



## Shoreham & Otford Cricket Club

Design & Access Statement for erection of single storey side extension to existing cricket clubhouse.

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This Design and Access Statement, is for the erection of a single storey side extension to an existing cricket clubhouse in an Area of Outstanding Natural Beauty and the replacement and extension of practice nets.

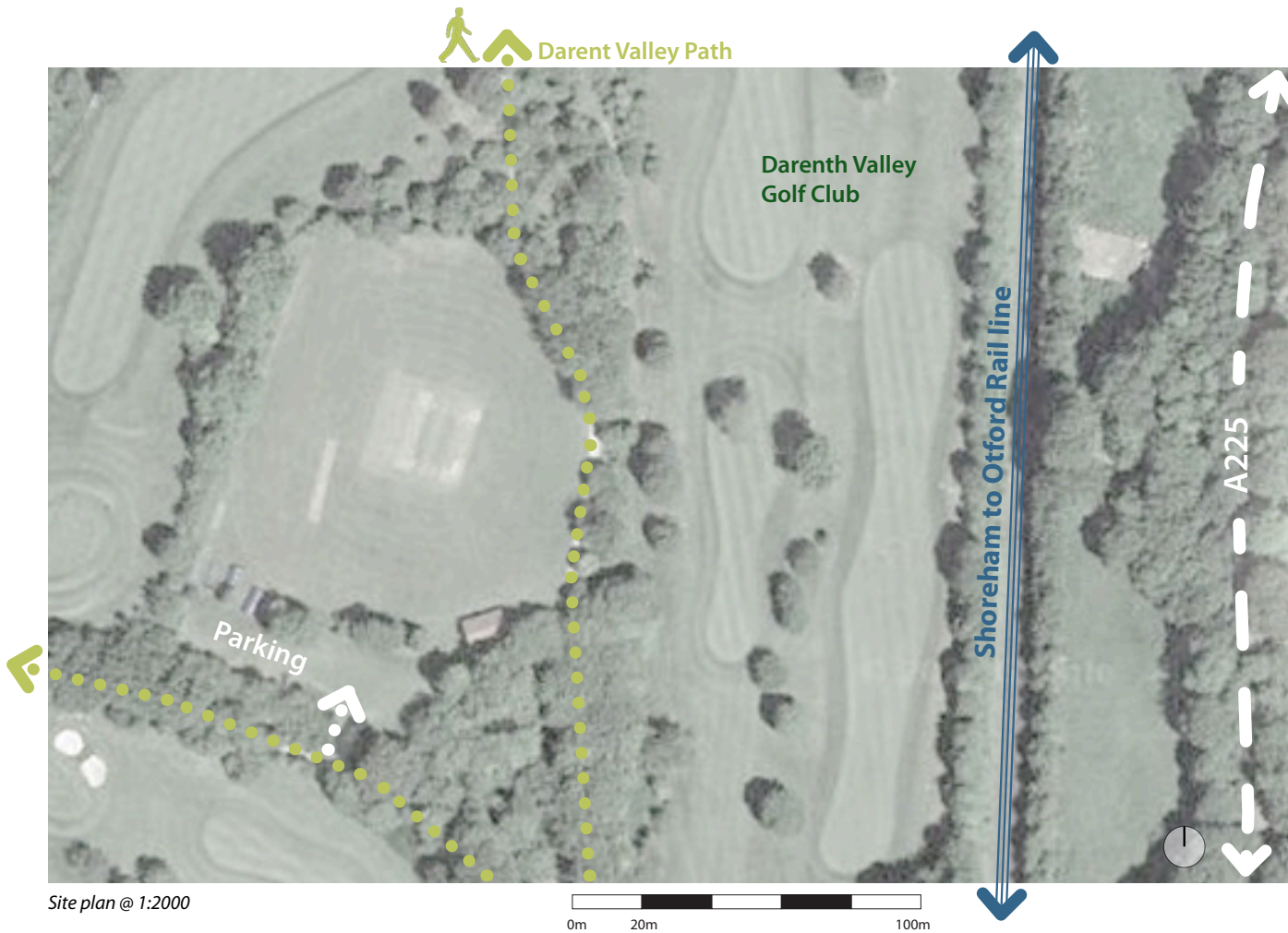
It has been prepared in accordance with The Design Council's guidance '*Design and Access Statements. How to right, read and use them*'.

