

MINSTEAD CRICKET CLUB

DESKTOP FEASIBILITY STUDY

FEBRUARY 2023

PROJECT DESCRIPTION: PROPOSED RECONSTRUCTION OF EXISTING
CLUB HOUSE

PROJECT LOCATION: MINSTEAD CRICKET GROUND
MINSTEAD
FOOTBALL GREEN ROAD
HAMPSHIRE
SO43 7FR

PREPARED FOR: MINSTEAD PARISH COUNCIL

SIMPSON HILDER ASSOCIATES LIMITED

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Existing Site & Planning Policies

Minstead Cricket Club is situated in the New Forest National Park, a protected area of countryside in southern England that covers approximately 580 square kilometers. The club site is located adjacent to Dogben Gutter and the forest, and to the northwest of the site is the town center of Minstead. The Forestry Commission provides parking near the site, and there are benches placed around the green with posts separating different areas. The club site is restricted to vehicle access via a single field gate.

The club features a single clubhouse situated on the edge of the green, which provides essential services for those using the green. The green is primarily used for cricket during the latter half of the year.

The Local Plan:

The adopted local policy aims to protect existing areas of public open space, including formal sports pitches and playing fields. This is inclusive of the two part Green infrastructure Strategy, which will:

- help to deliver measures to mitigate the recreational impacts of residential development on internationally important nature conservation sites
- provide for the protection and enhancement of important green infrastructure features within settlements

Policy DM8

Protection of public open space, private recreation land and school playing fields

Policy CS7

Open spaces, sport and recreation

Policy DM9

Green Infrastructure linkages



Minstead Cricket Club outlined in red

Existing Site & Planning Policies



Existing Cricket Club

Initial Brief

An opportunity has arisen for the applicant to consider renovation or replacement of the Minstead Cricket Pavilion. The approximate area of the pavilion is 10 x 7m, with a 2m veranda. On inspection, the existing building is in poor condition. It is considered that replacement would be a better option. The design brief includes:

- A simple, cost effective design
- Possibly reuse the existing ground floor slab

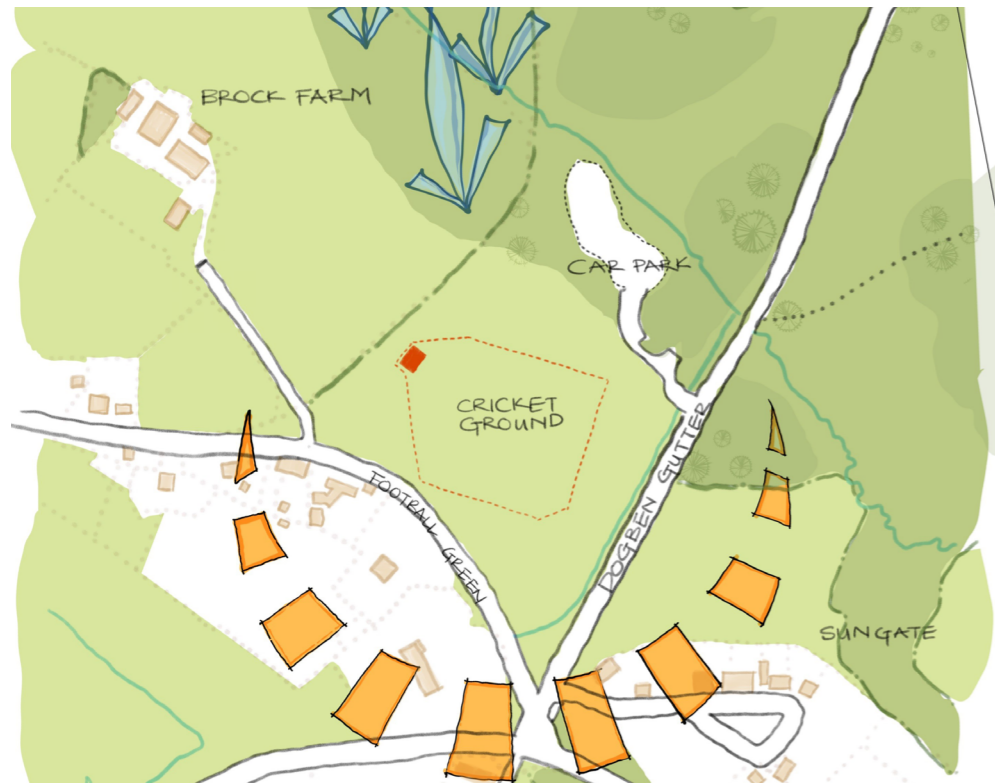
To ensure the new building complements the existing context, it is important to consider the massing and style of the new structure.

