

DESIGN & ACCESS STATEMENT

1.01 Introduction

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Figure 1.1 Detail from the masterplan Rev G 07/09/2018

A masterplan was drafted for the enhancement and improvement of Balderstone Park, proposals including for the reinstatement of two new grass surfaced pitches to be built to FA standards on land which was formerly part of Balderstone Technology College which closed in 2010 and is currently is unused, improvements to the existing footpath network, new play areas, new skatepark, seating, planting and enhancement of the existing soft landscape.

This project contributes towards the delivery of this masterplan, and is to improve the community recreational facilities by the provision of the two proposed football pitches on the site of the former school playing pitches. On the former school playing field site there will be the reinstatement of two proposed rugby pitches to current Sport England standards.

2.00 PROPOSAL

2.01 Proposed Development in previous application

The proposed development was a part of a previous planning application (17/00531/FUL). That proposal included the provision of a single storey extension to Balderstone Park Library, which will house a community room, kitchen (which will also function as an ancillary café), changing rooms and shower facilities for users of the sports fields and groups using the park. That proposal included the implementation of the two proposed football pitches on the site of the former school playing pitches. Following discussions with a community football club and confirmation of their requirements, the masterplan has been amended, with the replacement of the two proposed reduced-size adult football pitches by the provision of two junior sized football pitches, one for U13/U14 (82 x 50m excluding runoff) and one for U15/U16 age groups (91 x 55m excluding runoff), each to current FA standards and with associated ball-stop fencing and

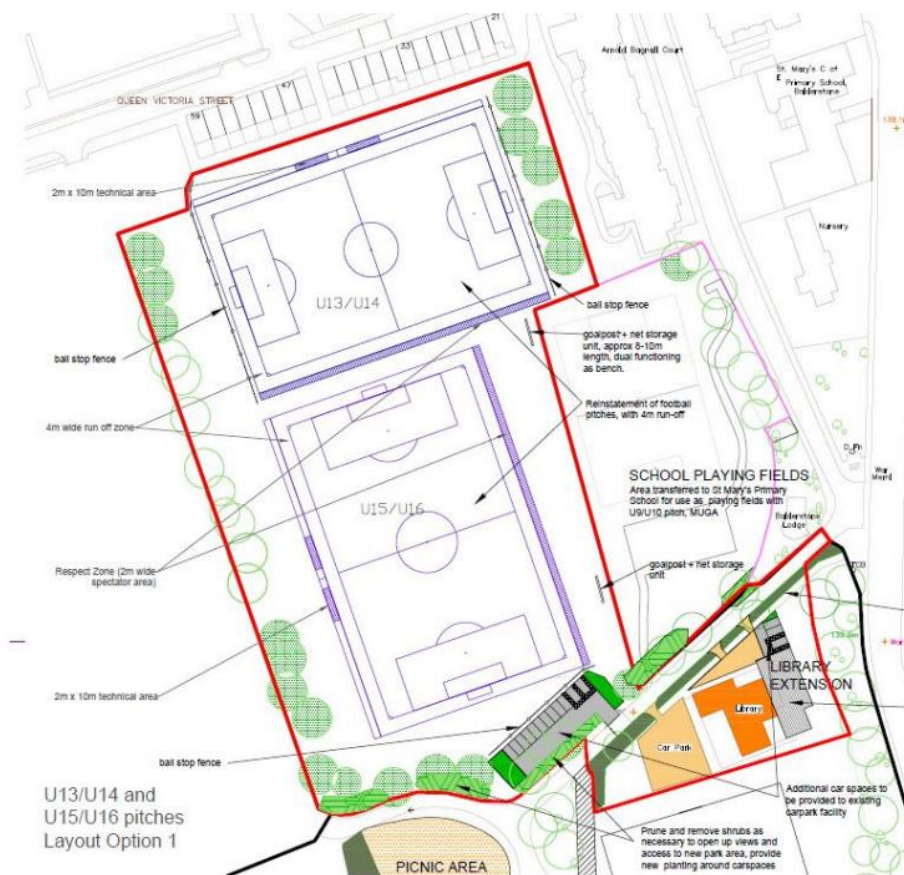


Figure 2.1 Previous pitch proposal with library extension.

This planning application was granted and the community room and changing facilities element of this proposal was completed. However, the pitches element was undertaken not at that time. The community room and changing facilities that been built as part of the previous proposal would be used by the players using the reinstated playing pitches.

2.02 Current Proposal

As the proposal has changed slightly from association football pitches to rugby football pitches, we have a new proposed design, which is very similar to the previous granted proposal. As you can see below.



Figure 2.2 New proposed pitch design and car park.

This project is reinstate two proposed rugby playing pitches with a 2m high fencing along the southern side of the site to provide some security. Alongside the pitches there will be a car park created with 24 car parking spaces and 2 disabled spaces. As you can see there is not much difference between the previous proposal and this one, the only significant difference is the sport and the format of the markings on the pitch and position of the car park. Furthermore, as the sport has changed from football to rugby, there is no need for ball stop fencing, and there will be no goal post storage needed.

2.03 Area

The area is 20,190m²

2.04 Proposed Access

The access for the pitches will be the same access for the community room and changing facilities adjacent to Balderstone library, which will be from Platting Lane.

2.05 Parking in the previous proposal

It was envisaged that the existing library car park would have been used, with an additional car spaces will be provided at the south end of the playing pitch site. Indicative potential areas for additional car parking of up to 15 car spaces (12 car spaces, 3 accessible spaces are shown as an example) are illustrated on the *figure 2.1 Previous pitch proposal with library extension*.

2.06 Parking in the new proposal

In addition to the existing library car park is not there will be 24 spaces and 2 disabled persons spaces created for parking for the proposed pitches. These spaces have been created for players, coaching staff and spectators.

2.07 Rugby Pitches

The two proposed rugby playing pitches will be sited on the former school playing fields where sports pitches were marked out for the use of the school only. The playing pitches will be reinstated to Sport England and RFL guidelines. There will also be space for Respect and Technical areas to the sides of each pitch.

3.00 DESIGN AND MATERIALS

3.01 Car Park

Surfacing and edges shall match those of the existing car park. Permeable tarmac will be used to create 24 spaces and 2 disabled persons' spaces. Existing traffic management measures shall be retained. If required by condition, measures to prevent unauthorised parking along the driveway shall be implemented, these shall be sympathetic to the park environment.

3.02 Rugby pitches

The rugby pitches will be natural all-purpose sports turf surfaced, similar to the original former school playing fields.

3.03 Perimeter fencing

2.0m Weldmesh green anti-climb fence with double vehicle gate to match.

3.04 Goalposts

Goalposts will be standard aluminium hinged posts, with 76mm diameter lower sections and 63mm diameter upper sections produced by Mark Harrod Limited, Unit 40-42 Ladfordfields Industrial Estate, Ladford Covert, Seighford, Stafford ST18 9QL or equal and approved.



The goals posts are 10.5m high and 5.5m apart, with the bottom two metres of each upright be padded.

The goalpost for the smaller community pitch to the north of the site will be as described above, but 6.5m high.

4.00 Conclusion

- 4.01 This project will contribute to the delivery of the park masterplan and would allow the Council to provide additional facilities for community recreational use. These playing pitches will provide a local focal point for the sport of rugby and for the community to be a part of.