



CITY IN THE
COMMUNITY

darntonB3
ARCHITECTURE



Play Zone Pilots, Ladybarn Park, Manchester

City in the Community, Manchester City Football Club

Design & Access Statement

January 2021

13034-DB3-B02-ZZ-RP-A-00008

B – Issued for Planning

DOCUMENT CONTROL

Date Issued	Revision	Purpose	Author	Checked
09/04/20	#	Issued for planning	TL	JM
13/01/21	A	Ongoing maintenance added. Issued for Planning	RP	JM
07/10/21	B	Linear, curved and j-shaped benches omitted. Issued for Planning	RP	JM

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1 INTRODUCTION

1.1 Context

1.1.1 Manchester City Football Club, City in the Community (CITC) have appointed DarntonB3 Architecture (DB3) as Design Team Lead to compile this Design & Access Statement in support of the full planning application for a Play Zone facility at Ladybarn Park in Manchester. The proposals include for the provision of a new activity space within an existing play/sports area of Ladybarn Park which will include open access mini football pitch and some football activity areas with street lighting and floodlighting.

1.1.2 The new proposals closely follow the existing layout of the MUGA located on site. The proposals will replace these facilities with a purpose built Play Zone facility, the concept of which was developed by Sport England, City in the Community and the Football Foundation.

1.1.3 A team led by DB3 have prepared the planning application for the proposed development in line with the Manchester City Council policies and strategic planning, This Design and Access Statement is provided to support the full planning application for the Play Zone Facility at Ladybarn Park. The proposed facility is to include the following:

- Inclusive facilities
- Floodlit mini football pitch with cross-play
- Football tennis
- Panna
- Passing square
- 1v1 game
- New link footpath with street lighting (local to the facility only)

1.2 Purpose

1.2.1 The purpose of this Design & Access Statement is to describe and present the design intent for the proposals which include for the provision of a new Play Zone facility which includes the items listed above in 1.1.3 at Ladybarn Park, Manchester.

1.2.2 This Statement addresses the requirements of Article 8 of The Town & Country Planning (Development Management Procedure) (England) Order 2010 (As Amended) regarding Design & Access Statements to accompany planning applications of this nature. This document is also submitted to meet the requirements of Section 62 of the Town and Country Planning Act 1990, inserted by the Planning and Compulsory Purchase Act 2004 which came into force on 10 August 2006. It takes account of the advice set out in DCLG circular 01/2006, "Guidance on changes to the development control system." It has also taken account of the CABE Publication, "Design & Access Statements: How to write, read and use them."

1.2.3 The planning application to which this Design & Access Statement relates is seeking Full Planning Consent for the proposed Play Zone at Ladybarn Park, Manchester. This report



Existing site photographs

should be read in conjunction with the supporting planning application drawings, reports and surveys submitted as part of the planning application.

1.3 Approach

1.3.1 This Design & Access Statement will seek to demonstrate how the design proposals submitted for the planning application have been informed by the following stages:

ASSESSMENT. The site and its surroundings are assessed and reviewed with reference to national and local planning policies - these include the physical, social and economic characteristics.

EVALUATION. The design proposals presented in this document have been developed after reviewing the information contained within this and the supporting documentation.

DESIGN. The consideration and identification of the use of scale, layout and building footprint have informed the design process and the proposed development. All aspects of layout such as the movement, aesthetics, materials, parking and safety have been considered.

ACCESS. Inclusive design is interwoven with the design proposals and all levels of access have been considered in terms of getting to the site, movement within the site and access to all facilities within the complex.



Existing site photographs

2 ASSESSMENT

2.1 Introduction

2.1.1 The Assessment section of this Design & Access Statement sets out the context for the proposed development of a Play Zone facility at Ladybarn Park highlighting the need for the facility and summarising the consultation carried out by City in the Community and Manchester City Council and the project team before determining the most appropriate proposal for the site. It also outlines the statutory planning position within which the project must be considered.

2.2 Background Information and Need

2.2.1 Manchester is statistically one of the most deprived cities in the UK. It consistently sits within the top cities nationwide where referring to the seven key areas in which deprivation is measured: Income, Employment, Education and training, Health and disability, Crime, Barriers to housing and living environment.

2.2.2 As per the Football Foundation review 2017, 40% of funding granted supports the 20% most deprived areas nationwide. Evidence suggests that the areas of highest deprivation have the most inactive population as there are fewer facilities to use however more people would become active if suitable facilities were available.

2.2.3 The national facilities strategy highlights shared objectives across named partners to produce sustainable, high quality facilities that encourage participation from everyone to be engaged in football either as a participant, volunteer or official. Ultimately, football will be used as a tool to promote active lives and support wider social outcomes.

2.2.4 In March 2017, a Playing Pitch Strategy was completed within Manchester determining various insights (document provided for review). When referring specifically to recreational football in Manchester, key priorities included:

- Refurbishment of existing multi-use games areas to provide a city-wide network of free to use local provision
- Coordination of development programmes/participation events to showcase opportunities for local participation and informal play – ‘parks based pilots’

2.3 Deprivation in Manchester

2.3.1 Manchester The IMD 2015 overall ranked Manchester as England’s 5th most deprived local authority out of 326 (based on the rank of average scores). 40.8% of Manchester’s 282 Lower Super Output Areas (LSOAs) are in the most deprived 10% of LSOAs nationally and 58.5% are in the most deprived 20% of LSOAs nationally.

2.3.2 When reflecting on the table, it is clear to see that three areas of deprivation are significantly worse than the other five demographics: Health, Income and Crime rates. For the purposes of this document, we will concentrate on the two demographics which we feel can be impacted by this proposal.

The below table reviews each of the seven measurements of deprivation

IMD domains	rank of average scores (out of 326 local authorities)	% of LSOAs in the most deprived 10% in England	% of LSOAs in the most deprived 20% in England
Income Deprivation	7	37.6%	53.9%
Employment Deprivation	35	33.3%	51.1%
Health Deprivation and Disability	2	65.6%	85.1%
Education, Skills and Training Deprivation	39	19.1%	41.1%
Barriers to Housing and Services Deprivation	57	7.8%	25.9%
Crime Deprivation	10	35.1%	60.6%
Living Environment Deprivation	35	18.4%	37.6%

2.4 Health Trends in Manchester

- 2.4.1 As highlighted in background information, Manchester has some of the worst health issues in the UK. CITC believe that the proposed recreational football project, outlined below, will support the wider health strategy in Manchester surrounding two key issues: Childhood Obesity and increasing health issues in Adult Males.

2.5 Children and Young People

Obesity

- Children in Manchester have significantly worse than average levels of obesity and excess weight (i.e. they are obese or overweight). 11.4% of 4-5 year olds in Manchester are classified as obese (compared to 9.3% nationally), while 24.9% of these children have excess weight. 25.1% of Manchester's 10-11 year olds are classified as obese (compared to 19.8% in England overall), while 40.2% have excess weight.
- The prevalence of obesity in reception aged children (4-5 year olds) in Manchester has remained relatively stable in recent years, while the prevalence in Year 6s (10-11 year olds) has increased.

Physical activity

There is no adequate year-on-year method of data collection for levels of physical activity in children and young people. However:

- The What About Youth survey (2014) suggested that only 11.9% of 15 year olds in Manchester are physically active for at least one hour per day, 7 days per week however. It also found that 72.3% of 15 year olds have a mean daily sedentary time of over 7 hours per day.
- The Millennium Cohort Study found that only half of 7 year olds nationally are meeting the CMO's physical activity guidelines of at least 60 minutes of moderate activity a day, with vigorous activity on at least 3 days per week. Girls were significantly less likely to meet the daily guidelines (38%) than boys (63%). The study found that half of all UK 7 year olds are sedentary for 6.4 hours or more each day.
- Currently only 21% of boys aged 5-18 years and 16% of girls aged 5-18 years achieve the CMO's recommended physical activity levels.

2.6 Adult Males

Cardiovascular disease

- People in Manchester are 28% more likely to die of coronary heart disease than people from other parts of England. CHD accounts for over half of all circulatory deaths and for a quarter of all deaths annually in Manchester residents.
- The adult mortality rate from cardiovascular disease in Manchester is significantly worse than the national average (137.6 per 100,000 population under 75, compared to 74.6 per 100,000 in England overall).
- Manchester has the 5th highest death rate from CVD per 100,000 adult males, and the 15th highest death rate per 100,000 adult females out of the 390 local authorities in the UK. An average of 499 men and 448 women die annually from CVD in Manchester.



- Latest estimates suggest that 89.5 deaths from CVD per 100,000 adults in Manchester are considered preventable (i.e. they could potentially be avoided by public health interventions in the broadest sense), compared to 48.1 deaths per 100,000 nationally.

Physical activity

- The percentage of physically active adults in Manchester is lower than, but not significantly different from the national average (55.3% of adults aged 16 or over achieving at least 150 minutes of physical activity per week, compared to 57.0% in England overall).
- The latest active people survey suggests that 33.9% of adults (16 plus) in Manchester participate in sport, compared to 36.1% of adults in England.
- Some 18.3% of people in Manchester use outdoor space for exercise/health reasons, compared to 17.9% of people in England overall.

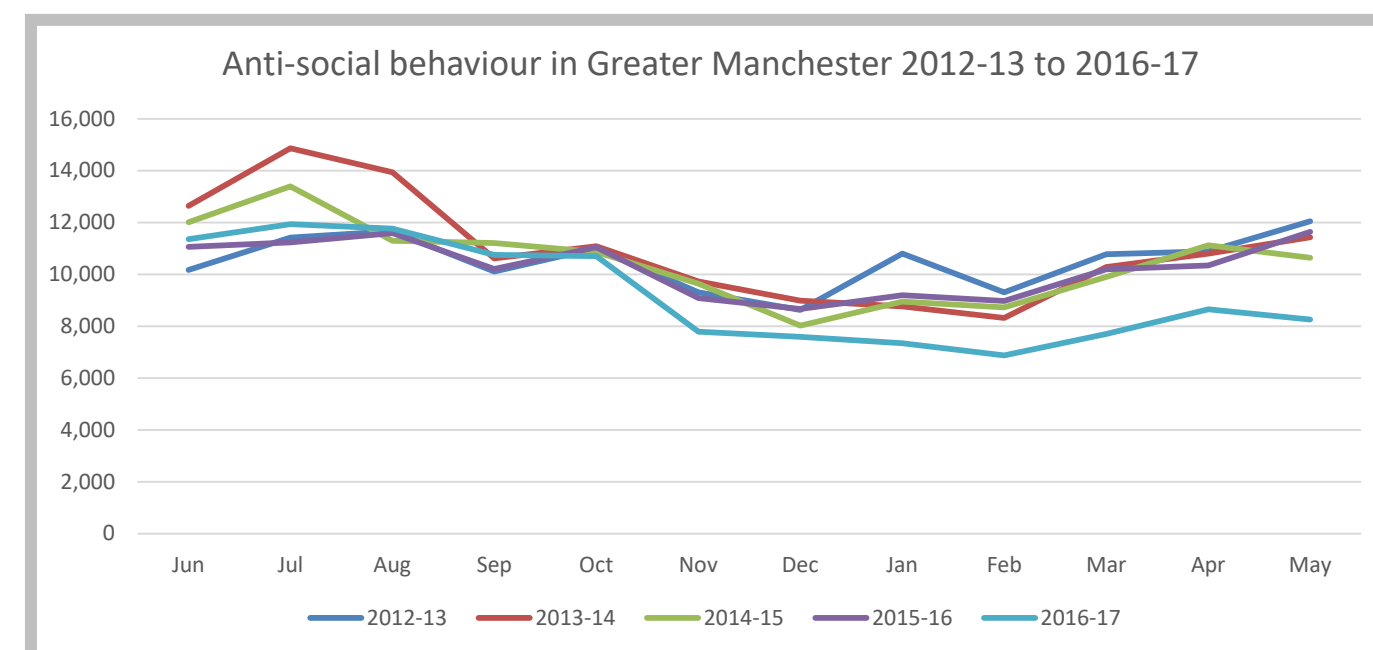
Obesity

- The percentage of adults in Manchester classified as overweight or obese is significantly better than the national average (61.5% of adults aged 16 or over, compared to 64.8% in England overall).

2.7 Anti-social Behaviour Rates in Manchester

2.7.1 As with Health deprivation, Manchester sits within the top ten Boroughs within the country when measuring antisocial behaviour with headline points highlighted below.