Form & Design:

The design should adhere to guidance offered by the England & Wales Cricket Board (TS5), and maximise longevity & use.

Access & Parking:

Access to the new building will remain as per the existing, with no loss to parking or accommodation for new spaces.



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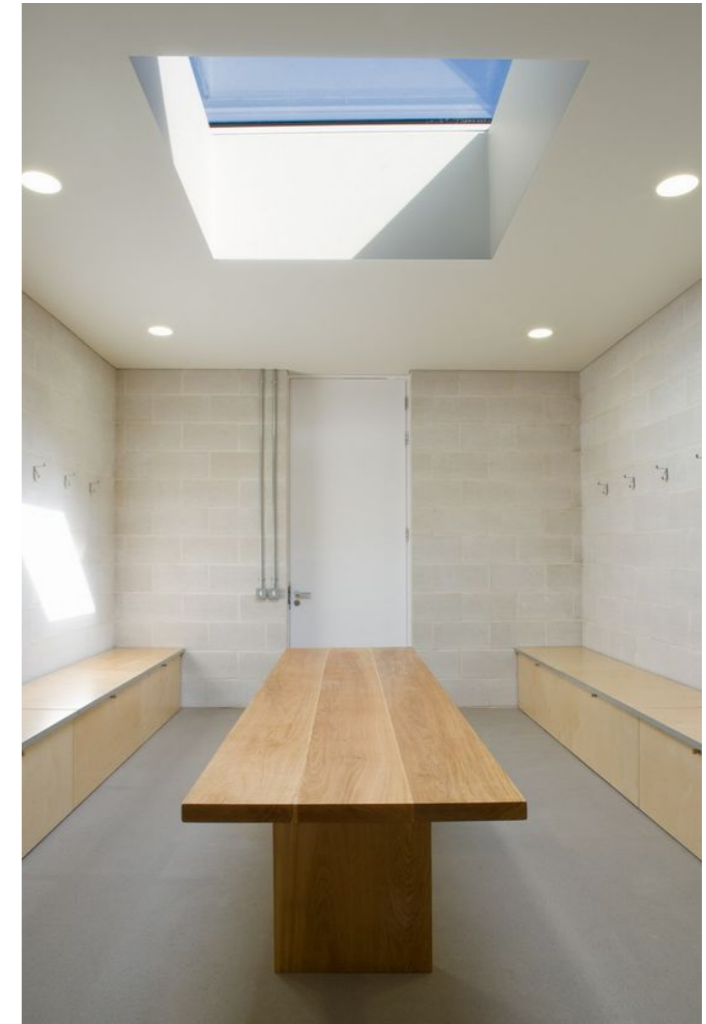


