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Hough End Sports Village
Design and Access Statement

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Document Contents

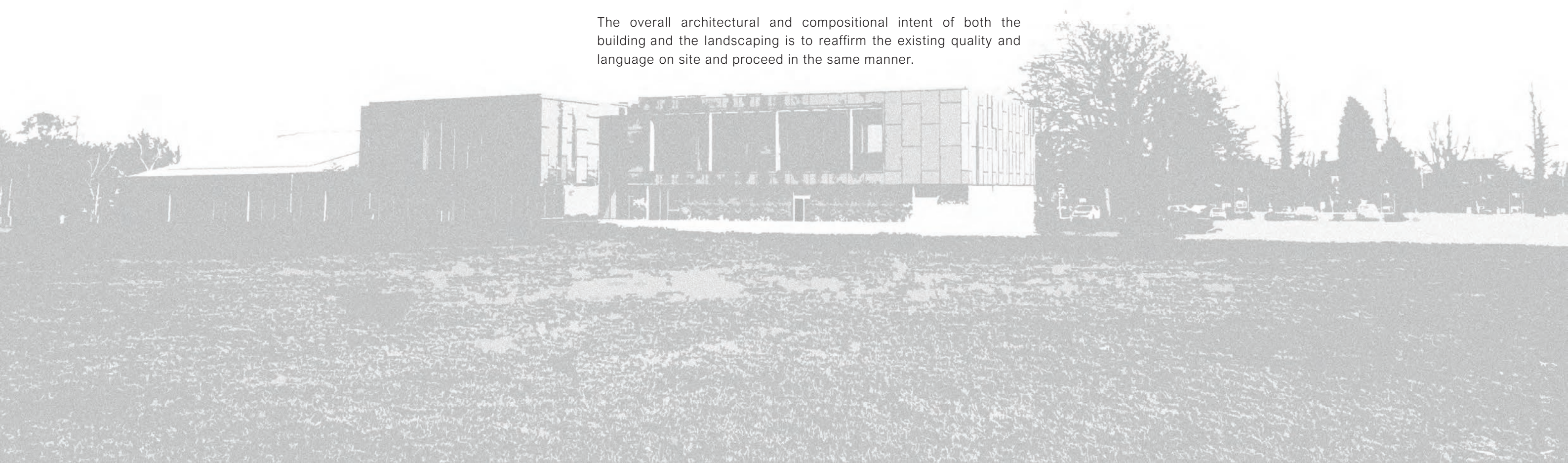
Pg.	
3	1.0 Introduction
4	2.0 The Project Team
5	3.0 Site Context & Analysis
6	3.1 Site Location
7	3.2 Local Development Context
8	3.3 The Historical Context
9	3.4 Listed Buildings and Sensitivities
10	3.5 Planning Considerations
10	3.6 Existing Local Use Profile
11	3.7 The Existing Site Context
14	3.8 The Existing Site Approach
16	3.9 The Existing Site Photographs
18	3.10 The Existing Building Internal Photographs
19	4.0 Project Development
20	4.1 The Project Brief
21	4.2 Other Design Considerations
22	4.3 Design Development
25	5.0 Final Building Layout
26	5.1 The Building Concept
27	5.2 Ground Floor Plan
28	5.3 First Floor Plan
29	5.4 Roof Plan
30	5.5 Building Sections
31	6.0 Final Use and Quantum
32	6.1 Usage at Ground Floor
33	6.2 Usage at First Floor
34	6.3 Schedule of Accommodation and GIFA's
35	7.0 Building Appearance
36	7.1 External Materiality
43	8.0 Landscaping
44	8.1 Site Wide Masterplan
45	8.2 Landscape Concept
45	8.3 Site Plan
45	8.4 Hard Materials
47	8.5 Soft Materials
51	9.0 Access
52	9.1 General Site Access
53	9.2 Parking Figures
53	9.3 Adjusting the Coach Drop Off
54	9.4 Waste Strategy
55	9.5 Inclusive Access
56	9.6 Internal Access and Wayfinding
57	10.0 Sustainability
58	10.1 Sustainable Measures
59	11.0 Supporting Statements
60	11.1 Blue/Green Infrastructure Statement
61	11.2 Open Space Assessment

1.0 Introduction

This Design and Access Statement has been prepared by Ellis Williams in support of the planning application to extend Hough End Sports Village as well as enhance and formalise the existing grounds into 14 full size grass football pitches and 2 standard full size 3G artificial grass lit and fenced pitches. The playing fields will also be able to accommodate further grass sports & recreational uses as described on the proposed pitches site layout drawing. The associated parking, both vehicular and cycle, will also be enhanced to support the increased offer.

A key driver for the development project is to replace the existing changing provision which is to be demolished. In addition, the extension will enhance the public offer with a cafe, increased public seating area and supporting facilities at ground floor level. At first floor level, as well as provide additional space connecting space into the existing oversubscribed fitness suite, the extension will also provide the centre with a training/club room with associated bar, servery and sanitary facilities. The new plant to support the extension will be housed and screened at first floor level.

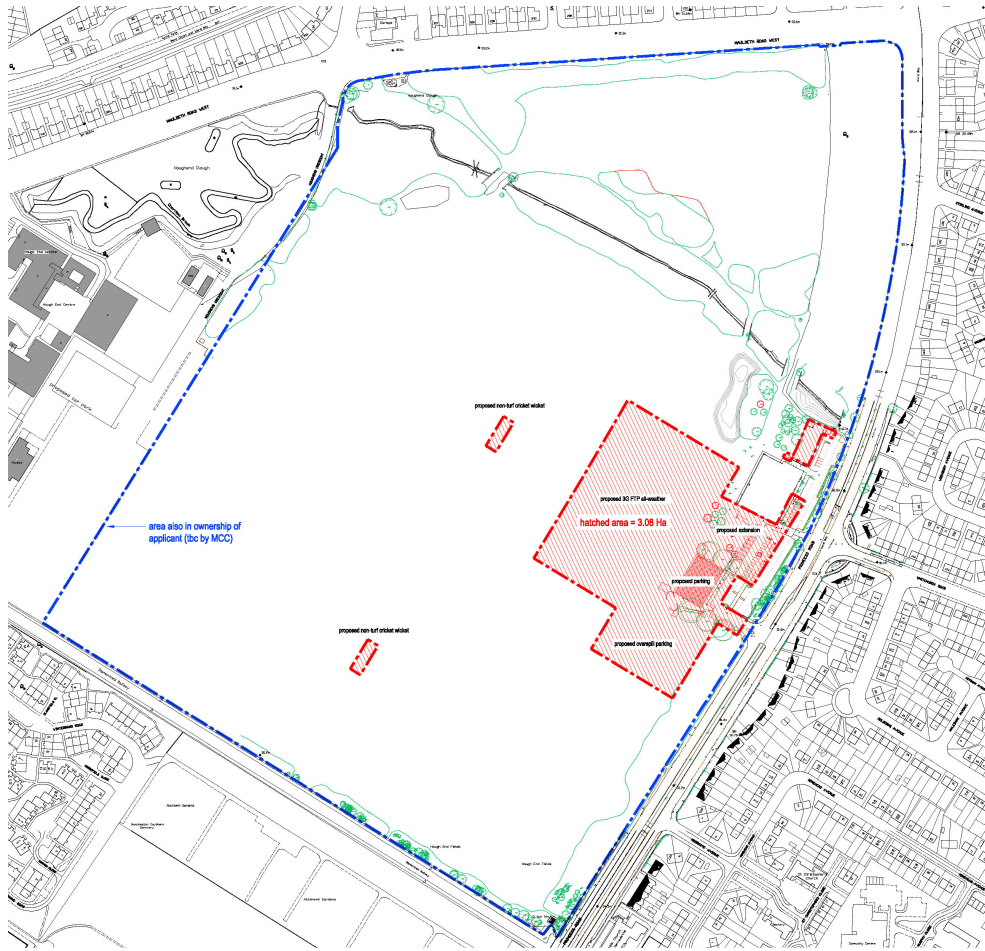
The overall architectural and compositional intent of both the building and the landscaping is to reaffirm the existing quality and language on site and proceed in the same manner.



2.0 The Project Team

There has been a comprehensive design team in place for this project from its conception. The project team is as follows;

	Greenwich Leisure Ltd End User/Operator Client		Curtins Structural Engineer Civil & Highways Engineer
	MCRActive Local Authority Sports Development Client		Waterman Group Service Engineer Acoustic Engineer
	Manchester City Council Local Authority Client/Client Project Manager		Ridge BREEAM Assessor
	ISG Framework Contractor/Client Principal Designer		Bureau Veritas Fire Engineer
	Ellis Williams Architect Landscape Architect		Indigo Surveys Ecologist/Arboriculturist



3.1 Site Location

The site is located and accessed directly off Princess Road. It comprises a substantial amount of public open space – totalling over 35 hectares with an existing Leisure Centre.

Of this 35 hectares, a belt of trees along the east boundary with Princess Road and a second belt of trees following the east-west line of the Red Lion Brook comprise the majority of the tree cover on the site. These trees represent a significant amenity contribution both to the Princess Road street scape and also to the site's northern boundary with Mauldeth Road West. The majority of the tree cover is found in the upper section of the site north of Red Lion Brook. The maturity of this planting is to be understood in the context of the fact that the historical map record shows this whole area (and a not insignificant part south of the brook) developed as back-to-back terraced housing, only shown as being cleared on the map record from 1973 onwards.

The adjacent diagram shows that the site and its green spaces, trees and amenity is a component of a well trafficked green corridor between Manchester City Centre and various woods that surround the River Mersey. For this reason, we will endeavour to limit ecological loss on site as part of these development works.

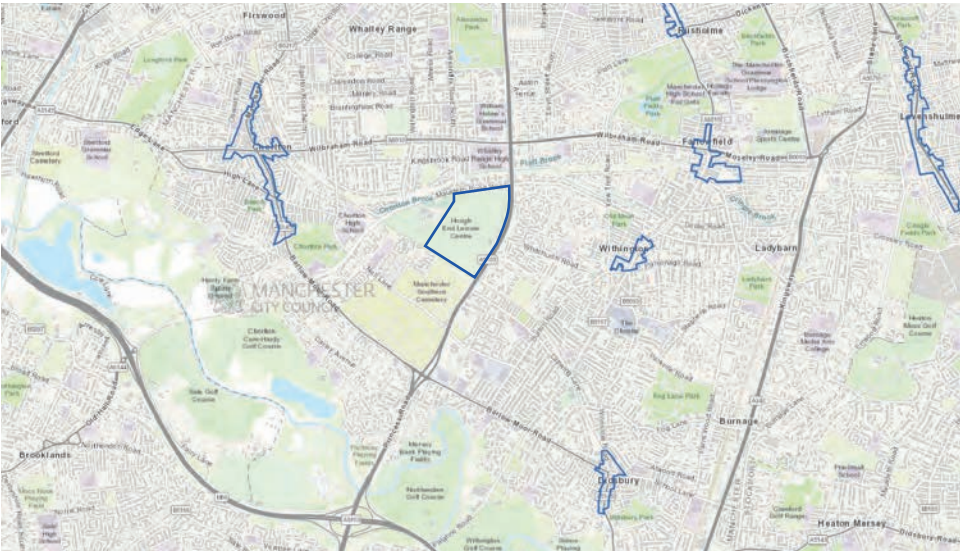
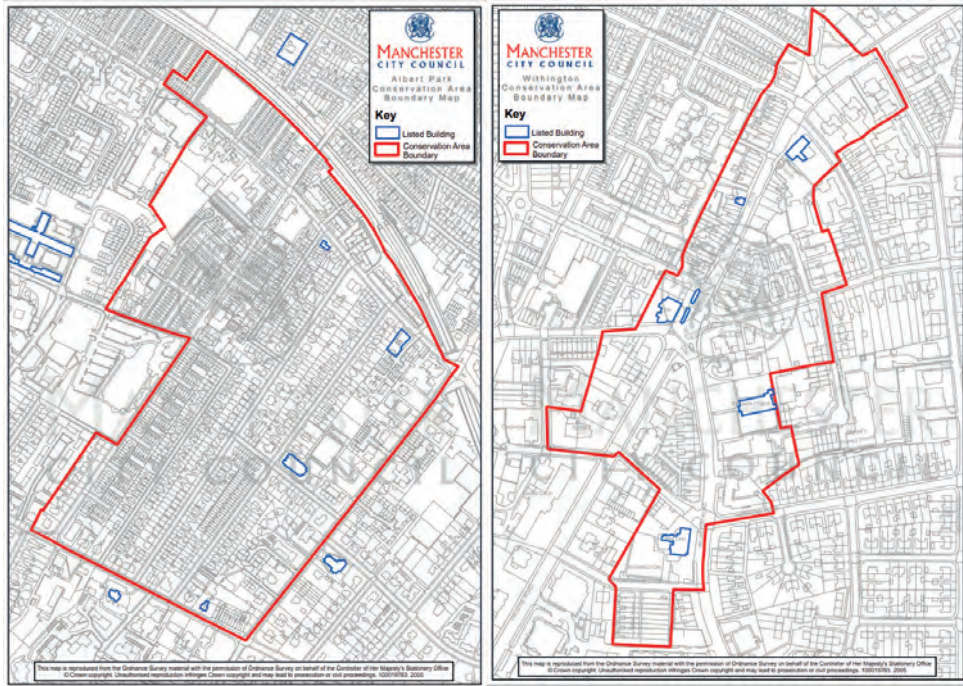


3.2 Local Development Context

The site is located in South Manchester in very close proximity to the district centres of Withington (2Km), Fallowfield (2.5Km), Chorlton (3Km) and Didsbury (4.5K). Not only this but the site is sandwiched on all sides by Major Travel Corridors both in terms of road and rail (Metrolink). The transport corridors support several public transport routes in either direction making the site not only incredibly accessible by public means but also increasing it's immediate catchment area widely throughout South Manchester.

The existing leisure centre and its facilities are well used. The closest alternative leisure offer is with Withington Baths, an Edwardian building which is much smaller in scale to Hough End. The closest facility of a similar size is the Moss Side Leisure Centre (c. 2.75K) which offers similar indoor sports and leisure facilities. Hough End also has much larger amounts of external space associated with the centre, something identified for significant improvement in the local development framework as well as being an important objective for the redevelopment project.

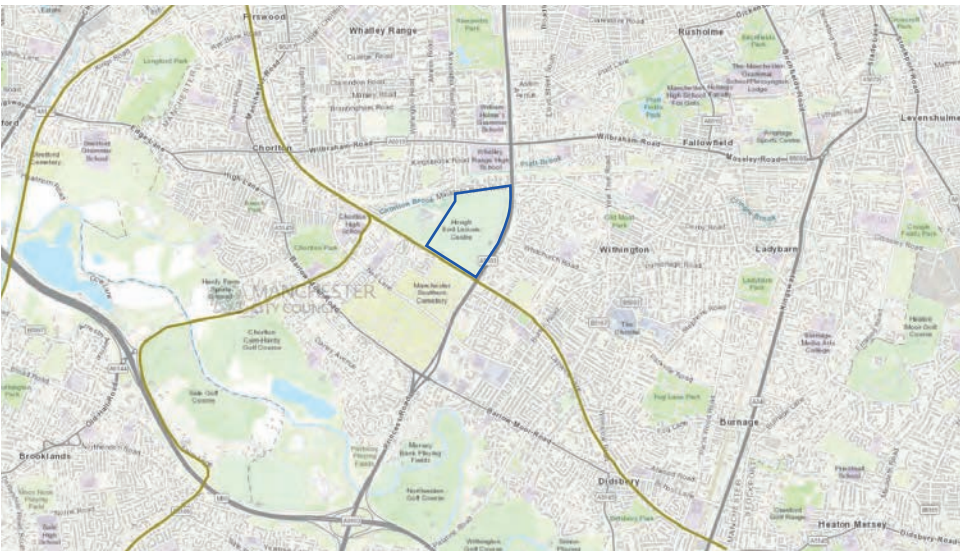
The site is not within a Greenbelt area but the parks to the south of the site in the Mersey Valley are. Though the site itself doesn't sit within a conservation area, there are several conservation areas within a short walk of the site. The closest and most relevant of these are Albert Park to the South East of the site and Withington to the East of the site (conservation area plans as well as associated listed buildings as per the diagrams below, Albert Park Left, Withington Right).



Above: Indicates District Centres



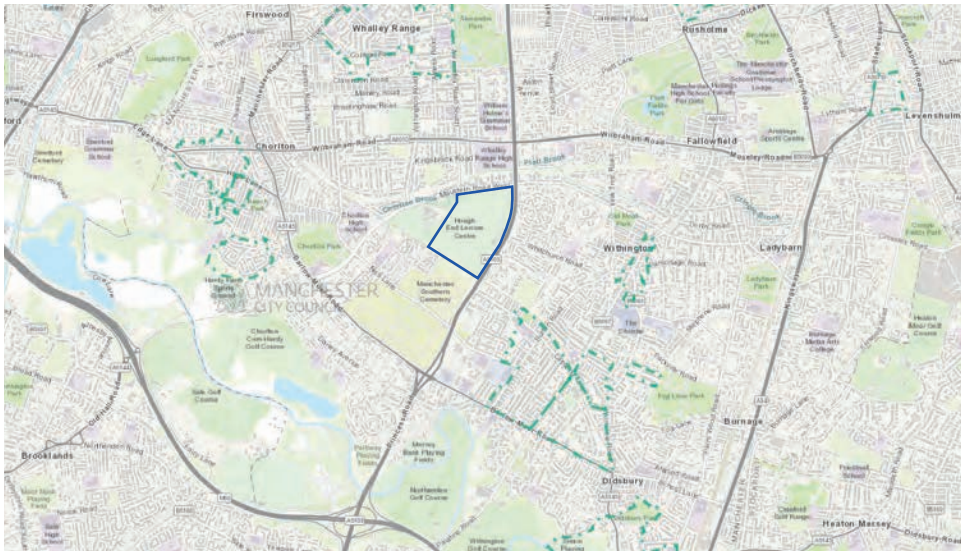
Above: Indicates Major Travel Corridors



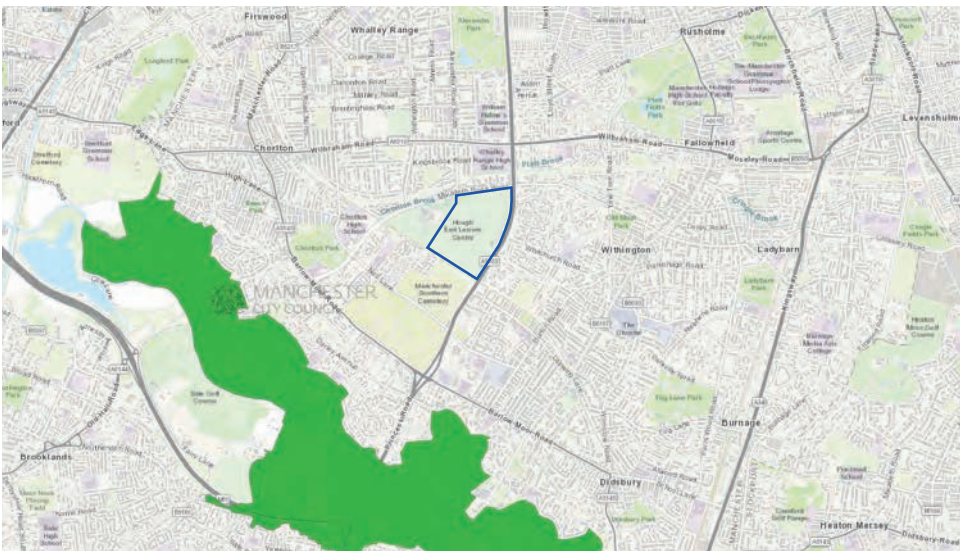
Above: Indicates Metrolink Routes



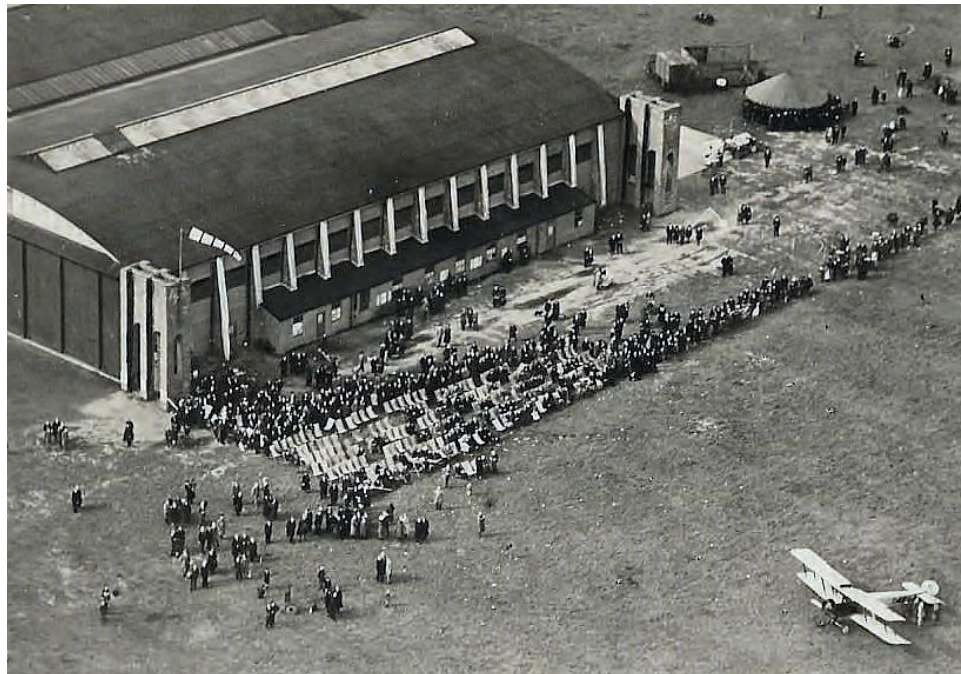
Above: Indicates Leisure Sites Identified for Improvement



Above: Indicates Conservation Areas



Above: Indicates Greenbelt



The Aerodrome - Aerial View 1 above, Aerial View 2 below

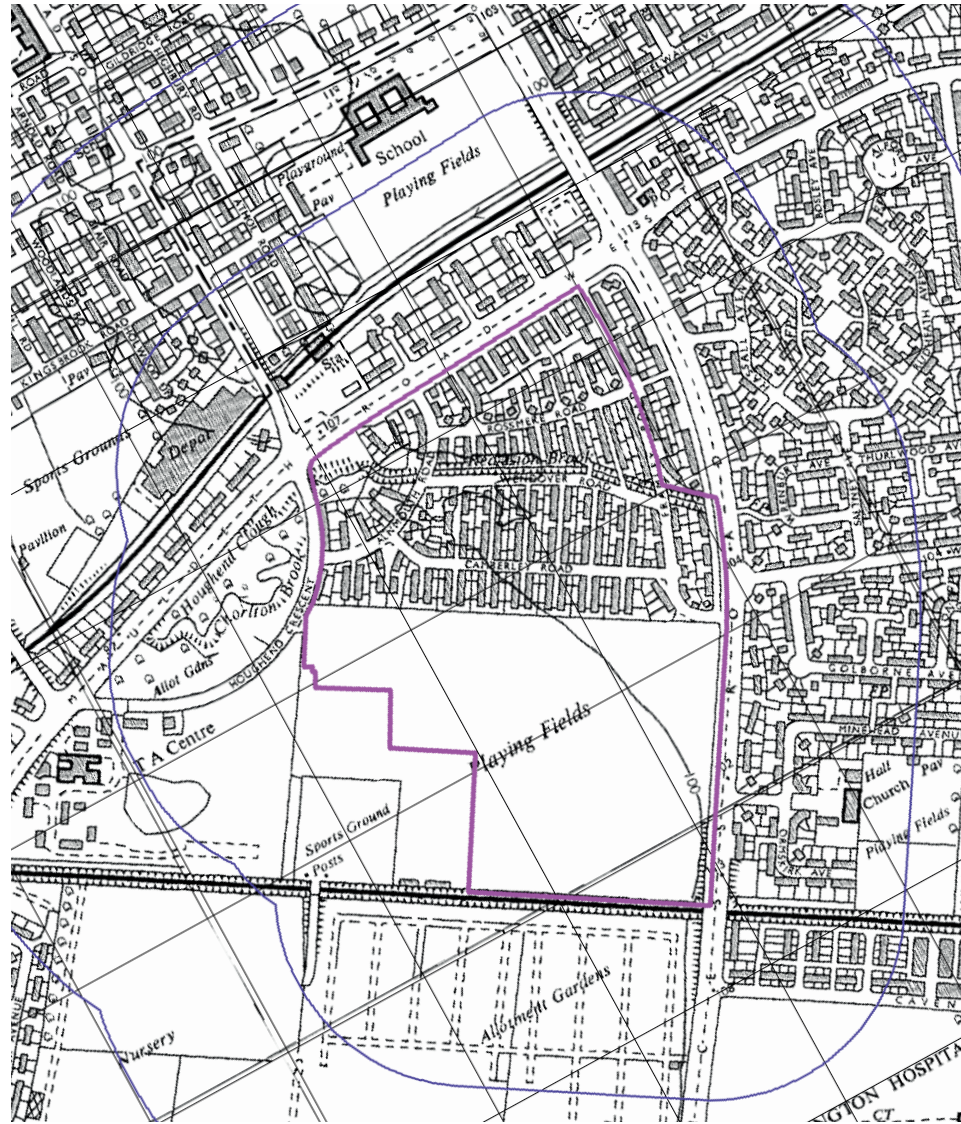


5.3 The Historical Context

The Hough End site was laid out as playing fields in 1945. Prior to that between 1918 - 1929, it was known as the Alexandra Park Aerodrome, a civil airfield. The site as an air field accepted Manchester's first ever flight in May 1919 and by 1922 was well used by the RAF and later by Daimler Airway. The Lancashire Aero Club also formed at the Alexandra Park air field in 1922. In 1924 the demolition of the Aerodrome and its hangars commenced, following on from the end of the war, the airfield became redundant.

