

**PROPOSED  
PAVILION DEVELOPMENT AND  
PLAYING PITCH IMPROVEMENTS**

**AT  
BROWNS FIELD [KGV] PRESCOT**

**FOR**



**KNOWSLEY COUNCIL**

**DESIGN & ACCESS STATEMENT**

**JANUARY 2023**

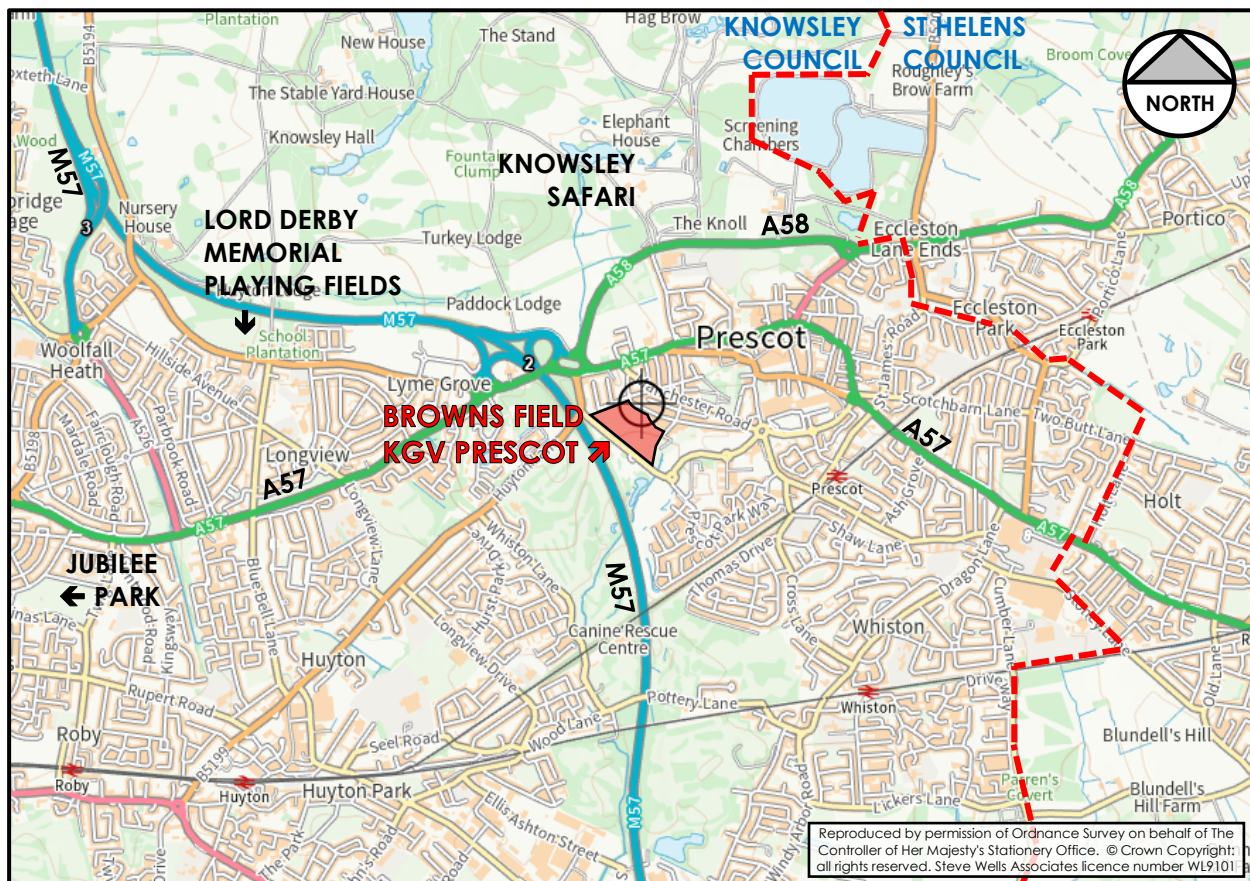
# PROPOSED PAVILION DEVELOPMENT AND PLAYING PITCH IMPROVEMENTS AT BROWNS FIELD [KGV] PRESCOT

## 1. INTRODUCTION

- 1.1. The scope of this development at King George Fifth (KGV) Playing Fields Prescott - known locally as Browns Field - and the subject of this planning application is the construction of a new traditionally built, single storey pavilion along with grass playing pitch improvements.
- 1.2. The purpose of this development is to replace the existing but limited steel container accommodation with new facilities for Berkley JFC as well as the wider Prescott community as well as improved playing pitch characteristics through the installation of primary and secondary drainage.
- 1.3. In addition to the application of S106 monies, Knowsley Council will be making a submission to the Football Foundation to secure additional funding for this development.