- Of the 44 police force areas in England and Wales, Greater Manchester recorded the 10th highest number of anti-social behaviour (ASB) incidents per 1,000 population in 2011-12; the 6th highest number of incidents in 2012-13; and the 5th highest number of incidents in 2013-14.
- Based on data for the last 5 years, anti-social behaviour in Greater Manchester appears to peak over the summer:
- In May 2017 there were 8,262 anti-social behaviour incidents in Greater Manchester. Only the Metropolitan Police area recorded a higher number of ASB incidents nationally.
- Volume-wise, rowdy and inconsiderate behaviour remains at the centre of anti-social behaviour incidents reported to the police in Greater Manchester.
- SROI analysis of CITC's Kicks programme in 2015 found that anti-social behaviour fell by 18% over 12 months in the areas where Kicks was operational, compared to a 1% rise in ASB during the same period across Manchester overall. Based on savings to public agencies and the social benefits for victims associated with a reduction in ASB, Kicks generated an overall return on investment of £1.98 per £1 invested in the programme related to the reductions in ASB alone.
- In 2016 the rate of first time entrants to the youth justice system in Greater Manchester, whilst lower than in previous years, was significantly worse than the national average. Some 519.3 per 100,000 10-17 year olds in Greater Manchester received their first reprimand, warning or conviction, compared to 327.1 per 100,000 in England overall.



2.8 Public Consultation

2.8.1 As part of its consideration of the future use of the site of Ladybarn Park, CITC carried out a consultation exercise with the following objectives:

- To inform the local residents and wider community of the proposed design and proposed activities at the new facilities
- To engage with local residents and the wider community to understand how they would access/use the proposed facilities
- To record any concerns regarding the proposed design and use of the new facilities

A summary of the public consultation events and the response from the public can be found in the supporting document:

- LBP consultation report

The Playzones Concept

Playzones is a response to research and insight on small sided football and addresses some of the key insights for people who want to play more informally.

Underpinning this concept is a combination of presenting the opportunity to get people involved together along with dedicated activation and more simple prompts that will enable and encourage activity. Support and encouragement of a community activator is essential.

Activation of the space at key times by a trusted local deliverer will help achieve outcomes for target groups and develop wider community ownership. A public space is well used when people understand that it is available as and when they need it and the increased usage and footfall makes it feel more safe and secure.

Good quality, accessible spaces, close to where people live provides an open invitation to join in or play with friends, your children or just to try things by yourself.

Playzones will:

- Create a local accessible flexible space with football at its core which encourages “open play”
- Enable people to develop their skills through play and by creating their own games and challenges using equipment inspired by Academy Training Grounds
- Reflect the needs of the local community through design and activation encouraging their participation, ownership and belonging.

The activity space, quality surfacing and lighting provides the opportunity to play small sided football. Small ‘skills zones’ provide discrete ‘break out’ areas immediately adjacent to the main activity space to play fun games and improve skills. This gives a mix of different ways to have a kick about, practice some silky skills or gain your confidence by trying the basics of the game for the very first time.

Signage and activation enhances the feeling of fun and exercise – presented in an exciting but informal way.

Partially enclosing spaces can provide a rebound surface for balls, it can soften the look and feel of the space, it can provide noise attenuation and separation of activities. Adjacent Seating spaces promote social engagement when waiting to play. Well defined and well-lit routes to and from the spaces are essential to help people feel safe and surfacing is a mix of materials which provide a quality play environment with simple lighting enabling use into the evening.

So this is a different offer, a different feel with smaller, enclosed areas but also an exciting and open space. Playzones harness the awareness and popularity of our national game and presents it in a new way to provide a quality experience for fun and recreation.

2.9 Planning Policy Context

2.9.1 At a national level, within the National Planning Policy Framework (NPPF) the policies relevant to the proposal at the former Wyke Manor School site include:

- 2. Achieving sustainable development, para 7-14
- 8. Promoting healthy communities, paragraphs 91-101
- 11. Making effective use of land, paragraphs 117-123
- 12. Achieving well designed places, paragraphs 124-132
- 15. Conserving and enhancing the natural environment, paragraphs 170-183

2.9.2 It is considered that, in line with paragraph 91c, the proposals would *'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'* The many benefits to physical activity and the provision of a (safe) community facility are positive factors for the application.

2.9.3 In addition, it is also considered that the proposals follow the principles of paragraph 117 - *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*

2.9.4 Within the current Manchester Core Strategy (adopted 2012, to 2027), the core policies (including sub-area policies) which will apply in relation to the proposed development include the following:

- CC10 A Place for Everyone
- C10 Leisure and the Evening Economy
- T2 Accessible areas of opportunity and need
- EN10 Safeguarding Open Space, Sport and Recreation Facilities
- EN11 Quantity of Open Space, Sport and Recreation Facilities
- EN12 Area priorities for Open Space, Sport and Recreation Facilities

2.10 Pre-Application Advice

2.10.1 The town planning parameters for the future development of the site have been discussed with representatives of the Council's Planning Department and pre-application advice has been received. This advice was given during a pre-application meeting with the planning officer on the 8th February 2019 and recorded in minutes prepared by DarntonB3 Architecture. The design intent and concept were presented to the planning officer and the proposed development was well received.

2.10.2 At the meeting there were no negative comments though the design of the lighting was highlighted as a key element of the scheme and needed detailing as part of any planning application.



Aerial view of existing site model



Aerial view of existing site model

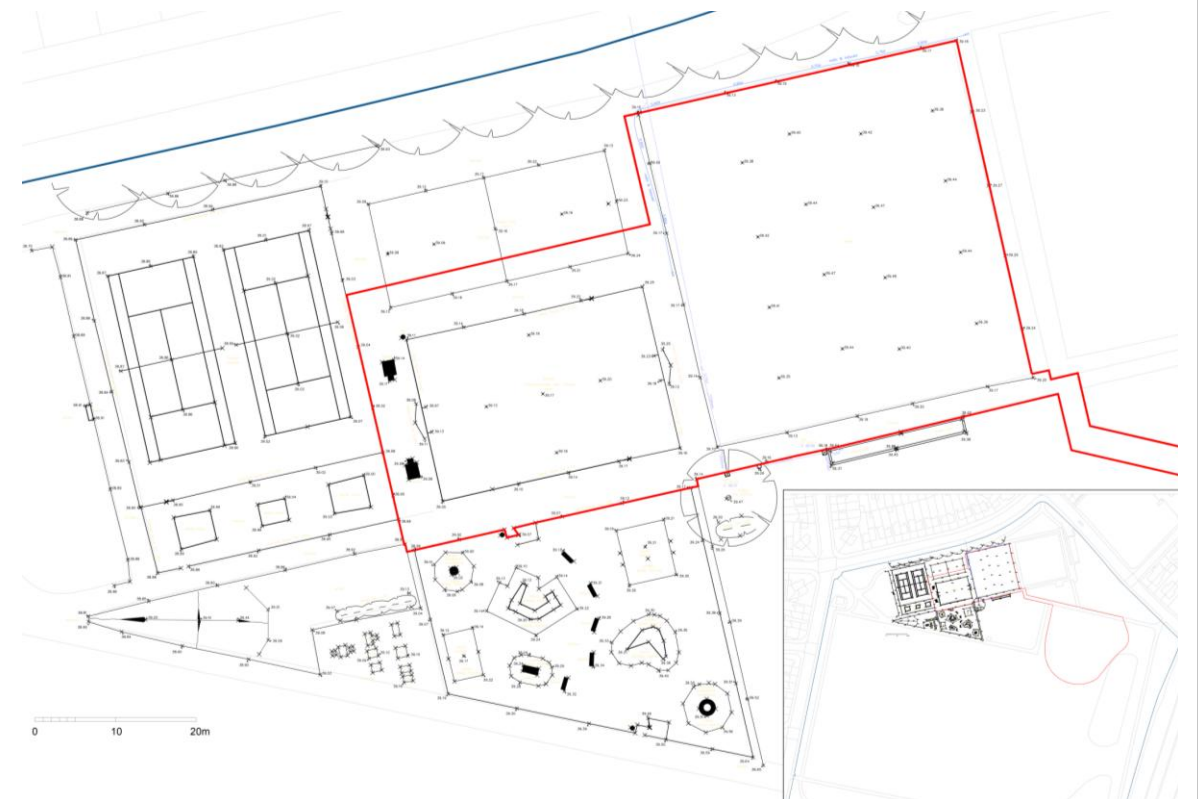
3 EVALUATION

3.1 Site Introduction

- 3.1.1 The site is located approximately 5.2km south east of Manchester city centre in the suburb of Withington and Burnage. The site is within a residential area and has residential properties to the north, east, south and western boundaries. A railway line splits the site from the residential properties on the eastern boundary. Local business on part of the northern boundary along with a school on the majority of the southern boundary. The perimeter of the site is fenced with pedestrian and vehicular access gates located at the corners of the site with some pedestrian only access gates part way down the northern, eastern and western boundaries.
- 3.1.2 The site has an active bowls club and onsite cabins for The Friends of Ladybarn Park, a community group who help to maintain the park and put on events.
- 3.1.3 The site is west of the A34 (Kingsway), providing vehicular access to all link roads to the city centre and other areas of Manchester and beyond. Bus services are located on Mauldeth Road, Parsonage Road and Parris Wood Road with Mauldeth Train Station approx. 100m from the Mauldeth Road entrance.
- 3.1.4 The site is accessed in multiple locations with the primary access points from Mauldeth Road, Parsonage Road and Parris Wood Road, each has lockable gates, some of which are wide enough for maintenance vehicle access.
- 3.1.5 The site is located and bound by blue in the image to the right; the red line boundary indicates the development boundary.
- 3.1.6 The site is currently used as a public park open recreation space and contains play equipment, a MUGA, unmarked full size grass pitches, skate park, tennis courts, basketball court, run-loop with markers (need repair) outdoor fitness equipment, bowls club, Friends of Ladybarn Park cabins, trim trail, garden areas, raised planters and a picnic areas.
- 3.1.7 There are mature trees to the perimeter of the site and a line of poplar trees separating the sports pitches with the garden area to the southern section. The park is well maintained and well used throughout the year for leisure, sports, fitness and relaxing.



Aerial view of site



Existing site plan with topography

3.2 Site Photographs

3.2.1 Important (key) views have been photographed to enable the design team to understand the context in which the proposals will be located. These have been used throughout design development and have provided a source of reference and coordination.

- **Key View 1:** one of the entrance gates to the park
- **Key View 2:** view of existing MUGA with poplar trees in the background
- **Key View 3:** relationship of existing MUGA and unused bowling green
- **Key View 4:** raised planter to the left on route MUGA from Mauldeth Road entrance
- **Key View 5:** existing run-loop marker
- **Key View 6:** southern (garden area) protected by poplar trees
- **Key View 7:** Friends of Ladybarn Park cabins
- **Key View 8:** proximity of Mauldeth Road train station on left of road to the park on right

3.2.2 The selection of site photographs on the following pages provides the context for the development site and some insight into the character of Ladybarn Park.

3.2.3 Full size photographs are available on request from DarntonB3 Architecture.



Key view 1



Key view 2



Key view 3



Key view 4



Key view 5



Key view 6



Key view 7



Key view 8





3.3 Site Analysis

- 3.3.1 The site is located west of a railway line and the A34 Kingsway dual carriageway and bound by two key roads; Mauldeth Road and Parrs Wood Road. The majority of properties overlooking the park are residential though a Primary School is located on the southern boundary.
- 3.3.2 The site is public open space and is used for play, activities and sport (bowling, tennis, basketball, skateboarding and football), leisure, recreation and dog walking. The park is owned by MCC but a local community group (The Friends of Ladybarn Park) help to maintain the park and put on events and activities.
- 3.3.3 A local bowling club has premise on the park but only make use of the fenced bowling green, the second green is redundant.
- 3.3.4 The development site has an area within the red line boundary of 7688m².
- 3.3.5 The proposed use is the same as the existing use and therefore the site is ideal for the intended development
- 3.3.6 The key features of the site are:
- Busy and well used park within an established residential area
 - Park is bound by mature trees and has plenty of open space and existing activities
 - Existing play equipment and features provide a framework to any new development
 - Multiple points of access for both pedestrians and maintenance vehicles provide good access for users
 - Relatively flat site that has an existing run-loop with distance markers
 - Southern part of site has a garden feel to it east corner of site has a woodland feel to it

3.4 Site Constraints

- 3.4.1 The site is constrained by a number of factors based on the proposed use. These are summarised in the graphics to the right of this text and below.
- Existing features – the location of existing pedestrian access points determine key nodes, sight lines and routes through the park
 - Existing footpath network – identifies areas for facilities to be located
 - Existing facilities / activities– will determine the use, size and location of the proposed development.
 - Location of any proposed services unknown for connections to new facilities
 - Park zoning – there is a clear difference between the northern and southern parts of the site. The southern area is more relaxed and quiet, with most of the activity in the northern section. These two areas are separated by a large green open space once used for sports pitches



Site appraisal



Site constraints

3.5 Site Opportunities

3.5.1 There is a good opportunity at this site to design a different type of facility in a well-established park within the city of Manchester. To summarise the potential opportunities whilst developing this site include:

- Site access – the primary park access points are directly adjacent to the proposed development site
- The site has good access generally for both pedestrians and emergency and maintenance vehicles. These form gateways in to the site
- There are numerous opportunities for locating the Play Zone facility
- There are a number of opportunities to set up new sightlines from pedestrian access nodes towards both the proposed and existing facilities
- Opportunity to link new Play Zone facility with existing uses within the park such as basketball, tennis, fitness equipment and the marked run-loop
- Visual or physical links could be created to enable the Play Zone facility to be visible throughout the park and from the periphery
- Redundant bowling green could be used as an informal mini grass football pitch by introducing a pair of goal posts

3.6 Summary

3.6.1 The assessment of the project context has led to the following conclusions:

- The most appropriate location for the new facilities is in the location of the existing MUGA as this would complete against the new Play Zone facility
- This central location (within the northern part of the site) will build upon the existing footpaths and visual links and could act as a generator for future (active and community) developments within the park
- There is strong community support for the development. Particular attention should be made to the positive community consultation feedback, particularly from Friends of Ladybarn Park
- There is demand for good quality open access football and football activity areas
- Development of a lighting scheme on the site will have to be very carefully designed to prevent loss of amenity to the residential properties.
- The location of the proposed activity areas within the site is to encourage usage, be accessible and promote a safe environment.
- Re-use of the existing MUGA surface may be preferred as a sub-base to any new pitch
- The facility is to be multi-activity.
- The pilot scheme should be striking and attractive in design and colour.
- Existing trees and landscaping are to be retained on site.



