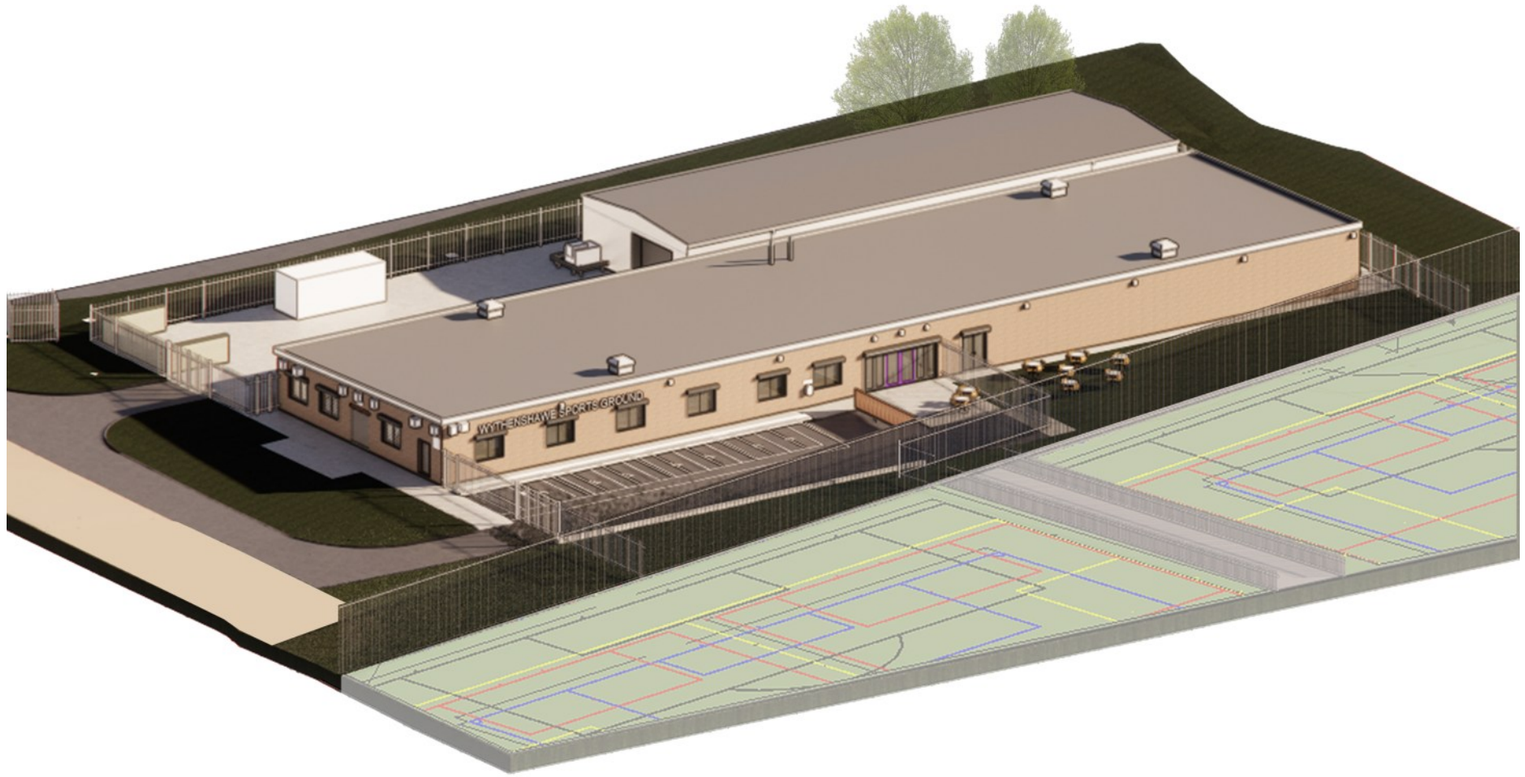
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WYTHENSHAWE SPORTS GROUND HUB

Design and Access Statement

This Design and Access Statement has been prepared in support of a planning application for the refurbishment of the existing pavilion at Wythenshawe Sports Ground. The proposals seek to upgrade and modernise the existing facilities to provide improved changing accommodation, a café with kitchen, and the relocation of the existing weightlifting gym at Wythenshawe Park. The scheme is designed to improve functionality, and overall quality of facilities for all users. This statement sets out the site context, design principles, and key considerations that have informed the development of the proposals.



Artist's Impression - Proposed Aerial View (AGP's shown indicatively)

norse group

PROJECT TEAM

Manchester City Council / MCRActive	*Client*
Football Foundation	*Stakeholder/ Funder*
Leisure United	*Operator*
Alliance Leisure	*Delivery Partner*
Abacus Cost Management	*PM / QS / CDM PD*
Paul Butler Associates	*Planning Consultant*
ETEC Group	*Principal Contractor*
NPS Leeds	*Architect*
Quorum Consulting Engineers	*Structure & Civil*
CGP MEP	*MEP*

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Revisions

Rev	Date	Comments	Prep	Check	Appr
P01	17/11/25	First Issue	*NN/MR*	*MR*	*RB*

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3.1 Project Overview

This Design and Access Statement has been prepared to accompany the detailed planning application being made by Manchester City Council. The proposed site is located at Wythenshawe Sports Ground, a well-established community sports facility providing a range of recreational and sporting amenities for local clubs and the wider public.

