

Extension to The Club House Buxton



**PRE-APP DESIGN
STATEMENT**

fpcr





This Pre-App Statement supports the proposed application for full planning consent within a conservation area for an extension to The Club House at Park Lane, Buxton, for Buxton Cricket Club.



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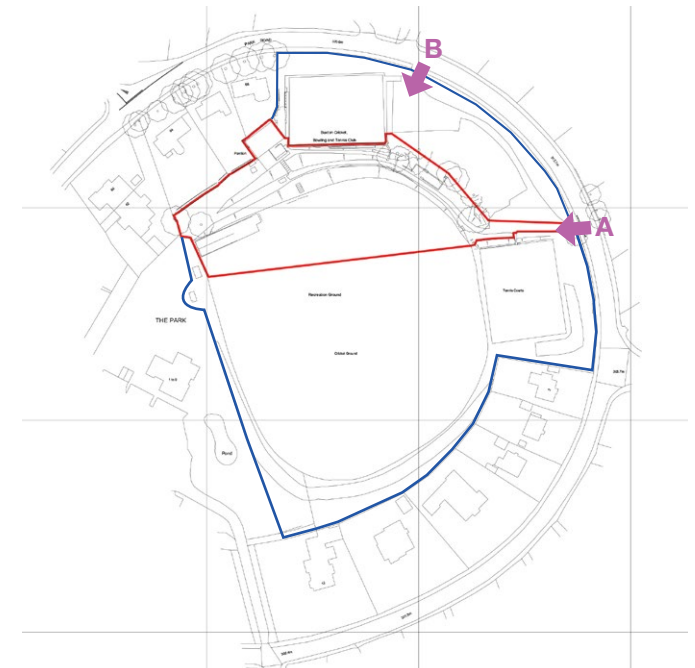


Rev	Issue Status	Prepared / Date	Approved / Date
P02	Draft	JDD / 08 February 2024	KMN / 08 February 2024

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SITE LOCATION

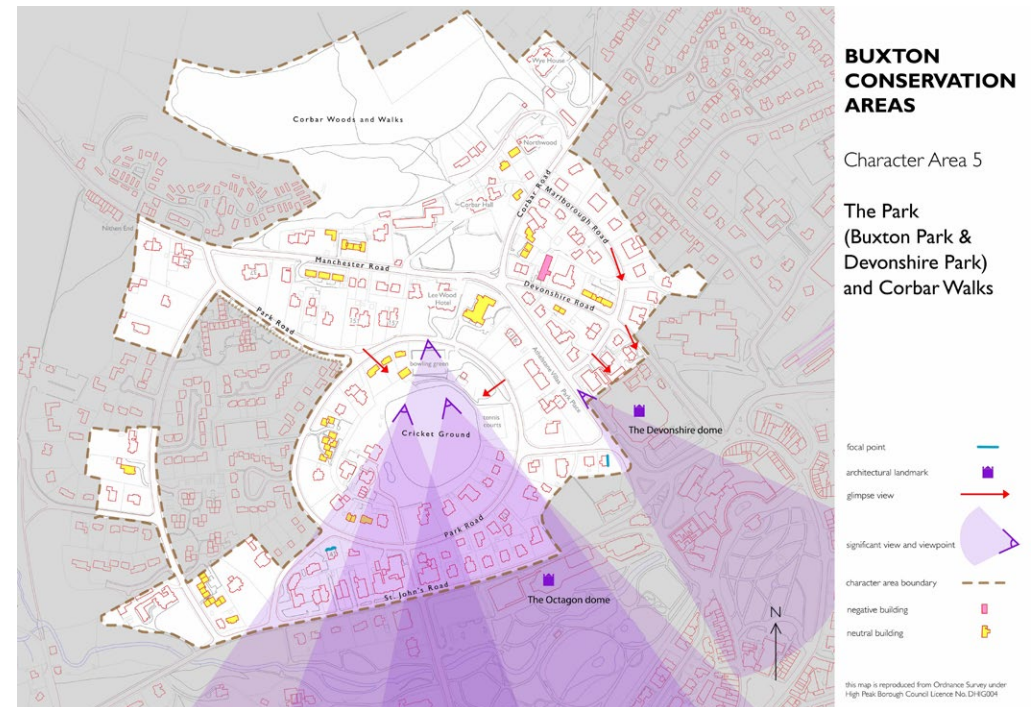
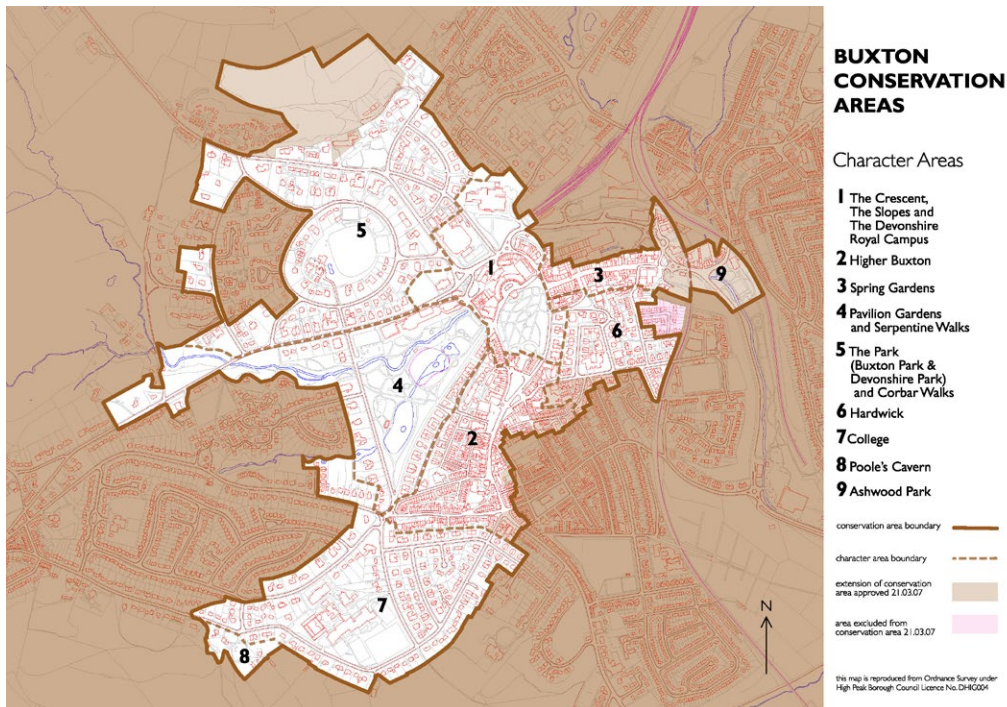


