Wortley Community Sports Hub

Planning Application
for Development of Changing Facilities and Community Room
at Finkle Street Lane Sports Ground,
Wortley, Barnsley, Yorkshire.

14 September 2013



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Richard Goldthorpe, centre, Wortley RUFC First Team manager and committee member receives the runner-up award for community involvement for the 2009-2010 season amongst South Yorkshire Clubs.



Mick O'Toole, Wortley RUFC Chairman receives the first prize for community involvement for the 2010-2011 season amongst South Yorkshire Clubs.



left. The yearly 'Roll-in-the-Mud', on New Years Eve Day, all welcome! Here the teams still look jubilant, despite the conditions. Note the existing pavilion to the rear.



right. Two teams leave the pitch, get changed and go to the pub as one team.



Keith Kent, the chief grounds man for the home of English Rugby's, Twickenham Stadium visits Wortley RUFC to give some much needed advice on the upkeep of the playing surface.



As part of the Rugby Force weekend current England star Tom Palmer and England World Cup winner Jason Leonard Visit Wortley RUFC and help out training the Mini/Juniors.

Wortley Community Sports Hub - Social

Wortley RUFC is committed to raising the profile of Rugby Union in West Barnsley and its wider catchment area. In its 10 year history, (the clubs constitution was formally ratified on Friday 16th May 2003) the club has busily promoted its progress locally, regionally and even nationally. In these 10 years the club has grown from a core committee to nearly 200, split roughly half and half between the junior and adult sections. This includes players and supporters, officials, men, women, boys and girls, all with various skills and abilities but all sure of the positive contributions of Wortley RUFC.

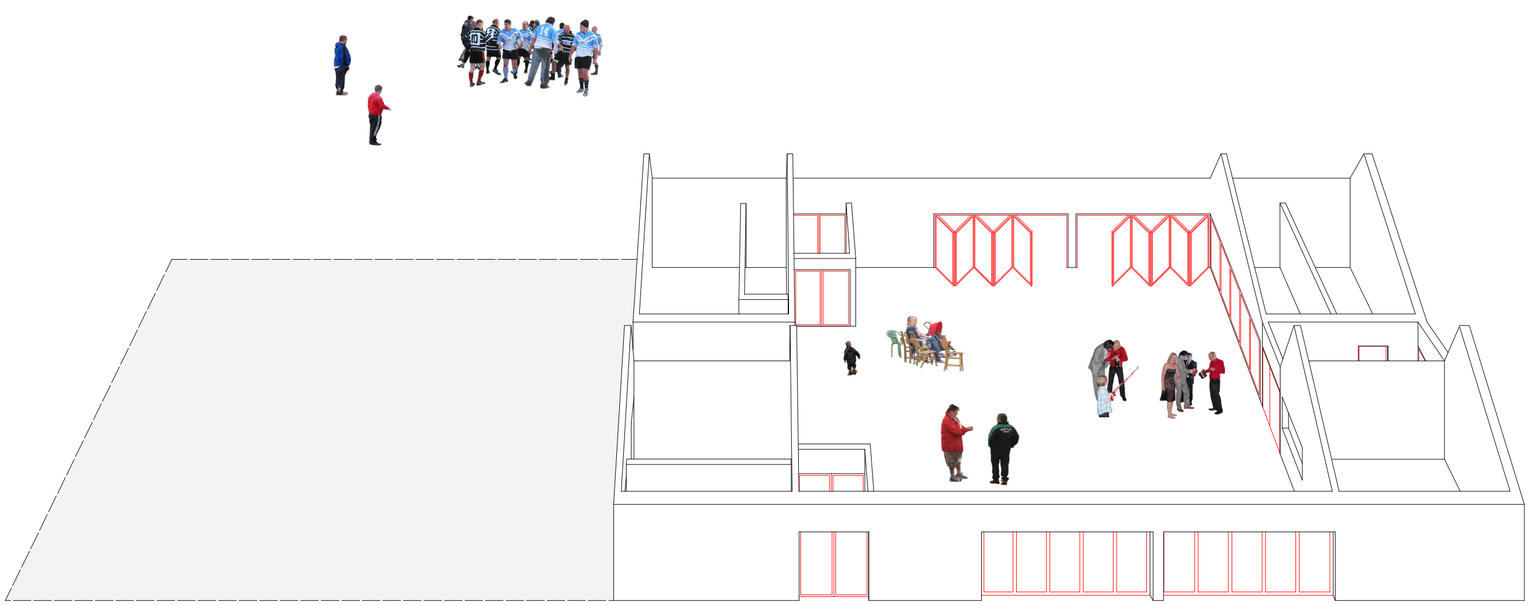
Local partners in rugby have been many; other local clubs such as Barnsley, Dinnington, Dronfield, Hemsworth, Huddersfield YMCA, Mosborough, Rotherham Phoenix, Sheffield Club, Sheffield Medics, Sheffield Oaks, Sheffield Tigers, Stocksbridge, Wath-Upon-Dearne, who all both entertain and are entertained by Wortley RUFC regularly.
As well as links with the regions more senior clubs Rotherham and Leeds Carnegie, where in particular visits for the Mini/Junior teams have been arranged.
Wortley RUFC also take a fully active role on the South Yorkshire Clubs Committee and South Yorkshire Mini/Junior Clubs Committee, both in pushing the Wortley agenda as well as to advance the role of rugby in the areas communities.
This runs in parallel with links to the RFU hierarchy, Andrew Appleyard, Barnsley Community Coaching Officer, Jonathan Rickerby, South Yorkshire Rugby Development Officer and Ted Mitchel, RFU Northern Finance Officer.
This support has lead to very positive encouragement to develop the club further.

Some recent high profile visitors to the club in recent years have included Keith Kent, the chief grounds man for the home of English Rugby's, Twickenham Stadium, who on a visit to advise on caring for the existing pitch, was said to admire the commitment of Wortley RUFC to play the game with the same dedication as Martin Johnston, the England team's head coach at the time, but with a much more limited resource.

Another event with national profile was the selection from over 400 rugby clubs in England to award Wortley RUFC the 2011 RBS Rugby Force award for community rugby, a cash prize to help rugby clubs improve their facilities and the visit from some famous faces in the world of rugby. These included: Jason Leonard, all-time most capped forward in the world, and World Cup winner. As well as Tom Palmer, current England Lock, who flew in from his domestic league French club Stade Français for the day. A live broadcast on Sky News was followed up in the autumn with Wortley RUFC featuring in the BBC's community rugby section during the International Six Nations rugby tournament in 2012.
This event gathered much local reporting including in the Barnsley Chronicle and Sheffield Star and Telegraph. And was subject to a 5-page spread in Rugby World, a national rugby magazine.

As well as the club collecting these prestigious joint awards it is extremely proud of its individual members and their personal success. Especially in the Yorkshire RFU's Volunteer Award, where Richard Goldthorpe, Wortley committee member and first team manager was awarded the runner-up prize for most dedicated clubman in season 2009-2010. With Mick O'Toole, club Chairman receiving the first prize in season 2010-2011 for his overall commitment to the club but especially to the development of Mini/Junior rugby at Wortley.

In season 2013-2013 Wortley were awarded the RFU Presidents award for the one team in the whole English union who most epitomised the spirit of rugby, composing of teamwork, respect, enjoyment, discipline and sportsmanship.



Drawing for indicative purposes only.

Wortley Community Sports Hub - Social

Wortley RUFC started as a group of friends throwing a rugby ball around for fitness and fun and through its development has gathered many more friends along the way. Key to this is an inclusive approach, all are welcome to come along and enjoy the game of rugby and its benefits and to a busy calendar of popular events on and off the field.

The first game of rugby at Wortley, even before the club was inaugurated embodied all these traits and has become a cornerstone of the clubs social calendar ever since. Every year on New Years Eve day, the club, its supporters and families gather at the Finkle Street Lane site to host an ‘All-Comers’ match, where players old and new, committed and casual, form into two sides and play a game of rugby before the evenings festivities can begin. The celebration continues in the Wortley Arms Public House where they pack the taproom and enjoy chips and soup on the house. The celebration was started in 1996 and has continued, uninterrupted yearly ever since, with recent seasons having a turnout of over 30 players, enough for two full teams with substitutes; with many more onlookers.

This backbone of the social calendar is complimented by various other events; one such event being the end of season party, often at Wortley Hall, which consists of live bands and alternate DJ’s and a dinner, again open to all with many members and non-members enjoying the fun.

Strong connections have been formed with local businesses, with Wortley Farm Shop supplying food for seasonal barbeques, local tradesmen carrying out repairs, with local businesses supplying materials for fencing and materials to make the current hut usable. The club needs little excuse for a celebration, giving back to these donators with regular social events, such as the afore, mentioned barbeque’s, with even the barbeque itself being lent from the local pub.

Another feature is its close cooperation with other agencies, great support from the Parish Council, the development of a Community Forum for Wortley, which the rugby club is championing, and links with the rugby hierarchy as well as peers across local clubs.

This cooperation is mutually beneficial. We feel that it is of great benefit to have a secure and prospering centre for sport and fitness in the village, in this otherwise untapped area for rugby in South Yorkshire. As well as a highly successful community organisation to share its resource with the surrounding villages and rural community.

