

**Design & Access Statement
in Support of Full Planning Application to -**

Cherry Tree Cricket Club

Situated at:-
459 Preston Old Rd,
Blackburn BB2 5ND

Date Oct 2017

Rev -

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1 INTRODUCTION

1.1 This Design and Access Statement has been prepared by IMD & Assoc. Ltd and in relation to an existing Proposed Development at Cherry Tree Cricket Club to meet the clubs recent resurgence as a cricket and functions venue. A new first floor is proposed to incorporate a function suite, excellent quality changing rooms and balcony overlooking the cricket pitch, and a general refurbishment of the existing Cricket Club pavilion to provide an excellent and greatly improved venue for local cricket and functions. Existing Car parking will be maximised to provide 51 spaces accessed via a new ramped access all within the ownership grounds. Proposals are in compliance with Sport England Design Guidelines for Pavilions and Clubhouses.

1.2 This Application, Design and Access statement is to be read in conjunction with :-

- Drawing 1257/01A – Existing Ground Floor Plan.
- Drawing 1257/02B – Proposed Plans (Ground and First floor).
- Drawing 1257/03B – Proposed Elevations.
- Drawing 1257/04a – Existing & Proposed Front Elevations.
- Drawing 1257/05 – Existing Site Plan
- Drawing 1257/06 – Proposed Site Plan
- Land Registry and Site Plan

2 PHYSICAL CONTEXT – SITE & SURROUNDING AREA

2.1 SITE APPRAISAL

The site lies within the Blackburn and Darwen District and is situated to the south of Preston Old Road in the Cherry tree Area of Blackburn. The site is accessed from Preston Old Road in between a row of detached houses to the West and Woodland URC Church to the East.

There is a marginal gradient up to the site from the Preston Old Road access. The pavilion is located directly at the top of this slope and facilitates excellent viewing from the South Elevation onto the cricket pitch. Proposals at first floor level including the new balcony which will serve to provide an impressive view of the pitch and assist in providing an excellent local sporting venue in Blackburn.

The cricket ground is a predominant feature within the area and forms an established, clear local landmark of this part of the Blackburn area. The ground and facilities enjoy a good reputation locally and the club is a key participant in the Ribblesdale Cricket League. The club does and will satisfy a large part of the demand for local sport and functions

The pavilion itself is considerably 'set back' from main road view and is barely visible from the main highway, however, proposals will improve general aesthetics throughout particularly from the cricket pitch, all to enhance the facility for users.

Access and Egress from Preston New road will continue to be used, but the access driveway will be widened to minimum 5.5m to facilitate an easier flow of traffic.

2.2 SITE OPPORTUNITIES

The existing pavilion is orientated to overlook the pitch with side and rear access to the wicket. The car park already provides proven sufficient spaces for current general use, but 3no additional accessible spaces will be provided and the current car park laid out to accommodate minimum 55 spaces as shown on accompanying plans. Whilst opportunity currently exists to improve facilities, the defining elements of the clubhouse and car park facilities will be enhanced. Pedestrian and vehicular traffic are accommodated satisfactorily at present and proposals will improve this situation due to proposed widening of the access driveway.

3. USE/ ASSESSMENT AND EVALUATION

3.1 The Sport and Leisure use of the cricket club is long established as a valued local venue. Continued and improved use of the cricket facilities is important to provide growth and development socially and for sport/cricket within the area. the proposals are prompted by a recent resurgence in use and interest at this club.

3.2 The general use will remain as existing i.e. licensed cricket club and occupants of the existing premises for matches and training and numbers of visitors will not necessarily increase further on match days as a result of the additional changing facilities. The functions room will cater for weddings and funerals and meetings etc.

4 BRIEF

4.1 CLUB REQUIREMENTS

To create a club house that can operate with increased capacity and to cope with the number of enquiries for functions and steadily increasing sport membership.