The site is located toward the northwest of the centre of the town of Buxton in the High Peak District, Derbyshire. It is situated in a Conservation Area (see page 5). The Club consists of a triad of subsidiary clubs for Bowls, Cricket and Tennis. Buxton Cricket Club (BCC) would make the application.

Surrounding the site is the circular Park Road, where access is found to the east (A) and the north (B). Access A serves the cricket and tennis clubs. Access B serves the bowls club and is where refuse is currently collected.

The Club House sits to the northwest of the site, facing the cricket field. The proposed application boundary is shown with a red line above covering an area of 0.72 ha and includes site access A. The blue line indicates the rest of the lease land that the Club holds, with the High Peak District Council as freehold landlord.

CONSERVATION AREA

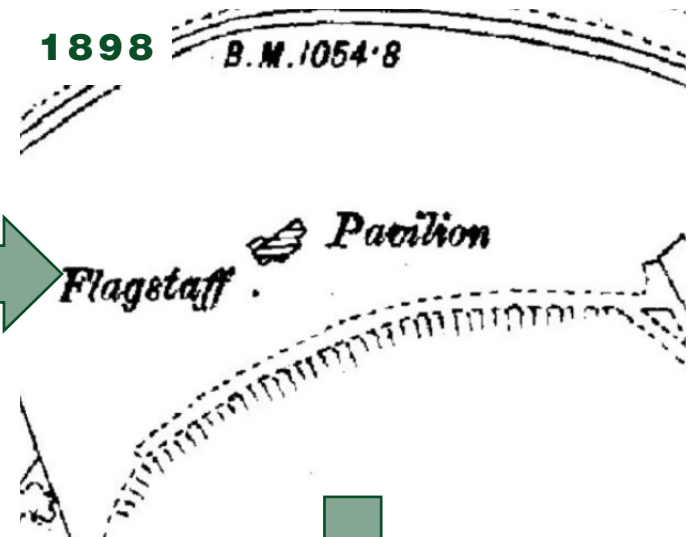
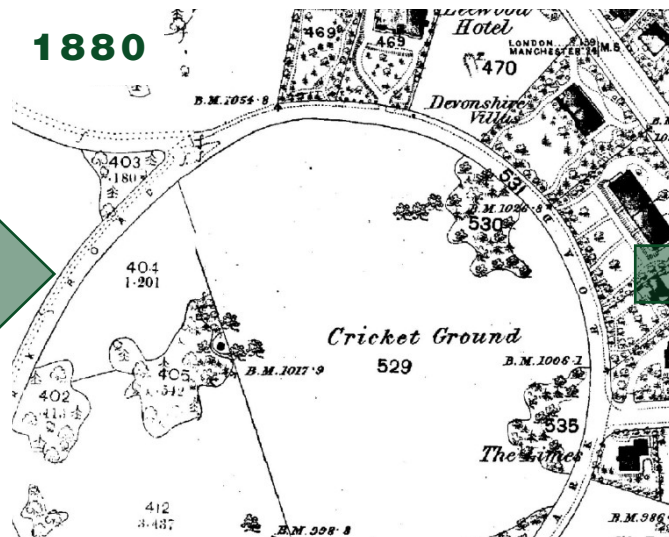
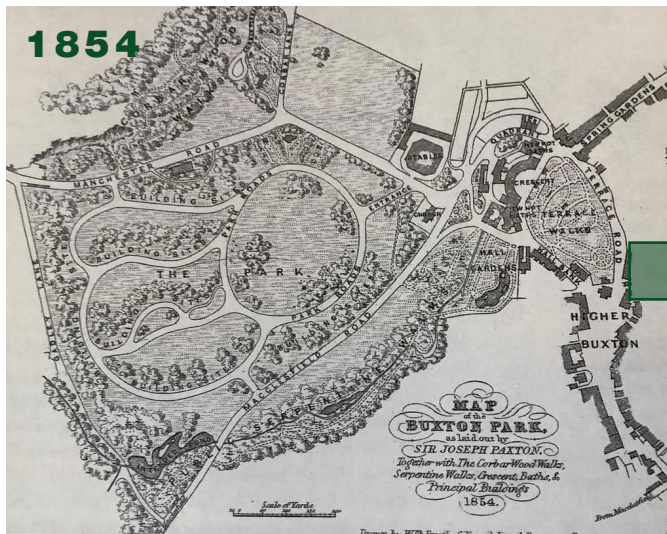


The site is located in the 'Buxton - The Park' Conservation Area. The Buxton Conservation Areas Character Appraisal by Mel Morris Conservation sets out the special interests of this area, and includes the above maps (pages 119 and 124 respectively). The following extract from this report (page 88) provides a brief summary:

"The character of Buxton Park is dominated by the gently curving sweep of Park Road... There are no major landmarks... There is an occasional view out, mainly from the central cricket pitch, where there are wide panoramic views to Higher Buxton, the hills beyond and Solomon's Temple. From the cricket pitch,

the tree canopy in the southern part of the oval is sufficiently low... that a wide panorama is still evident... The tallest private houses within the highest parts of The Park probably also enjoy these panoramic views."