Alexandra Park would have become Britain's first municipal airport if Manchester Corporation had been successful in persuading Lord Egerton of Tatton to sell the land. Instead, it remained undeveloped from 1929 until it was re-purposed as Hough End playing fields in 1945.

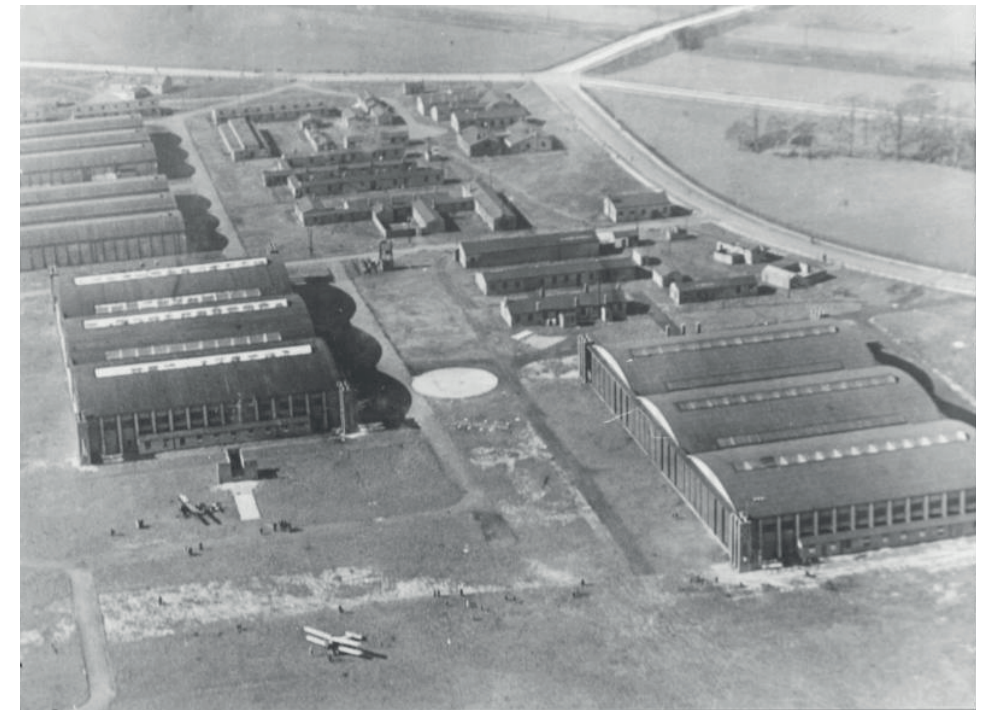
To add a postscript updating this account to the present day, in addition to their main function, the sports pitches area also still currently used by the Hough End Model Aircraft Club for flying their planes.



Historical Map of the Site from 1966 above
A sketch of the Aerodrome during demolition below



Images courtesy of Nora Templar and UK Airfield Guide



The Airfield taken in 1923 above





3.4 Listed Buildings and Sensitivities

The map above shows the various listed buildings around the site and the wards in which they reside;

- 01 - Various Chapels and Features within the Cemetery
- 02 - Entrance gates and features of Withington Hospital
- 03 - Hough End Hall
- 04 - Rowthorne House and Barn
- 05 - Hartley Hall and Gates
- 06 - William Hulme Grammar School and Gates
- 07 - Synagogue
- 08 - Church of the Holy Innocents and St James with War Memorial
- 09 - Queen of Hearts Public House

- 10 - Former White Lion Pub with Associated Stone Pillars
- 11 - National Westminster Bank
- 12 - Park Cottage
- 13 - Red Lion Inn
- 14 - Milestone adjacent to Withington Fire Station
- 15 - Church of St Paul
- 16 - Norton Place

As the diagram shows above, due to the proposed 2 storey nature of the extension as well as it being sat behind an established tree line, further development at the Hough End Leisure Centre site is so far from any sensitive buildings, we believe it will have no detrimental impact.

Please note further sensitive buildings are within the Withington Ward but due to the distance from the site, they were not included as part of this study.



3.5 Planning Considerations

An informal pre-application consultation has taken place with Case Officer Principal Planner Rob Griffin. Besides agreeing the scope of supplementary documents to be submitted to meet the application validation criteria the consultation established the following guidance from the local planning authority:

- An extension of smaller bulk and set back from the existing main Princess Road frontage would be welcomed, as would a choice of external materials matching or similar to the existing.
- Ideally there would be a zero loss of viable trees, but involving the city tree officer in discussions over the proposals for specific tree or groups of trees would be advisable. Replacement strategy might be on a two for one or a three for one basis, but this would depend on the quality of the possible tree lost and the quality/maturity of the new tree proposed.
- The submission of a Crime Impact Statement will be a condition of planning application validation. A letter from GMP's Design for Security division confirming that the scheme would achieve 'Secure by Design' may be submitted post application.
- The parking space standards are to be from MCC's Local Development Framework Core Strategy Development Plan Document Table 15.1: one space per 22m² and a disabled parking space allowance of 6%, plus one cycle parking space per 140m².
- Refer to HEV-EWA-ZZ-XX-RP-A-90412 Planning Statement for full details.

3.6 Existing Local Use Profile

The area surrounding the sites immediate boundary is dominated by residential usage as can be seen on the diagram left. This residential area extends largely uninterrupted until much closer to the centre of Withington. There are some medium sized areas to the south and south east which are allotments associated with and in support of the residential area.

To the immediate north of the site there is the Basketball Centre, the only other leisure offer in the direct proximity but other leisure offers such as Platt Fields BMX track and Whalley Range Cricket and Tennis Club are also very close.

Just off to the west is the Greater Manchester Police Station which sits adjacent to Broughton Park Rugby Club. The Rugby Club also make use of the fields at Hough End.

3.7 The Existing Site Context

The site comprises a substantial amount of public open space – totalling over 35 hectares. Of this, a belt of trees along the east boundary with Princess Road and a second belt of trees following the east-west line of the Red Lion Brook comprise the majority of the tree cover on the site. These trees represent a significant amenity contribution both to the Princess Road street scape and also to the site's northern boundary with Mauldleth Road West. The majority of the tree cover is found in the upper section of the site north of Red Lion Brook. The maturity of this planting is to be understood in the context of the fact that the historical map record shows this whole area (and a not insignificant part south of the brook) developed as back-to-back terraced housing, only shown as being cleared on the map record from 1973 onwards.

The site is to all intents flat, with very little level change across its extents. To the west boundary, the only side of the site not edged with a major road or the Metrolink tracks, the Hough End Crescent cul-de-sac leads south off Mauldleth Road West to the facilities behind the GMP's Hough End Recreation Centre, St Peter's Gaelic Football Club and Broughton Park Rugby Club.

A public right of way 'Framley Road', comprising a section of the National Cycle Route 85, crosses the site running approximately 75m inboard from Princess Road, from the existing building north up to Maudleth Road West. It was diverted off the edge of Princess Road and around the north side of the site parking at the time of the original leisure centre development.

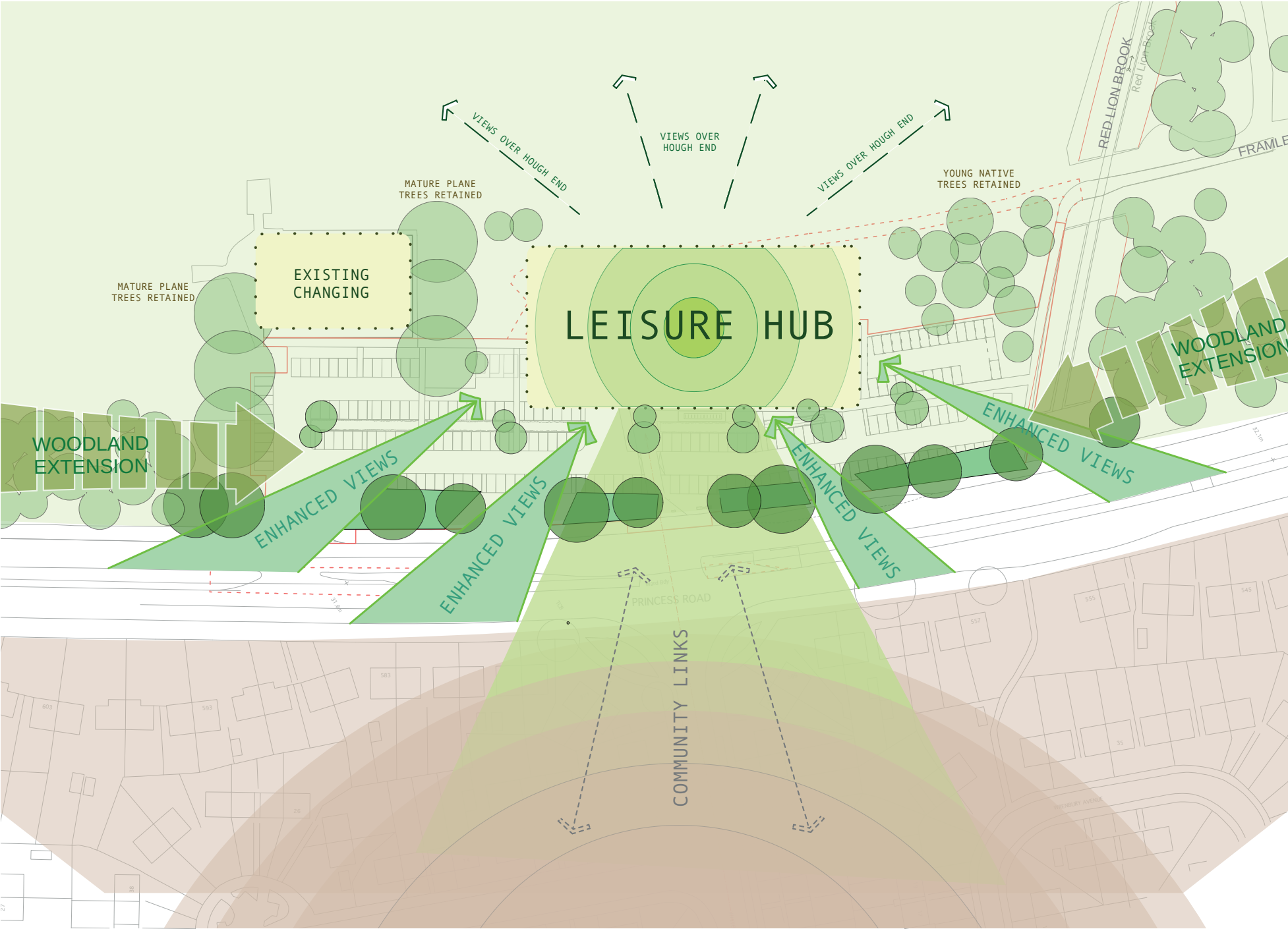


The existing building is sited in a near North-South long axis orientation to maximise the natural light from the East and West. This orientation also gives a good viewing aspect from the west side of the building overlooking the Hough End grounds/pitches.

The building's East facade and existing main entrance are located to align with the pedestrian crossing which connects along Whitchurch Road to the district centre of Withington almost on a direct axis with the Leisure Centre.

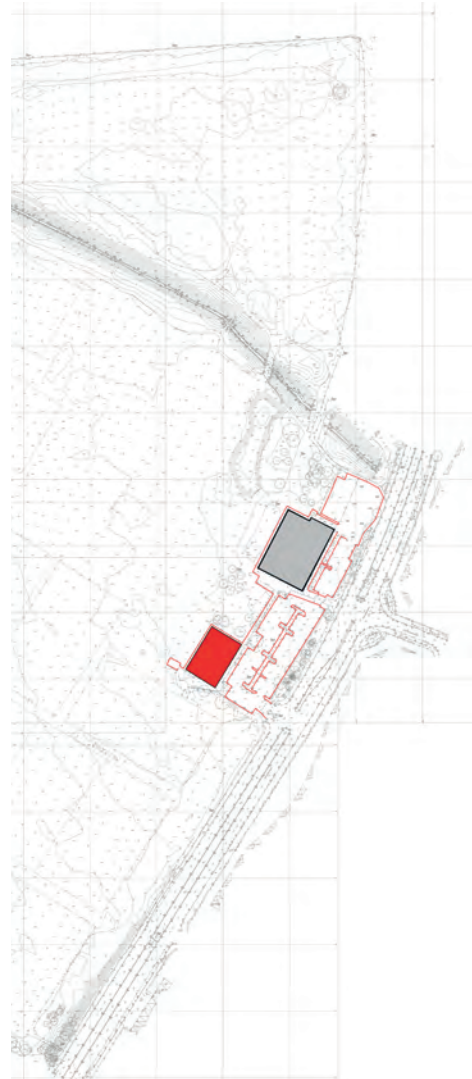
The boundaries into the site are heavily planted with deciduous trees leaving only small controlled vistas at entrance positions to glean a view into the site. The existing vistas are orientated to the existing top north east corner (housing the plant at level 1), the entrance route and the southern elevation of the existing building.

When the extension is in place, the connection point will terminate the central entrance vista. The vehicular access vista which is currently terminated by the southern end of the existing building will be replaced with the south east corner of the proposed extension. Therefore the impact and elevational treatment of this corner needs to be considered. There are also a group of existing early-mature and mature Sycamore trees in close proximity to the edge of the new 3G pitches which are to be retained as far as the pitches setting out allows.



Extract from Aedas Design Statement - Concept Image

Breakdown of the Site Features



- The site is almost on a north/south alignment with a south west prevailing wind.
- The Red Lion Brook passes through the site with several crossing points onto the field area.
- There is also an earth mound to the north of the existing building which we presume is the excavated earth moved during the construction of the existing leisure centre.

- The amount of trees on site is obviously significant and makes up the boundaries of most edges of the site.
- There are c.7 trees that would be directly affected by an extension to the leisure centre, 3 of which are potentially transplantable as they are very young.
- There are also 6 trees which sit in front of the proposed extension site which may also be impacted by it's development.

- Most of the existing site is green.
- The existing building is in close proximity to Princess Road.
- To the south of the existing building are the existing changing facilities in a structurally condemned building which is to be demolished as part of the proposed works.
- Most of the existing parking areas are lined in kerbs but these are relatively standard and low level.

- Vehicular access is always gained to the site via Princess Road, this is both for visitors to the site and emergency access.
- There is only a single point of access and egress along this road.

- There is a cycle path along Framley Road directly to the north.
- There is an existing cycle rack on site with provision for 32 cycles.
- This rack is under the footprint of the proposed extension.

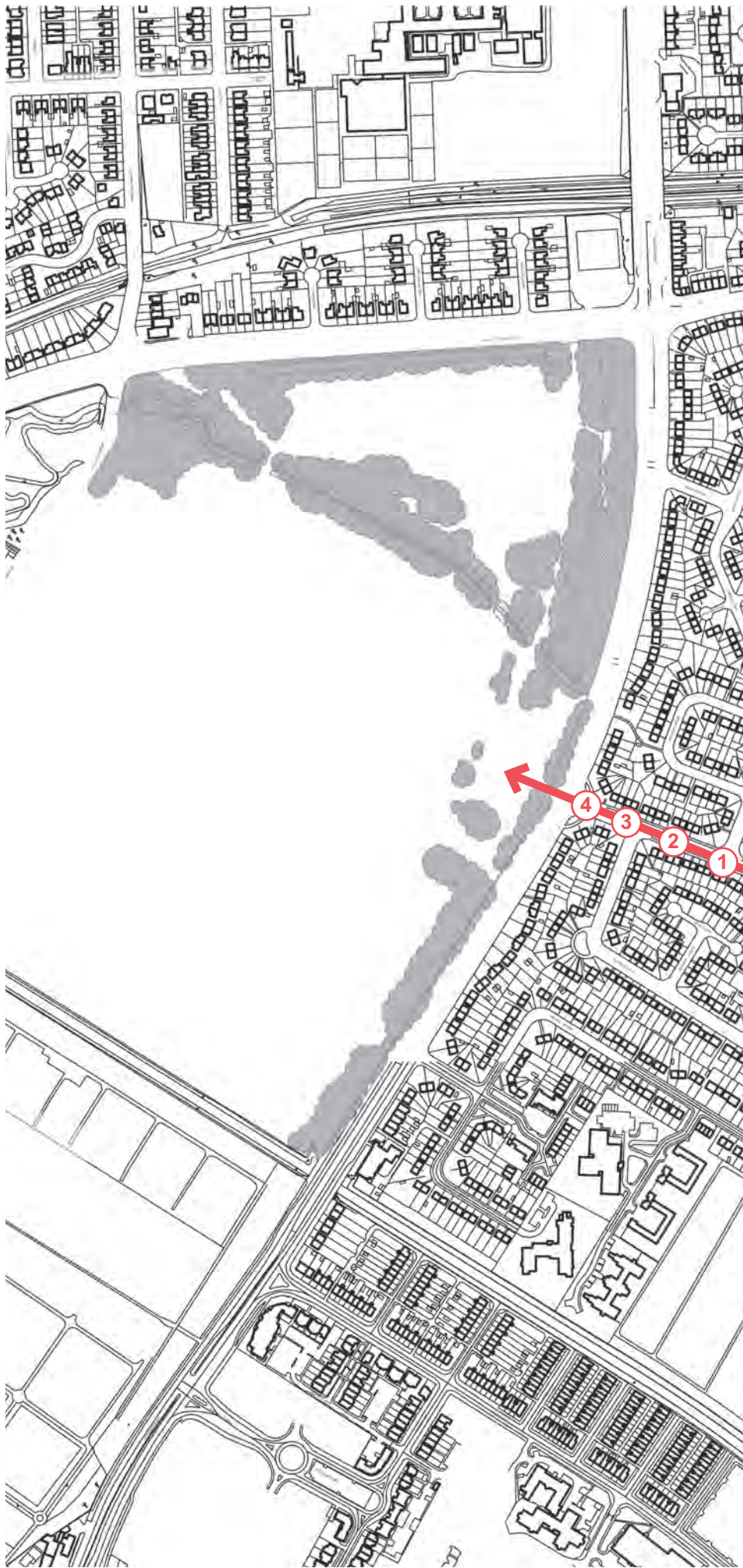
- The primary pedestrian access point onto the site is the main entrance opening at the Princess Road junction with Whitchurch Road.
- There is a bus stop either side of Princess Road which is connected to the main entrance point.
- There is also a footpath to the Leisure Centre from the North of the site.

3.8 The Existing Site Approach

The following pages look at the 3 main arterial approaches to the site; Whitchurch Road West, Princess Road North and Princess Road South.

A summary of the findings are as follows;

- From both the North and South approach along Princess Road, the existing centre and its fields are largely obstructed from view when trees along the road are in leaf. During the colder months, the view is still largely obscured due to the density of the planting along the road. This locates the current area of serviced plant facing the vehicular entrance so this will need to be considered and may not suit a blank louvred facade as is present on the existing building.
- From Princess Road, the approach from the south moving north presents two key vistas into the site, the first at the vehicular entrance point and second at the pedestrian entrance where the tree line is much less consistent.
- From Princess Road moving south, the north west corner of the existing building is visible at times but largely shielded by tree cover. As you approach the junction with Whitchurch Road, a view of the playing fields is more dominant than the building. With the extension proposal sited as drawn, this vista will be blocked so the treatment of the building in this location will need to be well considered.
- Similarly with the approach from Whitchurch Road moving West, this joint between the existing building and the new extension will be the focal point and therefore needs to be enhanced to suit.

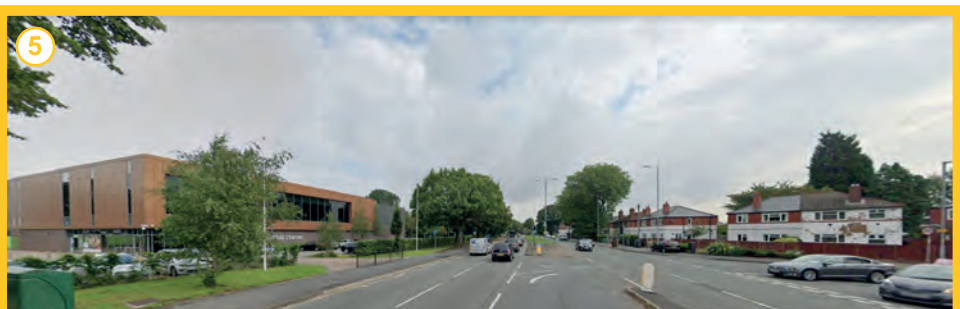


Whitchurch Road West

The existing building is the focal point of this vista and visible from c. 800m down Whitchurch Road West. As the images show above, a glimpse of the building is visible for most of the route and once past the junction with Golborne Avenue, the building dominates the end of the vista. At the junction both the existing building and a glimpse to the fields beyond will be in view.

Princess Road North

The images below show vehicular movement along Princess Road. It clearly shows that for much of Princess Road moving North, the existing leisure centre and playing fields are shielded from view by a dense tree line (though this is very much reduced in the autumn and winter months). The site and building are exposed from this direction when approaching the vehicular entrance and when at the junction with Whitchurch Road, where the existing entrance and fields are highly visible, de-marking the pedestrian entrance.



Princess Road South

Similarly to moving North, the site is shielded by dense trees for most of the route to the pedestrian entrance. As you approach the playing fields, the trees set back a little but then immediately prior to the building, resume the roadside alignment, blocking most views through. What is visible as you approach from this side is the louvred plant area which very much is the back of the building. Where we are proposing the extension is very visible when you reach the junction with Whitchurch Road along this vista.