The applications seeks planning permission for the refurbishment of the existing changing block at Wythenshawe Sports Ground, together with associated minor landscaping and external works. The proposal includes the internal strip-out and reconfiguration of the current building to provide upgraded changing facilities, a new café with kitchen, community room, and the relocation of a weightlifting gym currently based in Wythenshawe Park, where this existing gym facility is to be demolished under a separate application..

Externally, the works will include limited elevational alterations to accommodate new openings, the addition of a small plant enclosure within the southern service yard, and the installation of a new substation. Minor adjustments to the adjacent car park are also proposed, involving a slight northward shift of existing parking bays to allow for the introduction of a widened footpath alongside the building. This reconfiguration will result in a small new increase of approximately 7m2 of hand standing.

The refurbishment forms part of a wider programme of improvements to Wythenshawe Sports Ground, which also includes the provision of new artificial grass pitches with associated fencing and sports lighting. These elements will be subject to a separate planning application by the pitch designers, reflecting the distinct procurement routes for different project components.

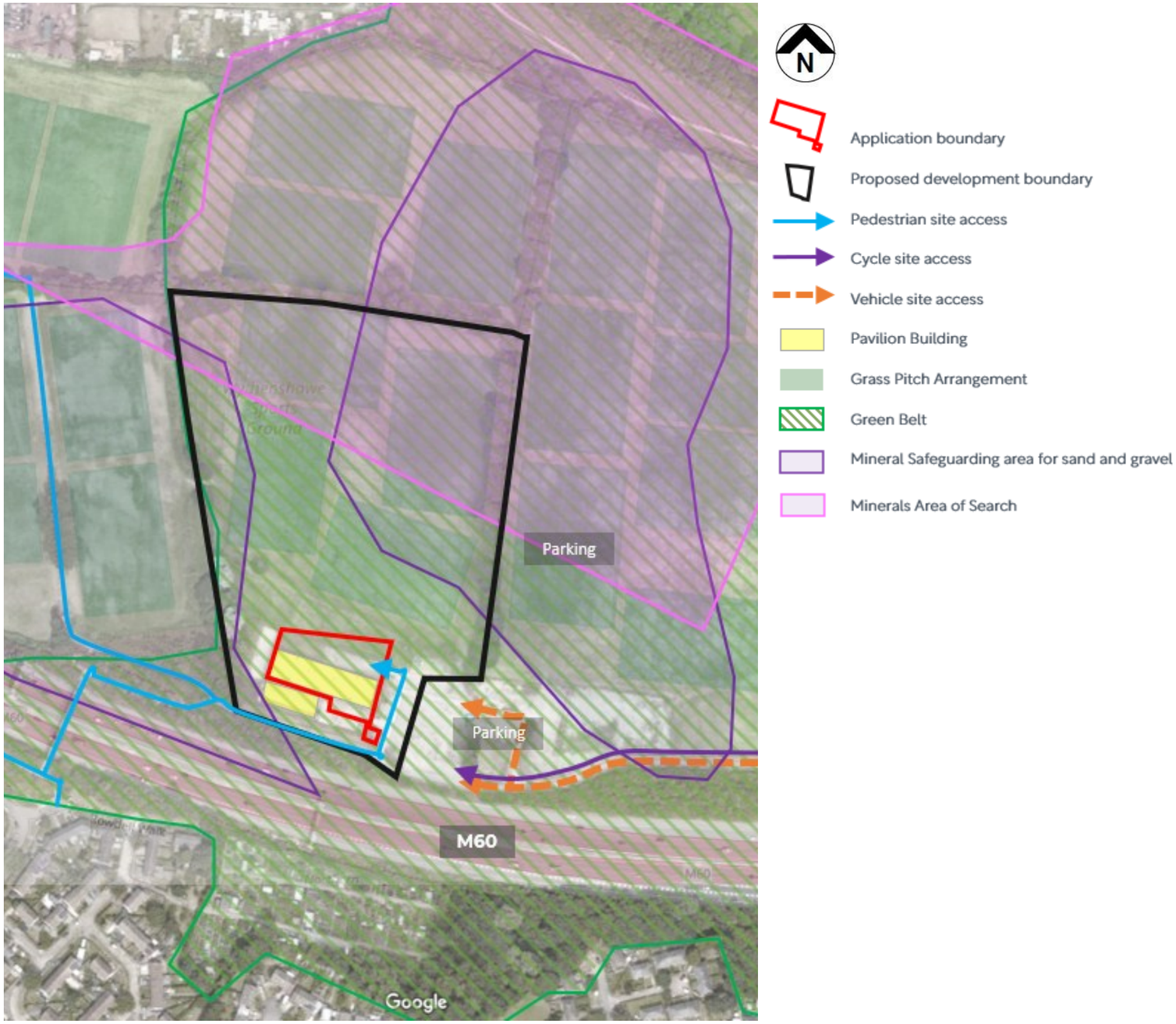


FIGURE 1 The development site (red boundary) in the context of the wider Wythenshawe Sports Ground

4.1 Site Context

Wythenshawe Sports Ground forms part of a wider network of public recreational spaces serving the local community and surrounding neighbourhoods. The site plays an important role in supporting active lifestyles, providing sports and leisure facilities for a range of age groups, clubs, and community users. It is well connected to nearby residential areas and benefits from existing access and transport links that make it easily reachable by foot, cycle, and car.

