



HOUGH END PLAYING FIELDS
PRINCESS PARKWAY
MANCHESTER
LCB01

DESIGN & ACCESS
STATEMENT Rev D

HOUGH END PLAYING FIELDS

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INTRO

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PREFACE

This document has been prepared to support the planning application submission for the proposed Gaelic Football Pitches at Hough End Playing Fields, Princess Rd, Manchester, M20 1HP.

This document should be read in conjunction with the scale drawings that accompany it:

Existing Site:

AS.01 Existing Site Plan - Rev A
AK.01 Location Plan – Rev A

Proposed:

AL.01 Proposed Site Plan - Rev E
AL.02 Proposed Fencing Plan - Rev D
AL.03 Proposed Pitch Dimensions - Rev C
AD.01 Proposed Net Details - Rev B

Please note that drawings in this document may not appear at the correct scale, for accurate reference please use the appended drawings as listed above.

INTRODUCTION

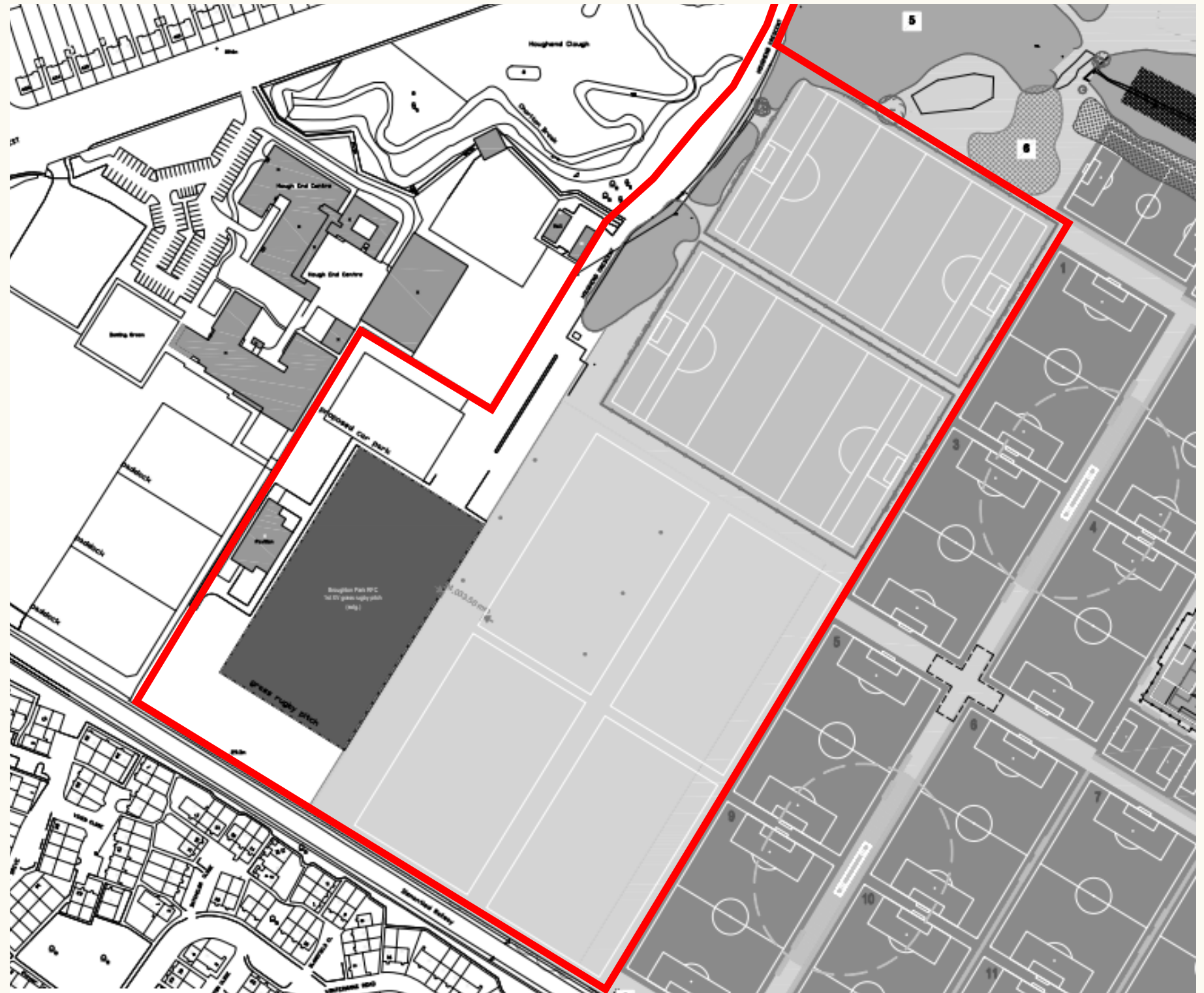
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1.2	Site Context
1.3	Existing Site Photos
1.4	Existing Site Photos
1.5	Site Context
1.6	Planning Context