Minstead Cricket Club outlined in red

Key Ideas

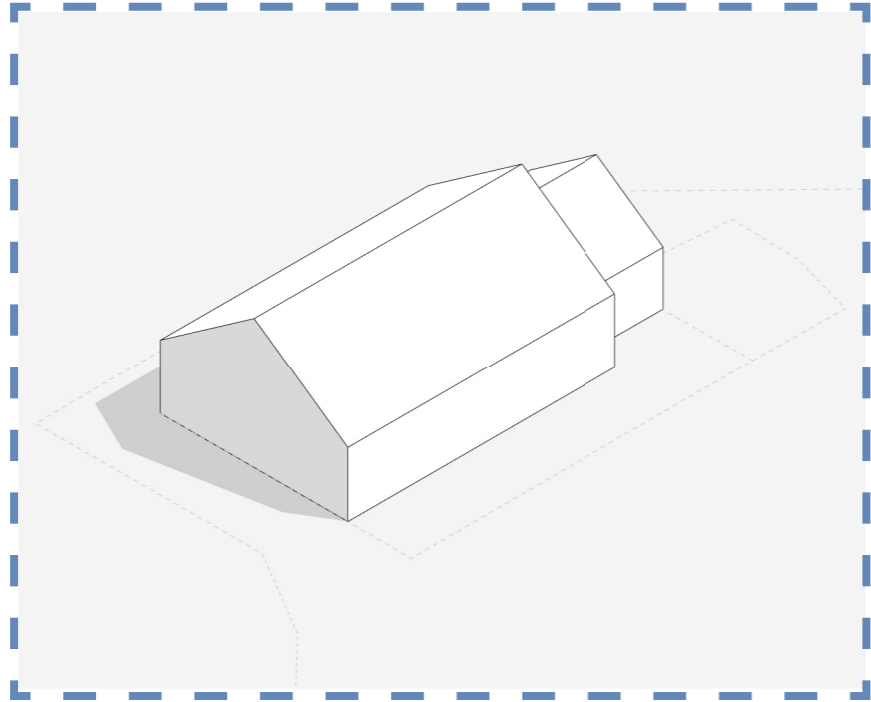


Key Ideas