Therefore specific planning policies are only referred to where they are "particularly relevant".

**SITE**

# Site

## Location



The site is in the middle of the Darent Valley Golf Club with fairways on all sides.

The access road arrives to the south, running about 350m along a small lane off the A225. The lane exit to the A225 has reasonably good visibility in both directions.

The parking is found off this lane.



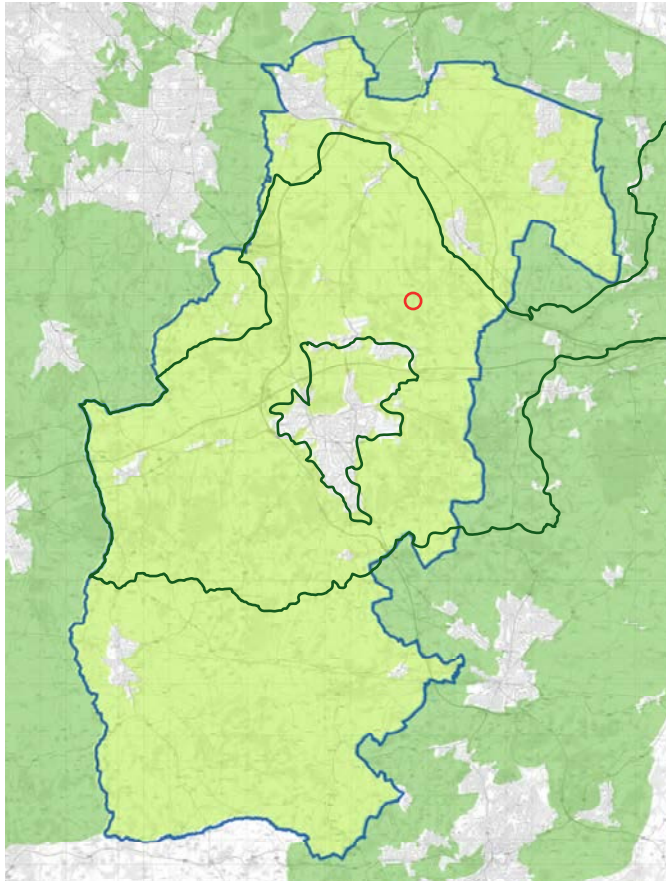
Access from A225

This small road is also a public footpath. There is another public footpath along the eastern boundary. They both form part of the Darent Valley Path.

The clubhouse is very visible from this path, but it is hardly seen from the immediate surrounding area.

# Site

## Context - Metropolitan Green Belt & AoNB



Sevenoaks borough in the Greenbelt & AoNB (approx.) ○ Site location

The site is in Sevenoaks Borough and within the London Metropolitan Green Belt and the Kent Down AoNB. It is therefore covered by the associated planning policies for these designations.

It is in neither a flood risk zone, nor a surface water risk zone (see Appendix A).

# Site

## Constraints



Site plan @ 1:1000



View from NE corner gate

The key site constraints are a Tree Preservation Order (TPO) dating from 1951 and a Public Right Of Way (PROW).

The TPO covers the whole area of the site and beyond, stretching from the lane to the south up to the north, east and west.

The PROW, running along the eastern boundary, is part of the Darent Valley Path which runs for 19 miles from Dartford to Sevenoaks, mostly along the banks of the River Darent.



**BRIEF &  
PLANNING  
POLICY**



# Brief

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## Club aims & objectives

The purpose of the extension is to strengthen the club's offer to a more diverse community and to prepare the club for a resilient future.

A key part of this is to improve the provision for girls/ladies cricket.

England Cricket Board guidance on clubhouses states that,

*"The pavilion should provide flexibility for different cultures, mixed gender teams and junior players."*

As such, the key elements of the brief include:

- a) Two changing rooms, each with separate shower facilities.
- b) Large(ish) club room.
- d) Retain secure internal storage, ideally located in the same place, due to existing ramp for mowers etc.
- e) Good views of the pitch from the clubhouse.