## 2. LOCATION

- 2.1. Browns Field is located to the east of Knowsley Borough. The playing fields are bordered by Wood Lane to the north-west, South Avenue to the north-east, Carr Lane to the south-west and some woodland off Cables Way to the south-east (Grid Ref. SJ459924, X: 345929, Y: 392451). The nearest post code is L34 1LZ.



### 3. CURRENT USE

- 3.1. Browns Field extends to some 8.2 hectares. It has Fields in Trust status and is designated as Urban Greenspace. To the north of this public open space is an equipped children's play area, a small macadam multi-use games area, and a series of steel containers which are currently home to Berkley JFC.
- 3.2. The remainder of the site has been terraced to accommodate three football pitches which are currently marked out as shown on the aerial image below. The site also includes some mature woodland to the south-east and east.
- 3.3. The remainder of this maintained grassland is used for casual recreation and informal activities by the wider community including occasional formal events such as the Prescott Carnival.

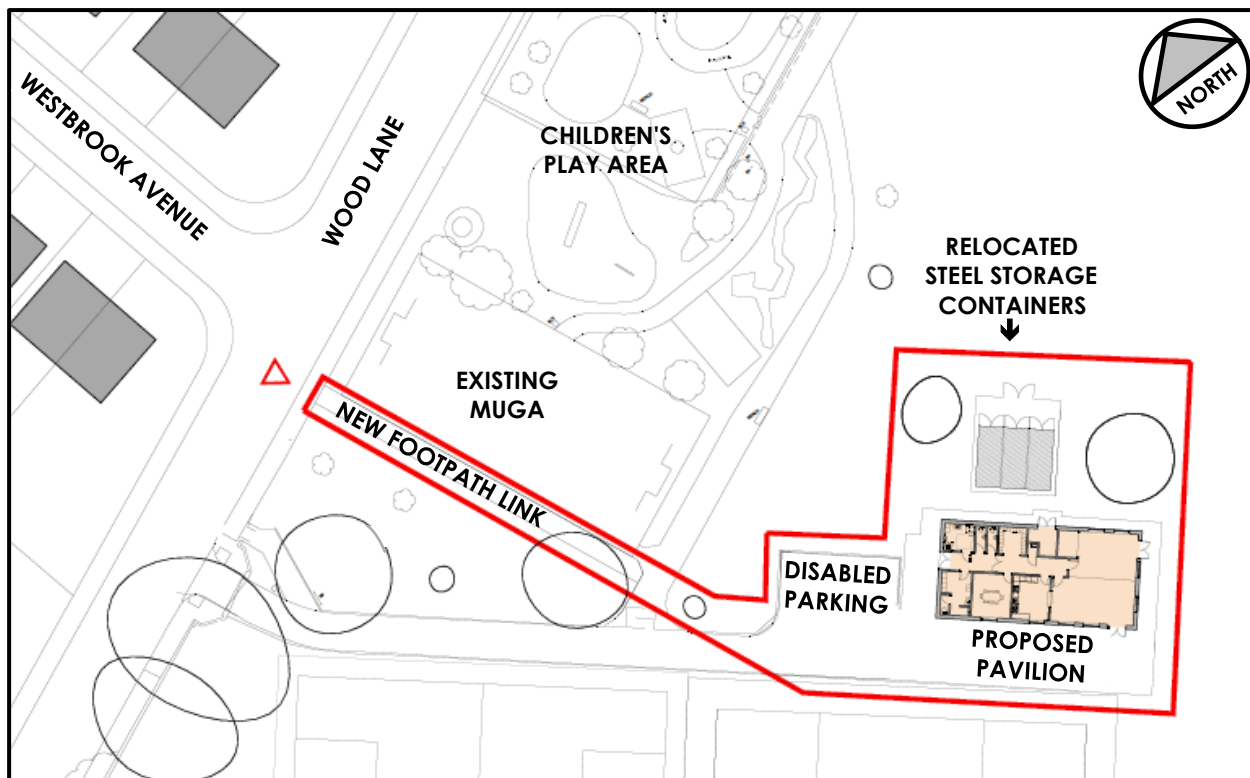


Source: Google Earth

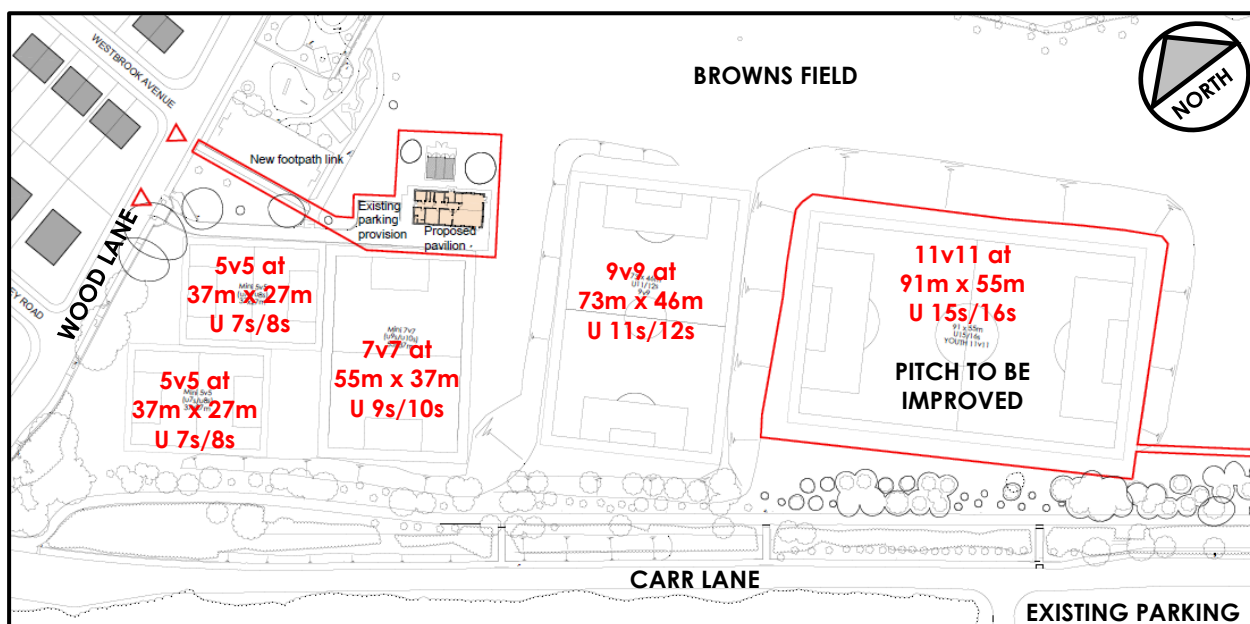
- 3.4. The proposed development will provide the football club and the local community with a purpose-built and modern pavilion serving a wide range of users and which will be available throughout the year.
- 3.5. In addition, with improvements to the lower plateau to the south-east of the site, pitches can be more logically arranged with the mini soccer formats marked out closer to the pavilion and toilets, and the older teams 11v11 games marked out on an improved playing pitch at the lower level.

