



BLACK CAT
BUILDING CONSULTANCY

DESIGN AND ACCESS STATEMENT

Gorton Educational Village, Manchester – Proposed MUGA

Bright Futures Educational Trust

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1 INTRODUCTION

1.1 Project Overview

Black Cat Building Consultancy have been appointed as agent by the client Bright Futures Educational Trust to apply and obtain planning approval for the installation of a proposed new MUGA at Gorton Educational Village, Manchester.

The MUGA is required for Melland High School for use by the SEN pupils at the school, following the recent addition of 4 new classrooms, procured by Manchester City Council. The increase in pupil numbers has resulted in a shortage of play areas, as such the MUGA is designed to serve predominantly as informal and social hard play space for year round use along with the additional facilities for PE.

The position of the proposed MUGA will be sited on an area of field used for informal/social soft play, by converting this area of site from grass to hardstanding it will allow the school to use the area for longer duration of the year. The proposed MUGA will not affect the main existing playing field as this will remain as existing.

The perimeter fencing enclosure for the proposed MUGA will provide a level of security for safeguarding and also prevent ball loss during use, thus protecting children, staff, visitors and local residents.

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 Gorton Educational Village. 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.



Image of site (Google maps)

2 THE SITE

2.1 Existing Site

The existing site is located within the area of Longsight South Manchester.

The site is occupied by Gorton Educational village to provide secondary school and SEN education. The site is owned by the client Bright Futures Education Trust along with the adjacent area of land occupied by Rushbrook primary school. All schools form part of the Bright Futures Education Trust Portfolio.

The existing site is irregular in shape due to the boundary's of adjacent properties. The site is made up of the main school building which houses 2no. Schools Cedar Mount and Melland high school forming the educational village. The Main school building is positioned to the West, the carpark and access is located centrally. The playground spaces are situated adjacent to the main building within courtyard areas along with a main playground to the South West. Informal soft play areas are also dotted around the site with a large area provided to the North West. The east f the site is made up of playing fields and artificial sports pitch.

The site topography is relatively flat with there been a slight fall in the direct from the Northwest to Southeast.

The application site boundary is denoted on the plan adjacent outlined in blue and is 70,884m²

2.2 Existing Surroundings

The immediate surroundings of the application site are currently made up of residential properties to the North, East, West, due to the proximity of these homes it is highly likely that they are occupied by the families of the pupils that attend the school. To the South of the site there is an industrial estate

A local primary school which also forms part of the client's portfolio is set to the North East of the application site.

Within the local area there are several amenity's including shops, restaurants etc including part of industrial estates.

Further afield are other areas of Manchester including Gorton, Levenshulme and Redish



Plan of Existing Site

3 Proposal

3.1 Layout

The proposed layout has been developed with the client, the plan is to provide an additional MUGA to match the one that is present on site, the new MUGA will provide social and informal hard play areas for the pupils that the school require. The location of the new MUGA is to be located adjacent to the existing to the North West of the site.

The new hardstanding play area will be situated on area of grass currently used for informal and social play (not dedicated playing fields) this will allow the new MUGA to be situated adjacent meaning it is easy to access via the existing routes.

In addition the existing grassed area has limited use and is relatively under used due to the condition of the surface, along with the naturally occurring UK inclement weather that is experienced during wet periods of the year. This 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 proposed site area is generally level in line with its immediate surroundings to that of the main school meaning it is ideally for developing into a new play surface without removing excessive amount of land.

3.2 Scale

The proposal will involve no major building work with the majority of the works undertaking landscaping.

The new playing area will be approx. 40.65 x 18m overall area, which includes MUGA markings for a new 1 mini football pitch, 1no. Netball courts and 2no. Tennis courts. The proposed surface will be the same as the clients existing MUGA adjacent as requested.

The weldmesh fence height is to be 4m high to match in with the adjacent MUGA. The fencing will incorporate low level rebound boards, along with double gates.



Plan of Proposed Landscape

3.3 Appearance

The new playing surface will be made up of macadam grey similar to the adjacent hard standings, new thermoplastic line markings will be used to mark out the a various recreational sports courts.

The new fencing will be 4m high weldmesh to match adjacent fencing to the existing MUGA colour coated dark green.

