



hssp  
architects

Rothley Park Cricket Club  
**CENTRE OF EXCELLENCE**

**West Cross Lane, Mountsorrel / Rothley,  
Leicestershire, England, United Kingdom**

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## SECTION 1.0

### EXECUTIVE SUMMARY





## 1.0 Executive Summary

### 1.1 Project Brief

HSSP Architects have been commissioned to design a long-term masterplan for a world class leading Cricket Academy for the Rothley Park Cricket Club comprising of a new, secondary cricket park with pavilion and academy training facilities.

The projects' primary focus seeks to meet the growing, local aspirations for cricket, training and sporting facilities within the Rothley and wider area.

The scheme must be considerate to the existing rural context and neighbouring properties whilst also providing a state-of-the-art facility, which meets the local needs both now and into the future.

### 1.2 Project Aspirations

The proposal will seek to provide and sustain a long-term sporting presence within the local communities. A robust business plan for both venues will enable the existing cricket club to grow.

### 1.3 Key Team Members

HSSP Architects Ltd have worked closely with a team of consultants who have helped to deliver this pre-planning application. The overall project management has been undertaken by Sutton Land Developments, planning consultancy by Pegasus Group and the passion for delivering the project for Rothley Park Cricket Club by current chairman Mr James Upton.



## SECTION 2.0

ROTHLEY PARK CRICKET CLUB

- EXISTING CRICKET CLUB



## 2.1 EXISTING CRICKET CLUB

Rothley Park Cricket Club (RPCC), located along Westfield Lane in Rothley, celebrated its 200<sup>th</sup> anniversary in August 2017. The club's then director of cricket, former Leicestershire, Lancashire, Derbyshire and England all-rounder, Philip DeFreitas, officially opened the new pavilion, together with the annual Party in the Park on the 2023 August Bank Holiday Weekend. A further celebration club dinner in October followed with high profile guests attending the special anniversary.

The club was first established in 1817, when two local gentlemen, Matthew Babington, third son of Thomas and Jean Babington, owners of Rothley Temple (nowadays the Rothley Court Hotel), and his cousin Thomas Babington Macaulay, later Baron Macaulay of Rothley assembled a team from Rothley and Thurcaston to play a friendly match against a Leicester New Club team. Although they lost against Leicester New Club, both parties partook in a friendly dinner afterwards.





## 2.2 EXISTING SITE

The existing cricket ground currently comprises of a cricket pitch with several wickets, a pavilion with changing rooms and clubhouse, storage buildings and outdoor cricket training nets. The club is located on the fringe of the current eastern residential curtilage, with The Grade I Listed Rothley Court Hotel set to the west of the existing cricket pitch, and is surrounded by mature trees set within a parkland setting.



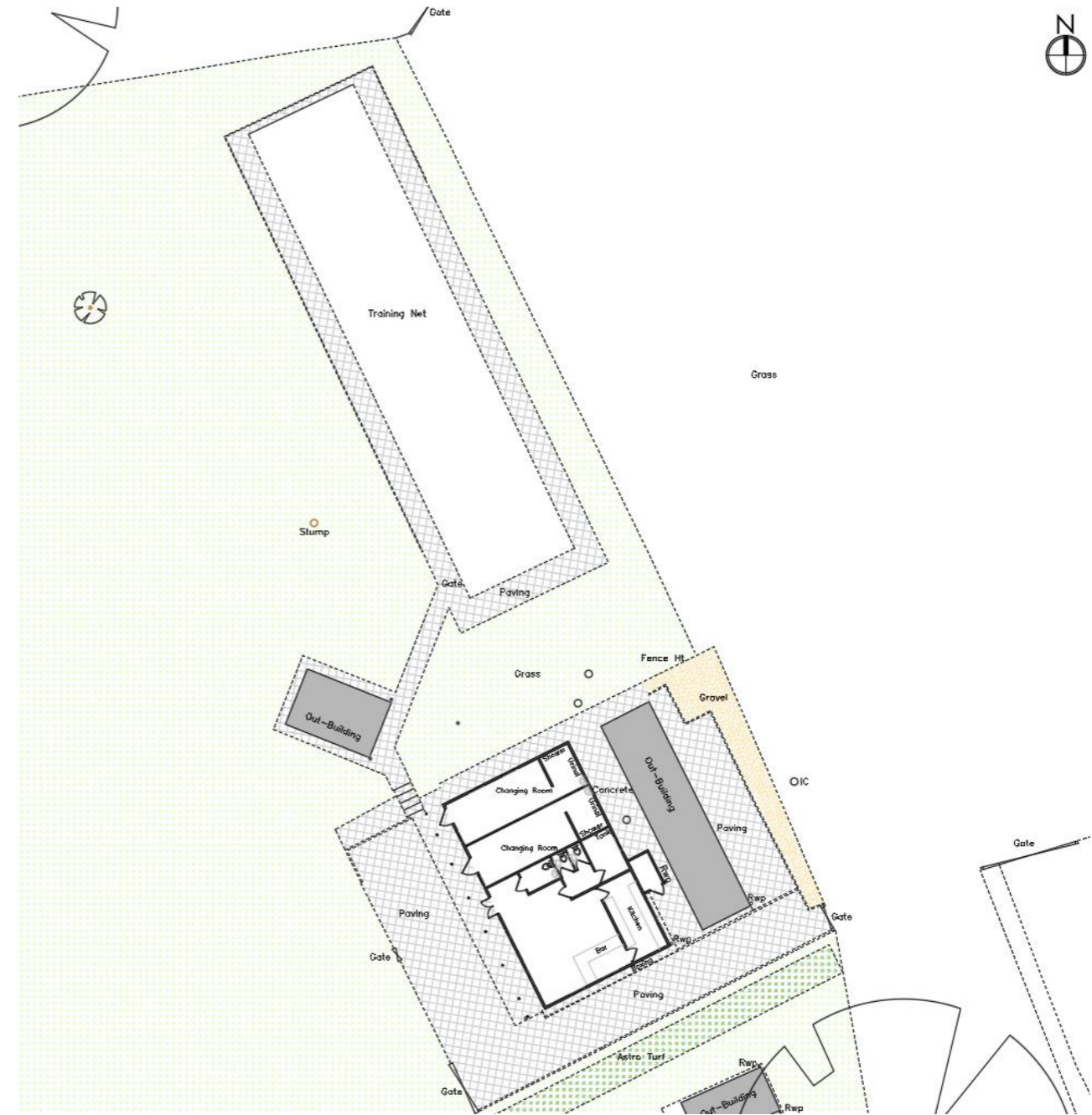
### 2.3 EXISTING FACILITIES

The existing site consists of a small changing room facility providing just one set of home and away changing rooms with showers and toilets. There is a small club room and bar, with outdoor seating. To the rear of the club room there are several small shed style out-buildings used for storage. To the north of the pavilion are two outdoor training nets.

Overall, the existing site requires some investment to provide better back of house facilities to support the bar and club room, with new showers and toilets for the changing rooms. The site would also benefit from two additional training nets, which could be located adjacent to the existing ones.

The existing car park located to the south of the club-house is on existing grass, which is fine in the dry summer months, but becomes very muddy as soon as there is a spell of wet weather. The club would like to invest in some sustainable grasscrete to retain the appearance but also to make it more hard wearing during the wetter times of the year.

The existing facilities are typical of historic cricket clubs around the UK, which no longer fully supports the local demand and the growth of the sport.







Existing nets currently in use



Existing nets could benefit from additional outdoor training nets



Rear nets which are in disrepair



Unightly bin storage and back of house storage



Grassed area used as carparking



Exposed equipment with no storage facility

## 2.4 EXISTING SITE

The existing RPCC pavilion requires further investment into its training equipment and pavilion expansion to cater for the current use requirements. The new development sets out to provide its users with the latest training and equipment, housed within an inviting and visually beautiful environment.



## SECTION 3.0

### ROTHLEY PARK CRICKET CLUB

- THE NEED FOR EXPANSION



### 3.1 THE NEED FOR ADDITIONAL FACILITIES

RPCC has been at the heart of village life in Rothley for over 100 years, providing a valuable sporting facility for the local community. With the recently built primary school and the ever-expanding number of houses being built in Rothley, RPCC is proving to be a very popular destination for many of the youngsters who live locally.

Membership and participation levels at RPCC have grown significantly over the last 8 years, despite the problems encountered in 2020 by the outbreak of COVID-19, and the Club is now running an increasing number of senior and junior teams, for both men and women.

#### RPCC Membership figures:

|                    | 2015 | 2023 | % change |
|--------------------|------|------|----------|
| Juniors            | 103  | 273  | 165%     |
| Seniors            | 57   | 73   | 28%      |
| Total              | 160  | 346  | 116%     |
| Women (inc. above) | 6    | 74   | 1133%    |

|                          |               |                                  |
|--------------------------|---------------|----------------------------------|
| • 1 <sup>st</sup> XI Men | • RPCC 13's   | • 1 <sup>st</sup> XI Women       |
| • 2 <sup>nd</sup> XI Men | • RPCC 11's A | • RPCC Girls U19                 |
| • RPCC 19's A            | • RPCC 11's B | • RPCC U13 Girls                 |
| • RPCC 19's B            | • RPCC 10's A | • RPCC Thursday Night XI         |
| • RPCC 17's              | • RPCC 10's B | • RPCC Sunday 1 <sup>st</sup> XI |
| • RPCC 15's              |               |                                  |

In 2015 RPCC's representative teams played a total of 74 league and cup matches at the Westfield Lane venue. In 2023 that number had risen to 99 at Westfield Lane along with the additional wear and tear on the playing surface associated with so many games.

