**ERMINGTON CRICKET CLUB in association with Modbury Cricket Club**

**PAVILION at Ermington Playing Field**

**VISION STATEMENT**

PROPOSAL

1. Ermington Cricket Club (ECC) in association with Modbury CC (MCC) propose to erect a modestly sized 11m x 8.4m single storey pavilion in the vicinity of the existing cricket shed and below the existing footpath as shown superimposed on the aerial photograph and on the survey at ANNEX A.
2. The proposed facility will provide much needed changing and toilet facilities, giving privacy and dignity for participants of all ages and genders, not to mention shelter from inclement weather.
3. It will provide two changing rooms, a small kitchen, a single unisex disabled access toilet and a communal space. The pavilion will have disabled access leading from the existing path and be positioned to face the field of play.
4. In providing a facility to support cricket, it is also intended that the facility be made available for use by the primary school and community groups, such as the Village Fund, as well as for wider recreational, sports and social use based on the field, should such a demand arise.
5. By way of additional community benefit, part of the proposal is to facilitate the provision of a publicly accessible toilet facility on the field.
6. The intention is that the pavilion will have a minimal impact on the available open space, will not adversely affect the views of properties nearby and will be of an external shade of green and/or brown colouring that blends with the surrounds.

BACKGROUND

1. ERMINGTON PLAYING FIELD (EPF) is owned by South Hams District Council (SHDC). Maintenance in the form of regular mowing of the main field is currently provided by the cricket clubs. South Hams District Council contractors deliver all other aspects of the site maintenance.
2. The field is used between late April and late September by ECC and MCC for organised cricket with on average one or two matches per week on a weekday evening and a Sunday afternoon.
3. For a period of time, until the mid-1990’s, the field was used by a junior soccer club during the football season and following the establishment of ECC in 1993 has been hired by the club for cricket use each subsequent season, excepting 3 seasons’ absence in the mid 2010’s.
4. Outside of sports use, the site is used for casual recreation and play, with a modern play park in the South-West corner and a small skateboard & BMX area alongside the play park. EPF links to adjacent riverside footpaths and is popular with dog walkers. The field itself is also used for informal sports mainly by youngsters, for family activities and general walking and outdoor relaxation. It is also used by Ermington Primary School for sports activities and its annual summer sports day. Ermington Village Fund has for a number of years held its annual summer fair on the field.
5. Facilities to support this site usage are minimal. The site has recently been designated a nighttime landing site for the Devon Air Ambulance and consequently there is access to mains electricity in the North-West corner of the site. ECC has a small 8’ x 10’ blockwork storage shed for maintenance and cricket equipment also in the NW corner of the site, erected 20 plus years ago. There are no changing facilities and the nearest accessible toilet is in the centre of the village. The site offers no shelter from inclement weather.
6. EPF was acquired by the Local Authority on the 29th of March 1973 for the purposes of The Physical Training and Recreation Act 1937, giving it powers – (continued under subsequent legislation) - to establish a wide range of indoor and outdoor sports facilities on the field.
7. **The South Hams & West Devon Playing Pitch Strategy (SHPPS)** released in March 2022 by SHDC(see link below) stated the following vision: *To protect, conserve and enhance playing pitch facilities in SHDC’s active environments in partnership with local stakeholders and communities so that they make a positive impact on the lives of local people. Provision should be sustainable and easily accessible to all, encourage greater participation and sporting excellence and help to improve people’s physical and mental wellbeing, by strengthening the links between physical activity, sport and health.* (Para 2.3)

<https://www.southhams.gov.uk/leisure-and-outdoor-spaces/playing-pitch-strategy>

1. SHPPS identifies the Ermington Field currently as a cricket ground and mentions the need for improvement as well as support for:

• Provision of ancillary facilities such as shelter/changing and toilets.

• Improved pitch maintenance and attention to cricket wicket to improve pitch quality.

1. The proposal to erect a sports pavilion on EPF and to provide an opportunity for a publicly accessible toilet to be installed, is therefore intended to be consistent with both SHPPS and the uses for which EPF was acquired, as well as to potentially confer wider community use.