Site opportunities



4 DESIGN

4.1 Introduction

4.1.1 The site was chosen by City in the Community, Sport England, Football Foundation and Manchester City Council as one of two public park sites in Manchester to incorporate a Play Zone Pilot Scheme. The Play Zone facility is to be an innovative take on mini-football, football training and multi-activity spaces.

4.1.2 We approached this project through looking at the site possibilities and how to make the most of an interesting site. A clear concept was required that aimed to pull all the elements of the park together whilst retaining the character and landscape quality of the park.

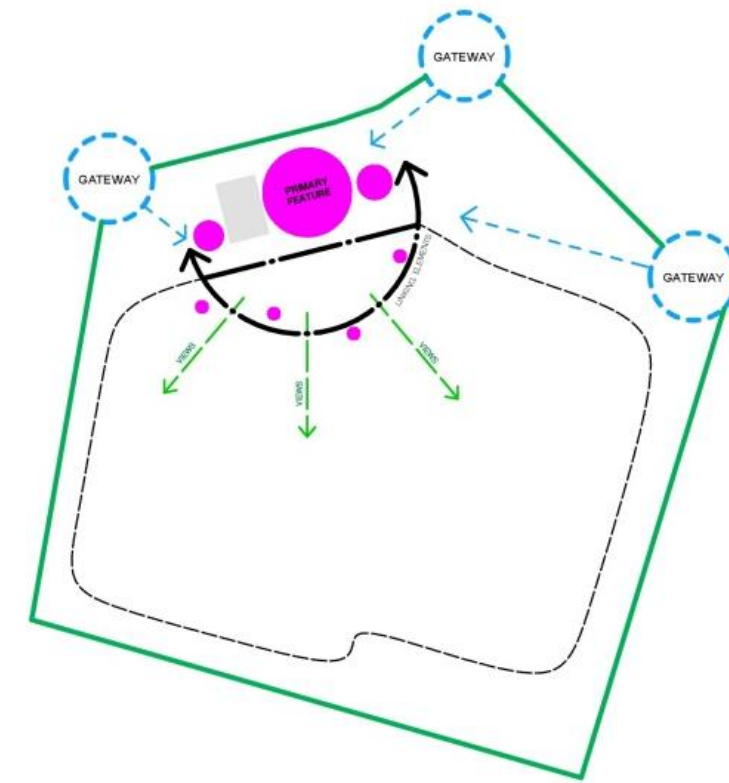
4.2 Development of the Site

4.2.1 The initial work involved in producing a site appraisal document concluding with an illustrative masterplan and design concept. The concept was simply to unify the elements using Play Zone activity spaces, replacing the existing MUGA with a new all-weather pitch.

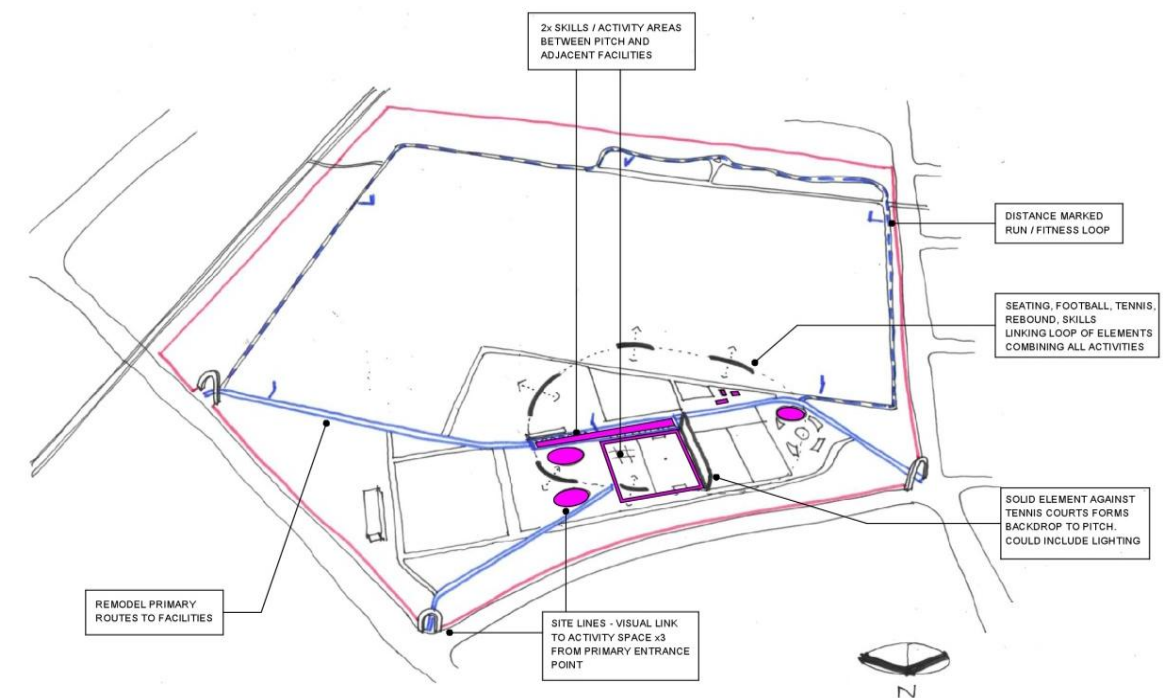
4.2.2 The second part of the design was to look at the lighting to the pitch, ancillary areas and footpaths with an attempt to make the lighting more integrated avoiding the use of regular lighting columns.

4.2.3 The final part of the initial design development was to integrate an element of multi-activity. The initial thought process was that the pitch could be multi-activity along with some of the ancillary areas. The facility could link in with the existing marked run loop – the route could be modified so that the start/finish line was in line with the half-way line on the main pitch.

4.2.4 The initial masterplan for the site can be seen in the two images to the right.



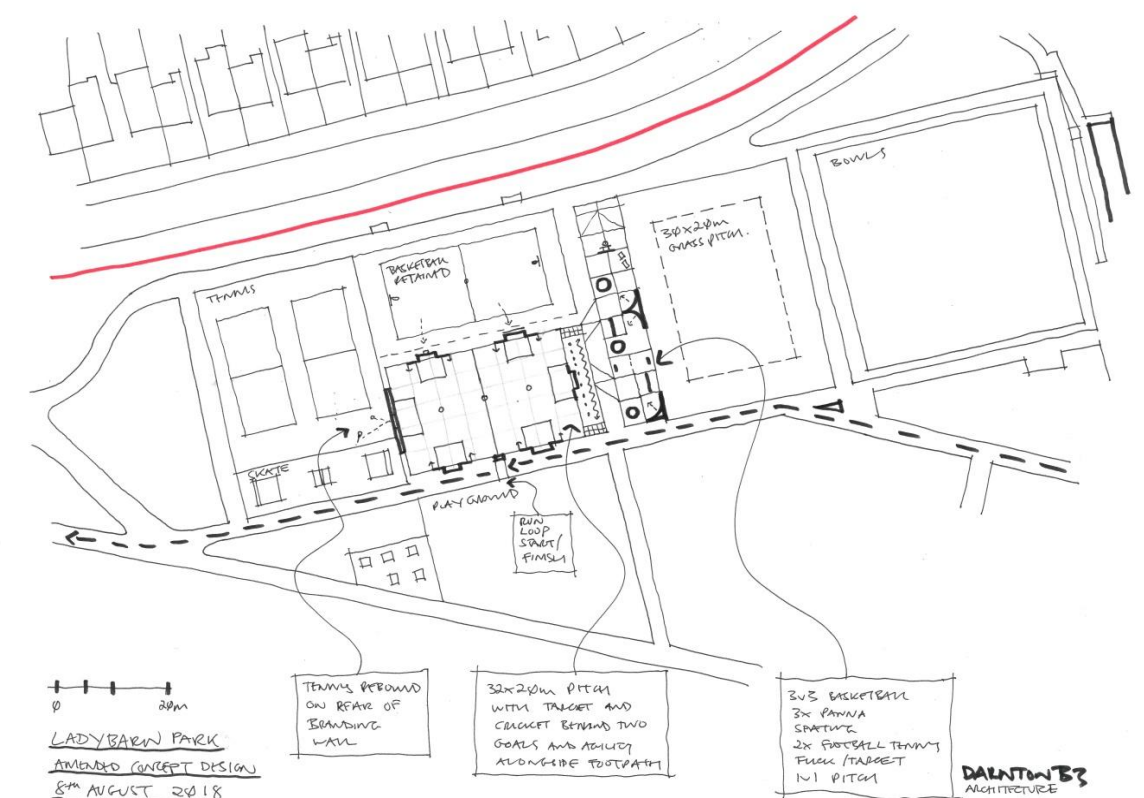
Design principles



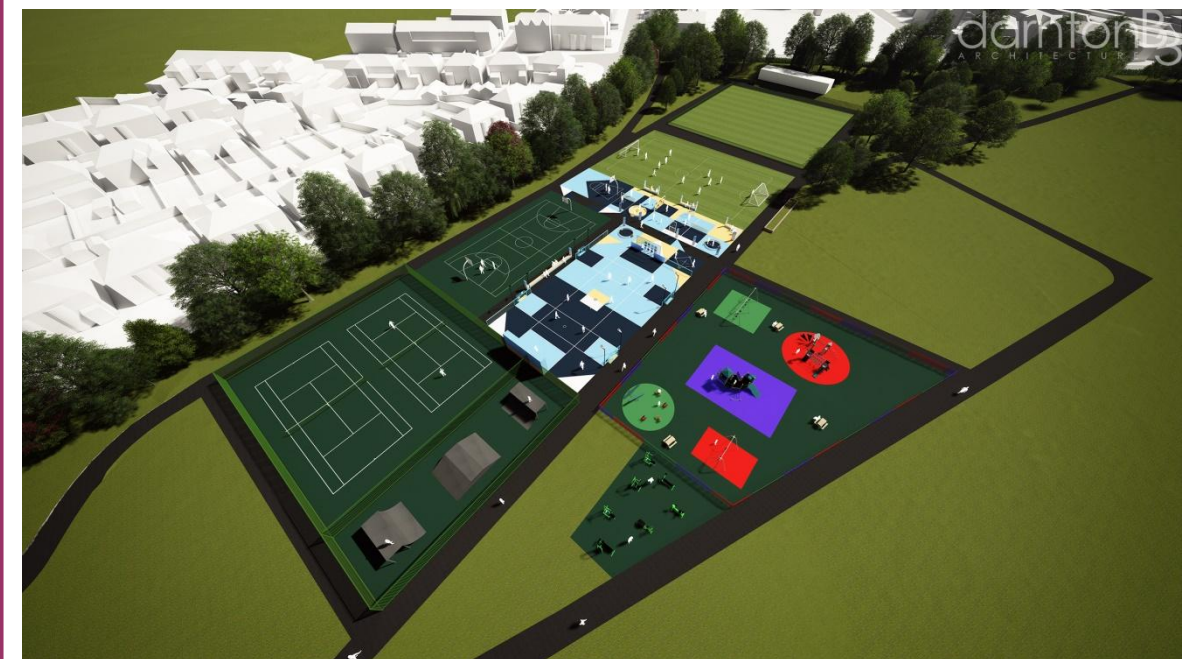
Initial concept sketch

4.3 Concept Designs

- 4.3.1 The location of the new mini-pitch was located on the site of the existing MUGA on the basis that the existing tarmac surface could be re-used as a sub-base if surveys revealed that it was suitable for use. The location of the mini-pitch was the focus and primary space where all other activity spaces related to.
- 4.3.2 The RIBA Stage 2 design was designed so that the ancillary areas were located so that they formed a strip of activity along the western edge of the redundant bowling green. This was so that the Play Zone facility remained fairly compact within the site and did not dilute other existing activities.
- 4.3.3 At this stage of the design the Playzone concept was developed along with the individual elements from previous work carried out by the project stakeholders and Landor.
- 4.3.4 A colour scheme was agreed at this stage using the four primary colours used by Manchester City Football Club. As part of this stage a 3D model was created and the design developed through the model.
- 4.3.5 The main pitch was designed to have floodlighting integrated within the high fencing above the cross-play goals. High level fencing is restricted to behind the goals with low level fencing to other areas.
- 4.3.6 The ancillary areas included; free kick game, flick-wall, target wall, football tennis, three sizes of panna, passing square, passing drum and 1v1 game – each area had a dedicated totem with information and instructions. The totem also doubled up as the task light.
- 4.3.7 All of the elements that make up the Playzone concept have been designed on a 4.0 x 4.0m module / grid.
- 4.3.8 The remaining land that was bowling green was turned in to a small sided grass football pitch.
- 4.3.9 Further images of the RIBA Stage 2 design can be seen on the following page.