SITE HISTORY



Adapt Heritage has provided an initial heritage assessment to support the pre-application advice request which contains further details of the site history. An 1854 map shows how the site was designed as a park by Sir Joseph Paxton. By 1880, maps show that the site was used as a cricket ground. By 1898 a pavilion was erected in roughly the same position as The Club House today. Photographs show this as a pitched roof with central gable and finishes of painted timber and a slate roof, with stepped terracing into the banking for spectators. By 1975, The Club House in its present form was built with its pitched tile roof, reconstituted stone and five bay glazed front elevation.





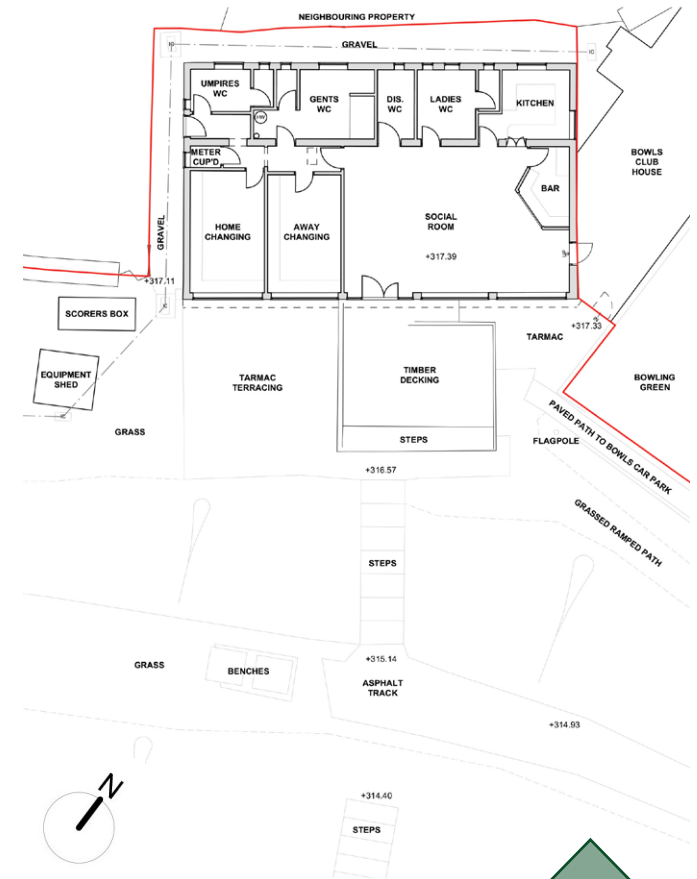
1946



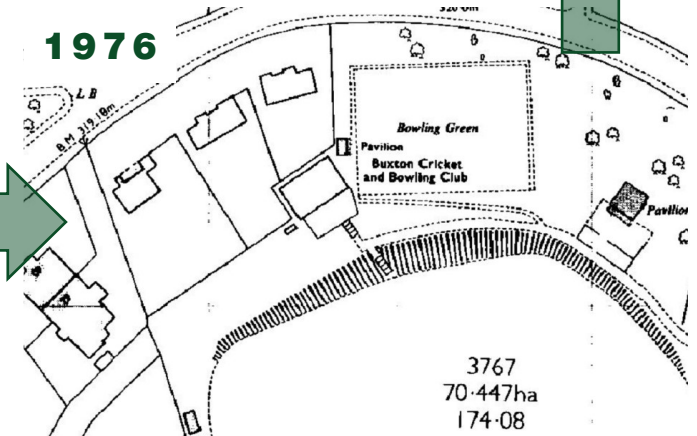
1975



2024

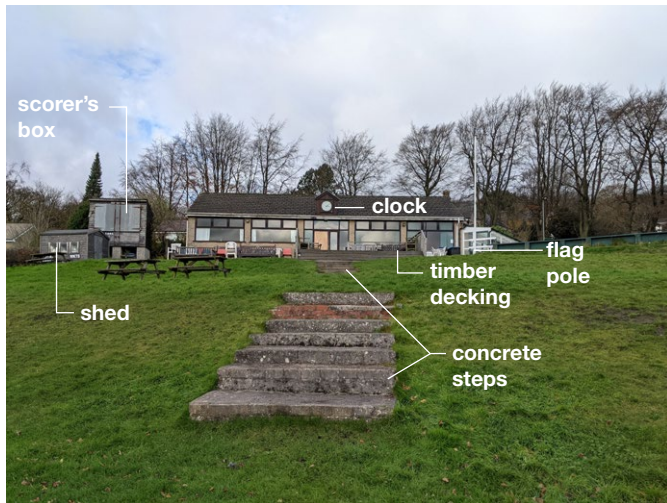


1976



EXISTING PHOTOGRAPHS

1 - View from bottom of existing lower steps



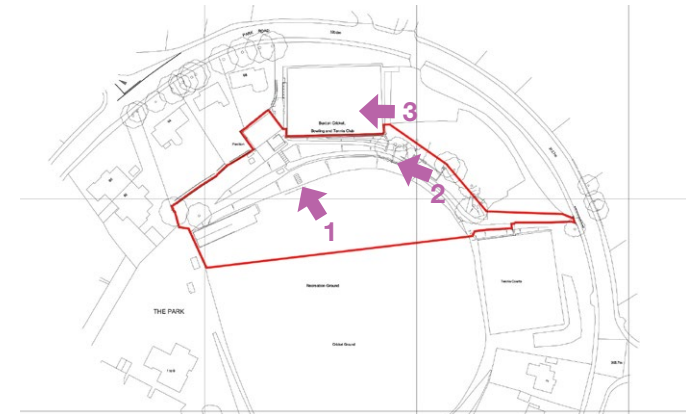
Views of the existing building and its surrounding context above are annotated to show the key site features and constraints. The Club House provides an elevated view of the cricket field which BCC wish to retain in the proposed extension. There is approximately a 5 metre level drop from existing floor level to the cricket field, which allows the potential for storage and a new scorer's box underneath the extension and its terrace. This means that the existing scorer's box, shed and benches could all be removed. The central clock would likely be removed as part of the proposals and an alternative new location should be found in the extension design.

2 - View from existing track



The existing banking poses a challenge in ensuring good level access for all users of the extension in the future. The concrete steps, grass ramp and timber decking would all likely need replacing to enable a building access acceptable to current Building Regulations.

Any new steps and ramp should naturally sit into the site topography as much as possible, providing the shortest and most logical route to and from the building. Steps to the cricket field should also suit the existing locations of the moveable cricket screens and the existing cricket nets.



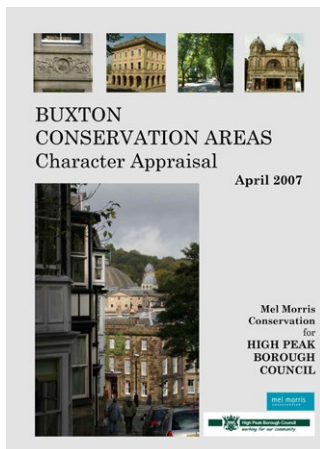
3 - View from eastern edge of bowls green



The bowls green, its access and all the structures associated with the bowls club are excluded from the proposed development.

The neighbouring dwellings to the northwest are in an elevated position above The Club House. Therefore, impact upon these homes needs to be considered in the design process.

HERITAGE DESIGN CUES

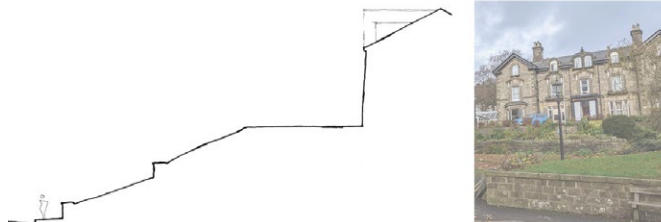