THE PROPOSED PAVILION SITE

1. A topographical survey of the area at the north east corner of EPF has been obtained at a cost from Quadrant Surveys Ltd. The survey in the form of a scale plan of the site is attached at ANNEX B and contains details of the following: -

*• Buildings footprints, ridge & eaves*

*• Adjacent buildings, footprints, ridge & eaves, as indicated, where visible*

*• External levels with 3D contours*

*• Heights & positions of retaining walls & boundary structures*

*• Steps & ramps*

*• Positions & sizes of services covers - water/gas/telecom/power, etc.*

*• Overhead services – telecom/power cables & posts*

*• Manhole covers, gullies and drainage invert levels – where possible*

*• Positions, canopy spread & girth of mature trees*

*• Paths, banks, ditches, hard / grassed areas, planting beds, surface finishes*

*• Other features that characterise the site*

*(NB. The footprint of the proposed pavilion as shown on this plan is not to scale and is illustrative only).*

1. The main reasons for the proposed site in the north east corner as shown on the plans attached are:-
2. The existing cricket shed which stores ground maintenance and other cricket equipment is sited in that location, which is also the location where players have gathered and based themselves during cricket matches, since the erection of the cricket shed 20+ years ago.
3. No other corner or side of the field readily provides a more convenient or less obtrusive location that has (i) minimum impact on the usable space of the field, (ii) is outside the field of play and (iii) does not intrude on existing public facilities such as the play area or the skate park.
4. It is close to the existing tarmac pathway leading from the pedestrian entrances to EPF from Fawns Close and The Spires.
5. The existence of the sewer pipe entering EPF adjacent to the pathway from the direction of The Spires and running across EPF in a south westerly direction means, so we are advised, that under current building regulations no building can be within 4 metres of the centre of the pipe;
6. There is insufficient space between the building line (dictated by the sewer pipe) and the retaining wall of the adjacent residential property for the location of the pavilion to be on the north side of the existing path adjacent to the existing cricket shed.
7. Current regulations require disabled access via a connecting path leading from the existing path, so we are advised.
8. The proposed site location gives reasonable orientation for viewers and scorers towards the field of play.
9. The proposed site location is in a conveniently practical position for connection to the public sewer pipe and to the electricity supply which is currently supplying the Air Ambulance floodlight via a box in that corner of the field.
10. The proposed site location allows sufficient space for a standalone disabled public toilet to be erected between the pavilion and the hedge bank on the other side of the proposed disabled access pathway, should that be an option that EPC would wish to consider.
11. The proposed site location will have a minimal impact on any nearby residential properties in Fawns Close or The Spires and in particular it is intended that the proposed pavilion on the site will not significantly obstruct the view from any property.

PAVILION DESIGN

1. Any building designed around supporting cricket will naturally be flexible enough to adapt to almost any other field/team sport/activity should such a demand arise and in outline the proposal is for a facility that will: -
2. Provide changing rooms sufficient to accommodate 2 teams (or separate changing rooms for players of different sexes).
3. Provide a single unisex toilet facility to the standard required for disabled users.
4. Provide an environment and facility that will enable use by children and females by the provision of separate changing rooms and a toilet.
5. Incorporate a small kitchen / servery area for teas and drinks and the storage of essential First Aid equipment.
6. Incorporate a modest but usable communal area.
7. Incorporate an external covered veranda to accommodate 2 x scorers waiting batters and some spectators.
8. Provide a facility that could be made available for use by other groups of users of EPF in the community such as (i) Ermington Primary School (ii) The Village Fund (iii) any other local groups using EPF.
9. Provide the possibility for ECC to offer an introductory All Stars Cricket course for 5-8 year olds during the summer vacation. <https://www.ecb.co.uk/play/all-stars> <https://www.ecb.co.uk/play/all-stars>
10. The proposal is to erect an 11m x 8.4 m building, with a total elevation of 4.2 metres, within the footprint shown on the attached survey. The building would be constructed off site and erected within a short timescale of being delivered. The design is proposed to be a close match to the drawings at ANNEX C in a finish as per the photograph at ANNEX D. (The scoreboard shown on the front elevation of ANNEX C is illustrative only and it may be preferable for there to be mobile frame which can be wheeled out on match days.)

