



BLACK CAT
BUILDING CONSULTANCY

DESIGN AND ACCESS STATEMENT

Rushbrook Primary Academy School, Manchester – MUGA Pitch Construction

Bright Futures Educational Trust

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1 INTRODUCTION

1.1 Project Overview

This Design and Access Statement (DAS) accompanies an application for conversion of a grassed area to a Multi Use Games Area (MUGA) with perimeter fencing located at Rushbrook Primary Academy School. The DAS has been written to meet the requirements of section 3 of the DCLG circular 01/2006 Guidance on changes to the development control system.

The MUGA is designed to serve predominantly as an upgraded facility that will accommodate a greater intensity of its existing use, thereby stimulating higher levels of sport and physical activity amongst those associated with the school. The position of the proposed MUGA will not affect the existing playing field usage as there will still be a full sized natural grass football pitch remaining on the site.

The perimeter fencing enclosure for the proposed MUGA will provide a level of security and also prevent ball loss during use, thus protecting children, staff, visitors and local residents. The proposed floodlights will also provide additional lighting during school hours over winter.

The MUGA will be for the use of the School only, during normal opening hours of 9:00am to 6:00pm.



2 PROPOSALS

2.1 Existing Surroundings

The application site is currently occupied by an existing underused grassed area within the playing fields. The improvements required to provide the replacement facility will do so entirely within the footprint of the existing grassed area and immediate surroundings.

The facility will be used solely by the School during week days between the hours of 9am – 6pm.

The proposal is to replace a portion of the existing grassed area with a synthetic carpet surface more suitable for regular use, especially during the winter months and during periods of bad weather. This MUGA is proposed to be located in an area where the principle use for sports and recreational facilities has been established for some time.

One of the main reasons this location was chosen is that the existing field is currently becoming unusable for sports on H&S grounds. The grass is regularly waterlogged, is uneven, and contains stones and rubble which protrude from the surface.

The proposed specification will include rebound perimeter fencing, with EPDM rubber gaskets, that will serve to contain the playing area and will also mean that there will be no significant effect on the background noise level.

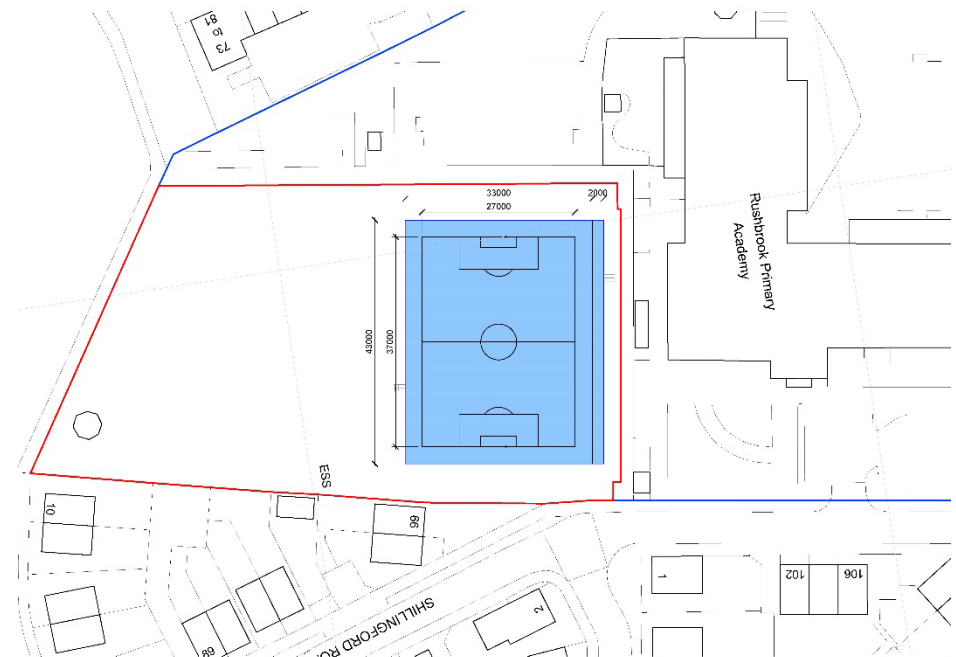
Proposed opening hours for the MUGA are as follows, which are not untypical of opening times for school sports being played during and after school only. The existing use is not changing and as such there should not be any more undue disturbance outside of the site boundary than the present situation:

► Monday to Friday 9am to 6pm.