# Green Belt Policy

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## Design approach

The proposal site is in the Metropolitan Green Belt and also the Kent Downs Area of Outstanding Natural Beauty, so is subject to considerable planning restrictions.

The proposal has taken these into consideration as follows:

National planning policy supports the provision of **appropriate** facilities for outdoor sport, and is also supportive of extensions to existing buildings, provided the additions are not **disproportionate** to the original building.

Sevenoaks policy aims for a similar balance.

The design approach was therefore to add a subservient and proportionate extension to the existing building to improve the girls/ladies provision at the club and make the facilities more appropriate for future outdoor sport.

## National Policy

*NPPF 149.*

*b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

*c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

## Sevenoaks Policy

*"POLICY GB8 - LIMITED EXTENSION TO NON-RESIDENTIAL BUILDINGS IN THE GREEN BELT*

*Proposals to extend an existing non-residential building within the Green Belt which would meet the following criteria will be permitted:*

*a) the existing building is lawful and permanent in nature; and*

*b) the design and volume of the proposed extension, taking into consideration the cumulative impact of any previous extensions, would be proportional and subservient to the 'original' building and would not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion."*

# Local consultation

## Parish Council

Shoreham Parish Council were consulted twice during the proposal's development, as they are both the owners of the site and also interested in the local provision of community assets. They are unanimously in support of the proposal.

A first meeting was held after an initial feasibility study, when the form and size of the proposal were still being assessed, but the main principles established.

A second meeting then took place after the design development was concluded to confirm the Parish Council were satisfied with the results before submitting the planning application to the Local Planning Authority.

No application for pre-application advice was submitted as the policy requirements were felt to be clear and, given the local community nature of the proposal, more local consultation was deemed most appropriate.

### First Meeting

Shoreham Village Hall

7th December 2022, 7.30pm

Present: Cllrs R Blamey, J Histed (Chair), B Jeffery, N Powell and M Sheward

Also Present: 12 members of the public (in part), Cllr R Gough (County) (in part), Cllr I Roy (District) (in part), Amanda Barlow (Clerk)

Apologies: Cllr R Waterton (District) and Cllr Austin, Cllr John Edwards-Winser (District)

*"Members unanimously resolved that there [sic] were in support of the Shoreham & Otford Cricket Club to extend the pavilion in line with the draft concept at the meeting however Members noted that as landlords the Parish Council would have to give approval to any final plans."*

Full minutes available via the following link.

<https://www.shorehamparishcouncil.gov.uk/shared/attachments.asp?f=8c7be159-542c-46f9-a0e1-82ec140ce002.pdf&o=7-December-2022-Council-Minutes.pdf>

### Second Meeting

Shoreham Village Hall

24th January 2024, 7.30pm

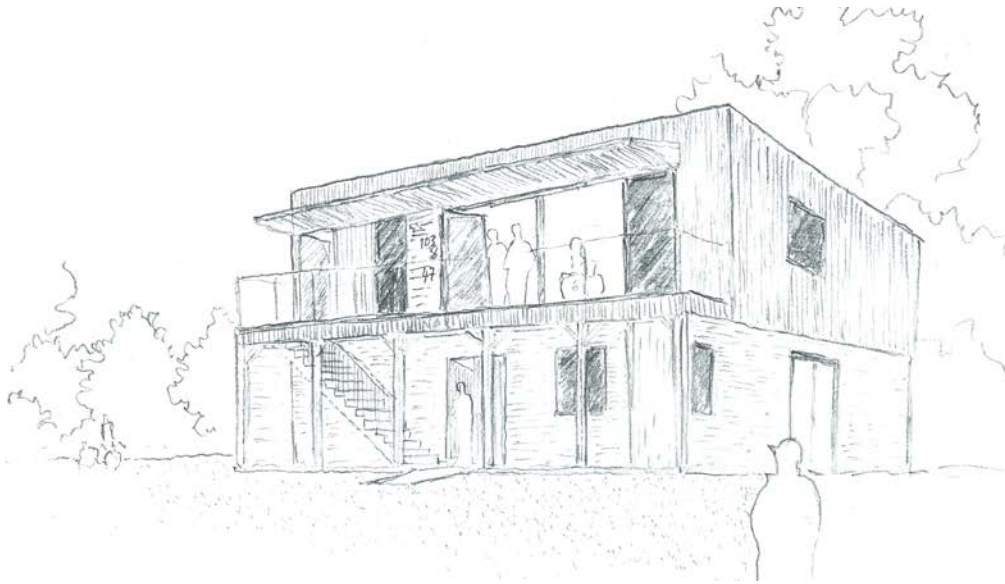
At the time of submission the Parish Council's website had not been updated with the minutes from the above meeting, but the council confirmed their unanimous agreement to the resolution previously voted upon.