## 4. GENERAL ARRANGEMENTS

- 4.1. The following plans set out the general arrangements of the proposed development, with the new pavilion occupying the site of the existing containers, drainage to the lower plateau pitch to the south-east of the site, and minor improvements to the pedestrian access off Wood Lane. Existing container storage for the football club's equipment is to be re-sited.



- 4.2. The following sketch shows a revised football pitch layout with mini soccer now marked out closer to the pavilion and toilets, and the pitch (currently unplayable) on the lower level improved and supported by an existing parking area in Carr Lane Woods.



## **5. SITE HISTORY**

- 5.1. A Phase 1 Desk Top Study followed by a physical ground investigation has been commissioned for this site. These documents are appended to this application.
- 5.2. The earliest maps (1850) show that this site was agricultural with allotments to the south of the site up to 1955. The areas around the site were predominantly agricultural and residential.
- 5.3. Older mapping shows the Prescott Brook running from Wood Lane south-east across the Browns Field site before heading south under Carr Lane and into Carr Lane Woods. Today, while the southern part of the Brook is an open and free-running watercourse, the majority of the Brook (formerly running across the Browns Field site) appears to have been culverted in the early 1950s.
- 5.4. The King George V Memorial Playing Fields nomenclature first appears on historic mapping and with the area being graded out on three level plateaux for playing pitches in the mid-1960s.
- 5.5. From the early part of the 20th century, a sewage works is shown to the south-east of the site on the opposite side of Prescott Brook from the playing fields. This disappears from mapping at the end of the century with the area being shown wooded.