INTRODUCTION

Hough End Playing Fields is cited as being one of the largest public open green spaces and playing field site in the City that is well used by the community for sport, leisure, and recreational activities.

Manchester city council have earmarked the site to become a catalyst for improving the area, putting the community at the heart of place making with the intention to create sustainable high quality playing fields, green and open spaces that promotes people's health, happiness, and well-being. The current condition of playing fields and changing facilities is limited and is identified as not appropriately maximising the potential of local green space and local needs. Equally, the current offer for sports is mostly limited to rugby and football.

The site of the existing Gaelic football pitches will be retained as public open space for community use, resulting in no loss of amenity or recreation space for local residents.



SITE CONTEXT



Aerial View of Hough End Playing Fields

EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



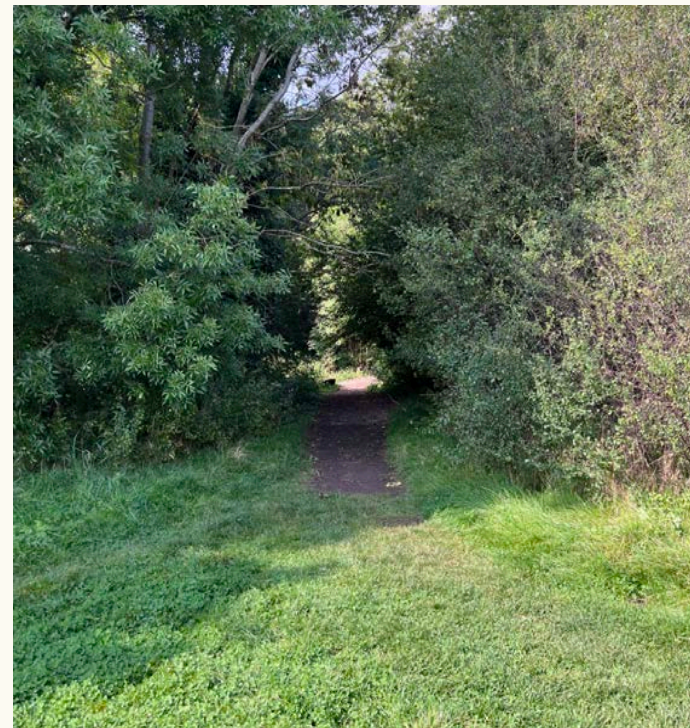
Existing Rugby Pitches



Existing Pitches



Existing Pitches



Red Lion Brook Path



Existing Pitches

EXISTING SITE PLAN

Access

The site is currently accessible via. Mauldeth Road West to the north of the adjacent plan, the road connects Hough End playing fields with Chorlton and Withington. The road which runs perpendicular with the Mauldeth road west is the Princess Parkway which is more significant and connects the site to Manchester city centre (North) and the M60 and national motorway network.