<https://www.shorehamparishcouncil.gov.uk/community/shoreham-parish-council-18500/minutes-and-agenda-2024/>

# OPTIONS EVALUATION

# Options evaluation

## Form & layout - first floor extension



*Sketch view mono pitch*

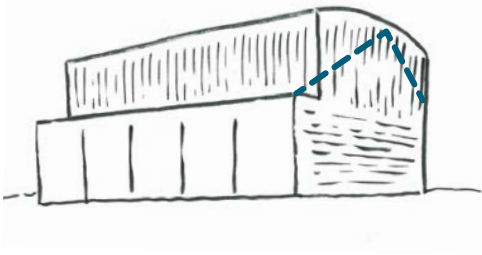
The existing clubhouse has quite a large loft space, which is currently under-utilised, so initially a first floor extension was examined.

This would have the advantage of maintaining the existing building's footprint and so require no new foundations.

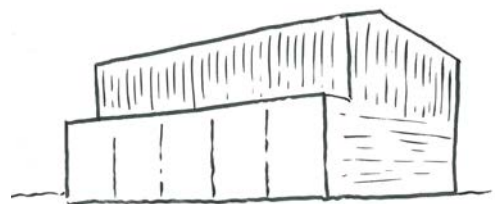
With only a slight addition to the building's volume the increase in size could also reasonably be argued to be proportionate, though subservience is harder to achieve.

However, to facilitate disabled access to the first floor a lift would be required, which would increase the build cost.

The club also felt that such an extension would add more space than they actually need and so would be an unnecessary additional expense.



*Sketch view of barrel roof, with existing roof outline*



*Sketch view double pitch*

# Options evaluation

## Form & layout - side extension



Sketch view of potential side extension to the west

A ground floor side extension was then examined.

Having a small extension to both sides would not be cost effective, so the option of extending to each side was explored in turn.



Side extension to the west

There is an existing open space to the west of the existing clubhouse.

However, this is also the key arrival point for both players and guests.

It was felt that an extension to this side would negatively impact this arrival experience.