This significant increase in fixtures has meant that RPCC has had to hire additional pitch facilities in Frisby and Cropston when clashes have meant that they had no space to play home fixtures at the Westfield Lane ground. In the 2023 season this happened 14 times. For the forthcoming 2024 season RPCC have committed to hire a pitch at Frisby as a home fixture base for their 3rd and 4th XI team (20+ Saturdays).

#### Rothley Park Cricket Club (RPCC) – training (indoor and outdoor)

In the summer months the Club is in use every day of the week, either for matches or for team training and coaching. In the winter months RPCC has to hire the indoor net facility at Loughborough University each Wednesday (8-9pm) for the senior teams. The junior teams have to hire the indoor facilities at Ratcliffe College each week and every Sunday (10-11am) there is an additional training session for the 1st XI who have to travel to the City Cricket Academy (CCA), Freeman's Common, Leicester.

For RPCC to continue to meet the needs of an ever-expanding local community the Club needs to provide suitable facilities commensurate with its increasing size and the associated demands of a larger membership and additional fixtures. RPCC is a successful Club and over recent years has become a fixture of the Leicestershire & Rutland Cricket Premier League, where they finished second this year.

### 3.2 THE ACCOMMODATION NEED

To meet the existing and future needs of the club, a second cricket pitch is required, which will mean the club no longer has to rely on hiring third party facilities to meet the busy fixture schedule across all the teams and age groups. Having to hire third party pitches in Frisby and Cropston is not an ideal scenario for the club.

A second pitch will need to be supported with a new club house, which will need to accommodate a series of changing facilities, physio and recovery room, management and secretary office and club meeting room. It will provide the opportunity to design new facilities which meet the design standards of the ECB, as well as creating a fun, inclusive and positive learning environment that challenges and inspires team members to strengthen their identity and their roles within the teams, whilst carrying on with team traditions.

As well as a new cricket pavilion, the cricket club would like to develop its own indoor cricket academy, which will allow members to participate in year-round training and coaching without the need to hire amenities at Loughborough University and from other limited facilities locally. Providing indoor training facilities is essential for focused learning and skill development. It provides a controlled environment allowing players to develop consistency and accuracy. Indoor facilities also allows the social side of the club to continue outside of the Summer season, which has a positive community benefit.

To maintain the new pitch and surrounding landscaping a maintenance/tractor store will be required. This will need to allow for future electric powered cutting machinery, as well as providing welfare facilities for the ground staff.

Overleaf are examples of constructed Cricket Clubs within the UK, illustrating ECB standards, and offer similar facilities which Rothley Park are looking to provide.



Existing pavilion at the current Rothley Park Cricket Club





**Teddington Cricket Club Cricket Pavilion, Bushy Park, Richmond upon Thames, 2019**

- Timber clad clubhouse
- Changing facilities to ECB standards
  - Club office
  - Scorer's box
- Social spaces containing bar and cafe
- Replaced club's previous clubhouse with reference to former WW2 Nissen huts
  - Set in scenic Bushby Park location
  - Viewing area on flat-roof terrace
    - Storage for equipment



**Harrogate Cricket Club, Harrogate, 2001**

- Multi-functional sporting and community uses
- Changing rooms, WCs and showering facilities
  - Clubroom at ground level
  - Viewing platforms at first floor level
- Designed in accordance with ECB standards



**Oundle School Cricket Pavilion, East Northamptonshire, 2015**

- First floor function room, flanked by kitchen, WCs and meeting rooms
  - Split-level balcony and terrace
- Extends school's 160-year cricketing heritage

### 3.3 CRICKET PAVILION PRECEDENTS

*"There are many aspects to a good pavilion but mainly it should serve the current and future needs of the club, players, officials and spectators of all ages, culture, ability and gender. It should also be attractive, high quality, efficient, economical to maintain and give value for money".*

**- ECB Guidance Note TS5 for Pavilions and Clubhouses**



## SECTION 4.0

### SITE CONSIDERATION AND SELECTION

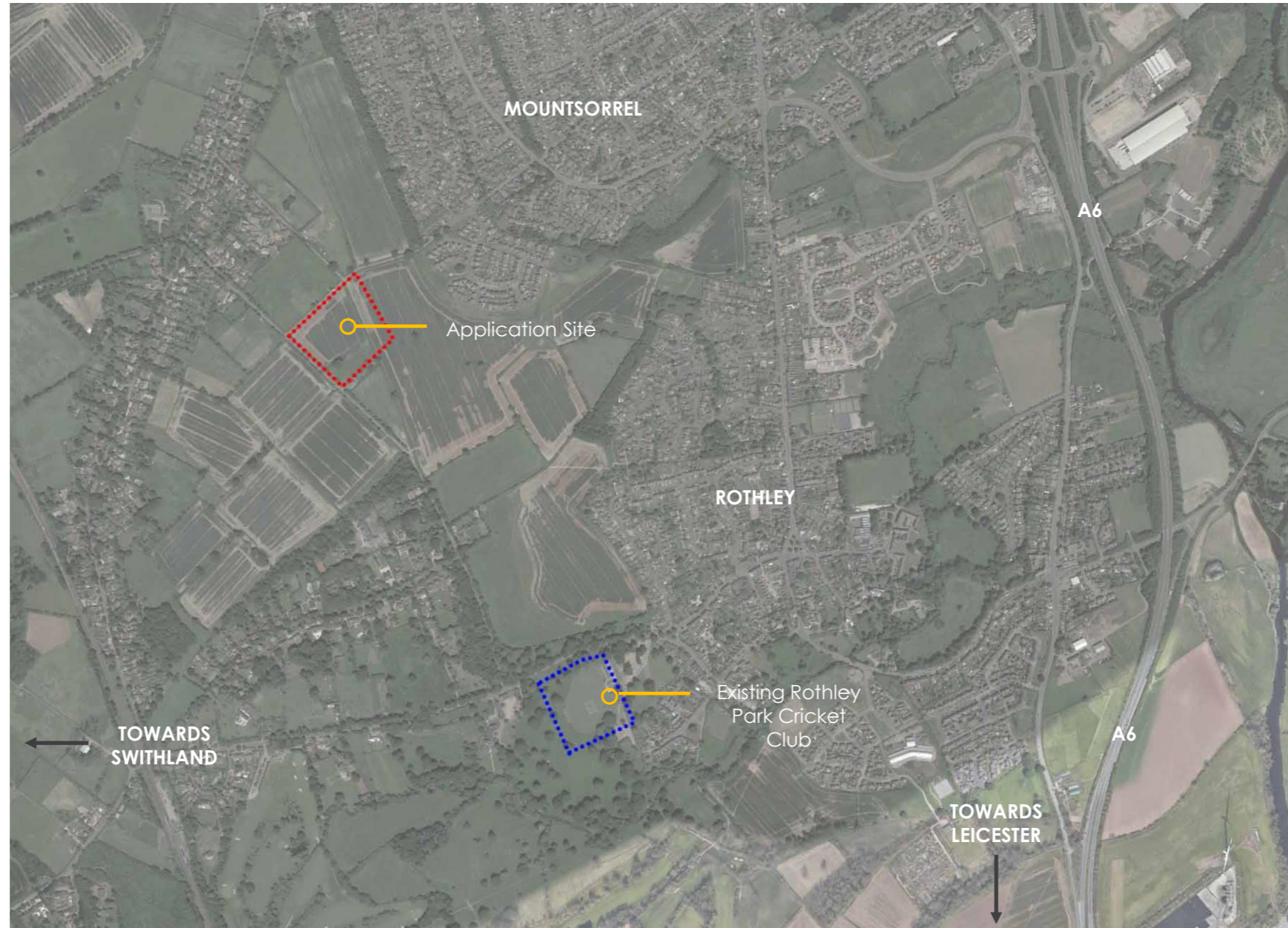
#### 4.1 CONSTRAINTS AND LIMITATIONS OF THE EXISTING SITE

Rothley Park Cricket Club is located within a curtilage of a Grade I Listed building, (Rothley Court Hotel and Chapel ) within a mature parkland setting which extends up to and around the existing cricket pitch. The sensitive nature of the site would make any significant development difficult and would possibly cause detrimental harm to the adjacent heritage assets.

Expansion at the existing site is not possible for the following reasons:

- The site is very confined with limited space to create any new buildings or structures.
- The significant number of mature trees precludes the opportunity to create a second playing pitch.
- The existing site simply doesn't lend itself for the type of accommodation the cricket club requires.
- The site character only really lends itself for modest alterations and extensions to the existing facilities.
- The site sits predominantly within Flood Risk Zone 1. However, the southern boundary of the site is located relatively close to Rothley Brook which sits with Flood Risk Zones 2 and 3 – cricket grounds need to be dry for sufficient, uninterrupted play.
- RPCC only have a lease on the current Westfield Lane Site, which only has a little over 14 years left to run.





## 4.2 FINDING A SUITABLE SITE

James Upton has spent a significant amount of time working closely with local land agents to find a suitable site which meets the requirements for a new cricket facility for Rothley Park Cricket Club. The three criteria were 1) a location close to the existing club, 2) an area of flat ground, and, 3) a site large enough to accommodate a new pitch, clubhouse and training facilities.

Above is a map illustrating the proposed site and its relationship with RPCC's existing ground. Fowke Street Play Park, an existing sporting venue owned by Rothley Parish Council was also considered, however it was discounted due to half of the site falling within Flood Risk Zones 2 & 3 and also as it would only have been able to house the Academy and not a second pitch.

