

Stand cricket club, design, and access statement

Stand Cricket Club is in a conservation area at the intersection of Higher Lane and Hamilton Road. The clubhouse and the scoreboard building are approximately 2 m below pavement level on Higher Lane. The buildings are not listed. The clubhouse wall construction is a combination of brick cavity walls and a timber frame that is clad in dark green steel corrugated sheeting. The roof construction is a combination of flat felted roofs and pitched roofs constructed from timber finished in a galvanised corrugated steel sheeting. The scoreboard building, which is detached from the clubhouse, is constructed from single-skin block work with a traditional roof, which is finished in a concrete interlocking tile. Both buildings have windows looking out onto the cricket square, which are timber construction.

The proposed development is an extension to the rear of the existing changing block to provide new modern changing facilities as well as improve the existing toilet access and storage units measuring 4.6m x 7.3m. The building will be used predominantly by stand-up cricket club staff, players, and members. The toilets will be accessible to people renting out the clubhouse for functions. The refurbishment of the existing scoreboard building will provide a new member's bar and new toilets.

The extension to the rear will be a continuation of the existing building lines, including the pitch of the roof, to keep within the existing features. The dark green shiplap timber cladding will continue down the side and across the back of the extension, as well as the corrugated steel sheeting on the roof. There will be no drastic change in the appearance of the clubhouse; the extension will finish flush with the existing rear elevation of the clubhouse, and the apex of the roof will be no higher than the highest point of the changing room. The outlook from road level will be the same, with no visible obstructions.

The second part of the development is the internal and external refurbishment of the existing scoreboard building. The refurbishment will include a new modern member's social area, along with toilets. The exterior of the building requires a good clean, and most of the features will be maintained on the front elevation. The brickwork on the left-hand side will be brought up to the same height as the right-hand side, along with new windows to match the existing. There will be a new septic tank positioned on the left-hand side of the front elevation, which will be hidden by the surrounding vegetation and therefore will not be seen from the road or any surrounding properties. The scoreboard building is in desperate need of refurbishment as there are significant signs of deterioration both internally and externally.

The main pedestrian access is situated on a higher lane where there are concrete steps leading from pavement level to ground level. The intention is to add another pedestrian access higher up towards Hamilton Road for wheelchair users, as shown on the site plan submitted. Please note that the design for the disabled access ramp is yet to be completed, as a specialist will need to be appointed. The site plan gives an accurate visual of the intended location of the ramp.

Currently, there is a large birch tree near the rear elevation of the existing changing room building, which is causing issues with the existing utilities and drainage system. We have been advised on a pre-planning application service that we will be able to remove the birch tree, which is approximately 20 m in height, if we replant somewhere else within the grounds of the cricket club. The intention is to plant on the bank close to the intersection between Hamilton Road and the higher lane. The reason for this is that Hamilton Road is already lined with substantially sized trees, which we would like to replicate.