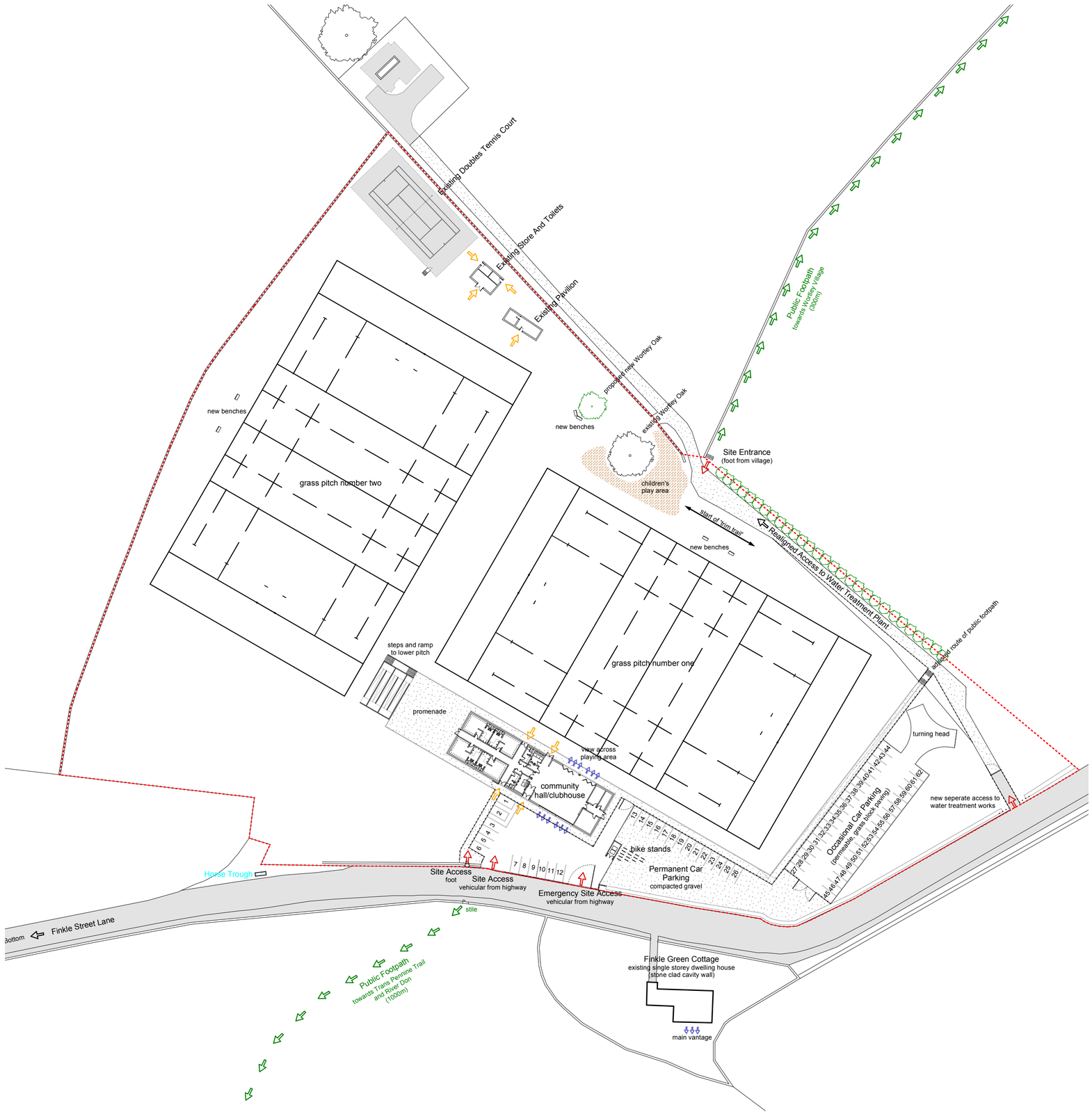
The chosen site has an existing tennis court, which will be retained, along with separate toilets; the club having made contact with a local tennis coach, who is interested in engaging with the existing sporting set-up and offering tennis activities for all. The rugby club has also been approached by a group of cyclists who are keen to form a section and use the proposed new facilities as a base.
Existant on site is a children’s adventurous play area, which will have to be adjusted slightly to suit the layout of the new pitches but will otherwise be preserved. With play and exploration for children benefitting greatly from the varied proposed new naturalised landscapes across the site. A ‘trim-trail’ is also proposed to encourage a wider age range and capability to exercise.

The Community Forum is in its infancy but has a spread of local interests represented and will, in the future, hopefully, be a beneficial vehicle to drive many interests and positive community developments as part of the life of Wortley Village and its surrounding area.

The senior team have a strong bond with many opposing teams and some instant heritage from previous fixtures with teams from places such as Dinnington, Huddersfield, Mosborough (particularly with the Mini/Junior section) and our nearest rivals Stocksbridge. Not forgetting Barnsley RUFC, who are always generous in giving time and equipment and experience (and for whom the author played for most of his youth).

Regionally, in its early years Wortley was promoted as Yorkshire’s newest rugby club, and has since been a favourite of the rugby hierarchy, with equipment and coaching regularly supplied, by other local clubs and the RFU regional development team. The club also enjoys great support in the clubs development, especially its youth section from Yorkshire RFU with great assistance. Wortley RUFC enjoys support from all levels of the rugby faculty and including for these proposals, with a large percentage of funding earmarked from the English RFU.

Wortley also have many other casual friends and supporters across the community such as local farmers and builders who offer help with its physical development, to national and international rugby enthusiasts who often offer the chance of games across the UK and Europe and the world!



Wortley Community Sports Hub - Community

Wortley RUFC has developed from its creation as a social initiative into a very active force in the community. As already alluded to in the pages on the clubs Social aspects it has many positive tentacles in the local community, and in particular is currently driving an upsurge of youth participation in sport in the area. Quoting from 'Touchline', the official newspaper of the RFU and RFUW, August 2011: 'Wortley RUFC is expected to achieve the SoA (Seal of Approval) Kitemark in the coming season, which is the measure the RFU uses to assess the standards achieved in the management of rugby clubs nationally.' This standard involves many kinds of standards and requirements to develop a club in-line with the RFU guidelines as well as being an indicator of the sustainability of the club. This 'Seal of Approval' was duly met.

This progress is despite the lack of any real facilities on-site, and for this fast paced development to continue the club hopes to be able to put into place the facilities it requires and will require to flourish.

The proposals would allow the senior section to develop into two teams, one playing competitive fixtures weekly, the other for players with other commitments, and older players to able to still support their own lifestyle and remain physically active.

The other aim of the club is to create a comprehensive youth structure, which uses the RFU's youth structure as a template, rugby at all age ranges from 4-17 years old, with great strides already being regularly taken to achieving this. This will not be possible without continuous development of all aspects of the club, with internal structure already being positioned to best serve this demand.

A particularly encouraging aspect is the possibility of building towards training a competitive girls Under 13's team in the season 2013-14. Female involvement in the game of rugby being a primary target of the RFU; a consideration to which Wortley RUFC would like to, and is enthused to adhere.

Wortley RUFC is very much a family club with different generations of many families being members, whether playing, coaching or supporting.

In particular the youth section has been very active with many aspects of local life, each season putting on demonstration games and organising coaching sessions in many local schools, Silverwood Scout Camp and the Penistone Show.
The senior side is particularly proud to support the 'Billy The Kid' Dash in aid of the Royal Marine's Benevolent Fund, in memory of David Marsh, a Royal Marine who died in Afghanistan. This feels of particular pertinence with another Royal Marine playing for the Wortley senior side as terms of the club allow. The club endeavours to support all club members in their personal commitments, through a network of friends.

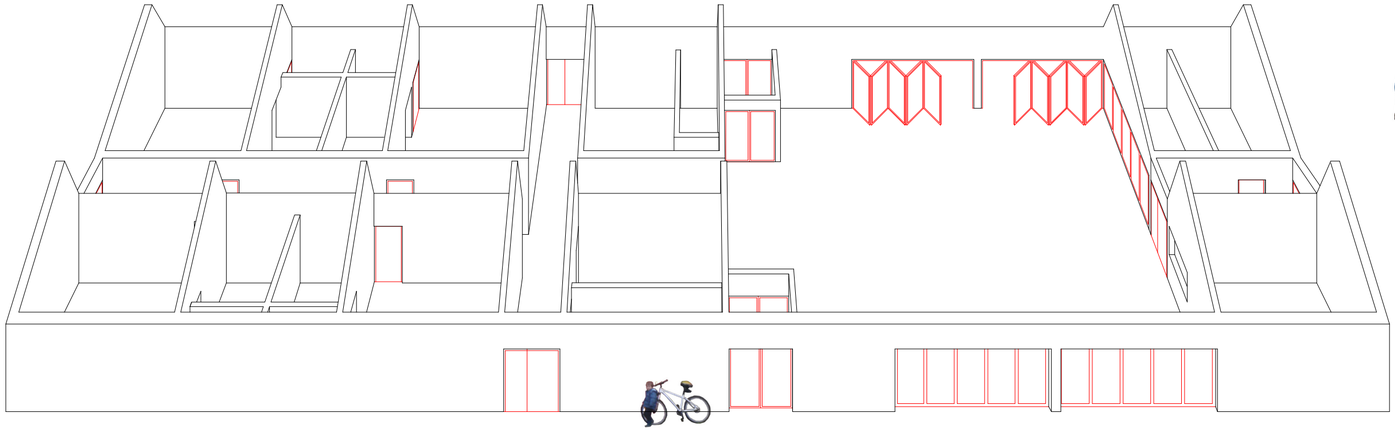
One of the joint founder members of the club was at the time of its origination the landlord of the Wortley Arms Hotel, with the current landlord carrying on this tradition with his support. The club retain many links to the village of Wortley, The Wharncliffe Estate being especially supportive, with its opinion of the club as having a pivotal role in local community. Also, Wortley Parish Council, continuing to give support both moral and physical.



Wortley RUFC's Geoff Wilson (left) and David Terrington taking part in the 'Billy The Kid' Dash, wearing the Wortley Club colours.
David has gone from a rugby novice when joining Wortleyto captaining another local side, Sheffield Oaks in the current season. A testomony to the Wortley ethos of developing the game for all.













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Wortley Community Sports Hub - Community

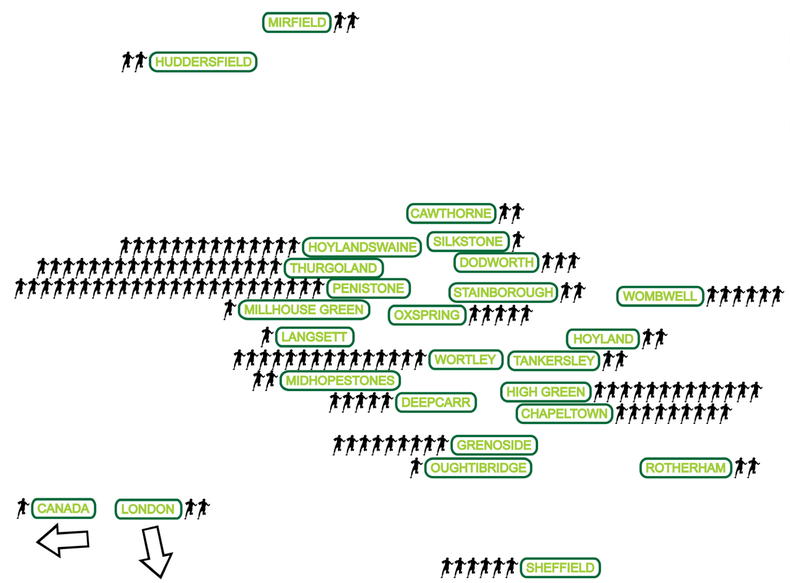
We are determined that the proposal be put to best use if realised with the facilities open to community use for a range of activities.

The main Club room/Community Space has been considered with just this in mind and will be fully serviced with kitchen and toilets, excellent natural light and designed as a large, open, robust space.
Where events do not require changing facilities, access to those facilities can be restricted easily by keeping one set of doors closed with the resulting accessible areas still including all toilets, the kitchen and store, along with the 532 sqm hall space and sufficient means of escape in the event of fire. Such a space is programmable for a huge variety of uses, the only limit being the imagination of those wishing to use it.