4.2 Site Location and Description

The site is located within Wythenshawe Sports Ground, situated in a predominantly recreational area characterised by open sports pitches, ancillary buildings, and landscaped areas. The existing changing block, which is the focus of this application, lies centrally within the sports ground and is positioned adjacent to the main car park and access route serving the facility. The surrounding context is largely defined by open green space, sports fields, with mature boundary planting providing a degree of visual containment. Vehicular access to the site is taken from the main entrance to the sports ground, which connects to the local road network.

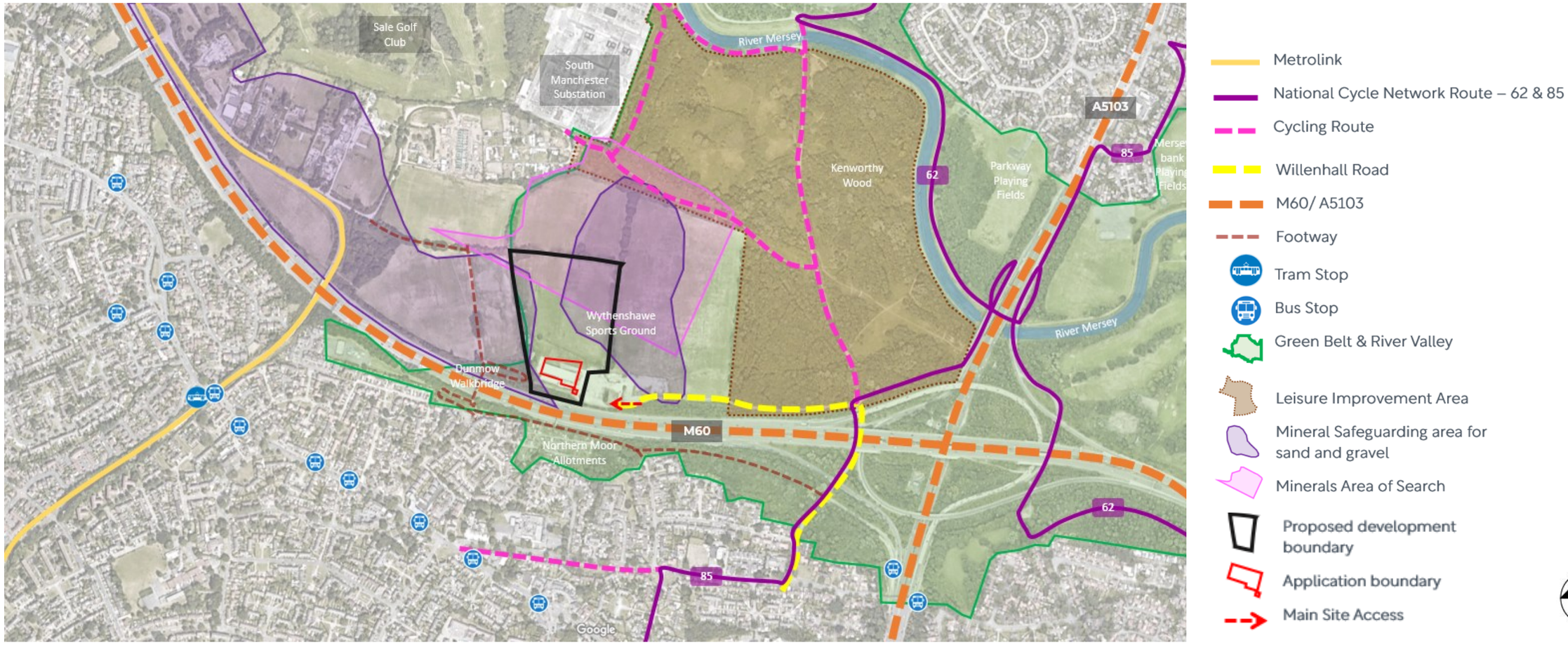


FIGURE 2 The development site indicating land uses, boundaries and routes.

4.3 Existing Use & Facilities

The existing building on the site is currently used as a changing block serving the wider Wythenshawe Sports Ground. It provides basic changing, shower, and toilet facilities to support outdoor sports activities taking place on the adjacent pitches. There is also a reception and servery with kitchenette which is presumed to have catered for the groups using the facility. The accommodation is functional but dated, with internal layouts and finishes that no longer meet modern standards or the operational needs of current users.

The surrounding area is active recreational use, comprising grass sports pitches, ancillary storage areas, and car parking. The site operates primarily during the day and early evening to support local clubs, and community sports programmes. Overall, the existing use is firmly established as sport and recreation, consistent with the wider character and function of Wythenshawe Sports Ground, which the proposed development only wishes to improve and enhance.