The Buxton Conservation Areas Character Appraisal by Mel Morris Conservation has informed the design approach, in particular the following extracts:

“...at street level the boundary treatments are often the most significant part of the streetscene. They vary from soft hedges... to coursed gritstone walls.” (page 89)

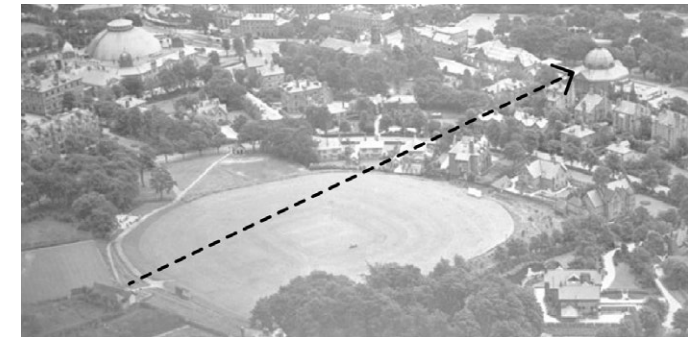
“Shrubs and hedges are interspersed with some walls made of large blocks of coursed gritstone. The roads are largely overshadowed by trees, with few views of the houses, which fosters a sense of privacy and exclusivity. The estate appears to have been less concerned with the appearance of boundaries than elsewhere, where they had strict guidelines, and they are not treated uniformly.” (page 90)

“The boundary wall to The Lee Wood Hotel is attractive, distinctive and low (with a bulbous heavily dressed ashlar coping) and stands out, as it is one of only a handful of traditional walls along this road.” (page 90)



Boundary treatments are a key feature of this conservation area. The photographs below show the low level stone wall to The Lee Wood Hotel as an example. The sketch section shows how these walls help to break up the large level changes that are characteristic of this area. It is proposed that this idea be taken forward into the design of the extension.

The elevated position of The Club House means that it benefits from wonderful views towards the centre of Buxton and the wider landscape beyond to the south including Solomon’s Temple. The design of the extension should ensure that these views are maintained and celebrated.



Buxton is famous for its historical architecture and has a huge number of notable buildings. Stone is commonly used alongside pitched or domed slate roofs, though it is also not uncommon to see lead roofs in places such as The Devonshire Dome, Buxton Opera House, and to architectural features of buildings in The Pavilion Gardens.

MATERIALITY PRECEDENTS



Design cues for materials for the proposed extension are rooted in the heritage value of the conservation area, as explained on the previous page, and would primarily constitute stone walling and a low-pitched metal roof. However, how these elements are put together in a contemporary manner can find their influence in a range of other precedents found outside Buxton. For instance, the way that Charlcombe House uses two contrasting finishes to the stone walling is a useful way of breaking up the massing of this two storey house. Given that the proposed extension will jut out over the existing banking, a similar approach to break up the massing would be helpful in lowering the perceived scale of the extension.