Wortley is not without significant cultural buildings, the Wortley Hall, St. Leonard's Church, The Wortley Arms Hotel, Wortley Men's club, but these serve limited elements of community life, and the desire of the applicants is that the Wortley Community Sports Hub would become a resource, which is truly representational of, and used by the whole community.
The community room itself has been especially considered with disabled, male and female toilets and a servery from the kitchen all accessed directly from that room. Glazed facades on both the North and South facing aspects of the Community Room allow both a promenade across the site and playing fields to the North, as well as towards the sites main entrance to Finkle Street and across the car park to the South.

On such a significant site, near the heart of the village of Wortley, the sitting of the proposal has been of great consideration throughout the design stages. Its relation to its nearest neighbours, Finkle Green bungalow, on the opposite side of Finkle Street Lane and the Yorkshire Water sewerage plant, to the North of the site, as well as positioning relative to the village itself.

It has also been very important to fully consider the implications of improvements to the landscape of the site, whether that be in terms of environmental and bio-diversity considerations, or those of casual visitors to the site who often walk their dog, come for a picnic or practice golf, or those who bring their children to play on the existing play equipment.
New habitats will be formed for wildlife and existing habitats protected for visitors and locals to explore casually or more actively with intermittent exercise equipment as part of a universal 'trim-trail'.
The site will still be entirely publically accessible, and with the proposal to include more land than which is currently public, more opportunities for casual visits will be created.
The current play equipment will, where possible stay in place, the small amount which may be affected by the creation of a second pitch will be adjusted and retained as near to their existing location as possible.
Benches will be introduced across the site, and placed for visitors wishing to rest or relax.



Wortley RUFC membership according to where they live.

Wortley Community Sports Hub - Access

The site is, in essence a rural location, the main form of access is, therefore, via private motor vehicle. In these terms the site is excellently accessible, being a very short drive from junctions 35a and 36 of the M1 Motorway along the A616, itself a major route across the Pennines and at its juncture with the A629, which runs through Wortley Village and is a major link between South and West Yorkshire. All these routes being part of the Strategic Highways Network.

In terms of public transport, both the 23 bus, which travels between Barnsley centre and Millhouse Green and 29, between Sheffield centre and Denby Dale have stops within 5 minutes walking distance.
Trains are a little more hard to come by with what was the closest railway, the Woodhead Line, which used to have a stop in Wortley below the site, away from the village centre having been transformed into the Trans Pennine Trail. A very popular national walking cycling and leisure link. Horses from nearby stables are also commonly seen using the trail and trotting up Finkle Street Lane towards the village.

A Public Footpath passes through the site, heading towards the Wortley Chase from Wortley Village. Club members regularly use this path, particularly to get into the village from the site for meetings or for a pint after a match and, although the course of the route will need to be adjusted slightly, these proposals intend to disturb it in as little a way as possible.

The Finkle Street Lane road access to site will be retained for the sport and community use programmes. While a new access from Finkle Street Lane is proposed, making use of an existing field access, to form a separate, private access to the Yorkshire Water waste treatment plant above the site.

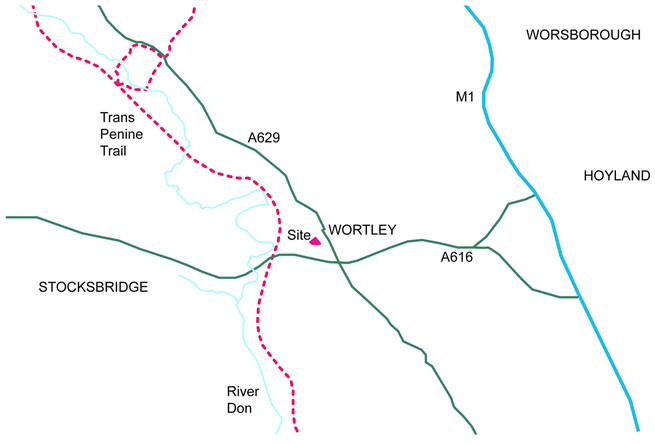
Finkle Street Lane itself is emerging in the council's LDF proposals as a Green Way, and we believe that in-line with the councils policy the proposals compliment the purpose and functions of the Green Way.
Additional planting will also have this effect.

Hard standing car parking will be provided and will include 2 dedicated disabled bays and 24 additional spaces. Further parking for larger events will be included on site (36) but with a surface treatment of grass block type paving to allow water absorption, with the associated vegetation disguising the land usage for the vast majority of the time. This additional vehicle parking will be inaccessible unless all other spaces are filled.

Emergency access to the pitches for potential playing injuries will be provided for with an unobstructed gate from the car parking directly onto the First XV pitch.

By its nature the proposed naturalised landscape of much of the site is not ideal in strict planning terms for full access, with trip hazards and uneven surfaces, however, the club will strive to make every corner of the site accessible to all, whether that be by laying simple paths through trees, or placing a bench to be able to stop and rest.

Bicycle locking points and horse tethering will be provided on site.



Major transport network around Wortley RUFC's Finkle Street home.

Wortley Community Sports Hub - Access

The proposed clubhouse and community space have been designed to the highest accessibility standards.
The building itself remains at single storey throughout, with level access from hard surfacing at all points of entry/escape.
Circulation spaces are never less than 1200mm wide, a very generous standard born out of a commitment to universal accessibility but also ease of use for all.

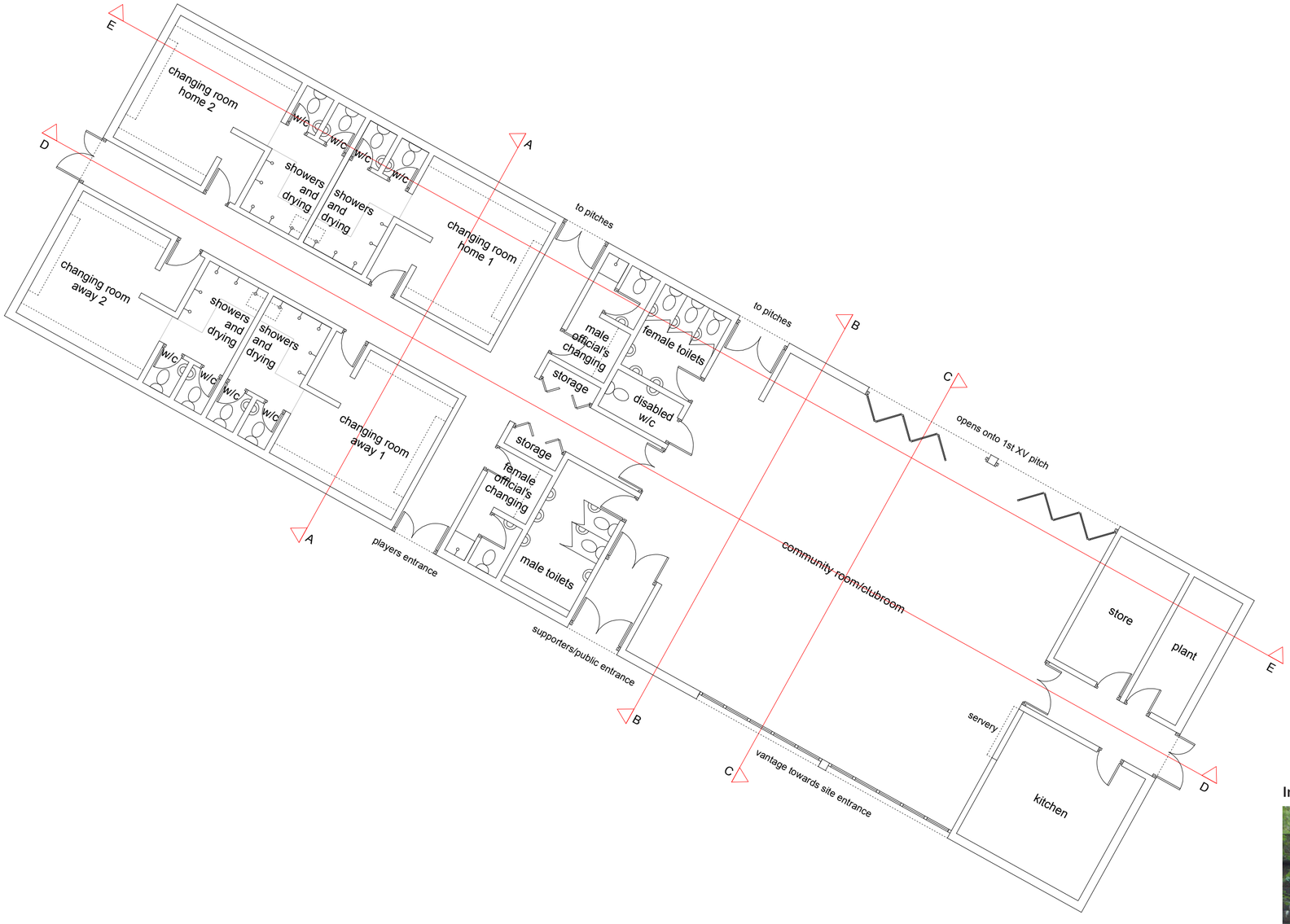
Access too and from the building has been carefully considered with separate entrances for players and other users. This allows the building to be internally partitioned depending on the active programmes but also is in adherence to Sport England's policy of segregating spaces, for example social spaces and those used for changing. These principles are paramount for smooth operation and maintenance as well as privacy, but also creates a sense of theatre; the spectacle of player's disappearing into one entrance and coming out the other, pitch side ready to compete.

Emergency escape routes are very clearly defined with line of sight to at lest one exit at all times once in a circulation space.

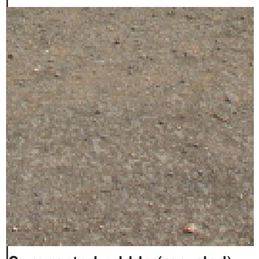
On the North side of the main space the exterior wall is to be mostly glazed with an access door to the exterior. Mostly retractable the concertina design can be opened up onto the pitch side in favourable weather conditions to allow un-impinged flow between the main room and the outside.

Internal and external doors are proposed to be very generous in proportion, suitable for all shapes and sizes who enjoy the game of rugby but again offering universal access for all. Door openings never fall below a minimum of 900mm.

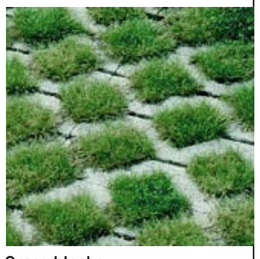
A servery is provided from the kitchen area to the main space to allow food to be served directly.