Finding a suitable site that meets the specific criteria outlined above and is available to buy is extremely difficult and James Upton is delighted to have secured, in principle, the proposed site at West Cross Lane.





### 4.3 PROPOSED SITE LOCATION

The site for the proposed new scheme for the RPCC is located within the North-West area of Rothley, a village within the Borough of Charnwood, Leicestershire. The village is located approximately 5 miles North of Leicester and approximately 1.2m south from the urban edge of Mountsorrel.

The proposed site sits within an agricultural setting and is located along West Cross Lane and The Ridgeway.

#### Access and Public Transport

There are two train stations located near Rothley:

1. Syston is approximately 2.12 miles South-East of Rothley,
2. Sileby station is approximately 2.4 miles North-East of Rothley. Both have bus links to the village.

It should be noted that although there are public transport links available into Rothley, due to the large cricket bags used, and the sport being a family event, often, the main mode of transport to the site would be via cars or car sharing.





#### 4.4 SITE ASSESSMENT

The site is immediately situated to the south-west of Mountsorrel and north-west of Rothley, and benefits from the road links of West Cross Lane and the Ridings.

There are currently a number of trees and hedgerows on site. Currently the immediate fields bordering the site comprises of agricultural land.

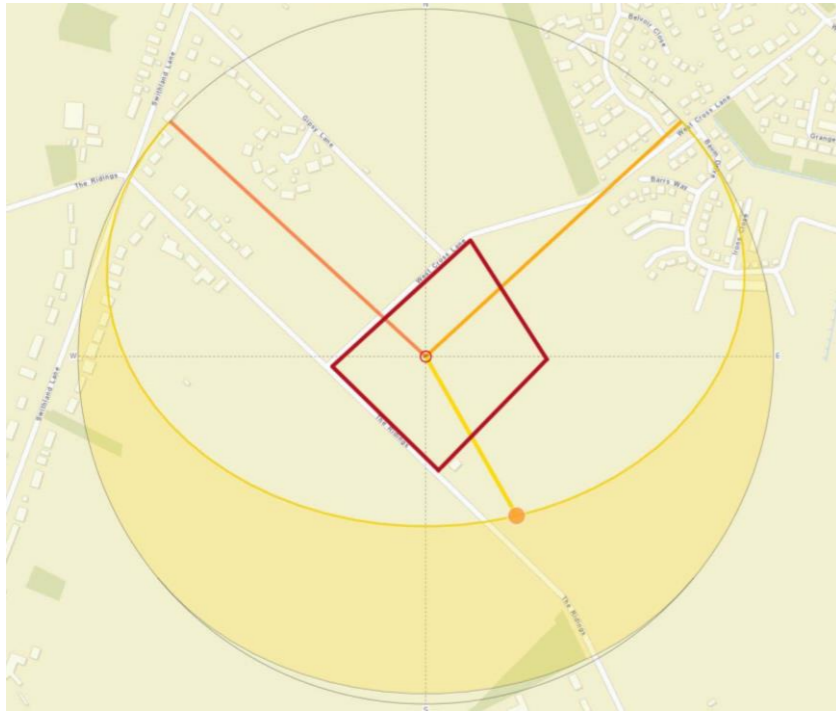
The site's boundaries are well defined by mature hedging and trees along the Northern, Western and Southern boundaries.

##### Topography / Environmental Levels:

The site is largely flat in nature but with an undulating surface. The site rises in height in an east to west direction.

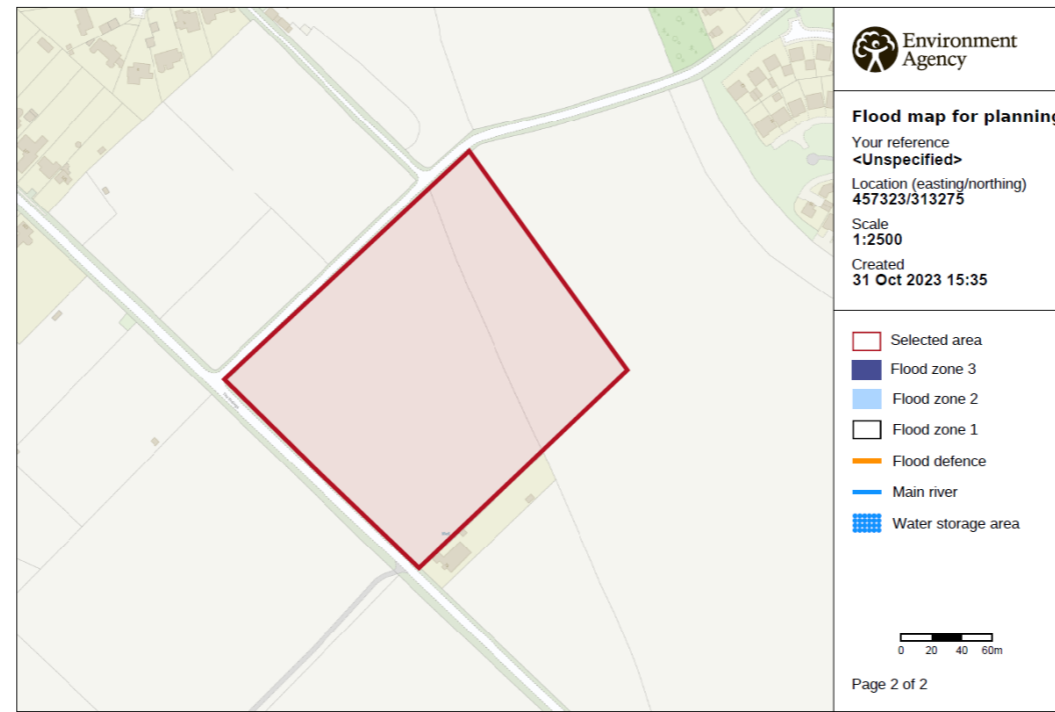


### Sun Path



Sun Path on 21<sup>st</sup> June 2023  
Data collected from SunCalc.org

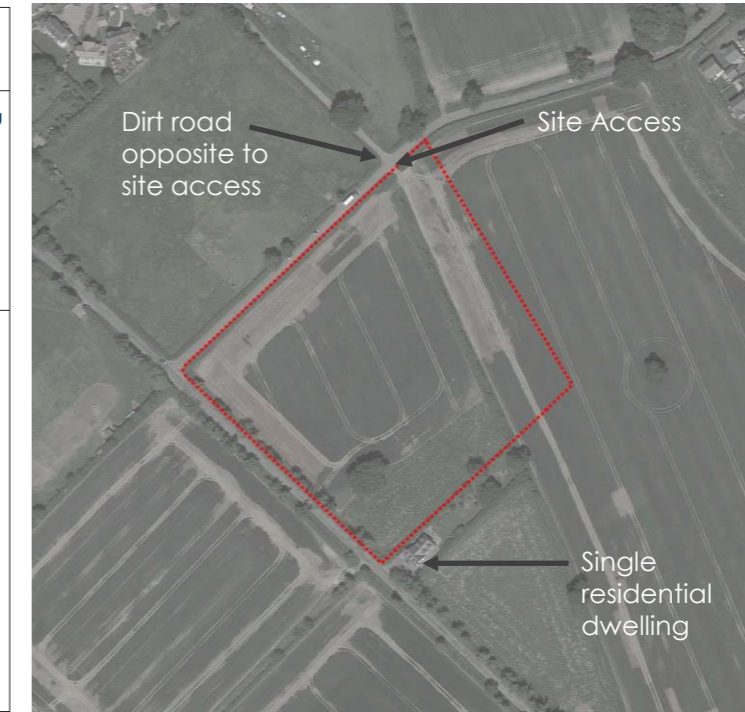
### Flood Risk



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Data collected from Environment Agency

### Site Access



## 4.5 SITE CONSTRAINTS

The site comprises largely of vegetative farmland that is seasonally maintained. To the southern boundary tip lies a single, isolated dwelling. There are several trees and hedges that line the boundary of The Ridings and West Cross Lane, all with accompanying ditches. Additionally, a functioning ditch cuts through the site in a north-south direction, connecting two fields together. Several of existing large trees within the southern area of the site will be retained. It is important that the new development should respond sympathetically to the existing landscape and to the physical character of the area regarding the layout, scale and appearance. As demonstrated in the central map above, a large proportion of the site sits within a Flood Zone 1 and has a low probability of flooding.





Single dwelling: No. 75 The Ridings



The site adjacent The Ridings



Residential dwellings along The Ridings, north of the site



T-junction between The Ridings and West Cross Lane



The site adjacent to West Cross Lane



Existing access to site between two fields



Gipsy Lane dirt road opposite existing site access adjacent West Cross Lane



Edge of housing development towards Mountsorrel along West Cross Lane

#### 4.6 EXISTING SITE CONDITION

The existing agricultural site is bound by the single lane carriageways of West Cross Lane to the north-west, and The Ridings to the south-west. A single dwelling, no. 75 The Ridings, lies to the south of the site, while an agricultural field lies to the west. Grass verges meet the road as no footpaths are located within the near vicinity.