## **6. EXISTING DRAINAGE**

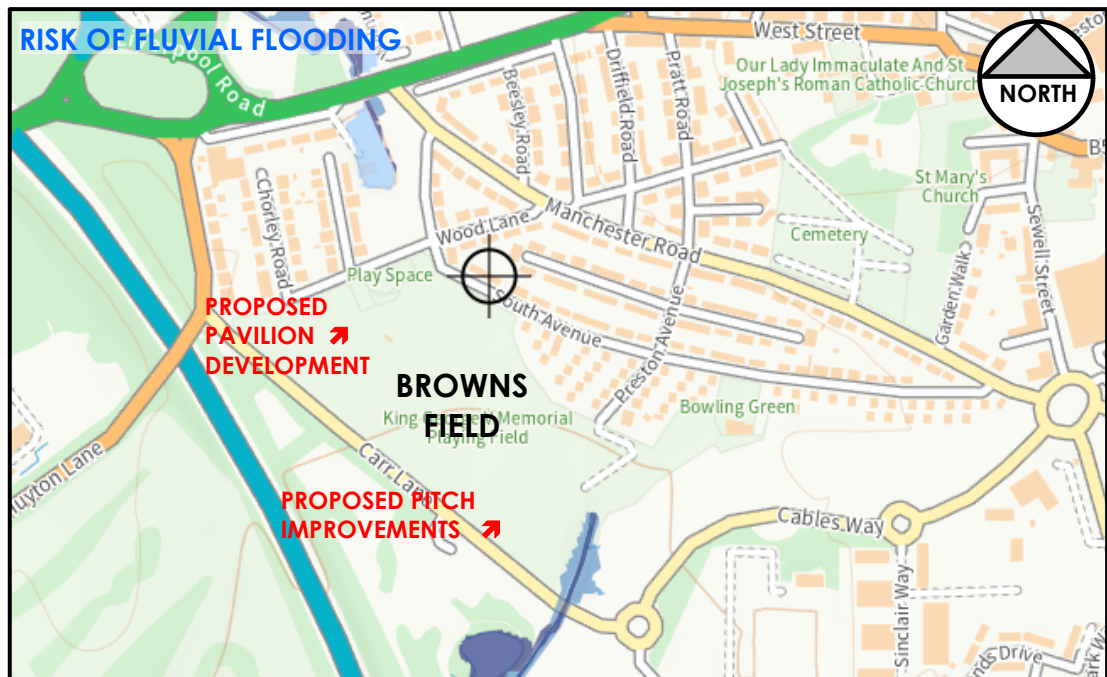
- 6.1. There is evidence from Google Earth 'parch lines' that in the late 1990s some formal land drainage had been installed to the various parts of the playing field site with laterals at approximately 10m intervals, but this no longer appears to be functioning.
- 6.2. To the south-east of the playing fields is some mature woodland where the Prescott Brook issues and flows south through a culvert under Carr Lane and then on past the fishing pond in Carr Lane Woods.
- 6.3. The existing steel containers are served by an existing foul drainage connecting to services in Wood Lane.

## **7. PROPOSED DRAINAGE**

- 7.1. The lower plateau to the south-east of Browns Field is to be laid out as a senior football pitch nominally at 91m x 60m. While this part of the playing fields formerly supported a senior football pitch, this parcel of land is regularly waterlogged and unplayable with any previous attempts at drainage no longer functioning.
- 7.2. Improvements to the playing pitch to the south of the site include the installation of a primary piped drainage system with laterals at 5m centres across the whole of this flat plateau area with the main carrier drain issuing through a restricted flow chamber and into the Prescott Brook. The primary drainage will be supplemented by secondary drainage and top-dressing sand. All as shown on the detailed plans submitted with this application.

## 8. FLOOD RISK

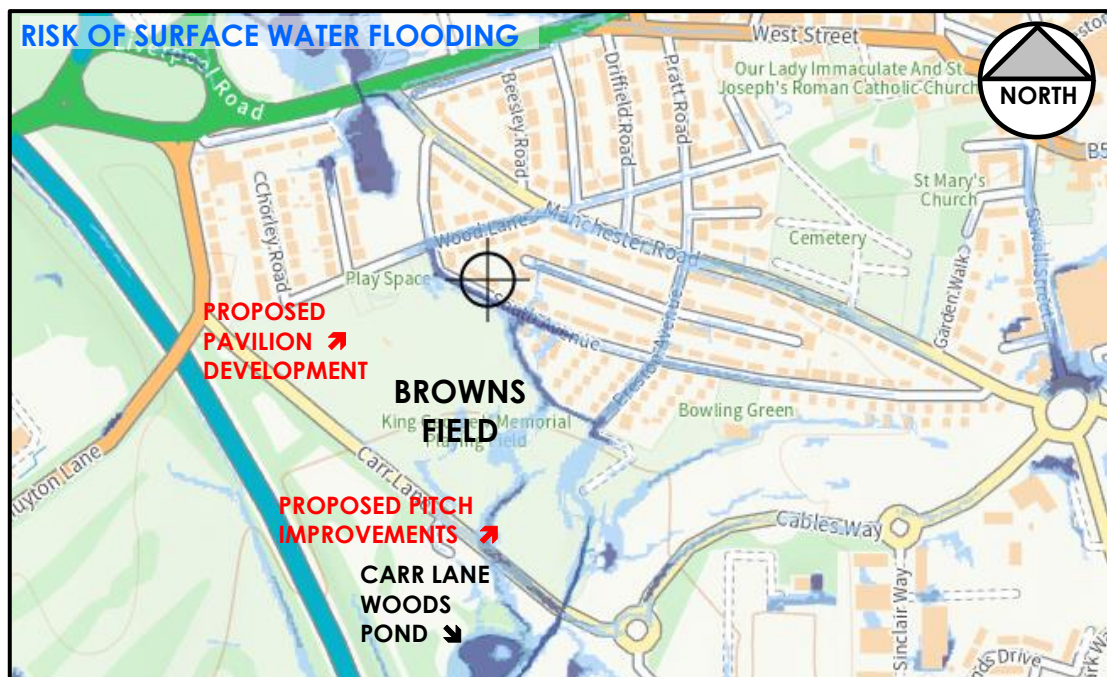
- 8.1. Environment Agency web-based plans for the site of the proposed development (extracts below) show that Browns Field sits within Flood Zone 1 and is an area which is at a very low risk of flooding from local rivers.