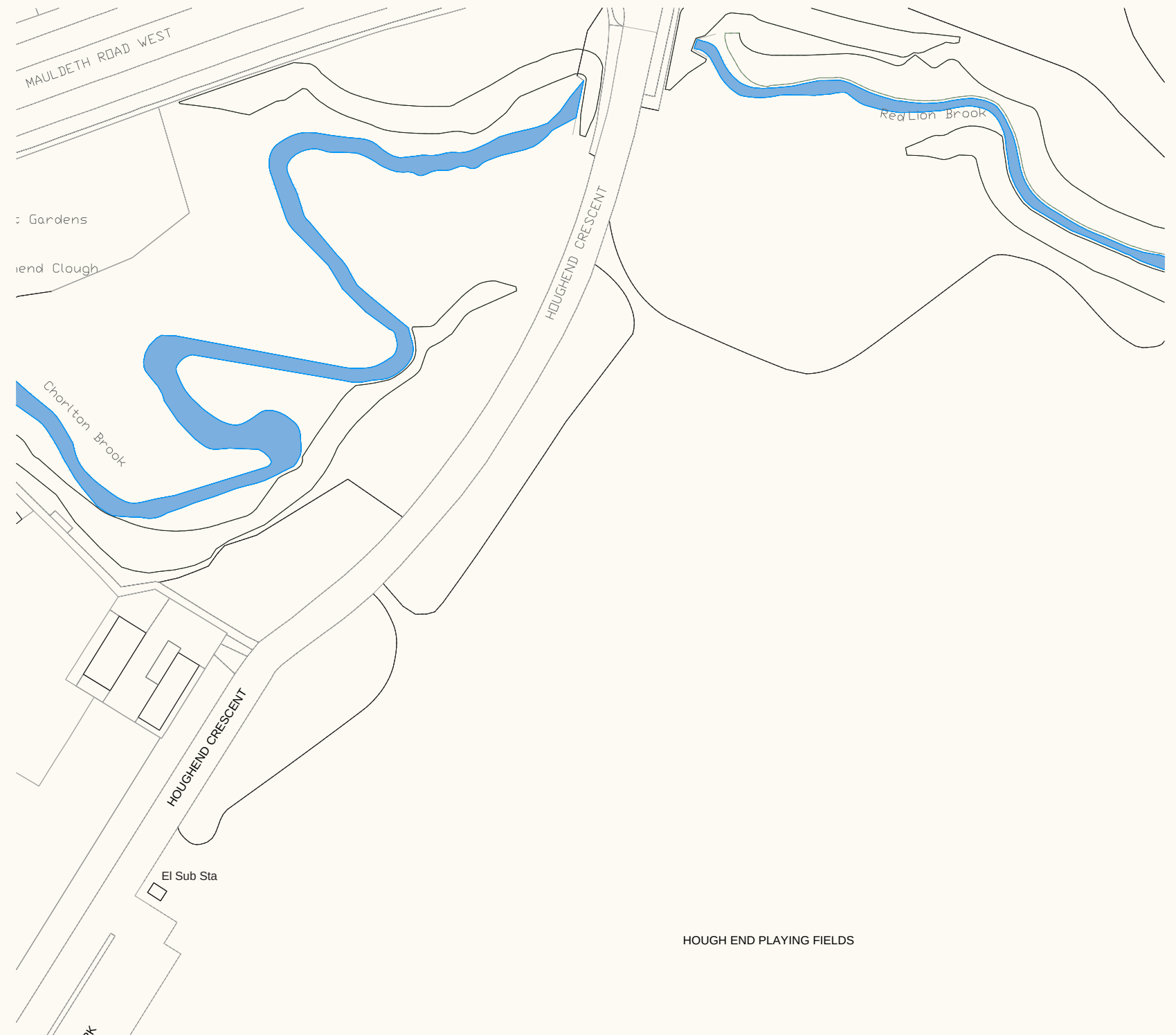
Landscape

The site is largely characterised by it's vast natural green playing fields, in additional to the natural character of the site, Hough End is also home to the Chorlton and Red Lion Brook. It is worth noting that the designated site for development does not fall within any flood zones.