External Surfaces

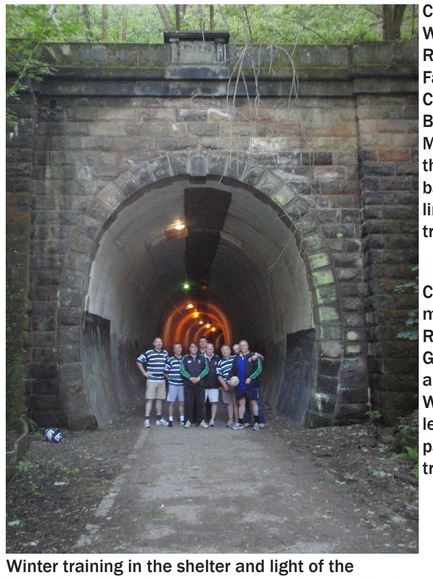


Compacted rubble (recycled).
For hard standing car park and external walkways.



Grass blocks.
For temporary car parking.

Inventive approach to delivering training during the winter months...



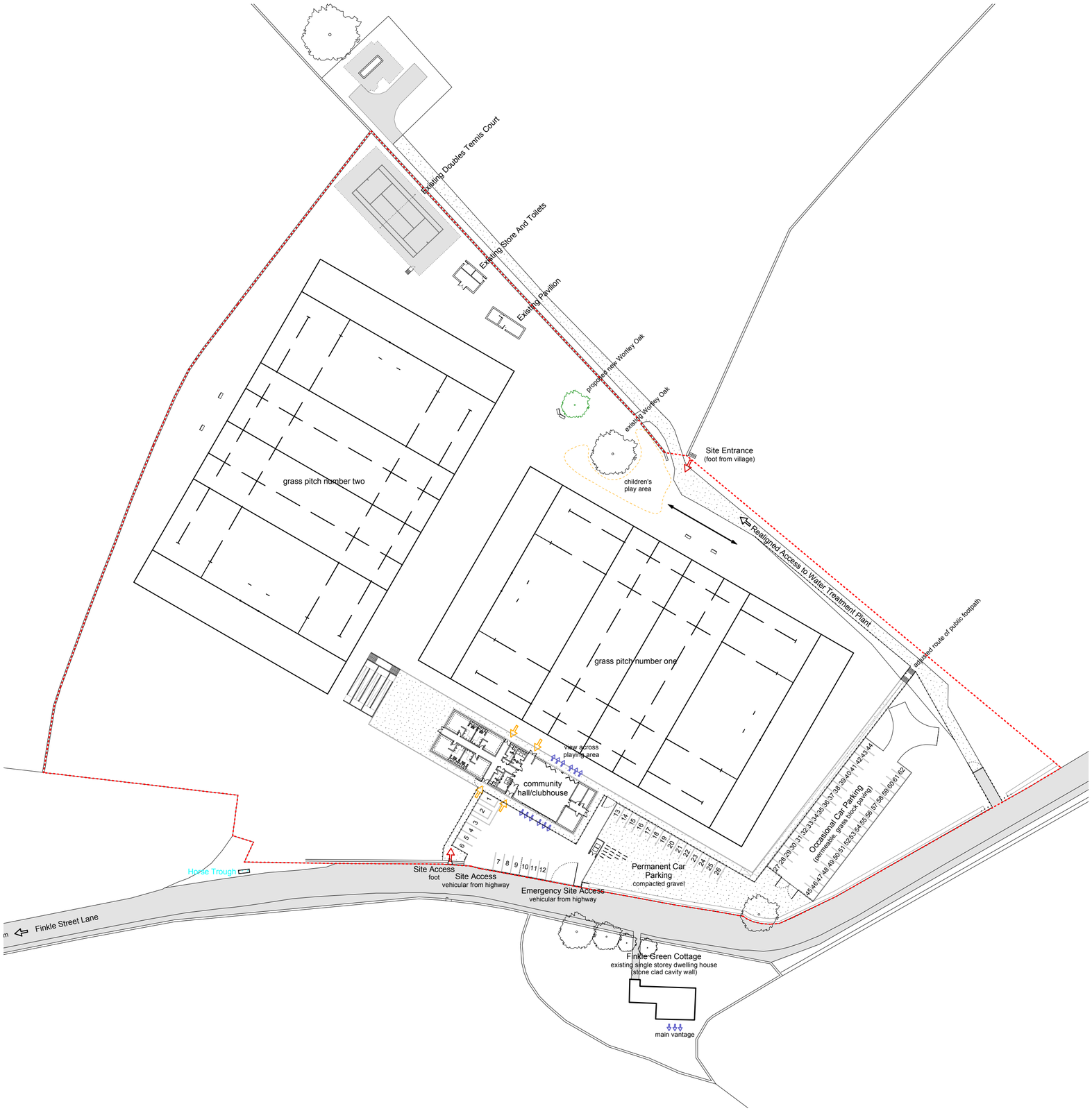
Winter training in the shelter and light of the Thurgoland Tunnel, part of the Trans Pennine Trail route.



Chair of Wortley RUFC Facilities Committee, Brian Morrisey throws a ball into the line during training.



Committee members Richard Goldthorpe and Geoff Wilson leading the pack at training.



Wortley Community Sports Hub - History

Wortley RUFC is proud of its brief, yet illustrious history. The sport of rugby in general is very proud of its traditions.
Where the sport has fallen foul previously has been its incapacity to consider wider issues. Wortley RUFC is very keen to address this locally with its commitment to the community and to increasing access to sport in its sphere.

It is also aware that, in an even wider sense that it is not the first entity to occupy the proposed site, neither will it be the last.
Most recently, various cricket clubs had use of the site, this use fits with the proposed Rugby Union programme, as rugby is played in the winter season, cricket the summer.

Previous to its sporting use, the existing playing field was ploughed as arable farmland. This has left its mark with the furrows still present, creating a modern day hazard when running on such a pitch. The club is also aware of archaeological deposits nearby but is assured via study of the national historic records that none are expected directly on the site. Also, the historic significance of the nearby Wortley Top Forge.
This rich history will not be sidestepped by the club, who are considering options of how to represent this, perhaps to begin with as links with the Top Forge and some kind of display on site. Hopefully, as interested parties come on board this enthusiasm will grow.

Wortley RUFC, a potted history:

The first game of Rugby occurred at the Finkle Street Sports Ground in Wortley on 31st December 1996 as a result of a conversation between the then owner of the Wortley Arms Pub Brian Morrisey and Mick O'Toole. The pair had spent the previous three years driving their respective sons Alex and John around on Sunday mornings to play Mini and Junior Rugby for Barnsley Rugby Club.

Brian and Mick organised a charity match by the side of the then Cricket pitch. A small band of devotee's braved the elements and two sides were picked from those who turned up and it was game on. The match was refereed by Liam Morrisey, Brian's eldest son, who was a player at Barnsley U 11'S. Most of the players were either Dads with children at St. Mary's School in High Green or their friends. Some had played Rugby before but many had not. The game was a great success and finished level with both sides scoring two tries (there were no conversions as we didn't have any posts).

Having taken part in a truly sporting endeavour the other cornerstone of the future Wortley Rugby Club was soon to be discovered at the village pub (The Wortley Arms). This discovery was that in Rugby it is important to socialise after the contest and we have been socialising ever since.

The game of 31st December was repeated the following year and has subsequently become an annual event and open to all comers and, therefore, an ideal opportunity for lapsed or occasional players to reacquaint themselves with the game.

The game of 2002 produced a particularly enthusiastic turnout and much talk of forming a more permanent team to play regular fixtures. A Committee gathered in the upstairs room at the Wortley Arms on Friday 16th May 2003 a constitution was agreed and Wortley Rugby Union Football Club was born.

It took us a further year to recruit enough committed players and convert the former Cricket ground into a Rugby field with posts and a marked out pitch (all be it a little on the small side) to enable us to play our first competitive match against Huddersfield YMCA Veterans on Saturday 21st August 2004.We played a further three games in the 2004-5 season against Belper away, Dinnington at home and a return fixture with Huddersfield YMCA.

The following season 2005-6 saw us take on additional fixtures against new opponents Castle College, Scunthorpe and Wath-upon-Dearne. The season saw steady improvement in our performances on the pitch with some fairly close score lines but it wasn't until 11th March 2006 that we recorded our first victory at Scunthorpe by 29-27. This result was followed by further victories against Dinnington and Huddersfield YMCA to end the season on a high.

In season 2006-7 we further extended our fixture list to include games against Mosborough and an end of season Tour to Bridlington.

The First 15 currently play games in the South Yorkshire Merit Table with a view to progressing to the Yorkshire League Division Five.

The Club now run a very successful Junior and Mini Section headed up by Darrin Stephens We have both Boys and Girls taking part on Sunday morning training sessions from 11.00 to 12.30 and playing matches against other local Clubs as arranged. Any children at Under 7's, Under 8's, Under 9's, Under 10's, Under 11's, Under 12's and Under 13's age who wish to sample Rugby Football will be made more than welcome.

Wortley Community Sports Hub - Security

The security of the new facilities and those who use them have been a significant concern while considering this proposal. Existing buildings on site have suffered minor acts of vandalism at sporadic instances during their existence. One such time was during the period 2001-2003, when the previous occupants, the cricket team had vacated the site and the rugby club was yet to officially form. A small increase in use of the site saw a dramatic reduction of such instances, and we believe that further increased usage and good design can combine to reduce these instances to zero.

Another consideration has been where the existing pitch has been open to access from motor vehicles at times where there has been no on-site supervision. This has been the subject of ongoing remedies put in place by the club and the new proposals seek to affirm and strengthen these gains, which has currently made the concern obsolete.

The proposed building itself has been shaped by three main considerations, the required provision, sitting in the landscape and its embodied security. Specifically, its shear wall height reaches 2100mm at its lowest point, with down-pipes, with their potential for climbing access, entirely internalised. Other external features with climbable potential, such as door and window frames will be designed to minimise risk, and movable objects such as bins, secured.

Windows and glazed openings in walls have been minimised with generous amounts of natural light coming from roof lights in the saw-tooth ceilings in the rooms and roof lights above corridor spaces.

The main social room is proposed to have glazed windows and doors, which outlook the First XV pitch to the North and the car park and main entrance to the South. These glazed openings will be protected when not in use by deploying roller shutters. All other external doors will be steel.

The arrangement of the building is also a consideration in terms of its security; close to the road, Finkle Street Lane for passive observation and densely arranged with limited hiding places for potential deviants.

Wortley RUFC Head Coach Bob Ballard putting his back into securing the Finkle Street Lane site.