Similarly, the way that the U-Mix Centre uses a lightweight balustrade atop its stone walling helps to reduce the perceived scale of this single storey sports centre. The random coursed loose-stacked stone is also an interesting contemporary alternative to the regularly coursed stone found in Buxton which could help distinguish the extension further. The way this wall blends into the rising grass bank also helps to make the building fit naturally into its context.



The Blenheim Estate Offices shown above won an Oxford Preservation Trust Award in 2019. The building features ashlar cladding suitable to the area and utilises floor to ceiling glazing with a low pitch zinc roof and canopy to direct expansive views out across the UNESCO World Heritage Site.

Similarly, the extension to The Club House seeks to incorporate materials inspired by the historic context within a contemporary design strategy. The form of a low pitch metal roof can also reflect the existing grass banks and the wider Peak District hills beyond, taking design cues from its immediate context. This has the added benefit of being the least obstructive to the neighbouring dwellings and Park Road users to the north.

CONTEMPORARY CRICKET PAVILION PRECEDENTS



The Pavilion, Ashbourne, Derbyshire by FPCR



Stirling County Cricket Club by JM Architects

The design of cricket pavilions has evolved since The Club House and its predecessor were built. The size of changing rooms, social rooms and other ancillary spaces has increased, forcing the need for deeper plans to enable efficient use of space. Precedents shown here demonstrate how low pitch metal roofs are now a common feature, including one in Derbyshire (above) designed by FPCR. These roofs provide a good balance of quality finishes with the practicality of spanning deep plans without the need for a steep pitch which would make the roof abnormally large. The top right example shows how breaking up the walling at high level with an alternative material, such as glass or metal cladding, helps to reduce the perceived scale while allowing reasonable internal floor to ceiling heights.



Merrion Cricket Pavilion by TAKA Architects

BRIEF & DESIGN DEVELOPMENT



The Club House in its present form no longer meets the needs of BCC. The existing changing rooms are too small and do not provide alternative arrangements for players of different genders or ages.

BCC also aims to increase the size of their social room to host team events and potentially let out the space for future income generation as part of their business plan for funding applications. In addition, BCC wish to provide an enlarged terrace for spectators, improve access to the building for all users, and collate the various stores and scorer's box into a cohesive design that will benefit BCC for generations to come.



To secure funding from the England and Wales Cricket Board (ECB), the design of the extension will need to demonstrate compliance with the ECB's technical guidance for pavilions and clubhouses. In particular, there are quite stringent requirements for the size of changing rooms and their associated toilets and showers.

In addition, there is a growing awareness of the evolving needs of cricket teams for alternative changing facilities as the sport diversifies its players. Mixed teams of different genders and ages are becoming more popular and thus BCC wish to cater for these personnel.



In September 2021, FPCR Environment and Design Ltd (FPCR) were approached by Buxton Cricket Club (BCC) to assist them in designing an extension to their existing facilities at The Club House. The vision for the project was to provide a new enlarged social space with new changing rooms suitable for modern day cricket team requirements.

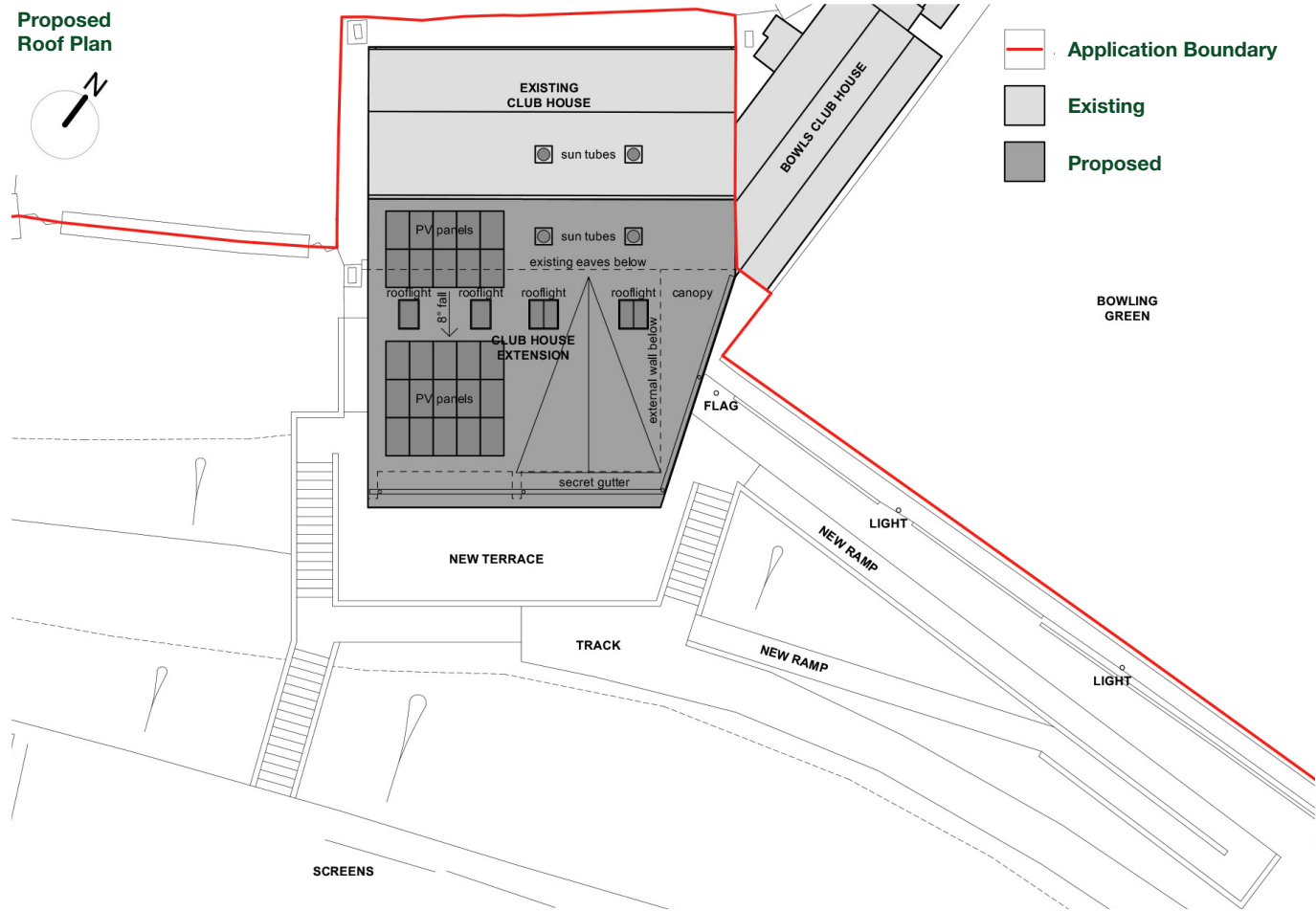
The first iteration of was to create two new changing rooms at pitch level, with a spectator terrace above, alongside an internal re-ordering and extension which included enlarging the social room into the existing changing rooms to create a much larger space. However, BCC later felt this disconnected the players from The Club House.