Source: Environment Agency

■ Flood Zone 3 ■ Flood Zone 2 ■ Main River Line

- 8.2. Low-level surface water flooding on surrounding streets impacts on the south of the playing fields as water finds its way to Prescott Brook. The culvert beneath Carr Lane needs to be regularly checked to clear any blockages.

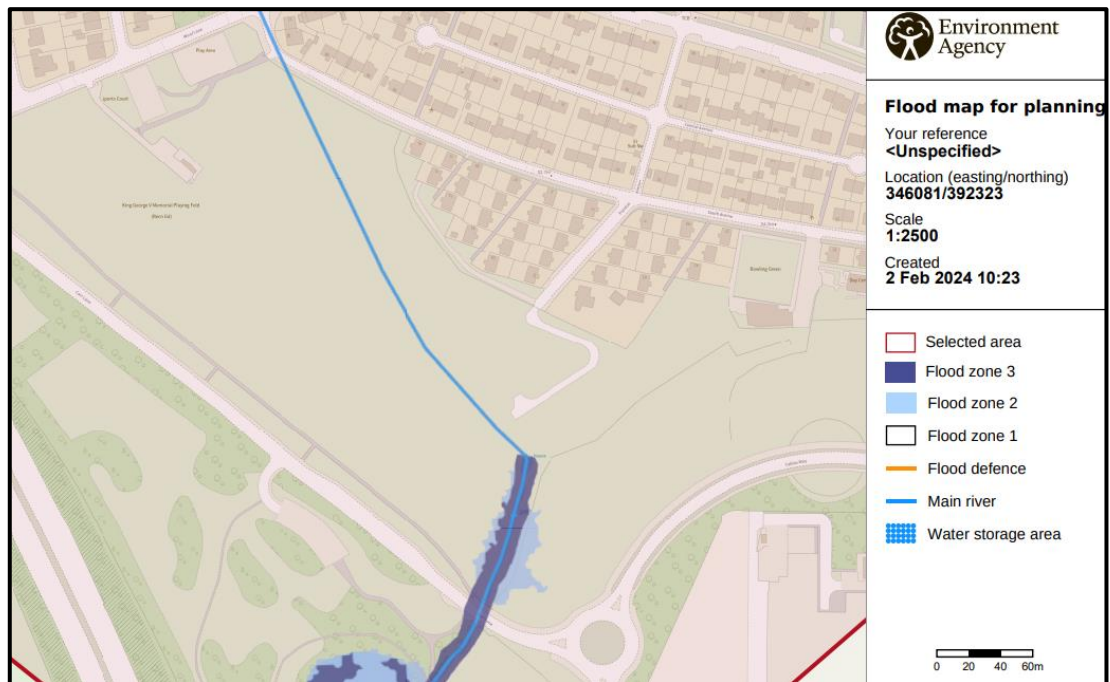


Source: Environment Agency

○ very low ○ low ○ medium ○ high

- 8.3. The proposed development occupies a site of less than 1 hectare; as such, a formal Flood Risk Assessment has not been included with this application.

- 8.4. However, Prescott Brook is an Environment Agency Main River and consent will need to be sought for the discharge of the playing field drainage into the watercourse which, at this particular point, is shown as Flood Zone 3.



- 8.5. The outflow from the lower pitch drainage would be restricted to a greenfield run-off rate (e.g. around 3.82 ltrs/sec) with the outfall pipe of less than 300mm set in an Environment Agency approved pre-cast concrete headwall.

## 9. ACCESS AND PARKING

- 9.1. The main vehicular access into Browns Field is from Wood Lane and is secured by a lockable gate to prevent unauthorised access and any anti-social behaviour. The access roadway is bound by a tubular steel knee-rail on both sides. This access road opens into a macadam recess and parking space next to the containers.