## SECTION 5.0

ENGLAND CRICKET BOARD (ECB)



## 5.1 ENGLAND CRICKET BOARD [ECB]

*"We know that at its best, cricket is a force for good and makes an enduring impact on people's lives. It provides great entertainment. It teaches important skills, both physical and social. It can help inclusion and social cohesion. It's something for everyone to watch, play or enjoy, across genders, age, disability and diverse communities. Our purpose is to improve lives and connect communities, and our goal is to inspire a new generation to say, 'cricket is a game for me'. We want cricket to be the most inclusive sport in England and Wales" –*

### ECB

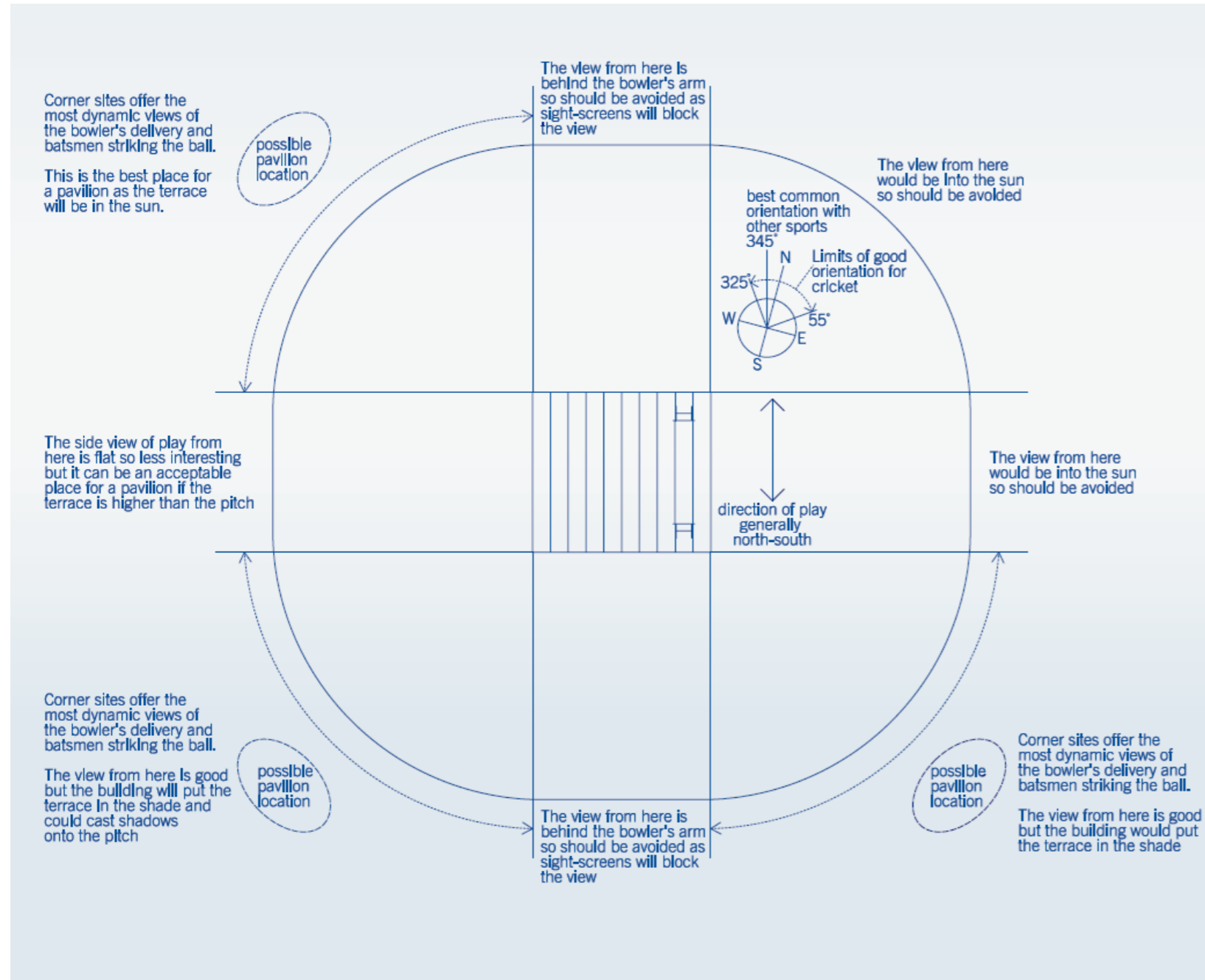
The ECB oversee the professional men's and women's domestic games, as well as recreational cricket played by around two million people across the country each Summer.

To encourage more young people to form a lifelong relationship with cricket, the ECB have six priorities to inspire new generations delivered by:

- Grow and Nurture the Core
- Inspire through Elite Teams
- Make Cricket Accessible
- Engage Children and Young People
- Transform Women's and Girls Cricket
- Support Our Communities

Rothley Park Cricket Club are affiliated with the ECB who invest in their new pitches and facilities to give children and young people a chance to play cricket at high levels via their participation programmes.





ECB pitch orientation

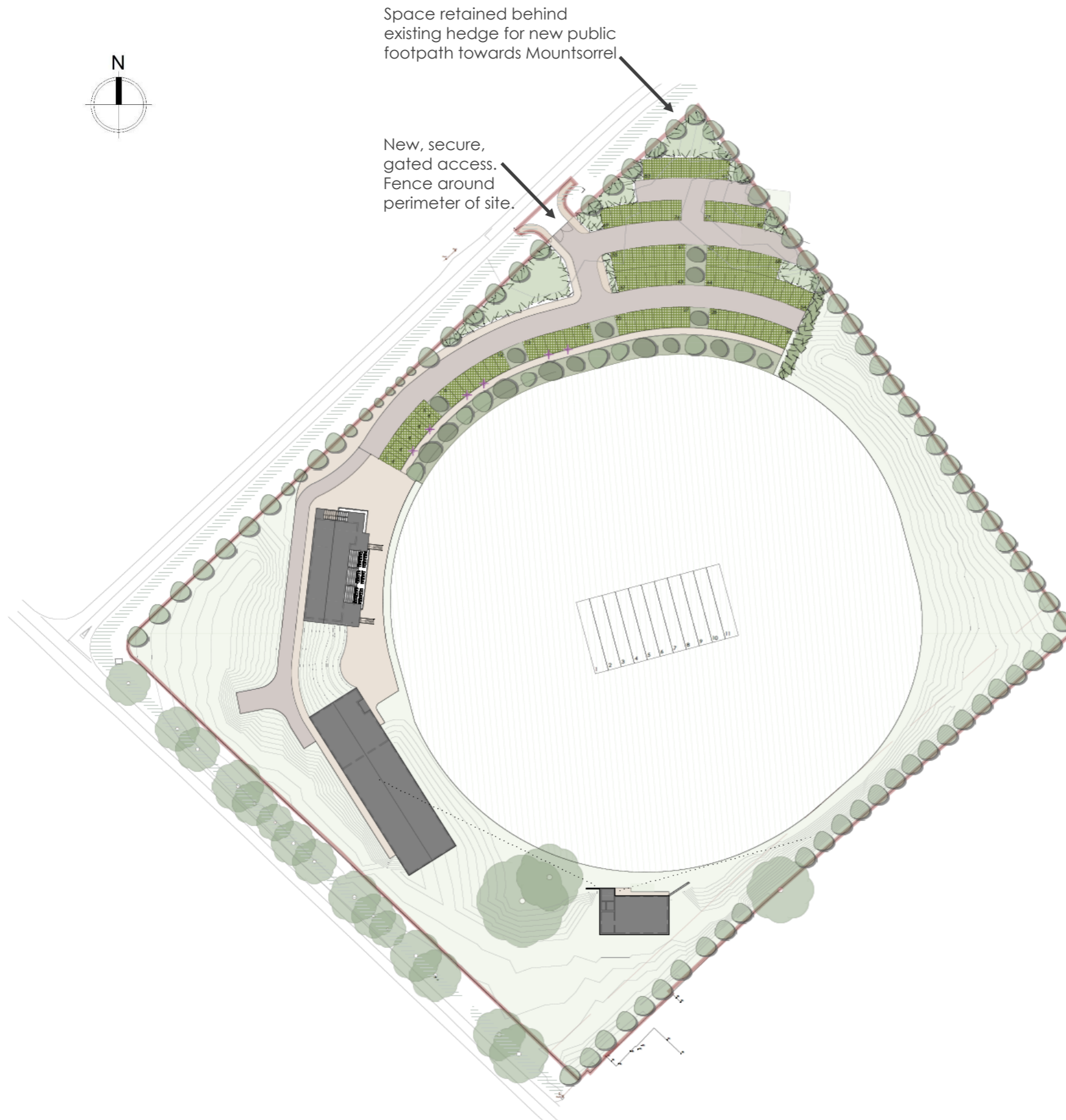
## 5.2 ENGLAND CRICKET BOARD [ECB]

To ensure that RPCC is eligible for funding for the new cricket club, the RPCC has been designed in accordance with the ECB guidance using the **ECB Guidance Note TS5 for Pavilions and Clubhouses** and **ECB Facility Briefs and Guidance Notes for Indoor Sports Halls with Cricket Provision**.

### 5.2.1 ORIENTATION

It is recommended that the cricket pitch should generally run north to south, wicket to wicket. However, the axis can vary from 325 degrees (west-of-north) to 55 degrees (east-of-north).

The ECB also recommend that the best location to position a pavilion is on the corners of the pitch as these locations offer the most dynamic views. Out of the possible four locations outlined in the diagram to the left, the optimal position has been assessed to be the north-west corner as the terrace will be exposed to the sun; the south-west corner is the next best position, but the terrace will be in shade for large portions of the day and could cast shadows on the pitch. The terrace will also be in shade if in the south-east corner.