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

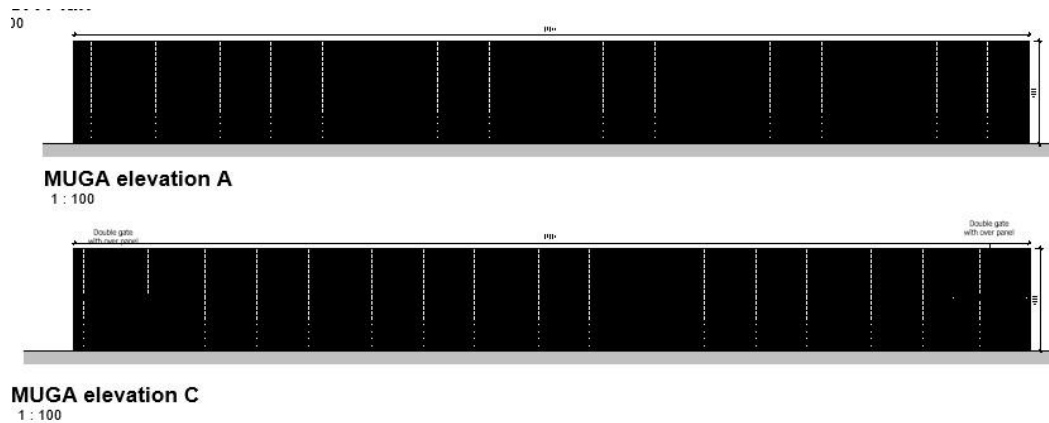
3.4 Landscaping

Due to the nature of the works the majority of works will be landscaping, The proposed works entailed will involve the removal of the existing grass surface and excavating down to the required levels to allow for the installation of new sub-base and finished surfaces to form the MUGA.

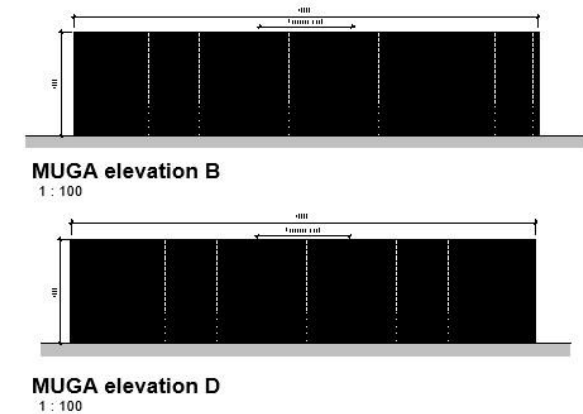
In addition to the MUGA surfacing new macadam footpaths will be provided between the existing footpaths and new MUGA to gain access to the new area.

Existing surrounding grass surfaces will be made good around the area where effected by the works

There shall be no clearance of any trees across the site



Typical Elevations for MUGA Fencing



4 ACCESS

4.1 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.

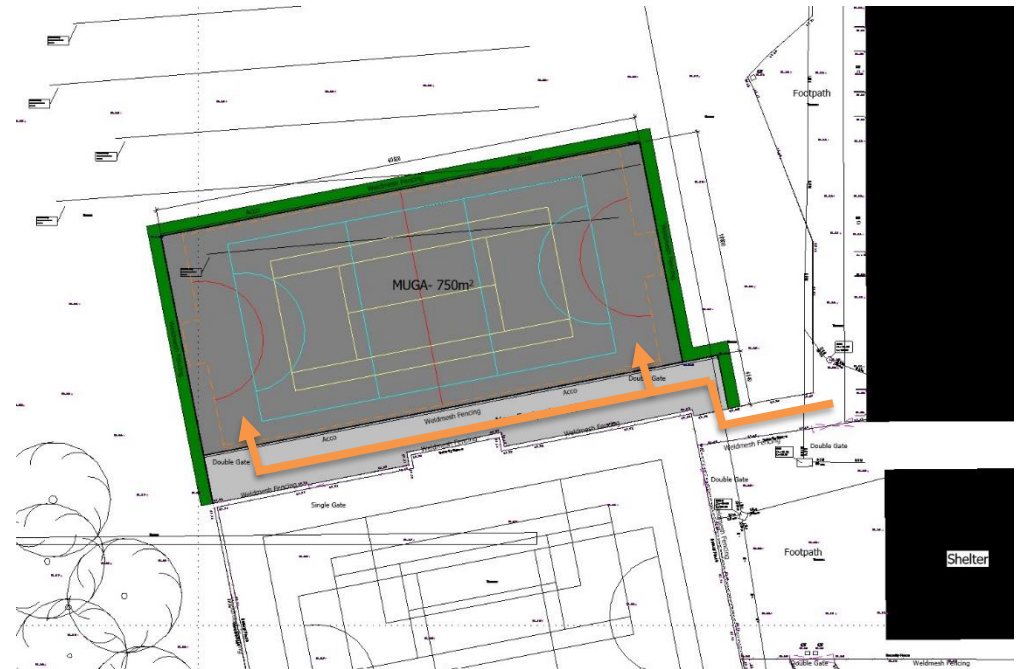
4.2 Proposed Access

Proposed access to the new MUGA will be via the main pedestrian footpath running from the main school building to the west of the site. There will be 2no. Gates for means of access and egress both gates wide enough for the occupancy of the area.

A new shared footpath will be provided between the new and existing MUGA this will give access to the existing MUGA and new in addition a new footpath will be provided to the access Gate at the North MUGA.

The existing and proposed paths will provide level access from the building to the location of the MUGA.

The access route to the track is denoted on the plan adjacent via blue line.



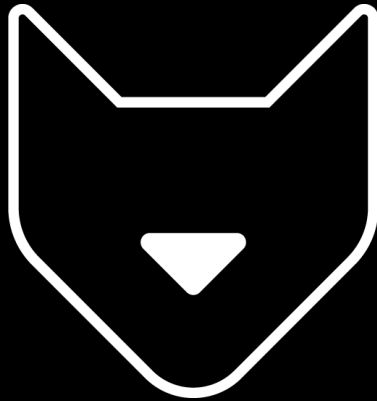
5 SUMMARY

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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