Existing Use

The current use of the site which is proposed for development is of an incredibly similar nature, however, the current football pitches are in poor condition and will inevitably require treatment to render the pitches playable again for higher profile matches.

The two new pitches will be replacing two disused rugby pitches that have already been relocated as part of the wider Hough End Masterplan. There will be no loss of playing field or pitches and no negative impact on any existing sporting use.



PLANNING CONTEXT

Hough End Playing Fields currently has two existing Gaelic Football Pitches which are no longer fit for purpose:

As cited in the appended Broughton Park GAA Playing Field Statement, a number of current factors have limited the use of the current designated pitches:

“1) We have no changing facilities resulting in both our ladies and men’s teams having to change on the side of the road at Mauldeth Road.

2) We have no toilet facilities for both the ladies and men playing at the site.

3) We cannot develop our underage offerings in both Gaelic football, Hurling and Camogie because of the safeguarding issues at the site.

4) The pitch dimensions do not meet minimum standard.

5) The encroachment from the trees on both sides of the main pitch renders our main pitch unplayable without cutting the trees back from the pitch.

6) As a direct result of the trees being so close to the perimeter of our pitch, we have an issue from a Health and Safety perspective as this has now cause a slip and trip hazard with the leaves and exposed roots of the trees.

7) There is no room for spectators to watch the games in a safe environment.

...

During a feasibility study, the optimum location for the proposed Gaelic Pitches were considered, and included:

- Convenient proximity to changing rooms.
- Convenient proximity to welfare accommodation.
- Convenient proximity to reception facilities.
- Convenient proximity to management and supervision offices.
- Convenient proximity of vehicular parking areas.
- Avoidance of physical hazards (e.g., historical coal mining, utilities and services, adverse ground conditions, contaminated ground, or landfill).
- Avoidance of unacceptable impacts to residential neighbours (noise, visual and artificial lighting) or the ability to introduce mitigation measures.
- Avoidance of unacceptable impacts to any local biodiversity and ecology or the ability to introduce mitigation measures.”