Application Site Area = approximately 0.267 hectares



FIGURE 3 Existing grass pitch layout (Not to Scale)

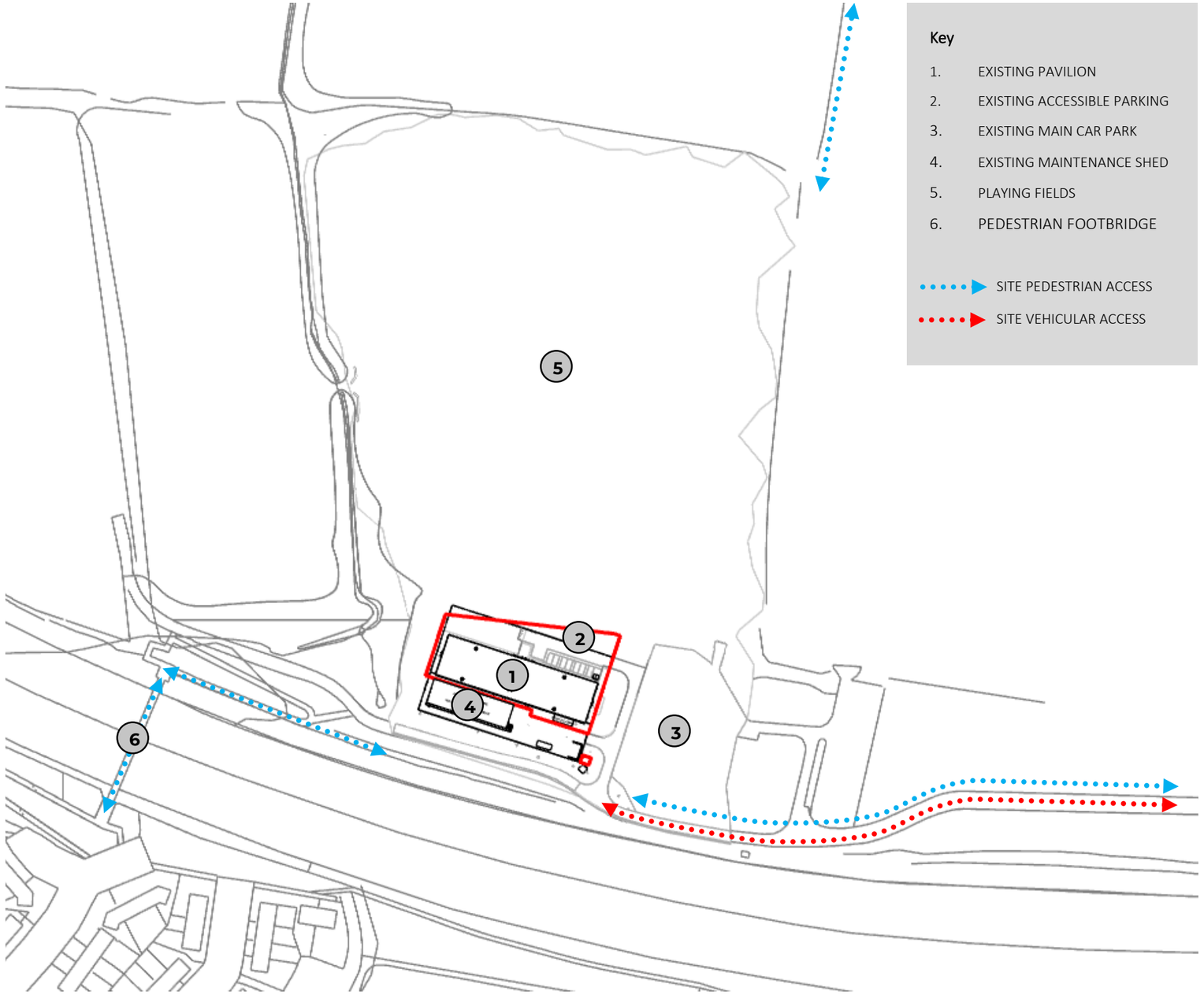


FIGURE 4 Existing site plan (Not to Scale)

4.4 Existing Photos

The accompanying photographs provide an overview of the existing changing pavilion and its surrounding context within Wythenshawe Sports Ground. They illustrate the building's current form and materials. The images help to demonstrate how the facility sites within the wider landscape and provide a visual reference point for the proposed refurbishment and enhancement works.



1 - Aerial overview of the pavilion building, car park and playing fields.



2 - Maintenance shed to be untouched as part of the proposal.



3 - Storage compound for Maintenance equipment.

4.4 Existing Photos





4 - Storage compound for Maintenance equipment/ waste storage.



5 - Existing frontage, disabled parking bays to be relocated and re-lined.



6 - Access road up to the pavilion building.



7 - Southern elevation of pavilion building from footpath.



8 - Open playing fields..

5.1 Public Consultation

A series of public consultation events were held on 27th October, 1st November and 4th November to present and discuss the proposed refurbishment of the changing block at Wythenshawe Sports Ground. The sessions provided an opportunity for existing site users, local sports clubs and members of the public to view the proposals, ask questions and share feedback.

In total, 15 attendees took part across the tree sessions, representing a range of site users. Overall, the consultation generated positive feedback, with broad support for the improvement of the facilities and the introduction of a café and enhanced changing provision.

A summary of Core Themes from engagement is set out below:

Facilities & Infrastructure

- Car Park: Attendees highlighted the need for investment in the car park, particularly regarding lighting and access. Some concerns were raised about car park safety and capacity during events and construction
- Toilets: There was strong demand for toilets to remain available during refurbishment and for temporary facilities to be provided.
- Access & Lighting: Wider access roads and improved lighting were suggested to enhance site safety and usability.

Football Clubs

- All expressed positive support for the project, with interest in use of artificial pitches and additional weight training and education spaces.
- Clubs are keen to ensure pitch sizes meet FA ground grading requirements, and future grass pitch orientation meets match play requirements.

Weightlifting & Softball Clubs

- Protection of existing grass pitch offer is required to sustain league requirements.
- Interest from members to use café facilities
- There is a need for temporary toilets during the construction period to meet league requirements.