RIBA Stage 2 design image



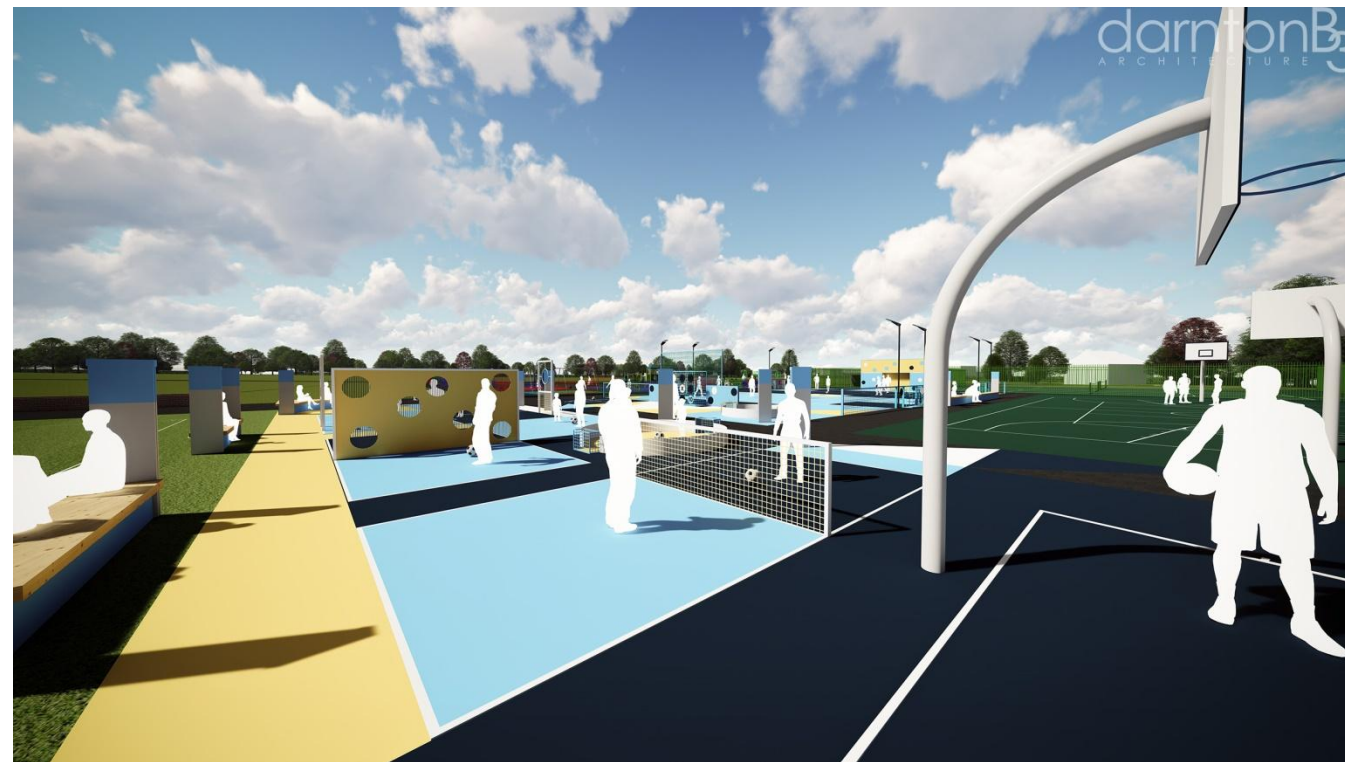
RIBA Stage 2 design image



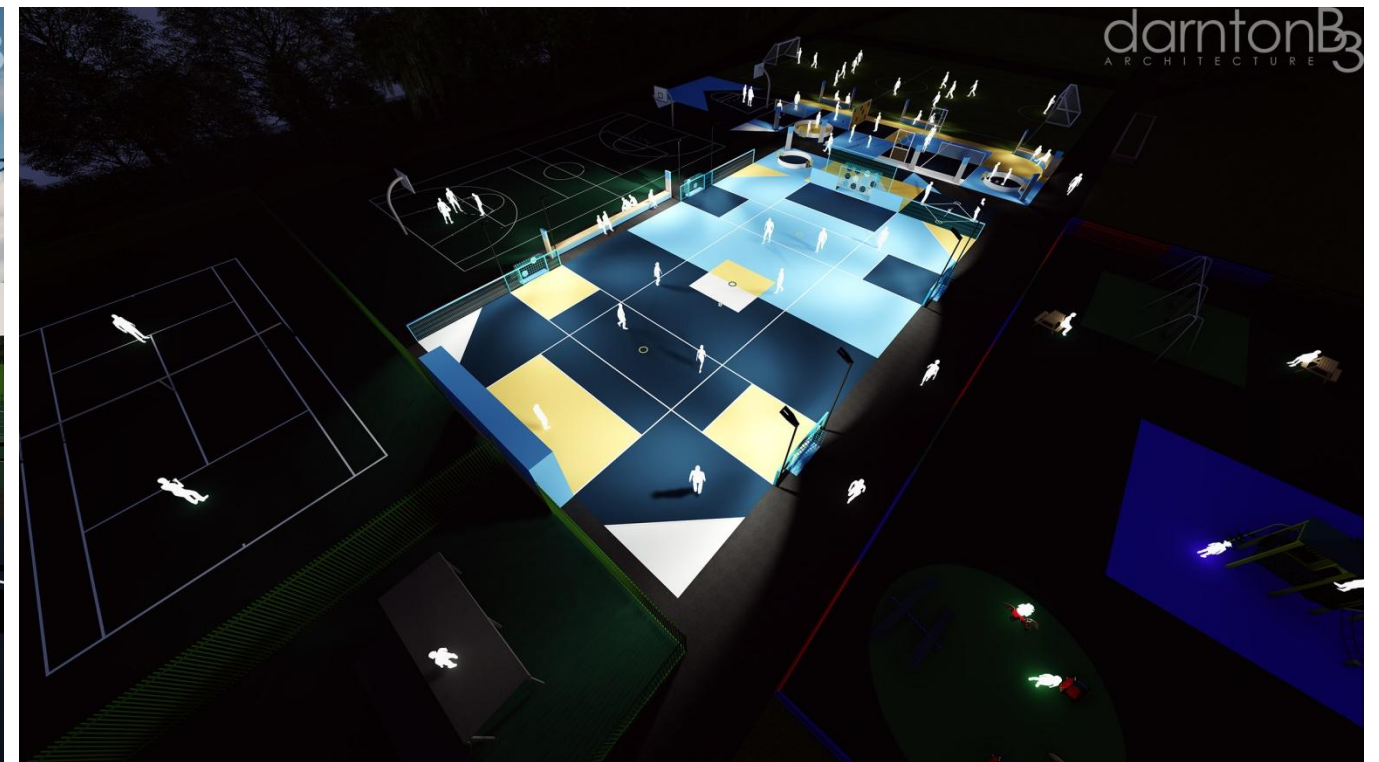
RIBA Stage 2 design image



RIBA Stage 2 design image



RIBA Stage 2 design image



RIBA Stage 2 design image

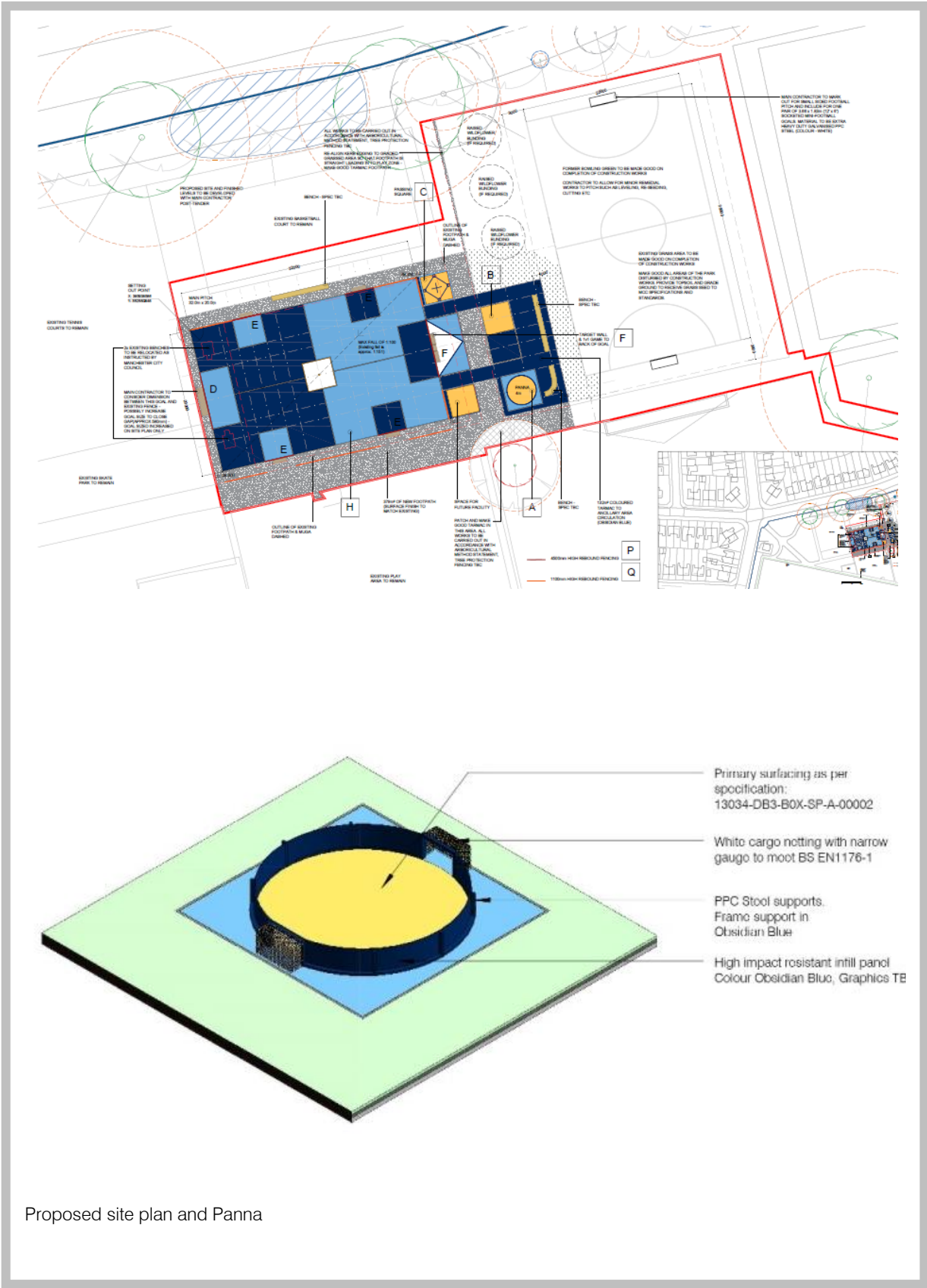
4.4 Proposed Design

Site Layout

- 4.4.1 The design developed during RIBA Stage 3, the scheme was rationalised and the number of ancillary spaces reduced to suit the budget following some market testing and carrying out a cost plan. The core elements of the Play Zone concept have been retained.
- 4.4.2 The design submitted as part of these proposals is the culmination of a development of a concept. It is quite possible that new or future elements could be added to the facility if – the concept is designed to work as a 4.0m x 4.0m module.
- 4.4.3 The main pitch is located over the existing MUGA. Tests on site will determine whether the existing surface can be retained as a base layer for the new mini-pitch surface. The ancillary elements (equipment) such as 1v1, football tennis and panna connect to the main pitch via coloured surfacing.
- 4.4.4 The existing footpaths will remain but will be resurfaced to the perimeter of the main pitch and ancillary areas – including the primary access footpath through the facility.
- 4.4.5 An existing marked run-loop exists on site. In the future this could be realigned so that the start/finish line is in line with the halfway line. Existing distance markers on site could be re-used.
- 4.4.6 Floodlighting and task lighting is provided as part of the proposed development. The floodlighting is restricted to the main pitch (average 200lux) with the footpath and ancillary areas to have around 75lux similar to street lighting levels.
- 4.4.7 It is the intention to retain all existing trees on site; any works within the root protection area of any trees is to comply with the requirements of the arboricultural method statement.
- 4.4.8 If required, raised wildflower bunding will be provided north of the ancillary area, within the red line boundary as indicated on the proposed site plan. This will be in conjunction with any remediation strategy.
- 4.4.9 Existing benches and waste bins are to be retained on site and relocated to suit new layout. To be advised by Manchester City Council (MCC).

