

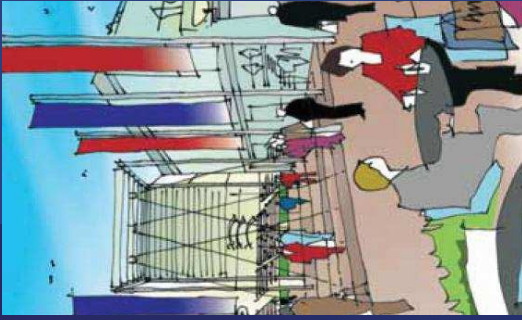
# Ground Development – Question and Answer session

The Essex CCC website ([www.essexcricket.org.uk](http://www.essexcricket.org.uk)) gave users the opportunity to send in their questions relating to our ground development following last month's Public Exhibition. Here, Chief Executive David East offers his replies.

**Question:** One of the concerns I have with the present configuration and facilities is primarily the lack of adequate circulation space. Obviously, it's fine in a four-day CC match, but, for any big game (the forthcoming FPT semi-final, for example) the overcrowding is all too apparent. I'm writing this as a member so I can only imagine what it's like on the public seating section, where space has always been an issue.

**David East:** We have spent a considerable amount of time with our architects working on the foot-flow and access around the circumference of the ground. Sufficient space has been provided for spectators to move comfortably around. A motion study has been undertaken as part of the whole planning process and our designs fulfill our needs.

**Question:** I have inspected the PDF files, but did not attend the public exhibition recently. What concerns me is that the capacity is to increase by circa 1,700 seats, but the circulation areas (from any plan/drawing I've seen will not be increased commensurately). That would place even more stress on the environs and make for an even more uncomfortable spectator experience. There is mention of new public toilets; I assume that envisages a replacement of the portable set in the far corner of the public section? Is there



any provision for more toilet facilities for members' areas in the redevelopment, which are in other areas than the pavilion?

**David East:** Yes, there will be more exterior toilets to the rear of the Tom Pearce stand as well as in the main pavilion

**Question:** Looking at the drawings, we have various overview plans of the site, but seemingly little actual detail of the design of the new pavilion and replacement River End seating. It would be useful to see architectural drawings of the new facilities. Perhaps envisaged views from the new pavilion and stands would be useful in that respect.

**David East:** We have provided an artist's impression of how the site will work from certain perspectives. The designs of the buildings and stands are only at the planning submission stage at the moment so the finer details of their configurations will appear after the planning application has been

approved, which is the next stage of the process.

**Question:** Also, with the mass of high residential blocks, what will the effect of shadow on the playing area, outfield and spectator seating be at various times of the day? It would be beneficial to see a simulation of shadow upon the ground, from the three proposals. The new pavilion, seemingly dwarfing the existing building, will create much more pervasive shade on the playing area. These may seem like picky details, but members would benefit from seeing how their experience will be affected by sun and wind.

**David East:** It is not likely to impact significantly because of the orientation of the wicket. The majority of the residential block is sited next to the west car park and the sun tracks from the east to west. The effect of shadowing forms part of our environmental impact assessment.

**Question:** I note that the existing public enclosure and Hayes Close End seem to be unaffected by the development. Obviously there is a complete lack of scope to expand laterally, but it would be an opportunity missed if they are left untouched and would make the ground seem unbalanced.

**David East:** Broadly speaking I agree but, as you say, there is nowhere we can go. We are hoping to fund the provision for permanent seating in that area, to tidy up the seating area in general and make it more formalised.

**Question:** The proposed multi-storey car park seems a sensible use of available space, but I still fail to see how a narrow, residential street such as New Writtle Street will cope with the



increase in traffic, not only from an capacity enlarged FCG but with the new apartments being built on ECC land. It is well-realised that each apartment is likely to possess two cars, or more!

**David East:** As part of the planning submission we have had to undertake a complete Transport Assessment to demonstrate to the planners that traffic movements are kept to acceptable levels during busy periods.

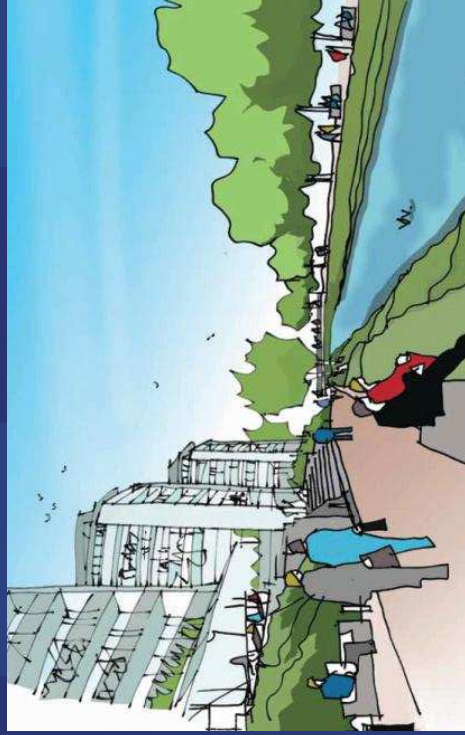
**Question:** I would like to know about car parking on the new ground (will it be free for members and how much will be available?) and also what will be the likely charges of the Memberships?

**David East:** No decisions have been made on a membership pricing at this stage. In terms of car parking, a National Operator will run that and there will be a charge. However, we will endeavour to keep Meteor Way Car Park available to members, in consultation with Chelmsford Borough Council.

**Question:** I'd like to know whether the size of the playing area will increase or decrease following the

ground development. **David East:** The size of the playing area will slightly decrease as a result of the ground development. There will be limited intrusion (a metre or so) on the Parkway and slightly more on the west (Pavilion) side as a result of more seating. This has been agreed as acceptable following extensive consultation with the Cricket Department.

**Question:** These are exciting proposals and I wish the club every success with them. A relatively small point in the context of the whole thing, but one which will affect a few other people as



well as me: I donated a bench in memory of my parents and am wondering what will happen to it when all-fixed seating is installed. Thank you.

**David East:** That is a very good point and we are actively considering this situation. I am conscious that there are a number of people, myself included, who have commemorative plaques on benches. Rest assured a solution will be found to ensure the memory of our loved ones will be preserved after the development takes place.

**More information on the Ground Development will appear in future issues of the Essex Eagles matchday programme, on the website and in future Essex Cricket members' magazines.**

**Those of you reading this who are unable to submit questions regarding the Ground Development via email should write to the programme editor – Greg Lansdowne – at the Club address and David East will answer a selection in a subsequent programme.**