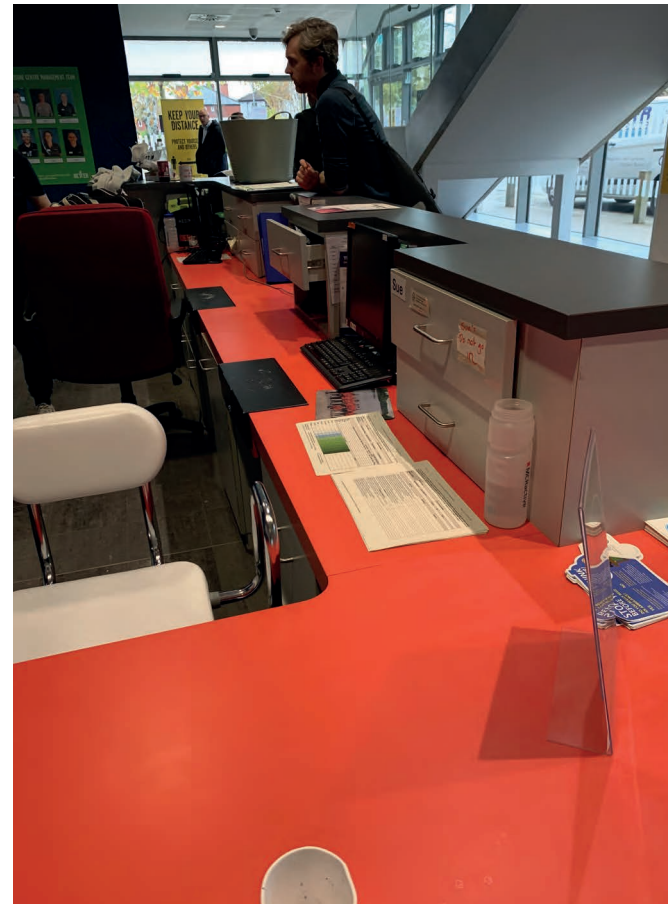
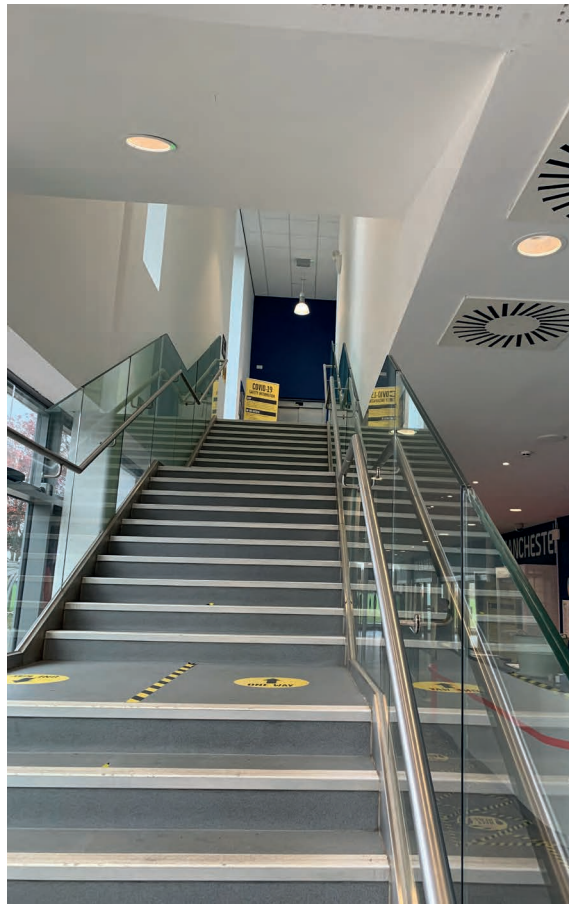
3.9 The Existing Site Photographs

The existing building's composition is clean lines with a clear and well defined composition. It uses a limited warm material palette to settle well into its surroundings. The existing landscape is also well selected to compliment the tones of the building and unify the site. The parking area though expansive is clear, defined and in good condition.





The top image shows an established group of early-mature Red Norway Maple trees to the right of the building that, in order to achieve the viewing platform vistas, will need to be thinned/removed and replaced elsewhere on site. The image (top) shows the use of the pitches currently their informal manner and the image above the existing dilapidated (now closed) on site changing facilities.



3.10 The Existing Building Internal Photographs

Internally the building is in good order and easy to navigate. The public areas of this building are split over the ground floor area viewing area which is adjacent to the new extension site (into the small pool) and the upper level pool viewing area which looks over the main pool (image above). There are also lettable spaces on the upper level above the small pool viewing area (dance studio and squash courts) which have limited public viewing areas. All access is gained from the main entrance on the southern elevation.



4.1 The Project Brief

Manchester City Council’s supplier briefing from April 2020 clarified the background behind the project, the scope of the required works, referred to a feasibility study for an extension to the leisure centre dated 2016, proposed a preferred pitch layout, identified key issues, the stakeholders involved and a programme dates overview.

Manchester City Council’s NEC Works Information document, also from April 2020, confirms the project objectives – and how these fit with the strategic objectives of MCC’s overall sports & leisure brief.

The facilities at the Hough End Leisure Centre Site include extensive external football and rugby pitches (one of the biggest public football sites in Manchester) which support local Amateur League football teams as well as being home to Chorltonians AFC and sharing facilities with the adjoining Broughton Park Rugby Club. The site has been host to amateur matches for decades and provided changing and ancillary accommodation to support this use.

The current leisure centre facility was part of an extensive programme of investment in leisure facilities undertaken by Manchester City Council in a larger scheme to create three new leisure centres. The long term ambition of Manchester is to continue to provide a dynamic community facility whilst delivering a fundamental commitment to regional facility for football, rugby, softball/baseball and swimming (activities and events).

The facilities are to be updated to a standard supporting the use of the existing external sports pitches and provide appropriate changing and ancillary facilities - thus ensuring Manchester are able to host local events and continue to deliver the high quality community playing pitch facility required by local community clubs and individuals. Together with this, the success of the leisure centre has demonstrated the demand for further facilities which would support the expansion of existing Leisure facilities including new squash courts and gym space.

In addition to these objectives, the Works Information sets out the following requirements:

- Very Good rating to BREEAM New Build 2018
- Compliance with MCC’s Design for Access 2 (DfA2)
- Compliance with MCC’s Guide to Development 2 (supplementary planning guidance)
- Annexe 01 to the Works Information is the required accommodation schedule. With the exception of requiring a clarification regarding match official changing rooms, the MCC requirement is based on the schedule of accommodation included at the end of the 2016 Feasibility Study document.

As part of ISGs Quality Submission Bid in May 2020, EWA's Design Options for the Hough End Sports Village expansion set out three approaches for how the existing leisure centre building could be extended to provide the required schedule of accommodation. Option 3 proposed a layout strategy departing from that proposed in the 2016 Feasibility Study and in particular for the provision of additional gym space. Instead of providing additional gym space as a conversion of the pair of existing squash courts and re-providing new squash courts in the new extension, Option 3 proposed leaving the squash courts untouched and providing for additional gym space in the new extension instead. To facilitate its operation and management, the proposal integrates the additional gym space as a connected extension to the existing, providing a single larger gym space as a result. Out of all the tabled design concepts, including the 2016 Feasibility Study, this Option 3 approach was the one favoured by MCC & MCRActive for development into Stage 2.

Extract below from Annexe 01 to the Work Information:

Hough End Sports Village Changing Rooms
Accommodation Schedule

	Number	Area	Total Area
Ground floor			
Changing rooms	8	34.4	275.2
Communal changing		161	161
Circulation (inc. entrance and reception)		217	217
Spectator toilets		44	44
Equipment and maintenace store		32	32
Plant room		40	40
Squash Courts	2	70	140
Café (inc. servery and prep area)		100	100
First floor			
Club room		59	59
Coach education room		69	69
Kitchen		16	16
Kitchen store		13	13
Circulation		67	67
Stores	2	29	58
Cleaners store		7	7
Total			1298.2

Through the Stage 2 process, Ellis Williams have kept a log of the confirmations received from MCC as part of the briefing clarification process. The document capturing this process, HEV-EWA-Z1-XX-TQ-A-90402-RevP3 S2 Briefing Query List, is included in the appendices.

4.2 Other Design Considerations

Football Foundation Design Guidance.

As referred to in the project brief in Section 2 above, compliance with the guidance contained within the Football Foundation's Changing Accommodation document is presumed to be a requirement for securing their funding into the scheme. Key requirements are outlined below:

- A changing room with the benching set out in a U shape means a coach can maintain eye contact with all his/her players at all times and at the same time they can be focused on the coach and view the tactics board.
- The size of the changing area for grass roots football should be 16m², including bench space but excluding toilet and shower areas and entrance lobby areas.
- The Foundation will not accept single changing rooms that are larger than 16m² although allowance may be given in certain situations.
- Each changing room must have en-suite shower & lavatory provision.
- Two WCs and two washbasins should be provided. It is advisable not to include urinals, as the changing rooms can then be made for male and female use.
- Shower provision should be located away from the changing room entrance door to avoid mud from boots and water from showers mixing.
- Allow for a minimum of one shower outlet per four persons.
- Consideration should be given to people with ambulant disabilities with the provision of handrails and drop down seating in the toilet and shower areas.
- It is essential to provide good quality changing facilities for both male and female match officials. Therefore two match officials changing rooms should be provided, each to accommodate three people of separate genders.
- Changing Room walls can be fair-faced blockwork as this is often a cheaper and more robust finish than plaster.
- Changing Room ceilings are prone to vandalism and must cope with water vapour, condensation and high temperatures. The risk of vandalism can be reduced or eliminated by setting the ceiling height above 2.7m. Where this is not practical, suspended ceiling systems are not recommended.

Sport England Design Guidance

S.E.'s Design Guidance Note 'Accessible Sports Facilities' are to be referred to for best practice recommendations aimed at providing for barrier free environments accessible to all. Besides general recommendations for site access and building approach and those shared with AD Part M and BS 8300, key requirements are outlined below:

- All changing areas must be designed so that disabled people can use them.
- Level thresholds between changing and shower areas
- 1500mm min. manoeuvring space to be maintained in the changing area in front of benches and fittings
- Changing entrance door to achieve a minimum clearance of 875mm.
- By providing a drop down seat with the appropriate fixed rails, the main shower area can be made more accessible. All shower areas should incorporate these facilities.
- The number of accessible changing rooms provided will depend on the type and scale of the facility (as Table 8).
- Table 8 provision for a facility serving a full-size synthetic pitch and club houses/pavilions generally is one Fig. 16 unisex changing room as required and an accessible changing cubicle within the main changing areas as a good practice recommendation.

S.E.'s Clubhouse Design Guidance Note contains good practice recommendations for the layout and accommodation to be incorporated in external sports team changing facilities. Pertinent guidance items are outlined below:

- Simple, level and readily understood routes around the facilities
- Space allowance within corridors for fittings & fixtures such as lockers
- Separation of changing and wet/muddy areas from other areas
- Accessibility to all, including disabled people or users with injuries
- Wall-hung cantilever benches, for ease of cleaning floor beneath
- Studded rubber floor finish for robustness and slip resistance
- High slip resistance ceramic tile finish to shower areas
- Recessed flush removable and cleanable mats at entrance lobbies
- Ceramic tiles to shower wall areas or a continuous uPVC wall cladding system
- Doors in high humidity areas to be a suitable moisture-resistant specification

4.3 Design Development

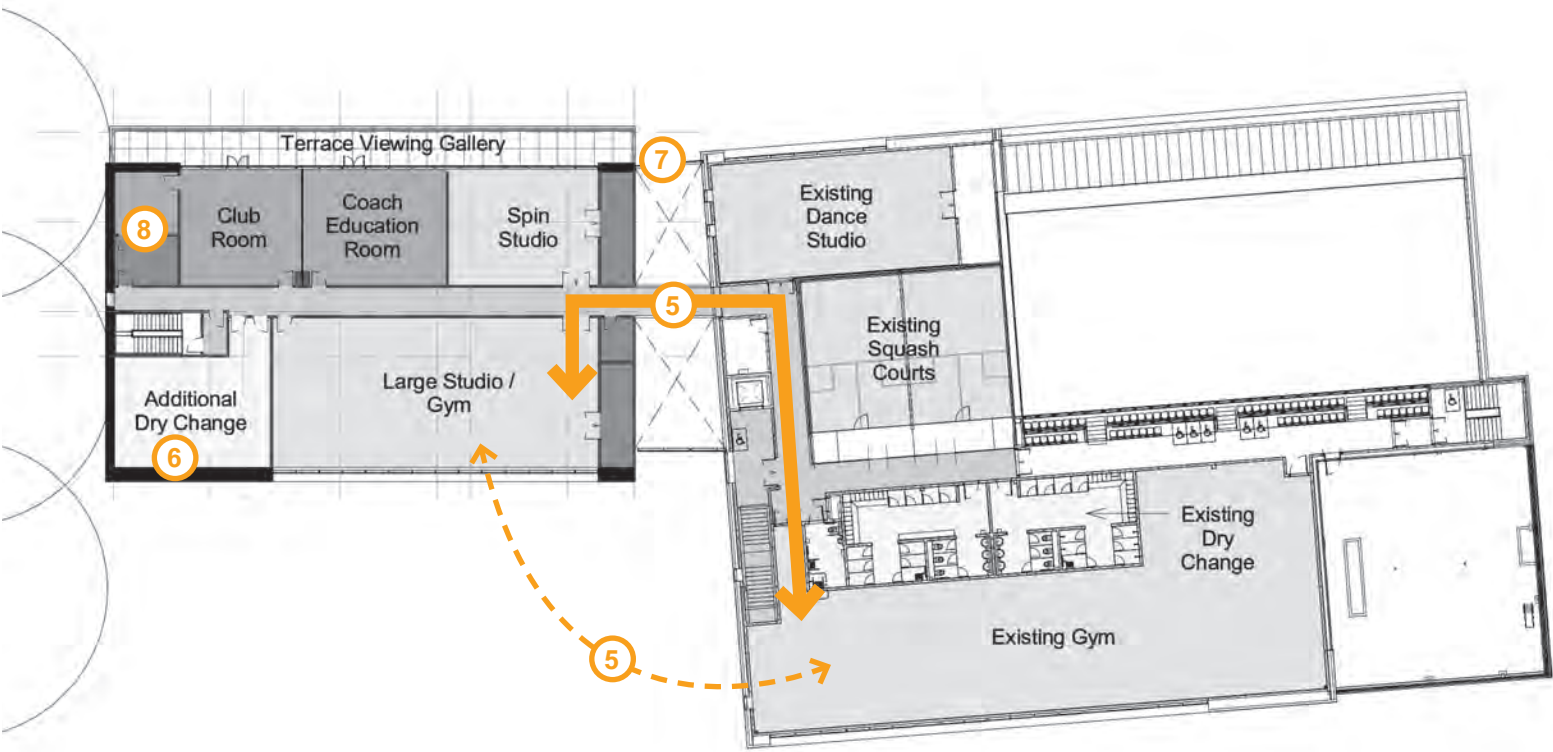
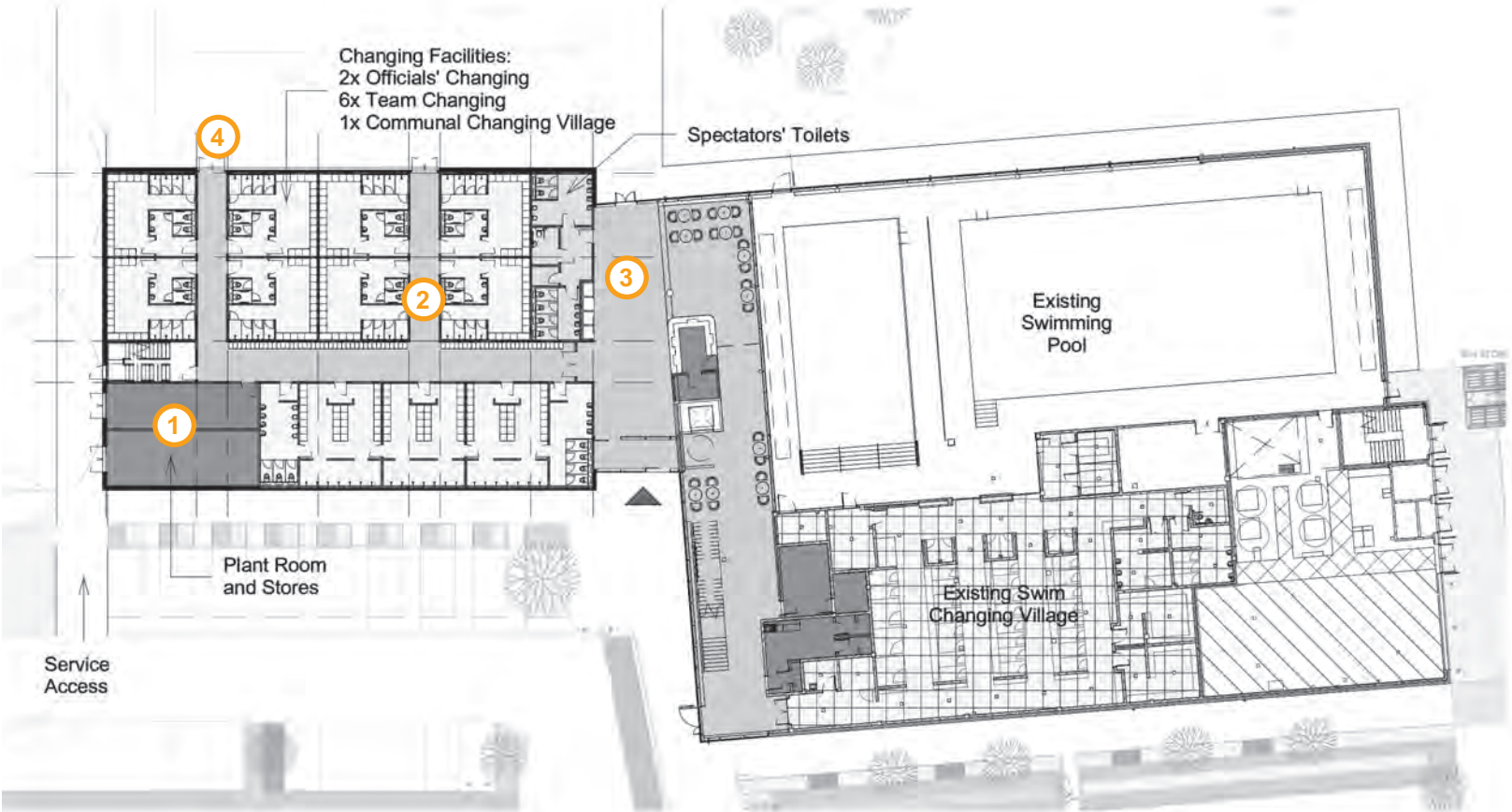
In 2016, a feasibility study was prepared by Planit-IE for MCC in relation to this project. Though elements of the brief have since been updated, it was a great place to start the project design development.

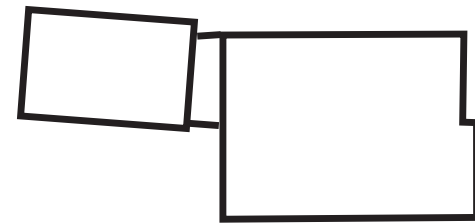
When we reviewed the feasibility design, we had some observations about some of the adjacencies but the underlying concepts were sound and worth retaining. The key features we wanted to retain and develop on were;

- The centralised entrance junction we felt was successful
- The void over the new cafe space that this central area creates, given that it overlooks the fields, we also feel is very successful
- The terrace viewing gallery overlooking the fields is a great feature especially connecting with the club room.

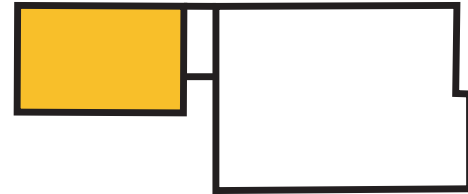
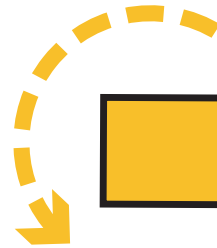
Some of the elements we felt needed some further development were as follows;

1. The plant spaces were at GF level on the same elevation as the entrance. Although in terms of structural loading this is preferable, aesthetically this might be noticeable. It is also a different strategy to that utilised on the existing building.
2. Due to the changing layouts and overall proportion of the block, there are circulation inefficiencies.
3. The servery area is small in scale to the enlarged cafe space, it also in this configuration, makes a secure and fire line into the existing leisure facility difficult to achieve.
4. Due to the additional circulation, both means of access are from the same elevation, we feel there could be adjustments to aid efficiencies.
5. The gym at first floor is disconnected from the main gym in the existing leisure centre meaning access between the two halves means walking across the bridge link over the cafe space which isn't ideal.
6. As a result of 5, additional dry change is required.
7. As the massing of the extension mixes the existing building alignment and a new alignment, there are some awkward interfaces created.
8. The club room supporting servery, though close to the new escape stair, is quite remote from the lift should anything heavy need to be moved upstairs.

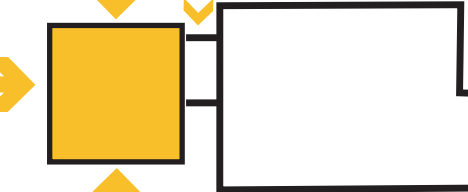
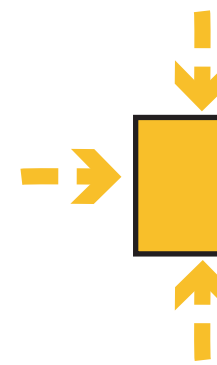




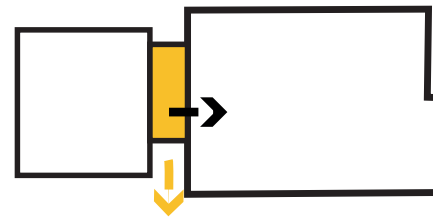
Taking the existing layout, we proposed some simple adjustments to improve the composition and layout of the building;



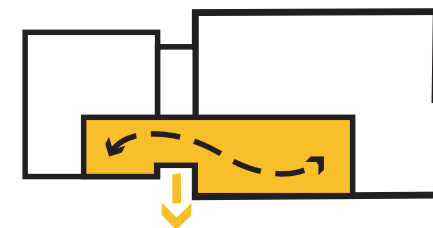
1. Re-orientating the extension to align with the existing building means that all interfaces will be easier to control and no awkward irregular spaces are created. In this orientation, there is also more space behind the building for pitches and public viewing.



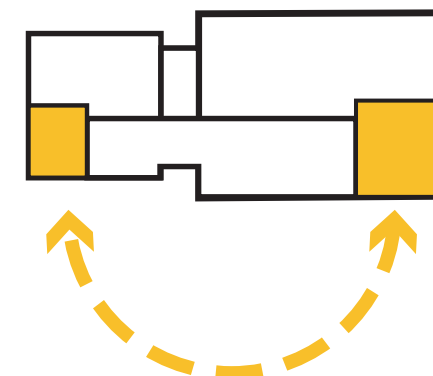
2. As a result of the re-orientation, the extension then appears to compete compositionally so we would propose to inset the massing to appear subservient in all elevations. We would also inset the central section back from the facade of the main building and the extension to provide definition and to further highlight the separation between the two elements.