2.2 Existing Site

The existing grassed area has limited use due to the condition of the surface, along with the naturally occurring UK inclement weather that is experienced. This severely limits the areas effective utilisation, and therefore, this application would effectively increase opportunities for pupils to use the facilities for a broader range of activities over an extended period of time.

The application site is currently occupied by the existing grassed area amounting to approximately 5,079m². The area of the proposed MUGA pitch is 1,505m²



3 LAYOUT

3.1 Proposed Layout

The proposed replacement works will replace some of the existing grass area. No new pedestrian and maintenance access points will be constructed off the existing School infrastructure as all existing access points will be re-utilised as part of the proposals.

The proposal does not seek to increase the existing parking provision as use of the school site is not expected to change.

The proposals are adjacent to other sports facilities within the school grounds comprising mainly open space, playing field, playground and infrastructure footways which afford it an open aspect. The nearest residential buildings are adjacent to the proposed site on Shillingford Road.

The proposed site area is generally level in line with its immediate surroundings to that of the main school with the existing playing field.

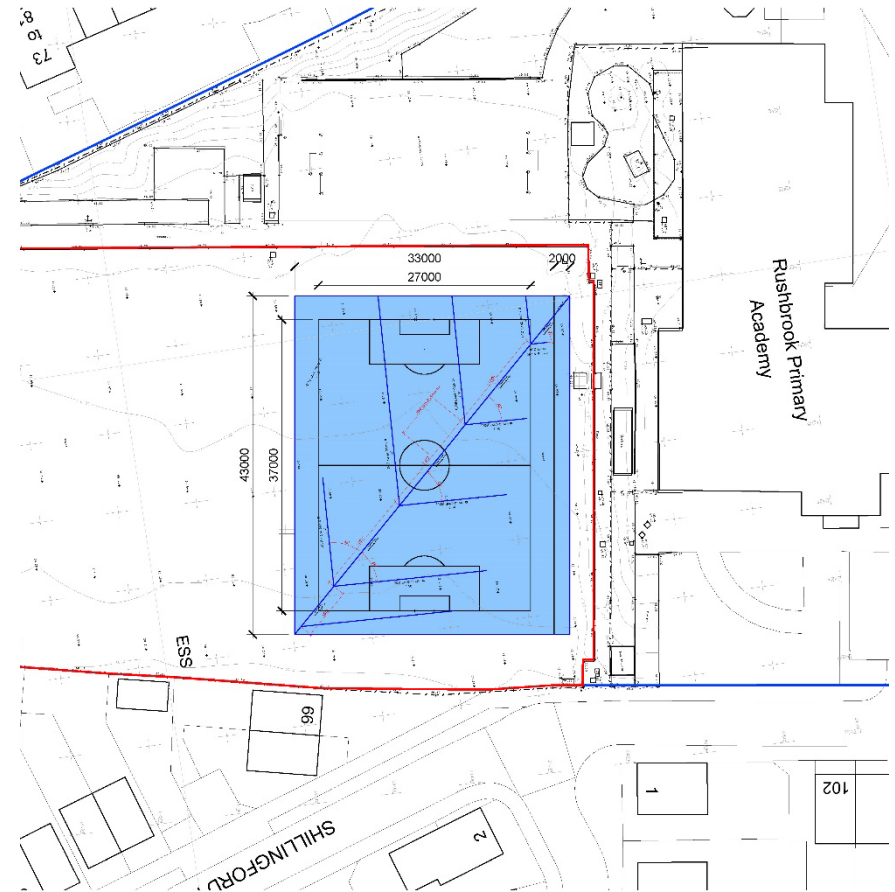
We have shown an indicative Drainage Plan which will be fully designed by our Civil Engineer currently undertaking site investigations. There will be lateral drainage under the pitch, connecting into drains outside the perimeter which in turn discharge into the existing storm water sewers.

3.2 Scale

The proposed artificial surface playing area will be 43 x 33m overall area, which includes a pitch of 37 x 27m and a 3m run off to the perimeter, and 2m side line for staff.

The weldmesh fence height is to be 3m high with 4.5m goal sections to prevent ball loss during play and protect individuals within the site. The fencing will incorporate low level rebound boards, along with single and double gates.