Wortley Community Sports Hub - Environment

The proposed development has a strong environmental impetus from its extensive use of renewable energy sources to its widespread commitment to encourage bio-diversity across the site.

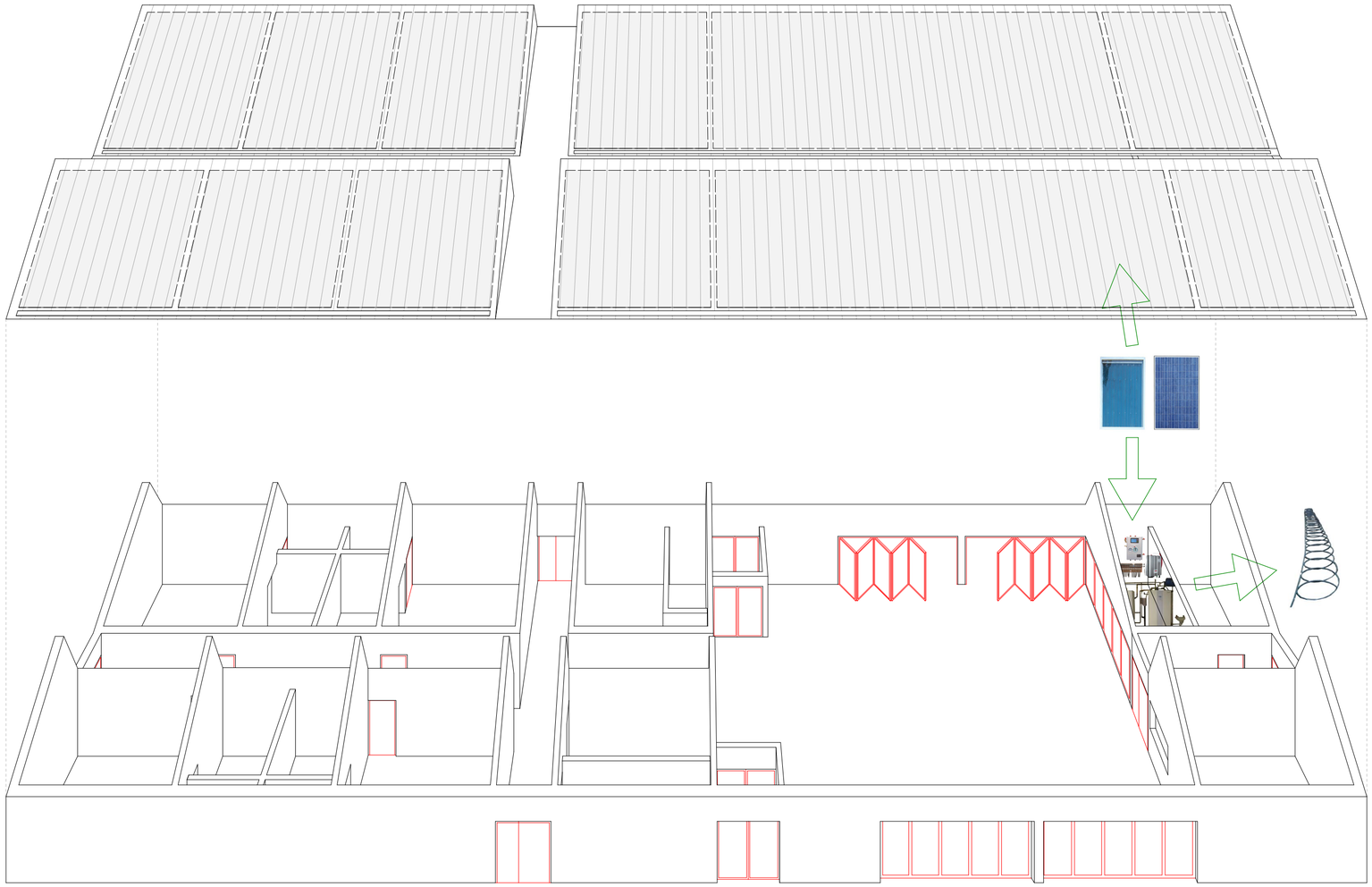
The aim for the site has been to maximise the layout of the required components so as to make the best, most efficient use of space. We feel that the layout achieved best suits the relationships between the determinant factors. We have, however, avoided being greedy and filling the site with as many elements as possible, a process which would be unsustainable for such a young club. We have instead factored in a number of slack spaces around the core of the two pitches and community building, to be allowed to develop as naturalised habitats for wildlife.
The club feels that the opportunity to begin to program these slack spaces as different habitats has the potential to create an ongoing conversation with club members, planning and other interest groups. This could be another draw the site, with the future potential to accommodate school groups and promote these activities to a wide, and perhaps otherwise unreached audience.

The old Oak, a prominent feature on site will be very much retained. It has suffered from vandals over the years; especially where fires have been lit at its base, yet still prevails. In recent years there has been no new evidence of fires set at the tree base and the hope is that further use of the site will discourage this further.
Currently the Wortley senior team has the nickname the 'Wortley Dragon's', after the myth of the Wortley Dragon that was believed to reside in a cave on the nearby Wharncliffe Crag's. The development of a second senior side with the growth of the senior squad will mean a new nickname is needed, the 'Wortley Oak's' is proposed, named after the above mentioned tree. To mark the completion of the proposed development a new Oak will be planted near the existing, which will have a presence over the field for hundreds of years to come.

Surface water will be gathered and mitigated on-site through sustainable urban drainage systems, which will also gather water from underground drainage of the pitches and where the excess water will be allowed to evaporate or be absorbed by the ground naturally in designated areas of the site. Elsewhere, permeable surfaces will allow water absorbtion through themselves.

The South Field, a rich and varied ecosystem even before enhancement.





Drawing for indicative purposes only.

Wortley Community Sports Hub - Environment

The building has been arranged to a compact rectangular floor plan yet still offers generous space for both particular uses and circulation. This compactness combined with high insulation standards will mean the energy requirements of the building are lessened. The buildings heating will be provided for by a ground source heat system, which will be connected to an under floor heating network and keep all spaces at an ambient room temperature when in use. The collection coils for this system will be laid under the First XV pitch during construction. The system will be installed so as to be deployable in separate spaces in the building relative to usage.

The buildings South-South-West facing roofs are angled at 30° to the horizontal, making them very viable for the collection of solar energy, Solar Water Heating for hot water and Photo Voltaic for electricity. The extent to which these systems are deployed will depend on a technical analysis to be submitted at detail design stage. We believe that the extent of the roofs has the potential to generate enough energy to run both the electrical and hot water systems, with spare capacity available due to their sheer surface area as well as energy generated during slack periods when the building is not in use.
An initial investment of the minimum required units to provide these energy needs has the potential later on to be expanded to create a system with the potential to power other nearby buildings and thus form a sustainable and extremely positive revenue stream for the running of the building as well as a very positive contribution to the environmental impact of the local area. As already mentioned this particular discussion is ongoing, resultant of professional consultation and dependant on the opinions of the planning department, energy companies and consideration of how best to use resources within the club.

The relatively simple yet rare technologies in use in the proposed building for the sustainable production of energy will be easily accessible under supervision and will be a very educational insight into the technologies for all concerned. People will, hopefully, familiarise themselves with the technologies in a system of gentle persuasion and they may no longer feel so exotic.

Simple, widely available materials will be used where possible and sourced locally to keep monetary costs down but also the associated environmental costs with transport and manufacture of difficult materials.



The old Oak tree at the Finkle Street Lane site

Wortley Community Sports Hub - Youth

Wortley RUFC has a dedicated and growing youth involvement within Wortley and its surrounding area. The youth section has 80 members and as of its nature all these are playing members.

There are currently eight youth teams playing fixtures with local clubs, from Under 6's to Under 13's teams. Children who do not fit into these age brackets are welcome, including girls and mixed girls and boys training sessions are provided every Sunday throughout the year. It is quite a sight, seeing 60 children running around at the Finkle Street site every Sunday and many more on match days.
Wortley RUFC is committed to improving the experience of local youngsters playing rugby and enjoying the fitness and social advantages it entails. An example of the social advantages is where children and parents meet and befriend peers from other schools or villages of which, they would not otherwise engage.

Wortley RUFC is proud to support its Mini/Junior section and aims progressively to recruit teams at all RFU recommended age groups up to senior rugby level, along with the coaches, referee's, committee members and volunteers which support this process, a task which is already well-underway.



Boys and girls of Wortley RUFC mix with those of Mosborough RUFC at the end of a busy tournament for local youth sides.





Wortley RUFC Mini and Junior section training at the Finkle Street Lane site, every Sunday from 11 am, throughout the year.







Fun during training, games and a friendly social atmosphere is encouraged at every opportunity.





Great support for the children is much appreciated by the club, which offers back to the local community by putting on presentation games, playing at other local clubs and offering coaching to local schools and institutions.

Wortley RUFC Chairman and youth coach Mick O'Toole keeps a close eye upon proceedings from the sidelines. Ensuring his main principle for the youngsters is adhered to, that they have fun!