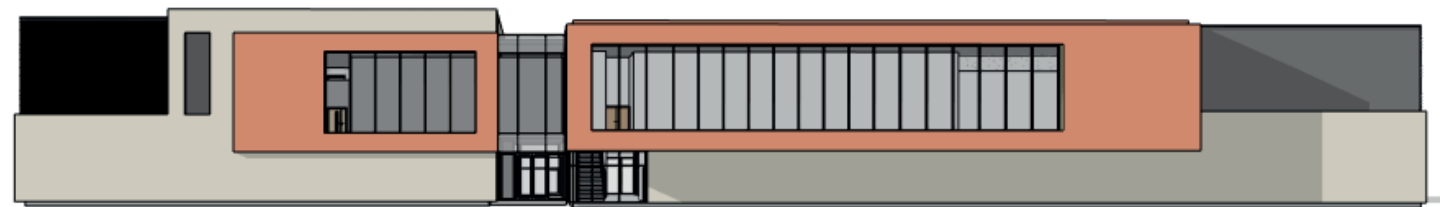
3. We would propose to extend the link section closer to the front of the building so that the existing entrance lobby area facing reception can remain the primary access point and secure line into the original building and its facilities. It also means that the toilets and a servery can be accessed off this central public section.



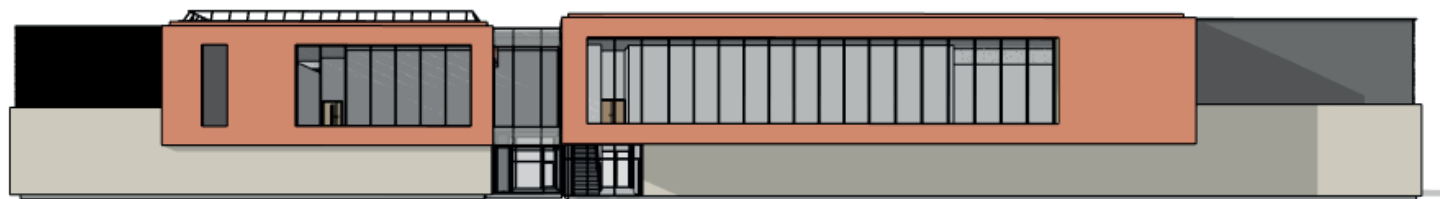
4. At Level 01, to provide a canopy over the central entrance, emphasis of the entrance location itself and to in order to facilitate a connection between the gym extension and the existing gym space we proposed to push the central first floor level out as a central box. By connecting these spaces, all of this area can be accessed via the original staircase.



5. As a result of connecting the gym together, an additional dry change is not required and therefore the plant space at the ground floor level could be relocated to Level 01 to match the strategy on the existing building.



1 | Entrance View_Option 1



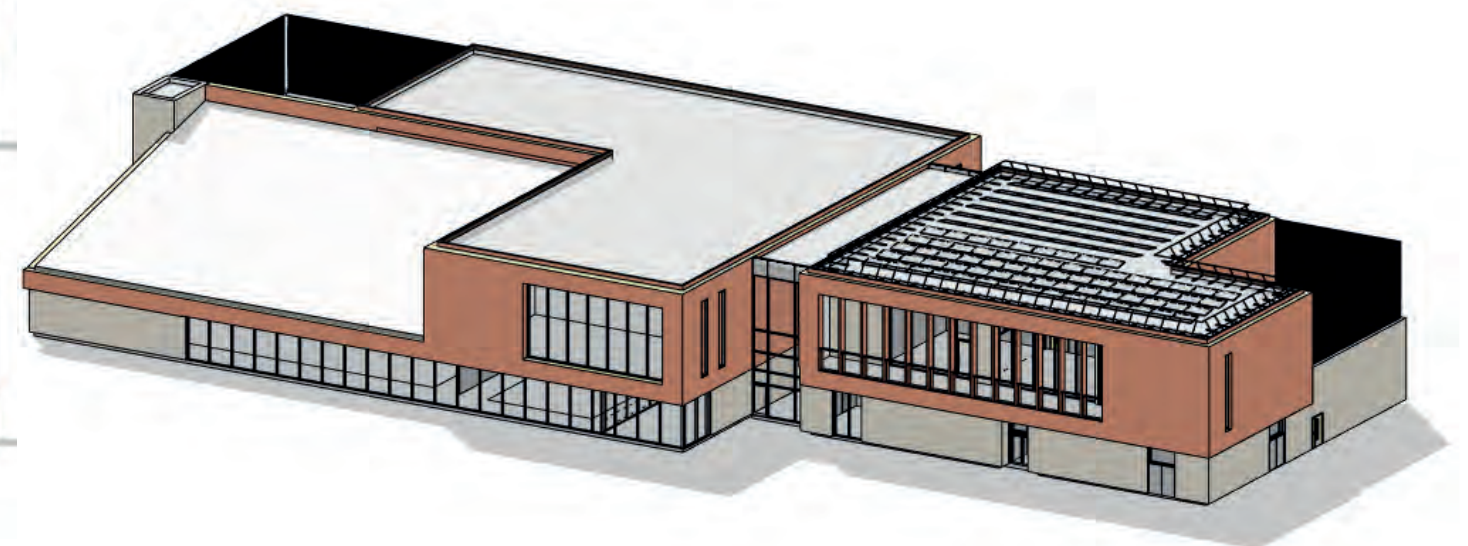
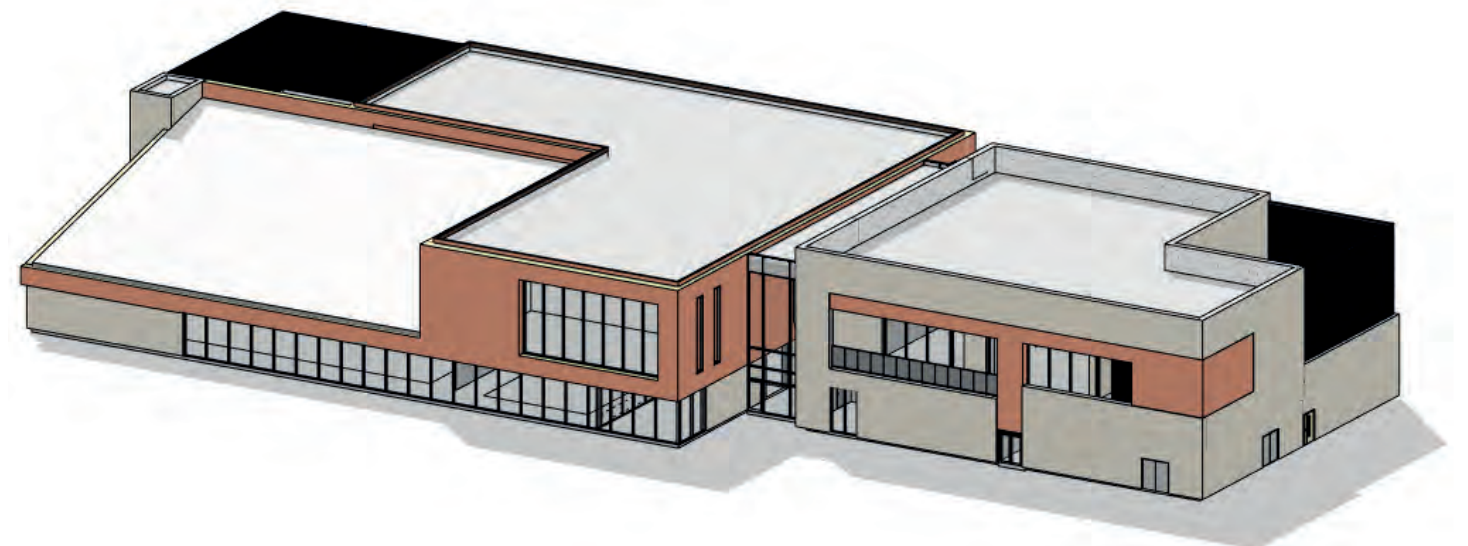
2 | Entrance View_Option 2



3 | Rear View_Option 1

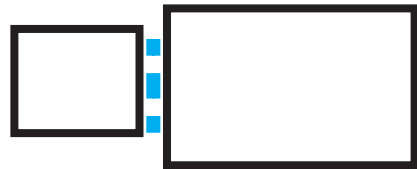


4 | Rear View_Option 2



In terms of the elevational treatment of the extension we explored 2 options, the first as per the feasibility was treating the extension in a very similar manner to the existing building as if it is a reflection. The other option we explored was to invert the material relationship and make the brickwork the dominant feature.

We ran both options in parallel but fairly quickly in the Stage 2 we decided that the composition should mirror the existing. We felt however that we should move away from mirroring the existing wall of louvres used on the north end of the existing building, since replicating these on the highly visible south-east corner of the extension would not be as appropriate for use on a primary welcome approach to the completed development.



5.1 The Building Concept

While the extension is very much connected to the existing Leisure Centre, it does have its own function which is complimentary to the existing facilities.

As the evac lift and primary 'feature' staircase within the existing building sit adjacent to the southern external wall, to ensure that they still remain the primary circulation for the building when the extension is complete, this elevation was the sensible one to extend from.

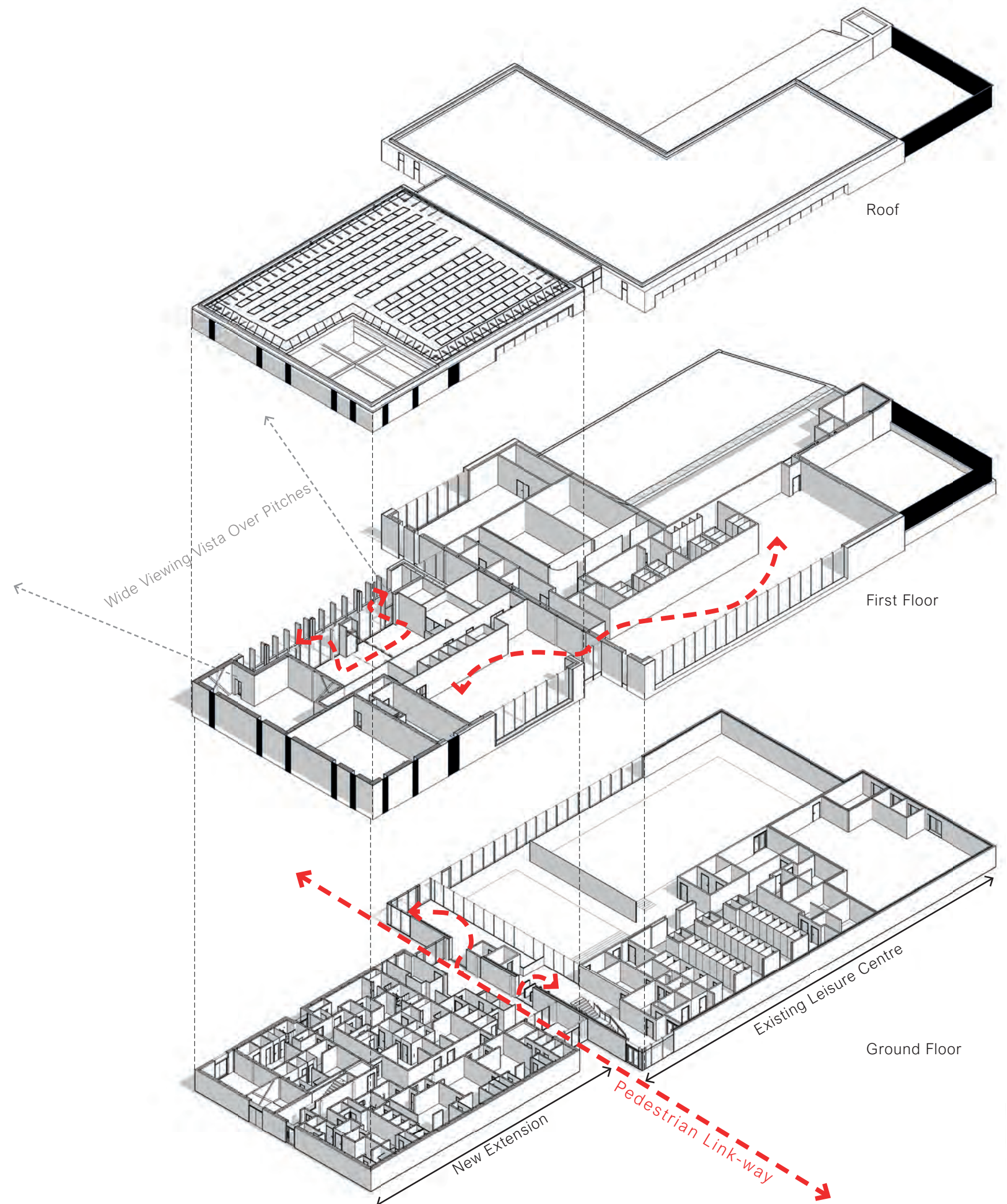
Conceptually the objective was to have both of the facilities to perform their own function whilst being connected. This approach informed both the layout and the massing/elevational strategy. It led to a building of two halves connected by a glazed link, the tension piece between the blocks.

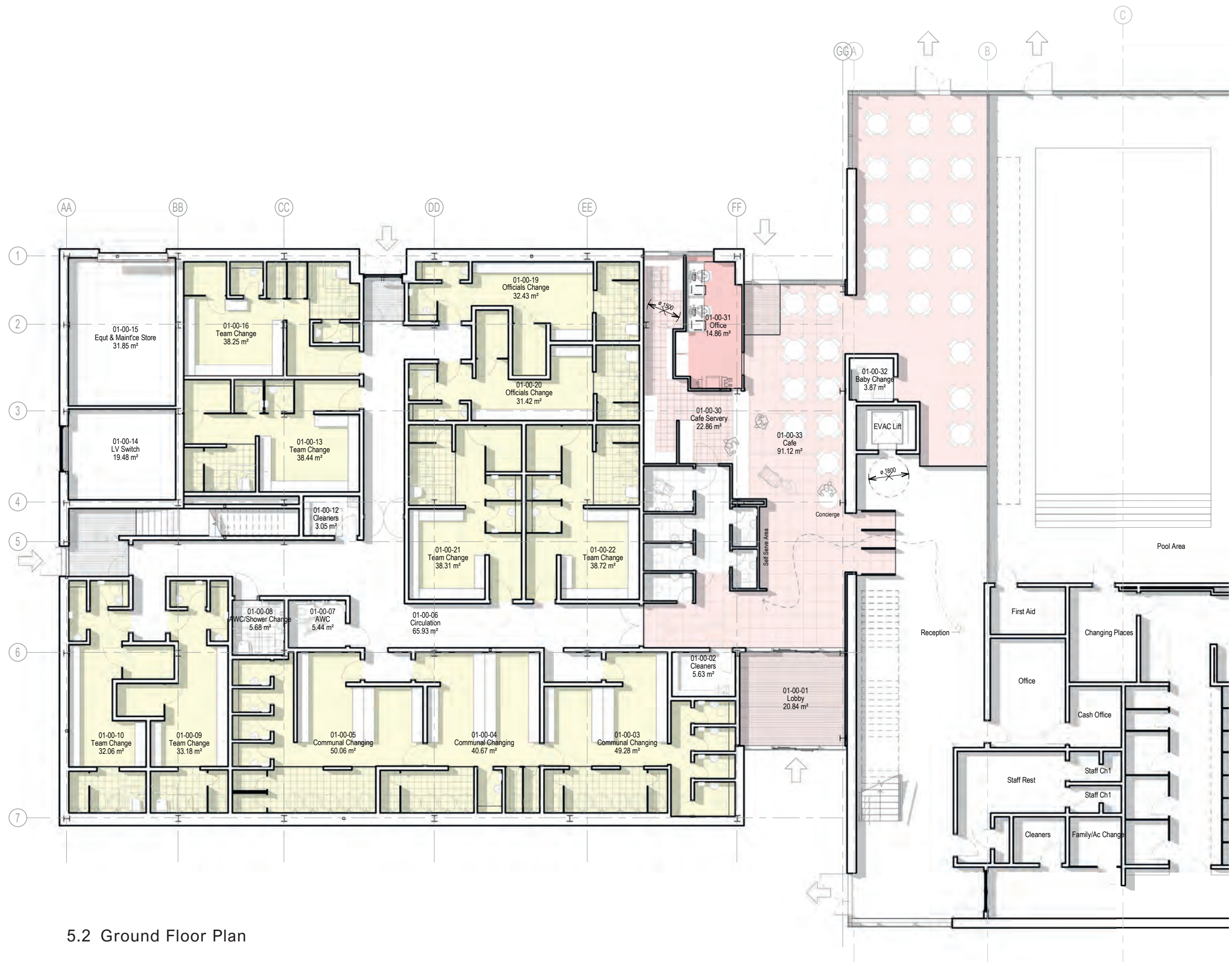
At ground level, this link is a near West-East route through the building, connecting the general publicly accessible areas together. These are the areas spectators visiting the facility would frequent. As this route is clear and as a through-route, featuring a cafe and wash room facilities, it makes way-finding for those new to the site and the facility very straightforward.

At first floor level, this link is a North-South connecting route between the existing building and the new extension. It connects through a corridor to the primary existing central vertical circulation points but also through the gym/fitness suite to provide a larger suite.

The layout and facilities on each floor of the extension are very clearly split. At ground level, adjacent to the public link and connected directly by separate means to the external pitches they support, are the robust changing facilities. At first floor level are the non pitch related spaces such as the gym extension as previously described and a new club/training room with balcony spill out and bar/servery which can be used for events. This space is also supported by its own external access route via the new staircase and wash room facilities so that it can function independently of the existing facilities.

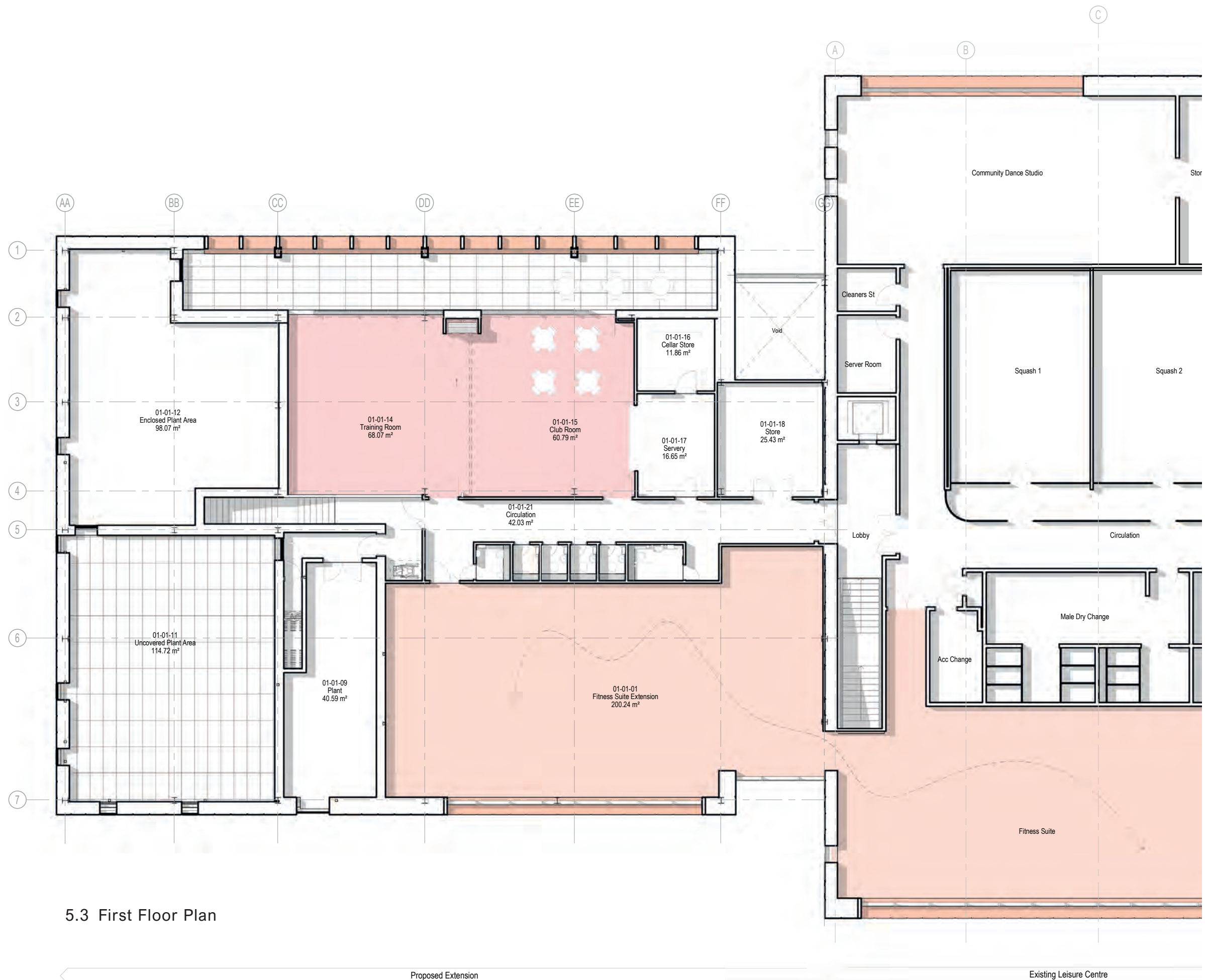
Like the existing centre, the roof top plant is located and accessed at this level. In the extension there is also roof top access for maintenance of the photovoltaic array at roof level.

