

TITLE: FEASIBILITY ASSESSMENT

PROJECT: KIRKBYMOORSIDE SQUASH & FOOTBALL CLUB

LOCATION: THE SPORTS FIELD, NEW ROAD, KIRKBYMOORSIDE
YO62 6DY

CLIENT: KIRKBYMOORSIDE TOWN COUNCIL

DATE: 30.09.2025

REF: 2361

REV: -



1. REVISION RECORD

REV	DESCRIPTION	DATE
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2. OVERVIEW

This document assesses the feasibility and development options for providing updated football facilities at Kirkbymoorside.

The current facilities are dated and were built as temporary structures that have long passed their expiration date.

The site has separate facilities for football, cricket, squash and tennis. This proposal focuses on combining football and squash into one unit, with the potential for cricket to use the facilities in the future.

The Football Association have provided guidance on the minimum standards they require, and these have been taken into consideration; see document 'Changing Accommodation' from the FA & the Football Foundation.

The brief is also to expand on the development to incorporate:

Team Changing rooms	Accessibility
Officials changing	Spectator facilities
Seating areas	Storage
Bar / social space	Plant room
Kitchen	Pitch access and safety
Access and Parking provision	Landscaping

The feasibility study was commissioned by Kirkbymoorside Town Council to help them better understand the options for development on the site. The study will hopefully empower the committee to make an informed decision on whether to proceed with the development and, if so, in what capacity.

The study is not exhaustive and is meant as a starting point for discussion. The feasibility study is not to provide detailed design options but to assess the possible spatial arrangements to meet the Council's requirements, and provide a basis for understanding how the site can be developed, the pros and cons associated with the development.

As well as investigating the spatial arrangements, the study considers wider factors, such as ecology, planning and the impact on the locality and its neighbours

SITE CONSTRAINTS

Conservation Area –	Outwith
Development Limits –	Within
Flood Zone –	1
Listed buildings –	No
Parish –	Kirkbymoorside Town Council
PROW –	none
Planning Authority	NYCC / RDC

3. SITE LOCATION AND HISTORY

The site is located to the east of the town limits and is adjacent to the A170. The site is accessed via the entrance on the southern boundary that abuts the A170. This access serves both pedestrians and vehicular traffic. Access is in proximity to the western boundary, with the main field, tennis court, and bowling green located on the eastern side of the site.

The overall site is c.2.8 hectares, including all buildings and land. The area for development is c.4050 m² (0.4 ha) and focuses on the current hardstanding areas. The development site is located on the western boundary and the north-west corner.

The current football and cricket facilities and groundskeeping occupy separate buildings. These are located along the western boundary, near the entrance to the site. The squash club is situated in the northwest corner. The Tennis and bowls occupy the northeast corner.

To the east of the squash club are the bowls greens, which are separated by a single-storey brick-built building. To the east of the bowls are the tennis courts. The Courts are accessed via a path to the north of the bowls greens. Both facilities rely on access to the east of the squash club. There is an undeveloped area to the east of the squash club and the bowls building club that is currently occupied by a storage container.

The squash club lies close to the northern boundary of the site. The boundary is formed in domestic hedging. This abuts the domestic amenity space of the domestic bungalows of Duna Way. To the west of the site lie further domestic dwellings, and their amenity space abuts the southwest boundary. The properties of Old Road are two-storey dwellings, but they are buffered more by larger gardens.

The land to the east of the site is agricultural fields.

The squash facilities are a modern, brick-built structure arranged over two floors, featuring a viewing gallery and trophy room on the first floor. It is predominantly constructed in traditional masonry with a flat roof. It is visually more unappealing and does not integrate with other buildings in its locality. It is understood that the first floor area of the squash club is underutilised.

No formal surveyor or engineer has undertaken a detailed survey of the building; it appears to be in good condition. It would be advisable to consult an engineer or surveyor to assess the structure in more detail and advise against the proposed development.

The topography of the site is to the benefit of the club and offers some privacy to the properties to the north. It would be doubtful that the existing structure would obtain permission under the existing planning policies. It is overbearing on the dwellings to the north and reduces light into their amenity space. The topography sees the ground fall away to the south. The roof height of the squash club is 300-700 mm lower than the ridge heights of the neighbouring bungalows.

The current structures used for cricket, football and storage are a mixture of timber sheds and concrete sectional buildings. As previously mentioned, these are beyond repair and have reached the end of their useful life.

There are storage containers on site to the east and west of the squash courts, which are being utilised for additional storage. The containers are visually unappealing.

The existing hardstanding and access are also in poor condition and need repair. The parking-to-facilities ratio is fair to moderate. It can be full on match days and at events, but it is more than adequate on a day-to-day basis.



Produced on 30 September 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 470061 486009,470377 486009,470377 486325,470061 486325,470061 486009
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Data licence expires 30 September 2026. Unique plan reference: v10f/1319229/1768788



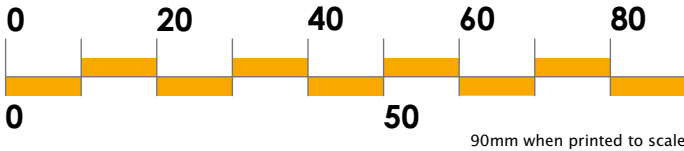
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- Significant risks have been identified.

refer to the current design risk register for further information



FEASIBILITY

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Project
KMS Squash and Football Club
Extension & Alterations

Layout Title
Location plan

Scale @A3: 1:1250	Drawn RMW	Checked SjB
Purpose of Issue for review	Date 01.10.25	RIBA Stage 02

Drawing Number 2361-LP	Revision P.01
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Fig 2: GOOGLE EARTH IMAGE



4. PHOTOGRAPHS

Image 1: Current cricket and football changing rooms and storage



Image 2: Squash Club southern elevation and entrance



Image 3: The Bowls Club Building to the east of the squash club



Image 4: View southeast towards the playing fields



Image 5: View southwest from the squash club to the vehicular access



Image 6: View west towards the domestic dwellings



Image 7: The dwellings to the north of the squash club



Image 8: View from Duna Way south to the squash club



5. PREVIOUS PLANNING HISTORY

There has only been one planning application in the last 5 years, according to the North Yorkshire Council planning portal:

Application	23/00146/FUL
Address	Recreation Club New Road Kirkbymoorside YO62 6DY
Description	Removal of existing machinery store and redundant pigeon club shed, and erection of a building for use as machinery store and changing rooms

The above permission was granted in April 2023 and remains valid until April 2026.

6. ANALYSIS & DESIGN

Existing :

Refer to drawing 2361-202-01-P.01

The location of the existing squash club and the proximity of the neighbouring domestic dwellings steered our initial focus on how the development would impact these properties.

As such, our primary route of assessment was:

- Physical orientation of the site to take advantage of topography and environmental aspects.
- Access to all on-site venues
- Fully accessible and inclusive facilities
- Sensitivity to neighbouring residential areas
- Sensitivity to rural location and visibility from the public street scene
- Security
- Environmental factors to reduce running costs
- Budget

Design Considerations.

The proposed design should be modern in appearance and of simple scale and form, echoing the existing structure. The design should remain subservient to the existing host structure. The introduction of more modern materials and a step down in levels will help soften the visual and imposing verticality of the existing building, providing a softer aesthetic that integrates with the site and its topographical constraints. approach to the buildings.

Spatial Requirements:

Based on the FA minimum standards along with the information received following the phase I meeting, we have benchmarked the following m² allowances:

To meet FA minimum requirements:

Players changing:	35m ² each	72 m ²
Officials Changing:	13m ² each	28 m ²
Visitor Toilets:		33 m ²
Circulatory:		25 m ²
Storage:		10

Additional client requirements allowance:

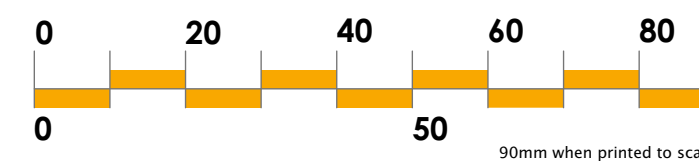
Social area:	100 m ²
Catering & Bar:	50 m ²
Groundskeeping:	65 m ²

An estimated total of c. 350 + m² is required to meet the above allowances.

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Residential properties located on Duna Way. Consideration to be given to right to light privacy and potential noise.

access required to adjacent tennis and lawn bowls facilities

Lawn bowls building requiring access for members and visitors and staff / maintainance

existing squash building

access required to on site sports facilities

existing hard standing area. access, turning and parking provided within this area with no organisation or delineation. provision is inadequate and unorganised with potential risk for users

main sports grounds. safe access required from facilities

existing facilities building to be demolished to allow for additional parking and access

 1. Possible Asbestos

existing storage and services building requires replacement

existing utilities and access to be maintained

Residential properties 4-6 Eastway Close. Consideration to be given to right to light privacy and potential noise.