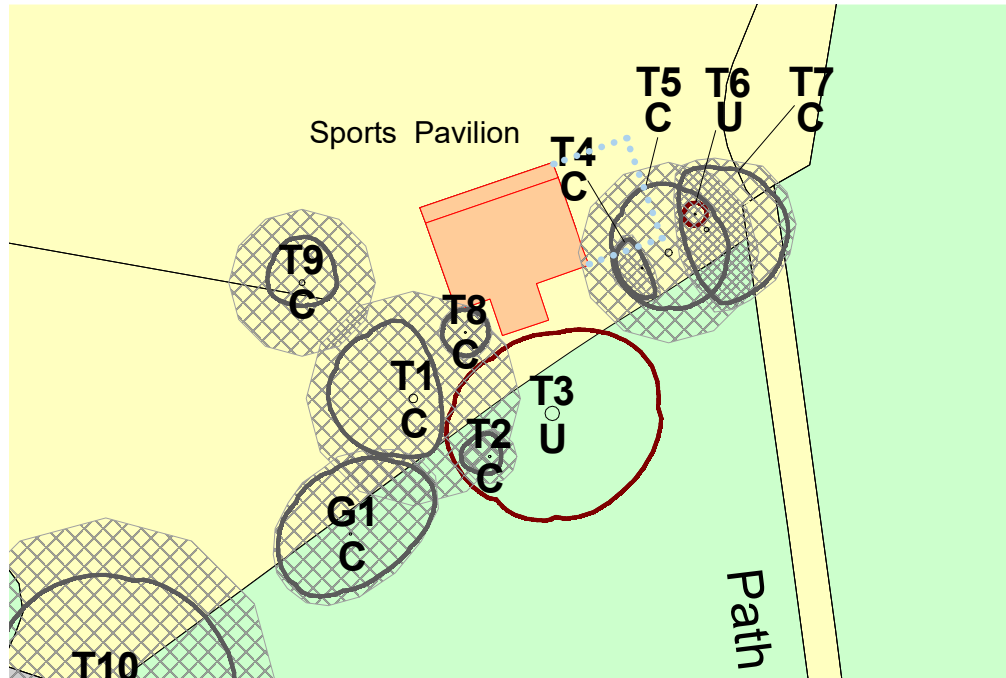
Side extension to the east

The issue to the east of the clubhouse is the treeline.

The trees, which are all covered by an area wide TPO, are closer to the clubhouse at the eastern end than at the west.

# Options evaluation

## Arboricultural study



<b>T4</b>	Preliminary Recommendations	
Common Beech <i>Fagus sylvatica</i>	No action :: No action	<b>C.1</b>
	Heavily suppressed to east. Dense ivy obscuring stem and base.	10 to 20 yrs
<b>T5</b>	No action :: No action	<b>C.1</b>
Sycamore <i>Acer pseudoplatanus</i>	Dense ivy obscuring base, stem, and crown break at 2 metres. Northwestern side of crown beginning to encroach on building.	10 to 20 yrs

Arboricultural survey plan and extract

An arboricultural study was carried out according to British Standard 5837 (see full report submitted separately).

Although the two trees that would be affected by an extension to the east of the building (T4C & T5B) were healthy, they were not of a particularly high quality and both would have self-seeded since the TPO came into effect in 1951.

In fact, current practice is to actively discourage the planting of sycamores.

The arboriculturalist advised that, provided more suitable additional planting were undertaken elsewhere on the site, these two trees could be removed.

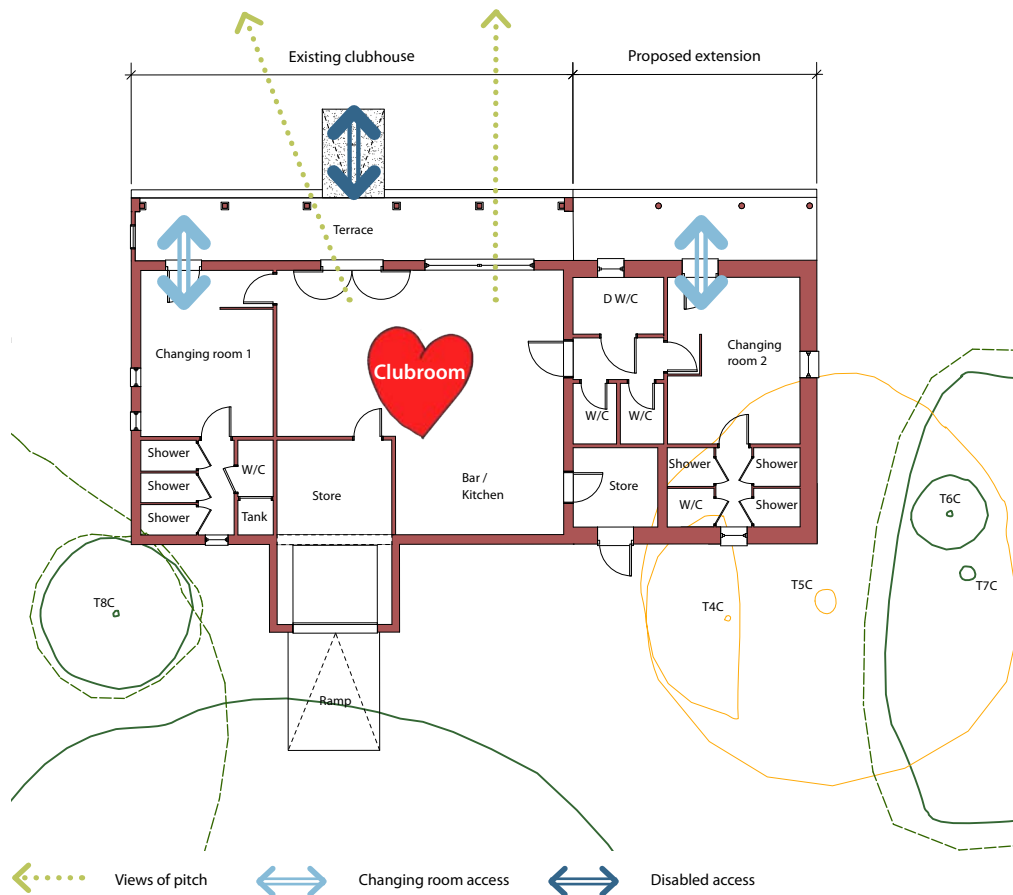
The new trees would then add to overall biodiversity net gain.