### 5.2.2 ORIENTATION CONTINUED

To ensure that the RPCC pitch fits into the proposed site, the club have opted for a 60m diameter pitch. However, this needed to be reduced to 49m to the south-east boundary away from the ditch, and 50m to the west away from the buildings. The pitch is rotated 29 degrees in the west-of-north direction. This allows the pavilion to be positioned in the north-west corner to the wickets, offering dynamic views of play.

The pavilion will be exposed to an abundance of natural daylight, receiving the full east-to-west solar sun path. With the current 21<sup>st</sup> Century discourse surrounding sustainability, fixed brise soleil louvers and deep roof reveals have been incorporated into the proposed design to enhance user comfort and reduce excessive solar gain.

The UK is predominantly subject to south-west prevailing winds so the spectators should be further protected by the careful positioning of the pavilion building.

The southern pitch boundary has been offset by 10m from the southern boundary and the adjacent No.75 dwelling. Although this reduces the overall pitch size, the minimum EDB diameter guidance has still been met.

### 5.2.3 ACCESS AND CAR PARKING

Access to the new facilities will be via a new infrastructure connection on the north-western boundary of the site from West Cross Lane. The car park users will incorporate bodpave or grasscrete surface finishes and provide ample parking provisions for the cricket club.

Although not shown, provisions for a new public footpath behind the existing hedge line have been made providing pedestrian access toward the Mountsorrel housing estate. A proposed native tree line will buffer the car park from view and will help prevent any glare to players which can affect play.

Inclusive access throughout the site is achieved, where applicable, with minimum 1.8m wide footpaths leading pedestrians from the car park to the pavilion and academy buildings. Access into the site is sufficient for all pedestrians.



**Accommodation**

The accommodation should meet the current and future needs of the club and can be considered in terms of what is essential or desirable:

| Essential   | Desirable   |
|---|---|
| Entrance  | Reception   |
| Team changing room and showers  | Office  |
| Officials changing room and shower  | Flexible changing room and shower                                     |
| Toilets for players, officials and spectators                               | Additional umpire changing room and shower for multi sport facilities |
| Provision for first aid   | Bar   |
| Social and dining/ tea room   | Meeting room  |
| Club room   | Secure storage for trophies   |
| Kitchen and servery   | External cricket equipment store                                      |
| Storage   | Refuse area   |
| - food and beverages  |   |
| - consumables   |   |
| - cricket equipment   |   |
| - cleaner's equipment   |   |
| Plant room  |   |
| Grounds equipment store<br>(this can be integral or external – see storage) |   |
| Scoreboard  |   |
| Scorer's base   |   |

ECB accommodation requirements

| Changing rooms      | Essential for each team changing room   | Desirable  |
|---------------------|---|--|
| Bench seating       | 12 spaces at 500mm wide x 450mm deep x 450mm high   | 600mm wide   |
| Kit bags            | 12 spaces at 1200mm long x 450mm deep x 400mm high. The changing room layout should account for each player having their own kit bag or box, which can be as long as 1200mm   | 450mm high   |
| Changing            | Two rooms each with 20sqm for changing space, benches and bag storage with 1.8m between the front face of opposite benches  | 2m between the front face of opposite benches  |
| Showers             | Three shower heads per changing room at 750mm centres with 450-500mm between showers fittings and the side walls. Showers on opposite walls should be at least 2.5m apart to allow circulation. A separate dry-off area should be provided.   | Four shower heads. Always check the requirements of other sports governing bodies when designing mixed sports facilities. Consider privacy screens between showers or separate cubicles. |
| Toilets for players | Ideally provided with convenient access from the changing room: one WC and one wash-hand basin with mirrors above.<br><br>In pavilions with four or more team changing rooms, toilets for players must be integrated in the changing room and for the exclusive use of each team. This is not essential in two-changing room pavilions. | Two WCs and wash hand basins. Note that providing urinals would make the changing rooms less flexible for female use.  |

ECB changing room requirements

**5.2.4 ACCOMMODATION**

The ECB have their own guidance relating to specific accommodation required for new pavilions. These are split into essential and desired accommodation areas.

**5.2.5 CHANGING ROOMS**

The ECB have their own guidance to accommodate team changing rooms. Ideally, these would be flexible usage and be divided between male and female sexes. It is expected that junior members of the cricket club would come with their kits on and do not need to use the changing room provisions.

The proposed changing room provisions are illustrated on HSSP Architects Planning drawing 8884-02-003\_Proposed First Floor Plan.

Umpires have their own changing rooms with separate changing and shower facilities to the players.

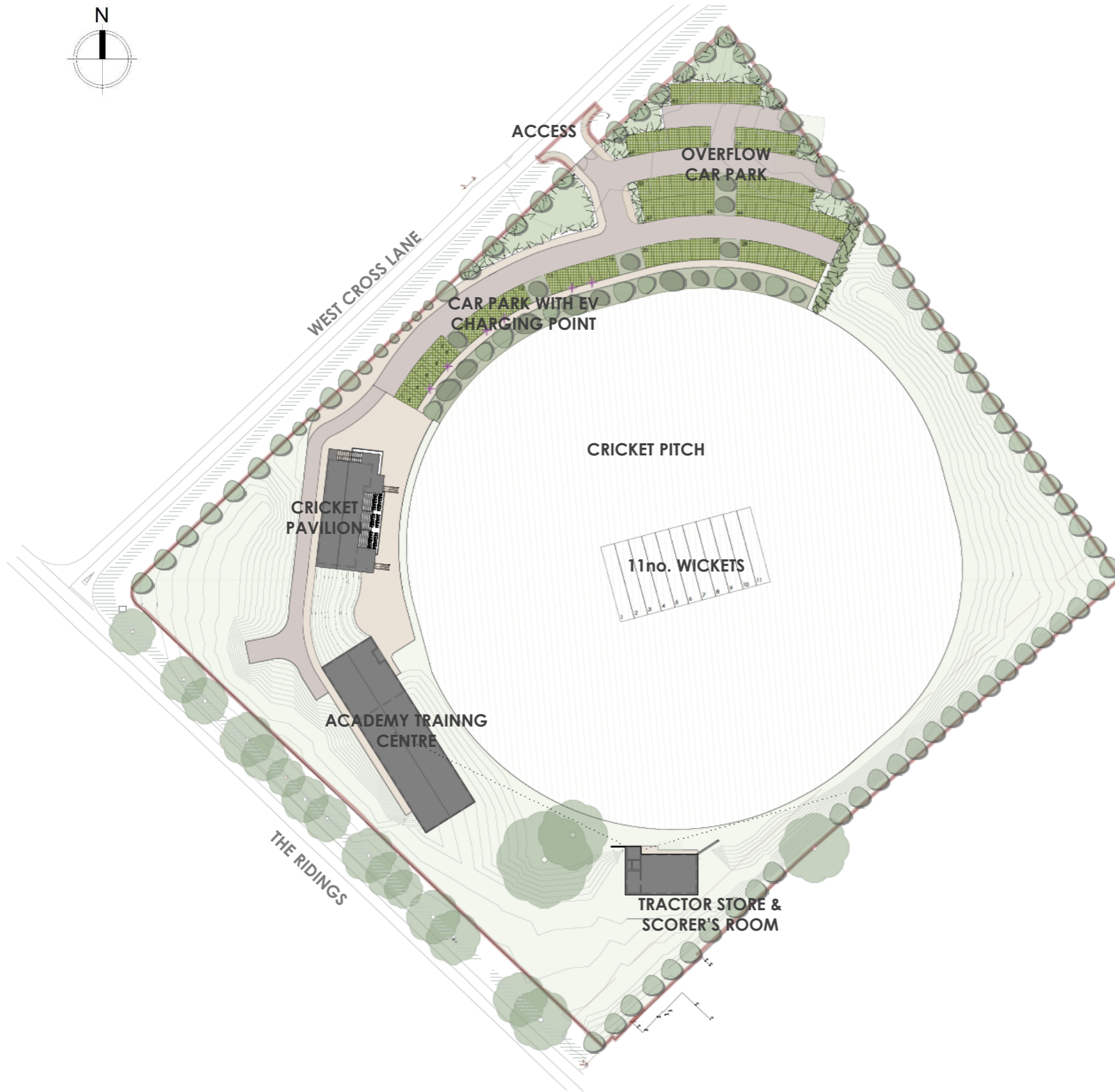
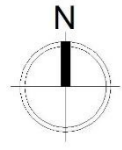
**5.2.6 CORRIDORS**

ECB guidance states that corridors should be a minimum of 1.5m wide to accommodate large bags or wheelchair turning circles. The corridors must provide uninterrupted access through to the playing field and must be adequate for spiked shoes.

## SECTION 6.0

### PROPOSED CRICKET FACILITY





## 6.1 PROPOSED SITE PLAN

The proposed site plan consists of:

- A new cricket pitch with 11 wickets.
- A cricket pavilion comprising of changing rooms for players and umpires, physio and recovery room, a clubhouse with bar and kitchen facilities, multi-purpose office / meeting room, and a viewing terrace.
- A new Academy Training Centre containing three contemporary indoor cricket nets, a gym, and its own changing room facilities, storage and office.
- A Tractor Store and Scorer's Room that combines equipment for pitch maintenance, a room for the scorer's that has an all-rounded view during play, and scoreboard.
- A new, grasscrete/bodpave carpark, with overflow parking and EV charging points. A tree buffer line between the pitch and carpark to protect visitors and their cars during play.