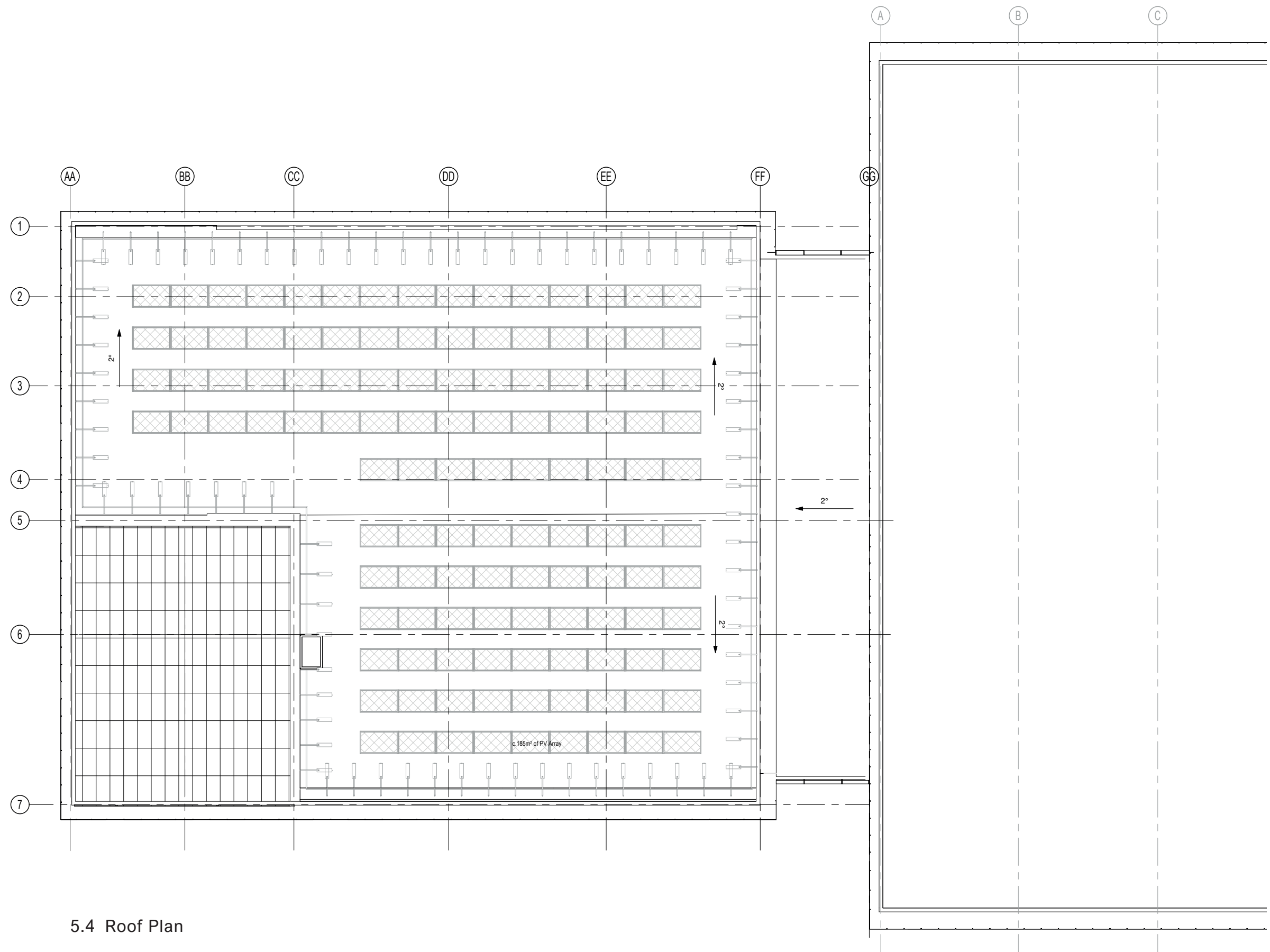




5.2 Ground Floor Plan

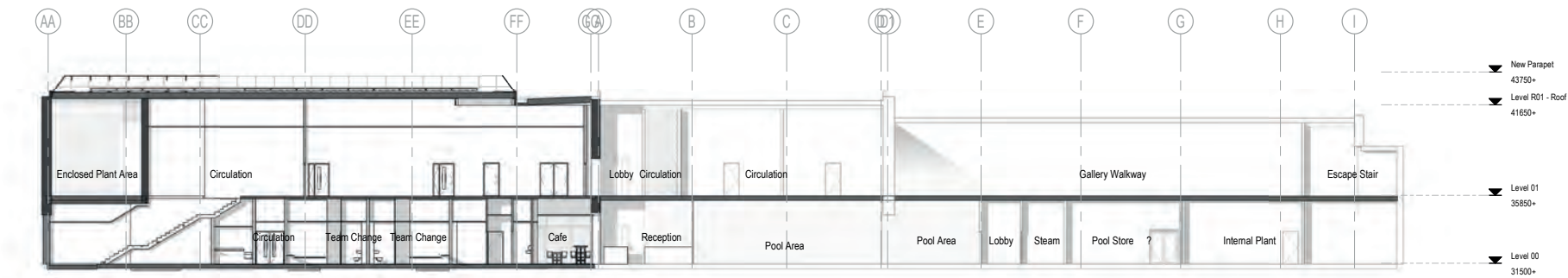
Proposed Extension Existing Leisure Centre



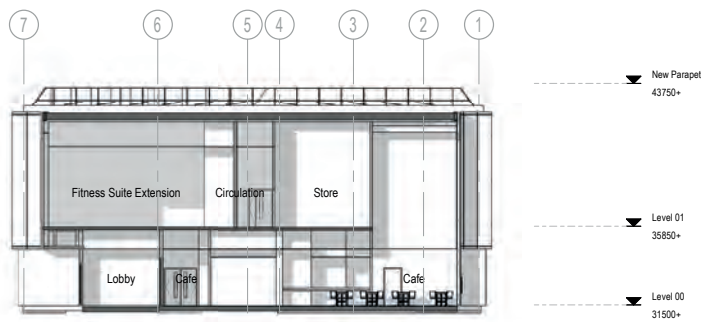


5.4 Roof Plan

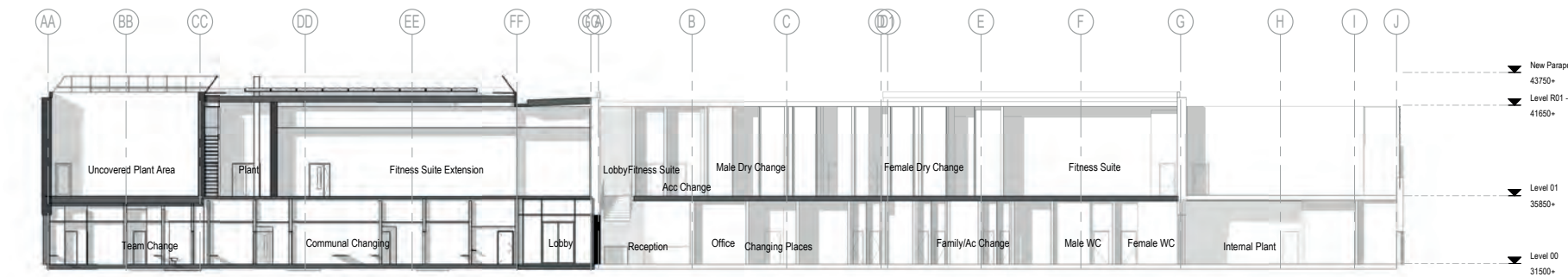
5.5 Building Sections



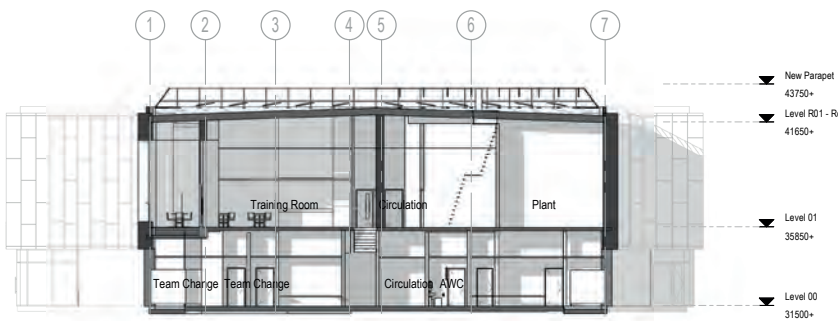
1 | (06)_HESV SectionAA



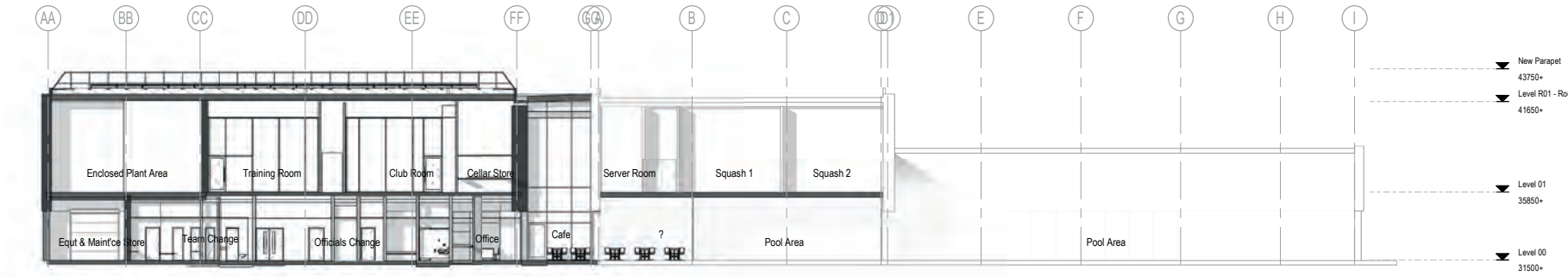
4 | (06)_HESV SectionDD



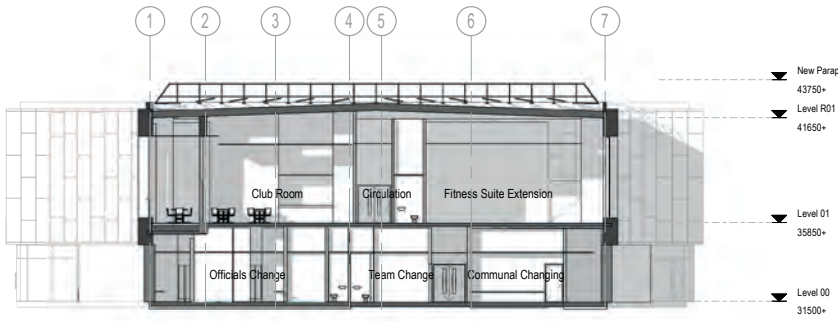
2 | (06)_HESV SectionBB



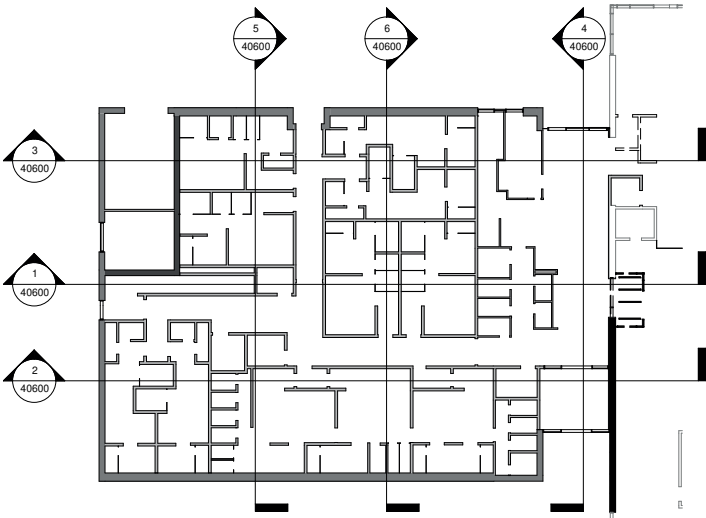
5 | (06)_HESV SectionEE



3 | (06)_HESV SectionCC



6 | (06)_HESV SectionFF



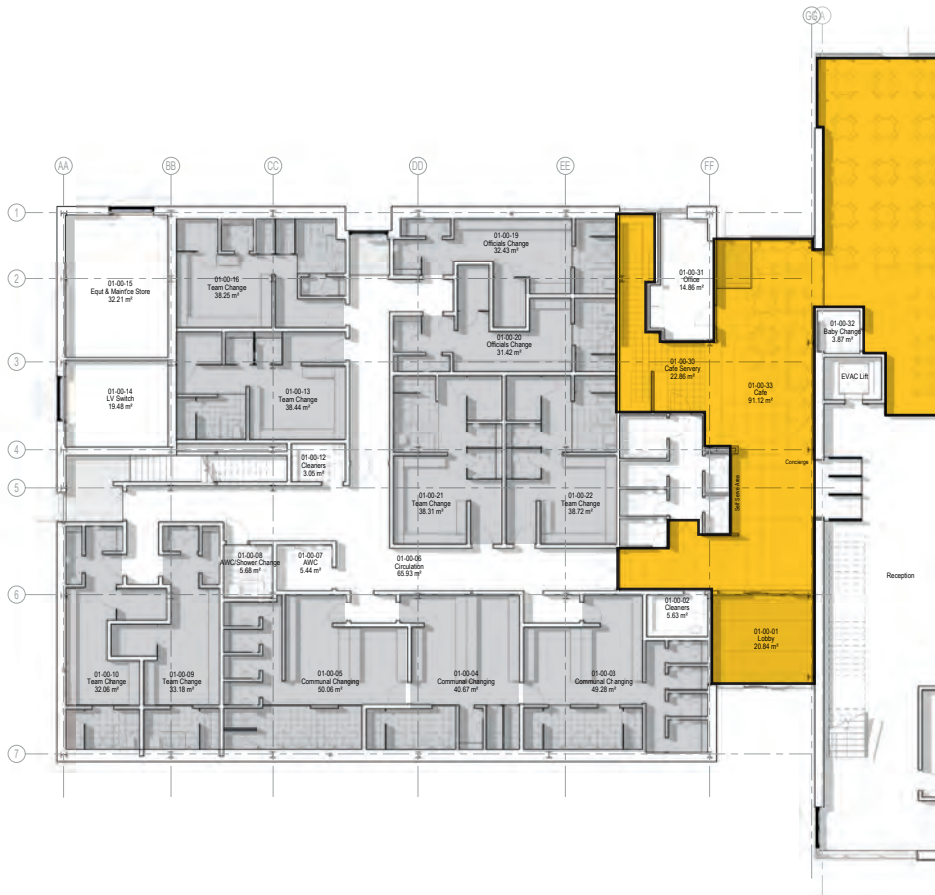
6.1 Usage at Ground Floor

The following diagrams depict the various functions within the leisure centre at ground floor level showing also how they relate to one another and the existing facilities.

A full schedule of accommodation can be found within section 3.3.



- The ground floor is dominated by changing facilities to support the new football pitches.
- As highlighted above there are 6 Team Changing Rooms, 3 Connected Communal Changing rooms and 2 official changing rooms.
- In total there is c.290m² of changing facilities at the ground floor level.
- There are 2 separate access points into the changing areas from the external pitches.



- The glazed central section houses and contains the public areas within the building
- There is a new Cafe of c.90m² with a c.22m² supporting servery

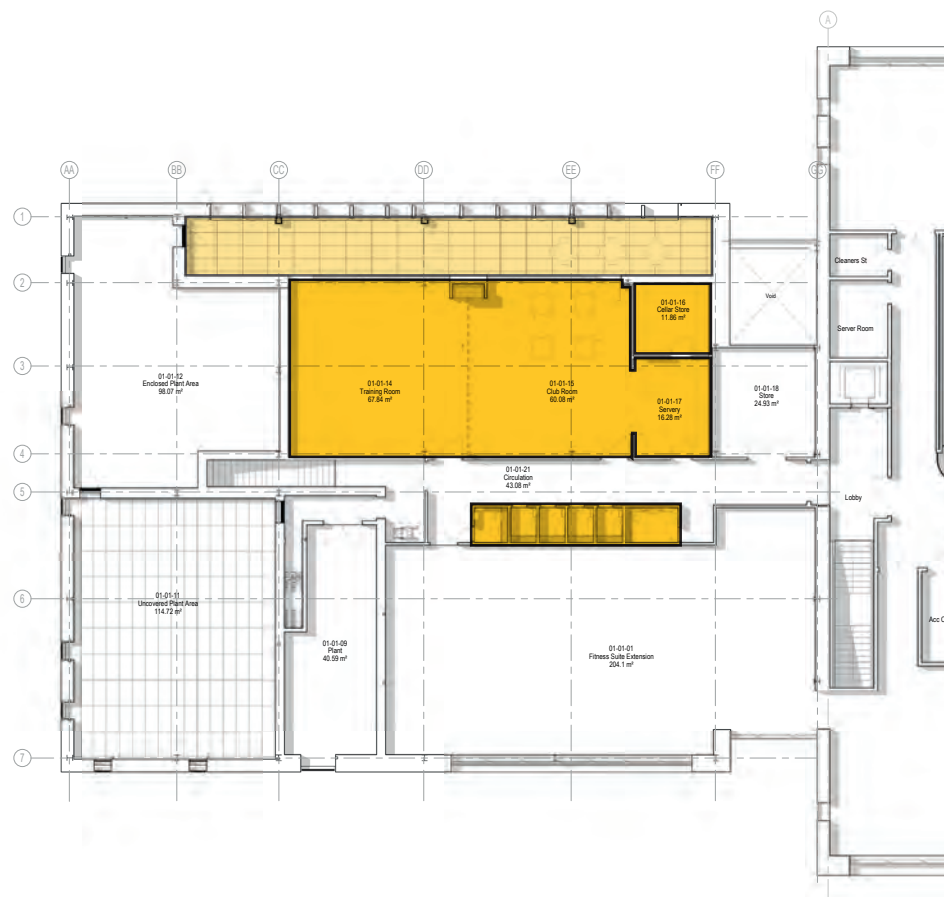


- At ground floor level adjacent to the public cafe and servery is the leisure centre office
- The office is c.15m² and designed to accommodate 2 people.

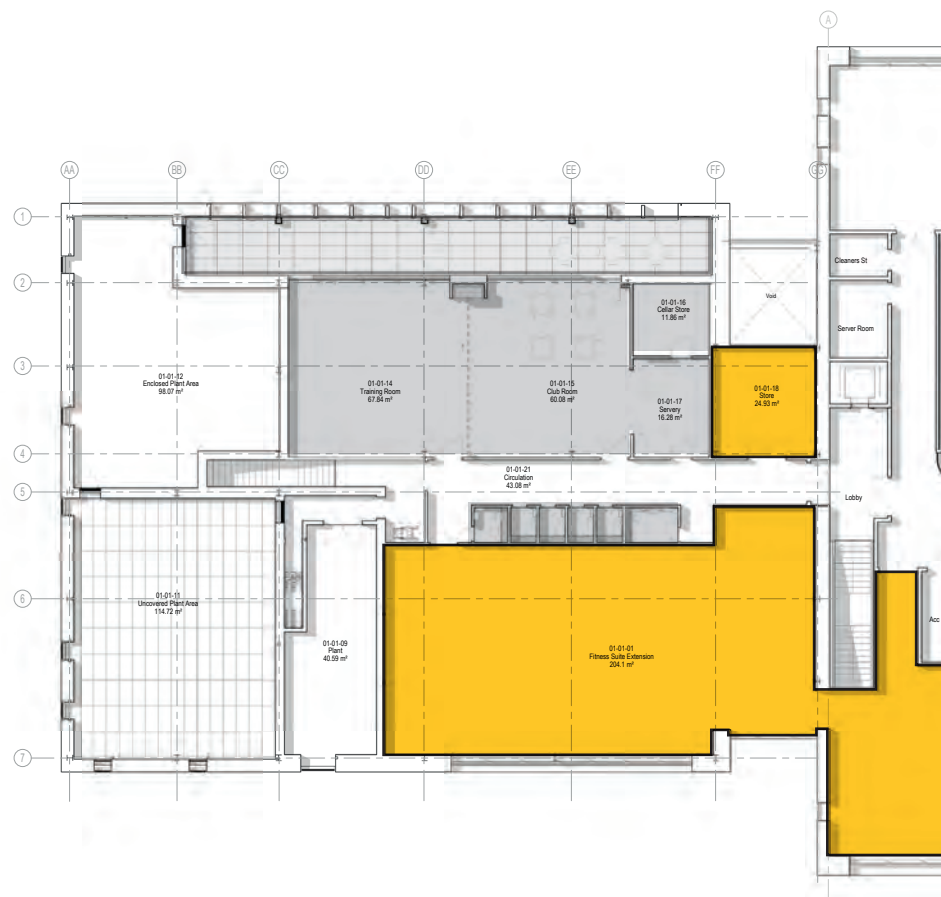
6.2 Usage at First Floor

The following diagrams depict the various functions within the leisure centre at first floor level showing also how they relate to one another and the existing facilities.

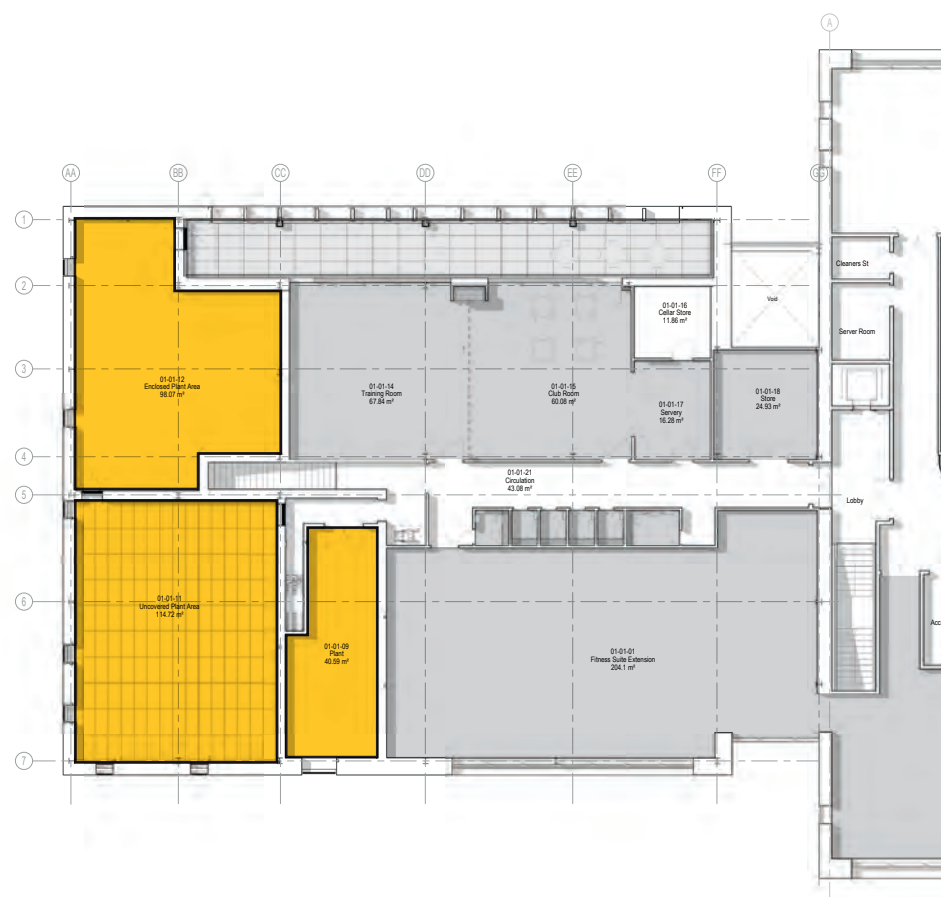
A full schedule of accommodation can be found within section 3.3.



- Facing the new large pitches are the training room and club room which can be combined into a single room for events.
- This space also has sole access to a dedicated private sheltered external terrace.
- These spaces combined are c.128m²
- The event space is supported by a bar servery and associated cellar store totalling c.28m²
- Dedicated wash room facilities are across the corridor from the club room space.



- The other primary use at this level is the fitness suite extension of c.204m².
- This area of the extension will be accessed as per the existing fitness suite within the original building. There is only emergency escape from the fitness suite into the new circulation corridor.
- There is an associated store of c.25m² at this level also.



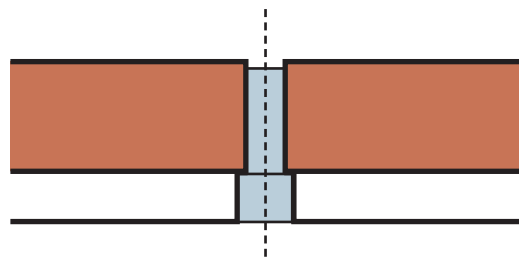
- The other spaces at this level (highlighted above) are for supporting plant.
- There are 3 plant spaces as shown, 2 are internal ambient, the third (the corner plant space) matches the existing building and is external as it has no roof but enclosed by the facade.
- The total amount of plant at this level is c.250m².