The floodlights are Abacus Lighting Challenger 1 with a 1kW wide beam and will be mounted on Abacus 10m hinged columns (see Lighting Layout 23/078/ES/01).



4 APPEARANCE

4.1 Proposed Site

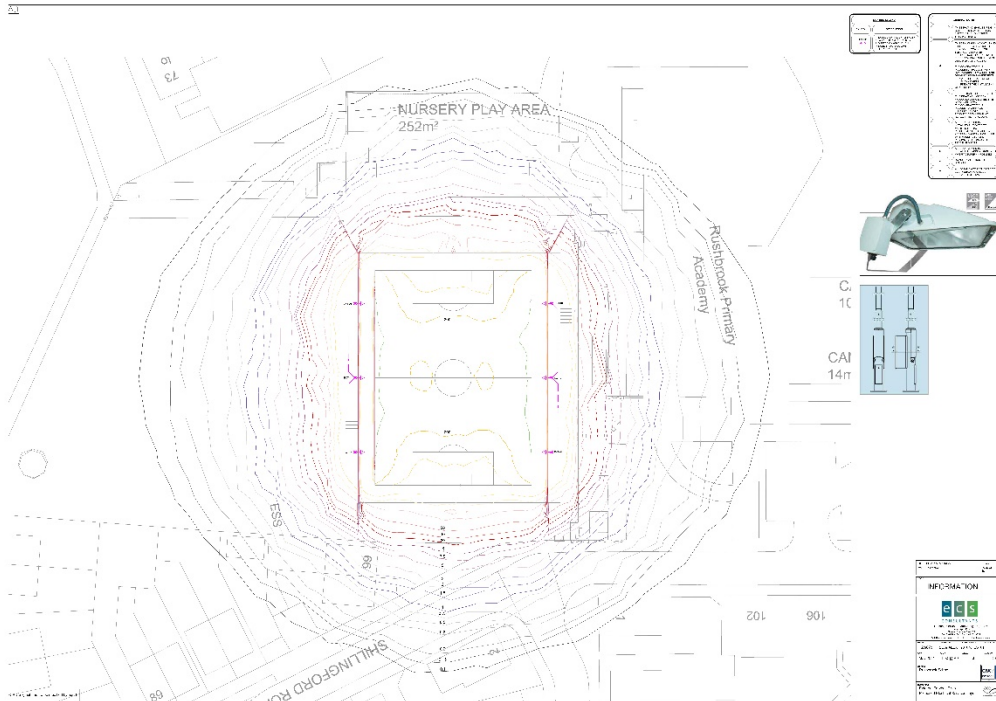
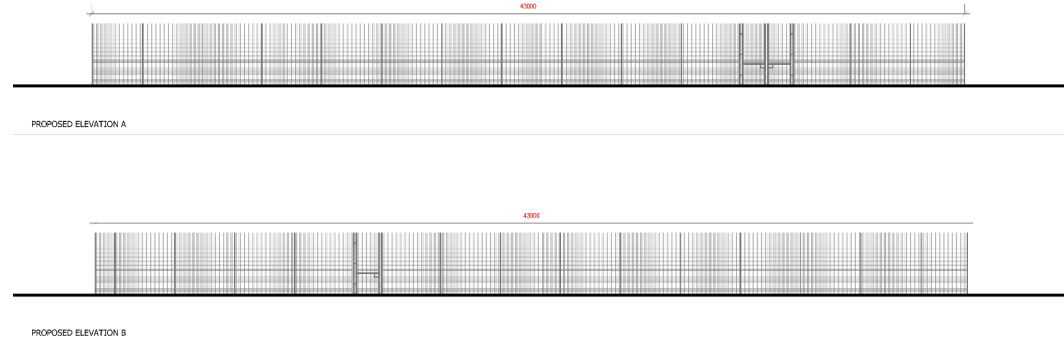
The playing surface will be a green sand filled carpet with line markings to show recreational sports.

The fencing will be colour coated RAL 6005 (dark green).

The choice of materials is to ensure that they are in keeping with their surroundings and are as unobtrusive as possible.

4.2 Landscaping

The excavated topsoil strip will be removed from site and disposed of in the appropriate manner.



5 ACCESS

This access policy seeks to ensure the provision of a safe and efficient pedestrian circulatory system for all visitors and users to the proposals.