### 6.1.2 Landscaping

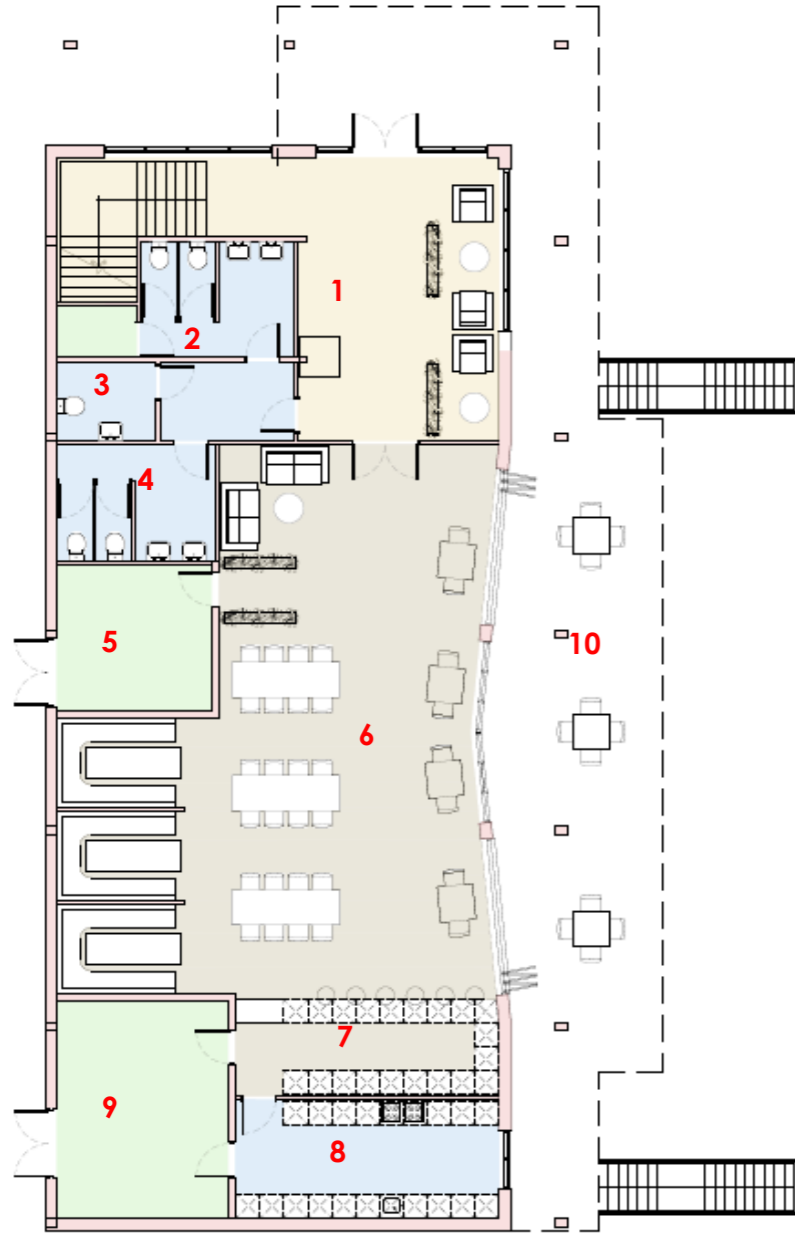
Although a comprehensive landscaping plan has not been designed at this stage, a design strategy has been considered into the wider scheme:

- Screening of the site on the boundaries has been considered to ensure no untoward impacts upon nearby residents, or any future residential developments on the neighbouring and adjacent fields.
- All proposed trees will be of native species to fit in with the surrounding site character, ensuring current wildlife habitats are improved for the future.
- Within the car park, robust shrub planting and trees will enhance the landscape amenity of this space.
- Existing site hedgerows and trees will be retained that facilitate the natural drainage of surface water, whilst strengthening wildlife corridors, which also provides an element of visual screening, softening the proposed development.

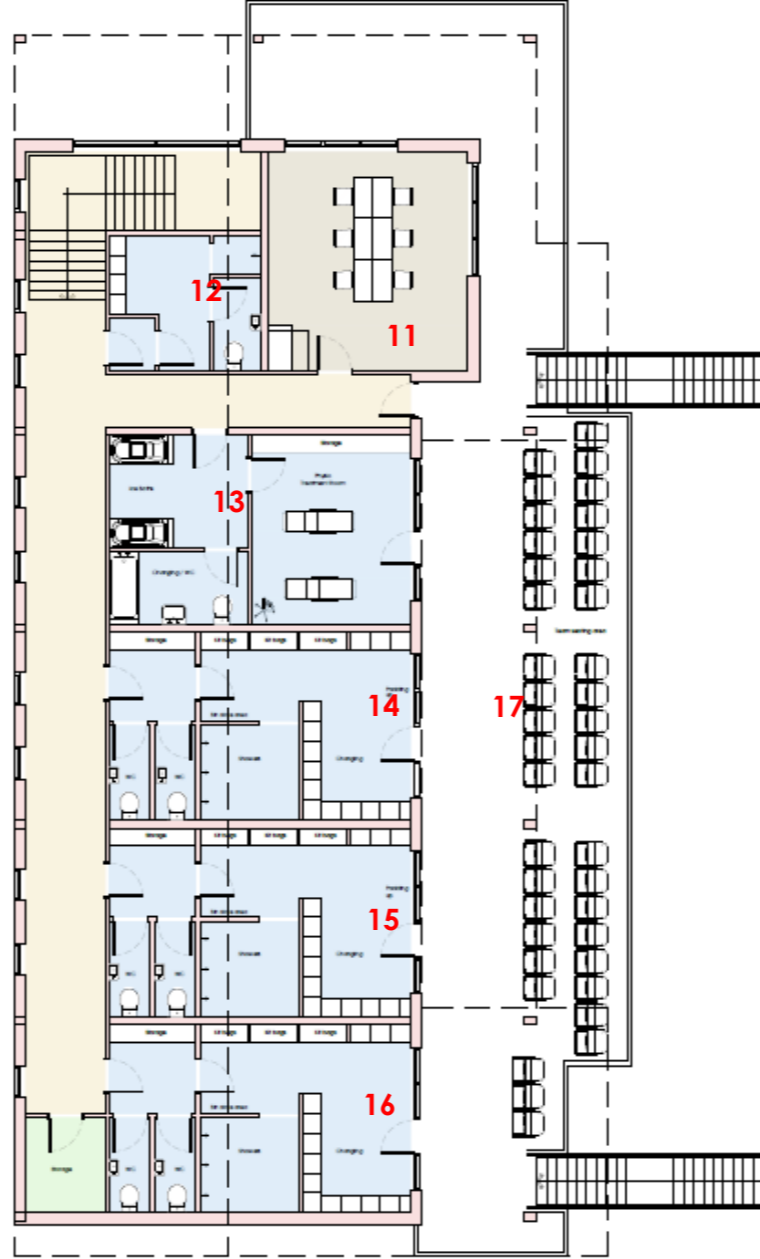
Proposed Plans:



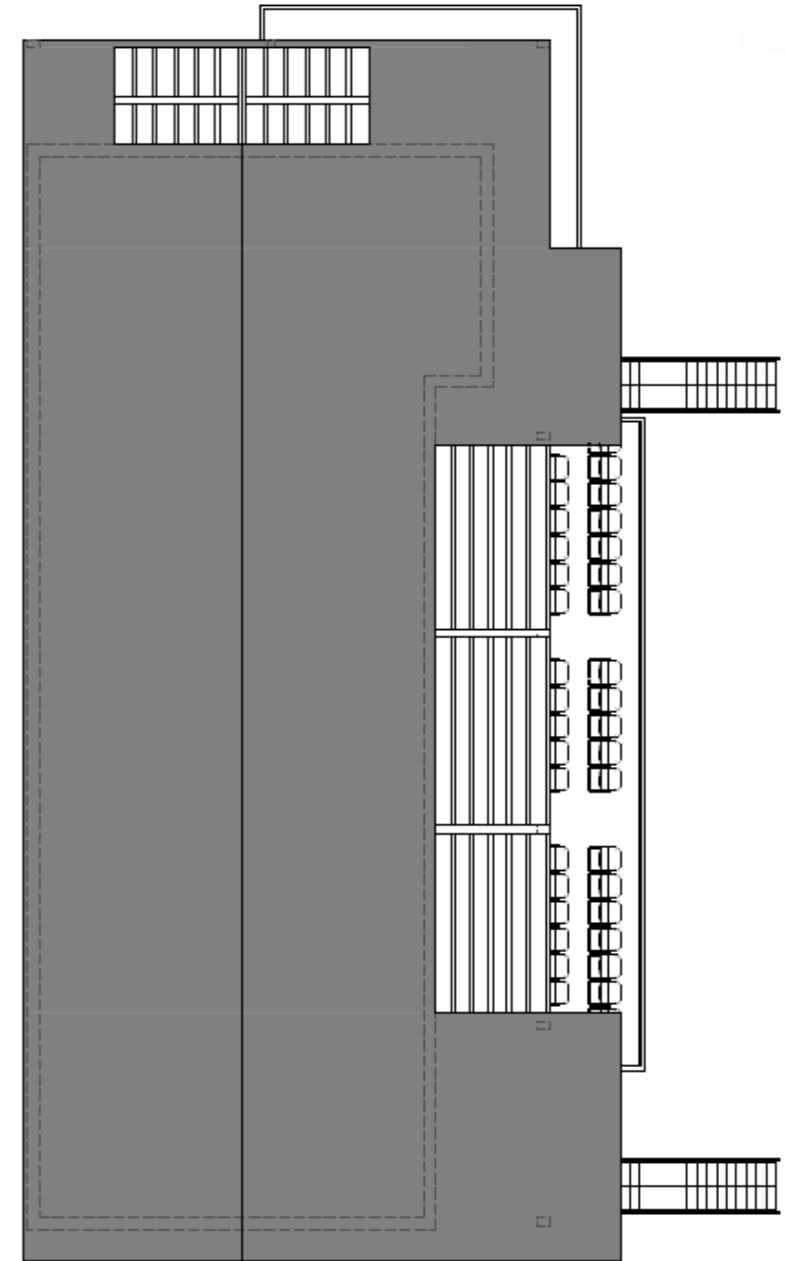
PROPOSED CRICKET FACILITY



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

- |                      |                      |                                  |                            |
|----------------------|----------------------|----------------------------------|----------------------------|
| 1   Entrance / lobby | 6   Clubhouse        | 11   Office/Private Meeting Room | 16   Players Changing Room |
| 2   Female WCs       | 7   Bar              | 12   Umpire's Changing Room      | 17   Viewing terrace       |
| 3   Disabled WC      | 8   Kitchen          | 13   Physio & Recovery Room      |                            |
| 4   Male WCs         | 9   Cold Store       | 14   Players Changing Room       |                            |
| 5   Plant Room       | 10   Outdoor seating | 15   Players Changing Room       |                            |