2.0

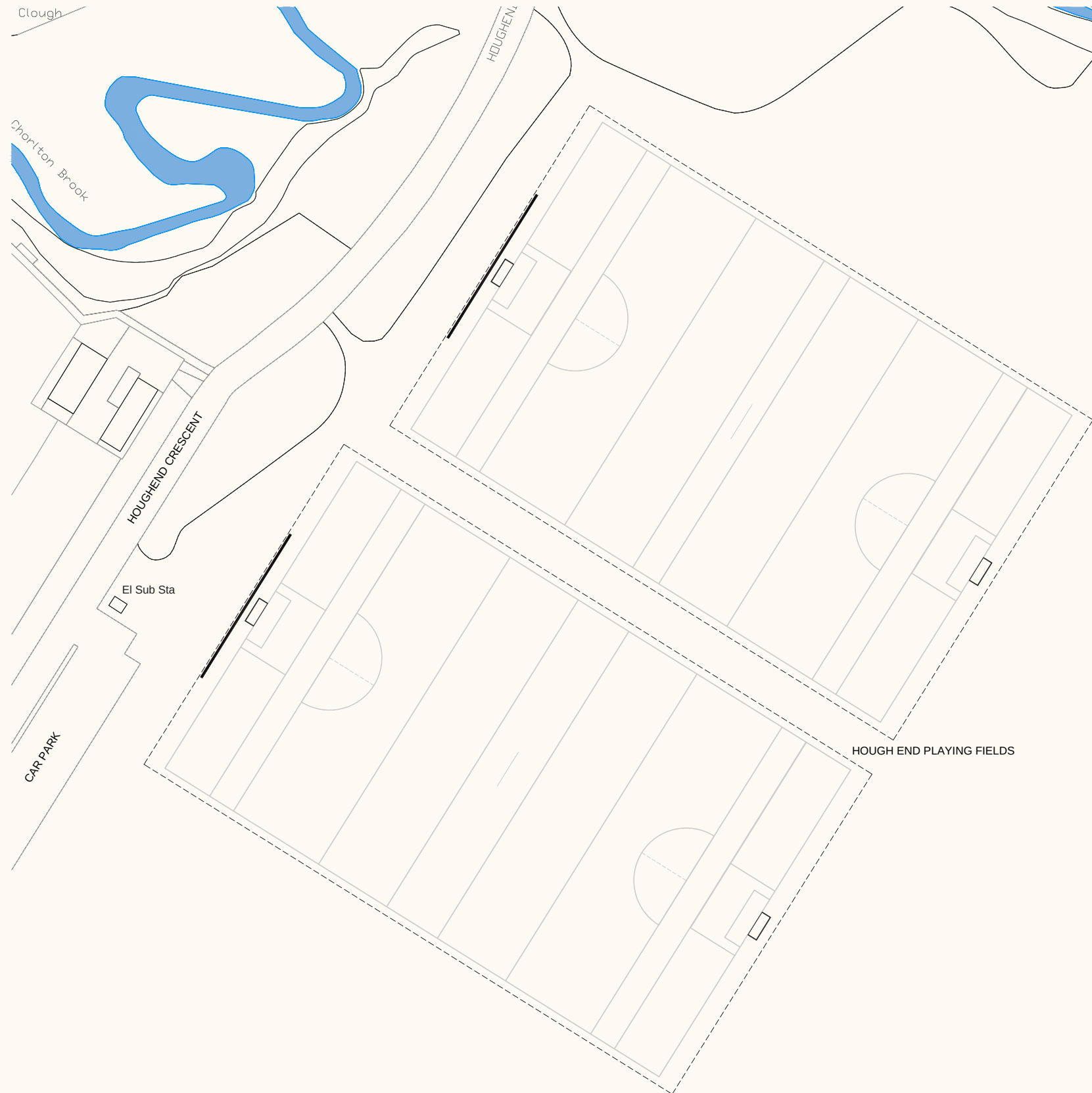
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PROPOSAL

2.0	PROPOSAL
2.1	The Proposal
2.2	Gaelic Football Nets
2.3	Fencing Plan
2.4	Dimensions & Setting Out Plan
2.5	Materials
2.6	Conclusion

