



1. ILLUSTRATIVE MASTERPLAN (MANOR FIELD SITE) 1:1250

- Masterplan Key**
- Manor Field Site (15,000 m²)
 - 45. Existing changing pavilion
 - 46. Existing storage buildings
 - 47. U9/10 Natural turf 7/7 Football pitch (61.0 x 43.0m o/a)
 - 48. U7/8 Natural turf 7/7 Football pitch (43.0 x 33.0m o/a)
 - 49. U7/8 Natural turf 7/7 Football pitch (43.0 x 33.0m o/a)
 - 50. U9/10 Natural turf 7/7 Football pitch (61.0 x 43.0m o/a)
 - 51. Natural turf training grid (ex. 10.0 x 10.0m grids)
- Magnets Site (125,651 m²)**
1. Proposed site entrance (two-way) off A162
 2. Main car park with coach drop-off, emergency/maintenance access via SE corner adjacent to potential electricity sub-station, includes cycle parking and EV charging
 3. Secondary car park for use in conjunction with the Social Club, Bowling and Cricket Pavilion. Includes coach parking
 4. Proposed Hub Building with indicative servicing strategy and future expansion opportunities
 5. Shared surface (service) access route to hub building can be used as hard-standing for viewing on match days
 6. Possible location for new Grounds Maintenance Store, (option to integrate within new Hub Building)
 7. Existing football pitch, reserved to 108.0x70.0m o/a
 8. Existing football pitch, reserved to 108.0x70.0m o/a
 9. Full size AGP Hockey pitch (101.4 x 65.0m o/a) - floodlit
 10. Learn to Ride facility (cycling)
 11. Mini-raceway (cycling)
 12. Mini-pump track / skateboarding area
 13. Informal games area / training (10.0 x 10.0m grids)
 14. Pedestrian access to be provided from A162 adjacent to the Gym
 15. (49), new pedestrian crossing point opposite HUK building may be required
 16. Community Hub building outdoor event space, outside of the building's future expansion zone
 17. U13/14 Natural turf intermediate Football pitch (86.0 x 56.0m o/a)
 18. U11/12 Natural turf intermediate Football pitch (70.0 x 52.0m o/a)
 19. Tennis / Netball / Multi-use Training Area (40.6 x 36.6m)
 20. Outdoor fitness area linked to main trail
 21. Possible location for new cafe, cafe, cafe
 22. Picnic / Park area including space for kick-about
 23. Informal games area / training (10.0 x 10.0m grids)
 24. Outdoor fitness area linked to main trail
 25. Full size natural turf Football pitch (108.0x70.0m o/a)
 26. Off-road sections of trail for cycling
 27. Nature and ecological project area, (local school use)
 28. Shared access route to Social Club and Queens Gardens. Future strategy could be as follows: Primary access - pedestrians / cycles
 29. Secondary access - emergency / service / maintenance vehicles
 30. Existing Scores Hut
 31. Existing cricket square reduced from 15x to 12x wickets to enable an amended boundary for an access route on eastern boundary
 32. Existing tennis courts building (demolished / cricket practice nets)
 33. Existing Cricket Pavilion
 34. Existing Grounds Maintenance Stores
 35. Two Cricket Practice Nets, location option 1
 36. Two Cricket Practice Nets, location option 2
 37. Outdoor social event space, doubles up as overflow parking for Social Club
 38. Existing Bowling Club
 39. Existing toilet block for use on match days and events
 40. Existing operations / meeting building
 41. Community Play Area, timber construction with offering age zones and activities
 42. Remediated existing car park to allow for accessible parking and pedestrian cycle access from Queens Gardens and A162
 43. HUK Building (Booths)
 44. (Items 95-43 to be discussed and reviewed with TMSSO)

2. ILLUSTRATIVE MASTERPLAN (QUEENS GARDENS) 1:1250

P3 Title block updated 06.04.20
 P2 Amended masterplan following (12.02.20) Client meeting. 19.03.20
 P1 Preliminary issue for comment. 02.03.20

SPA ARCHITECTS
 incorporating DKS Architects
 1 Burdon Way, Stokesley Business Park, Stokesley, Middlesbrough, TS9 5PY
 T: 01642 591555 E: mail@spa-architects.com

Client: Tadcaster Community Sports Development Partnership
 Project: Tadcaster Community Sports Facilities

Drawing: Proposed Masterplan

Drawn by:	Checked by:	Scale:
TL	TL	1:1250 @A1

Project No	Originator	Volume / System	Level / Location	Type	Rev	Dwg No
18020	SPA	XX	ZZ	DR	A	90-11

Purpose of Issue	Date	Rev	Subsity
Preliminary	03 Mar 2020	S0	P3