Source: Google Street View

- 9.2. Adjacent the vehicle gates, there is a separate pedestrian entrance with a standard 'K barrier', but this path links immediately to the roadway. Proposals include a new separate pedestrian path from Wood Lane running adjacent the existing MUGA. This will improve vehicular and pedestrian segregation.
- 9.3. An alternative vehicle access (although little used) is off South Avenue and skirts the southern edge of the play area. Macadam paths link the vehicle access off Wood Lane with the access off South Avenue. An additional informal gated access off South Avenue appears to be used only for maintenance machinery.
- 9.4. The most intense use of the Browns Field site is on matchday weekends for the junior football club. Typically, Saturday matches will attract up to 140 participants to site. While some users live locally and walk to site, those arriving by car park on Wood Lane and South Avenue.
- 9.5. Wood Lane is not a through road while none of the residential properties bordering Wood Lane have driveways that issue onto the highway. Car parking has never been a problem for neighbours or users of Browns Field.
- 9.6. Given anticipated use of the new pavilion will be small-scale and will not conflict with football club matchdays, there will be no new activity on this site that exceeds that generated by weekend football.
- 9.7. Provision for some on-site parking has been discussed with the Town Council, the Football Club, and the Friends of Browns Field. Other than no perceived need for on-site parking because there will be no anticipated new use that exceeds numbers already using the site on Saturday, community consultation highlighted the need to ensure the access gates off Wood Lane and South Avenue remained secure.
- 9.8. The access road off Wood Lane is regularly used on matchdays by dozens of children and parents watching games, hence a car-free area next to a new pavilion with a kitchen and servery is essential to maintain safety.
- 9.9. Further, when the access had historically remained open, the unlit park had been an attraction for anti-social behaviour and drug use. The Friends of Browns Field - who have been particularly vigilant - have noted the reduction in nefarious activities since the access gates have been permanently locked other than for legitimate use.
- 9.10. For the improved playing pitch at the lower / southern end of the site, an existing car park in Carr Lane Woods offers provision for up to 37 cars (including three spaces for disabled drivers) on a marked-out macadam surface with a formal access off Carr Lane.
- 9.11. Knowsley Council is planning to upgrade the existing pedestrian refuge in the centre of Carr Lane to a Toucan Crossing which will allow safer passage across the highway to the playing fields less than 100m from the car park.
- 9.12. A small, caged, flat backed refuse wagon collects waste from the litter bins around the site. If larger amounts require collection, refuse operatives have the gate code and enter the site off Wood Lane to collect rubbish at the existing steel containers.

## 10. STRATEGIC CONTEXT

- 10.1. In addition to a range of Knowsley Council policies and strategies that are aimed at encouraging health and wellbeing, protecting and enhancing the Council's greenspaces, and reinforcing its social value framework, there are specific and key strategies that either support or are supported by the proposed developments at Browns Field.
- 10.2. In particular, the Prescot Town Centre Masterplan 2016-28 specifically identifies the management and development of Browns Field as part of a wider regeneration covering the centre of Prescot.

## 11. KNOWSLEY COUNCIL PLAYING PITCH STRATEGY 2021

- 11.1. The local authority has a Playing Pitch Strategy (PPS) in place, produced in 2021. The key findings for football show a shortfall of 3G pitches, specifically in the Huyton and Prescot, Whiston and Cronton areas.
- 11.2. However, there are current capacity **shortfalls for youth 11v11 grass football pitches** which will be exacerbated in future where shortfalls are also anticipated for youth 9v9 pitches.
- 11.3. Pitch quality is mixed, most sites having standard or poor-quality pitches with scope for improvement. The PPS identifies that there is no club activity for rugby union, rugby league or hockey in the Borough, with cricket activity limited to just one club managed site. This highlights the popularity, dominance and prevalence of football as the key focus for community sports facilities in the Borough.
- 11.4. While there is central venue play (based mostly within leagues at 3G pitch hub sites in neighbouring Liverpool), the priorities for Knowsley are to manage this transition back to grass pitch sites in the Borough at youth 11v11 and 9v9 pitches, evidenced by the grass pitch shortfalls at these formats.
- 11.5. The Council manages relatively few pitch sites directly, with resident clubs undertaking regular maintenance in partnership with the Council, there is a need to support the provision of maintenance and facilities at these sites.

## 12. PPS GRASS FOOTBALL PITCHES SUMMARY

- 12.1. The current supply of **grass football pitch** provision across the Borough is broadly sufficient to meet demand at present, with small shortfalls identified in the provision of youth 11v11 pitches.
- 12.2. When considering future demand, **shortfalls** in youth 11v11 pitches are exacerbated. A new shortfall emerges for youth 9v9 pitches and remaining spare capacity on alternate pitch types is reduced.
- 12.3. Future demand is expected to marginally reduce spare capacity on adult and mini pitches. The existing shortfall of youth 11v11 pitches is expected to increase and a new shortfall emerges for youth 9v9 pitches.

