

Date: 30 September 2021

Ref: 2102/RPW – Rev. C



**PROPOSED FOOTBALL PITCHES, CHANGING PAVILLION / CLUB HOUSE AND
ASSOCIATED PARKING ON LAND OFF RADCLIFFE MOOR ROAD, BURY**

FOR: WYRESDALE AMATEUR FOOTBALL CLUB

**DESIGN AND ACCESS STATEMENT TO ACCOMPANY & SUPPORT THE PLANNING
APPLICATION.**

CONTEXT / BACKGROUND

The site to which this application relates is currently open land on the boundary between Bolton & Bury (but within the Bury MBC authority boundary). The site is designated as Green Belt. The site's existing use is as agricultural land comprising open grazing fields (classed grade 4 – poor quality).

This application proposes to develop the site to create a new football facility consisting of 4 no. pitches; a changing / club house pavilion and a small storage container (for maintenance equipment, nets and goal posts etc.). In addition, the application proposes external works to regrade the land (to create level pitch areas) and the provision of new parking areas. A new access will be formed off Radcliffe Moor Road to serve the facility. It is noted that the site slopes gradually down from the Northern to Southern boundary (on the line of Radcliffe Moor Road). 'Cut and fill' and other associated site works will therefore form part of the application.

With respect to the proposed pitches, these will be of varying size to serve different age groups. In the first instance, the main full size pitch will be provided, with other pitches being developed thereafter, as the facility becomes more established. The changing pavilion / club house building will also be delivered in phases, as will the parking provision. Details of the phases for the pavilion are indicated on the plans submitted with this application. The pitches, parking areas and changing pavilion have all been designed in accordance with current Football Association (FA) and Sport England Guidance.

When complete, the facility is to be used by Bolton Wyresdale AFC who will relocate from their existing site off Inverberg Drive, Brightmet, Bolton. The existing facilities are no longer fit for purpose and do not meet Sport England or LFA Guidance. The proposed development at the new Radcliffe Moor Road site, will provide fully compliant facilities and will secure the future sustainability of the football club.

LOCATION

As noted above, the site is located on the border between Bury and Bolton, just off Bury New Road. The site is located in the ward of Radcliffe North. Brightmet (within the Bolton MBC boundary) lies to the west of the site and Bradley Fold lies to the south. The site is within approximately 2km of Bradley Fold, Ainsworth, Little Lever and Brightmet, and within 4km of Radcliffe, Bury and Bolton. A site location plan forms part of the application.

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Bury New Road, is the main A road (A58) connecting Bury town centre (to the east) and Bolton town centre (to the west). The site is in a highly sustainable location with access to a high catchment of residents, transport links and other amenities. The site has excellent connections to the main road and motorway networks. Links to Public transport (Bus Stops) are also available on Bury New Road and Radcliffe Moor Road in all directions and provide regular services to Bradley Fold, Little Lever, Radcliffe, Breightmet, Bury, Bolton and Rochdale. Wider transport links to train and metrolink are available in the nearby centres.

The area directly surrounding the site is of mixed character. To the west of the site is the residential area of Breightmet (in Bolton). To the north of the site (to Bury New Road) there is existing ribbon development comprising terrace housing, commercial premises including pubs, an outdoor car sales and storage lot and a former warehouse building turned into a venue space. To the east, is Radcliffe Masonic Hall and open fields. To the south of the site is Starmount Lodges Fishery, which comprise 4 large water bodies and associated facilities. Further south is the mixed commercial and residential areas of Bradley Fold.

The image below shows the full site area (edged in red), along with the surrounding areas as described above. It is noted that the buildings and hardstanding's will only take up a small area in the middle of the site. Further details are included on the site plans submitted with the application.



As noted previously, the development is proposed to serve Wyresdale AFC football club, and therefore the location of the site is vitally important, with the need for the new facilities to be as close to the existing facilities as possible. It is noted that there is an existing sports pitch off Ainsworth Hall Road (approx. 150m to the north east of the site) with poor access and facilities. The next closest football pitch is at Stainton Park / Radcliffe Borough Football Club (approx. 2.1km south east of the site), however this is not open to the public.