# PROPOSAL



# Proposal

## Floor plan & access @ 1:200



The proposal adopted was therefore to extend at ground level to the east.

Internally, the clubroom is the heart of the existing pavillion and holds a strong emotional significance for many club members, so it is kept in its existing position.

It is, however, amended and enlarged. This will make it more readily usable by other community groups, such as pilates or yoga, and also be available to rent for birthday parties. Such additional funding streams are vital to secure the financial future for any contemporary community sports facility.

A unisex disabled toilet and two other unisex cubiles provide ample toilet facilities for visitors to such community events as well as on match days.

The existing ramp up to the front terrace is maintained, which then provides disabled access to all parts of the building.

By placing a changing room to each side, the centrality of the clubroom is further re-inforced. The changing rooms can also be locked to allow the clubroom to be used independently.

Each changing room has separate shower cubicles and its own w/c in accordance with ECB guidance, plus direct access to the terrace and pitch.

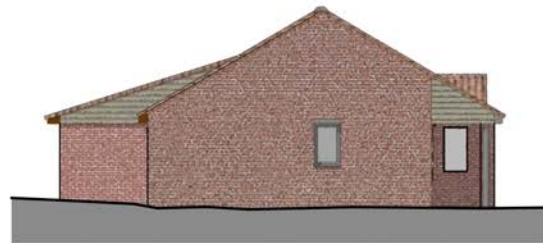
# Proposal

## Elevations & materiality @ 1:200

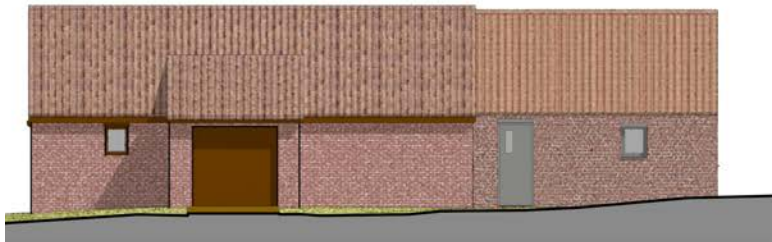
Proposed roof set below existing ridge line to emphasise subservience of extension.



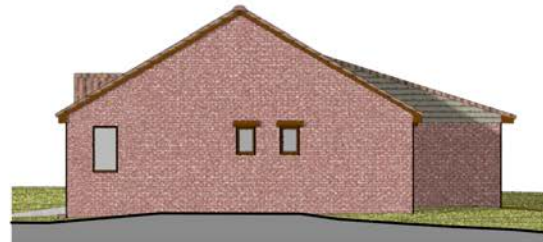
1 North Elevation



2 East Elevation



3 South Elevation



4 West Elevation

The extension's roof is inset slightly, so the new tiles tuck under the tiles of the existing roof. This helps to emphasise the subservience of the extension.