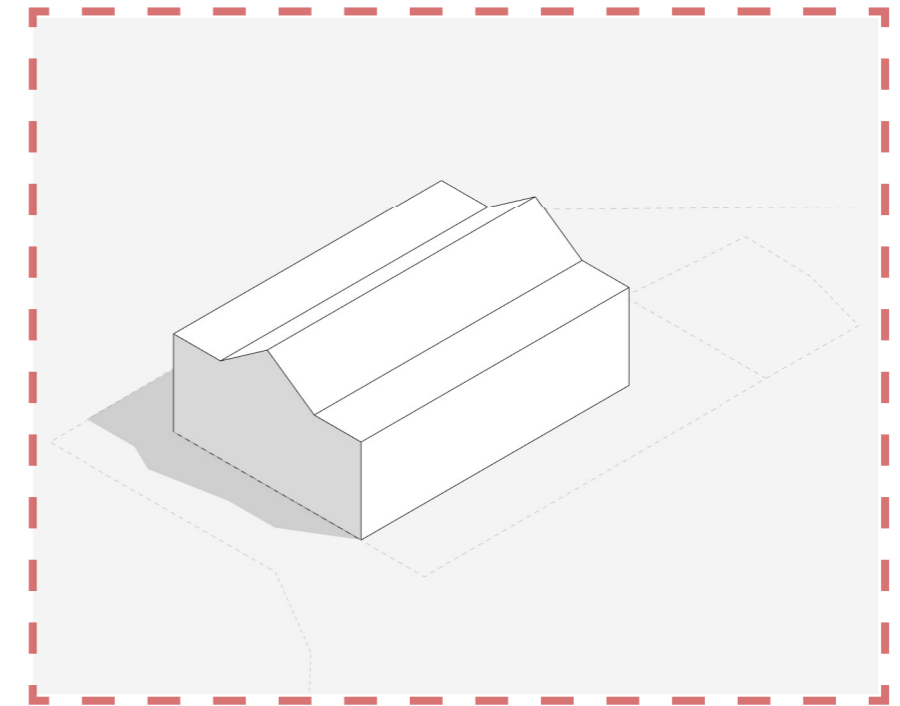
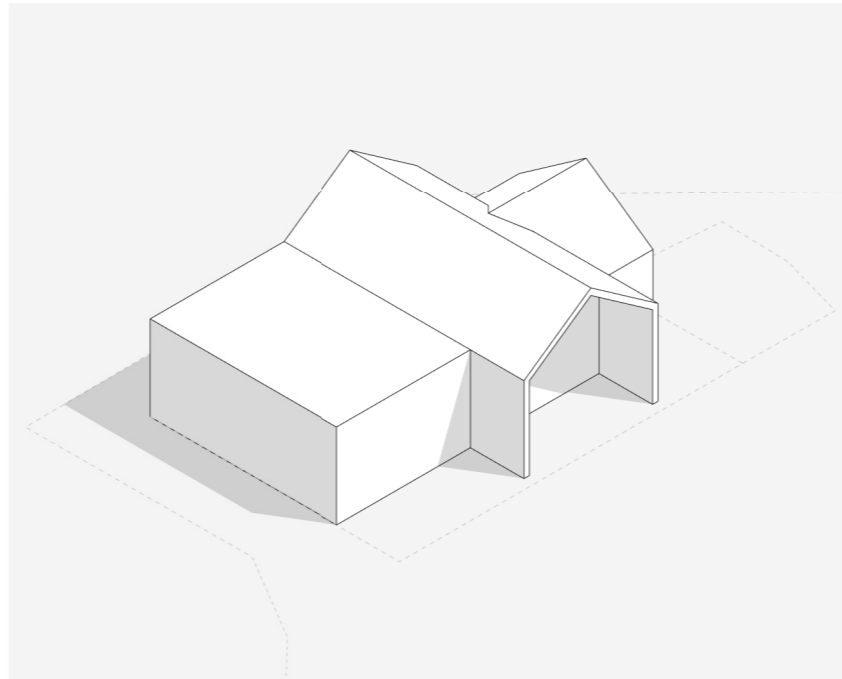
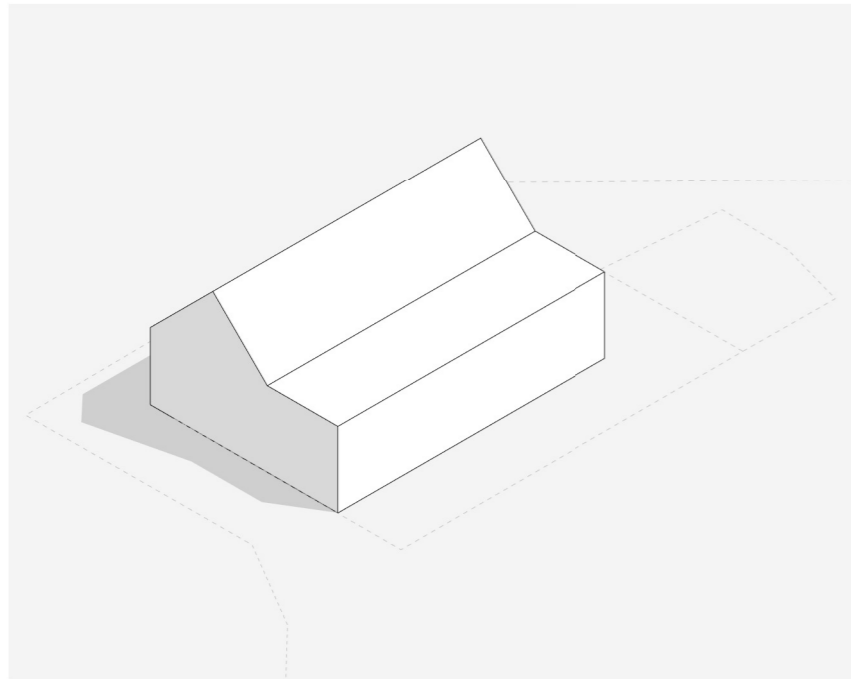