6.3 Schedule of Accommodation and GIFA's

HESV Accommodation Schedule				
Room Number	Room Name	Area	Area SF	Department
Level 00				
01-00-01	Lobby	20.84 m²	224 SF	Circulation Entrance
01-00-02	Cleaners	5.63 m²	61 SF	Storage
01-00-03	Communal Changing	49.28 m²	530 SF	Changing
01-00-04	Communal Changing	40.67 m²	438 SF	Changing
01-00-05	Communal Changing	50.06 m²	539 SF	Changing
01-00-06	Circulation	65.93 m²	710 SF	Circulation
01-00-07	AWC	5.44 m²	59 SF	Facilities
01-00-08	AWC/Shower Change	5.68 m²	61 SF	Facilities
01-00-09	Team Change	33.18 m²	357 SF	Changing
01-00-10	Team Change	32.06 m²	345 SF	Changing
01-00-11	Lobby	17.4 m²	187 SF	Circulation
01-00-12	Cleaners	3.05 m²	33 SF	Storage
01-00-13	Team Change	38.44 m²	414 SF	Changing
01-00-14	LV Switch	19.48 m²	210 SF	Plant
01-00-15	Equit & Maint'ce Store	32.21 m²	347 SF	Storage
01-00-16	Team Change	38.25 m²	412 SF	Changing
01-00-17	Circulation	19.38 m²	209 SF	Circulation
01-00-18	Lobby	3.11 m²	34 SF	Circulation
01-00-19	Officials Change	32.43 m²	349 SF	Changing
01-00-20	Officials Change	31.42 m²	338 SF	Changing
01-00-21	Team Change	38.31 m²	412 SF	Changing
01-00-22	Team Change	38.72 m²	417 SF	Changing
01-00-23	WC	2.75 m²	30 SF	Facilities
01-00-24	WC	2.75 m²	30 SF	Facilities
01-00-25	WC	2.75 m²	30 SF	Facilities
01-00-26	AWC	4.53 m²	49 SF	Facilities
01-00-27	WC	2.01 m²	22 SF	Facilities
01-00-28	WC	2.07 m²	22 SF	Facilities
01-00-29	WC Lobby	7.27 m²	78 SF	Facilities
01-00-30	Cafe Servery	22.86 m²	246 SF	Cafe
01-00-31	Office	14.86 m²	160 SF	Office
01-00-32	Baby Change	3.87 m²	42 SF	Facilities
01-00-33	Cafe	91.12 m²	981 SF	Cafe
01-01-23	Cafe	89.18 m²	960 SF	Cafe
Level 01				
01-01-01	Fitness Suite Extension	204.1 m²	2197 SF	Gym
01-01-02	AWC	4.12 m²	44 SF	Facilities
01-01-03	WC	1.96 m²	21 SF	Facilities
01-01-04	WC	1.97 m²	21 SF	Facilities
01-01-05	WC	1.97 m²	21 SF	Facilities
01-01-06	WC	1.96 m²	21 SF	Facilities
01-01-07	WC	2.54 m²	27 SF	Facilities
01-01-09	Plant	40.59 m²	437 SF	Plant
01-01-10	Access Stair	3.34 m²	36 SF	Plant
01-01-11	Uncovered Plant Area	114.72 m²	1235 SF	Ext Plant
01-01-12	Enclosed Plant Area	98.07 m²	1056 SF	Ext Plant
01-01-13	Viewing Terrace	68.97 m²	742 SF	Ext Terrace
01-01-14	Training Room	67.84 m²	730 SF	Specialist
01-01-15	Club Room	60.08 m²	647 SF	Specialist
01-01-16	Cellar Store	11.86 m²	128 SF	Support
01-01-17	Servery	16.28 m²	175 SF	Support
01-01-18	Store	24.93 m²	268 SF	Storage
01-01-19	Circulation	5.71 m²	61 SF	Circulation
01-01-20	Circulation	17.04 m²	183 SF	Circulation
01-01-21	Circulation	43.08 m²	464 SF	Circulation
Grand total: 54		1658.11 m²	17848 SF	

Area Schedule (GIA)			
Level	Name	Area SM	Area SF
Level 00	GIA	783 m²	8428 SF
Level 01	GIA	472 m²	5077 SF
		1255 m²	13505 SF
Level 00	GIA Ambient	58 m²	626 SF
Level 01	GIA Ambient	50 m²	540 SF
Level 01	GIA Ambient	101 m²	1089 SF
		210 m²	2256 SF
Grand total: 5		1464 m²	15761 SF

Area Schedule (GEA - Planning)			
Level	Name	Area	Area SF
Level 00	GEA	887.77 m²	9555.83 SF
Level 01	GEA	919.77 m²	9900.27 SF
2		1807.53 m²	19456.1 SF



7.1 External Materiality

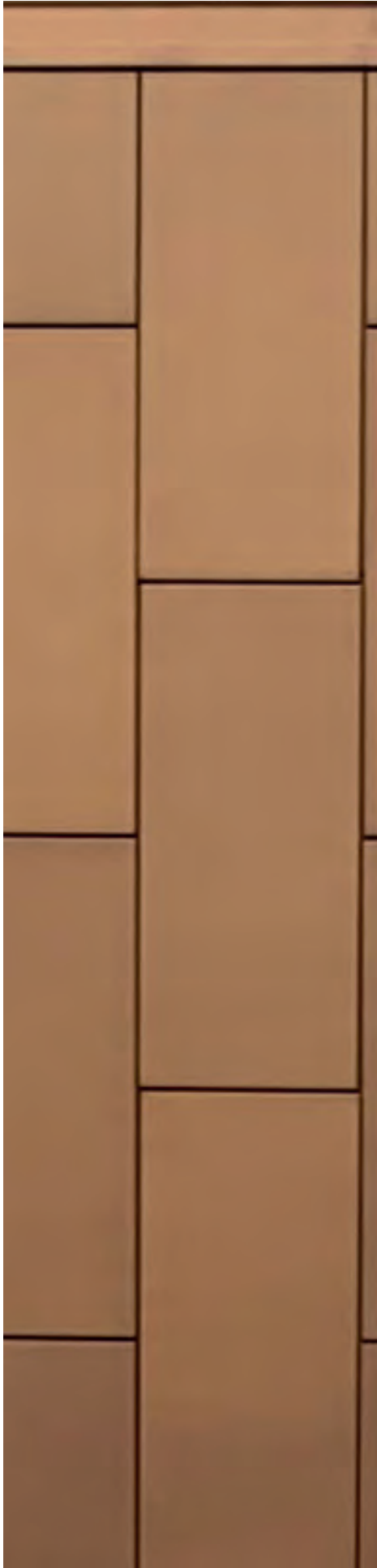
Since the existing building has a restrained but successfully striking material palette, we felt it appropriate to carry through the same approach, both in its composition and materiality, for the new extension.

As a result the new buildings materials will reflect the warm palette. Mid warm toned brickwork at the plinth level with copper/bronze cladding above. All glazing will be with PPC silver toned curtain walling which uses glazed spandrels where required.

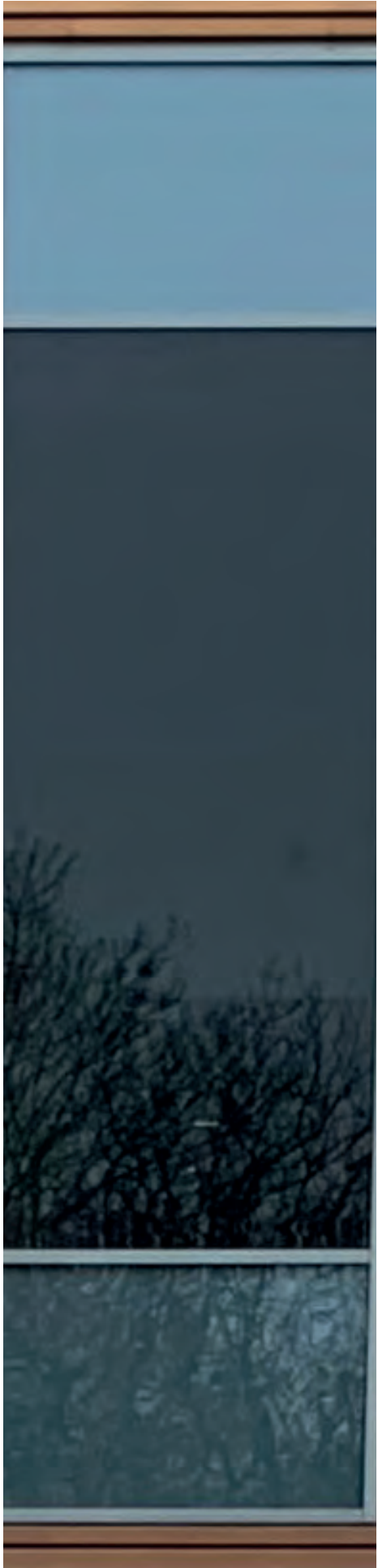
Images of the materials palette are as per the images right.



Brickwork
To match the existing building



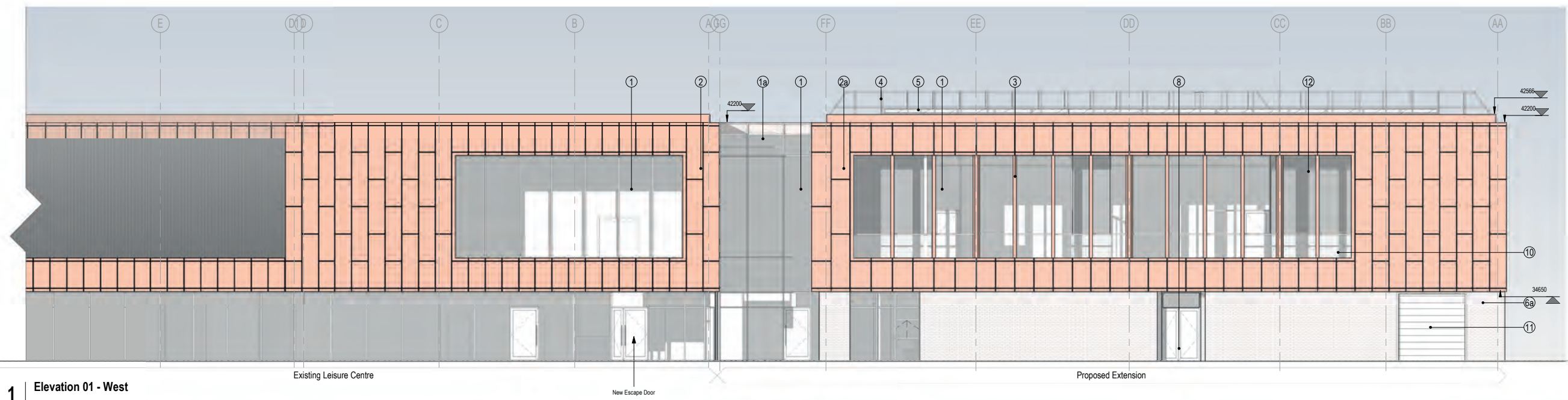
Copper/Bronze Cladding
To match the existing building



Curtain Walling with Glazed
Spandrels



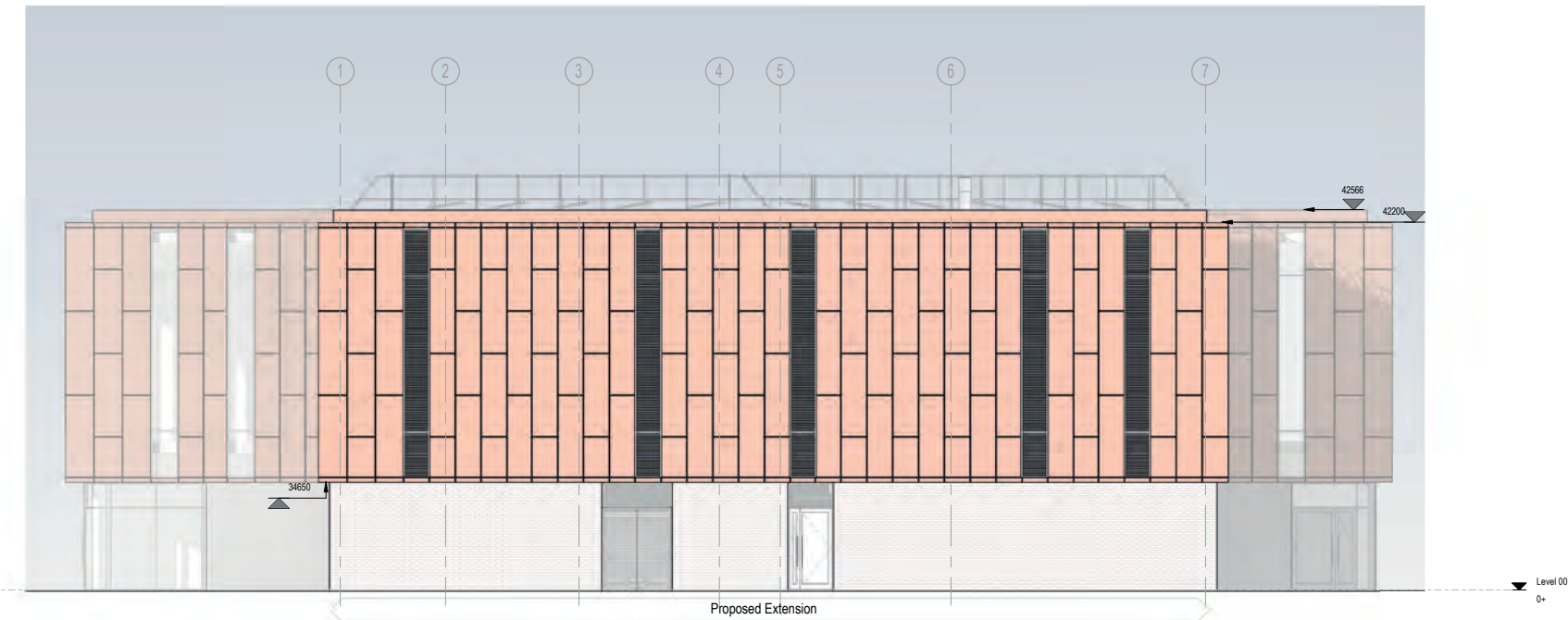
PPC Louvre System



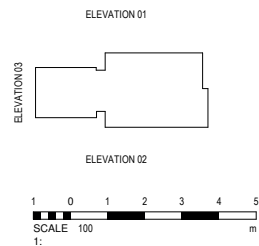
1 | Elevation 01 - West



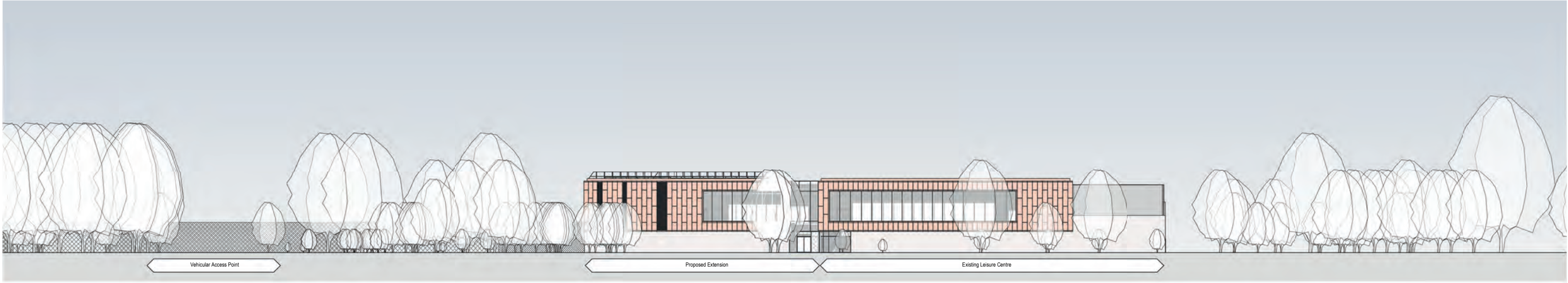
2 | Elevation 02 - East



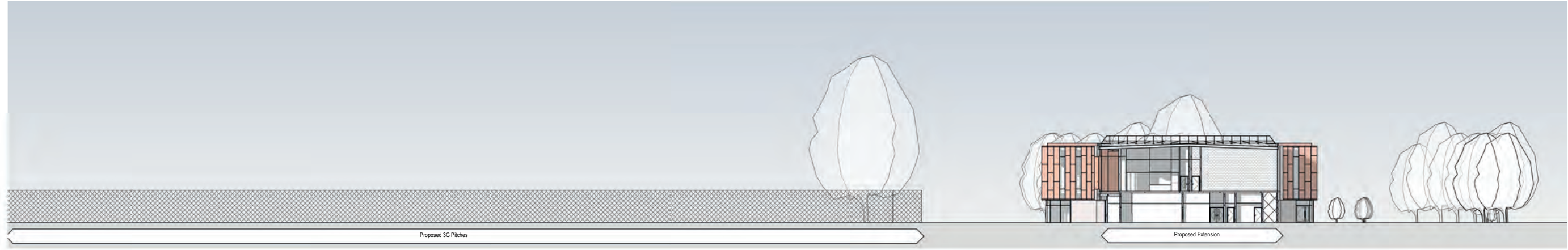
3 | Elevation 03 - South



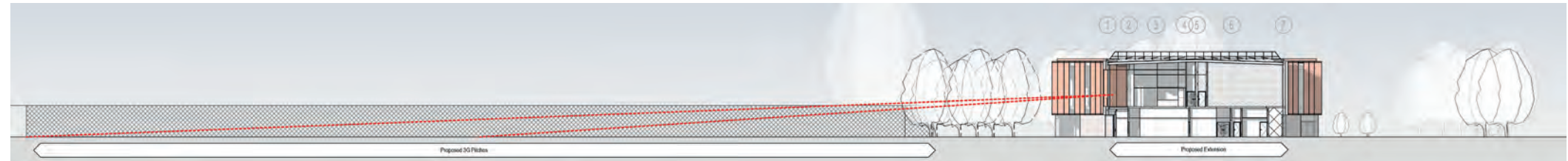
Note Number	Note Text	Specification Clause
1	PPC Aluminium Curtain Walling with Glazed Panels	Sa_25_10_20_85
2	Glazed spandrel panels	
1a	Copper/Bronze (t.m.e) Coloured Cladding	
2	Copper/Bronze (t.m.e) Coloured Cladding to Match Existing	Sa_25_20_70_25
2a	Copper/Bronze (t.m.e) Coloured Balustrade Mullions	
3	PPC Inclined Railing System	Sa_25_15_60_56
4	Photovoltaic Array	
5	Brickwork to match existing	Sa_25_13_50_51
6	Existing brickwork	
6a	Brickwork to match existing	
7	PPC Louvers	Sa_25_50_45_60
8	PPC Aluminium Glazed Door System	Sa_25_30_20_25
9	PPC Aluminium Glazed Door System	Sa_25_30_20_25
10	Glazed balustrade system	Sa_25_15_60_55 Type A
11	PPC Aluminium External Roller Shutter	
12	Contrasting Grey Coloured Cladding to match curtain walling framing	



Context Elevation along Princess Road



2 | Site Cross Section





Artistic impression of the extension from the vehicular site entrance



Artistic impression of the extension from the pedestrian crossing facing the new building entrance



Artistic impression of the extension from the playing fields (new 3G pitch and fencing not indicated)



Artistic impression of the extension from the playing fields (new 3G pitch and fencing not indicated)



8.1 Site Wide Masterplan

At the time of the 2013 application for the new leisure centre, there were and continue to be aspirations beyond the leisure centre development at Hough End. These are based around expanding the sporting offer beyond the football focus that currently exists. The aspirational Masterplan considered

the historic and current use of the site at that time and how it may develop to provide for other sports facilities. This development proposal realizes some of the aspirations of that original Masterplan in a way that brings other team game grass-based outdoor sports onto Hough End to

compliment the core offer of football.

8.2 Landscape Concept

Siting the building extension in the correct location is key to the continuing success of the Masterplan. As detailed in the architectural design section, several iterations for the form of the extension have been developed with a variety being tested until the current layout was agreed upon. The key drivers behind the location are listed as follows:

- Maintaining of clear visual and physical links to the surrounding community.
- Relating to the Whitchurch Road and Old Moat residential areas, providing good community links.
- Continued visibility and prominence with clear views from the carriageway in both directions.
- Demolition of the existing changing pavilion.
- Use of the area created by clearing the pavilion as car park area to avoid loss of open amenity space.
- Minimal impact on the quality tree cover along Princess Road.
- Enhancing a leisure centre within the parkland
- Harnessing views from the new first floor terrace overlooking the 3G artificial grass playing pitches
- Maintaining views into the site and creating a strong presence along Princess Road
- Ensuring the development of the leisure centre extension does not impact on the operations of the football pitches
- Avoidance of best quality mature trees
- Maintaining the pedestrian access route linked to the pedestrian crossing.
- Location of a new area of combined overspill parking, adding to the capacity already provided.
- Facilitating the intensification of football use to release existing areas for other outdoor team sports

Of the above, one of the most important aims/ drivers is to preserve the enhanced presence of the development from the roadside, thus ensuring the new leisure centre as developed will continue to be anchored within the community with excellent links. As a result of this the new entrance 'link' section of the extended building is positioned so that it is clearly visible from along Whitchurch Road.

8.3 Site Plan

The current sense of arrival from Princess Road is good and the site has a strong connection both physically and socially with its surrounding community. However, the sense of visibility of the pitches is under-developed, partially hidden as they are by the unsightly changing facilities, which detracts from the experience for visitors when arriving at the site. The removal of the pavilion will improve the pitch visibility, with the new area of parking in its place looking directly across into the all-weather 3G pitches.

The proposals pick up on the previous strategy of including the introduction of new tree planting within the parking area. This will continue to extend the character of the 'woodland verge' along the parkway edge so that a visitor experiences arriving into a parkland edge rather than a car park on a main road.

A central, clear, purely pedestrian route will be introduced through the car park north to south, to link visitors to the leisure centre entrance and its surrounding public realm. This is positioned extending from the overspill parking to the south side of the new extension.

A re-modelled public plaza replaces and adds to the proportion of the existing plaza area lost to the extension, improving the setting for visitors arriving on foot, by public transport, contract bus or bicycle right to the heart of the development. This generous area of high quality public realm will mark the entrance to the new leisure centre providing opportunity for seating areas, spill out from the centre's foyer, pre-match meetings and provision for cycle parking facilities. To the pitch side of the extension, the new café will serve a new amenity seating area, both via a connecting door to the internal café space and a dedicated serving hatch.

A series of footpaths link through to the car park, the overspill car park and the all-weather 3G pitches allowing clear movement throughout the site.

8.4 Hard Materials

The hard materials are selected from a limited palette. This simplicity of materials allow the site to retain an over riding character that is consistent throughout and produces a clear distinction of public, private and shared spaces and defines vehicular and pedestrian accessibility.

When considering materials, references have been made to the surrounding parkland context, with smaller modular paving selected rather than a more civic flag proposal. The selection will also be consistent with the hard materials used in the current public realm hierarchy. A range of colour blends, sizes and laying patterns will be used to inform the character of the spaces and where vehicles are permitted or prevented.

The suitability of the materials has also been considered to ensure the proposed surfaces are designed to be robust and durable. Any surfacing should be capable of withstanding user traffic / service vehicles, vandalism, general wear and tear and thus reduce maintenance and long term management costs for the operator.

As with the original development, the proposed mix of surface treatments aims to satisfy all of these whilst retaining a high level of quality materials in key public areas and to building thresholds. Whilst the plaza and main pathways are purely pedestrian the surface will be suitable for light vehicle traffic if required and will infrequently withstand service and emergency vehicles. For robustness and durability we have proposed that all general access, parking and maintenance routes will be formed from macadam.