Main Pitch & Surfacing

- 4.4.10 The main mini-football pitch is 32.0m (L) x 20.0m (W) and is to be an all-weather pitch that will allow football to be played all year round. The coloured pitch and fencing is designed to reflect Manchester City Football Club branding.
- 4.4.11 The pitch allows for small sided football either a single match using the full pitch, or 2 separate games using the smaller cross-play goals. Alternatively the pitch could be used for training, skills and other sports and activities. The goals are to use cargo nets to replicate a traditional football net but using a robust material – these are protected with steel frames.
- 4.4.12 Rebound boards either side of the main goals are to be printed to provide target practice.



Proposed site plan and Panna

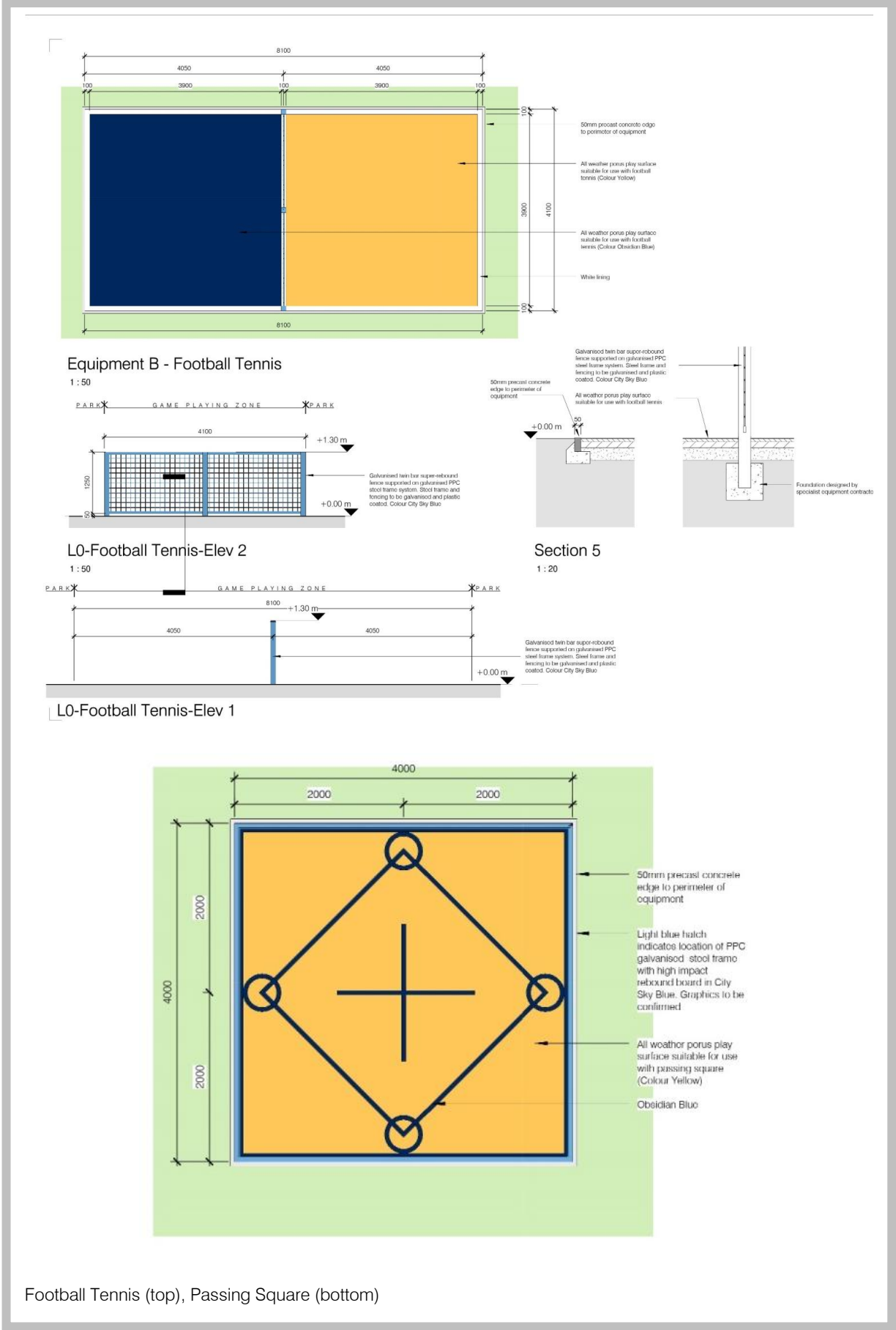
- 4.4.13 Coloured sections mark out the unofficial pitch markings and promote the informal nature of the facility with a view
- 4.4.14 Fencing is not continuous to encourage usage of all ages and promote a safe environment for all ages.

Equipment

- 4.4.15 The 1v1 game is fixed to the back of the goal frame; the 1v1 game is a football activity where players have opportunities to score in two ways – a small goal at the foot of the posts or a double points circular opening. The 1v1 is constructed as part of the rear of the large goal from the main pitch (see drawing: 90214). The 1v1 uses the cargo net to catch the football and prevent it from entering the main pitch. The surface is to be suitable for use in all weather conditions but there is no requirement for this surface finish to be artificial grass.
- 4.4.16 Panna – the Panna is 4.0m in diameter and has a continuous low rebound board/fence with two small goal areas. Colour scheme is per equipment drawing 90201. The surface is to be suitable for use in all weather conditions but there is no requirement for this surface finish to be artificial grass. The panna is a small/single sided football game, developing skills in a confined and prescribed space.
- 4.4.17 The Football Tennis is located as part of the ancillary area and is an 8x4m pitch. This is large enough to play both singles or doubles games of football tennis. The comprises of rebound fencing the same as that of the main pitch, see drawing 90202 The surface is to be suitable for use in all weather conditions but there is no requirement for this surface finish to be artificial grass.
- 4.4.18 Rebound areas are located to either side of the main goals and provide printed panels for target practice, see drawings 90204, 90206 and 90214.
- 4.4.19 The Passing Square is a flat surface with a printed/painted design which allows 2-4 people to practice short passing. A low rebound fence to the perimeter prevents the ball from leaving the square, see drawing 90203. The surface is to be suitable for use in all weather conditions but there is no requirement for this surface finish to be artificial grass.

4.5 Use

- 4.5.1 The hours of opening are from dawn until dusk:
- (https://www.manchester.gov.uk/directory_record/89297/scotland_hall_road/category/301/all_parks_playgrounds_and_open_spaces)
- 4.5.2 The Playzone facility will be open for use by the public during the times that the park is open. These opening times will be controlled by Manchester City Council. The Playzone facility can be used as the existing park is currently used - unless when in use for training/matches from local teams that have booked the pitches.
- 4.5.3 The use of the facility will be for small sided football, football training, running, basketball training and other sporting and fitness activities with and without a ball.



Football Tennis (top), Passing Square (bottom)

4.6 Materials

Key materials:

1. Multi-coloured, all-weather artificial grass mini-football pitch
2. Coloured galvanised PPC steel sports fencing
3. Cargo net goal areas
4. Multi-use, all weather, sports surfacing to ancillary areas
5. Coloured, and standard tarmacadam
6. Polymeric finished and colour-coated tarmacadam

4.7 Boundary Treatments

- 4.7.1 There are no proposals to alter the existing boundary treatments and therefore the current boundary treatment to the site will remain.

4.8 Lighting

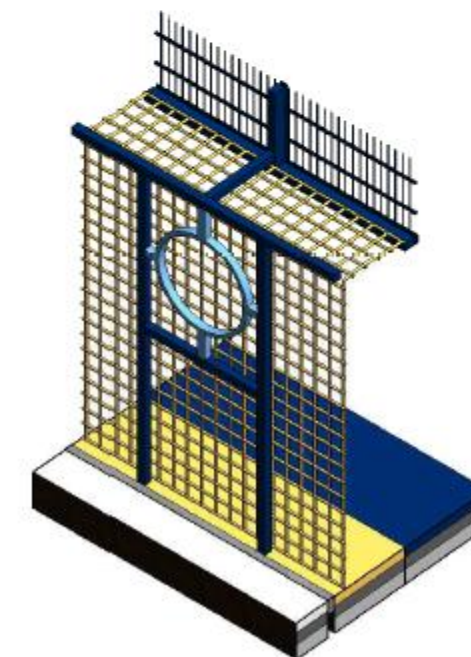
- 4.8.1 A lighting design has been included in this planning application, carried out by DarntonB3 Building Services.
- 4.8.2 The lighting design has been carefully considered at Ladybarn Park so as to reduce light spill and glare to the residential properties and other areas of the site. The main pitch is to receive an average illuminance of 200lux, the ancillary areas and footpaths (local to Play Zone only) will receive an illuminance equivalent to that of street lighting.
- 4.8.3 The design has been completed using the least amount of columns to meet the lux levels, the height of the columns have been reduced to 4.0m for the ancillary and footpath areas (local to Play Zone only) and 8.0-10.0m to the main pitch.

4.9 Massing and Scale

- 4.9.1 The scale of the development is in keeping with the type and nature of the existing facilities being proposed. The new pitch is located on the site of the existing MUGA with the ancillary areas adjacent providing a compact facility.
- 4.9.2 Primary rebound/ball stop fencing to the goal areas is 4.5m in height the reduced height rebound fencing is 1.1m in height. The fencing is Obsidian Blue (dark blue) and therefore will impact very little on the visual amenity of the park setting.
- 4.9.3 Lighting columns to the main pitch are 8.0-10.0m in height and 4.0m in height to the ancillary areas and new footpaths (local to Play Zone only).

4.10 Amount

- 4.10.1 The site area within the red line boundary is 31142m². The proposals make use of the existing topography to minimise the amount of cut and fill required on the site. It is proposed that all cut and fill material emanating from the site during the construction works will be re-used and



Large goal with 1v1, basketball and target rebound

retained on site so long as the material is suitable for its intended use and is not contaminated or prohibited.

4.10.2 The proposed works are generally surfacing, fencing and play/sports equipment as illustrated on the application drawings. The proposal can be broken down in to the following main areas:

- Mini pitch (approx. 662m²), includes main pitch with option for two cross play smaller pitches, 3 pairs of goals and associated fencing.
- Ancillary areas (approx. 250m²), includes 4m dia panna, football tennis, passing square, 1v1 game and a space for a future activity.
- New footpath works (approx. 528m²). The new footpath will be finished with tarmacadam to falls to aid water run-off and tie together through sympathetic grading both the existing and proposed levels.
- Re-use of existing bowling green for informal 36m x 22m grass pitch with small sided goal posts.

4.11 Landscape Proposals

4.11.1 The landscape proposals consist of making good the soft landscaping disturbed by the construction of the Play Zone facility. This will generally be some regrading of topsoil and grass seeding to the perimeter of the works.

4.11.2 It is proposed that if material is retained on site and as prescribed in the Remediation Strategy then some raised bunds will be created in the space north of the ancillary area adjacent the grass pitch marked out on the existing bowling green. It is intended that these bunds will be planted with wildflower or the type that requires minimal maintenance (number and size to be confirmed).