**6.2 PAVILION: PROPOSED PLAN**

The ground floor comprises of the main entrance, Clubhouse with bar and kitchen. Ground floor WC facilities, a plant room and cold room. The first floor incorporates three state-of-the-art changing rooms for home and away players, one umpire room, a physio and recovery room, all in accordance with ECB guidance, and a multi-purpose office / meeting room. A viewing terrace at first floor will allow an uninterrupted high-level view of games being played.

ROTHLEY | LEICESTERSHIRE | ENGLAND

ROTHLEY | LEICESTERSHIRE | ENGLAND





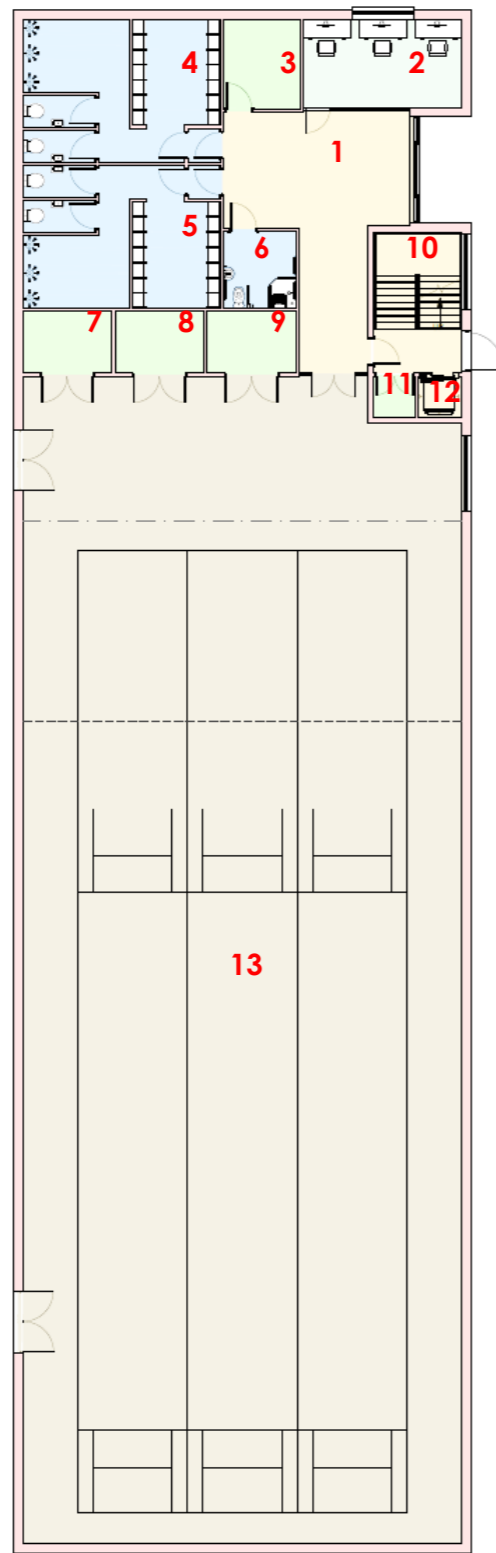




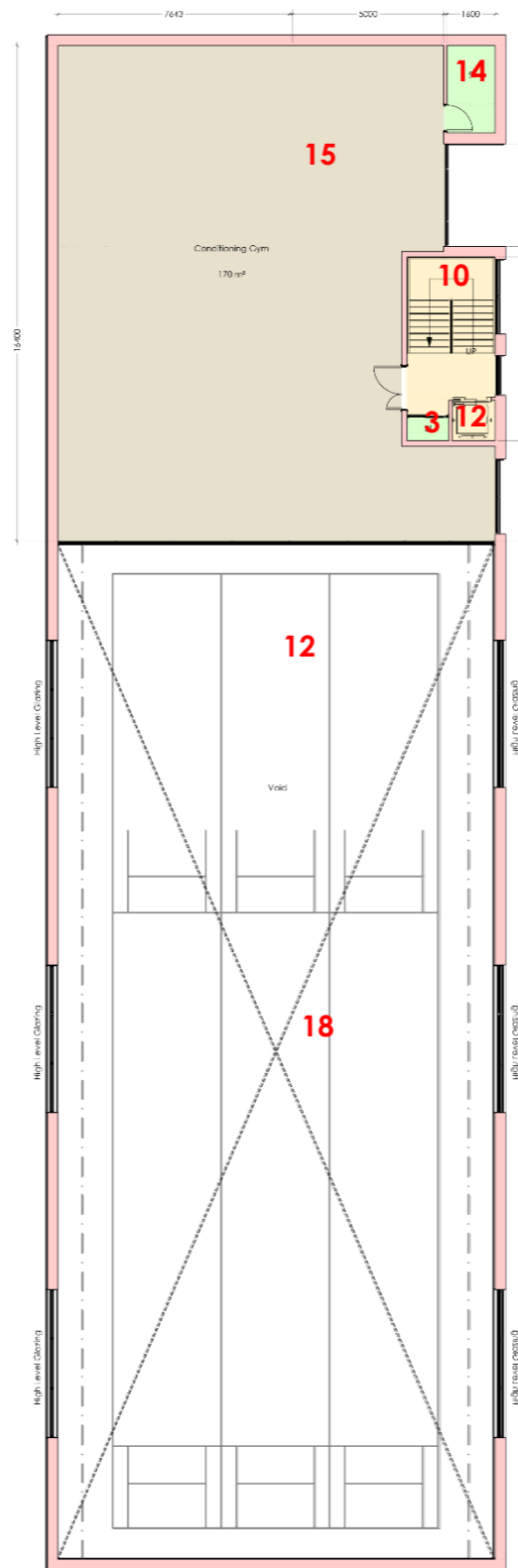


Proposed Plans:

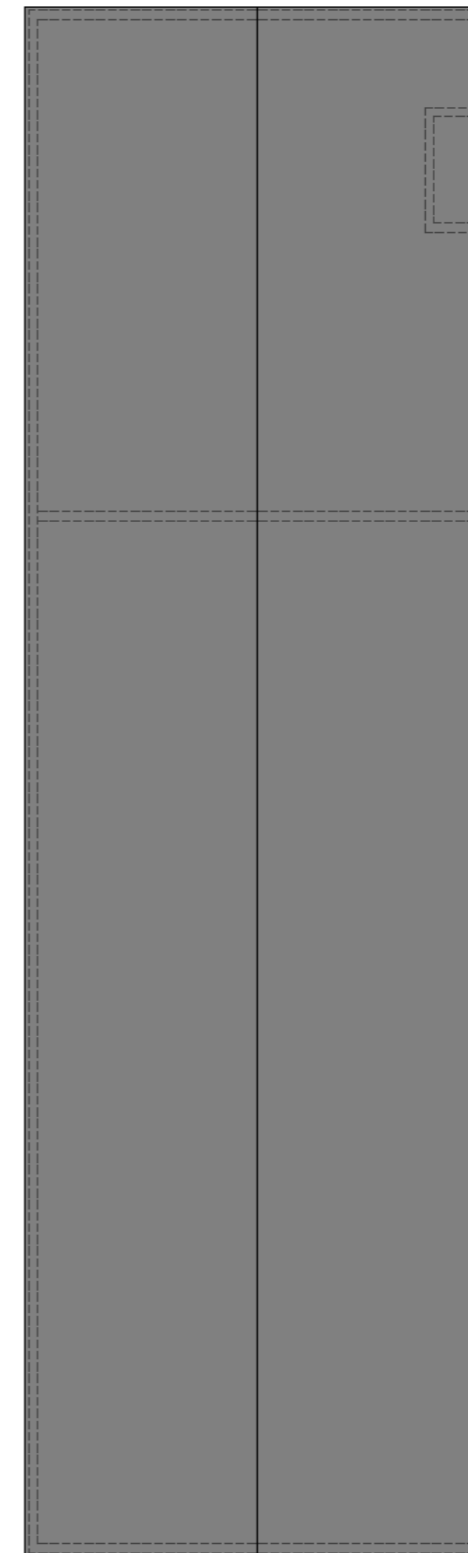
- 1 | Entrance / lobby
- 2 | Office
- 3 | Storage
- 4 | Male Changing Rooms
- 5 | Female Changing Rooms
- 6 | Disabled WC
- 7 | Equipment Store
- 8 | Equipment Store
- 9 | Equipment Store
- 10 | Fire protected escape route
- 11 | Cleaner's Store
- 12 | Lift
- 13 | Indoor cricket nets
- 14 | Store
- 15 | Conditioning Gymnasium



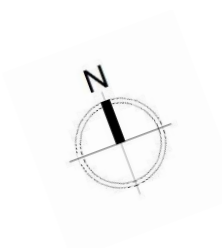
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



6.3 ACADEMY: PROPOSED PLAN

Due to a current lack of high-quality indoor facilities, a new training facility established as 'The Academy' will provide contemporary three indoor cricket nets designed in accordance with ECB guidance, with its own male, female and disabled changing room / WCs. The indoor nets have their own equipment store. An office is located at ground level as the building has a separate access from the pavilion. A conditioning gymnasium is located at the first floor.