As can be seen from the map image below (showing the proposed development site edged red, and the existing Wyresdale AFC site edged blue), the sites are very close together, and therefore the location for the new facility should be considered appropriate.



USE

The development proposes four sports pitches made up of two full size adult football pitches (pitches 1 & 3), one under 13/14 football pitch (pitch 2) and one under 15/16 football pitch (pitch 4). A changing pavilion, maintenance building and car parking facilities are all included in the proposals. When complete, the site will be used to deliver football activities across a variety of age groups.

The planning use class for the site / development will be 'F.2': *"outdoor sports or recreations not involving motorised vehicles or firearms"*

AMOUNT / ACCOMMODATION

The total site area to be developed for the 4 no. football pitches and the associated buildings and car park areas is approx. 6.07 hectares (15 acres) in size. The area to be developed for the car park and the building is approx. 3450m² (0.345 hectares).

When fully complete, the building / changing pavilion will provide the following accommodation:

- Entrance lobby, incorporating canopy porch.
- Small office.
- Store rooms (for both general stage and official's storage).
- Utility room.
- Disabled changing facility / disabled WC.
- 2 x general unisex toilets.
- A large meeting room / coaching room / club room (to be used for presentations and table top coaching sessions).
- 8 no. team changing rooms, comprising change benches, lockers, toilets and shower facilities.
- 4 no. officials changing rooms.
- Plant room.

These rooms are as required as a minimum, as detail in the Sport England guidance for clubhouse design. Sizes, amount and layout are also as detail in the guidance documents (extract as follows):

Typically, accommodation within a clubhouse would include the following.



The gross internal floor area will be 730 m². The overall building footprint will be 785m².

It is however noted that the intention is that the pavilion building will be developed in 2 phases, with 4 no. additional team changing rooms, 2 no. additional officials changing rooms, and extended coaching / meeting rooms being provided as part of the 2nd phase. The phasing elements of the pavilion build are indicated on the GA plans submitted with this application. It is noted that the gross internal area of the phase 1 build will be 420m². The additional gross internal area created by the phase 2 development will be 310m².

Within the building the accommodation is modular / standardised, with all facilities designed in accordance with the current Sport England guidance for clubhouse design. It is noted that the changing areas are sited to allow easy access to the pitches, without the need to go back through the main entrance to the building. The changing facilities are also laid out to allow for easy future expansion.

In addition to the main changing pavilion, it is also proposed to provide an industrial storage container (adjacent to the building), to accommodate ground maintenance equipment (mowers etc.) and goal posts and nets etc. The size of the container will be 2.4m x 12m. The container will be single storey.

To the majority of the site area, the development will consist of the forming of football pitches to cover a variety of age groups. The earthworks will be completed as one operation, but the final development / implementation of the pitches will be carried out in phases. The first phase being the formation of the main full sized pitch. The development of the other pitches will be dependent on a number of factors relating to demand and funding. When complete it is proposed that the development will provide the following pitches:

- 2 x full size 11 a side pitches (69.4m x 106.07m playing surface)
- 1 x under 13 / under 14 pitch (50.4m x 79.2m playing surface).
- 1 x under 15 / under 16 pitch (56m x 88m playing surface).

In conjunction with the construction of the pitches and the changing pavilion, part of the site will be developed for parking and vehicle circulation. When all areas are complete, it is proposed to provide a total of 78 parking spaces (4 of which will be disabled, and located close to the entrance to the changing pavilion). As with the pitches and the building, the parking provision will be delivered in phases. It is also noted that there is provision on site for further expansion of parking areas if required. Further details regarding parking provision are included later in this statement.

Finally, it is noted that a new vehicular entrance is proposed on to the site, off Radcliffe Moor Road. Further details of the new site entrance and suitability etc. are included in the transport and highways assessment submitted with this application.

