

Design & Access Statement:

Proposed MUGA and Resurfacing Playground

South Bersted School, West Sussex



Application Type: Full Planning Consent

Local Authority: Arun District Council

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2.0 Background, Project Brief & Objectives

2.1 This section offers information regarding the client's objectives for the proposed Multi Use Games Area.

2.2 South Bersted Church of England Primary School is over 200 years old. When the school first opened in 1893 it was adjoined to the church, St Mary and Mary Magdalene. It is a voluntary controlled school and one of many church schools in the diocese. The school has 7 classes and the capacity for 210 pupils.

2.3 The existing school on the site has been developed over the years in order to meet the demographic needs and to improve existing accommodation to ensure it meets new regulations for health and safety, environmental requirements and aesthetic improvement.

2.4 The project will provide new sport facilities to improve the school current curriculum, as a MUGA pitch can provide the following advantages over a traditional natural grass pitch:

- Greater Durability
- More effective use of space
- Increased usage (subject to weather conditions, as MUGA pitches are unlikely to be waterlogged)
- Flexibility
- Better overall value for money (maintenance costs are generally lower than natural grass)
- Defined performance characteristics

2.5 Current lack of appropriate multi-use games area space has a serious effect on:

- Standards: Students cannot perform to their best using the current sporting accommodation.
- Delivery: Teachers are unable to be fully creative with their delivery of lessons due to the lack of facilities.

2.6 A key requirement from the school was that there was no loss of existing pitches and there should be no negative impact to existing pitches.

3.0 Baseline Assessment

- 3.1** The school is situated in South Bersted in the north of Bognor Regis. The site is currently in use as a mixed gender primary school catering for 4-11 year olds. Access to the main entrance of the school site is off Church Lane.
- 3.2** The existing main school building will not be affected by the proposed works, as works will be done on the existing school field.
- 3.3** The proposed development consists of a new MUGA pitch located on the existing school field adjacent to the existing tarmac playground. (Refer to Fig. 3 for proposed site location)
- 3.4** The existing school field is currently used for a number for sport activities and the proposed development will not reduce or impact the existing field use. Instead it increase the number of activates as a MUGA pitch will be an all-weather activity surface. The MUGA is free draining and can be used even when the existing fields are waterlogged.
- 3.5** The existing school field is 7271m². The proposed MUGA pitch will result in a net loss of 209m² leaving 7062m². The DfES requirement (Building Bulletin 99) for a school of 210 pupils is a minimum of 4200m². This leaves the school with an area of 2862m² in excess of their requirement.
- 3.6** The nearest private residential properties to the development are to the north. The properties all face the road Orchard Way with the rear of the homes facing the school fields. The view of the fields from these properties are blocked by large mature trees. Generally the views of the fields should not be affected by the proposed MUGA pitch location.



Fig. No. 2 Aerial view of neighbouring properties
(imagery & map data sourced from Google)