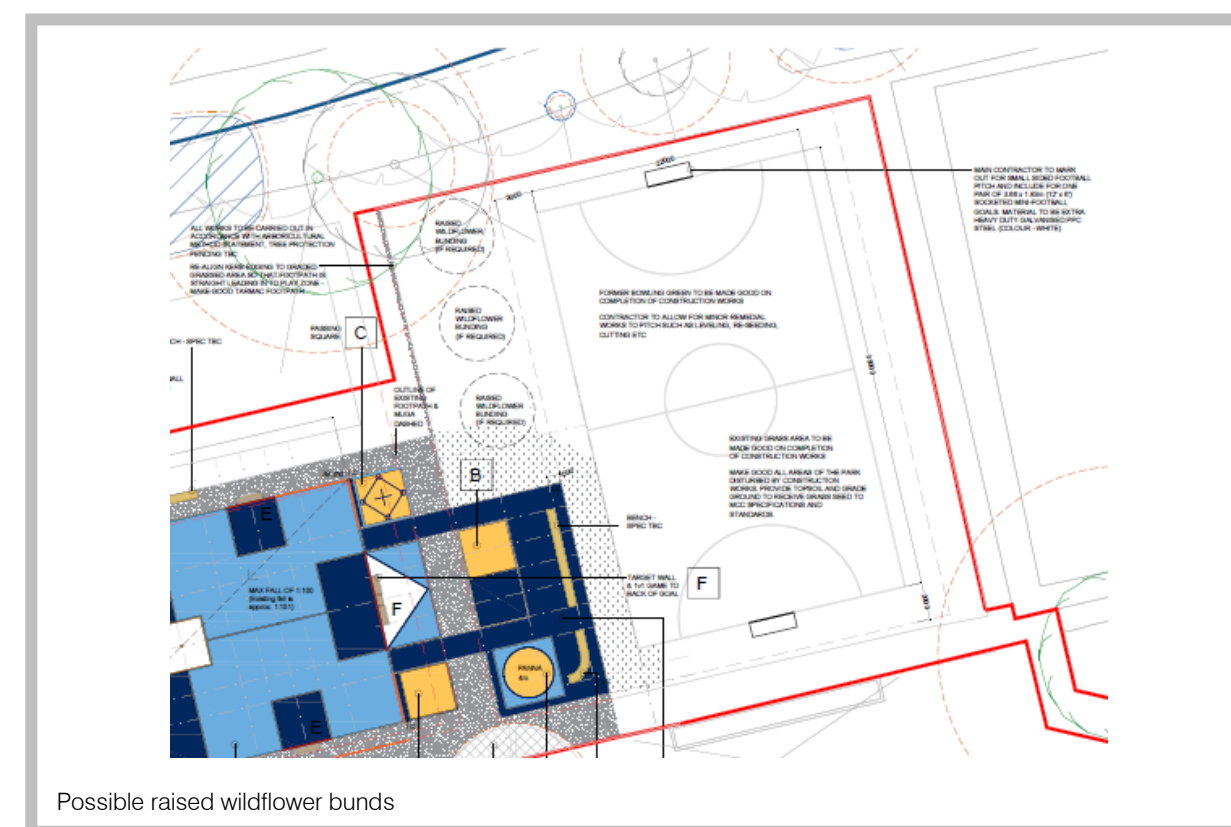
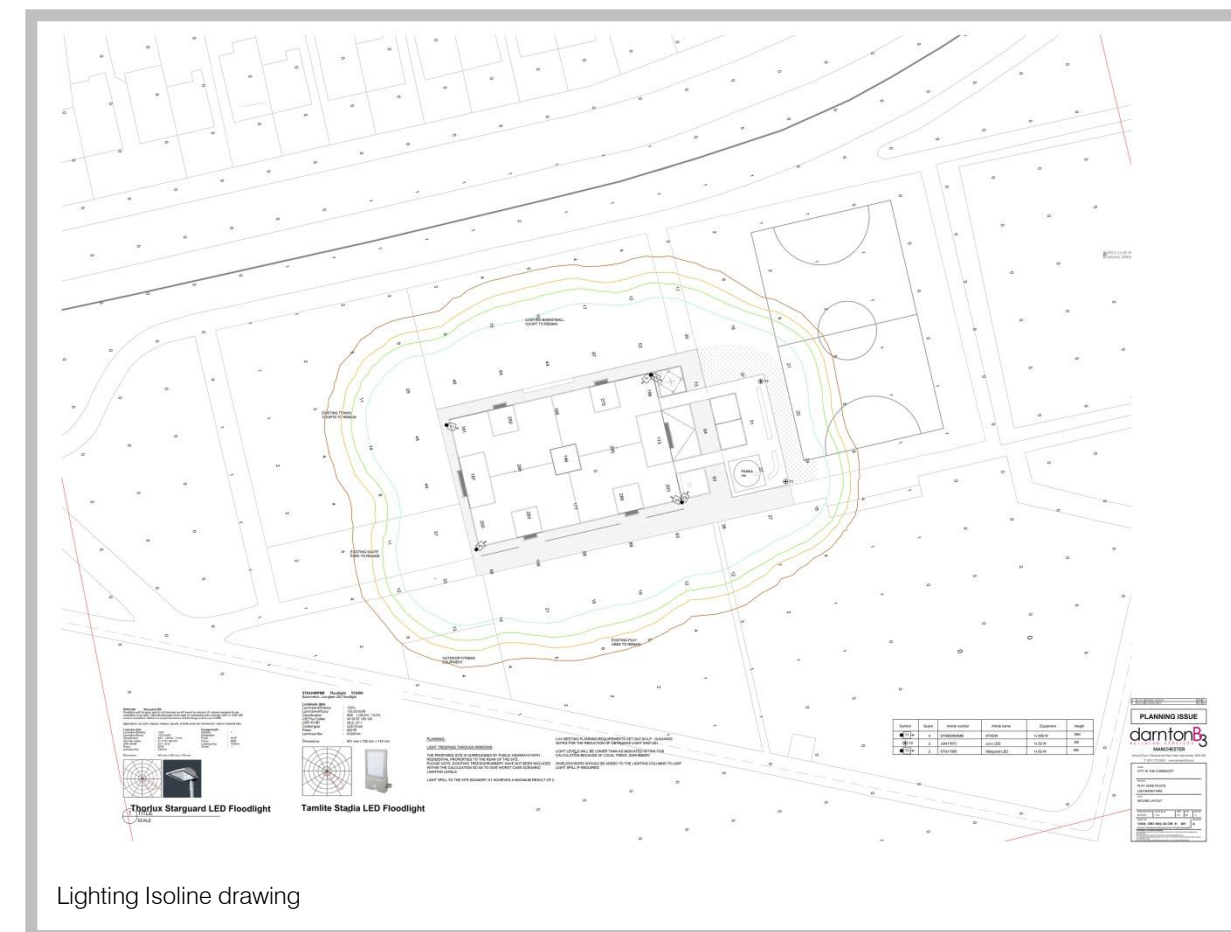
4.12 Ongoing Maintenance

4.12.1 Preventative measures: joint sink fund of c£5k per organisation to cover the initial two year period.

4.12.2 Project Life – Cycle: no commitment required from either party.

4.12.3 Vandalism: MCC to insure site as owners of asset.

4.12.4 It is agreed that two signatories will be required, one per organisation, to agree any committed spend while a small steering group will be developed to review site usage, impact and long-term maintenance plans. Furthermore, both parties will work together to establish a plan to ensure that community organisations will commit and contribute to generating a meaningful sink fund to cover the maintenance requirements. Both parties will review the progress made in establishing the sink fund after two years and examine alternative solutions in the event that community fund raising is inadequate. Such solutions could include adding the asset to the maintenance plans for football hub sites within Manchester or adding the asset to the list of facilities covered under the Waterfall funding arrangements.



4.13 Survey Summary

4.13.1 A full list of surveys is included in section 7.

4.13.2 Arboricultural

4.13.3 An arboricultural survey and impact assessment was undertaken in November 2019 (Document Ref. 18-1673.02_REP_Ladybarn-Park-Manchester_ARB_19-11-20 and 18-1673.02_REP_Ladybarn-Park-Manchester_AIA_19-11-20).

4.13.4 The tree survey identified a total of nine trees and one tree group, all of which are off-Site. Manchester City Council has indicated that no trees on-Site or immediately adjacent to the Site are covered by Tree Preservation Orders (TPOs) or are within a Conservation Area. Adjacent to the northern and southern boundaries of the Site are a number of trees and a tree group that could be impacted by the proposed development. Canopies and roots may extend into the working area. It appears limited management has taken place to the trees off-Site. However, the majority of trees are in fair to good health, apart from a single tree (T1) that was in poor health due to significant bark damage and callouses. To ensure that the root areas and canopy extremities of the individual trees and the tree groups that may be retained are not damaged, a Constraints Plan has been prepared to show the locations where protective fencing should be erected for any trees selected for retention (see Figure 3). None of the trees were found to support potential features suitable for roosting bats.

4.13.5 An evaluation of the proposed development in the context of the existing Site has indicated that it will not be necessary to remove any trees. The Arboricultural Impact Assessment concludes, from the details provided to date, the Site in question can be developed as proposed, whilst retaining the surrounding individual trees and tree groups.

- Those trees identified within the proposed development plan for retention will need to be adequately protected during any approved development works. Measures to protect trees should follow the best practice principles set out in BS 5837: Trees in Relation to Design, Development and Construction (2012). Retained trees are to be protected in strict accordance with current Government guidance and an Arboricultural Method Statement should be produced to ensure that all trees are protected during the construction phase of the proposed development.
- Prior to any construction or development work proceeding, the Root Protection Area (RPAs) of individual trees to be retained should be marked out. Marking out should be completed by a competent person with arboricultural expertise.
- All trees retained on-Site and adjacent to the Site should be protected by barriers or ground protection around the calculated RPA, and as indicated on the Tree Constraints Plan (TCP).
- Any tree surgery required is best carried out towards the conclusion of the development so that, if necessary, any known root damage can be corrected by the appropriate crown thinning to restore root /shoot balance.

4.14.6 Noise

4.14.7 An Acoustic Survey and Impact and Assessment was undertaken in November 2019 (Document Ref 18-1673.05_REP_NOI_Playzone-LadybarnPark_191115.pdf). The existing

acoustic environment was measured including ambient noise, consisting of sport activities noise associated with the existing courts and playgrounds, and residual noise, which was mainly consisting of road traffic noise, pedestrians' conversations and shouts, and aircraft flights. The report concludes that the noise generation of activities associated with the new and existing facilities are expected to be the same, both in terms of noise level and in terms of duration. The noise impact of the proposed development on the noise sensitive receptors will not increase the noise level at the receptors, nor change the character of the existing noise. The impact would be considered as negligible and would not be above the level associated with adverse effects.

4.14.8 **Geo-Environmental**

4.14.9 Geo-environmental assessments have been undertaken on the Site to identify the potential for land contamination issues to be present at the Site in the context of the proposed development (Document references 18-1673.04_REP_Ladybarn Park Play Zone Pilot Projects_PRA_19-11-22 and 18-1673.04_REP_Ladybarn-Park-Road-Manchester_GEA_19-12-05).

4.14.10 No elevated contaminant concentrations have been recorded. This is with the exception of asbestos, which has been identified on-Site within two Made Ground samples (out of 16 analysed). The Made Ground is considered suitable to be retained and re-used on Site, providing the material is beneath hardstanding or beneath a clean cover system within all soft landscaped areas. This material includes the current grassed areas and bowling green in the east of the Site, where the asbestos fibres were identified.

- It is recommended that a remediation strategy to mitigate risks to human health associated with the identified asbestos is prepared.
- Should it be proposed to dispose of materials from the Site then specific additional investigations may be needed to classify the materials in accordance with current regulatory requirements.

4.14.11 **Lighting**

4.14.12 A lighting assessment was completed in November 2019 which concluded that with good design and management of the lighting, the effect of the additional lighting to the environment could be kept to an acceptable level contributing very little to the existing situation in many areas (Document Ref. 18-1673.01_REP_Lighting_Playzones-Ladybarn_191120).