THE PROPOSAL



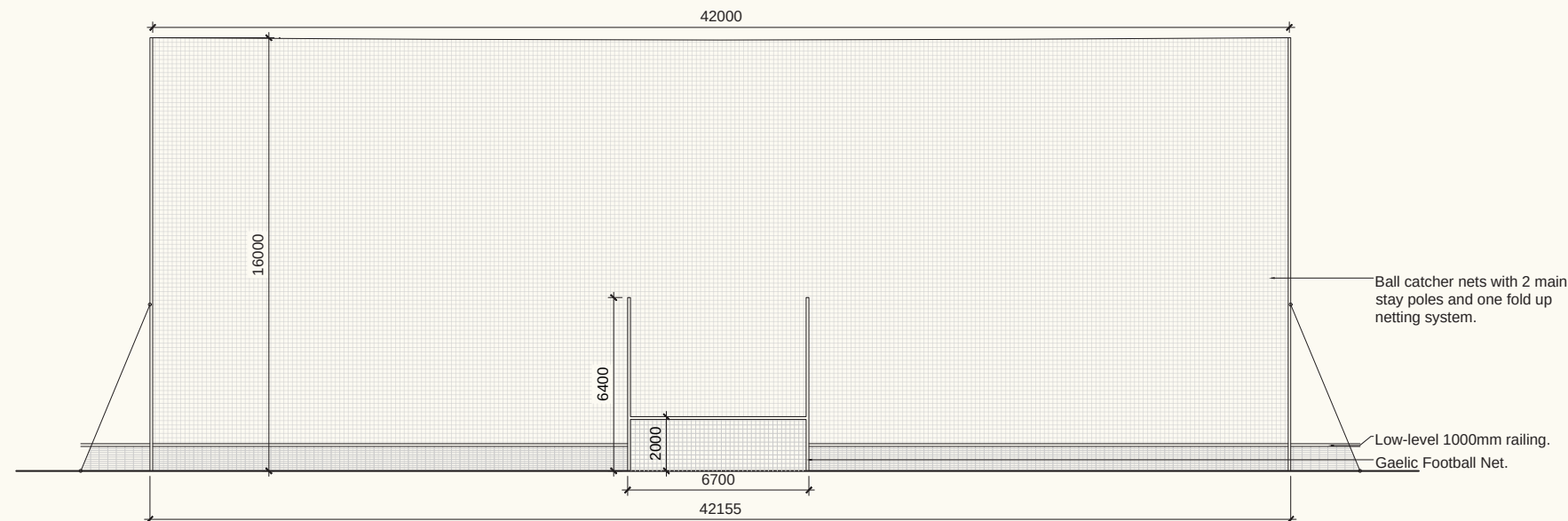
Location

The proposal is to install two Gaelic Football pitches on the western side of the playing field adjacent to the existing car park and access route to Broughton Park Rugby Club. The proposed location for the new pitches aligns with the plan as outlined in the Hough End Playing Fields 10 Year Strategic Plan document as prepared by Manchester City Council.

The location of the pitches suit the aforementioned criteria and listed below again:

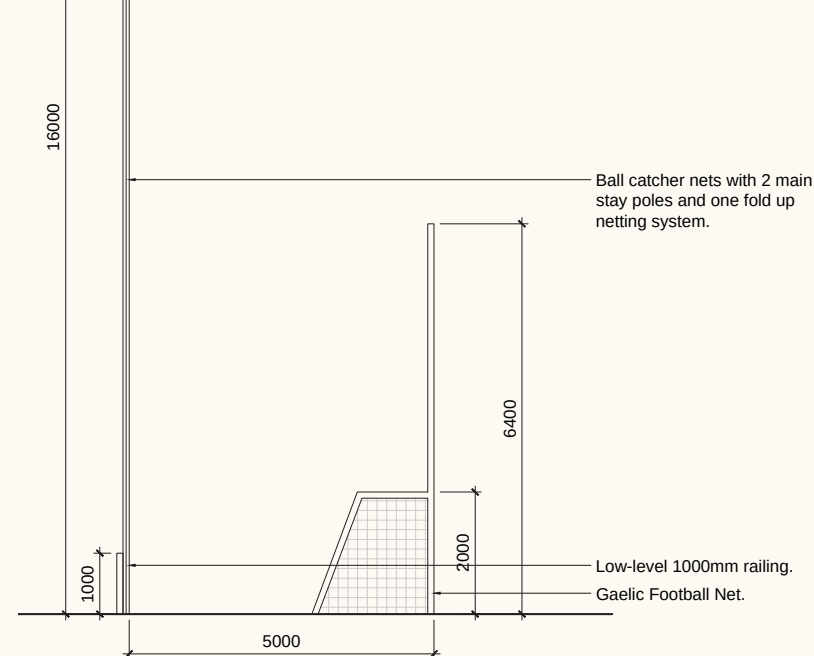
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GAELIC FOOTBALL NETS



