



Heywood Cricket Club

Proposed Modular Community Building Design & Access Statement

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Version 1



Heywood Cricket Club | Modular Community Building

Introduction

This document has been prepared to set out the design principles for a new Modular Community Building at Heywood Cricket Club. The proposed facility is set to achieve the highest environmental standards, with a strong focus on minimising operational energy whilst remaining conscious of upfront, embodied and life cycle carbon emissions.

This will be accomplished through the integration of renewable energy technologies, such as a solar PV system and electric heat pumps, and the selection of materials and construction methods that are mindful of embodied carbon. The design reflects the club's commitment to sustainability, ensuring that the facility aligns with broader environmental goals while providing state-of-the-art amenities for its users.

The building aims to be a 'High Performance Building,' incorporating advanced off-site panellised fabrication methods. These methods utilise the latest innovations in building science, particularly in areas such as condensation control, airtightness, and indoor air quality. By prioritising these aspects, the facility will not only meet but exceed the rigorous standards of modern sustainable construction, offering a space that is both energy-efficient and comfortable. The use of cutting-edge technology ensures that the building will maintain optimal conditions throughout its lifecycle, contributing to long-term environmental sustainability.

Inclusivity and accessibility is a key aspect of the design, reflecting the club's commitment to being welcoming to all. The facility is thoughtfully designed to accommodate the needs of all users, ensuring accessibility and comfort for everyone. From the layout to the materials used, every detail is considered to create a space that is both functional and inviting, promoting an environment where all members of the club can feel comfortable.

Heywood Cricket Club and its role in Community

Heywood Cricket Club were a founder member of the Central Lancashire League and more recently a founder member of the Greater Manchester Cricket League and have been an integral part of the Heywood community since 1865, supporting local sport participation for over 150 years. The club currently provides opportunities for all ages and genders, including 3 senior teams, 5 junior teams, and national ECB programmes such as All Stars (ages 4–8) and Dynamos (girls aged 8–11).

To meet growing demand and support wider community use, the club proposes a new, accessible community building, supporting inclusive and accessible facilities. The community hub will support year-round community activity, including sport, community groups, charities and health initiatives. This development will enhance the club's ability to serve the public and ensure it remains a thriving, inclusive hub for Heywood for generations to come.

Heywood Cricket Club host many representative games, including Lancashire County Cricket Club Women's fixtures and Lancashire age group fixtures.

Existing Building Use (Portacabin)

The existing building (Portacabin) was never intended as a permanent solution but has stood for over 15 years. The existing building is used as a temporary Tea Room and store room but doesn't have adequate level access and is longer fit for purpose.

Proposed Building Function

The proposed building contains an open plan space of 77 Sqm containing a bar, fixed banquette seating and free-standing furniture. A kitchen and food preparation area services the community space with an internal and external serving hatch. The building contains a DDA (Disabled Discrimination Act) WC combined with a second WC cubicle off the main entrance lobby. The building also contains an Umpires changing facility with shower and lockable storage for Umpires. The building proposed a large sliding door system to allow ease of public access during summer months.

Accessibility

The building is thoughtfully designed with several key accessibility features to ensure ease of use for all individuals, including those with disabilities. A level access from the patio allows seamless entry into the building, eliminating potential barriers for wheelchair users. Internally, the building features a dedicated Disability Discrimination Act (DDA) compliant WC, ensuring that the needs of disabled users are fully met. To aid those with visual impairments, the building is equipped with contrasting architraves, enhancing visual perception and making navigation throughout the building more intuitive. These carefully considered features collectively contribute to a fully accessible environment for all users.

Highways Impact & Considerations

Access to the building will be from the existing entrance. The proposed building will be situated on the site of the existing Portacabin building, adjacent to the scoreboard. There is no change to the existing access strategy. The existing ground has car parking capacity for over 100 cars with excellent walking and cycling access as the ground is located within Queen's Park.