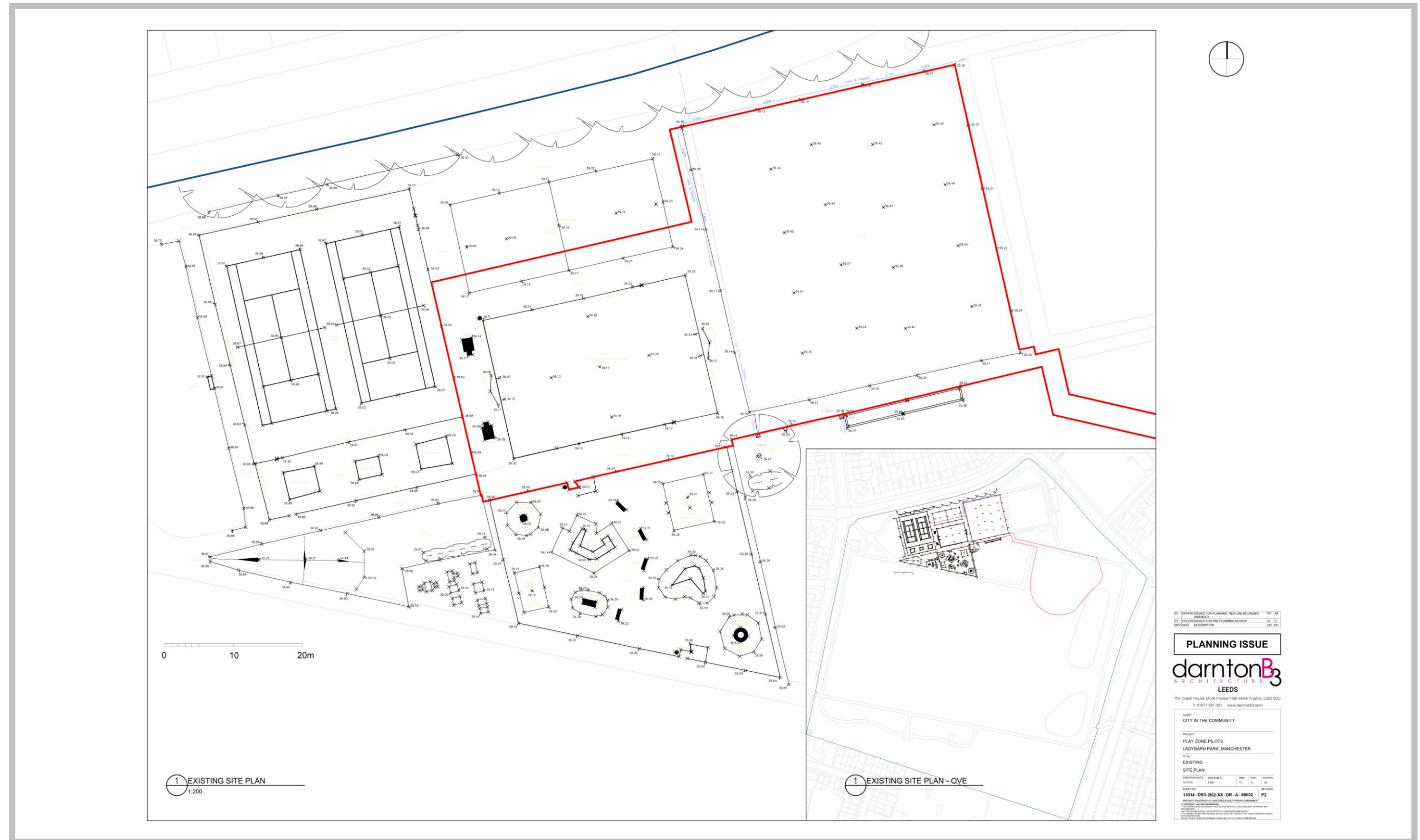
- It is recommended that the proposed lighting is designed and specified in accordance with the report taking full advantage of the tight optical control of modern luminaries, together with careful location and orientation, the potential adverse effects associated with light trespass, glare, and sky glow, experienced by surrounding receptors will be minimised to fall in line with the limits specified in the ILP Guidance Note.

4.14 Car Parking Statement

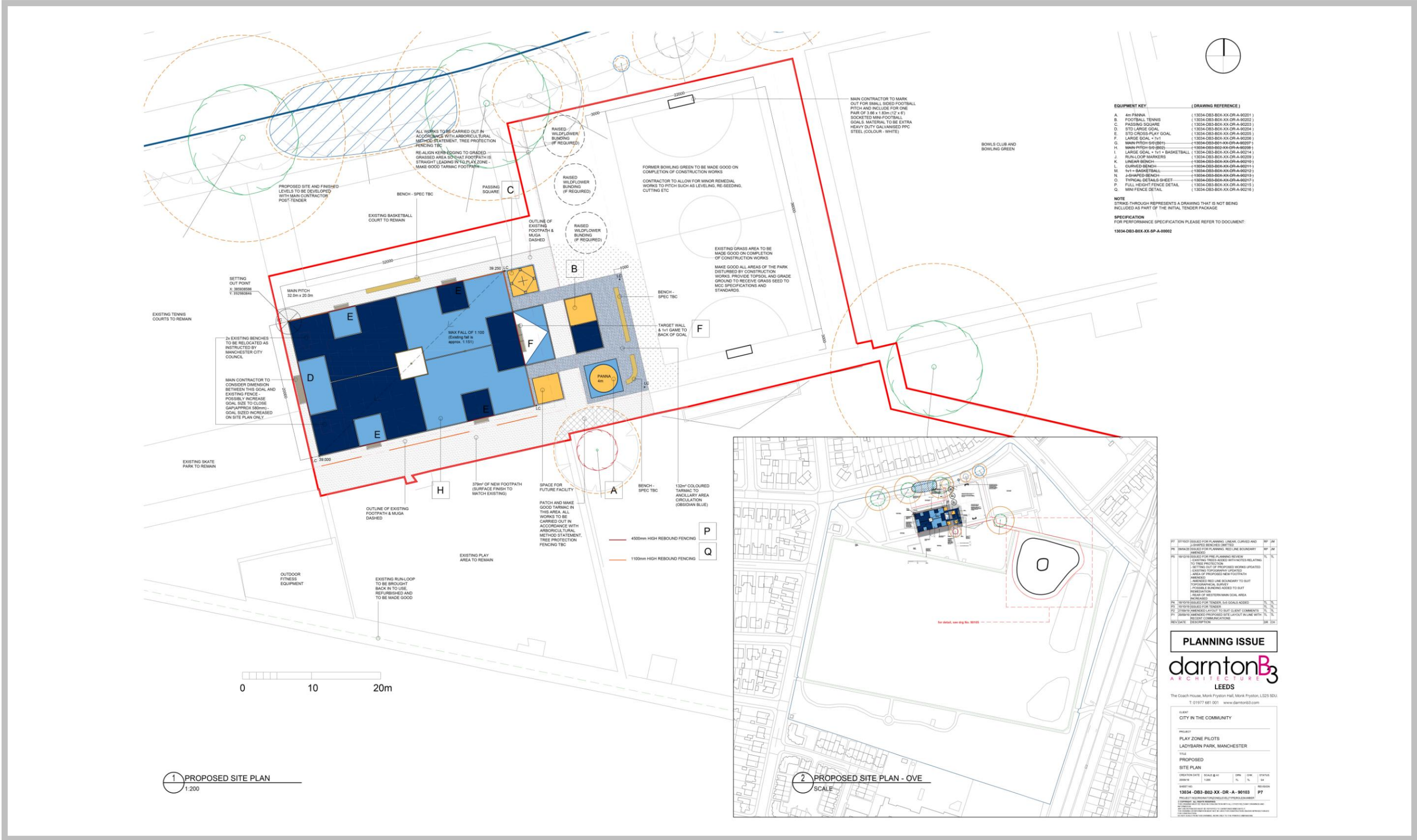
- 4.14.1 A transport assessment has not been carried out as part of this application. The application is in essence a refurbishment or upgrading of an existing park with like for like and similar facilities.
- 4.14.2 There is currently no parking associated with the park and with multiple pedestrian access points via Mauldeth Road, Parsonage Road and Parrs Wood Road. Community activities and events take place currently on site and it is anticipated that these activities continue as well as activities relating directly to the Play Zone facility starting.
- 4.14.3 It would not be possible within the scope of this project or its budget to include off street parking for the use of this facility. Additional car parking would require an alteration to the boundary of the park and thus reducing the green open space
- 4.14.4 Manchester City Council are a stakeholder of this project and have been consulted throughout, there is no desire to create car parking within this project.
- 4.14.5 Parking for the facility will continue as existing.

