



Gary Craig
Architectural Services Ltd.

Registered Office:
10 Fulmar Walk
Whitburn
SR6 7BW

Tel: 01915294964
Mob: 07941525602

Email: gcarchservices@tiscali.co.uk

4/9/26

HERITAGE, DESIGN AND ACCESS STATEMENT

WHITBURN CRICKET CLUB, EAST STREET, WHITBURN

The work proposed is the provision of additional patio surfacing and the construction of a short section of timber fencing and a timber gate within the site of the Whitburn Cricket Club.

In terms of Access, there are no issues as the whole purpose of the proposal is to improve access across the site and provide additional seating where people can rest and watch the cricket more comfortably.

The amount of development is as described above - the provision of an additional area of block paving and the construction of approx.. 4m. of timber fencing including a gate to secure the back of the site beyond an existing shed (refreshment hut) in the grounds of the Cricket Club.

The layout of the building is unaffected by the external alterations and the block paving simply adds to the existing patio area.

The scale of construction is limited to the block paving and the construction of the 1.8m. high fence/gate.

The appearance of the building will again be unchanged.

No landscaping is proposed, other than the additional block paving which will follow existing ground levels.

The existing block paving is only 1.5m. wide and does not provide enough space to accommodate seating with room to pass without treading on the grassed areas within the site.

The proposed patio is required to address several limitations with the existing outdoor spectator area. Currently, the space has limited capacity, is uneven in places, and consists of surfaces that are not easily accessible for all users. During periods of high use, particularly on busy match days, the area becomes worn, muddy and unsightly, causing damage to the existing grassed surface.

The purpose of the new patio is to extend the seated and standing capacity available to spectators and visitors, whilst providing a safe, level and accessible surface. The improved facility will enhance the experience for those attending cricket matches across all sections of the club, including junior, senior and women's cricket, as well as community events hosted at the ground.

In addition, the patio will improve accessibility by providing a more suitable route to the Club facilities for all users, including those with mobility challenges, parents with pushchairs and elderly visitors.

The increased capacity created by the patio is expected to encourage greater attendance at matches and events. As a result, recruiting additional staff or volunteers may be required to support catering and refreshment services during peak periods, particularly if demand for food and drink increases as anticipated.

Overall, the proposal will improve accessibility, spectator capacity, safety and the appearance of the site, while supporting the continued growth of cricket and wider community participation at Whitburn Cricket Club.

There should not be any adverse effects on the existing trees/bio-diversity due to the minor nature of the work, which will be carried out at ground level using porous materials draining to soakaway within the site.

As the work proposed will improve the access and seating facilities at the Club the proposed development is believed to an asset to the premises and therefore justifiable.

OPEN SPACE ASSESSMENT

Neither the applicant nor myself agree that any of the existing, or historical, playing area is affected by the proposed paving. We have no knowledge of any changes to the existing playing area boundaries over the years. The existing Clubhouse occupies an area that originally had a timber pavilion in its place.

If the pitch were to occupy the entire land area it would not be usable as a cricket pitch, which has to have a boundary line with a clearance to the physical boundaries of the site, nor would it be viable without a spectator area.

It also has to be rounded in shape which again could not be achieved if the proposed paved area formed part of the playing area.

Some of the proposed paving only extends 0.5m. beyond the existing spectator area, and most of the paved area proposed already contains bench seating for spectator enjoyment.

The remaining paving would be within 3m. of the boundary walls, and would abut the stone steps up to Whitburn Hall, where it could not possibly be used as a playing area.

A number of other alterations and extensions to the premises have been granted Planning Permission without the need for an Open Space Assessment.

Nevertheless, it is also considered that the proposals meet the requirements of Sport England exceptions numbers 2 and 3.

Exception 2 - The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3 - The proposed development affects only land incapable of forming part of a playing pitch and does not reduce the size of any playing pitch, does not result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas), or reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality, or result in the loss of other sporting provision or ancillary facilities on the site, or prejudice the use of any remaining areas of playing field on the site.