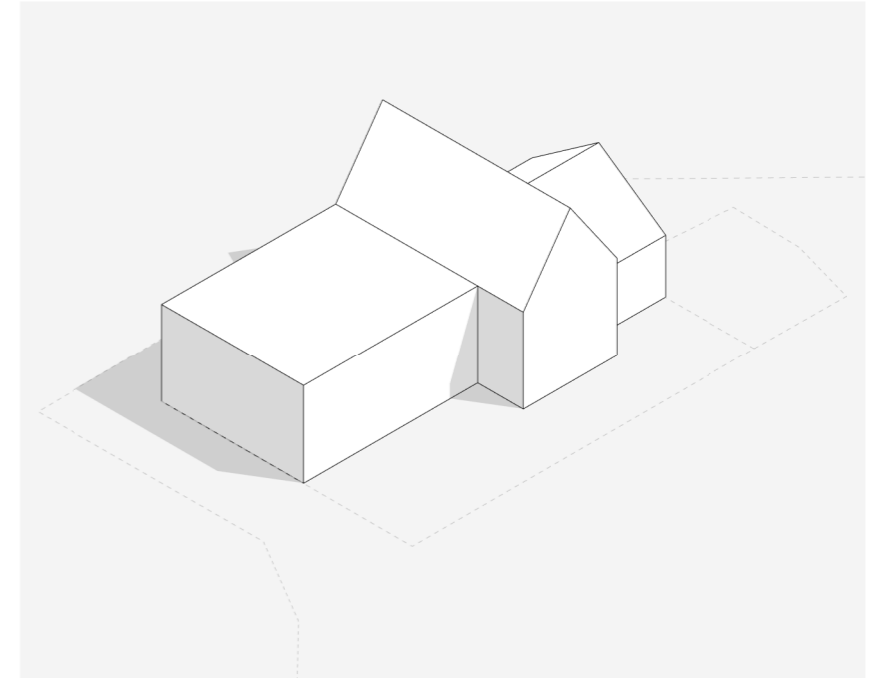
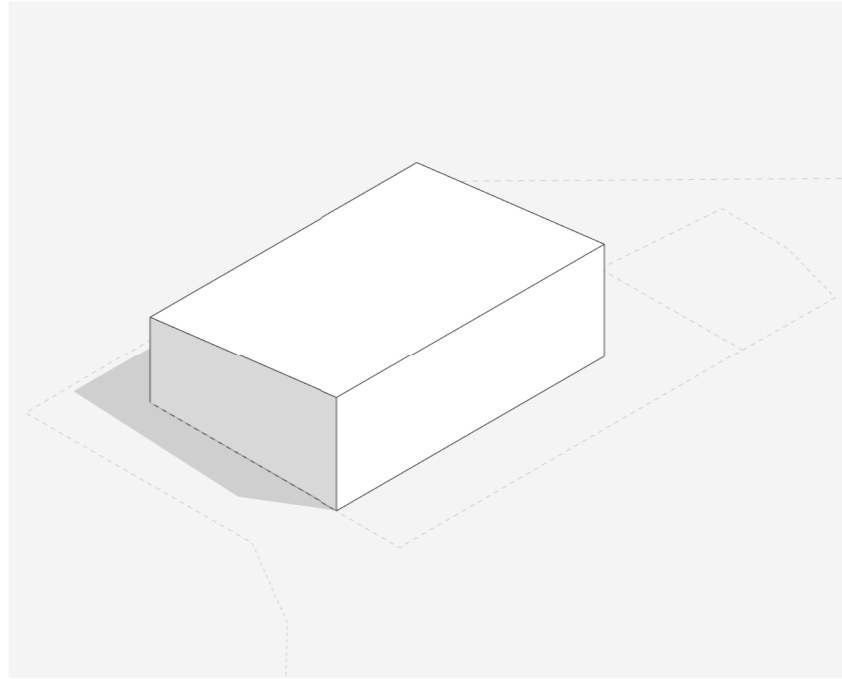