Amenities and Services

- Community Space: Desire for the space to be open for spectators and events, and to double up for training and education space.
- Café: Expected to be well used by clubs and general site users.



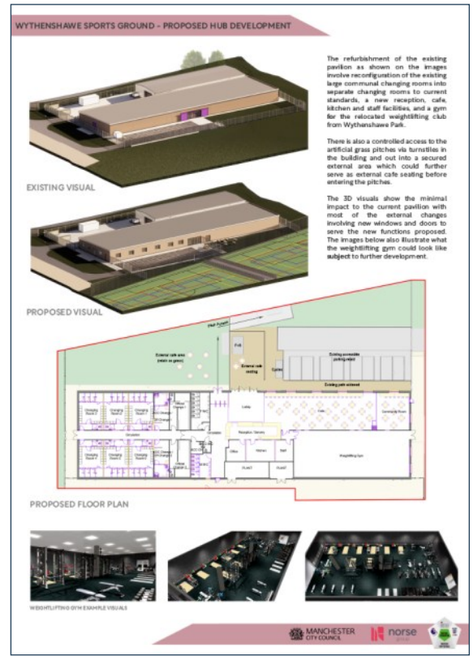


FIGURE 5 Consultation Boards

6.1 Prospective Masterplan

The masterplan is being developed through a process of iterative sketches and feedback from the client team and stakeholders. Key elements of the proposal include:

- Refurbished Pavilion, acting as the core that feeds all the different activities on site, which includes a reception, café, a community support space, changing facilities to current standards and the relocation of the weightlifting gym currently situated at Wythenshawe Park.
- An external outdoor area to extend café seating and service.
- Relaying of the accessible car parking to the front of the building to accommodate the widening of the pedestrian access.
- External plant and a new substation.
- 4no. 11v11 AGPs and other direct associated works such as BNG enhancements (of which is to be applied for under a separate planning application).

6.2 Biodiversity Net Gain (BNG)

As part of this planning application for the pavilion works, a Biodiversity Net Gain (BNG) enhancement is not considered to be required, as no extension to the existing pavilion building is proposed. The external works are limited to a small asphalt extension and minor parking reconfiguration, amounting to less than 25m2 in total.

BNG enhancements will apply to the separate pitch application which is developed and submitted by others.

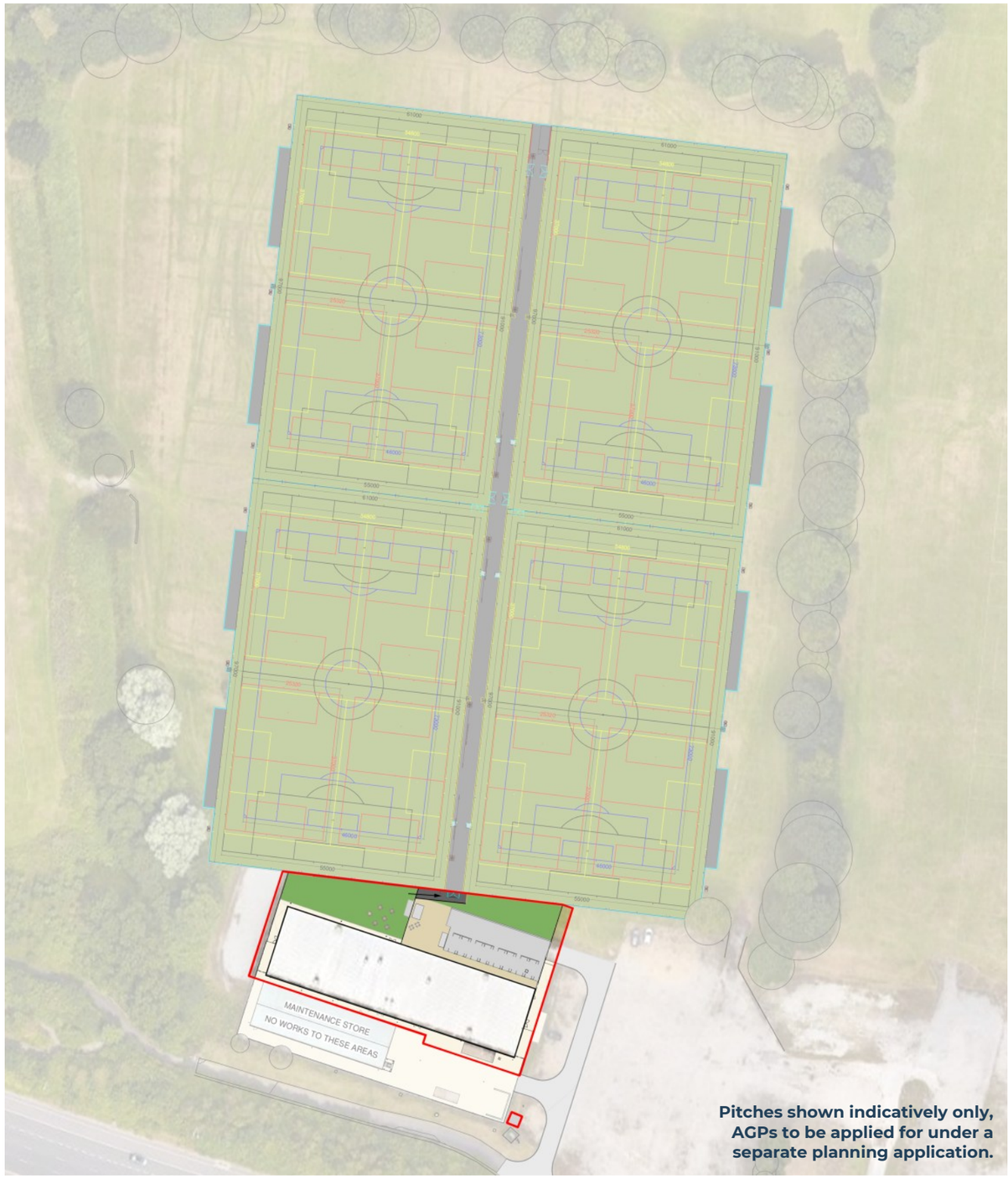


FIGURE 6 Indicative Masterplan Proposal (not to scale)

