



justification statement

application: Proposed single storey extension to existing clubhouse at Thongsbridge Cricket Club, Miry Lane, Holmfirth, HD9 7RY

client: Thongsbridge Cricket Club

job nr: 15093

date: 26 April 2016

Reason to extend

The existing clubhouse is a single room built in the 1960's, which does not provide adequate facilities for the health and wellbeing of the members. There are no indoor toilet facilities, no separate cooking area, no separate eating area and no storage facility. Due to the type of construction and single room configuration the internal environment is not satisfactory and needs to be improved.

The club has, over the years, invested in other ground improvements to provide a sustainable facility for the local community and the final element is to bring the clubhouse facilities in line with modern standards. We do not see the new facility dramatically increasing traffic/visitors, simply providing suitable facilities for the existing club members and hopefully some new members from the local community. The function room could perhaps be more aptly named the "lounge bar", as this is our existing bar area, which is already used for club activities. The new extension simply provides indoor toilets, separate kitchen facilities and eating area for the cricket teas and a storage room, amenities which should be available as standard for a sport club of this nature.

Several options for the location of an extension were considered, but were disregarded due to the space available, disturbance to the access road to the adjacent field, the need to address/view the cricket field, practicality of providing the space requirements/facilities. The current proposals have been carefully considered to provide the only suitable location for the proposed extension.

Intensified use of the road/parking facilities

As mentioned above we do not anticipate a significant increase in traffic to the clubhouse as a result of the development. We are already experiencing a year on year increase in our existing membership and we would expect this to continue with or without the new building.

Our existing outdoor toilet block will be demolished and this will allow additional parking area adjacent to the clubhouse. The land on which we plan to build is not currently used for parking and therefore has no detrimental affect on parking areas. The proposed scheme includes a formalised parking area, which would be an improvement to the current haphazard nature, which has historically taken place at the club. The club also has additional parking available in the adjoining field, see site layout plan. The arrangement of the propose extension allows for extension of the existing patio/viewing area which allows

Conclusion

The current application does not change the existing use, nor does it materially change the intensification of the use of the site. It will enhance the appearance of, and greatly improve the health and welfare facilities of a thriving community cricket club.

We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact A+DP.