Massing Study

The following massing study has been conducted to test the form against the existing site



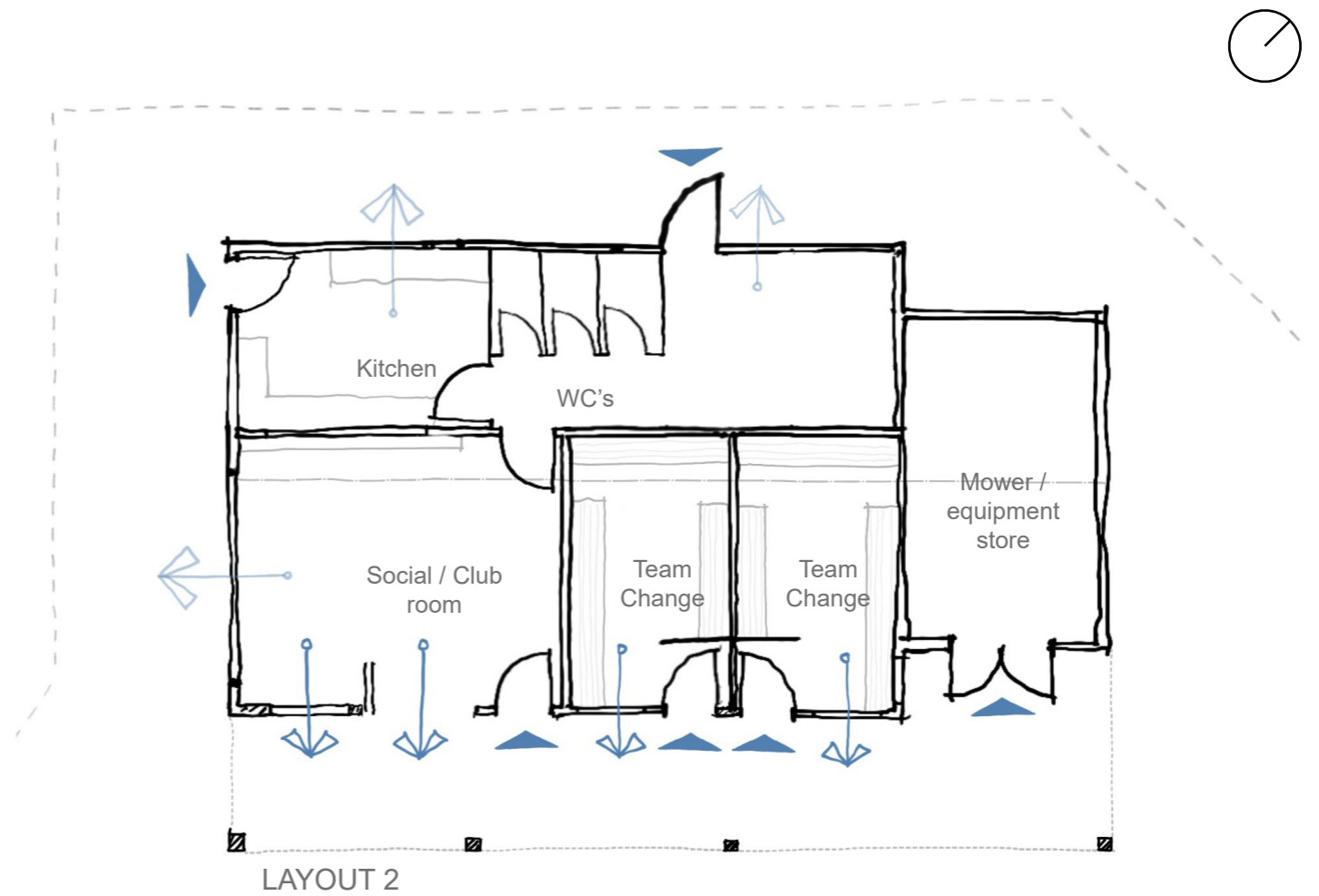
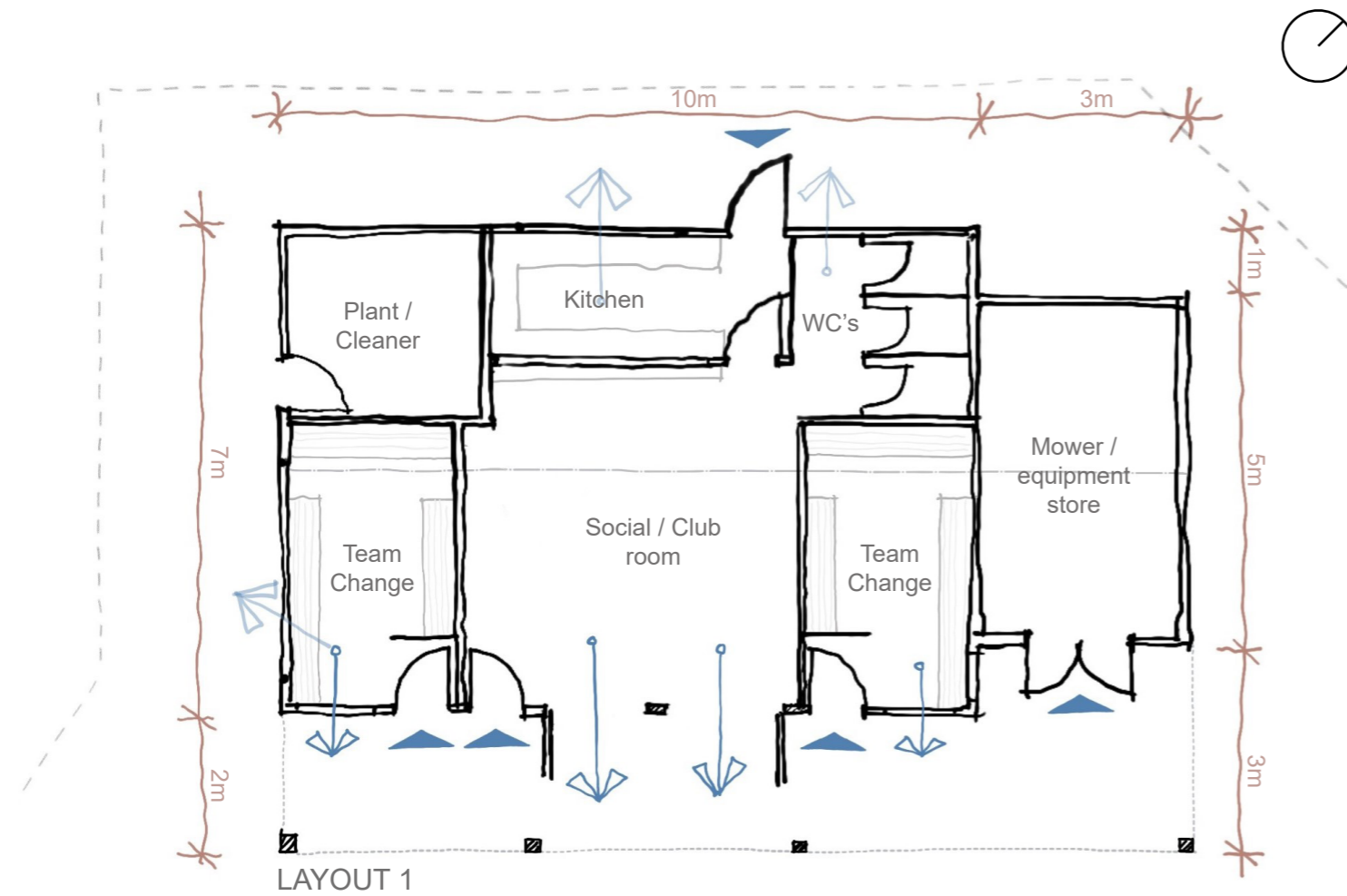
Selected mass to be further developed



Existing Mass

Feasibility Study

The following feasibility sketches have been prepared to test the accommodation.



KEY

- Direct access
- View to pitch
- Alternative view

Feasibility Study: Elevations

Option 1 has been selected for further development; three elevation studies have been conducted to test the mass.

ELEVATION VERSION 1

ELEVATION VERSION 2

ELEVATION VERSION 3

