

WENDOVER CRICKET CLUB

DESIGN AND ACCESS STATEMENT

prepared by

SPORTS CLUBHOUSES LTD

WENDOVER CRICKET CLUB

NEW CLUBHOUSE

FULL PLANNING APPLICATION

SEPTEMBER 2021

LOCATION PROPOSED NEW GROUND, TRING ROAD, WENDOVER

1.0 PROJECT OVERVIEW

The project involve the development of a new cricket ground to enable Wendover Cricket Club to relocate from their existing ground which will enable the ongoing HS2 routing delivery. The new ground will incorporate a single ECB compliant cricket pitch with supporting car access, parking, grounds equipment storage building, cricket nets and clubhouse. This design statement covers the clubhouse building and associated facilities.

2.0 PROPOSALS

2.1 The project team decided to appoint a specialist sports building architectural company to review the brief and design for a new clubhouse with the understanding of the requirements of modern day sports building management and the technical specifications of the Governing Bodies of Sport central to the design. During the lengthy consultation and design process various schemes were developed and either adopted or discarded. Eventually it was agreed that in order to meet the needs of both the club and the local community a single storey building with a footprint of 324 square metres, with an internal floor area of 306 square metres, would be provided.

In order to ensure that the design and construction of the whole site were fit for

purpose a specialist team of consultants were appointed by the Club. They have generated supporting reports that, firstly, cover off all the required elements for this Planning Application but also ensure that both Sport England the Governing Body of Cricket (The ECB) have the information that they require to be able to approve the design. The consultation process with these bodies has been detailed and thorough and the overall site and the building have been approved by the technical facilities teams.

2.2 ADVANTAGES OF THE NEW SPORTS BUILDING

The contours of the new ground allow the building to be slightly elevated relative to the playing area without needing to raise the building above ground level. That ensures that the visual height and massing of the building is contained. The elevated position (some 1.3 metres) will facilitate splendid views over the ground and the surrounding countryside.

Primarily the delivery of cricket is the key function of the building in both playing terms and for the associated social support. However, as the social hub for the Club will move from the Witchell to the new ground, the Club are keen for the building to be large enough to also be able to contribute to community life by accommodating other activities.

The new building will provide dedicated changing facilities for players and officials. These changing rooms will include toilet and shower facilities which are independent from the public toilets which are available for all other users. These include disabled facilities. Each of the spaces within the building has taken the sport's governing bodies technical specifications fully into account. Similarly, the latest Building Regulations dictate the sizes of corridors, turning circles for wheelchair users, specific door widths and full fire management.

Finally, the Pavilion Management Team wishes the new building to be potentially used by the community throughout the day and all week. It is crucial to the long-term sustainability of the pavilion and the ground's wonderful grassed space that revenue is generated from the facility. Whilst the proposed programmes will contribute, the principle will be to keep the chargeable costs of such programmes at a level that they can be afforded by all members of the community.

This will ensure that the new facility will not only generate additional finance required to maintain it in the long term but will help enrich the programme offer and support activity for the enjoyment of all of those who use the ground.

2.3 CHARACTER, APPEARANCE AND DESIGN

Built form. The proposed building will be positioned, through natural contouring, in a slightly raised level relative to the playing area approached via a continuation of the access road. The access into the ground and the car parking is covered under

other sections of the Design and Access Statement. But to note 59 car parking spaces are shown with three of these being disabled. Facilities for bin and cycle storage are also identified with appropriate turning areas located. The car parking will be surfaced using a permeable product to assist with natural drainage. Low level bollard lighting has been included in the proposal for the car park and the access road. This will be set to only light downwards to assist with secure and safe access and travel on foot between the car park and the building.

The general appearance and style of the new building uses materials that are traditional and sympathetic to the rural nature of the site and the location. The building will be set on a dwarf plinth of brickwork with the main elevations clad with timber. Rainwater goods will be in black plastic and windows and doors will be aluminium in a graphite grey. The roof finish will be a grey metal tiled system because it is impact resistant to cricket balls. However it has also been approved for use in rural settings by organisations such as the National Trust because of its excellent aesthetic appearance.

Two of the elevations that look out on to the playing area will be fitted with bi-folding door sets, also in graphite grey aluminium. The changing rooms and service rooms will be fitted with solid external doors finished graphite grey and the changing room windows will be fitted with one way mirror film to avoid intrusive viewing into the spaces whilst allowing clear vision out from within.