PROPOSED DESIGN

Prior to developing the design further, FPCR engaged with Adapt Heritage to gain their perspective on the designs to date. The following points were raised:

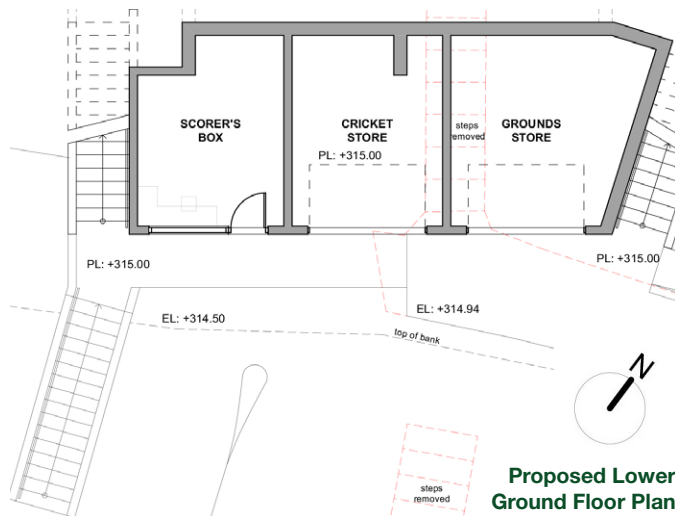
- If extending to the front of The Club House, the proposal should redesign the entire front elevation.
- Relocating the existing clock or designing a new position for a new clock should be included in the extension design to be consistent with the typical character of cricket pavilions.
- Explain the rationale for one expanse of roof as opposed to the use of a gable front as per the original Victorian pavilion i.e. for the avoidance of valley gutters.
- Explain the rationale for the use of a metal finish to the roof.
- Integrate any PV panels into the design of the roof.

The proposed design is shown on the following pages. The existing roofs of The Club House north of the existing apex would remain as is apart from the potential introduction of some sun tubes to add natural light. The new roof at 8° pitch includes a clock dormer above the new social room with an angled canopy over the new main entrance to complete the redesign of the front elevation. PV panels sit above the new changing rooms with roof lights and other sun tubes adding natural light. A new ramped path from the existing track would provide level access to the building. The bowls green and club house would remain as is.