Wortley Community Sports Hub - Youth

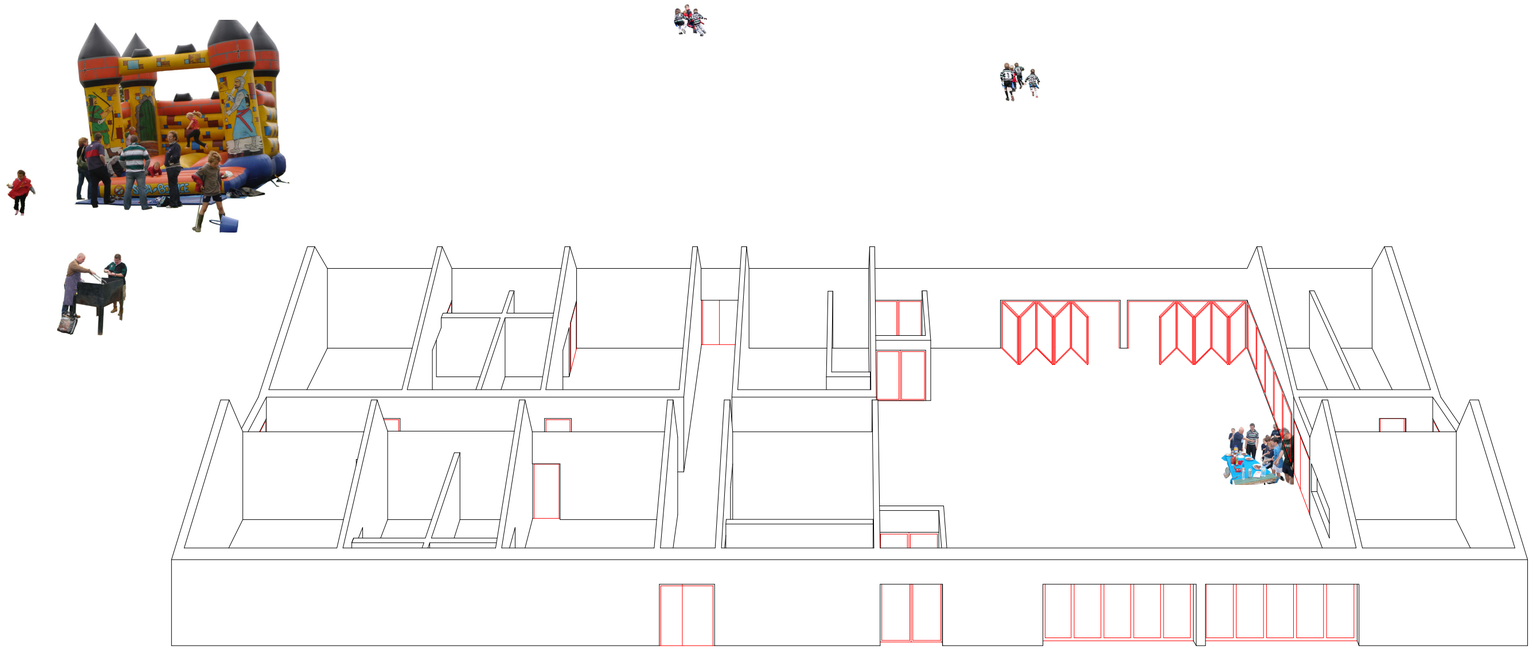
The Wortley Community Sports Hub will not only provide facilities to progress the game of rugby in the area, it will also provide a much needed asset to the local community in the form of a 180sq m (GIA) fully serviced meeting space. This open plan hall will be made available to the local community as regularly as demand requires, to serve a myriad of events. Demand for such a space has been made apparent in recent years with the demise of the otherwise popular Wortley Youth Club due to a lack of a suitable host facility. At its time of closure, the youth club's venue being the aisle of Wortley's St. Leonard's Church.

Such success at the rugby club has come despite the complete lack of facilities on-site, with children changing in the back of cars when wet and muddy. The children don't seem to mind but Wortley RUFC takes child welfare very seriously and wishes to make a much better offer to the future of its success.
The proposals include four changing rooms, all with separate showers and toilet. This will serve two full size pitches, which are then broken down further to provide the RFU recommended pitch dimensions for the various age ranges. Also, very importantly, a serviced club room for parents and children, supporters, senior players, officials and family to meet and mingle.

Wortley RUFC will also be able to offer food on-site to the opposition, which is a much-valued tradition in rugby, after a game, with the inclusion in the proposals of a food preparation/kitchen area, with servery and separate storage.

The youth section is already gathering great momentum with more children recruited across the age groups every season. This process is also supported by the recruitment of coaches, referee's, and volunteers, especially from the parents of the children involved, who would otherwise not have this opportunity and responsibility. Also attracting a wide range of local sponsors, who are delighted to associate themselves with such a promising and dynamic club.

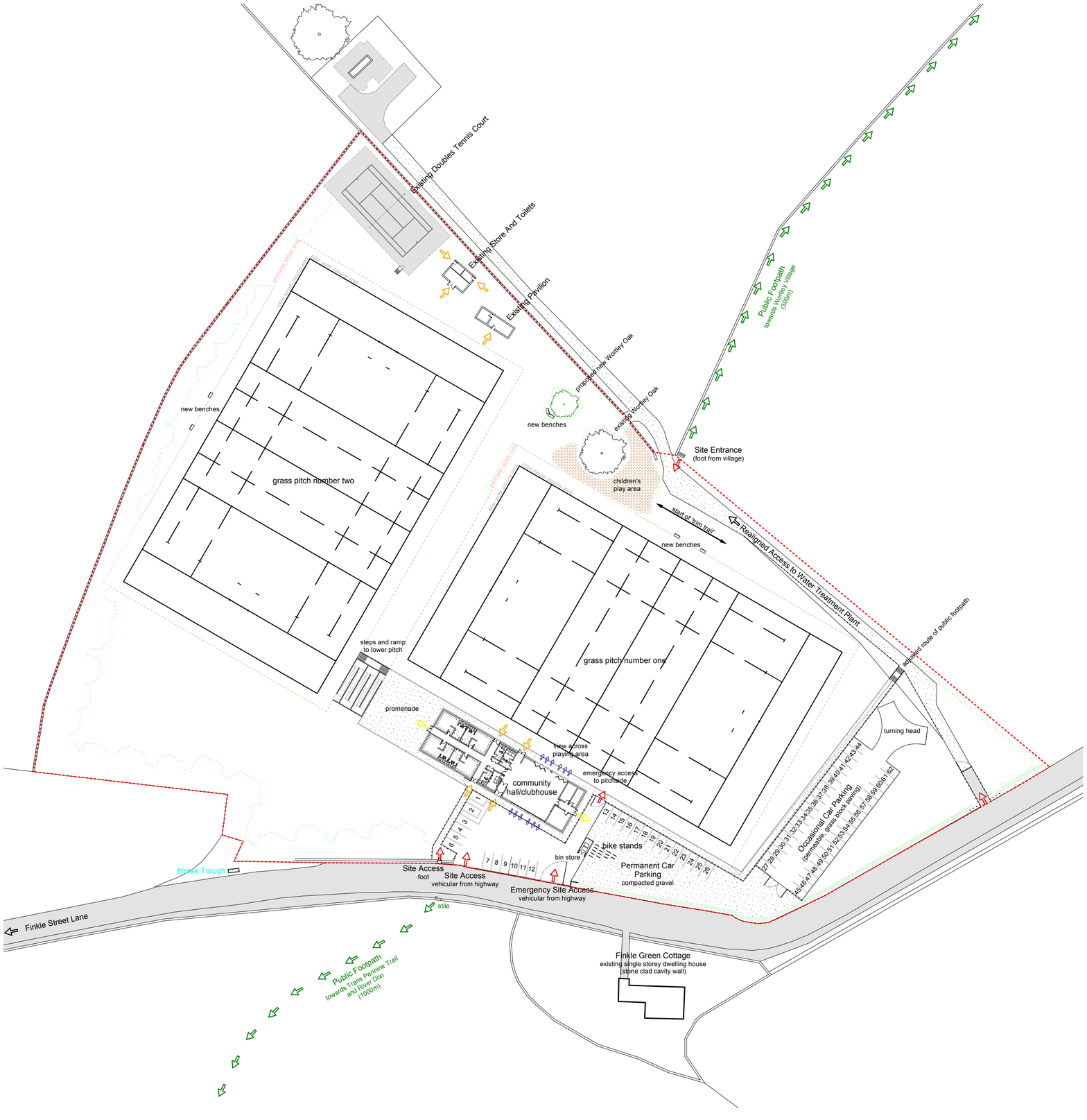
The proposed new facilities is a way in which the club can support these dedicated individuals in improving their local community as well as forming a solid base from which to encourage more of the same in the future.



Drawing for indicative purposes only.

Some of the children of Wortley RUFC brave the rain to meet England Star's past and present, Tom Palmer, current World Cup squad player and Jason Leonard, World Cup winner and most capped international forward in the history of the game, during Rugby Force at Wortley's Finkle Street Lane ground in 2011.





Wortley Community Sports Hub - Sport

The club recognises the importance of sport in local communities for health, recreation and very importantly its potential for community cohesion.

The design team have worked closely with the recommendations and standards of both the Rugby Football Union, the sport of rugby's presiding body as well as wider implications for development of sporting facilities from Sport England. These recommendations have been instrumental in the development of principles for access to the facilities, but as would be expected have been even more decisive in the layout of the sports pitches and changing facilities.

The club projections indicate a need for an additional pitch to its existing, which implies two sets of changing rooms and the related supporting facilities.

The two pitches seem very justified, already the Mini/Junior section of the club is able to field two or more teams and to jointly play a competitive fixture is required to play away from home, especially difficult for parents with children in different age groupings. Combined with the growing requirement of the senior side, a second pitch would seem a reasonable need and would not be left idle.
The proposed size of the newly laid out pitches would be a decent scale, relative to the required playing area and recommendations of the RFU. They would not be the maximum International standard (100m by 70m playing area) but seem suitable for the requirements of a developing sports club. (80m by 60m playing area)

The tennis court on site is well used, especially during the summer months and has benefitted from the improved security of more regular use of the site as a whole. No alterations of the tennis court are proposed at this time, but having identified interest from a local tennis coach, the club will investigate prospects for advancing this facility. The toilets in the storage unit next to the tennis court have been recently refurbished by the rugby club and would be retained for the use of all.

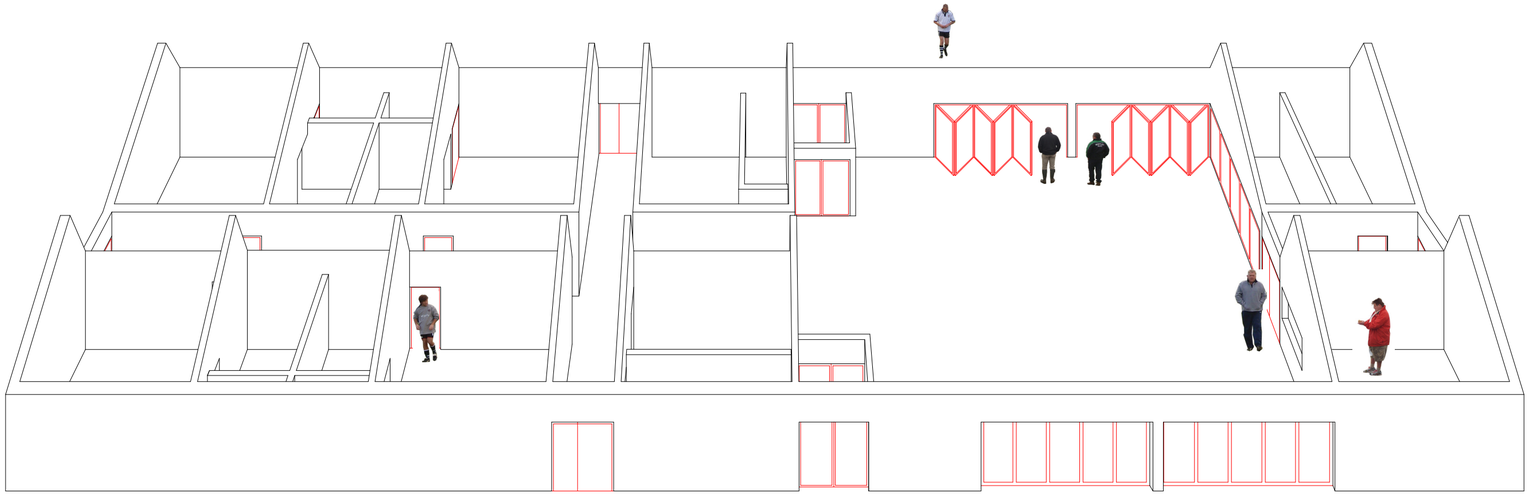
The proposed development site is very close to an access point of the Trans Pennine Trail, 500m down Finkle Street Lane and has the potential to draw more people West of the village of Wortley and towards the Trans Pennine Trail, where the main movement is currently towards the East, through Wortley Park.
The Trans Pennine Trail is of course a large regional and inter-regional draw for all kinds of activities including walking, cycling and horse riding, however, Wortley Village seems to miss-out on this proximity. The addition of an intermediary feature to draw people the short distance from the trail to the village may be very valuable to the whole local economy. This could be achieved through the addition of sporting facility as well as care in the creation of wild spaces and education about the environment, sustainable technology and the areas local history, all objectives at some scale of the proposed project. With the proposal including an attractive new walking route and additions to the attractiveness of Finkle Street Lane as part of the local authorities' Green Route scheme.