Renewable energy

The Club believe that sustainability should be a core principle impacting every decision taken. This to include not only the choice of the physical construction elements including, the insulation values, selection of windows, heating systems, foundation type, lighting and renewables but also a business development plan for the new building that will ensure the long-term viability of the building.

In terms of renewables there is an increasing concern that PV and Solar systems have been found to deteriorate in terms of their efficiency more quickly than was previously thought so that when the payback on the capital outlay should be kicking in when the systems are much less efficient and don't provide the return envisaged. Consequently a focus on the building envelope, as the most important consideration, is a more certain way to make an impact.

Therefore the employment of a timber frame construction clad with sustainable timber and fully insulated provides an outstanding solution. Timber frame also provides options in terms of the foundation construction that would be less invasive. Because the whole ground is being created using a cut and fill principle the spoil from the foundation excavations can be incorporated back into the overall landscaping thereby negating the need to transport material off site.

Water reclamation systems (for which there are available Grants) will be considered so that rain water can be stored and used to water the playing surfaces during long, hot summers. The use of sustainable elements including LED lighting controlled via PIR movement detectors, double flush water reducing toilet cisterns, instantaneous

water heating that does not store unnecessarily heated water in cylinders; gas driven boilers are all measures that will be incorporated in order to provide a very efficient building model.

External lighting

External lighting will be kept to the minimum required to ensure safe movement and usage around the building rather than for any other additional purpose. This will be carefully designed in order to avoid adverse light spill to neighbouring properties. An example of the type of vertically directed external wall lights is shown below:



Noise and facility management

The new building will be incomparably better insulated than earlier building styles which will assist in limiting noise transmission from inside to outside of the building. This will include shower rooms and toilets which, without this high level of insulation can cause echo. The project team have also reviewed the door and window arrangement and have removed all of the opening windows to the east and south elevations (the ones potentially facing out towards neighbouring properties. This will assist with noise retention within the building because windows are a weak point in comparison with the heavily insulated walls.

The new facilities will be modern, welcoming to the whole family and consequently will attract visits from the whole community. This will increase the attraction for outside organisations to book the space. However, a part of the whole project is that the management of the facility will be very tightly controlled. A formal booking process will be used for every activity that will be housed within the new building. This will ensure that the building's flexible spaces can be utilised appropriately and the activities will be relevant to the facility and persons booking the activities will, themselves, be responsible for the management and consideration of those attending the activity. Noise, respect for the building and its environment, adherence to activity times and event parameters will all be taken into account and promoted when taking on any such programme or activity. This criterion will also be applied to the regular and formal parts of the activity programme including how the club uses the building and the delivery of events.

Catering

In terms of control of cooking smells and the like the intent is that the building will not be delivering full commercial catering. The club room will offer coffee, tea, plated sandwiches and cakes typically and is not equipped to generate a full commercial catered option. The kitchen will be focused on providing post and during match refreshment. Moving forwards catering for relatively small events (club dinner for 70-80) may be required but these will be straightforward to deliver from the facilities proposed.

Highways and Parking

The proposal will not use the existing access for both vehicles and pedestrians from Tring Road. It is thought that the existing entrance, which is adjacent to the large veterinary practice, could cause unwanted congestion for both. Therefore a new access has been created. This has been referred to and detailed in the attached reports.

The management of the construction process will be strict and set out in construction tenders. This will not just be an aspiration but has to be incorporated into any formal building contract in order to respond to the requirements of CDM and health and safety legislation. Traffic management control will be coordinated with the Local Authority and Highways.

With regards to the car park, the proposed site plan sets out a proposal for formal line marking which will help to control the manner in which people park.

3.0 CONSULTATION

The Club has consulted with community groups, potential users of the new ground, as well as with those who currently use the existing ground, to confirm that they will be happy to relocate as well as with other groups and individuals. The feedback from these consultations has largely been adopted into the final application design. Consultation with Governing Bodies of Sport can be made available if required.

4.0 DESIGN STATEMENT

Layout design and principles

The proposed building is set over a single floor. The main entrance is accessed from the car park by a gently sloping access path leading from the car park. Around the exterior of the building is a level pathway of a minimum of 1200 mm width. From the entrance foyer access is afforded to the ground floor clubroom which is also sub-divisible using a sliding folding screen. The clubroom is serviced by the bar and kitchen which is co-joined to ensure that staffing levels are more flexible. The second clubroom space is also serviced from the kitchen area to allow for two separate events to be supported at the same time.