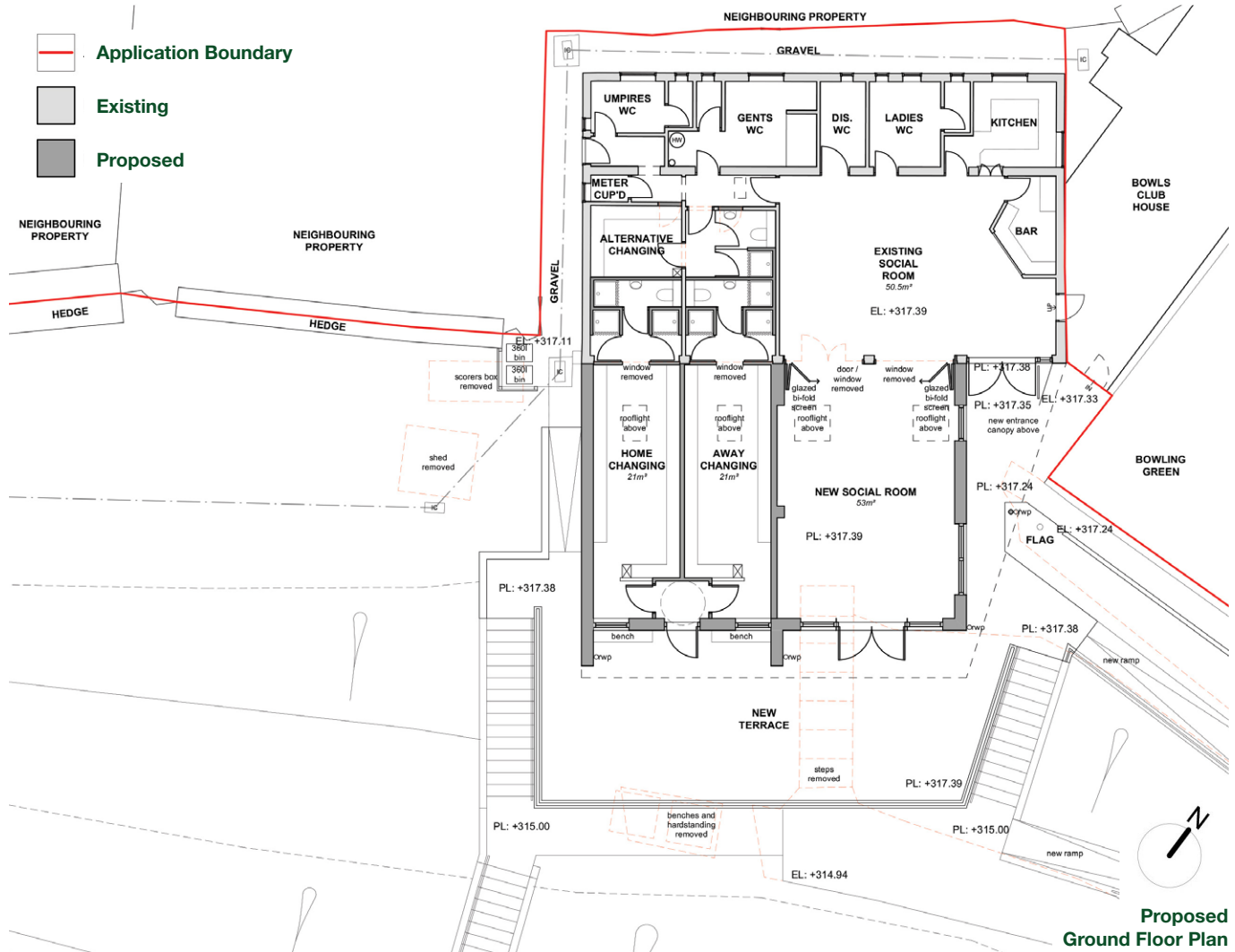


PROPOSED DESIGN

At ground floor level, the existing changing rooms would be converted to an alternative changing area and the shower areas for the new home and away changing rooms. A new social room connects to the existing social room with bi-fold internal doors, delineating the two parts of the space to enable flexibility for future events. A new entrance would be created to the existing social room. The roof above the new terrace extends to form a canopy over the new entrance and provides solar shading to the extension. Underneath the terrace at a lower ground floor level would be the new scorer's box and two stores for cricket equipment and grounds maintenance. New steps would provide direct access to the pitch for players.