Existing vehicular and pedestrian access via A170

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Existing site plan

Scale @A1: 1:200	Drawn RMW	Checked SJB
Purpose of Issue for review	Date 01.10.25	RIBA Stage 02

Drawing Number 2361-202-01	Revision P.01
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Option 1 :

A single-storey building to the south of the existing squash club. With a separate single storage building for groundskeeping use located to the east or west of the existing structure.

The building would be attached and linked but retain clearly identifiable areas of use.

Approx. 300m² floor area with 60 car parking spaces.

PROS

- Minimal impact to existing facilities.
- Retains a clear distance between the bowling club and the squash club.
- Existing redundant buildings can be removed to increase parking and improve visibility / access .to the highway, as well as enhance pedestrian access.
- Simple construction.
- Linked to the existing facilities with a communal entrance area.
- Low impact on neighbours and minimum visibility from properties to the north.
- Sound will be buffered from the dwellings.
- Improves the visual appearance of existing structure.
- Design is scalable due to unrestricted site location.
- Visual improvement to the existing structure from the street scene.

CONS

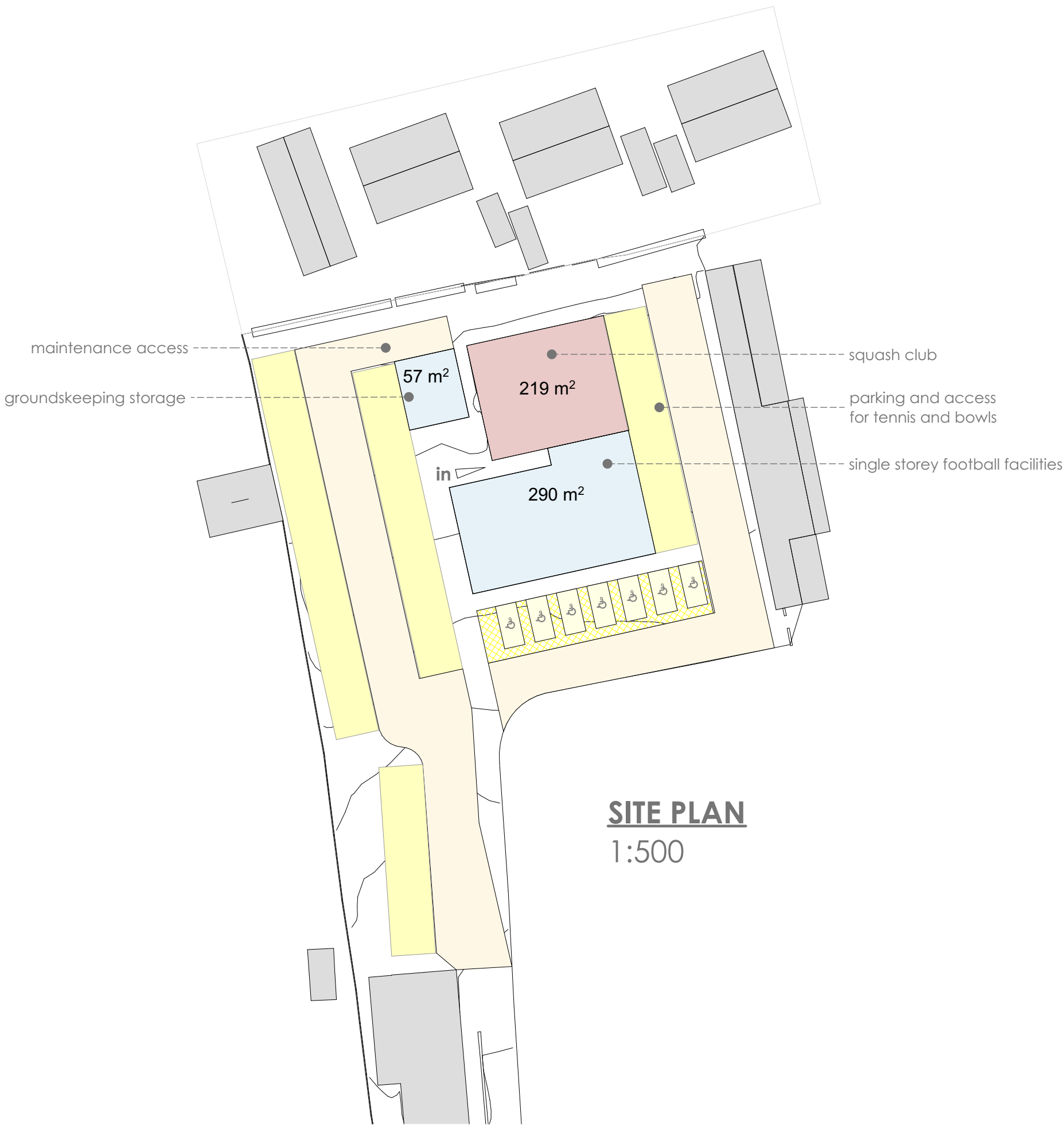
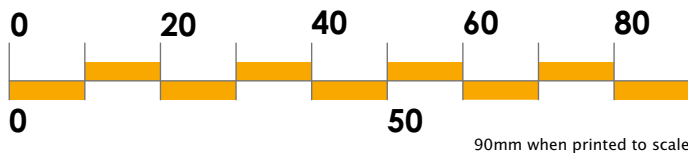
- Access to the sports field is across the car park (safety concerns).
- Building extends past the elevations to minimise extending south into parking. Extending further south will exacerbate the underutilised area between the squash club and the bowling club and feel more disconnected.
- No clear statement or identity of the entrance.
- The space between the bowling club and the squash club becomes more disconnected.
- Groundkeepers' storage is directly in the parking area.
- 300m² doesn't meet the brief for the space required.
- Squash club gallery remains detached and underutilised, and only accessed via existing stairs.
- No integration will increase the footprint of the new build and costs.
- Small social area and bar / kitchen facilities.