A more pleasant walking environment might draw people from their cars over short journeys, such as driving from the village to the River Don for fishing. Although the design team agree with the council's policy of retaining the extremely positive visual aspects of the local area, these should not only be judged from the viewpoint of the car user, a seemingly self-defeating principle. Instead, if walking and alternative modal transport options were considered at a very local level, such as paths connecting different parts of the wider Wortley area, local car journeys could be reduced.

Wortley RUFC line up before the start of another game on their home ground at Finkle Street Lane.







Drawing for indicative purposes only.

Wortley Community Sports Hub - Sport

As already described, the proposals for the sporting facilities have been developed under the guidance of both Sports England and the RFU. They also consider the current needs of the sports club and are designed to be sustainable, where future developments in the life of the sports club will make different demands on the facilities.
This process has been balanced with the demands of a sensitive rural site. For example: Where the RFU has minimum standards for the dimension of a changing room, the minimum has been exceeded, however, only in-line with the requirements for two junior teams sharing the same changing room, creating the opportunity to host mini-tournaments for the youth section on the same day. This means that on occasions when the senior side have use of that changing room, a larger than minimum space is available. The spaces are not, however, over generous, thus exceeding maximum recommended dimensions.
The design of the building in a modular format, for example 5m by 5m changing rooms coupled with private toilet and shower facilities which is then repeated four times, means a very efficient use of space, thus minimising the buildings footprint, and also to keep construction costs down.

Circulation space is laid out so as to provide best possible access standards, but also considers the buildings irregular use over time. For example, at the end of a game, forty people might enter the changing rooms from the external players entrance then pass through the corridor to their allotted room. Corridors have been laid out to be 1200mm wide and all spaces within the building have a minimum ceiling clearance of 2800mm.

Both male and female toilet facilities on site have been laid out in a practical, easily comprehendible way. Access to which is from the main community room.

Male and female changing facilities for match officials have been provided in the design based upon RFU standards, again this allows flexibility of use of the spaces and increases the sustainable potential of the building. We feel the match official's changing facilities meets the RFU recommendations for the scale of operation of the club, with the club understanding the importance of these generous stewards of the game, in the spirit of rugby.

The game of rugby is founded strongly in its sense of community and the individual club has much to offer in this sense. The community room at the club is essential to bring all members and friends of the club together, as well as a superb offering to the wider community.

In rugby terms it is an important tradition to feed players after a match, and something the club wishes to continue. This requirement is met with a kitchen, which boasts a servery onto the main space of the community hall.
It also allows flexible provision for other uses.

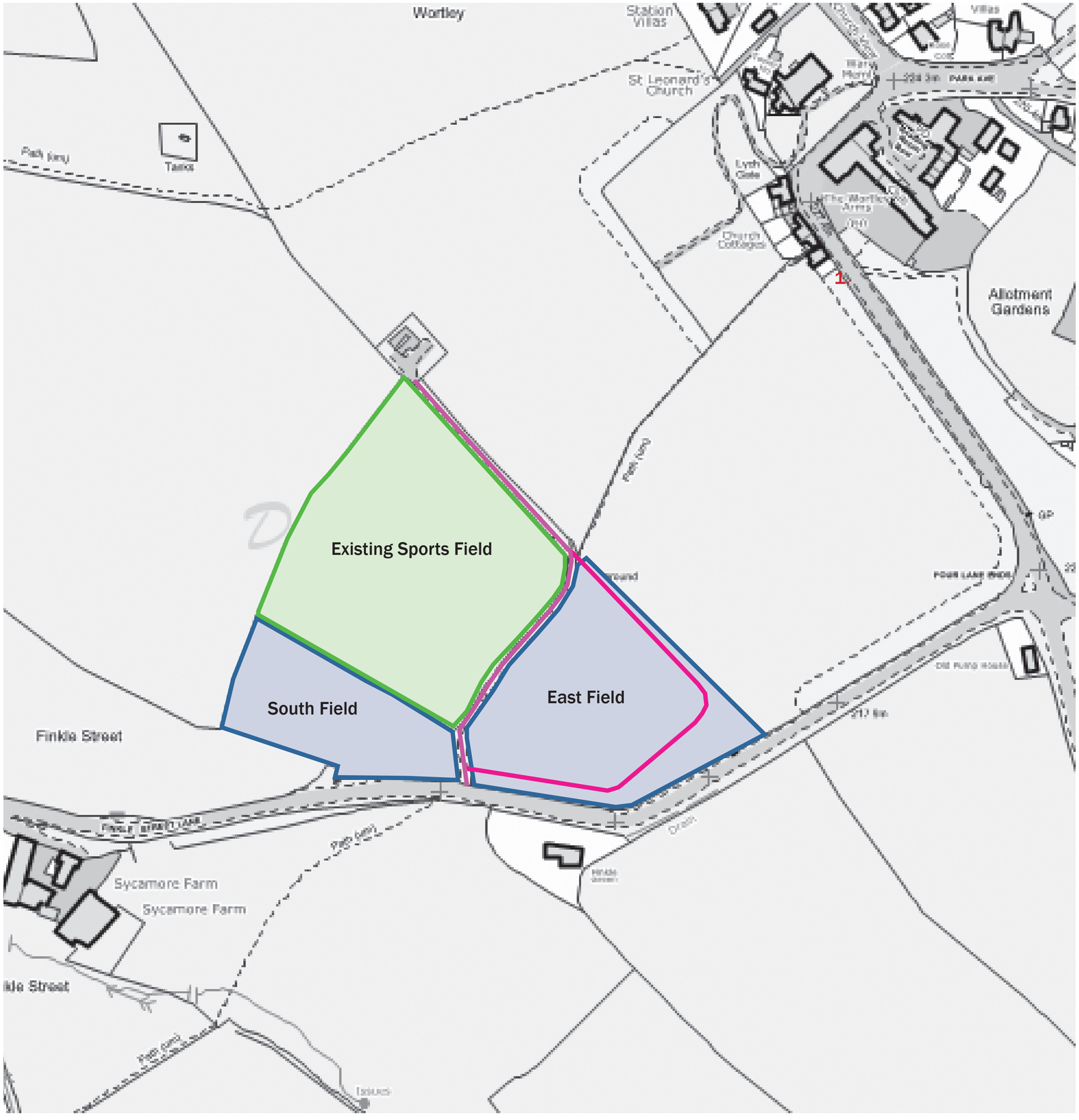
Fixtures and fittings will be robust, as to be appropriate for such an adaptable and functional building.

Sport is a key feature of the development but the development of Wortley RUFC has not been entirely about delivery of sport, with the essential aspect of all of its endeavours to coincide with benefits to the wider community.

Cricket as part of fun day organised by Wortley RUFC and held at the Finkle Street Lane site.



Wortley Community Sports Hub - Site



Although the Wortley Estate has ownership of all the land under the proposed development area, the existing playing field is administered by the Parish Council who have a 25 year lease (25 years remaining) with strict stipulation that the existing sports field, at least be used for sports and for the community use.
This site is then sub-leased to the rugby club on a 25 year basis (25 years remaining) for a nominal amount, with the club newly taking responsibility for its maintenance, grass cutting etc.
Land on the site which is not currently designated as playing field is tenanted to local farmers, who are very supportive of the aims of the club and, through discussion have agreed on seeding the land in question to the club, being as it is land, which they deem surplus to their requirements.
This conclusion was also reached with the agreement of the representatives of the Wharncliffe Estate, who see great benefits of a flourishing sports club close to the Wortley Village.
Another partner in terms of land use on site is Yorkshire Water; currently an access route to a sewerage collection site runs through the middle of the development site. This route will be adjusted and a new private access will be provided from the highway as part of the development.

- Existing Playing Field
- Land seeded by local farmers.
- Existing Yorkshire Water access route
- Adjusted Yorkshire Water access route

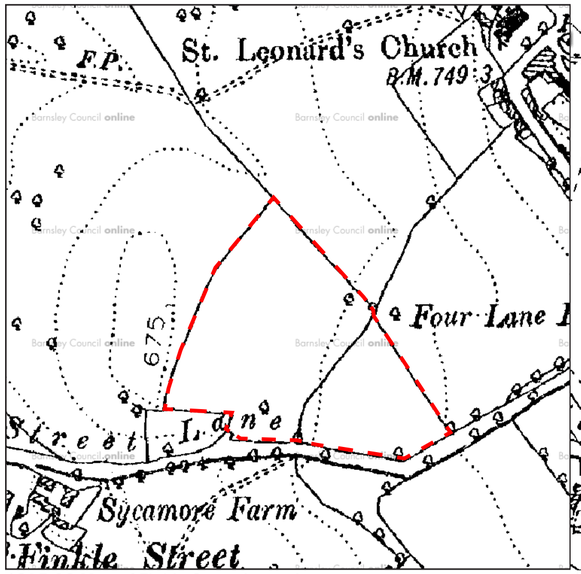
The proposed building has been sited in a slight dip in the landscape, otherwise sloping away South-Westward from Wortley Village. Close to the road, yet not directly positioned onto the road. The three main elements of the proposal, the two pitches and the community building have been grouped as close together as possible as to form the largest possible surrounding areas to create new and improved natural habitats.