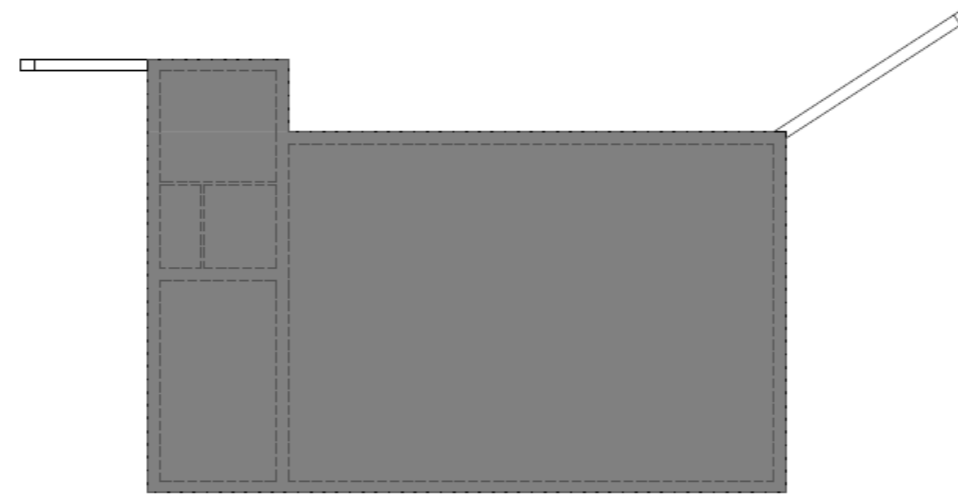




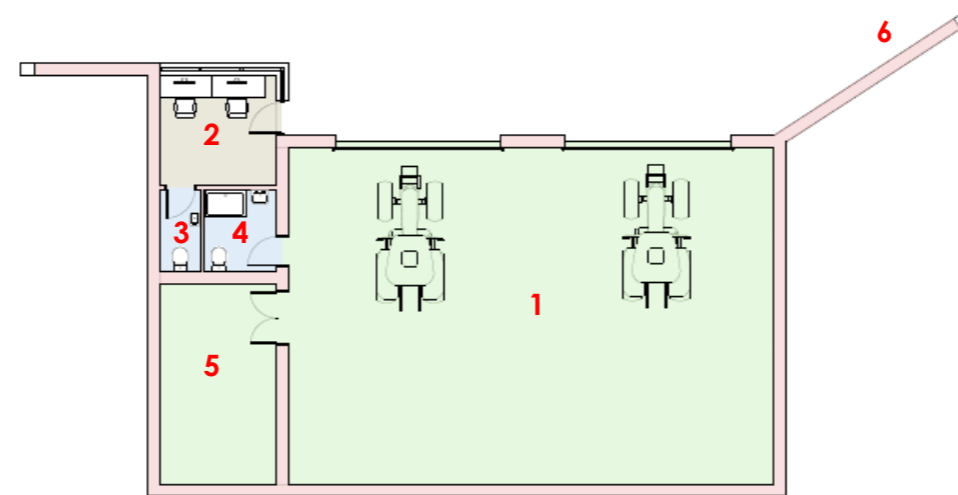


Proposed Plans:

- 1 | Tractor store
- 2 | Scorers' Room
- 3 | Scorers' WC
- 4 | Wet Room
- 5 | Storage
- 6 | Electrical score board



Proposed Roof Plan



Proposed Ground Floor Plan

**6.4 TRACTOR STORE & SCORERS ROOM: PROPOSED PLAN**

The tractor store and scorer's room are combined within a single storey outbuilding. The store has been designed to house two tractors for pitch maintenance and further includes a dry / cold room for storage items for the pitch, i.e. grass seeds, pitch markers etc. The grass cutters have their own wash area. A scorers' room with a small kitchenette and WC protrudes from the building allowing umpires to have a full view of the game, pitch and the score board.



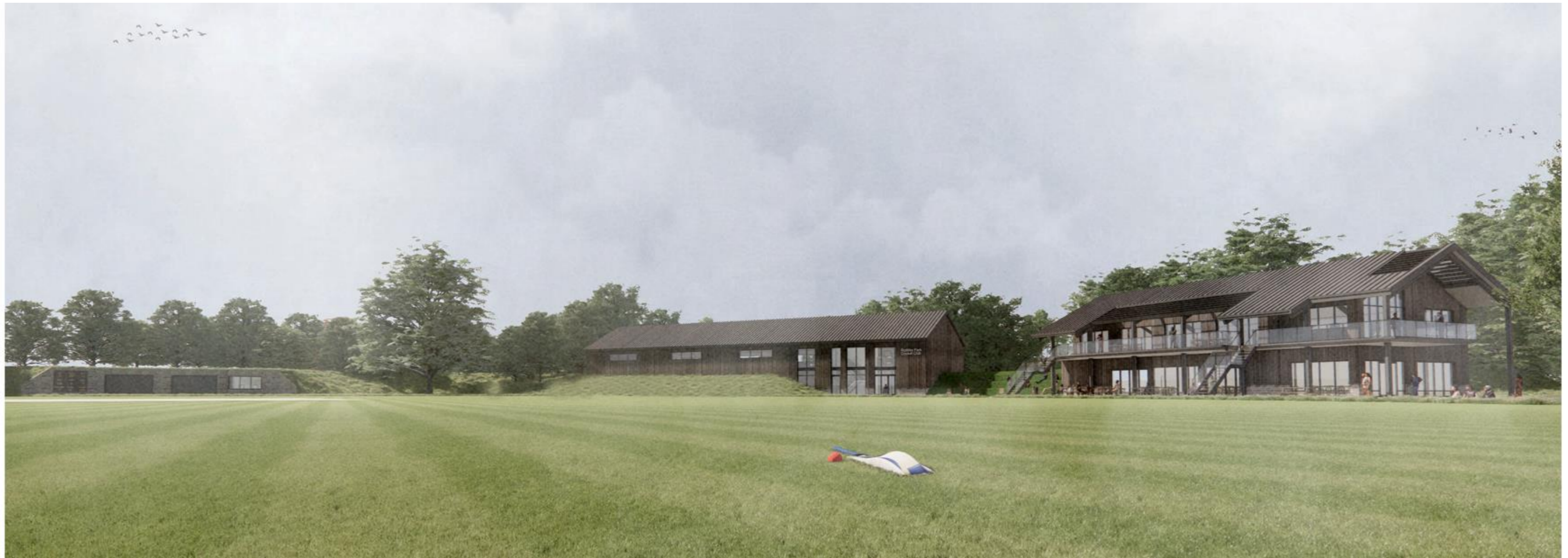








SECTION 7.0  
SUMMARY



## 7.0 SUMMARY

Rothley Park Cricket Club have developed a very successful local club which supports circa 350 local people across all age groups, genders and races. Their existing facilities are now outdated and unable to meet the local need. The existing site is unable to facilitate the scale of new development and needs to cater for the requirements of a modern state of the art cricket club and sporting academy. RPCC via James Upton, are delighted to have secured an opportunity on land, which is in close proximity to the existing ground. The proposed new facility will look to establish a bespoke sporting and training facility utilising traditional materials that echo the outstanding rural context of the site. The high-quality architectural form with its distinctive elevations and landscaped grounds, aligns with all the ECB standards and guidance for buildings of their respective typology. The proposed buildings will ensure the RPCC's facilities will meet and exceed all required standards cementing Rothley's Cricketing pedigree for future generations and as such will create a valuable asset for the residents of the village.

The vision for the greenfield site is to utilise and enhance the undeveloped land into a viable and sustainable sporting development.

The proposal seeks to offer a community led proposal which will provide a plethora of benefits to Rothley and the surrounding area:

### Social:

- A new cricket facility acting as an extension to the current Rothley Park Cricket Club
- A sports and training ground for use by local people

The contribution of a cricket centre to meet local sporting needs, delivered on a site, which creates a much-needed sport for current and future generations around Rothley.

### Economic

- New employment opportunities for Local People.
- Creation of direct and indirect jobs as a result of construction.

### Environmental:

- Development of an un-used greenfield site.
- Public access to a site that connects Rothley and surrounding villages.

- The introduction of a Landscape & Ecological Management Plan, ensuring the long-term maintenance of the landscape and ecology.
- Recreational and environmental benefits to open space either here or off site.
- Improvements to surface water drainage.
- The protection and enhancement of the site's natural landscape and ecological features including tree cover.
- The proposals adopt a high-quality design which reflects the local vernacular materials within Rothley.
- The proposed sustainable community represents a significant investment in the area.





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