6.3 Sports Pavilion Layout

Refurbishment of an existing single-storey pavilion comprising of:

- Large café area and adjoining community room, alongside new reception/ servery and kitchen to cater.
- 6no. Team changing rooms, each to cater for min. 16 players with one WC
- 2no. new Officials' changing rooms, which double as accessible changing rooms.
- Refurbished WC's
- Weightlifting gym

6.4 Inclusive Design & Accessibility

The proposed refurbishment has been developed to improve the existing large communal changing rooms to current standards which are more accessible and inclusive. Existing accessible WC facilities will be retained, and new accessible changing rooms will be provided as part of the internal reconfiguration. Internal finishes, fittings, and signage will be designed to provide appropriate visual contrast and ease of navigation throughout in accordance with Approved Document M.

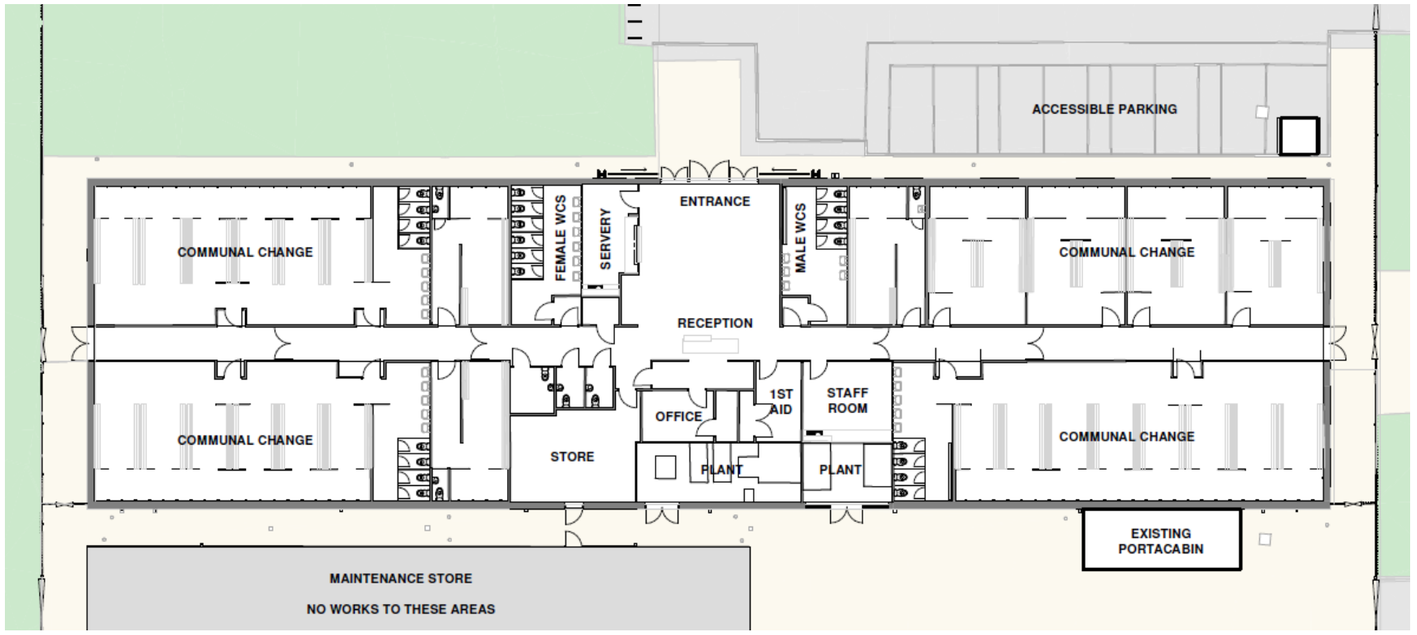


FIGURE 7 Existing Ground Floor Plan (Not to Scale)