BUILDING MATERIALS

1. The proposal is for a build that does not contain any timber to
2. Reduce the associated fire risk.
3. Avoid the high insurance premiums for unoccupied buildings with timber content - (which, so we understand from specialist brokers, would be significantly more expensive than for a build with no such inflammable content).
4. Substantially reduce maintenance costs to a nominal amount as compared to a timber-clad building.
5. The proposal is for the manufacture of the pavilion - (excluding groundworks, foundations, services connections and internal fit) - by a company that specialises in steel / low maintenance structures, such as Hanson Steel Buildings, of Yorkshire. This company has provided a preliminary indication of the price for a structure of the type shown at ANNEX D at £35,000 + VAT delivered and installed.
6. Hanson Steel Buildings state: - *“Our buildings are extremely robust and low maintenance using a galvanised steel frame which is then clad on the outside with plastisol coated steel sheets which can either be pre-insulated (composite) or single skin (to be insulated internally).”*
7. The colour of the pavilion externally can be blended in by use of an appropriate shade of green and/or brown. The illustrative photograph provided by Hanson at ANNEX D - (but not in the proposed actual design) - shows a galvanised and plastisol coated steel-framed shed in anthracite colouring.
8. Hanson advise that:- *“Our buildings need to sit on a solid concrete base, this can either be a one piece concrete slab, a ring beam around the perimeter or even a brick wall…”* Preliminary indications from contacts and associates of the cricket clubs indicate that these works could be achieved at a cost of approximately £5,000.

PUBLICLY ACCESSIBLE TOILET

1. The possible site for this is shown on the attached plan as a separate unit on the opposite side of the disabled access path.
2. This would be an additional item for EPC and/or SHDC to consider which could be installed and connected in conjunction with the proposed internal toilet within the pavilion.
3. For illustrative purposes reference is made to the attached plan and specifications for a single standalone disabled WC (ANNEX E) and the photograph (ANNEX F) from Cabins and Containers (UK) Ltd. The price quoted in January 2024 for the delivery of the constructed WC unit was approximately £12,500 inc. VAT. (exc. jackleg supports and the cost of connection to services).
4. A publicly accessible toilet facility within the pavilion accessed by members of the public from an outside opening door is not considered a viable option, for the following reasons: -
5. The dimensions of the pavilion would need to be significantly increased to accommodate a disabled toilet with external access, which would also increase the building cost.
6. The cost of insurance would be significantly increased owing to the security and damage risks of public access to part of the building, which would be unoccupied for most of the time. ECC’s insurance brokers have stated that they are unable to offer any insurance policy for the pavilion if there is public access to a toilet accessible by an external door, whilst the building is unoccupied.

SUMMARY OF COSTS

1. Planning and build current best estimates.
2. Planning & Pre-Start Project Feasibility Costs £10,000
3. Pavilion manufacture inc. VAT £42,000
4. Groundworks £ 5,000
5. Connection of Services £5,000
6. Building fit out and decoration £5,000
7. Project contingency £8,000

TOTAL £75,000

1. Annual budget

This budget is a realistic estimate based on Year 1 once all building works and project costs have been met and the building is complete. It uses figures obtained from similar facilities in other local communities. As can be seen from the estimates below, it is proposed that the annual running costs of the pavilion be funded by the cricket clubs. No reliance is therefore placed on any income that may be derived from hiring out the facility.

**Income**

Cricket Clubs (ECC & MCC) £1,300

Total £1,300

**Expenditure**

Rent to SHDC £20 (tbc)

Building maintenance £250

Electricity £250

Water £200

Insurance £380

Contingency £200

£1,300

30.08.2024