- 12.4. The total number of pitches includes club owned or operated sites which are a priority for grass pitch investment and are eligible for the Football Foundation's grass pitch maintenance fund. The list of ten sites set out in the PPS includes **King George V Playing Fields Prescott** (Berkley JFC).
- 12.5. Fourteen priority projects are identified in the PPS for potential investment. Prioritisation was based on the selection of sites that were most well used and included the **King George V Playing Fields Prescott**.
- 12.6. For **off-pitch** and **ancillary facilities**, the PPS notes the importance of any built facilities in providing more than changing rooms for matchplay. Pavilions and clubhouses should be open to new opportunities to engage the whole community. **King George V Playing Fields Prescott** is one of five priority sites identified in the PPS for potential investment and where development proposals seek to address these aims.

### 13. PPS CONCLUSIONS

- 13.1. The PPS notes that where supply is currently out-stripped by demand, this situation will inevitably exacerbate projected shortfalls in grass football pitch and 3G AGP provision. The Strategy concludes that the extent to which this can be achieved is clearly dependent on the opportunities that arise - particularly through identified and targeted funding.
- 13.2. To address these issues, the Strategy makes the following key recommendations **all of which are directly applicable to** the proposed developments at **KGV Browns Field Prescott** ...
- protect the existing quantity of grass pitches until all future grass pitch shortfalls are met (which may be through 3G pitch provision),
  - where grass pitches are overplayed and assessed as 'poor' or 'standard' quality, prioritise investment to improve quality,
  - aim to create long term sustainability of clubs using grass pitches and where possible provide long term security of tenure,
  - improve ancillary facilities at strategic and key sites that are currently serviced by poor quality provision, and
  - ensure adequate provision for increased demand generated by housing developments, secured through appropriately calculated developer contributions.

### 14. KNOWSLEY COUNCIL LOCAL FOOTBALL FACILITY PLAN

- 14.1. The Local Football Facility Plan (or LFFP) has been prepared with support from the Football Foundation, Knowsley Council, and Liverpool County FA, and through consultation with football stakeholders. The Council leads the Plan's Steering Group.
- 14.2. The LFFP is aligned to the National Football Facilities Strategy (NFFS): a 10-year plan to change the landscape of football facilities in England. The LFFP builds on the PPS findings regarding the formal and affiliated game to include strategic priorities for investment across small-sided football (recreational and informal including indoor). The LFFP also incorporates consultation with groups outside of formal football, as well as underrepresented communities.

- 14.3. The purpose of the LFFP is to identify priority projects to enable investment in football facilities to be accurately targeted. The LFFP builds on local evidence and strategic plans and adopts relevant actions from the Knowsley PPS.
- 14.4. Targets in the LFFP are be aligned to the investment priorities set out in the National Football Facilities Strategy, which include the following.
- the development of 1,000 new 3G AGPs [or Football Turf Pitches (FTPs) as termed in the FA Strategy] in a mix of sizes and settings,
  - improvements to the quality of 20,000 **natural-turf pitches**,
  - the construction of 1,000 new **changing pavilions / clubhouses** on priority sites, and
  - the creation of small-sided facilities to help grow the small-sided game and for recreational and informal play.
- 14.5. Over the last ten years there has been a significant national increase in the number of large **multi-team football clubs**. In Knowsley, 13 clubs have more than 10 registered teams. The largest of these (based upon 2022/23 affiliation data) include **Berkley Juniors FC** with 15 teams.
- 14.6. The LFFP identifies a total of 328 affiliated football teams made up of ...
- 87 adult male teams
  - 3 adult female teams
  - 101 youth male teams
  - 5 youth female teams
  - 11 disability teams
  - 121 mini soccer teams
- 14.7. The key strengths of local football in Knowsley include adult male, youth and mini-soccer provision both of which the LFFP recommend need to be sustained and encouraged to grow further. However, gaps in provision do exist, including adult female, youth female and disability football which are a priority for football development.
- 14.8. The LFFP reviews existing football facility assets in Knowsley in line with the four FA investment priorities ...
- development of 3G training and match facilities;
  - **investment in grass pitch improvements**;
  - **development of ancillary provision**; and
  - development of small-sided facilities.
- 14.9. There are currently 11 grass pitch sites in the local area that contain 35 grass pitches, that have been identified as either currently maintained, in part or whole, by grassroots clubs or leagues, or are maintained by the public sector and are of strategic importance to football locally. All have been assessed via PitchPower and are known to have 13 good or better (high or advanced) quality pitches, 10 basic quality pitches and 20 poor.
- 14.10. The total number of pitches includes club-owned or operated sites which are a priority for grass pitch investment and are eligible for the Football Foundation's grass pitch maintenance fund.