CDM 2015

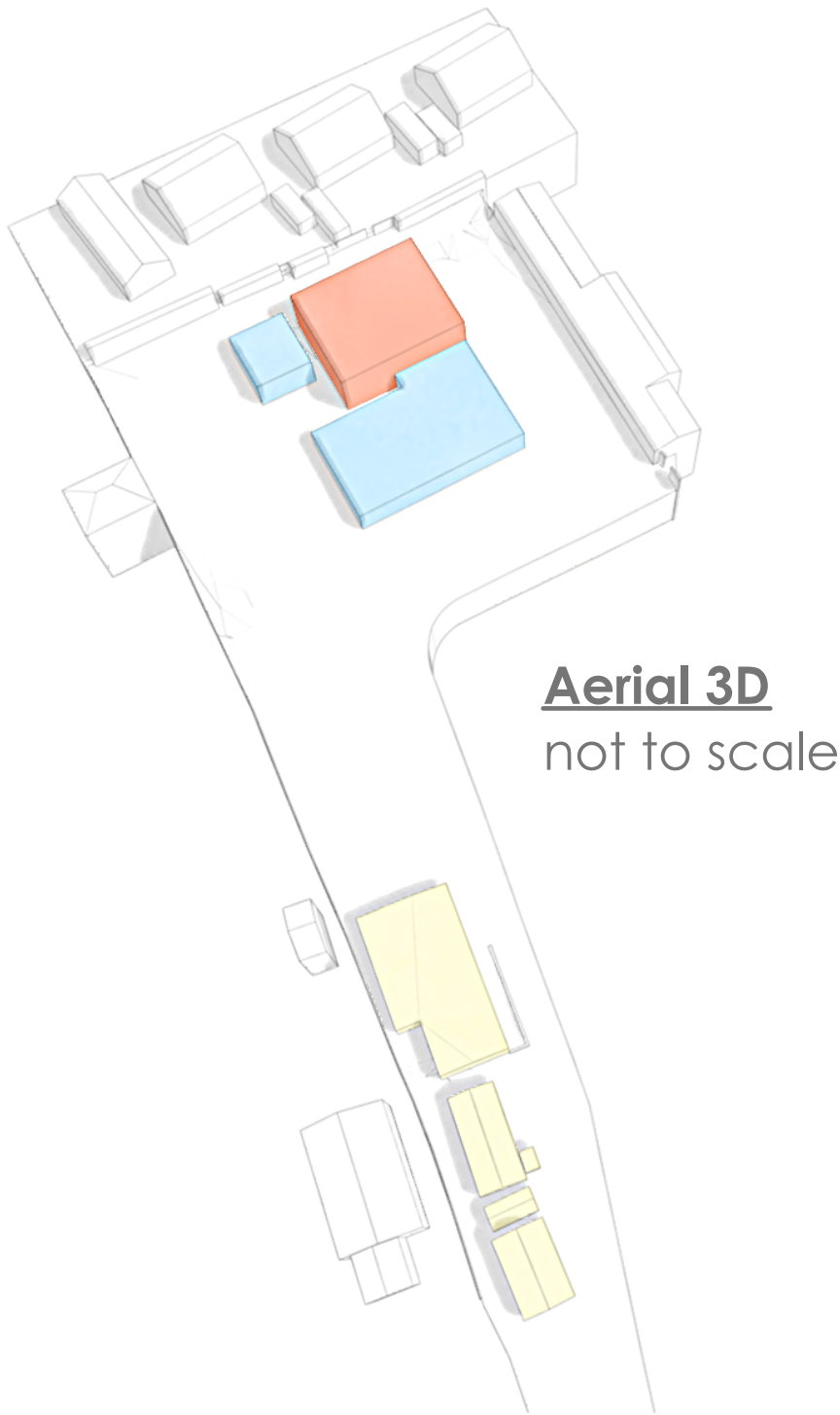
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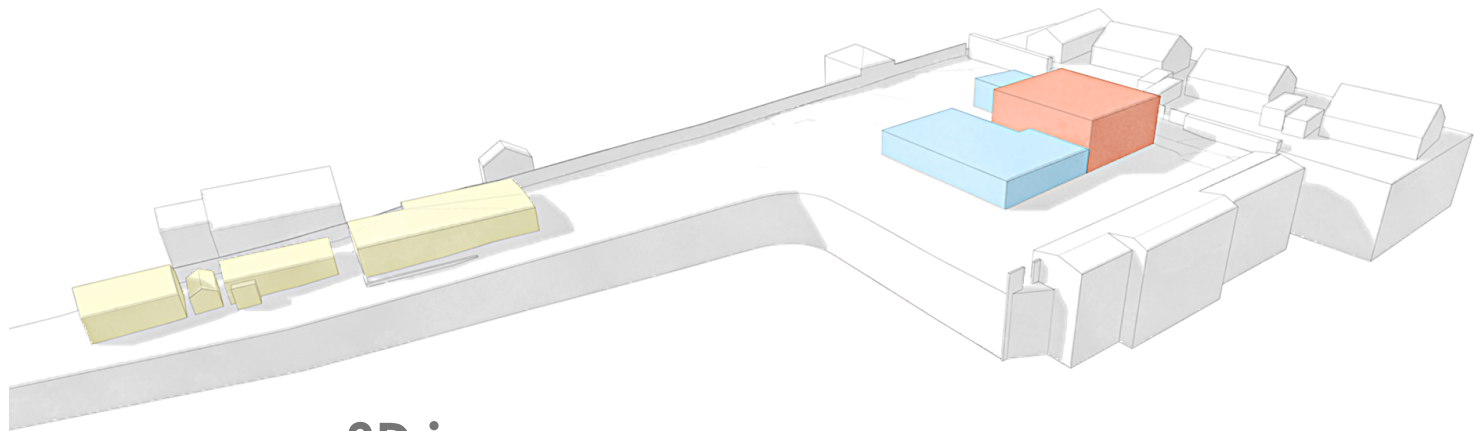
refer to the current design risk register for further information



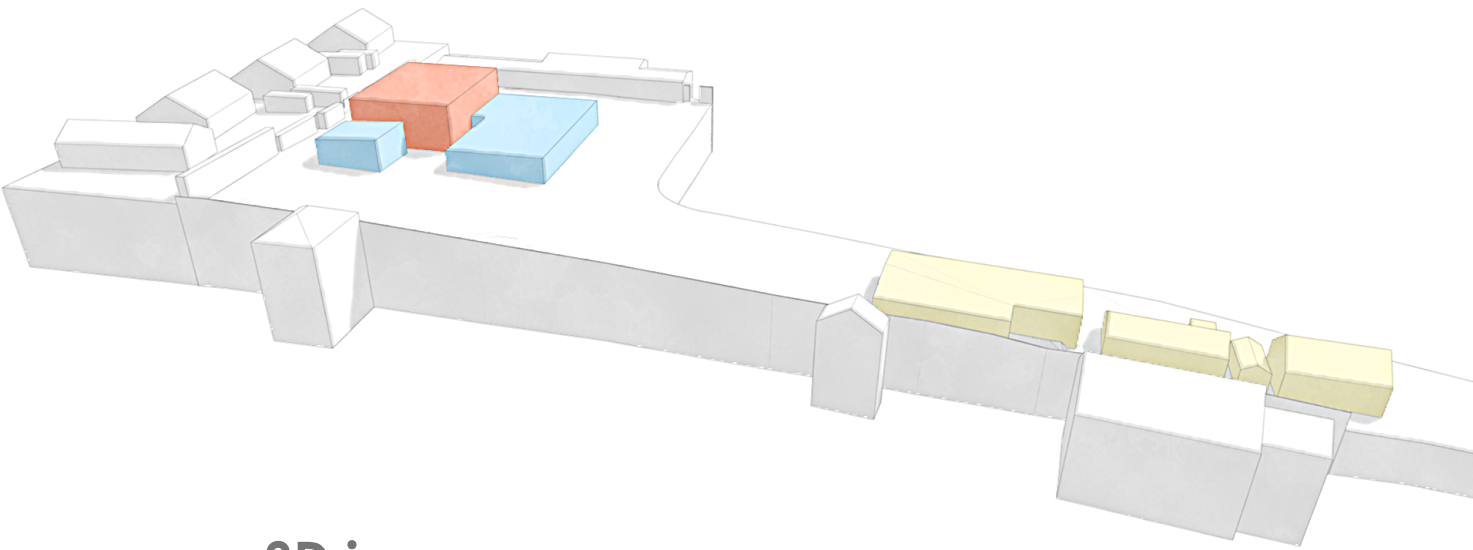
SITE PLAN
1:500



Aerial 3D
not to scale



3D image
not to scale



3D image
not to scale

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Layout Title
Option-1

Scale	Drawn RMW	Checked SjB
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Drawing Number
2361-202-04

Revision

Option 2:

A two-storey building to the south of the existing squash club. Repurpose or renovate storage buildings in their existing location for groundskeeping purposes.

The building would be attached and linked but retain clearly identifiable areas of use.

Approx. 280 m² floor area with approx. 60 car parking spaces.

PROS

- Minimal impact to existing facilities.
- First floor viewing area and terrace with a good line of sight to the sports field.
- Retains the same distance between the bowling club and the squash club.
- If the existing redundant buildings could be renovated for storage, this would reduce construction costs.
- The design is scalable.
- Reduced visibility to neighbouring properties.
- Good for sound reduction.