- To provide a Function room with bar, quiet sponsors area, WC's and a Kitchen.
- Improved Changing facilities to a high standard. To provide compliant facilities for home and away teams, match official, and local athletes who will use the existing ground floor away changing facilities
- To improve the shape and character of the club room with facilities for a sponsors in a quiet lounge environment
- Improve accessibility of the facilities.
- Provide an excellent quality venue to meet established local demand for sport and functions

4.2 PROPOSALS

Based upon guidance within the Sport England 'Pavilions and Clubhouse Guidance' , proposals are as follows : -

- Proposed balcony overlooking the cricket pitch with stairway access to new changing rooms and new function suite.
- New compliant changing rooms for min 15 persons, including showers, WC, two wash basins and a disabled WC within the building.
- Officials changing area with shower, WC and wash hand basin.
- Home/away changing facility for training nights and quick cricket tournaments.
- A kit store.
- Tea room
- Compliant male, female and accessible WC's.
- New first floor function room bar, sponsors quiet room and bar store.
- Creation of an externally accessed training kit store and an internal scorer's booth.
- Separation of changing facilities and clubroom with a single interconnecting door.
- Adequate means of escape and compliance with Building regulations
- Improved use and layout of car park and provision of 3no dedicated, accessible Car Park spaces
- A dedicated changing area for local runners who currently use the facilities in the form of the re-used original ground floor away changing room.

5 DESIGN

5.1 The proposed design layout provides access to changing rooms without opening bars and function suites etc. The bar is located with appropriate proximity to cellars etc. Exterior finishes proposed will be of contrasting weather boarding to provide a 'pavilion' feel, with matching roof tiles. Existing brickwork walls are retained. Fenestration will be in white pvc to match existing.

The proposed first floor will be entirely within the existing plan footprint and constructed on steel posts, to independently support the first floor separately from the ground floor. Undue additional pressure will not, therefore, undermine existing footings which were designed for a single storey loading. Steel posts are shown on elevations and will be designed as required by the structural engineer to BCO approval.

The recently refurbished existing ground floor bar and layout will continue unchanged from the present use and proposals are designed deliberately to ensure that no disturbance to the recent successful ground floor internal refurbishment occurs .

5.2 LAYOUT, SCALE AND APPEARANCE.

External appearance will be as enclosed elevations.

The two storey eaves height increases to 5.8m. and the ridge height increases from 5.45m to 8.2m

The roof is a pitched and hipped with matching roof tiles to the existing.

New Fenestration will be in white PVC and external cladding and doors will be timber boarded.

The areas of the new proposed changing area will be 59m², function suite 108m², circulation, storage and sponsors total lounge total 61m² giving and overall first floor total area of 228m².

The proposed appearance will not have a significant effect upon the surrounding area and will be largely concealed from the main roads.

6 LANDSCAPING

6.1 The landscape character of the sports facilities is defined by its setting and strong landscape features surround the site, with sporadic topographical elements on site and recreation areas on the East, West and Southern boundary areas.

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

Club funds will be stretched to achieve current proposals but accordingly, basic tidying up of existing car parking and landscaping to borders and car park area proposed as part of this application.

The hedge and overgrowth to the entrance driveway will be cut back to create 5.5m width and the space infilled using crusher run stone.

7 ECOLOGY

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 other than usually found under in soils. We are not aware of any presence of bats within the building.

8 FLOOD RISK

8.1 The pavilion and ground are located outside of Environment Agency Flood Risk zones.

8.2 No additional surface water will arise from proposals which will discharge rainwater and drainage generally to the existing system.

9 ACCESS

9.1 The existing access into the grounds will be retained but the widened existing driveway will also be used for sole egress from the site. A ramped internal route to the car park will provide a self-contained access for cars to access the existing car park without having to use the alternative NE site access which is currently used by Cherry Tree Bowling Club to the adjacent site. This access will become unused by the cricket club. The club has enjoyed vehicular and pedestrian rights of access for over 50 years via the main re-used widened driveway.

9.2 The concentration of use in the summer will continue in line with the seasonal enjoyment of facilities. The club has enjoyed increased usage over the last 12 months and the entrance has coped without undue detriment to users or other road users and pedestrians. The provision of a function suite will therefore not be considered to be problematic and there appears to be ample space available for service users.

9.3. Staff and delivery access remains unchanged. Pedestrian access from the Car Park will be improved via a new stairway route located as shown on plans giving a simple, easy route to the changing facilities and the ground.

10 ACCESSIBILITY

10.1 The proposals follow the ECB guidance regards accessibility for the pavilions and clubhouses and proposals provide for :-

A ramp to improve access to the existing car park.

3no Accessible parking spaces at the lower level to provide easy access to entrances

Provision of disabled WC's including a shared disable change area.