- 1. ENTRANCE TO PROPOSED EXTENSION TO LEISURE CENTRE BUILDING
- 2. EXISTING CHANGING PAVILION TO BE DEMOLISHED
- 3. EXISTING PARKING BAYS REMOVED
- 4. EXISTING TREES OR GROUPS OF TREES PROPOSED AS REMOVED
- 5. EXISTING COACH SET-DOWN/PICK-UP RELOCATED
- 6. PROPOSED NEW CAR PARKING, CONCRETE ASPHALT SURFACE
- 7. EXISTING OVERSPILL PARKING REPLACED WITH NEW CONCRETE ASPHALT SURFACE AND NEW PERIMETER KERBS & END TURNING SPACE
- 8. PROPOSED OVERSPILL PARKING, SURFACED IN REINFORCED GRASS SYSTEM: FOR NEW AND EXISTING

- 9. RE-POSITIONED AND NEW ACCESSIBLE & ENLARGED PARKING BAYS
- 10. PROPOSED NEW CYCLE STORAGE CANOPY; FOR NEW & EXISTING
- 11. PROPOSED MOTORCYCLE PARKING: FOR NEW AND EXISTING
- 12. PROPOSED LOUVRED ENCLOSURES FOR NEW ASHP PLANT
- 13. PROPOSED NEW AMENITY SEATING AREA OUTSIDE CAFE
- 14. PROPOSED NEW EXTERNAL CAFE SERVING HATCH
- 15. ONE-WAY CIRCULATION MARKINGS AROUND CAR PARK
- 16. EXISTING PEDESTRIAN PAVING TO ENTRANCE PLAZA RETAINED
- 17. NEW PEDESTRIAN PAVING T.M.E. SERVING ENLARGED PARKING BAYS

- 18. PROPOSED ELECTRIC VEHICLE CHARGING POINT
- 19. PROPOSED DROP DOWN OR SWING BARRIER AT ENTRANCE TO OVERSPILL
- 20. EXISTING SUB-STATION REPLACED WITH ENLARGED ENCLOSURE
- 21. PROPOSED CHANGING ROOM ENTRANCE FOR 3G FTP FACILITIES
- 22. PROPOSED CHANGING ROOM ENTRANCE FOR GRASS PITCHES
- 23. REMODELLED/ENLARGED REFUSE & RECYCLING STORE COMPOUND
- 24. PROPOSED NEW CONCRETE ASPHALT PEDESTRIAN FOOTWAYS
- 25. PROPOSED DROPPED BOLLARD MAINTENANCE ACCESS TO PITCHES
- 26. NEW ALL-WEATHER 3G FOOTBALL PITCH, LIGHTING & PERIMETER FENCE

- 27. EXISTING WOODLAND RETAINED
- 28. FEATURE TREE, GRASSES & SHRUB PLANTING
- 29. PROPOSED SEMI-MATURE TREE PLANTING
- 30. EXISTING MATURE CATEGORY A TREE RETAINED
- 31. PROPOSED CENTRAL DRAINAGE SWALE WITH AQUATIC PLANTING
- 32. AUTO VERTICAL SWING ENTRY & EXIT BARRIER, VARIABLE HEIGHT
- 33. MOUNDING/BERM OR BARRIER RAIL AS VEHICULAR DETERRENT
- 34. KNEE RAILING
- 35. DESIGNATED CAR SHARE BAYS

- 36. POSSIBLE ADDITIONAL TREE PLANTING AREA
- 37. PVs BATTERY STORAGE CONTAINER BY OTHERS
- 38. MINIMUM KERB RADIUS OF 3m (SWEEP PATH)

8.5 Soft Materials

The planting design has been a key consideration from the outset of the proposals, not only to enhance the aesthetics of the site but also to fully integrate with the existing vegetation and habitats. Whilst many of the plant species selected have been done so to minimize maintenance, the key to the success of the proposals lies partly within the long-term maintenance and management regime of the planting (Full details of which are outlined within the Landscape Management and Maintenance regime document).

8.5.1 Proposed Planting

Trees

As part of the tree species selection it is vitally important to select species, which respond appropriately to the parkland character of the site and are tolerant of the urban environment. The trees within the site perform a variety of functions; they are used to define routes, frame views and create varying degrees of screening and shelter.

Parkland style planting is proposed within the car park area with a combination of broad leaf Plane and Oak trees, referencing the existing species present, and more ornamental varieties such as pear, apple and birch trees.

The broadleaf species are medium sizes trees that will mature to create good structure planting within the car park adding an element of longevity to the scheme to match the current groups of mature trees. The more ornamental species will introduce an element of seasonality to the scheme with fruit trees adding colour in spring while they blossom, and rich autumn colours as they begin to lose their leaf.

The new parkland planting will provide numerous habitat opportunities for bats, birds, small mammals and invertebrates, particularly where some of the existing trees are retained.

The following page shows the development masterplan tree retention and removals. **Refer to the Tree Survey, Arborocultural Implications Assessment and Method Statement for full details of tree works site wide.**

Planting Details

Trees will be planted as predominantly semi-mature specimens into pre-prepared tree pits with manual irrigation pipes. In order to guarantee that medium to long term health and vigour is maintained suitable volumes of soil into which the tree roots can establish will be incorporated. All trees over 20cm girth will be underground guyed with trees under 20cm girth being above ground staked (single or double) or guyed to secure them in place during the first 2-3 establishment years. It is intended that finishes around all existing trees are considered in detail to ensure no additional loading occurs and that oxygen and moisture exchange to the rooting area is maintained.

Shrub, Hedge & Additional Planting

Shrub planting throughout the site is intended to help break up the extent of car parking. Planted in blocks of singles species, they have been selected to minimize the amount of maintenance required. Selection of plants has been very simple too and mostly consists of evergreen species that form low dense blocks of planting with limited maintenance requirements. Lines of ornamental grasses are introduced to add further structure and interest to the parking area and entrance plaza.

Existing Site Vegetation

The location of the proposed leisure centre extension and new car parking has been considered to reduce the extent of removal of any quality tree planting. A full assessment by a qualified Arboriculturist has been completed which has also informed the rationale for retention or removal. This has highlighted several key groups worthy of protection and these including the group of mature Plane trees south of the existing changing. In the scheme inherited by EWA, the connection route between the main parking and the proposed area of overspill parking entailed the removal of two thirds of this group. The current layout design has provided an alternative which results in the whole of this group being saved.

The current building extension position impacts upon a group of three 30cm girth early-mature Pin Oaks from 2015 which it is hoped will be suitable for careful removal and transplanting over the dormant season period 2021/22. It is also hoped a mixed group of four 30cm girth early-mature planted around the existing parking adjacent the existing building entrance (Pear, Plane & Cypress Oak) at the same time will benefit from similar treatment since the design proposals impact upon their retention in-situ.

As part of a group north of the existing pavilion, two 17m high category B2 Sycamores will need to be removed treatment since the design proposals also impact upon their retention in-situ.

In the main development area the loss of 20 trees to be removed will be compensated for on a proposed 3 for 1 ratio with a proposal for 61 new trees, as described on the soft works plan (on the page to follow).

To summarise, whilst some of the existing tree cover is to be removed as a result of the new proposals, a mix of suitable ornamental and native species are to be introduced to help mitigate against any loss.

Ecological Enhancements

One key aim for the site is to enhance the biodiversity credentials. The current site is home to a mix of native and more ornamental tree species, which provide some habitat for nesting birds and foraging bats although no roosts were evident when assessed. Barring this habitat there are regularly managed grassland areas, which provide minimal opportunity for cover or habitat for other animals.

As part of a continuity strategy it is intended that the new proposals implement the ecologically valuable habitat in the form of a wetland swale introduced for the 2015 development. As before, this is introduced to deal with the surface run off within the car park in a more sustainable manner. The swale will be seeded with a marginal seed mix and additional plug planting which will create seasonal interest for insects and provide additional habitat areas for invertebrates and possibly amphibians.

Throughout the car park a mix of native broadleaf tree planting is introduced to help extend the current structure planting present. A selection of flowering, ornamental tree species are also proposed providing additional fruit and nectar resources for local birds and insects. The majority of the tree planting west of the leisure centre and extension is to

be retained with additional native planting introduced to help improve cover to flight paths for bats and birds. Within some of the more mature trees, bird and bat boxes will be introduced to encourage nesting.

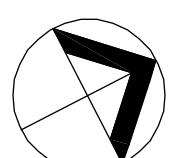
Positioned north west of the existing leisure centre a plantation of oak and hazel from the 2015 works links up with similar plantations stretching north within the Hough End Clough area. It is intended that the growth of this plantation is assessed for managing and coppicing as part of the current project (dependent on establishment), so encouraging the creation a more varied habitat typology.

Additional benefits to the scheme will include retaining any felled timber on site, creating brash piles and leaving tree stumps in the ground to provide additional habitat opportunity for insects.

Native wild flower seeding is also proposed to spoil mounds to further enhance the species diversity of the site.

The planting and soft works plan as proposed shown on the following page.

Refer to HEV-ISL-20343-E1 PEA Preliminary Ecological Appraisal Report for further details.



Maintenance Notes- these notes are for guidance only. Please refer to detailed report for detailed information

1. Maintenance to be carried out on a monthly basis (12x annual) At each visit the following operations are to be carried out:

- Check and firm all planted material including tree stakes and ties. Remove any first time loss or robbing. Tree stakes are to be adjusted following the second growing season following establishment.
- Check materials already stormy or windy conditions.
- Check for pests and diseases and treat appropriately
- Remove all weeds and unwanted material via a combination of chemical and hand weeding operations to maintain a 1m clear area around each whip.
- Pick up all litter and remove all alrings from site
- Remove any paths and roadways and dispose off site
- Remove any dead material from site
- Grow all seedlings and turfed areas to a height of 50mm for the first cut following sowing and 20mm for each cut thereafter (15 cuts annual) - Forrtightly during the growing season. No cuts between Nov and March
- H- water as necessary to ensure the continuing health of all plants and grass

2. Carry out the following operations annually:

- Apply an approved fertilizer (no resistance) to all planted material during spring and autumn
- Apply an approved fertilizer (low maintenance) grass areas during spring and autumn
- Cut hedges to achieve the mature height of 1.2m. Leader growth to be left until fully achieved is achieved then later growth promoted.
- Carry out the following operations annually:
 - During autumn or following flowering prune all shrub material in accordance with good horticultural practice
 - Check all dead stock and carry out any necessary pruning (in accordance with good horticultural practice) to remove dead, dying, diseased or dangerous limbs or to achieve a balanced canopy
 - Top up all areas of bark mulch to a consolidated depth of 50mm
 - Replace any material which has failed over the previous 12 months by any material of the same specification as the original and the replacements schedule is to be agreed with the CPA prior to implementation. Any deviation from the species list must be agreed with the CA
 - Edge all grassed areas adjacent to hard standing, shrub beds and around trees in grass during spring

Workmanship and Maintenance Generally
All works to be subject to the following British Standards :

B.S. 4428 : 1969 : General Landscaping Operations
B.S. 3638 : Part 1 : 1990 : Specification for Trees and Shrubs
B.S. 3638 : Part 10 : 1981 : Specification for Ground Covers
B.S. 5857 : 2012 : Trees in Relation to Construction



9.1 General Site Access

The site masterplan proposes that nearly all elements of the existing site strategy remain as they currently function. The vehicular access point will remain as existing and the existing parking area affected by the extension is re-planned to replace loss of parking and expand on the pedestrianised plaza in front of the leisure centre entrance.

The existing overflow car park will be formalised creating new permanent spaces within the main car park. There will also be a new formal area of parking which faces the entrance adjacent to the pitches to provide further parking spaces.

There is also a new overspill parking area which contains 85 spaces. The on-site capacity has now been increased from 198 spaces (173 formal plus 25 overspill) to 325 (240 formal plus 85 overspill). The full detailed breakdown of the parking numbers can be found in section 9.2.

Pedestrian access will remain at its current location directly opposite Whitchurch Road. This has good links with the existing pedestrian crossing and the existing northbound bus stop. This pathway links directly to the leisure centre entrance and with the wider Hough End footpaths.

National Cycle Route 85 currently runs through the edge of the site along the alignment of Framley Road.

There are 56 covered sheffield stands publicly accessible located adjacent to the buildings entrance and further south around the corner facing the new car park.

Refer to HEV-CUR-00-XX-RP-TP-002-V02_Transport Assessment and HEV-CUR-00-XX-RP-TP-003-V02_Interim Travel Plan for supporting information.

9.2 Parking Figures

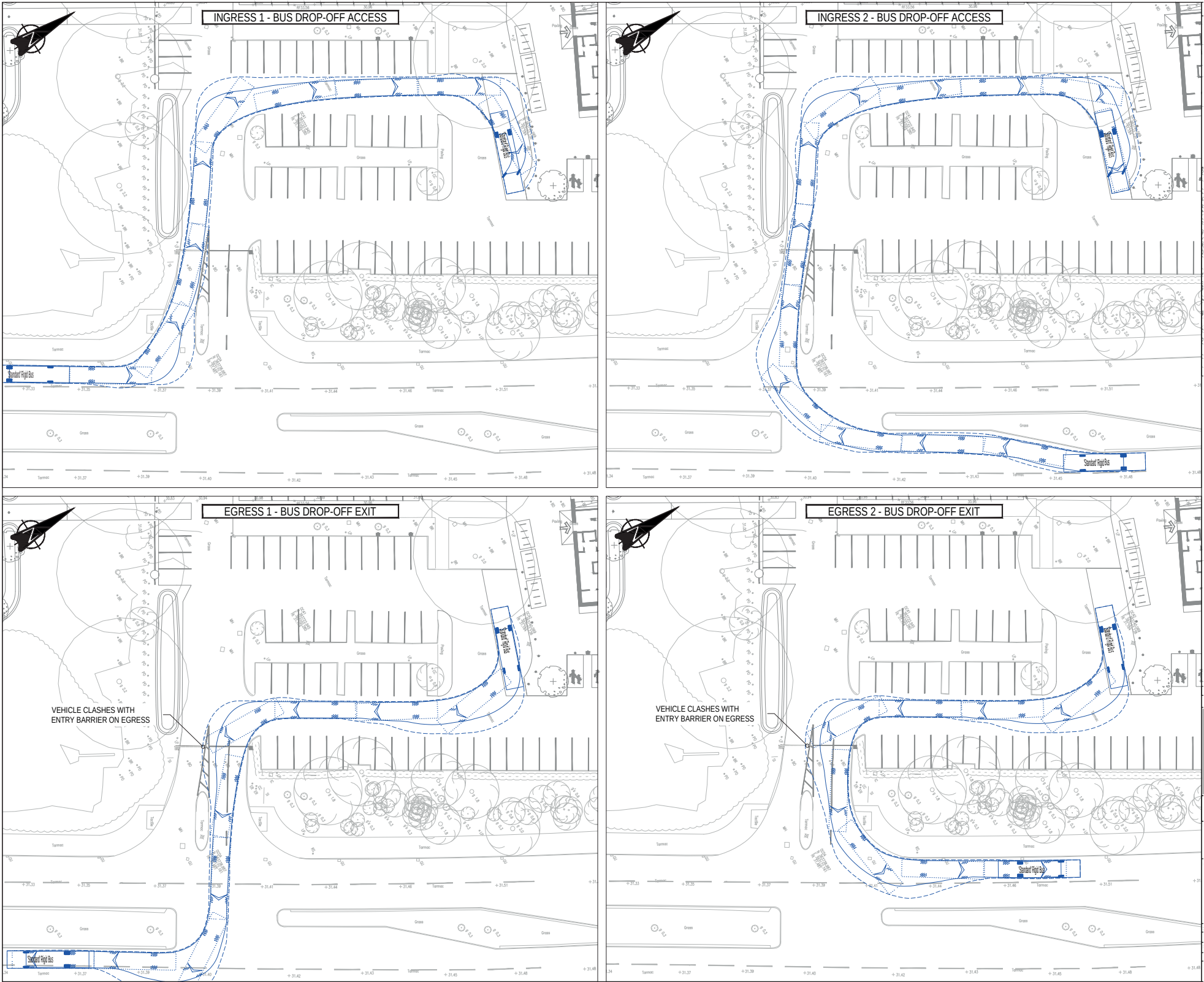
The tables below compare the existing parking figures with those proposed (where EV refers to electric vehicle charging);

Existing car parking provision

Type of space	Car Park Area 1 (overspill)	Car Park Area 2 (main)			Totals
Standard car	25	164			189
EV standard car	-	-			-
Accessible	-	6			6
EV Accessible	-	-			-
Parent & Child	-	3			3
EV Parent & Child	-	-			-
Totals	25	173			198

Proposed car parking provision

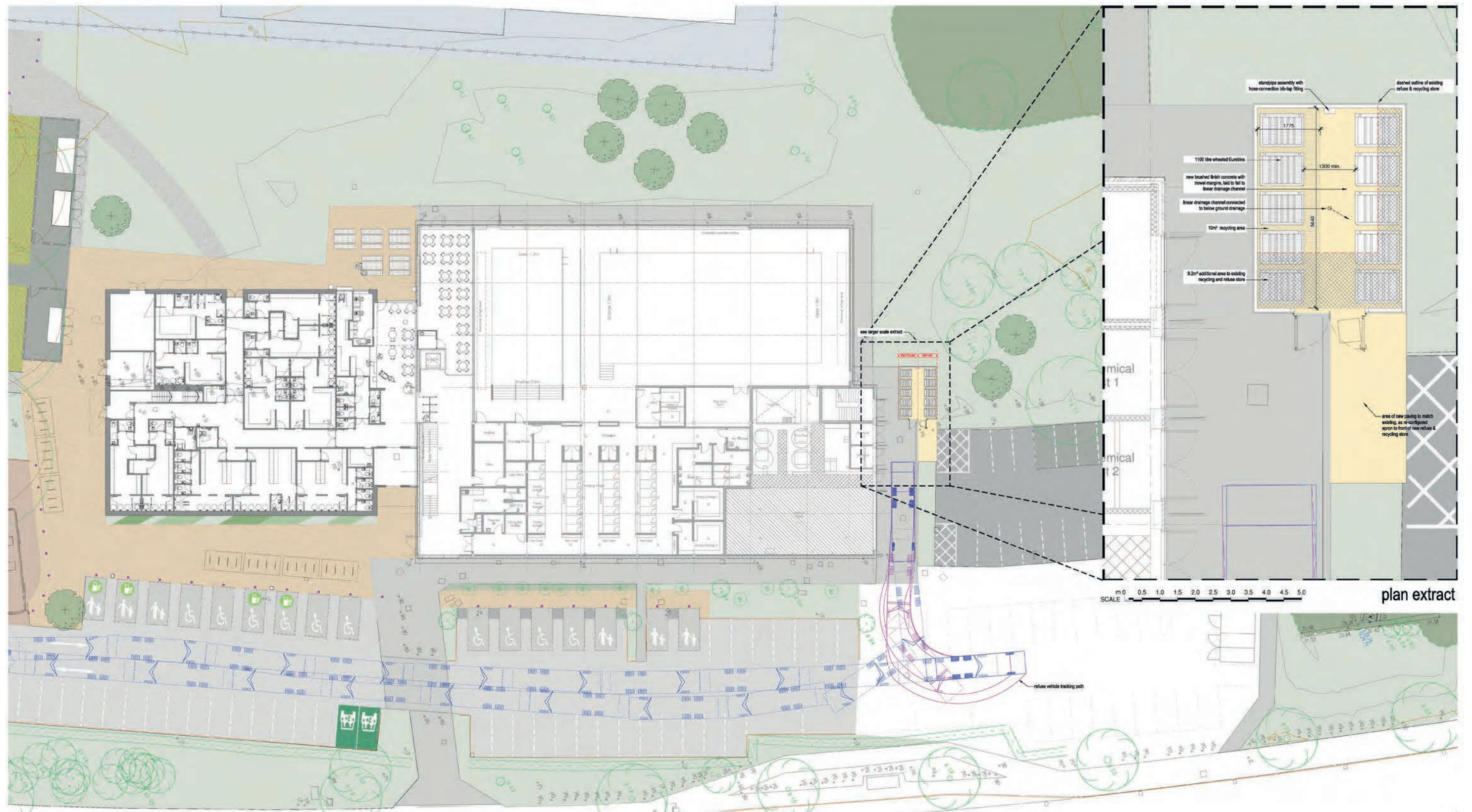
Type of space	Car Park Area 1 (north)	Car Park Area 2 (existing)	Car Park Area 3 (new)	Car Park Area 3 (overspill)	Totals
Standard car	25	102	81	85	293
EV standard car	-	16	-		16
Accessible	-	4	-		4
EV Accessible	-	6	-		6
Parent & Child	-	4	-	-	4
EV Parent & Child	-	2	-	-	2
Totals	25	134	81	85	325



9.3 Adjusting the Coach Drop Off

Coach drop off and pick up areas required adjustment due to the extension but it will still remain within the car park area with a new dedicated coach drop off point located directly opposite the entrance plaza.

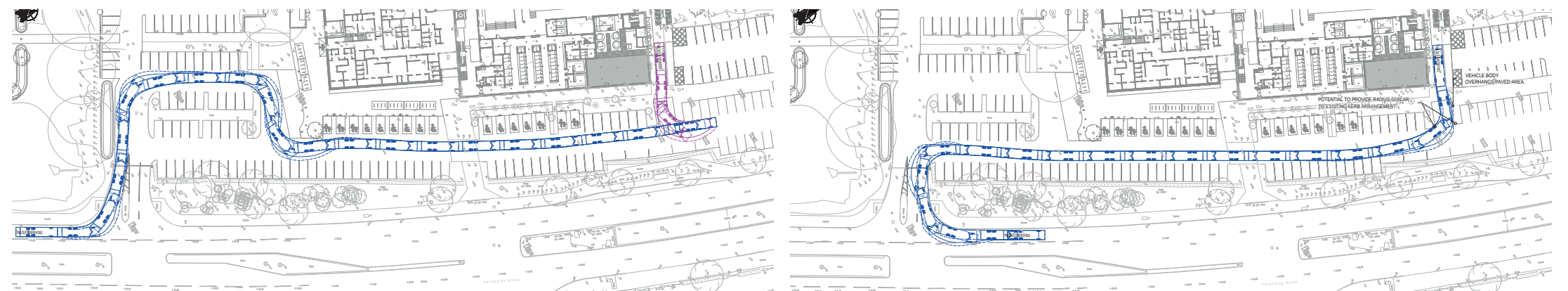
The tracking diagrams above demonstrate that the relocated drop off works well, shown here with the turning of a 12m standard rigid bus.



9.4 Waste Strategy

The plan above depicts the location and layout of the waste collection on site which is an enhancement of the existing provision. The location and collection means remain as existing with the adjacent tracking checks, ensuring that with the car park modifications, collection is unaffected.

Refer to HEV-EWA-ZZ-XX-RP-A-90410-RevP0 Waste Management Statement for full calculations and details.



9.5 Inclusive Access

The setting of the standard of access for the Leisure centre will be negotiated and agreed between all relevant parties the aim will be to support people with a wide range of abilities and ages and support their inclusion in sports and sports therapy activities.

The access standard outlined will be further developed during the next stages of the project carrying through into detail design. The standards and recommendations in the Sports England guidance will form the basis of review which will also consider current best practice guidance from the BS 8300.2010A / ADM 2010.

In the application of this approach consideration has been given to the Equality Act 2010 and although the Equalities Act is not specific in terms of building design, the overriding aim has been to promote equality and prevent discrimination.

The design process has sought to emphasise and demonstrate the importance of meeting the needs of people with a wide range of abilities, by providing access for all people with disabilities wherever possible (and reasonable) by direct physical means. This encompasses not only the building itself but will include for the approaches to the buildings, the access into and out of the buildings, the circulation within and the routes leading away from the buildings to external facilities.

- Relevant Standards

The design shall be developed in accordance with the requirements/ principles of the following documents and standards:

The Building Regulations

BS8300.2010A (as the standard for universal design)

Sport England Guidance Note “Accessible Sports Facilities”

Sport England Guidance Note “Fitness and Exercise Spaces”

The principles of Manchester City Council “Design for Access 2”

ASA Design Guidance and information sheets

There has been a separation of pedestrian and car movements with staff and visitors using public transport or on foot, from the bus stop on Princess Road or from the community neighbourhood opposite to a welcoming arrival

space at the front of the building which will be increased in size as part of the external works to limit congestion.

More enlarged parking bays for disabled and parent/child have been included to sit off the main entrance plaza giving direct access to the main entrance of the building.

Coaches and taxis for school parties and gala events will use the adjacent drop off which also links with the main entrance plaza.

The main entrance to the building for pedestrians is from the Plaza and it is visible from the car park and when passing along Princess Road at the Whitchurch Road junction.

The building has a fully glazed centre façade for visual identification of the entrance.

9.6 Internal Access and Wayfinding

Internal Access and Circulation

On arrival the lobby doors will be power operated suitable for people with a wide range of abilities; from the lobby visitors will be able to see through to the fields beyond. There will be a greeting concierge facing the entrance for anyone needing to use them for general assistance and enquiries. The concierge will assist the main reception in passively observing activities in both the existing and new facilities. From this point, a view of the pool is apparent to assist with wayfinding.

The connection between the old viewing gallery and the new cafe and servery is in the location of the original entrance to maintain the impact of the visual connection to the pool in this location.