CONS

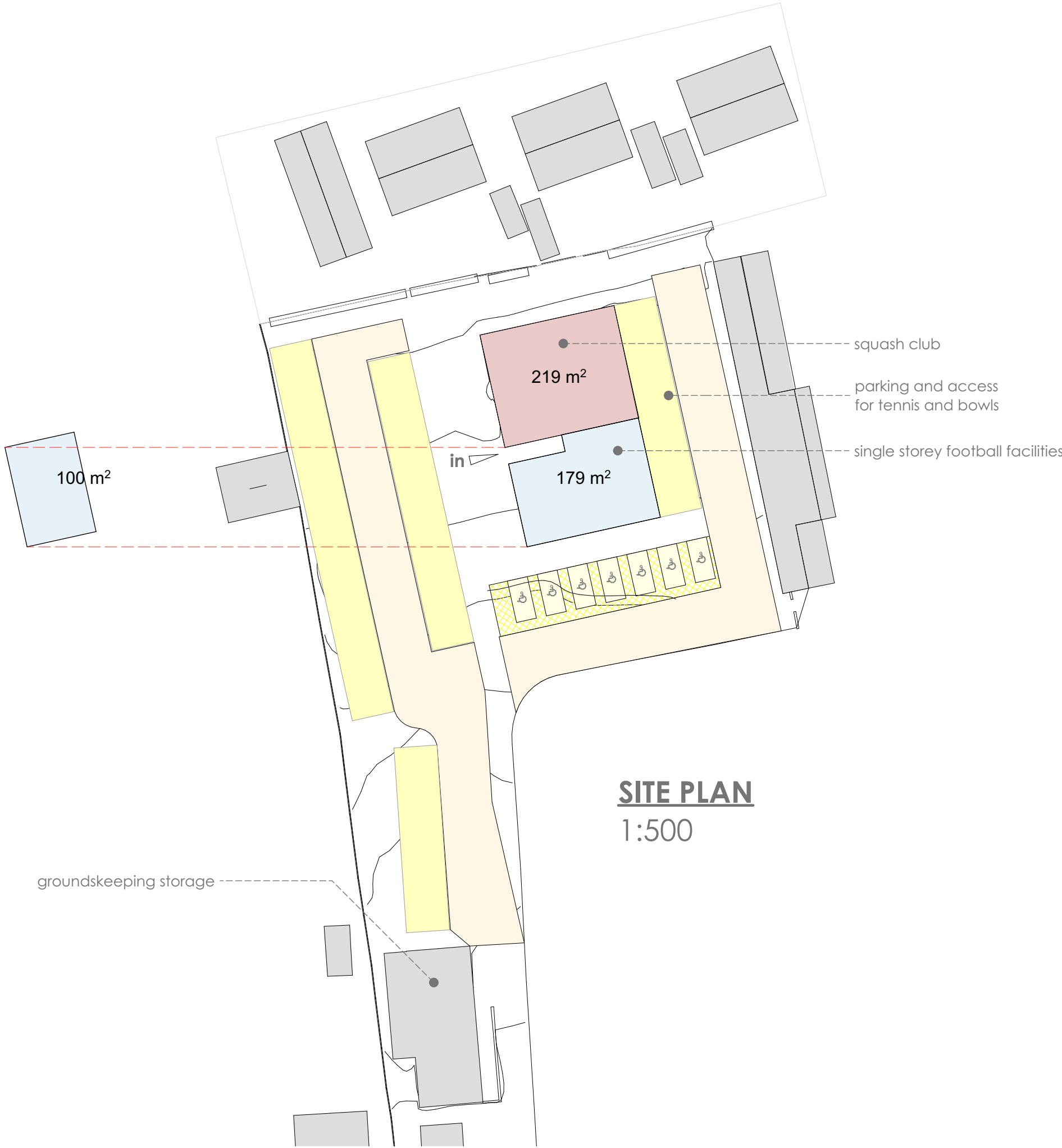
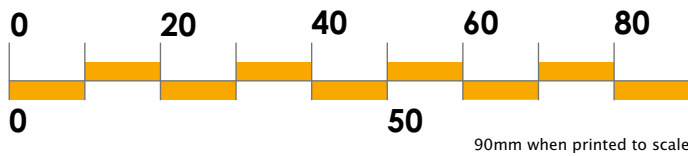
- Access to the sports field is through the car park (safety concerns)
- The location extends south significantly into car park area.
- More complex construction and building regulation rules to adhere too.
- The entrance will be less visible on the western elevation.
- 273m² doesn't meet the brief for the space required.
- The squash club gallery remains detached and underutilised.
- Smaller social area and bar/kitchen facilities.
- Improves the visual appearance of the existing building.

CDM 2015

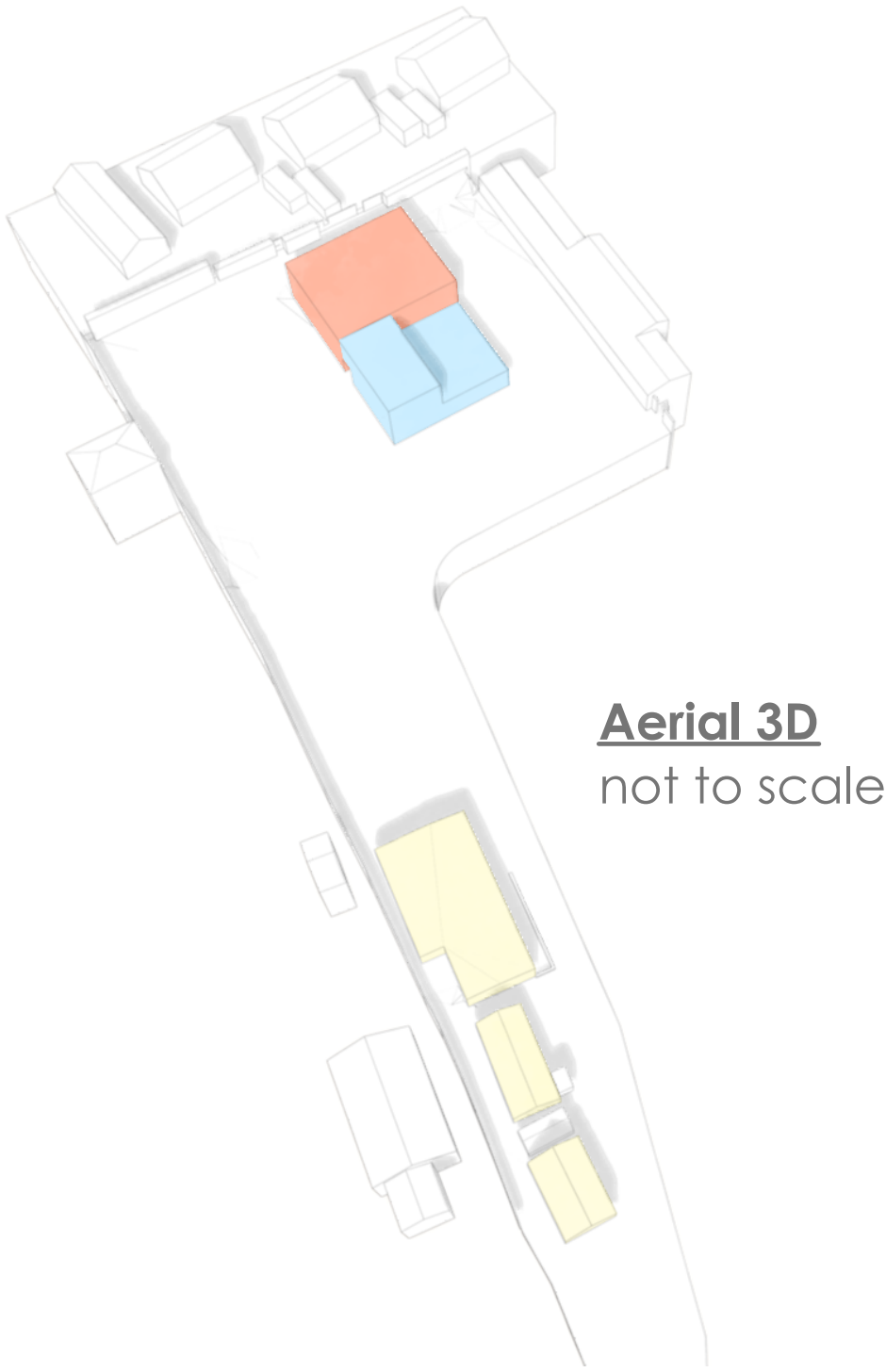
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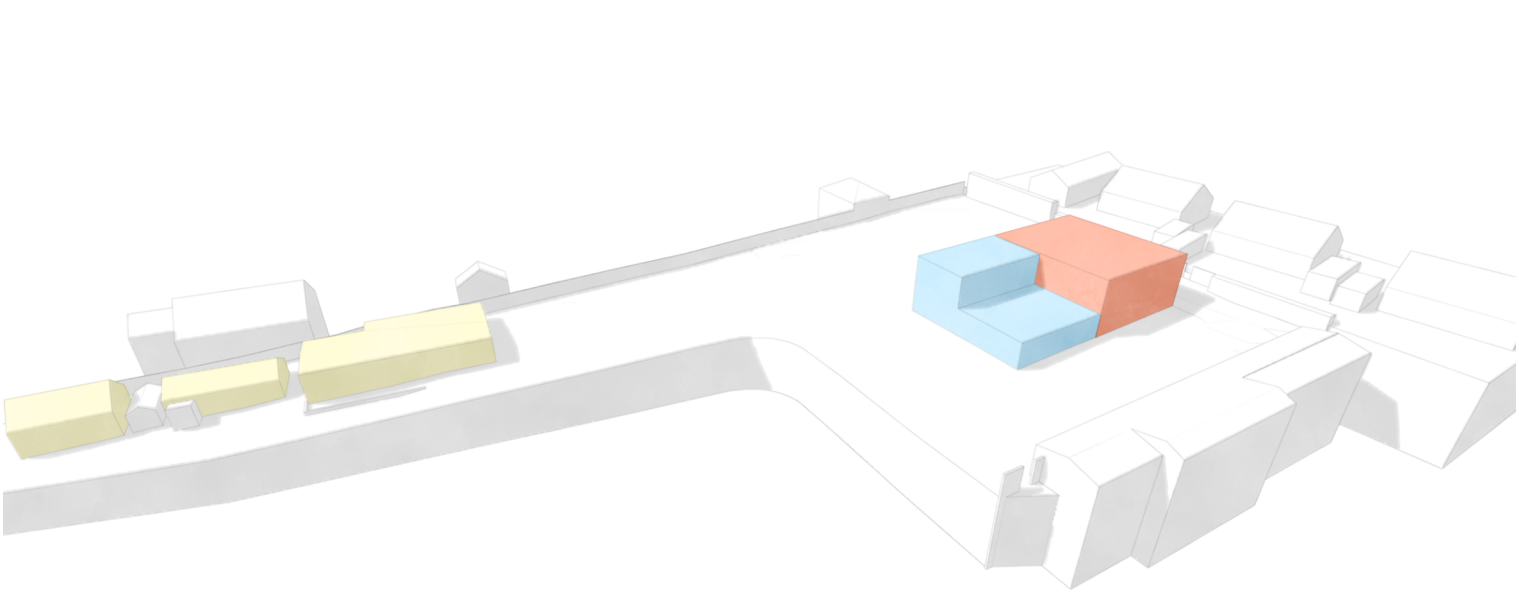
refer to the current design risk register for further information