High Performance Buildings

The building has been developed to incorporate high-performance building principles, a methodology grounded in building science that ensures optimal performance of the external envelope and overall building systems. This approach focuses on achieving effective airtightness, condensation control, and a thorough understanding of the control layers within the wall assembly. To further enhance quality assurance, the building will be constructed using pre-fabricated panellised components, engineered off-site to precise tolerances in a temperature-controlled environment. This method not only ensures consistency and accuracy in construction but also contributes to manufacturing efficiencies and economies of scale, driving down the cost of the building. Additionally, the strategy for minimizing embodied carbon involves measuring the whole-life carbon impact and responsibly sourcing materials from suppliers who provide Environmental Product Declarations (EPDs). This integration of high-performance building practices with sustainable material sourcing ensures that the building achieves both superior quality and environmental responsibility.

Proposed Materials

The building's materials have been carefully selected to create a structure that is both aesthetically pleasing and sympathetic to its semi-rural surroundings. The exterior will feature timber cladding, offering a natural texture and warmth that harmonizes with the landscape, while the timber frame construction provides a strong, sustainable foundation. The GRP flat roof system has been chosen for its durability and longevity, ensuring that the building is well-protected against the elements and that other components are safeguarded over time. Additionally, the use of aluminium-framed window and door systems introduces a contemporary touch, balancing durability with a refined appearance. Together, these materials create a cohesive design that is both functional and visually appealing, blending seamlessly into the environment while maintaining a connection to the natural world.

Height, Scale & Modular Fabrication

The building is a single-storey structure with an overall external height of 3.2 meters and an internal ceiling height of 2.6 meters. It features a flat roof with an array of Solar PV roof mounted panels. The architecture follows a simple and economical rectangular monolithic form, with deep recesses that accentuate the window reveals, adding visual depth and character to the design. The building is designed to be modular and economical to build with repeatable, modular elements and a simple rectangular form ensuring the project remains viable and within the Club's budget constraints.

Net Zero Building

The primary objective of the project is to create a ‘Net Zero’ building that effectively minimises the environmental impact associated with carbon emissions from new construction. The strategy to achieve this goal focuses on reducing emissions in two critical areas: Operational Carbon and Embodied Carbon. By targeting Operational Carbon, the approach will emphasise energy efficiency and the use of renewable energy sources to minimise the carbon footprint during the building’s lifetime. In parallel, reducing Embodied Carbon will involve selecting sustainable materials and construction practices that lower the carbon emissions generated during the building’s construction and material production phases. Together, these efforts will ensure the building aligns with the Net Zero vision, contributing positively to environmental sustainability.

Operational Carbon

The strategy to minimize operational carbon for the building centres around the integration of a Photovoltaic (PV) system mounted at roof level of the existing pavilion building which has optimum orientation and position to yield the most energy, harnessing solar energy as a key renewable energy source. This PV system is designed to generate sufficient energy to meet the building’s load during peak demand, significantly reducing reliance on external energy sources. By potentially incorporating battery storage options—dependent on the final budget—the building can store excess energy generated during off-peak times, further enhancing energy independence. This approach not only alleviates pressure on the national grid but also plays a crucial role in decarbonization efforts, supporting the transition to clean energy systems in new buildings. The use of renewable energy aligns with the broader goal of achieving Net Zero, ensuring that the building operates with minimal carbon emissions throughout its lifecycle.

Embodied Carbon

To address embodied carbon, the strategy involves meticulously measuring the building’s whole-life carbon impact, which encompasses all emissions generated from material production, construction, and eventual demolition. This comprehensive approach ensures that every stage of the building’s life cycle is considered in the carbon footprint assessment. A critical element of this strategy is the responsible sourcing of materials, prioritizing suppliers who provide Environmental Product Declarations (EPDs). EPDs offer detailed information on the carbon impact of each material, allowing for more accurate calculations of the building’s total embodied carbon. By integrating this data into the design and construction processes, the project can make informed decisions that minimize environmental impact, contributing to the overall goal of achieving a Net Zero building. A practical example of reducing embodied carbon in the building is the flooring specification, which is designed to avoid the use of adhesive during installation. This approach not only simplifies the installation process but also prevents the flooring from becoming contaminated with adhesive, making it easier to recycle at the end of its life.