Using the recommendations under PPG 17, Planning for open space, sport and recreation, the club believes the proposals to be as described, ancillary to the use of the site as a location for sporting activity, whether that be changing facilities or those for feeding an opposing team after a match. The proposals, rather than reduce the available sporting provision, increase the sporting potential dramatically.
The site is within 200m of the village centre, this being considered by the applicants as suitable to describe the development as part of Wortley Village, rather than a distance from.

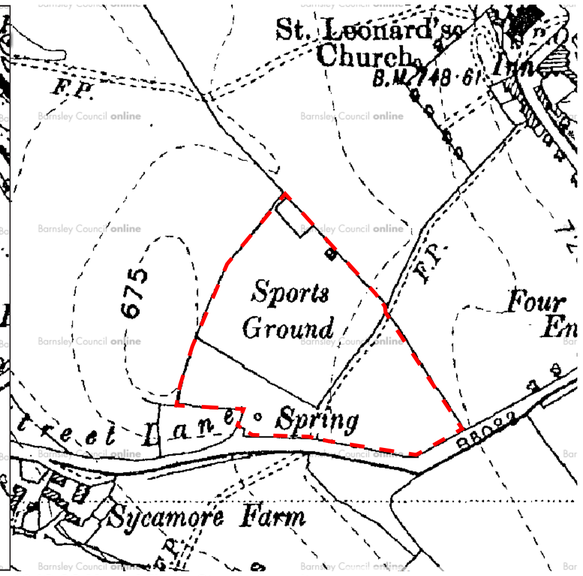
Regarding development for outdoor sport within the green belt, PPG 17 is slightly unclear in its reference to ‘inappropriate development’. However, we feel that the document: ‘The effectiveness of planning policy guidance on sport and recreation’, May 2000, is much more helpful in clearing up this issue and very conducive to the ambitions of the proposed development. It describes how nationally: ‘Insufficient attention is given in development plans to local rural sport and recreation needs.’ Going on to say: ‘There are a range of opportunities for provision, for example, by linking with village hall programmes, or various forms of small community recreation centre, which could be promoted in the guidance.’
Despite its earlier date, the guidance seems to affirm the opinion reached in PPG 17, where the positive elements of the development outweigh any potential harm to the appearance of the green belt.

Looking across site from vantage point at edge of Wortley Village, as shown on map, marked ‘1.’.

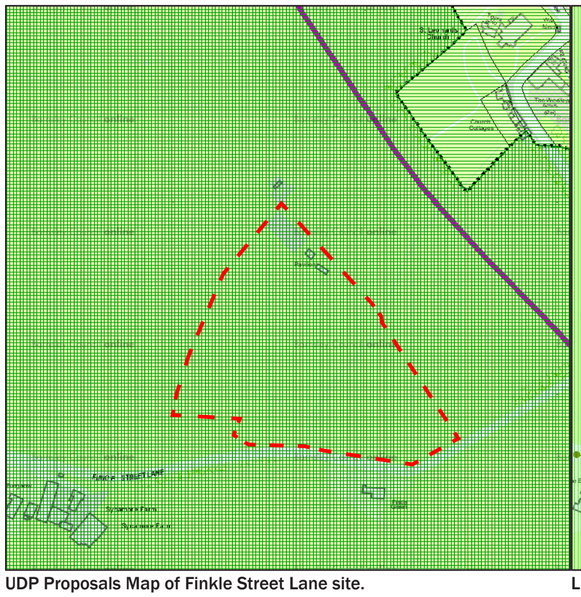




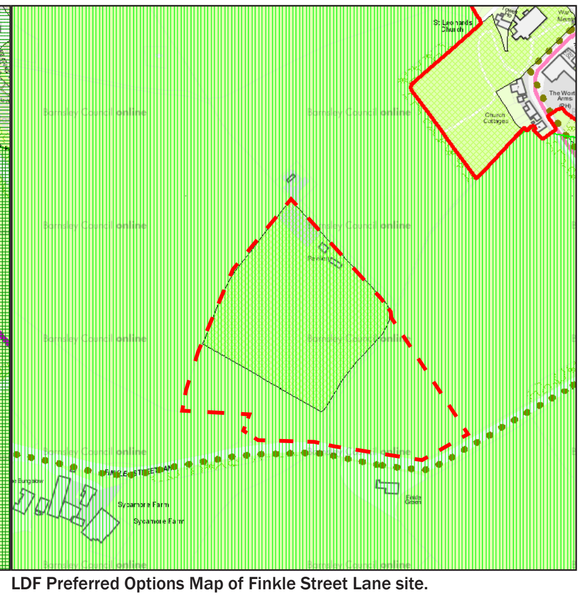
1895 OS Map of Finkle Street Lane site.



1948 OS Map of Finkle Street Lane site.



UDP Proposals Map of Finkle Street Lane site.



LDF Preferred Options Map of Finkle Street Lane site.

Wortley Community Sports Hub - Site

The wider field patterns have stayed consistent in the area around the site for many years; according to the council's own resource, its mapping functions of the UDP and LDF data. The historic maps on the same service show only changes in the sub-division of the fields. From the 1895 map can be seen that today's existing playing field was at that time merged with the field to the South which meets Finkle Street Lane. This arrangement is what the current proposition reverts to. Also shown in both the 1895 map and 1948 map is that the field to the East of the currently existing playing field is sub-divided with the corner of the field closest to Finkle Street Lane to its South a separate entity. The outline of this field fits the additional outline of the desired land take for the proposed site. This would mean an adherence to the historic field pattern in the sites layout, which would be complimented by new tree and hedgerow planting at its edges.

The Unitary development Plan Proposal Map and the Local Development Framework Preferred Options Map have two major differences relative to the proposal site. The Highways Protection Line running East of the site to its North in the UDP map is no longer included in the LDF map. This doesn't have a direct implication for the site but perhaps indicates a changing understanding of the Western edge of Wortley Village.
The second difference is the emergence of the existing playing field being specifically designated under Green Space Parks and Open Spaces. The club see this as a very positive move and wish to work with this principle in their proposals. Perhaps the designation is partly due to the success of the rugby club so far to make positive use of the site.
The proposals are respectful of this designation and wish to retain the open access of the site for local people to make use of the site in their own way. The sport of rugby, by its nature means that the pitches will be only in use for games or training for a limited number of hours a week, and at all other times the site will be open to use for other sports and more generally by the local community.

It is also clear from these plans where a natural dip in the landscape shields the site from predominant view from a number of different aspects, sitting as it does in a mostly flatter part of the landscape, a pivotal requirement for sports pitches not found in much of the surrounding areas.

The existing changing room with St. Leonards Church in Wortley Village peaking above the tree's behind.

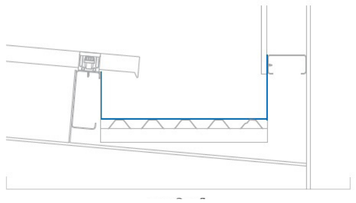












Two basic materials dictate the external appearance of the proposal. These are the timber external facade and the dark Zinc metal formed roof. other design features have been worked into this material pallet, the detail to the left showing a cut-through of a box gutter.
A point of the inspiration for the roof structure has been the Atelier Brancusi, Paris, seen above.



The central community room and clubspace will be flanked on both the North and South sides with glazing. The North side, which looks over the First Team pitch will be fitted with retractable folding doors, an example of which can be seen to the left. Here the sliding mechanism can be seen to sit within a relief in the floor ideal for universal access.





On the far left is an example of a secure external steel door, with the nearside left showing sustainable drainage options for run-off of the external finish. Both examples are from the South Marsh Hub building as part of Olympic investment on playing fields in Hackney, East London.





Current use of recycled materials on the Finkle Street Site, hardcore compacted to form solid access road surface, far left. An example of wooden security bollards, near left.

Wortley Community Sports Hub - Materials

Opinions on the suitability of materials used in any construction can be very varied.
The site is located in a very beautiful area of low Pennine countryside. We feel that the best way to approach any proposal in such a landscape is to make sure its purpose is justified, that the site itself is well chosen and that the sitting of any development on that site is well considered. This, even before the details of how the building will practically function are hammered out.
The next considerations are then that the building is not over-resourced as to become over cumbersome in size or little used when built.
In this case, making a building which is actively used by a large proportion of a community is surely as important as any issues of its appearance.
According to these principles the design team have endeavoured to shape a building, which functions well for its occupants and is elegant and well considered in its appearance.
The building will be only visible in short glimpses while moving around the local area, but the intention of the design is to create a building which is visually attractive, one which the casual viewer would want to investigate further. However, the buildings' design is not obtrusive and has been shaped by necessity and consideration.
The single storey design has all these elements, with the practical decision to have roof lighting as the main source of light and desire for renewable energy production as its main source of energy forming a saw-toothe type roof.

The proposition of a building to be developed in a green belt area is not one that is taken lightly, with three other locations being considered before the choice of site was put in place. The main factor in this decision being the clubs overwhelming desire to be as active as possible in village life. The proposals wish to build upon the ideas presented for delivery of outdoor sporting facilities in such a setting as well as providing a resource at the centre of the local community.

The site, as well as being in a beautiful setting is also very close to a grouping of larger infrastructure, such as the Stocksbridge Bye-pass, and its intersection with Halifax Road, which runs through Wortley Village. Not as much activity is focused on this side of the village, with tourist attractions being more focused on the Wortley Hall and parklands to the East of the village, as apposed to the proposal site, at the Western edge of the village's core.
Many more modern buildings appear as part of farm complexes in the area, practical in their character, and extremely so in their appearance. It would be a weak argument for the designers to consider materials otherwise considered as a heritage value such as stone and slate for the development when by volume, this would not be the prevailing trend in the area. The village centre is protected as a Conservation Area, with the majority of buildings being single skin, thick stone walls, the proposed buildings nearest neighbour, Finkle Green bungalow, on Finkle Street Lane, is a double skin building, block internally with a stone facade, and imitation slate roof. We, therefore, propose a practical approach to the proposed development, moulding a building which is mostly hidden by its placement, yet honest in character.

The roof is the key element and the proposal is to use dark zinc to surface it. The complex structure can be traversed in an elegant manor by using such a flexible material.
The roof would sit on concrete block work walls, rendered white internally and faced with untreated larch cladding externally. The elongated horizontal dimensions of the structure, along with the prominent roof design would sit well on such a simple base.
Window and door frames, except those doors which will be accessible when the building is not in use will be grey powder coated aluminium frame. The permanently accessible doors will be made of steel, and to match the style of the roof, along with the roller shutters to the community space.

The cost of materials is a very big consideration when developing this project and a resourceful solution has been sought, without which such a positive investment in sport and community in the local area would not be possible.

Through the projects development we will be happy to discuss and approve samples of materials as they are considered for use in the proposal.

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With thanks to all who gave input to this project, and all who give their time and energies to Wortley RUFC.