The tiles and bricks will be similar to the existing to help the extension sit comfortably with the existing clubhouse.

But the windows, doors, barge boards, and timber columns will be in a complementary but contrasting grey to help differentiate between the old and the new.

The existing clubhouse is modified to improve the view from the clubroom and to create pitch access from the new western changing room.

All windows and doors will be fitted with security shutters to discourage anti-social behaviour when the clubhouse is not in use.

# Conclusion

## Visualisation of proposal in context



*View of proposal from Darent Valley Path*

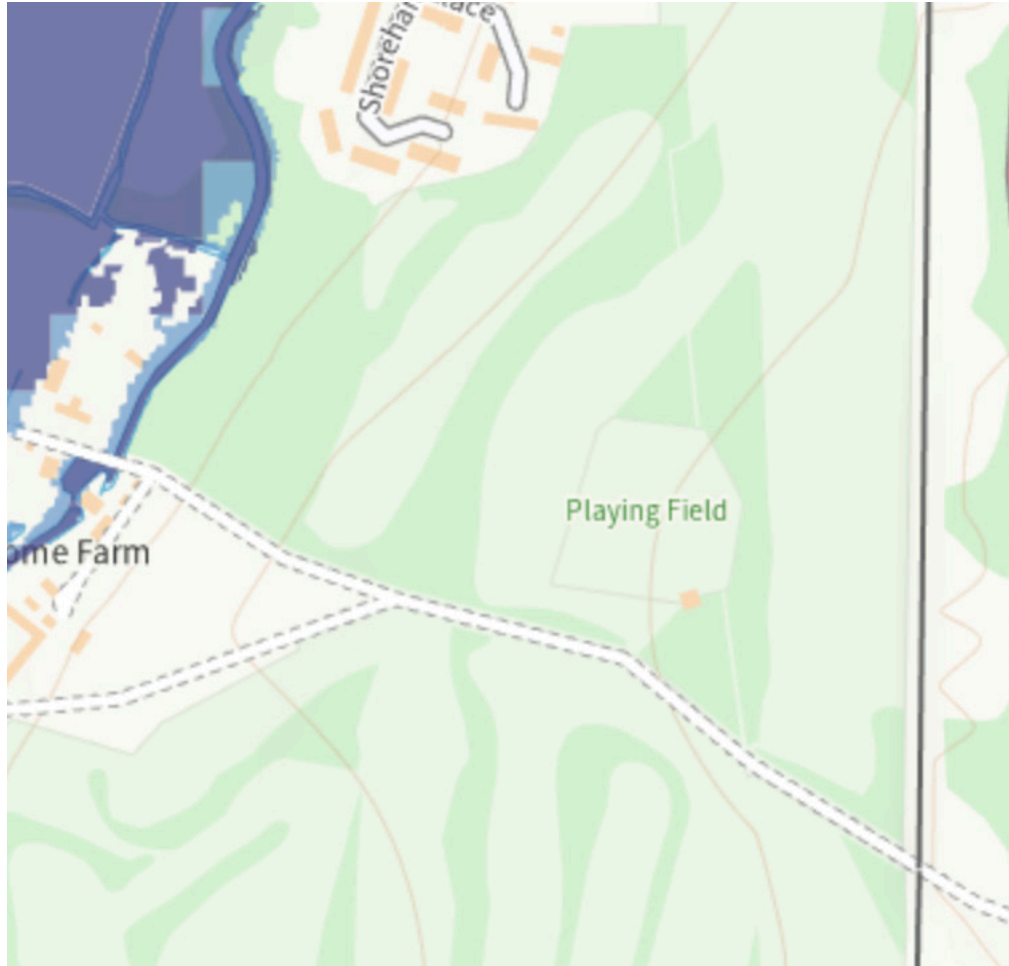
The proposal is a small sympathetic extension to a much loved community asset.

It brings the cricket club facilities up to modern standards and allows the clubhouse to be enjoyed fully by a much wider and more diverse catchment of the community.

It accords with both the letter and spirit of National and Local Planning Policy and so should be approved.

# Appendix A

## Flood risk and surface water maps



Flood risk map



Surface water risk map

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