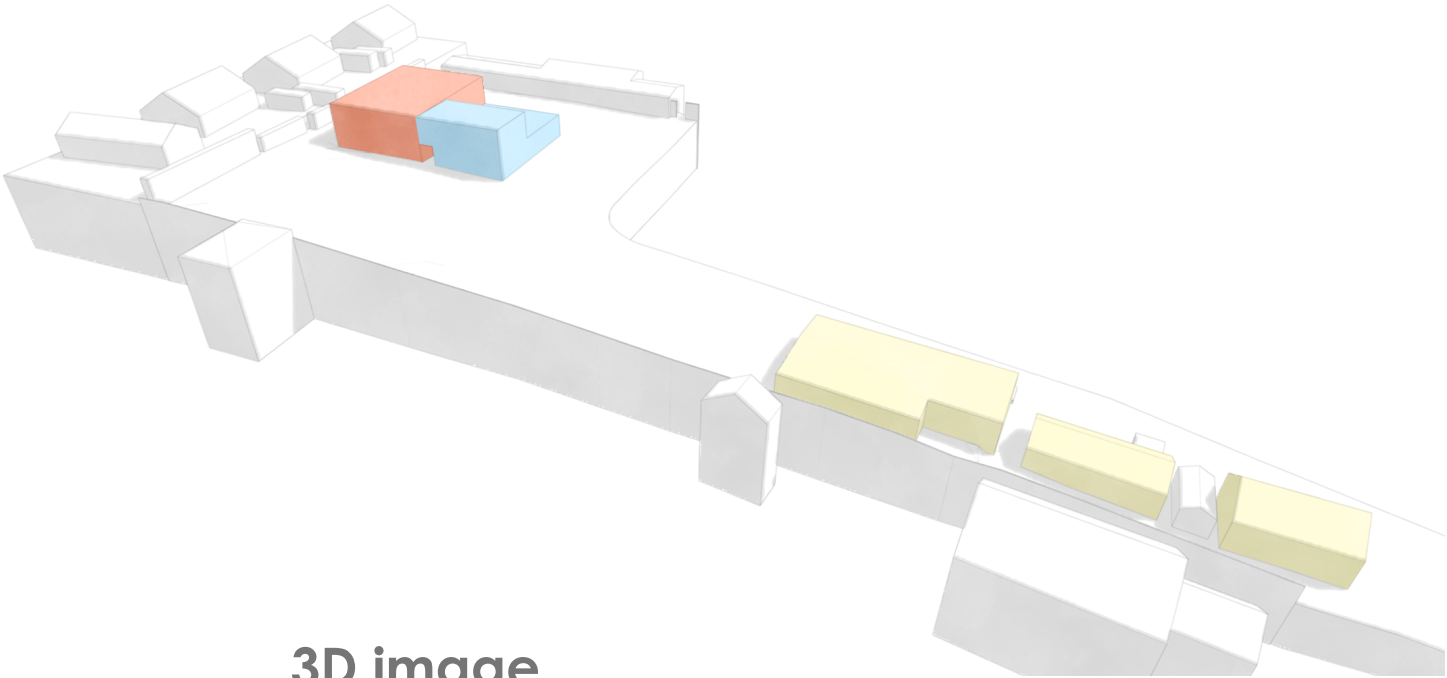
SITE PLAN
1:500



Aerial 3D
not to scale



3D image
not to scale



3D image
not to scale

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Layout Title
Option-2

Scale	Drawn RMW	Checked SjB
Purpose of Issue for review	Date 01.10.25	RIBA Stage 02

Drawing Number 2361-202-05	Revision
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Option 3:

A single-storey building to the west of the existing squash club. With a separate single storage building for groundskeeping use.

The building would be attached and not linked, but could retain an individual entrance as well. It would still retain clearly identifiable areas of use.

Approx. 270 ² floor area of facilities with 40 car parking spaces.

A two-storey extension is not feasible in this area due to the neighbouring dwellings.

Pros

- Minimal impact to existing facilities
- Natural infill of an underutilised area that create clear delineation from the domestic dwellings, and naturally completes the northern boundary of the site
- Most cost-effective build costs
- Simple construction
- Delineation of bowls to squash remains unaffected and the bowls is still prominently visible.
- Existing redundant buildings can be removed to increase parking and improve visibility / access to the highway, as well as enhance pedestrian access.
- The design is not scalable due to site constraints.
- Storage is scalable and could be extended easily.

Cons

- Access to the sports field is across the car park (safety concerns)
- Line of sight to pitches is poor
- Two separate structures increase the build costs
- Two separate entrances
- No clear statement of the entrance
- Groundkeepers' storage is directly accessed in the parking area.
- 273m² doesn't meet the brief for the space required.
- The squash club gallery remains detached and underutilised
- Very small social area and bar/kitchen facilities
- Does not visually improve the existing building
- A two-storey extension is not feasible in this area due to the neighbouring dwellings.
- The area to the north and west of the extension would become redundant and removes valuable meterage for car parking.