LAYOUT

The layout of the site is generally dictated by the topography of the land (with the site sloping gradually from North to South) and the proposed access point off Radcliffe Moor Road. As indicated on the site layout drawings submitted with this application, the entrance on to the site is central with the new pitches set around the perimeter of the site, and around the pavilion and parking areas. The general layout of the pitches has also been determined from the space available, and the amount of cut and fill required, with the most efficient layout being proposed under this application. In addition, orientation of the pitches has been developed in line with Sport England guidance, with pitches 1, 3 & 4 being set to the optimum orientation. Further details of pitch orientation and gradients are included in the Agronomist report submitted with this application.

Overall pitches sizes have been based on the recommendations within the current '*FA Guide to Pitch and Goal Post Dimensions*', with minor adjustments as required. All pitches also allow 'run off' areas and spectator standing space to the perimeter. Further details of pitch size, layouts, orientation are included in the detailed Agronomist report submitted with this application.

In developing the site layout, the greenbelt location was a key consideration. The changing pavilion building is therefore designed as an 'L' shape, which concentrates the building footprint and reduces impact when viewed from the surrounding area. The position of the proposed changing pavilion, centrally within the site, will allow each easy access to all pitches. The parking areas are also positioned to best serve all pitches.

Within the changing pavilion building, the layout is modular with central corridors / circulation spaces serving the changing rooms. The ancillary spaces (office, kitchen, meeting room) are all accessed off the main entrance area. The internal layout of the changing pavilion has been developed in accordance with current FA and Sports England guidance.

SCALE / MASSING

When considering the overall site, the scale / massing of the proposed buildings and parking area is minimal. The pitches will not create any scale / mass as such, and whilst the contours / levels of the land will change to facilitate level playing surfaces for the pitches, the large majority of the land will still appear as green space, and will create minimal 'mass'.

With regard to the proposed changing pavilion, this will be constructed on 1 level (single storey), with a proposed height of 4.5m above ground level (at the highest point). As the proposed building will be constructed in the middle of what is currently a 'green' open site, there will inevitably be the creation of mass and visual impact. However, when considered in the context of the wider surroundings it is not felt that the new mass will create a negative impact on the area as a whole. Notably, due to the topography of the land, the views from Bury New Road will not be obstructed or impacted by the proposed building.

DESIGN / APPEARANCE / MATERIALS

The design / appearance of the site is largely determined by the 4 no. new pitches which cover the majority of the land.

With regard to the design / appearance of the proposed pavilion building, this has been designed to be relatively simple in its appearance, with the focus being on functionality and security. The main facing materials will be a mixture of brick and render. Door and windows will be either UPVC or Powder Coated Aluminium (dependant on cost constraints). Integral shutters will be incorporated to all window and door openings, to ensure that the building is as secure as possible when it is not in operation. Fascia's, soffits and rainwater goods will be from powder coated aluminium. The roof will be constructed from metal cladding panels, giving the appearance of a tiled finish (Decra).

Whilst the building is straightforward in its design and appearance, it is felt that it is still in keeping with the surround area, will not look out of place, and is respectful of its greenbelt location.

The carpark areas will be finished with permeable macadam, with pre-cast concrete kerb edgings as appropriate. Concrete flag paths will be provided to the perimeter of the changing pavilion building.

LANDSCAPING / TREE PLANTING

As noted elsewhere in this statement, there will be a significant amount of 'cut' and 'fill' and land movement operations in order to facilitate the level playing surfaces required for the football pitches. However, as it to be expected for a development of this nature (when all works are complete) the large majority of the land will be managed / kept grass area.

To the centre of the site, in the location of the changing pavilion and associated parking areas, there will be a number of planting beds (for shrubs and specimen plants) and some larger tree planting. When established, this will soften the impact of the pavilion building and car park surfacing. Planting will also be provided at the new site entrance.

To the wider perimeter / boundaries of the site existing native hedge planting is to be retained / restored. Further new trees, bushes and native shrubs will be planted to provide further definition to the site boundary, and to provide a further buffer to the nearby residential areas. It is felt that this will minimise impact on residential amenity.