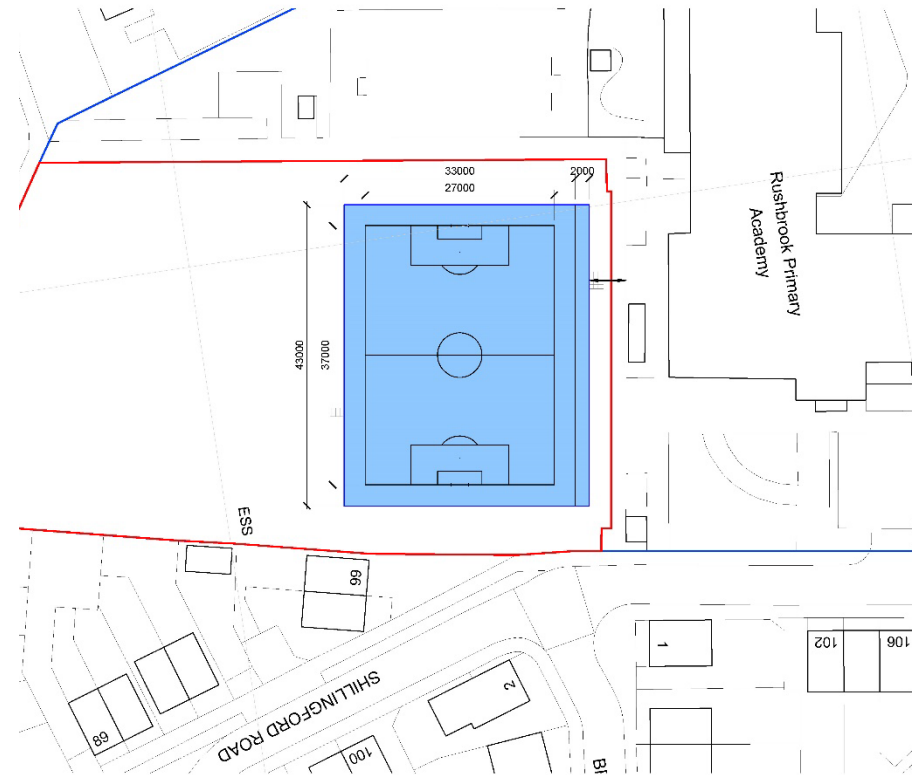
5.1 Existing Access

The site will be accessed as previously mentioned via existing entrance points. Existing pathways ensure that the facility will be accessible for disabled persons in the same way that the playground and sports field are accessed.

5.2 Proposed Access

In line with government, environmental and health policies the greater use of foot or bicycles is actively encouraged as a more sustainable pattern of movement. Within the development (and equally further afield) there is a comprehensive network of footways and cycleways which are readily available, including routes through the School grounds, which also link to the neighbouring Secondary school.

The capacity of the school is not due to be altered by the introduction of the MUGA, which will be for the sole use of the existing pupils. It is the schools intention to use the facility during the school week, and therefore no additional impact on the existing infrastructure is envisaged. In addition, the existing carparking will be unaffected by these proposals.



6 OPERATION AND USE OF MUGA

6.1 Terms and Conditions of Use

Use of the MUGA is to be supervised by a member of School staff and the area vacated promptly after use.

There is no need for any reporting procedures as the MUGA is to be used solely by the School.



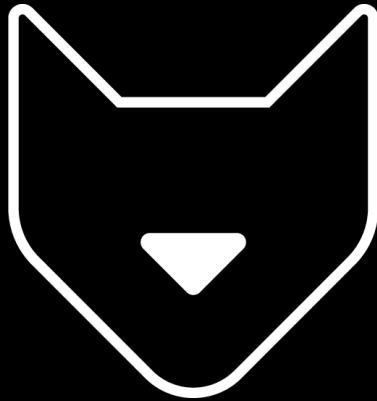
7 SUMMARY

The proposed development is a continuation of previously accepted usage principles, which when considered has been determined to be sympathetic to the character of the area. Using similar design principles, the proposal is in keeping with the context of its surroundings and there would be no loss of amenity to adjoining or adjacent occupiers.

The proposed development is felt to be compliant with National Planning Guidance, Development Plan Policies and Supplementary Planning Guidance.

For these reasons we believe that planning permission should be granted.





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