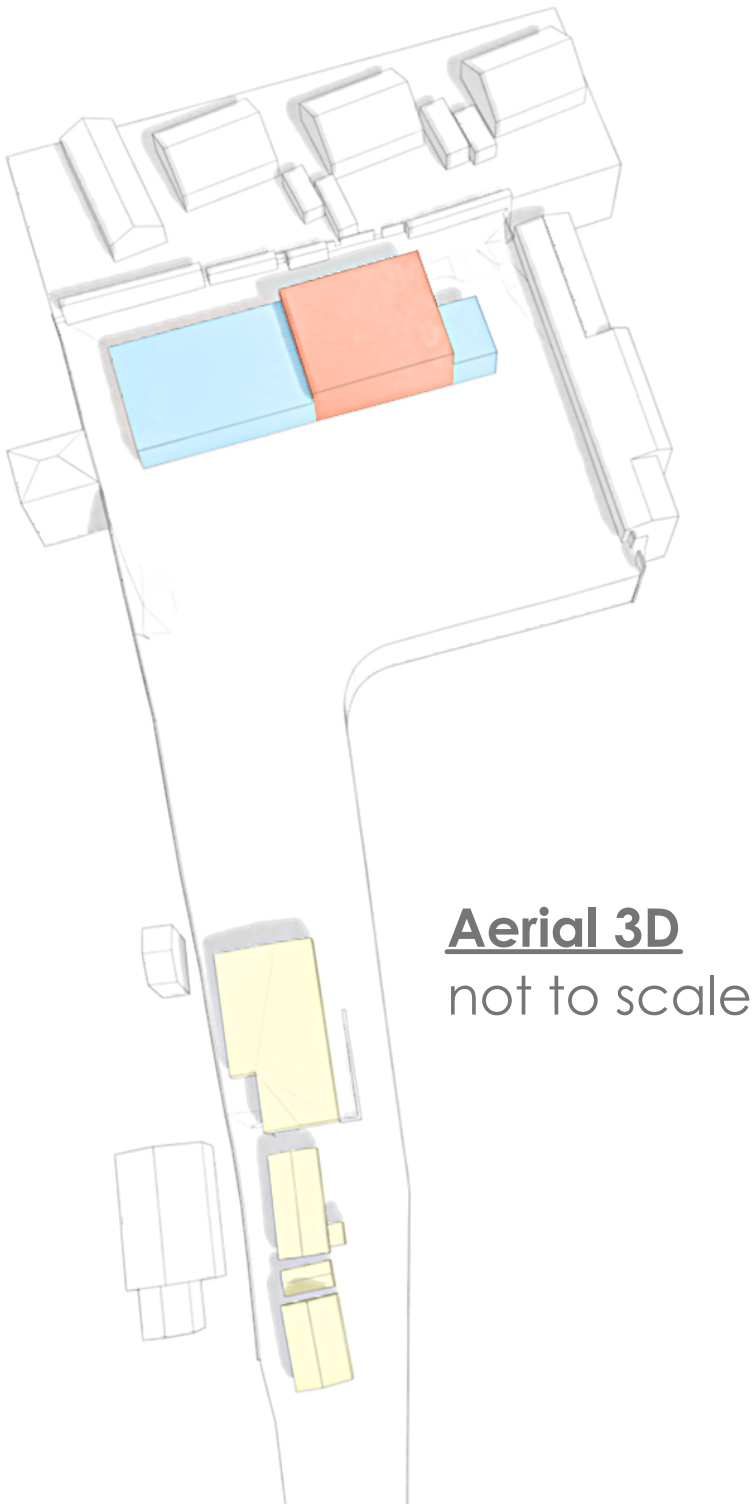
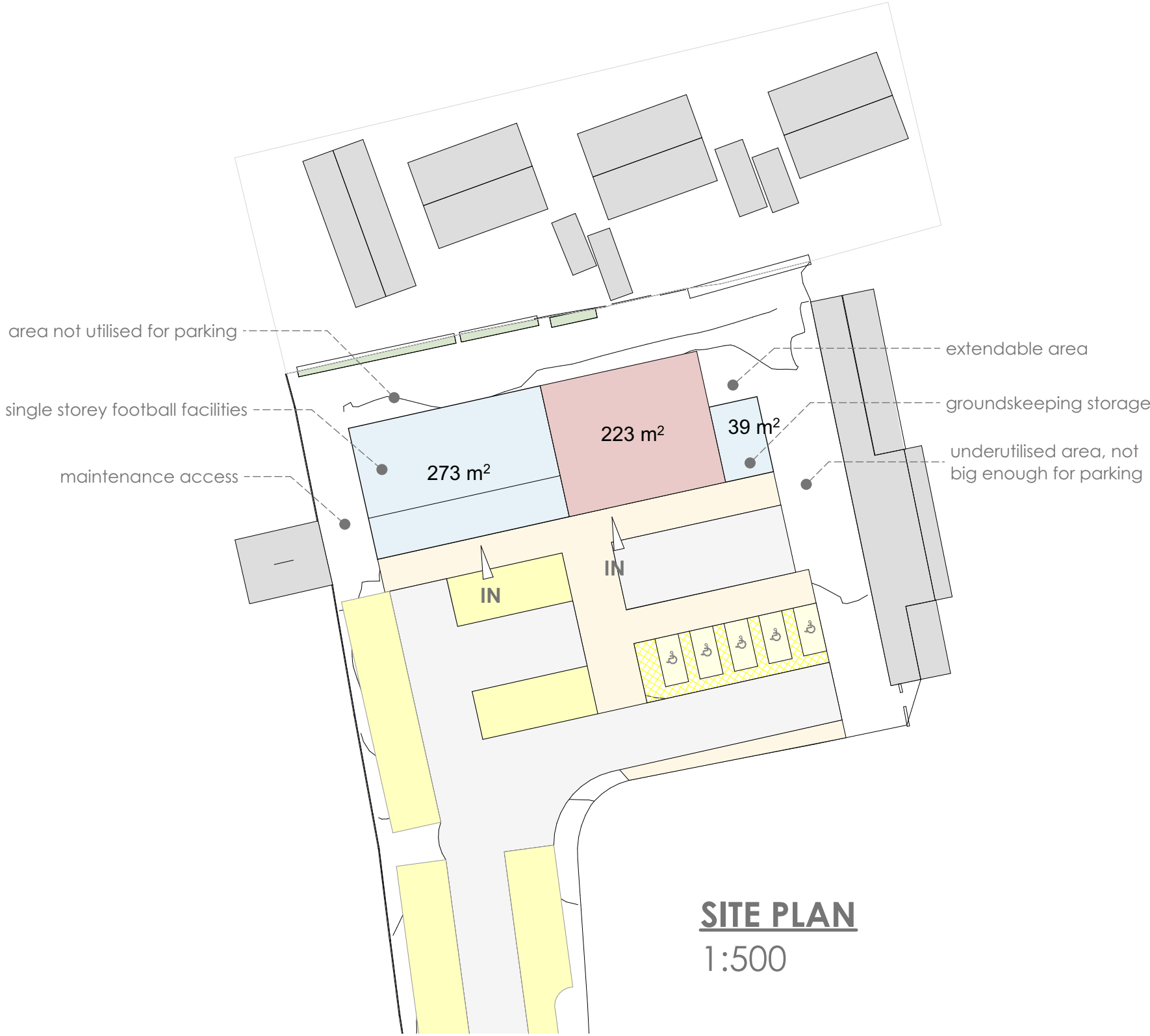
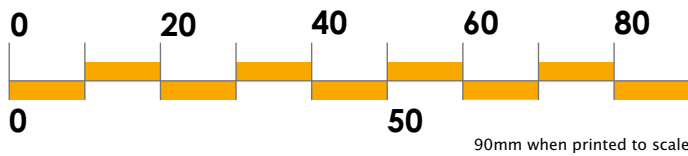
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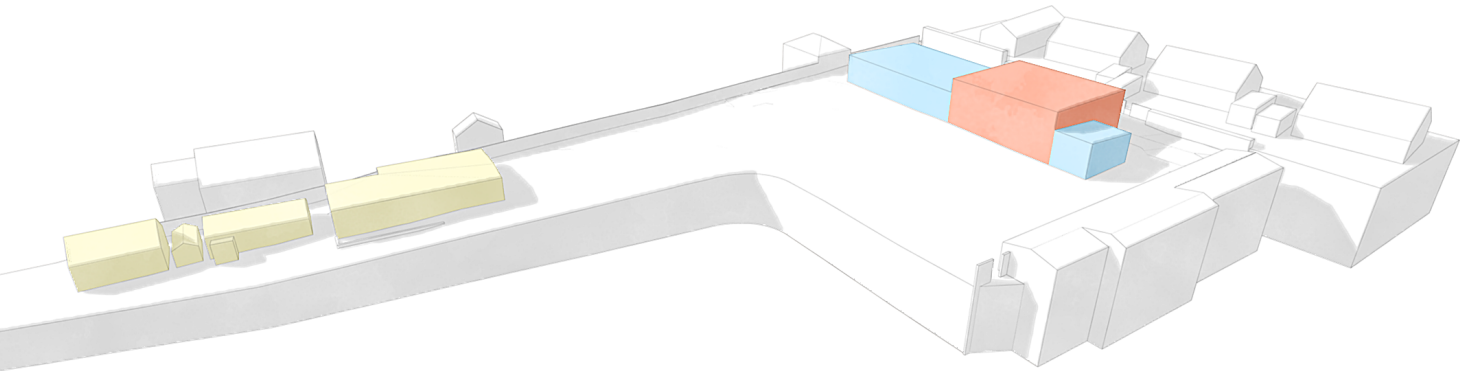
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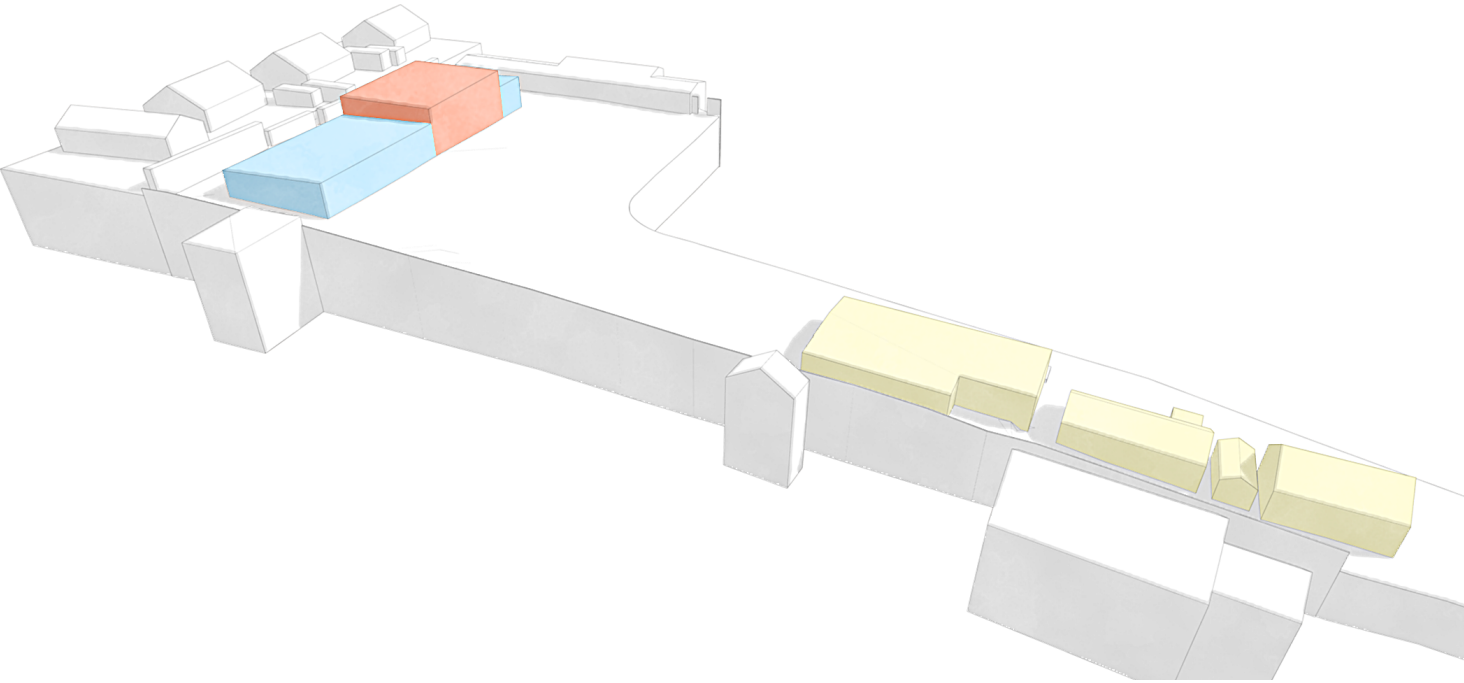
Layout Title
Option-3

