East Dean and Friston Cricket Club and Parish Council

Minutes of the Pavilion Project Group Meeting held on Thursday 20th November 2025 at 7.00pm in the Village Hall.

Present: Mark Pankhurst & Jason Woodford (EDFCC), Cllr Seeley, Cllr Harvey, Cllr Hill & Cllr Morris. Peter Shoesmith (architect)

In attendance: Clerk Phil Burgess.

1. **Apologies for Absence** Cllrs Baker & Fowler.

2. **Starting Point**

Plans were produced which compared the existing pavilion with a sunken proposal which retained the ridge height of the existing pavilion (2nd storey area 60 square metres) and a further proposal, again sunken with a ridge height 1.14 metres (3ft 8inch) higher. The higher ridge height allowed a 2nd storey area of 98 square metres.

Excavation of 2.5m and a 3m retaining wall would be required.

No usage had been allocated to the upper floor as yet and the provision of a space for lift and stairs would be required on both floors.

3. **Discussion**

- Peter pointed out that even a 2.5m excavation may reduce the level to the drain outlet, therefore potentially requiring a pumped sewage system.
- Peter suggested that the lower ridge proposal could be placed at the existing foundation level, thus greatly reducing groundwork costs but with the consequent ridge height increase.
- Peter will attend the meeting with the Estate if required.
- There was some discussion regarding the 6 toilets on the ground floor, but ECB regulations and safeguarding issues make a reduction in the number unlikely.
- Mark advised that the ECB has Gold, Silver and Bronze levels for facilities and the building does not need to meet Gold standard. Certain standards are, however, required depending on the level of competition at which the club plays.
- Stephen has contacted the ECB to get a definitive answer on toilet provision but has received no reply. Mark will pursue.
- Gill pointed out the absence of storage and bin space, and whilst the bulk storage would be housed in a separate building/container, storage is still required for tables and chairs. Bin storage must be included in any planning submission.
- In the lower ridge height model, the space beside the apex roof could be used as a balcony.
- A squaring off of the front of the ground floor was suggested, adding approximately 5.9 square metres.
- It was generally agreed that the upper floor should be used as the bar, kitchen and social area. This would potentially free up space for a lift and stairs.
- Alternatives to an apex roof should be considered. Mansard, Dutch or Scandi style may give more space on the upper floor whilst keeping the ridge height in check.

- A design and build option may avoid problems during the project.
- A council visit had been made to a Wunderhaus 4 bed modular eco-dwelling which was very impressive, in build quality and method and in energy efficiency. Once the plans are at a more advanced stage, they will be referred to Nico Rensch (the CEO of Wunderhaus) to gauge feasibility of transferring the design principles to the pavilion.

4. Requirements from Peter

- Revised elevations to show the lower ridge proposal but at the existing pavilion height and a further design with an alternative to the apex roof for illustration. The new illustrations would retain the red lines for height comparison with the existing pavilion.
- Bar and Kitchen to be moved to upper floor.
- Provision for lift and stairs.
- Revised paper A0 copies will be available.

5. Next steps

- Update Council at December meeting.
- Councillors to meet informally with the Estate once revised plans received.
- Presentation of plans to Council January 2026 before wider consultation with the Estate and other stakeholders.

Phil Burgess
Clerk to East Dean and Friston Parish Council