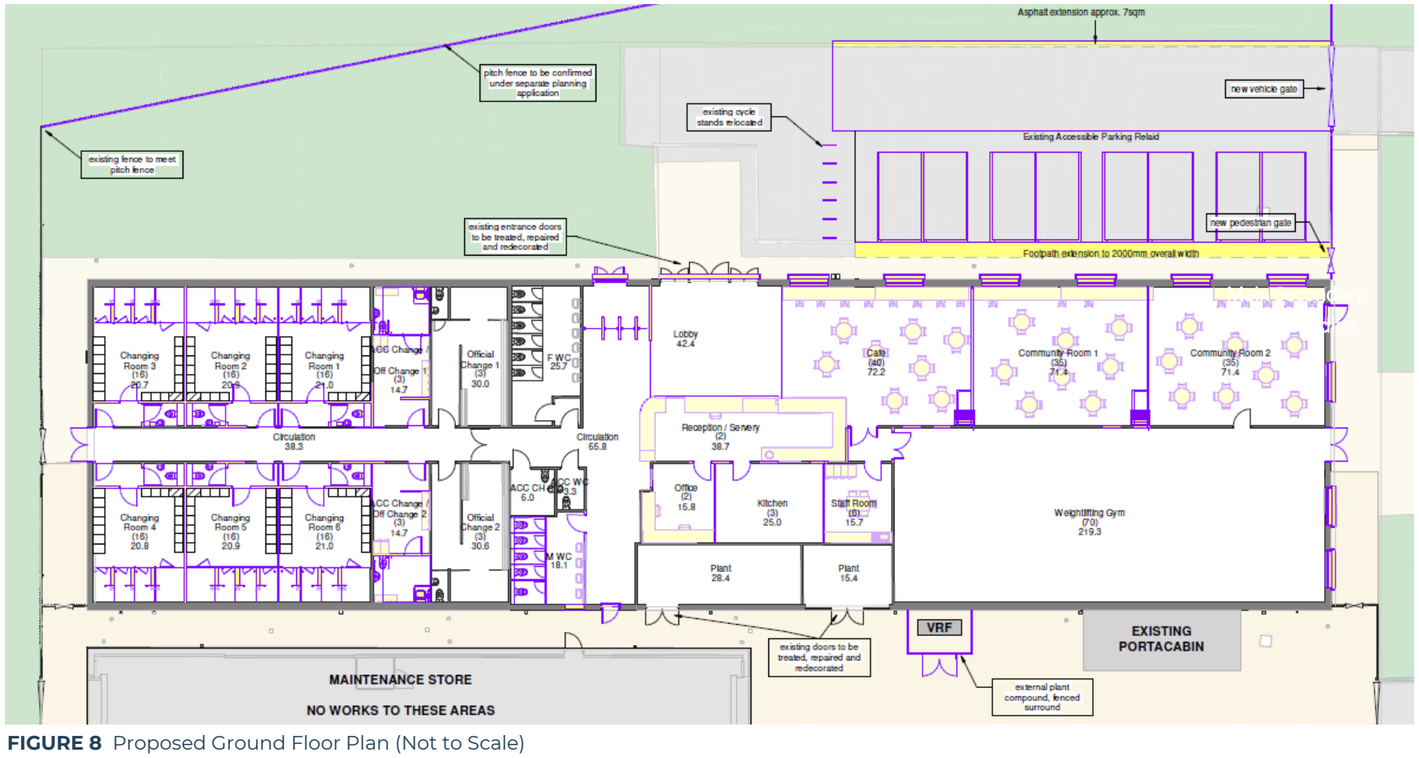


FIGURE 8 Proposed Ground Floor Plan (Not to Scale)

6.5 Weightlifting Relocation

The proposed development includes the relocation of the existing Olympic weightlifting facility, currently located at Wythenshawe Park. The building which is to be demolished is in poor condition and no longer fit for purpose, with limited capacity and outdated infrastructure. As part of the wider strategy to enhance local sports provision, the weightlifting gym will be relocated here to Wythenshawe Sports Ground, where it can better meet current and future operational needs.



FIGURE 9 Image of existing weightlifting gym and changing facility

6.6 Proposed Roof Plan

No proposed changes are to be made to the roof plan other than penetrations to allow for new supply and extract ventilation.



FIGURE 10 Existing Roof Plan (Not to Scale)