4.15 General Arrangements (A full list of submitted drawings is contained in section 6)

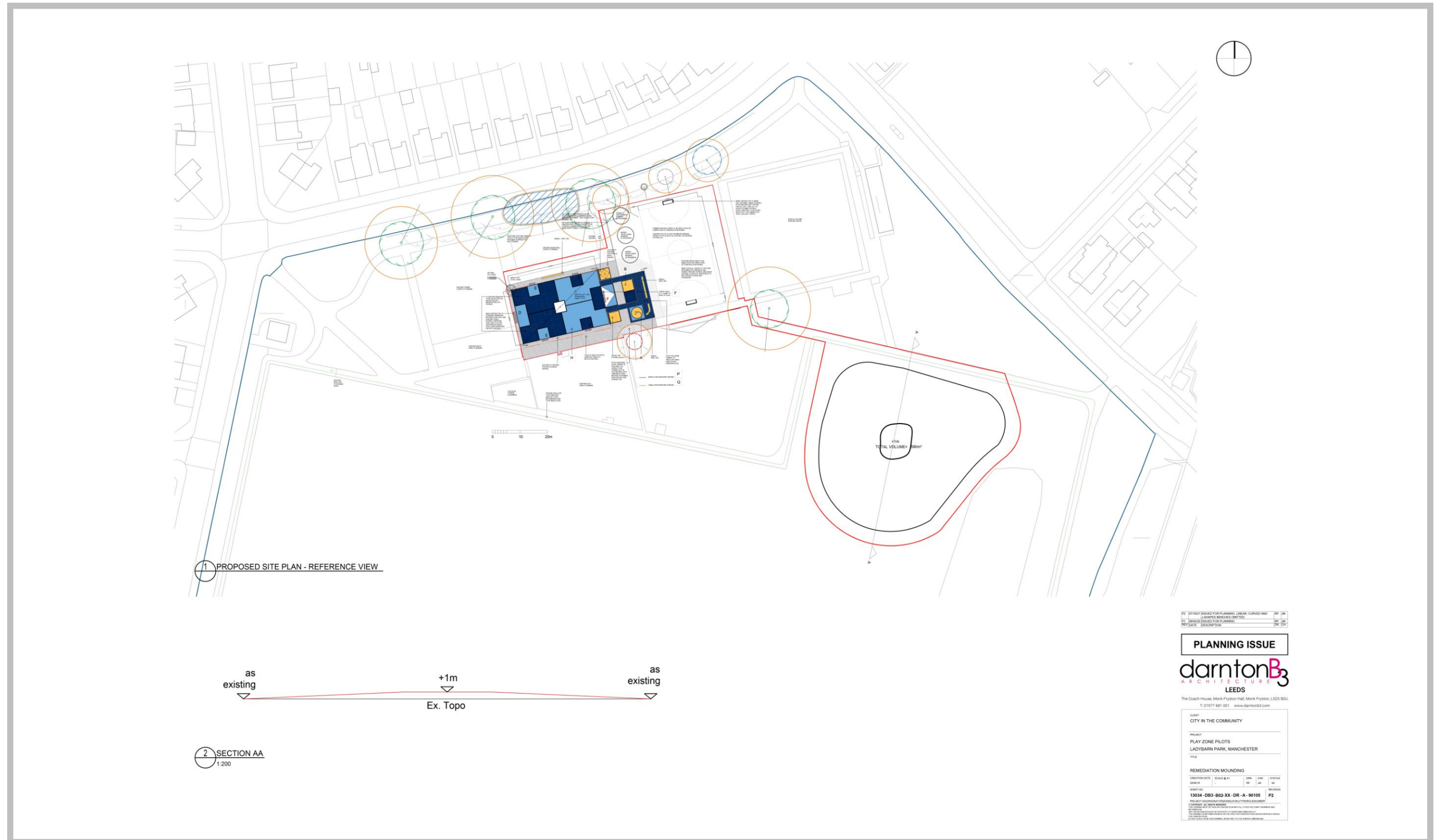
4.18.1 Existing Site Plan



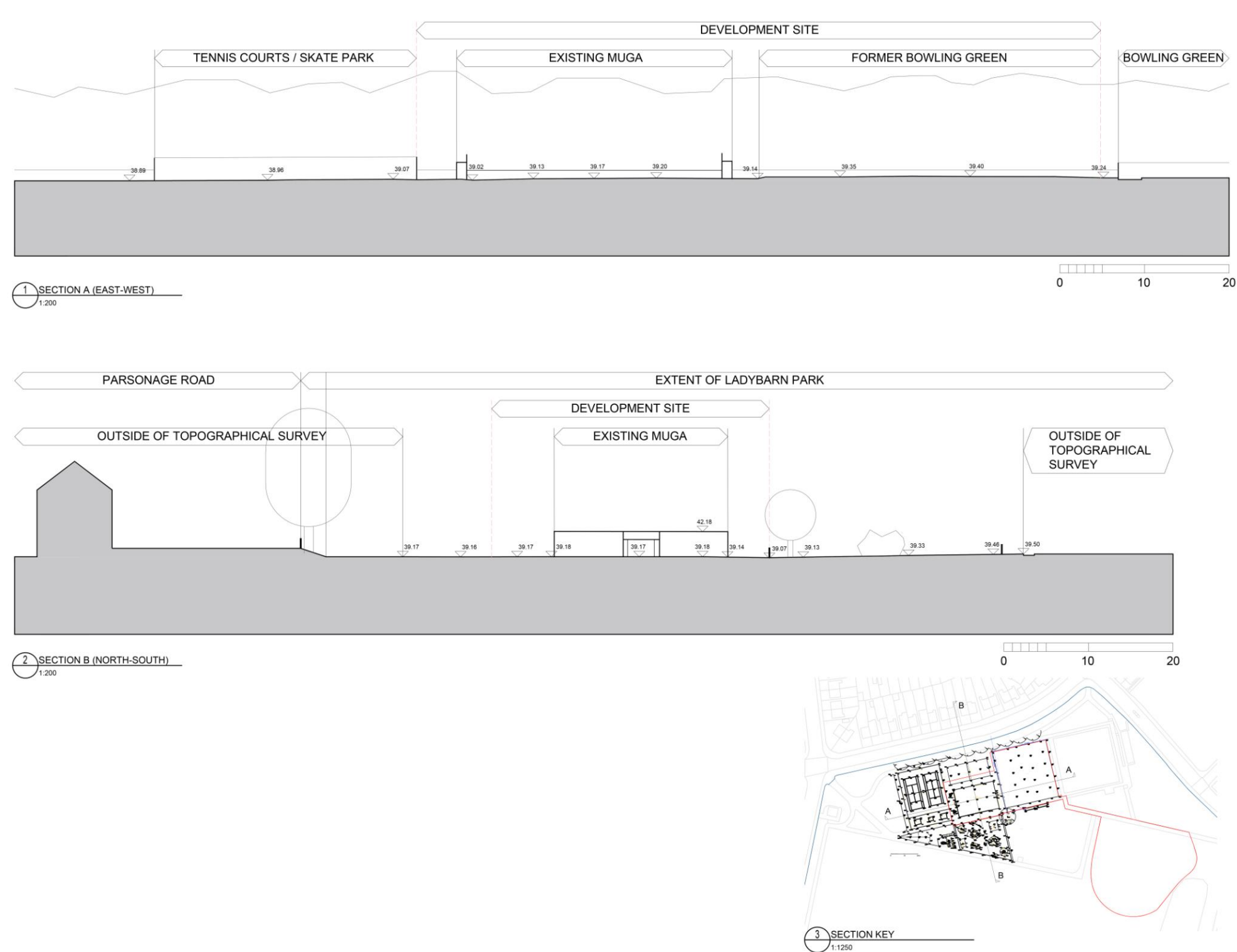
4.18.2 Proposed Site Plan



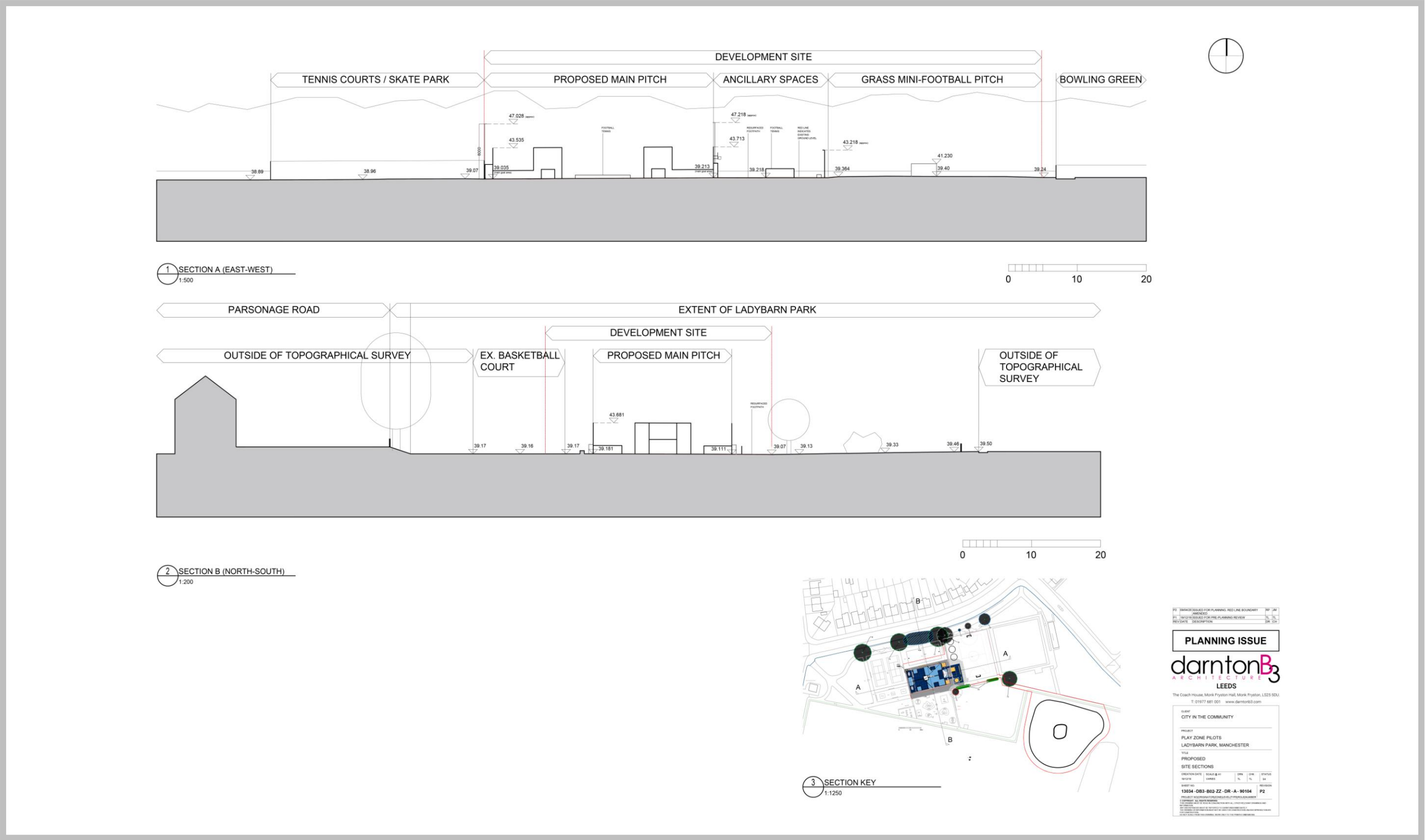
4.18.3 Remediation mounding



4.18.4 Existing Site Sections



4.18.5 Proposed Site Sections



5 ACCESS

5.1 Access Statement

Introduction

5.1.1 The client and design team are fully committed to ensuring that the proposed new development is designed to anticipate and overcome restrictions that prevent or inhibit disabled people from making full use of the facilities and their surroundings. The design will comply with the requirements of the Equality Act 2010, Code of Practice BS 8300 and the requirements of Approved Document Part M of the Building Regulations.

5.1.2 The team will take into account the needs of potential customers and staff including those who may have a wide range of disabilities, including:

- People with mobility impairment
- People with visual impairment
- People with hearing impairment
- People with learning disabilities

Arriving at the Facilities

5.1.3 It is assumed that people will arrive at the new facilities by a variety of means, most commonly on foot or wheelchair but some will arrive by car, bicycle, motorcycle, minibus or taxi.

Car parking

5.1.4 The proposal will not provide any parking spaces as the usage of the site is not being changed.

5.1.5 On street parking is currently in operation at Ladybarn Park to the perimeter of the northern and western boundaries and there is no proposed change to this practice.

5.1.6 Additional maintenance parking for Council staff and Fiends of Ladybarn Park is provided in the north east corner of the site – this will remain but is currently restricted in its usage.

Drop-off point

5.1.7 There is no dedicated drop-off bay for the facility; the existing drop-off arrangements on Parrs Wood Road and Parsonage Road are to remain as existing.

5.1.8 Existing public footpaths from the road takes users directly to the entrance gate(s).

Cycle & Motorcycle Parking

5.1.9 The proposal will not provide additional cycle and motor cycle parking to that which may already exist on the site.

External Footpaths

5.1.10 The pedestrian access from the entrance gate to the pPlay Zone facility will remain as existing. Any new sections of footpath will be constructed to have maximum gradients of 1:21 or less with cross-falls to allow water run-off to be no greater than 1:60.

5.1.11 There is no vehicular access to the site generally, other than for maintenance, community groups and emergency vehicles. Therefore there will be no problems of pedestrians and vehicles sharing the same routes.

5.1.12 The proposed tarmac footpaths will be clearly marked and provide a legible layout in contrast to the surrounding grassed and planted areas.

Route to the Facilities

5.1.13 Access to Ladybarn Park remains as existing - metal gates provide access to the site in multiple locations, the primary being from Mauldeth Road and Parsonage Road.

5.1.14 Waste/recycling bins will be provided by Manchester City Council to suit their current waste disposal policies for public parks.

5.1.15 Access to the new mini football pitch and football tennis will be open, there are to be no gates. This is to encourage usage and maintain an open and inviting feel to the facilities.

5.1.16 Access to the Passing Square and panna will require stepping over the low barrier to gain access currently. This currently being reviewed with the Client as to whether gated access is required for certain users.

Sports Wheelchairs

5.1.17 There is no dedicated sports wheelchair zone due to the intention that sports wheelchairs can access all the facilities with the exception currently of the passing square and panna (see item 5.1.16)

Ramps

5.1.18 Unnecessary and complex changes of level have been avoided in the design process with all areas being accessible, all ramps or graded changes of level will be no steeper than 1:21.

6 SUBMITTED DRAWINGS

6.1	Existing Site Location Plan	13034-DB3-B02-XX-DR-A-90001-P3
6.2	Existing Site Plan	13034-DB3-B02-XX-DR-A-90002-P2
6.3	Existing Site Sections	13034-DB3-B02-ZZ-DR-A-90003-P2
6.4	Proposed Site Plan	13034-DB3-B02-XX-DR-A-90103-P7
6.5	Remediation mounding	13034-DB3-B02-XX-DR-A-90105-P2
6.6	Proposed Site Sections	13034-DB3-B02-ZZ-DR-A-90104-P2
6.7	Equipment A – Football Panna	13034-DB3-B0X-ZZ-DR-A-90201-P3
6.8	Equipment B – Football Tennis	13034-DB3-B0X-ZZ-DR-A-90202-P3
6.9	Equipment C – Passing Square	13034-DB3-B0X-ZZ-DR-A-90203-P3
6.10	Equipment D – Standard Large Goal	13034-DB3-B0X-ZZ-DR-A-90204-P4
6.11	Equipment E – Standard Cross Play Goal	13034-DB3-B0X-ZZ-DR-A-90205-P4
6.12	Equipment F – Large Goal 1v1	13034-DB3-B0X-ZZ-DR-A-90206-P4
6.13	Equipment J – Run-loop Markers	13034-DB3-B0X-ZZ-DR-A-90209-P2
6.14	Equipment I – Large Goal 1v1 Basketball	13034-DB3-B0X-ZZ-DR-A-90214-P4
6.15	Equipment P – Full Height Fencing Panel	13034-DB3-B0X-ZZ-DR-A-90215-P3
6.16	Equipment Q – Mini Fence	13034-DB3-B0X-ZZ-DR-A-90216-P3
6.17	Isoline Drawing - Scotland Rd	13034-DB3-B02-XX-DR-E-63001A
6.18	Electrical Services Layout	13034-DB3-B02-XX-DR-E-63002A

7. SUPPORTING DOCUMENTS

7.1 Arboricultural Report

18-1673.02_REP_Ladybarn-Park-Manchester_ARB_19-11-18
18-1673.02_REP_Ladybarn-Park-Manchester_AIA_19-11-18

7.2 Acoustic Assessment

18-1673.05_REP_NOI_Playzone-LadybarnPark_191115

7.3 Geo-Environmental

18-1673.04_REP_Ladybarn Park Play Zone Pilot Projects_PRA_19-11-22 (ph1)
18-1673.04_REP_Ladybarn-Park-Road-Manchester_GEA_19-12-05 (ph 2)
18-1673.04_REP_Ladybarn-Park-Manchester_RVS_20-01-08

7.4 Lighting Assessment

18-1673.01_REP_Lighting_Playzones-Ladybarn_191219

7.5 Utilities

18-1673_Utilities_Ladybarn Park_191104

7.6 Consultation Report

LBP consultation report