As noted in the appearance section, carparks will be finished with permeable macadam, with concrete flag paths to the perimeter of the changing pavilion.

A detailed landscaping scheme (prepared by Trevor Bridge Associated Ltd) forms part of the detail planning submission.

REFUSE STORAGE / COLLECTION

It is proposed that the bins will be stored within a designated fenced enclosure adjacent to the main vehicular entrance into the site, off Radcliffe Moor Road. The bin store location has been sited so that it is convenient for refuse collection, with minimal manoeuvring of refuse vehicles on site.

ACCESS / PARKING PROVISION & HIGHWAYS

As noted elsewhere in this statement, a new vehicular access is proposed on to the site directly off Radcliffe Moor Road. The new building has been located as close as possible to the new access point and parking areas to minimise the costs of roadways and service connections etc. This is in accordance with recommendations made in Sports England guidance for club house design. Further details of the new access are included in the highways / transport statement submitted with this application.

The access point will lead directly to a large parking area which will be developed in phases. As currently proposed a total of 78 parking spaces will be provided on the site, with areas available for further overspill / expansion parking areas available if required.

It is noted that The Sport England recommendation for parking provision is:

- 1 space per 3 staff
- 1 space per 3 players
- 1 space per spectator, with a minimum of 10 spaces.

With reference to players; if all pitches are in use at the same time and each team had 16 (players, subs and coaching staff), that would equate to 128 in total, giving a requirement for so 43 spaces.

A further 7 spaces would allocated for staff. This would leave 28 spaces for spectators, which given the sustainable location and links to public transport is considered acceptable. In addition, cycle parking provision will be provided on site.

A detailed transport statement is submitted as part of the application, and this should be reviewed when considering parking provision.

As detailed on the plans submitted with this application, there are a number of different access and egress points to the proposed pavilion building. All entry and exit points will have pathways graded up to level thresholds, compliant with part M of the building regulations and the Disability Discrimination Act. Internally, all corridors, circulation routes and doorways will comply with the minimum widths set out in the building regulations. Internal circulation and the provision for accessible changing facilities is in compliance with Sport England and FA guidance.

Access to the pitches will generally be over the grassed areas, but general access routes will be clearly sign posted, and importantly well drained.

SUSTAINABILITY

In the first instance, and by nature of the construction, the building will be highly insulated and sealed using a 'fabric first' approach to the conservation of energy. It is anticipated that this element alone will lead to a 10 – 15% improvement on existing building regulations requirements. Internally, all lighting will be LED, with motion sensor controls wherever possible / feasible. The external lighting will also have controls that restrict operation to 'dusk to dawn' periods.

SECURITY

As part of the design brief, the applicant requested that the building / facility is as secure as possible when not in use. As noted in the design / appearance / materials section of this statement, the walls and roof have been designed to be robust and hard wearing. In addition, it is proposed that integral shutters are provided to all window and door openings. This will ensure that the building is as secure as possible when closed / not in use.

In addition to the security provided by the external fabric, all doors will be fitted with multipoint locking mechanisms, all windows will be lockable and an intruder alarm system will be installed throughout the building. Finally, it is anticipated that CCTV and flood lighting will be provided to cover the carpark areas and the exterior of the building.

To the perimeter of the site existing native hedges are to be retained to deter unauthorised access, and as noted in the landscaping section, further hedgerow and tree planning is proposed. At the new vehicular entrance off Radcliffe Moor Road, a simple vehicle barrier is proposed, to stop unauthorised access to the car parking areas.

SUMMARY

The application seeks full planning permission for the change of use of existing land to create 4 no. outdoor sports (football) pitches, along with the construction of a changing pavilion and parking areas. The proposals have been developed in accordance with the current 'FA Guide to Pitch and Goalpost Dimensions' and 'Sport England Clubhouse Design Guidance Notes 2016'. When completed the project / development will provide modern, compliant facilities for Wyresdale AFC.

In consideration of the details covered within this statement, and all other documents submitted with this application, the application should be supported by the local authority.