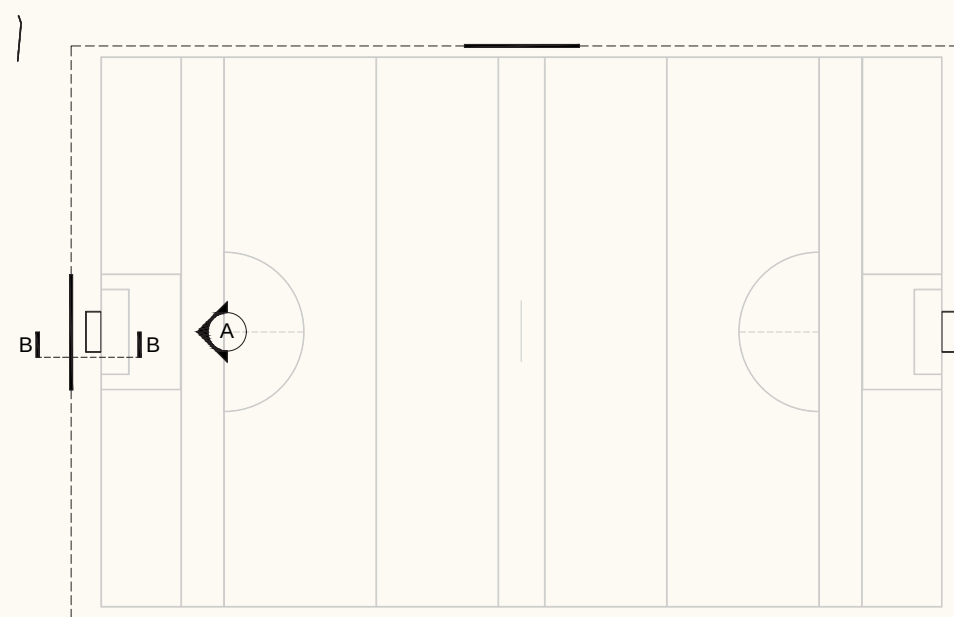
ELEVATION A

Scale 1:200



SECTION BB

Scale 1:100



PART SITE PLAN

Scale 1:1000

Verticality

The proposals verticality will solely be comprised within Gaelic football nets and ball stop nets which are detailed in the adjacent drawings.

FENCING PLAN



Edge Protection

The pitches will also require a fencing boundary which will be used to ensure spectators are well distanced from the field of play, as well have benefits for the players too (i.e. to reduce the number of instances where the ball is collected from out of play). This fence will be 1m in height.

Four goal nets of 2.0m in height and 6.7m wide will be positioned behind each of the four goals. To reduce instances of ball strike on pedestrians and vehicles along the access road, retractable ball stop netting on 16m high posts for a length of 42m will be positioned behind the two north western goals - see 2.2 for details.

DIMENSIONS AND SETTING OUT PLAN



Scale

The pitches are proposed to be 138 x 90 meters each, with low level pedestrian fencing surrounding the pitches on all sides.

The proposed ball stop nets are to be installed behind the goals.

A 10 meter wide access corridor is proposed between the pitches suitable for any pitch management and landscaping vehicles.

A critical dimension is noted as the pitches being offset 14 meters from the neighbouring rugby pitches to the south west of the proposed site for development.

MATERIALS



i Low level pitch railings



ii Typical view of ball stop nets, with 2 main stay poles and a fold up netting system.



iii Example of gates that can be installed to provide access to pitches.

Materials

Although new materials are here proposed, they are done so in a sensitive lightweight manner to mitigate the appearance of solid objects within the development. In addition to the perforated and mesh materials, new materials will be treated so in a colour palette to match the surrounding landscape – this is predominantly to be actuated on the low level railings which will be a powder coated green finish.

CONCLUSION

Conclusion

In summary, the proposal it's not believed to be harmful to the local character and instead is highly regarded as an improvement to the local amenities and the health/ well-being offer in south Manchester, equally the proposed use is no different to the current occupation of the site and will only be a development of the sports facilities and grounds at Hough End Playing Fields.

The scheme is also suitably aligned to the 10 year Hough End strategic plan forwarded by Manchester City Council which seeks to develop the Hough End as a whole.

A Community Use Agreement will be prepared by the club with Manchester Active to enable the use of the pitches by local community sports groups during periods when the pitches are not in use by the club.