All changing areas can be access from the area immediately left of the entrance lobby. These corridors connect all the types of changing available (communal, team and official) with direct access to the fields externally.

A stand alone accessible wc/shower/change cubicle is provided directly off the main corridor with an single accessible wc beside it. Within the changing rooms themselves, each has ambulant wc, shower and change facilities.

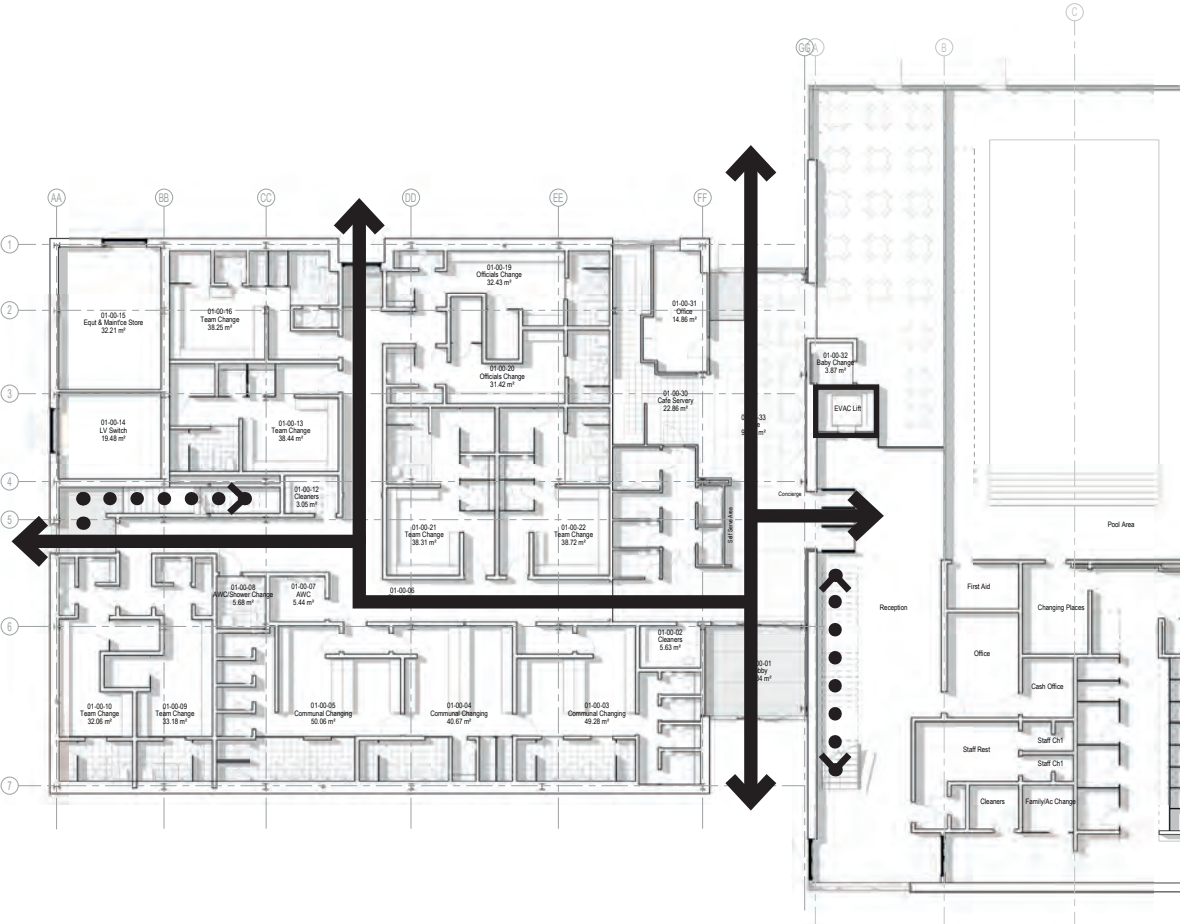
The building has two levels which correspond exactly with the existing building so that there are no changes in level.

At the first floor the circulation is a continuation of the existing linear route along the side of the sports activity and change rooms which form the gallery that overlooks the pool. Toilets (accessible and ambulant) are available in close proximity from the main spaces at this level for convenient access.

Access onto the terrace is level to enable all to easily make use of this feature of the building. Access to the club room and this terrace can be gained directly from the external entrance/egress point adjacent to the new stair.

A number of detail matters including, selection of finishes, colours and choice of fittings and ironmongery will be considered with respect to inclusion for people with a wide range of abilities and also benefit for other community users.

The environment created will be enhanced by the use of finishes and colour to create an atmosphere conducive to being open and welcoming as well as being able to aid special recognition and way finding around the building. In the detail design acoustics in key areas will be reviewed along with provision of hearing enhancement requirements.

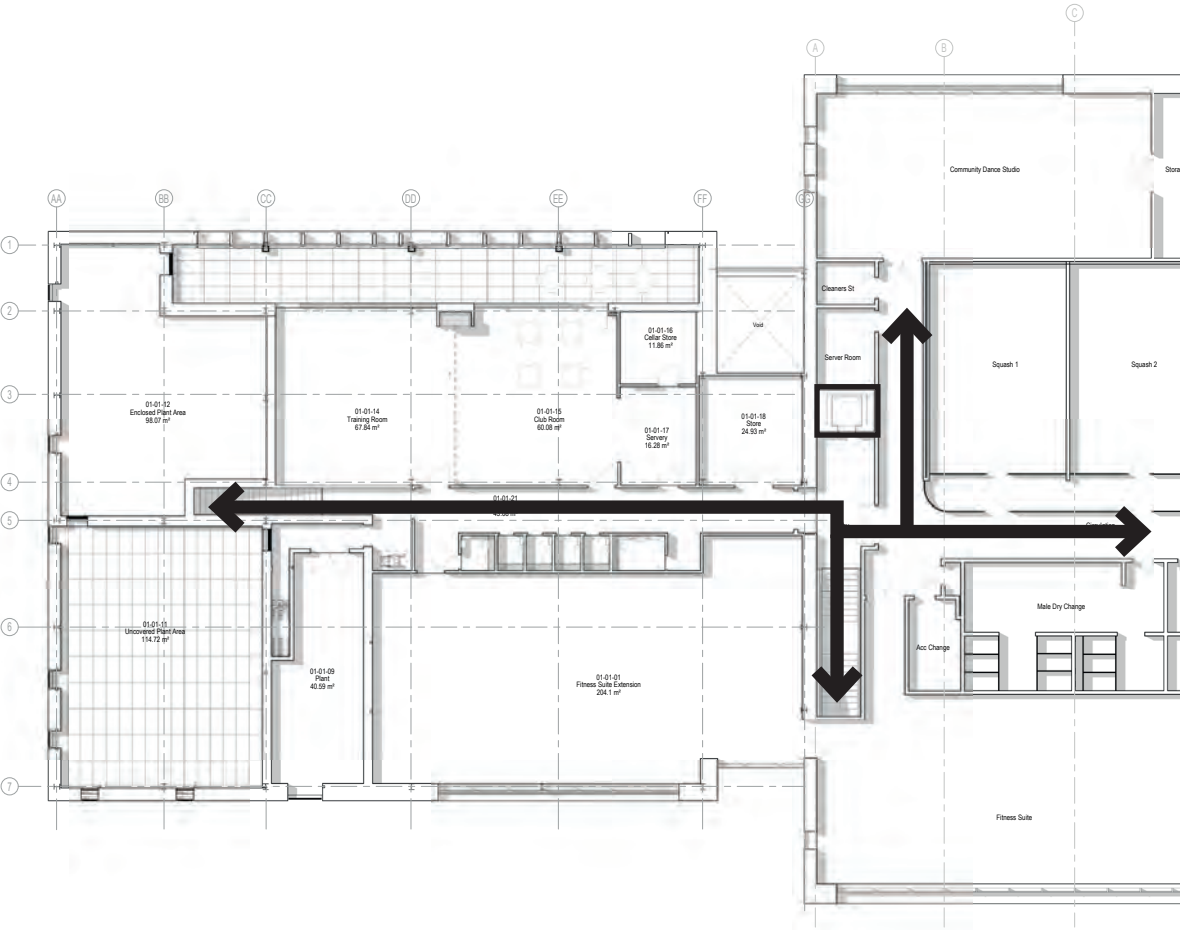


Means of Escape

Effective evacuation management policies, including any Personal Emergency Evacuation Plans will be developed. Disabled refuge intercoms, linked to the intercom panel adjacent to the fire alarm panel, are provided at each refuge point. Final exit door thresholds are level and the approach gradients are in accordance with Approved Document M of the Building Regulations.

Signage

The internal signage strategy for the leisure centre will follow the existing buildings style and branding guidelines.



10.1 Sustainable Measures

The strategy for a sustainable approach to developing and maintaining the proposed extension to the Existing Leisure Centre is set out in the separate planning submission document, Energy and Sustainability Statement .

Local Authority Requirements

As outlined in the MCC Environmental and Climate Change policies, specifically the Councils Climate Delivery Plan, the approach to the site needs to be sustainable in all ways and adhere to the guidance set out.

The scheme for the new leisure centre has been developed to embed sustainability credentials through architectural, engineering and landscape design. Key aspects of the design are summarised below:

Self Sufficiency

Water consumption is reduced through a combination of dual flush toilets, low-flush toilets and showers.

High Specification Glazing

High specification glazing is proposed to reduce internal summertime temperatures, lowering the amount of thermal energy passing through the windows.

Fabric First Approach

External envelope fabric improvement targets look to exceed the statutory minimum requirements.

Energy Reduction Strategy

Three-stage energy reduction strategy: (a) passive design, (b) high efficiency/ low energy building services systems and (c) consideration of renewable or low or zero carbon technologies.

Ventilation Strategy

Mixed mode mechanical ventilation with heat recovery and natural ventilation used to reduce energy demand.

Future Flexibility

The car park boasts 7 electrical charging points to cater for an increase in electric vehicles.

BREEAM

As per the client requirements, the building will achieve a minimum BREEAM ‘Very Good’ rating.

Refer to HEV-WBS-BSD13812 29.0 Renewable and Sustainability Planning Report for further details.

1.0 City Strategy and Policy

This is the vision being developed as part of the Manchester Strategy, setting out how the city will continue to evolve and grow over the next 10 years, 2015 to 2025. It will build on the achievements of the last two decades and the transformation of our city; the creation of safe, attractive neighbourhoods for people and their families, major expansion of the city's sports, leisure and cultural facilities, an improvement in the city's natural environment, investment in our parks, and the growth of jobs in new and sustainable industries.

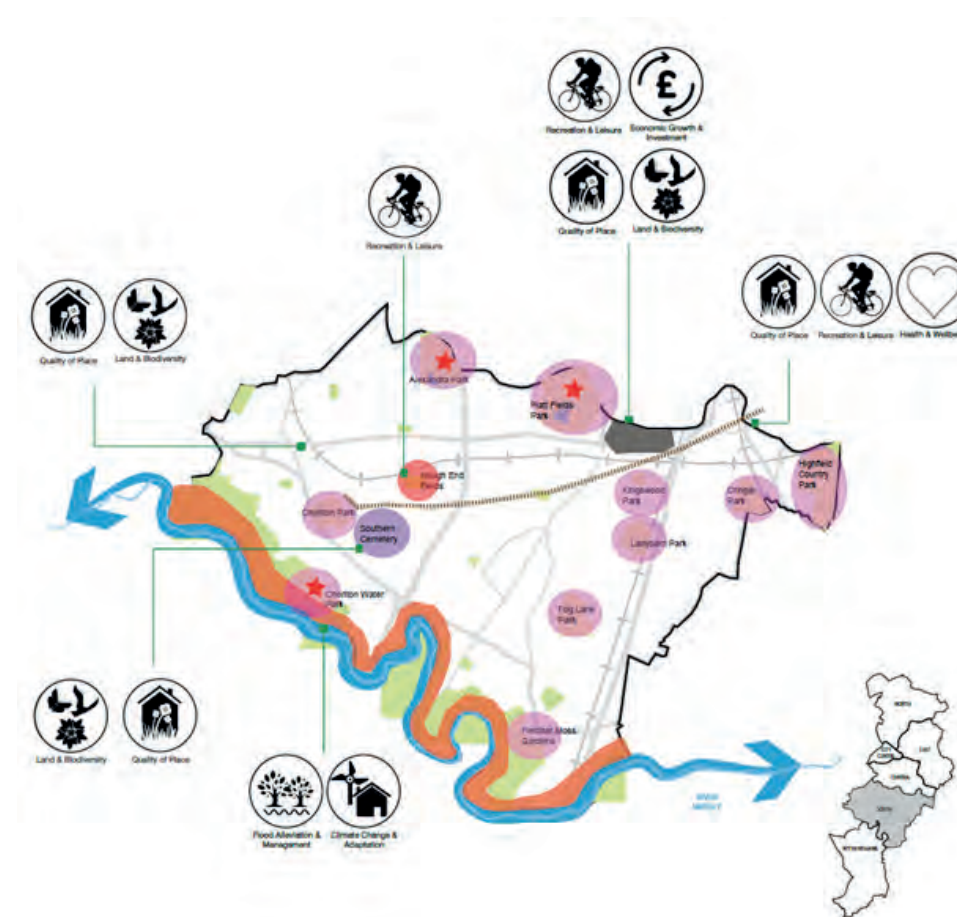
The strategy contains four objectives that have been established to enable the vision to be achieved:

- Improvements to the city's existing Green Infrastructure are important at all scales, and can be delivered by a range of stakeholders, from the City Council and major landholders, through to individual residents and community groups. The headline actions for the delivery of this objective are structured with this in mind and as relevant to the Hough End Sports Village development are as follows:

Action 5:
Trees and woodlands: effective and appropriate tree and woodland management and planting.

Delivering the vision at a neighbourhood level

The Hough End Sport Village and Playing Fields is situated in the Withington area of South Manchester. South Manchester is one of the most well established and popular residential locations within the city. It is well connected with easy access to the city centre, the airport and the motorway network. The area contains the River Mersey, Manchester's most well established river. The green infrastructure of South Manchester makes up 26% of Manchester's green infrastructure resource and has the highest amount of green infrastructure of all of the city's six areas, largely due to the extent of private gardens. Street trees are an important part of the landscape in south Manchester, helping to create attractive streets and high quality neighbourhoods. The area is home to approximately one third of Manchester's population.

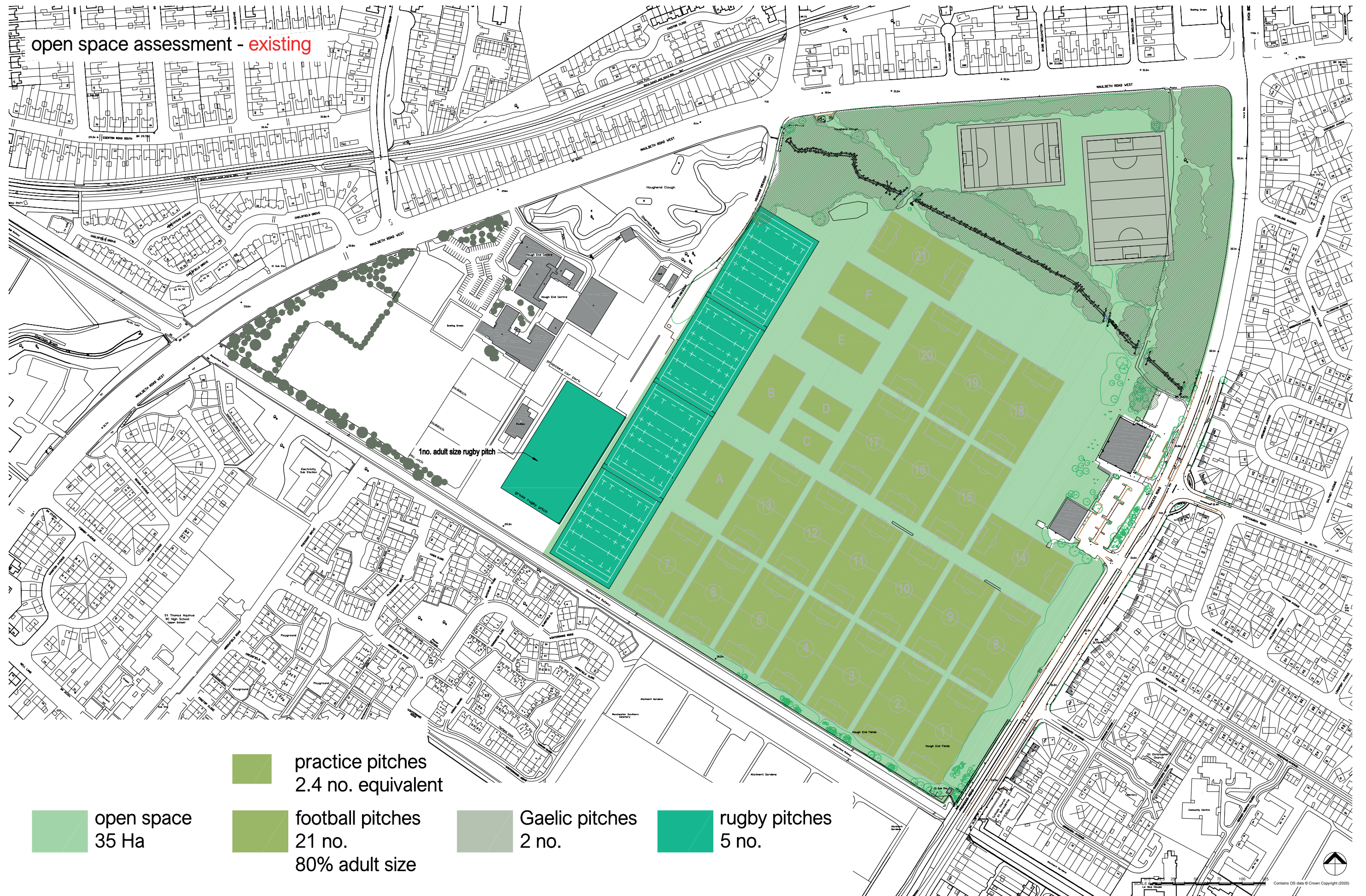


Parks & Trees

2.0 Implementation

Aquatic soft planting incorporated into sustainable drainage system swale design within the car park will contribute to the attenuation of storm water run off as part of the development's strategy to address flood risk.

11.2 Open Space Assessment



open space assessment - **proposed**

PLAYING FIELDS AREA CAN ACCOMMODATE UP TO:

- 14 No. SENIOR FOOTBALL GRASS PITCHES
- 2 No. JUNIOR FOOTBALL GRASS PITCHES
- 4 No. SENIOR RUGBY GRASS PITCHES
- 2 No. GAELIC SPORT GRASS PITCHES
- 2 No. CRICKET PITCHES
- 1 No. MODEL AIRCRAFT AREA

1. ALL-WEATHER '3G' ARTIFICIAL GRASS FOOTBALL (SOCCER) PITCH(S)

2. PROPOSED NEW EXTENSION TO LEISURE CENTRE BUILDING

3. PROPOSED NEW PARKING

4. PROPOSED OVERSPILL PARKING

5. EXISTING TREE CANOPY COVER

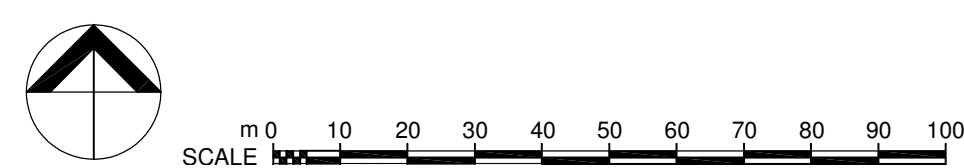
6. POSSIBLE AREA FOR BIODIVERSITY ENHANCEMENT (AS PEA REPORT), ALSO REFER TO EWA drg HEV-EWA-02-XX-DR-L-79009 Air quality additional planting

SCALE 0 10 20 30 40 50 60 70 80 90 100

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1.0 City Planning Policy

Policy EN10 of the Manchester Core Strategy is the Safeguarding of Open Space, Sport & Recreational Facilities. The Council will seek to retain and improve existing open spaces, sport and recreation facilities and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people

Policy EN11 of the Manchester Core Strategy covers the Quantity of Open Space, Sport & Recreation. The Council will seek the provision of new open space, sport and recreation facilities, in particular where:

a quantitative shortage of a particular use per head of population, including any expected increase of population created by the new development, based on the findings of the Open Space, Sport and Recreation study and Playing Pitch Strategy, is identified in the local area.

Manchester’s City Wide Open Spaces, Sport & Recreation Study (2009) identified as part of the needs assessment carried out actions relevant to the following area classifications:

- Parks & Gardens
- Natural and Semi Natural Open Space
- Amenity Green Space
- Provision for Children and Young People
- Outdoor Sports Facilities

The recommendations included:

- Maximise the role that parks can play in striving to increase participation in health and physical activity by continuing to provide and promote activities to maximise usage.
- Encourage the development of facilities on sites which are easily accessible by public transport. Protect all outdoor sports facilities from development unless criteria set out in Sport England policy are met. This should be incorporated through the provision of appropriate policies in the local development framework. Playing pitch strategies should be updated every five years as a minimum.
- Seek to improve the quality of outdoor sports facilities, to achieve a quality score of 90% (the score required to fall within the top quartile). Site should meet national governing body criteria. This includes the provision of appropriate changing facilities.
- Improvements to outdoor sports facilities should give consideration to the habitats provided at these sites and the species that are evident.

2.1 Analysis

2.1.1 Total Open Space

The net proposed loss of total open/fenced space is, 0.1 hectare, or 0.2%, due to the increased car park hardstanding, the footprint of the new building extension and the deduction of the existing changing rooms. Proposed loss of unfenced open area, taking the proposed enclosed 3G pitches into consideration, is 1.7 hectares.

2.1.2 Grass Football Pitches

The existing number of grass football pitches stands at 21 no., all 20% undersized and with their arrangement non-compliant with the FA guidance for safety run-off perimeter margin dimensions. There are 20 no. pitches which are oriented in a sub-optimal playing direction as compared with FA recommendations. There are also 5 no. smaller practice pitches, the equivalent of the area of 2.4 no. full-size adult pitches. Of the main pitches, 7 no. lie outside of the 2003 drainage works area.

2.1.4 Grass Rugby Pitches

With the exception of the first team pitch, the existing rugby pitches are approximately 10% undersized and all are at a sub-optimal playing direction as compared with RFU recommendations. The proposed re-configuration provides full size pitches, half of which have been rotated to an optimal playing orientation.

2.1.5 Grass Gaelic Football Pitches

Of the two existing Gaelic Football pitches north of the Red Lion Brook, the second one is undersized by approximately 20%. The proposed re-configuration provides both pitches at full size, both of which are oriented to an optimal playing orientation.

2.1.6 Grass Softball and Baseball Pitches

There is no existing provision for Softball and Baseball at Hough End. The proposals incorporate 1 no. softball pitch and 1 no. baseball pitch, the configuration of which provides both pitches at full size, both of which are oriented to an optimal playing orientation.

2.1.7 Grass Cricket Pitches

There is an informal presence for summertime cricket use at Hough End as existing, but the current football layout is not sufficiently spaced between pitches to allow for a permanent wicket square to be established. The proposed grass football re-configuration provides sufficient areas between pitches to establish two permanent cricket wicket squares, one with a 180m boundary diameter and one with a 150m boundary diameter.

2.2 Summary

The above analysis show that the proposals represent a significant improvement in the weekly availability of football pitches (combined grass and all-weather) as well as an improvement in safety, size and playing direction orientation. For the other sports, all are better provided for in the new proposals when considering the same criteria above, with the added benefit of the introduction of two new sports, baseball & softball.

The proposals therefore fully comply with both Manchester Core Strategy Policies EN10 and EN11.

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