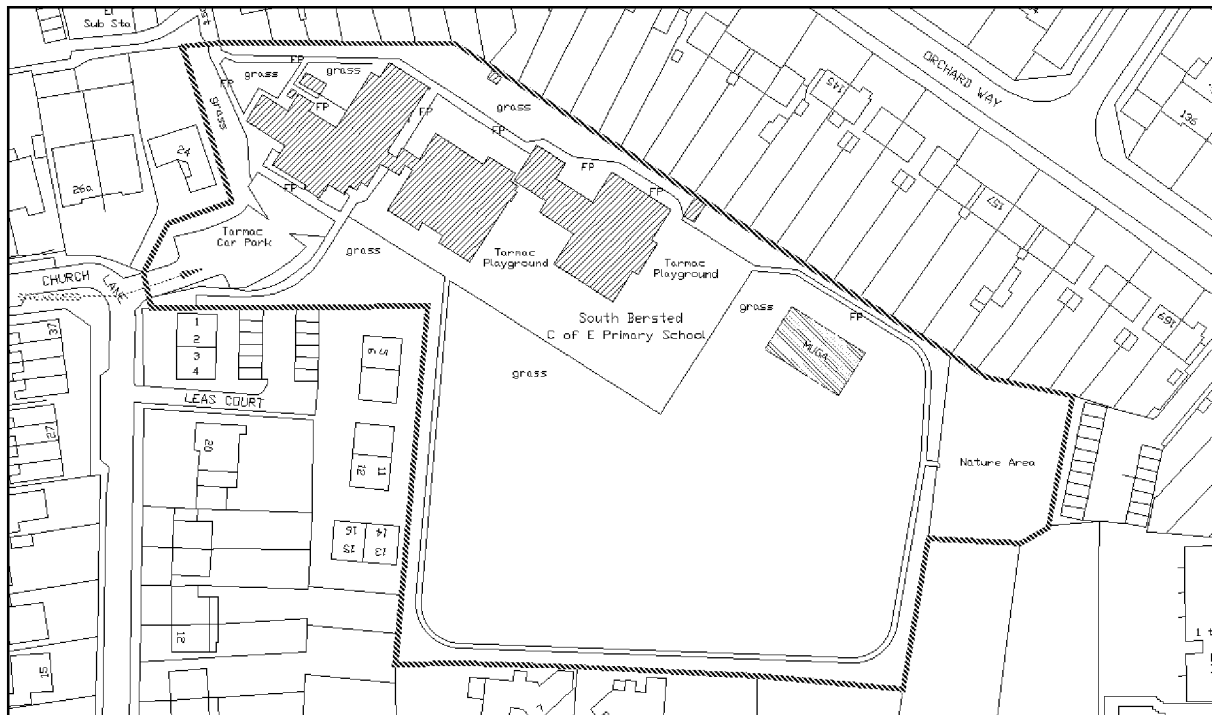


Fig. No. 3 Proposed Location of MUGA Pitch

4.0 Design Policy & Guidance

- 4.1** The following section provides an overview of design guidance notes provided by Sport England for Artificial surfaces for outdoor sport.
- 4.2** The site has been chosen to cause minimal impact to the existing area, as there will be no loss of dwellings, minimum visual impact and additional noise; no loss or change to current road access. The new MUGA pitch has been designed to supplement and enhance existing school field and has a minimum size for the needs of the students.
- 4.3** The MUGA pitch will adopt sympathetic materials and colours to ensure it is in keeping with the existing field environment.
- 4.4** Existing vegetation will be retained, with no loss of trees.
- 4.5** The development will significantly enhance the ability of the school to provide a high quality physical education environment. We have paid attention to ensuring the new development is sympathetically designed to minimize visual impact.
- 4.6** The proposed development will have to comply with the specific requirements of BS EN 15330 'Surfaces for Sport Areas'.
- 4.7** The MUGA will have a suitable drainage scheme that will comply with the local authority's requirements for compliance with sustainable Urban Drainage design principles.
- 4.8** The fencing around the MUGA pitch will have the ability to withstand damage from impact with balls, with a certificate of Conformity, to ensure the product meets the requirements of EN 15312:2007 Repeated Impact Resistance to Footballs and Kicks.
- 4.9** Careful consideration has been given to the location of the MUGA pitch on the site. This is reviewed in section 5.

5.0 Design Principles

5.1 Preserving or enhancing the character or appearance of the area

The development allows for the constructing of a MUGA which has been designed on merit with location, form and function given due consideration. Whilst developed in line with the clients' brief, the pitch will also achieve a great degree of flexibility and future proofing as it builds its relationship to other development and the wider public realm.

5.2 Maintaining visual distinction

The proposed MUGA will provide facilities for both current requirements and future proofing and growth. The pitch will, therefore, be fit for purpose in terms of size and layout.

5.3 Awareness

There is an increasing need for prominence and legibility of sports and recreation facilities and opportunities for exercise at the school, which the MUGA can provide such opportunity.

5.4 Footprint, Height and Massing Analysis;

The MUGA Pitch will follow the required guidance size set out by Sport England 'Comparative sizes of sport pitches and courts'.

5.5 Accessibility

The MUGA pitch will be designed to provide easy, safe and convenient access to a choice of opportunities for participating in sport and physical activity.