Scale	Drawn RMW	Checked SjB
Purpose of Issue for review	Date 01.10.25	RIBA Stage 02

Drawing Number 2361-202-06	Revision
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not to scale

Option 4:

A Two-storey building predominantly to the south of the squash club with a wraparound extension to the east elevation. Combined storage areas for groundskeeping.

The building would be attached and linked but retain clearly identifiable areas of use.

Approx. 300m² floor area for the ground floor facilities, with the new social area and catering facilities of approx. 150 m². The external terrace provides approx. 78m².

With a minimum of 60 car parking spaces, parking and turning for coaches

Pros

- Minimal impact to existing facilities
- Existing redundant buildings can be removed to increase parking and improve visibility / access to the highway, as well as enhance pedestrian access.
- Linked to the existing facilities with a communal entrance area.
- Low impact on neighbours. The single-story elements would not be visible to the properties in the north or the west. The two-storey element would be shielded from the existing structure.
- Improves the visual appearance of the existing structure
- Design is scalable due to unrestricted site location.
- The space between the squash club and the bowling club becomes a definitive access area for the tennis courts.
- Provides clear definitive entrance to all arrivals

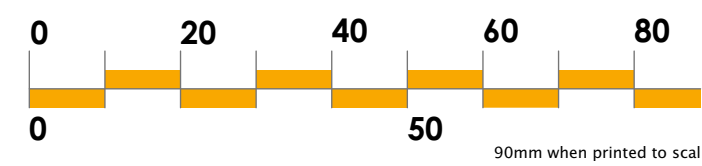
Cons

- Cost
- Slightly complicated build with increased circulatory space and access arrangements

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access to tennis courts

squash courts

main entrance

new structure

access to pitches

accessible parking

coach / team drop off

vehicular circulation

pedestrian access

existing squash building

proposed building

pedestrian priority access

vehicular parking

vehicular access road

soft access

vehicular parking

existing football building
to be demolished

existing YW building

 1. Possible Asbestos

Rev	Date	Description

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Layout Title
Site Layout Plan

Scale @A1: 1:200	Drawn RMW	Checked SjB
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Drawing Number 2361-202-02	Revision P.01	



existing KMS squash club building

Proposed extension KMS football club facilities

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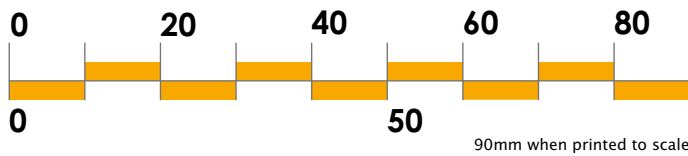
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1. Possible Asbestos

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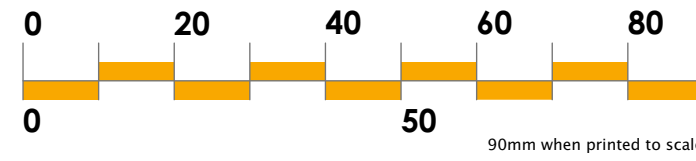
Layout Title
proposed context plan

Scale @A2: 1:1000	Drawn RMW	Checked SJB
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Drawing Number 2361-202-03	Revision P.01
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Project KMS Squash and Football Club Extension & Alterations		
Layout Title Floor plans		
Scale @A1: 1:100	Drawn RMW	Checked SJB
Purpose of issue for review	Date 01.10.25	RIBA Stage 02
Drawing Number 2361-203-01	Revision P.01	

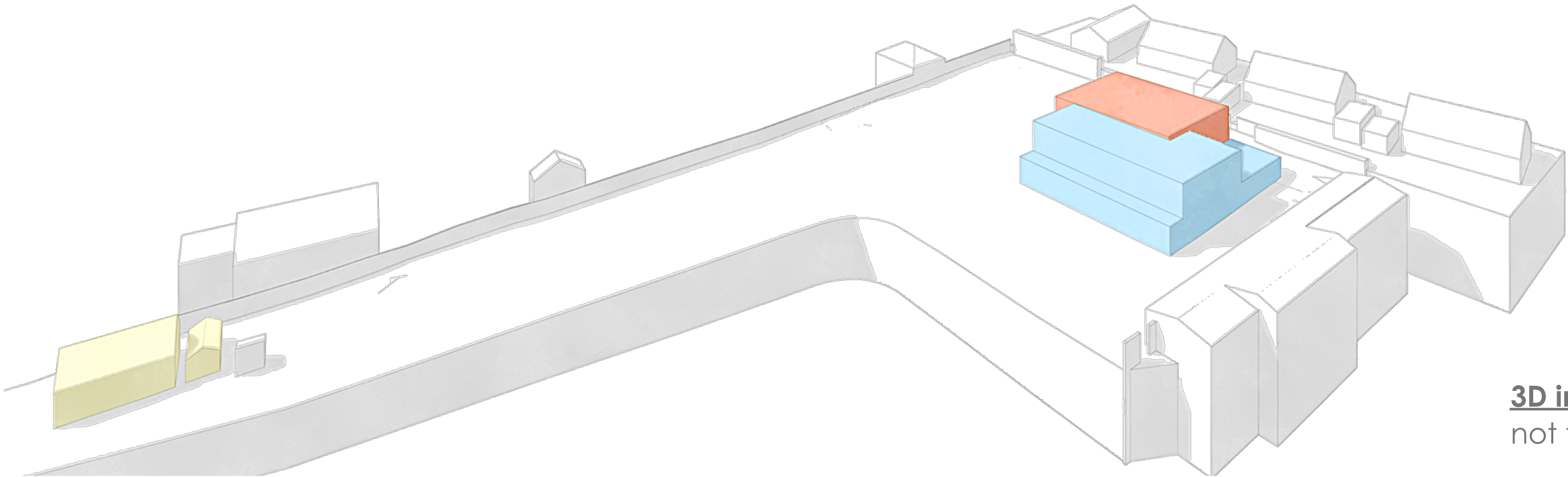
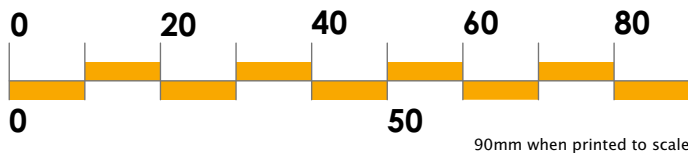
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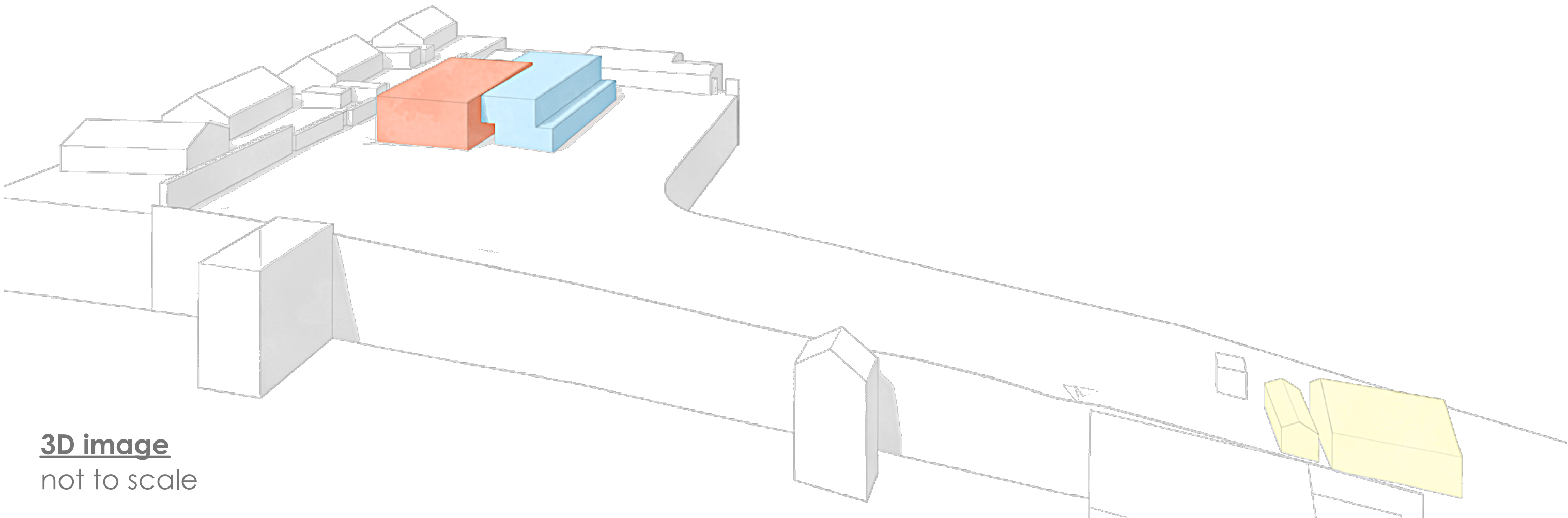
In accordance with CDM regulations 8,9,10 and 11, any significant risk relating to the design features shown on this drawings have been identified with 