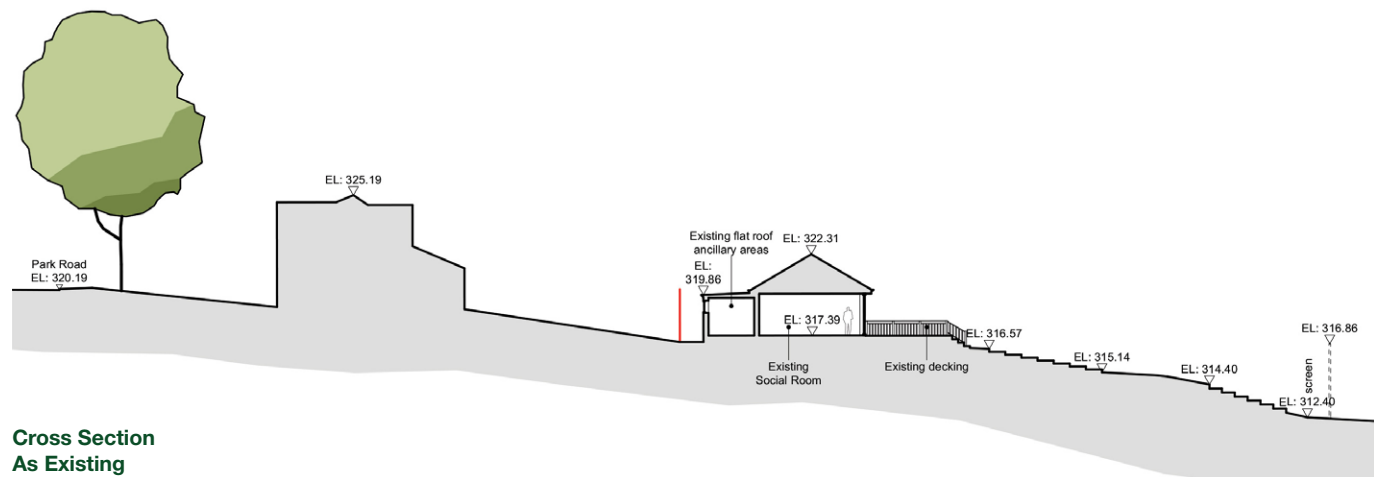
Proposed Lower Ground Floor Plan



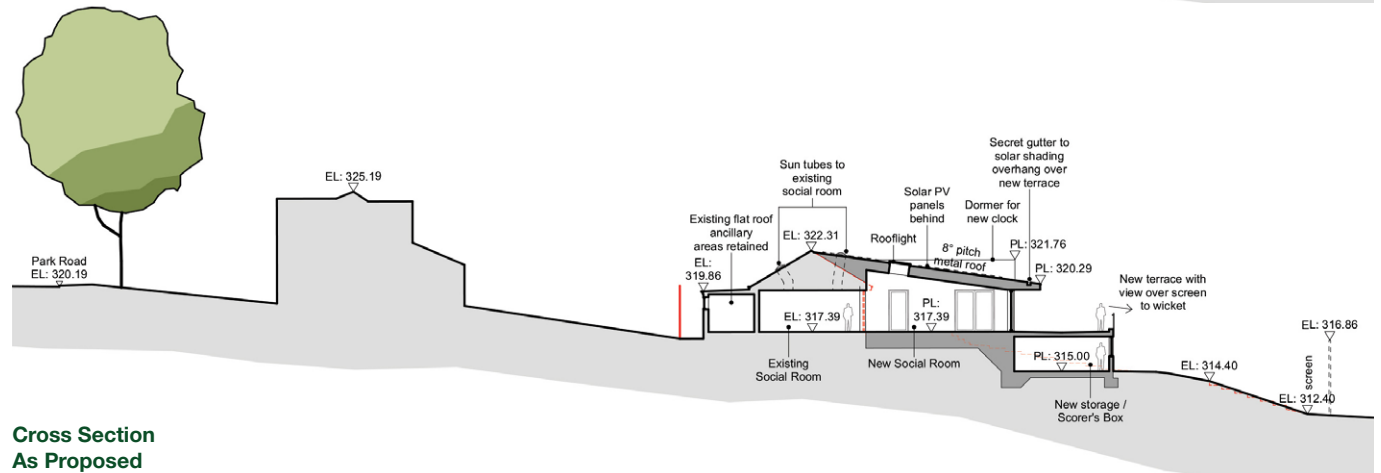
Proposed Ground Floor Plan

PROPOSED DESIGN

The existing and proposed cross sections demonstrate how little impact the proposed roof of the extension would have on neighbouring dwellings to the north of The Club House. It also shows how the new terrace would provide views of the cricket wicket above the existing moveable screens current location.



Cross Section As Existing



Cross Section As Proposed

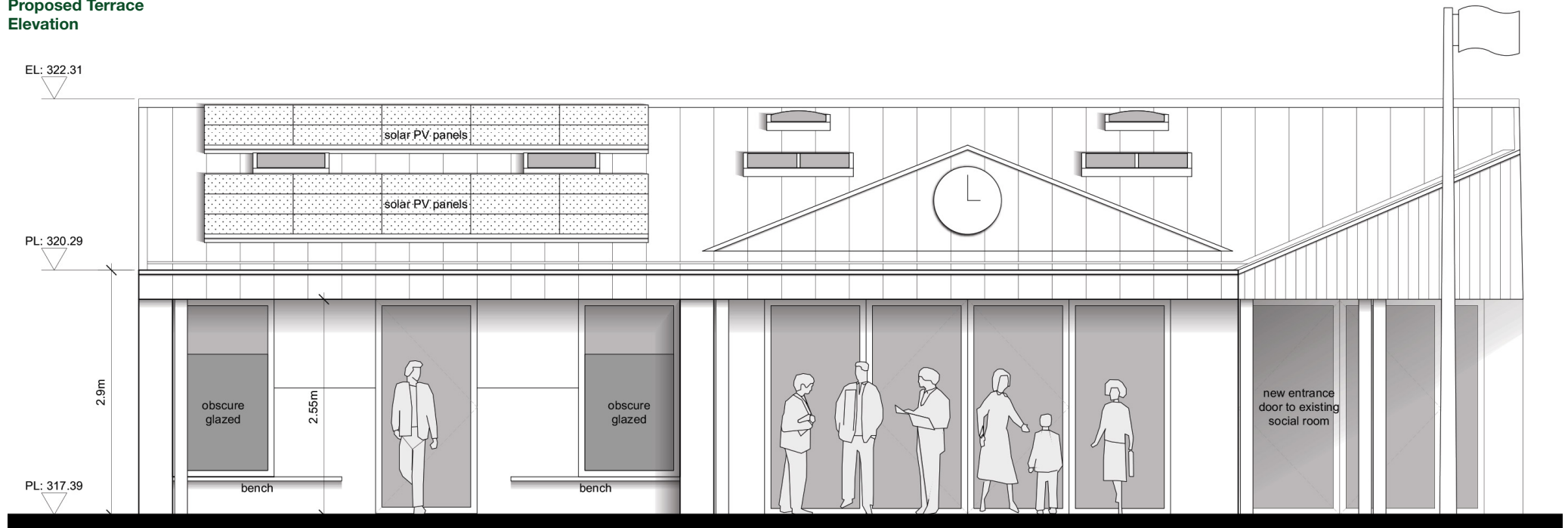
PROPOSED DESIGN

The proposed terrace elevation below demonstrates how the new extension has redesigned the entire front elevation of The Club House, keeping within the width of the existing footprint.

The example shown here is for a symmetrical clock dormer centred on the new social room glazed sliding doors. An alternative approach to the clock dormer is shown in the visuals on pages 20-21 where an asymmetrical clock dormer is proposed.

The new entrance to the existing social room shown to the right of the image below sits adjacent to the entrance to the retained Bowls Club. The internal door connecting these structures would be retained.

Proposed Terrace Elevation



PROPOSED VISUAL 1 - OPTION A



Symmetrical Clock Dormer

PROPOSED VISUAL 2 - OPTION A



PROPOSED VISUAL 1 - OPTION B



Asymmetrical Clock Dormer

PROPOSED VISUAL 2 - OPTION B



Asymmetrical Clock Dormer