6.0 MUGA Pitch Analysis

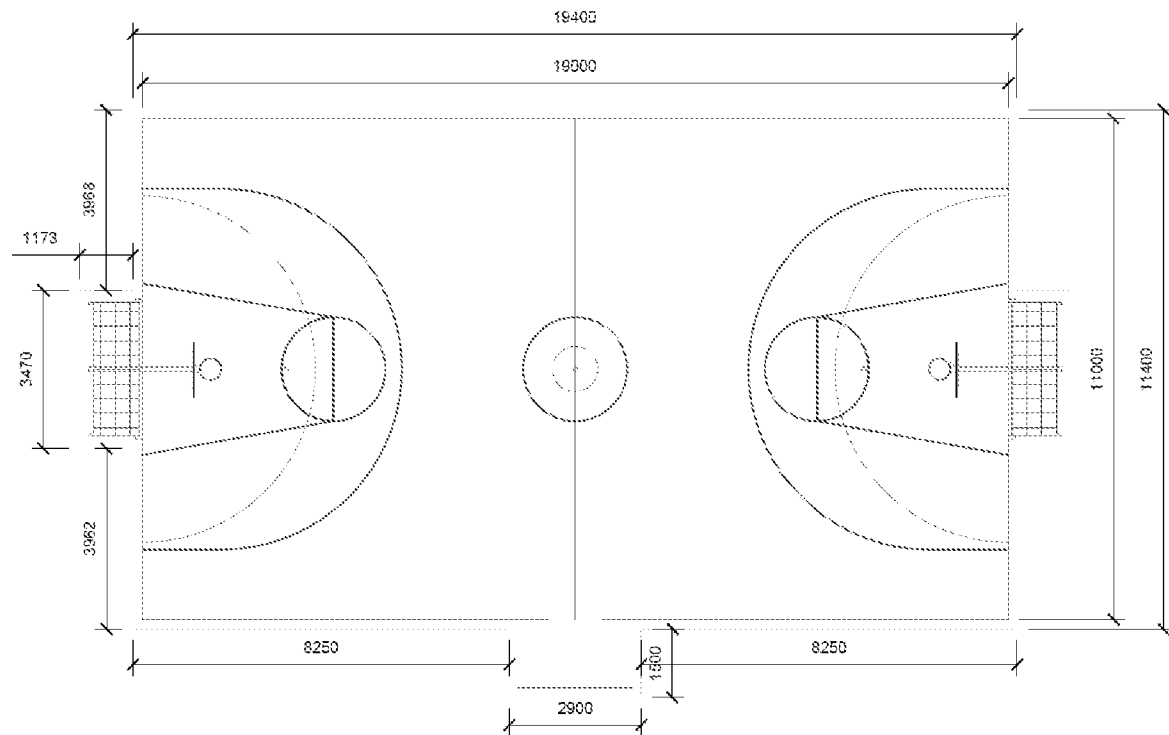


Fig. No. 1 Proposed General Layout Plan to New MUGA Pitch

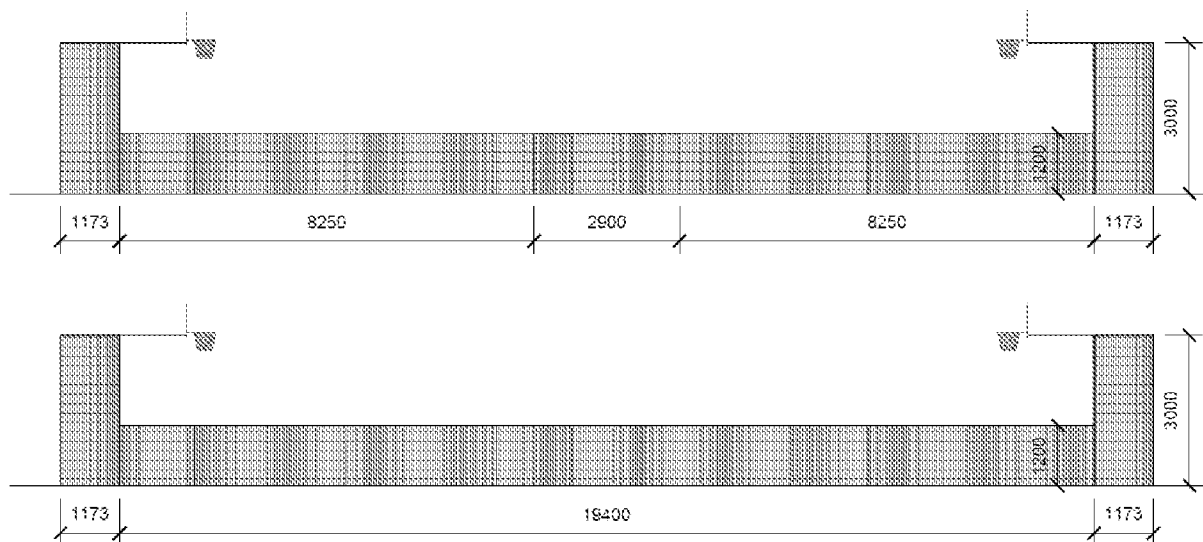


Fig. No. 5 Proposed North & South Elevation to New MUGA Pitch

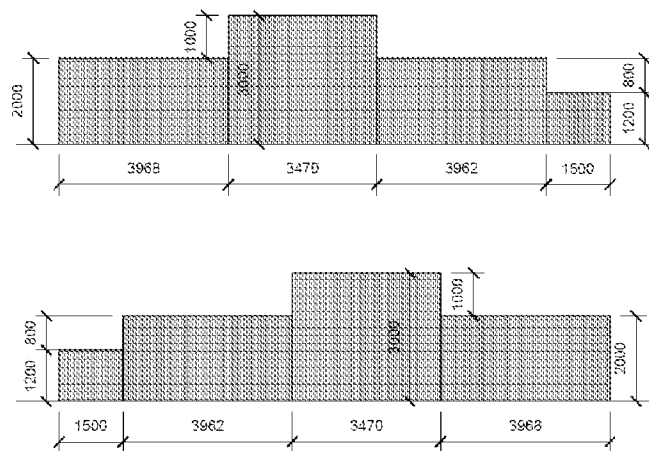


Fig. No. 6 Proposed East & West Elevations to New MUGA Pitch

7.0 Access Statement

- 7.1** The proposed scheme will not affect the existing access routes to and from the site or building.
- 7.2** The proposed new MUGA pitch will be fully Part 'M' and mobility compliant. In terms of the design, the scheme responds to both general access requirements and those of mobility impaired people.
- 7.3** The MUGA pitch will be purpose built with level entry without exception.
- 7.4** The pitch will be located at ground level and accessible by pedestrianised routes.
- 7.5** Overall, sufficient space has been provided within the proposed development to accommodate pedestrian circulation.
- 7.6** Public access, transport & parking - The proposal will not affect the School's current arrangements for vehicular or pedestrian access, or vehicle and cycle parking in any way.