Access to the toilets and the officials changing room is also from the entrance lobby. The officials changing room is also accessible from the outside for ease. It also provides a secondary means of escape. Access to the two, front facing, changing rooms will be via the terrace and these two changing rooms will have windows fitted

with one-way glass to allow persons inside the changing rooms to see out but persons outside will not be able to see in. The changing rooms meet the specific standards of both the ECB (England and Wales Cricket Board) and Sport England. They are self-contained and have their own toilets and showers which allow them to be used independently from the rest of the building if necessary. This also ensures that each changing room is unisex and helps to overcome potential welfare issues. This is helpful when the site is being used for matches by Schools or external hirers and improves security.

Storage space is located to the rear of the bar store. Both are accessible directly from the entrance foyer. The plant room is also located to this area and is accessible from the exterior.

An external veranda is provided which is set back from the front line undercover. This allows for the scorer to be located in the shade in good weather and more protected in less pleasant weather.

Internally the ceilings are generally set at 2400 mm from floor level but will be raised in the clubrooms to provide better air circulation and an improved sense of space.

Accessibility is maintained throughout the site. Three accessible car parking positions are shown on the proposed site plan nearest to the new pavilion. From there access is afforded via the gently sloped entrance pathway. A pathway of minimum 1200 mm is set to run all around the building allowing wheelchair access to be afforded. The pathways and the veranda space then slope gently down to the playing area. All external door thresholds are set to be level access and there are no changes of level internally.

Because of this disability sport can be supported.

The toilets in the changing rooms will be ambulant rather than fully accessible. No specifically designated and purpose designed accessible shower rooms have been provided as recommended by the Governing Bodies but the approach adopted of making the changing rooms accessible satisfies both the Governing Bodies and Building Control.

Drainage and services

Foul drainage will be managed by use of a septic tank or klargester and all utilities will pick up on the most localised existing points in Tring Road with the most efficient and optimum route designed to minimise impact on tree roots and to ensure the best falls and services capacity accordingly. These are set out in accompanying reports.

Rainwater drainage will consist of evacuation to soakaways as designed by the drainage consultant with overflow potentially routed via a rainwater harvesting tank. As noted previously the Club have been keen to explore renewable energy methods to help reduce running costs and to make the building more environmentally friendly. They are also looking to install a rainwater harvesting

system (but only if they can obtain Grant Funding towards this) that can store some of the rainwater and storm overflow from the building and re-use the water to water the square and outfield.

Landscaping

Please see site plan for the landscaping plan. This provides full details for the hard and soft landscaping layouts, pathways, car parking, levels, play space, pitch, signage, external lighting positions, planting beds, hedges and all ancillary elements such as the cycle storage areas.

Construction Method Statement

All site deliveries will arrive via the main entrance off Tring Road through the newly created entrance. A vehicle parking area will be prepared leading into a contractor's storage area. The storage area, position of the site amenity facilities and the whole of the building site will be protected by secured Heras Fencing with appropriate signage and localised security lighting as required. Deliveries will be managed with the Contractor to be at non-peak times to avoid unnecessary congestion and therefore reduce the impact on the local neighbourhood and roadways. All site vehicles will be wheel washed prior to returning to the local roads following delivery should that be required. All site materials will be safely stored within the build compound area and further fencing and protection around all remaining trees will be installed as detailed in the Arboracultural method statement.

5.0 SUMMARY

The Club decided to appoint a specialist sports building architectural company (Sports Clubhouses Ltd) to review the brief and design a building that not only meets the requirements of the brief but could bring the most current thinking to the table, whilst fully understanding the detailed specifications set out by each of the Governing Bodies of sport.

The changing rooms and general facilities have been set out to meet the criteria established by the very concise and specific usage schedules generated by the project team and also to meet the requirements of both Sport England and the ECB.

The building has been designed to support the sports delivery whilst also supporting the diverse range of organised and casual recreational activities that are expected to be delivered. The traditional design style has been welcomed by all those who have viewed the proposals during the extensive consultation process.

The Club believes that this proposal provides Wendover and the surrounding area with a wonderful community facility and they commend this application for approval.

Stephen Macdonald DIP AD MSIAD
SPORTS CLUBHOUSES LTD