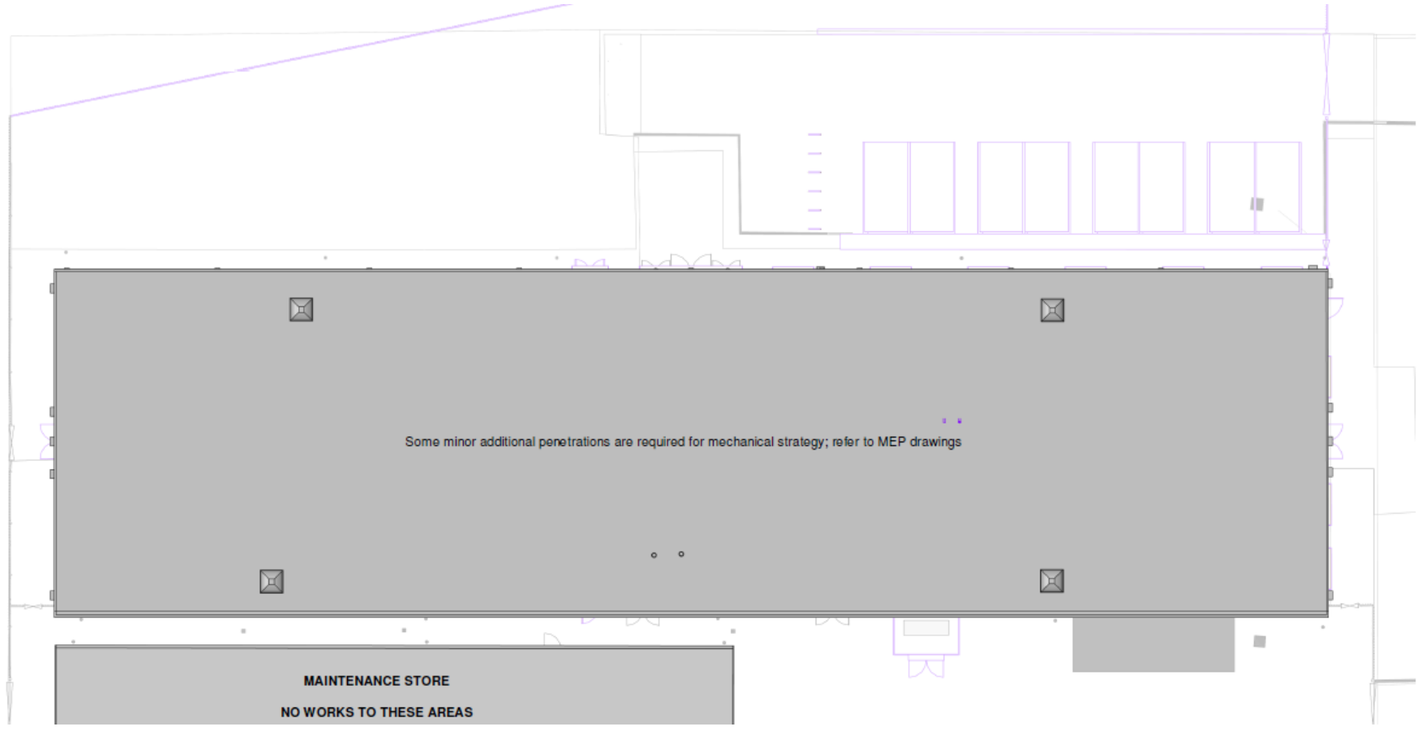


FIGURE 11 Proposed Roof Plan (Not to Scale)

6.7 Appearance

Minimal changes are proposed to the external appearance of the building. Primary alterations include new provision for external windows from the café, community and weightlifting area out towards the playing fields area.

Other changes include replacement of existing door as well as repairs and redecoration to others following the building condition report.

Glazed windows and doors will be further secured with new roller shutters.



FIGURE 12 Existing sport pavilion elevations



FIGURE 13 Proposed sport pavilion elevations

7.1 Conclusion

The proposed refurbishment of the pavilion at Wythenshawe Sports Ground represents a positive investment in an important community sports facility. The works will provide modernised changing accommodation, an accessible café space, and improved facilities to better support a wide range of users and sporting activities.

The design has been developed to respect the existing building form and site context, while introducing modest external enhancements that improve functionality and accessibility. Minor landscaping and parking adjustments have been carefully considered to maintain safe and convenient access for all visitors.

Overall, the proposals will enhance the quality, usability, and inclusivity of the sports ground without increasing the building footprint or adversely affecting the surrounding environment. The scheme therefore delivers a well-balanced, sustainable improvement to a valued local community asset.



FIGURE 14 Existing sport pavilion visual

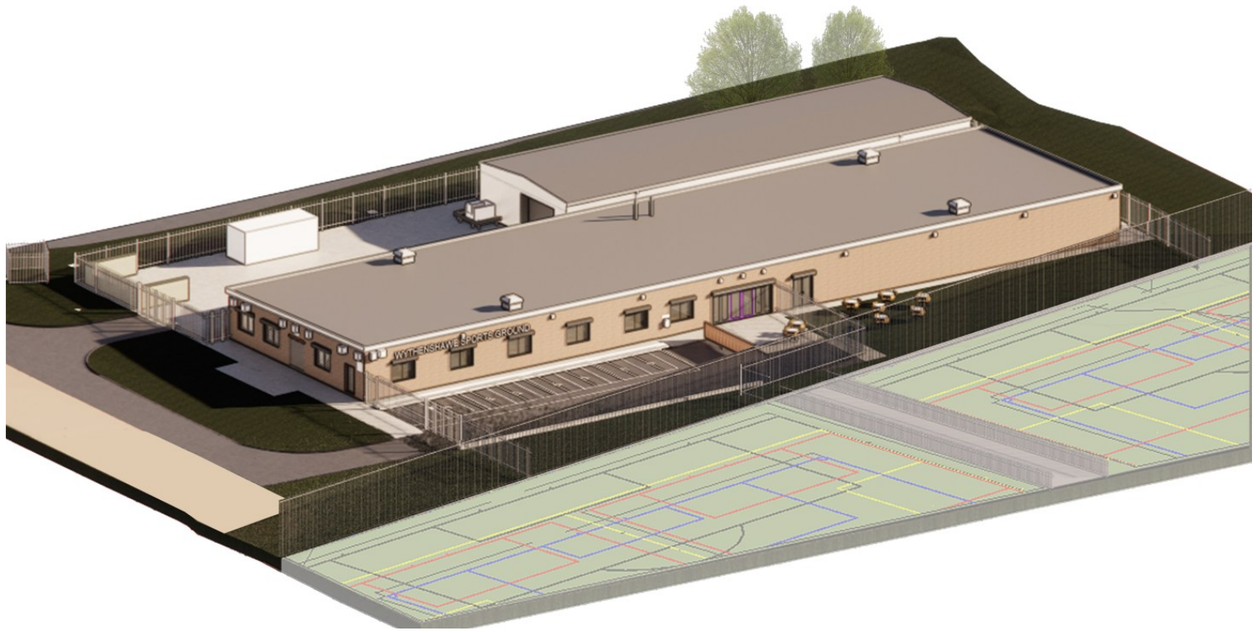


FIGURE 15 Proposed sport pavilion visual (AGP's shown indicatively)

end of report