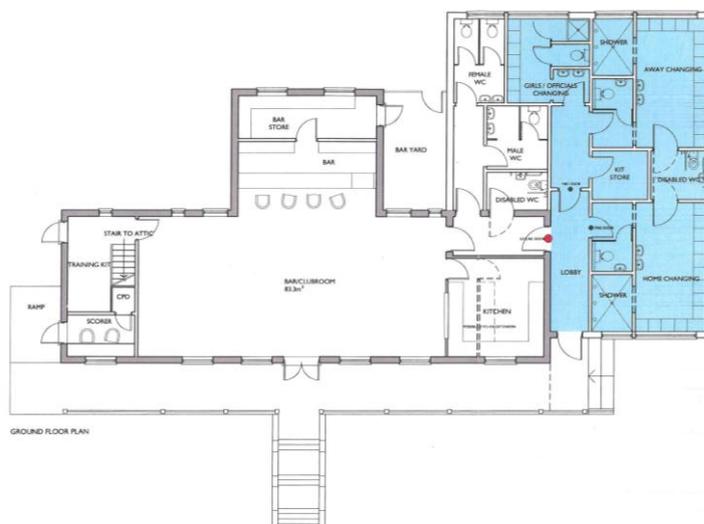
5.1

The use of the new club room and changing facilities will continue unchanged from the present use, which is described in the attached cub statement "Hadleigh Cricket Club 2014, Building for the Future".

Use of the ground is already at a maximum for matches and training and numbers of visitors will not necessarily increase as a result of the additional changing facilities.

Although the clubroom facilities have increased in size, much more space is allocated to the Bar and cellar storage. The new clubroom has increased by 30m<sup>2</sup>, the existing room is very long and thin (3.75m x 13.35 or 12'6" x 44') which is extremely limiting. The additional spaces allow for a reapportioning of this room to a sensible shape.

The additional changing area and WC extension is 107m<sup>2</sup>.



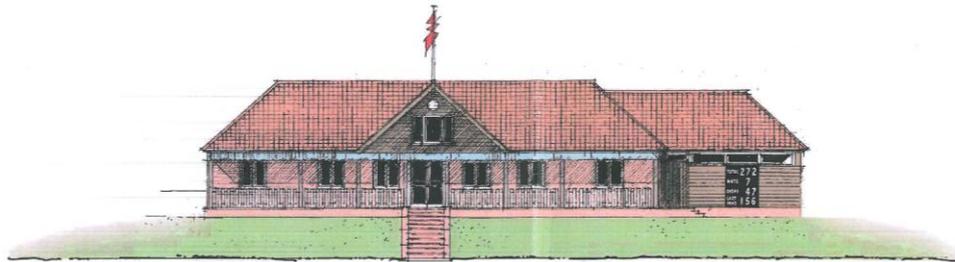
Hadleigh Cricket Club –  
Ground Floor Plan as Proposed

5.2

LAYOUT SCALE AND APPEARANCE

The extension will be built as a side extension to the Northern Side of the existing building. Scale will be single storey with eaves heights to match existing and a lower ridge line. The roof is a hipped in clay pantiles.

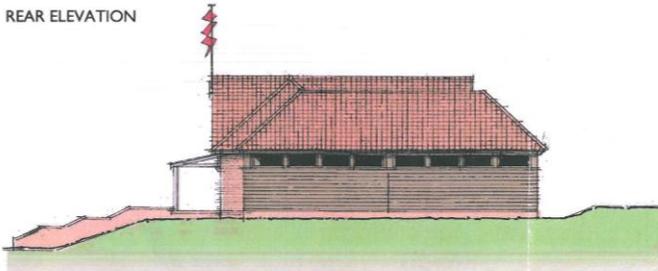
The extension will be set back from the front veranda elevation of the existing clubhouse. Fenestration will be white painted and external cladding and doors will be timber boarded.



ELEVATION TO WICKET



REAR ELEVATION



SIDE ELEVATION

Hadleigh Cricket Club –  
Proposed Elevations

## 6

## LANDSCAPING

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6.1

The landscape character of the sports facilities is defined by its setting and strong landscape features surround the site, with the heavily planted cemetery and recreation areas on the West and South boundary areas and the brick boundary wall on the North and East.

A large amount of the club resources and volunteers time is spent each year maintaining a very high quality ground, which includes mowing the outfield and grass banks.

Club funds will be stretched to achieve this proposal and accordingly no landscaping further is proposed as part of this application.



Street view towards Bridge Street



Street view towards Coram Street

## **7**            **ECOLOGY**

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- 7.1            The site of the proposed extension is regularly mown and treated grass which is frequently use for car parking and as such not considered of potential habitat value.

## **8**            **FLOOD RISK**

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- 8.1            The pavilion and ground are located outside of Environment Agency Flood Risk zones.
- 8.2            Additional surface water arising from increasing roof area will be discharged to soak away and further details subject to a planning condition.

## **9**            **SUSTAINABILITY**

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- 9.1            It is proposed to install solar hot water panels onto the roof of the extension and these will be located on the south facing, concealed roof slope directly above the changing facilities.
- 9.2            The use of the showers will be exclusively in summer playing months when the collection of hot water, by solar panels, is particularly efficient. It is planned to store hot water such that the club is potentially self-sufficient in hot water for showering.

## **10**           **ACCESS**

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- 10.1           No change is proposed to the ground access or vehicle trip numbers. Accordingly, no consultations have been undertaken.
- 10.2           Parking is available on grass areas at the north end of the site and this arrangement has been in place for a number of decades without issue. Given the concentration of use in the summer this is not considered problematic and ample space is available.

## **11**           **ACCESSIBILITY**

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- 11.1           The proposals follow the ECB guidance regards accessibility for the pavilions and clubhouses and there proposals provide:
- An accessible ramp to improve access to the verandah and club room.
  - Provision of disabled WC's including a shared disable change area.