-  No significant risks have been identified
-  Significant risks have been identified.

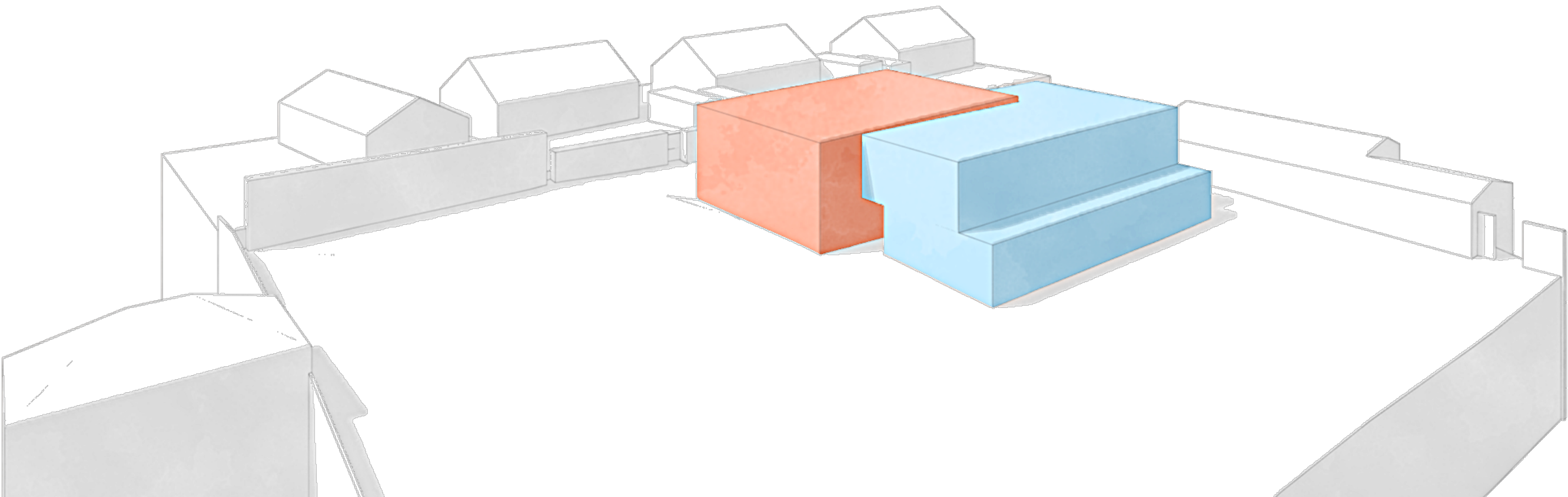
refer to the current design risk register for further information



3D image
not to scale



3D image
not to scale



3D image
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FEASIBILITY

Rev	Date	Description

PETER RAYMENT

design

architecture

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Client
Kirkbymoorside Town Council
Project
KMS Squash and Football Club
Extension & Alterations

Layout Title
Option 4

Scale	Drawn RMW	Checked SJB
Purpose of Issue for review	Date 01.10.25	RIBA Stage 02

Drawing Number 2361-202-07	Revision
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7. QUESTIONS / DISCUSSION POINTS:

- Could the grounds keeping building be a simpler structure (shed type)?
- How much space is required for groundskeeping?
- The reduction in parking facilities
- More information on the catering requirements and social areas. how much space is ideally required?
- How often are the squash club changing facilities used?
- The current access and parking would benefit from significant improvement. Is this to be factored in?

8. ACCESS

The access to the site remains unchanged.

9. ECOLOGY & ENVIRONMENT

The development area is predominantly hard standing. There are areas of sporadic grassland around the perimeter. The western boundary is predominantly delineated by domestic fencing.

The northern boundary has some mature hedging; the ownership of this is unknown.

Should the development only affect the hard-standing areas, then the development could be exempt from Biodiversity Net Gain (BNG). However, if the site is further developed to increase the possible parking areas, then this would trigger BNG.

Should the development require a BNG assessment, it may need to undertake both an area and linear assessment of the habitats on site.

Depending on the final development, we may need to introduce mitigation in the form of on-site or off-site controlled planting to offset any impact the development has on the existing habitat.

An investigation would also be required to ensure that no major utilities would impact any potential development.

10. PLANNING POLICIES

Parts of the site are allocated Playing Field within the Ryedale Plan - Local Plan Strategy and the site is wholly within a Visually Important Undeveloped Area (VIUA).

Policy SP11 (Community Facilities and Services) of the Ryedale Plan - Local Plan Strategy provides support within Kirkbymoorside for the expansion and improvement of existing facilities in and outside of Development Limits. The NPPF also seeks to ensure the retention and development of community facilities, including sports venues.

There is clear, strong support within national and local planning policy for the expansion of sports facilities, and as such, the principle of a development on the site should be supported, with the primary consideration relating to the design of the development. The impacts on neighbouring properties would be limited given the position of the building on the site and would likely have less impact on neighbouring properties than the previous consent (23/00146/FUL).

With regards to the VIUA designation, Policy SP16 (Design) of the Ryedale Plan states that:

*To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:
The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement*

The public benefits associated with the expansion of a community facility are significant and would carry substantial weight in the decision-making process. An extension sited within the existing developed part of the site would have a limited impact on the character of the VIUA and, subject to the detailed design, would therefore be compliant with Policy SP16.

11. CONCLUSION

Based on the feedback following the interim phase I review, it became apparent that the amount of space required is significant. The requirement to retain a clear separation of the proposed and existing facilities adds to the spatial requirements. The minimum spatial standards recommended by the football association provide clear guidance and these can be adopted in any of the designs above.

The site is well-proportioned to accommodate a significant extension. One area for consideration is the management of parking, and whether the need exists for more structured, delineated parking to maximise the numbers available.

The options discussed previously all have their own benefits. Through the progression of our analysis, option 4 was further developed to ascertain the full benefits of the scheme and its impact on the site.

The wrap-around design and positioning enable a truly scalable building that can be easily extended or reduced at the ground or first floor, with consideration for the minimum standards of the FA. The kitchen and social area can be increased or decreased as required to meet your requirements, and the storage element could be expanded.

The social spaces are of a significant size and scalability, which allows for multifunctional use, such as for birthdays, funerals, meetings, and other events.

The positioning of the player's egress to the east provides the safest passage to the sports field. It allows for the use of soft materials, such as astro turf, to reduce the risk of slips and trips from players moving to and from the field, while not exposing it to wear and tear from vehicles.

The tiered form of the structure reduces the massing of the original structure and softens the appearance from the street scene and for approaching users.

The design makes use of the somewhat underutilised space between the squash club and the Bowls club, whilst creating the potential for the maximum amount of parking spaces. In pursuing a two-storey structure, we reduce the amount of space lost from the parking arrangements, but it introduces a level of complexity in access arrangements.

The design provides a clear identity for the building and a prominent, singular entrance and communal space that is oriented to the direction of all arrivals.

The structure, however, is sizeable and given current construction costs, the budget needs to be carefully considered. Utilising current rates, you can expect to pay between £2500 and £3000 per m². With the current identified space requirements exceeding 350 m², the development costs would be substantial. Upon further investigation, it may be possible to align expectations and requirements to address any budget deficit.

Ultimately, the final design will need to bridge the gap between need, desire and budget. The study has clearly identified several options that can be pursued to meet the expectations and requirements. The improvement to community facilities will be welcomed by the community and will be favourable with the local planning authority.