14.11. These priority sites are ...

- Broad Lane (Quarry Green)
- Eddie McCardle Memorial Playing Fields (FC Kirkby)
- Halewood Town Junior Football Academy (Halewood Town)
- **King George V Playing Fields Prescott (Berkley JFC)**
- Lord Derby Memorial Playing Fields (AFC Knowsley)
- Parklands Sports Club (Parklands FC)
- Pool Hey Playing Fields (MAGS)
- Purple Hub @ King George V (City of Liverpool FC)
- Roby Jubilee Park (Huyton Juniors)
- Windy Arbour Road (Whiston Juniors)

## 15. NATIONAL PLANNING POLICY FRAMEWORK 2023

15.1. Notwithstanding the support offered by the Council's various policies and strategies, numerous sections and paragraphs of the National Planning Policy Framework (NPPF) support this development. In particular, paragraph 102 notes that ...

*"access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities ..."*

15.2. The NPPF also notes that planning policies should be based on up-to-date assessments with developments for sport and active recreation based on assessment findings. Proposals at Browns Field accord with the findings set out in the current Playing Pitch Strategy and the Local Football Facilities Plan.

15.3. Paragraph 103 of the NPPF (2023) states ...

*"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."*

## 16. SPORT ENGLAND

16.1. Sport England will be a statutory consultee through the planning process for any development on a grass pitch site (over 0.2ha).

16.2. Playing pitches at Browns Field are marked out from year to year and have varied over time according to need and preferred game formats.

16.3. The improvements to the grass playing pitch area on the lower plateau will bring this site back into regular use adding to the stock of quality playing pitches in the Borough. The Council will work with the club to find alternative playing pitch space while drainage works are being implemented and through the establishment maintenance period of the improved pitch.

- 16.4. While not on the grass playing field but on an adjacent area mostly occupied by the existing steel containers, the development of a new pavilion will provide substantial betterment to the ancillary facilities needed in supporting the grass playing pitches.
- 16.5. Consequently, the proposed pavilion development with a footprint of around 177m<sup>2</sup> is considered permissible under Exemption E2 as follows ...

**E2** *The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise affect their use.*

## 17. CONSULTATION

- 17.1. In developing this project, the Applicant has sought the views of a range of stakeholders, including representatives from:

- Knowsley Council : Phil Hurst, Green Space Development Officer
- Knowsley Council: Yasmin Vines, Engagement & Volunteer Officer
- Prescott Town Council : Alex Spencer, Town Clerk
- Prescott Town Council : Louise Sephton, Deputy Town Clerk
- The Friends of Browns Field: Stephanie, Karen & Helen
- Berkley JFC : Ian Leadbetter, Club Chair
- Liverpool FA : Amy Horne, Facilities and Investment Manager
- Football Foundation : Liam Devlin, Delivery Manager (North)
- Football Foundation : Lee Davies, Technical Project Manager
- Fields in Trust: Angela Lewis, Projects and Stewardship Manager

- 17.2. Through these processes, the Applicant has ...

- assessed the outdoor playing pitch training and match-play needs for Berkley JFC at Browns Field in the context of the LFFP
- consulted the Friends of Browns Field, Prescott Town Council, and Knowsley Council Officers to ensure a wider range of community needs could also be met through the proposed pavilion development
- involved the County FA, the Football Foundation, and other agencies in the proposed developments
- evaluated the options available in the context of local authority sports provision, policy, and land ownership
- located the proposed development to make the best of the space available, using an existing vehicular access, and leaving remaining grassed areas capable of being marked out more flexibly
- applied Sport England, FA and Football Foundation criteria as well as current best practice to all facility designs

- 17.3. The following pages set out the design and access aspects of the proposed development in line with the guidance prescribed by CABE.

# DESIGN

## 18. USE

- 18.1. The purpose of this development is to provide a new traditionally built pavilion to replace the existing steel container accommodation used by Berkley Juniors FC on match-day weekends (usually just Saturdays) and by others in the community during the week. In addition, improvements to the playing pitches will see fewer games cancelled through poor weather and unfit ground conditions.
- 18.2. Improved built facilities will comprise a social space supported by a small kitchen and serveries, toilets, a meeting room, a locker room, officials' changing spaces, and storage. These will be used to provide shelter for parents on training sessions or matchdays along with changing accommodation with integral shower and wc for matchday officials.
- 18.3. During the week, on Sundays and when not needed by the football club, facilities will be used for a range of smaller scale community activities organised by the Friends of Browns Field, Prescot Town Council, or through Knowsley Council. The pavilion will also be available as a drop-in centre for neighbourhood policing, Knowsley Council's volunteer officer, for youth workers, and so on.
- 18.4. The most intense use of this site is for weekend match play (mostly Saturdays) by Berkley Juniors FC. Improvements to facilities will not see an increase in numbers using the site at these peak times. All other weekday or out of season use will see relatively small numbers of additional users other than for the annual Prescot Carnival.
- 18.5. The proposals occupy land already allocated to sporting and recreational use as playing fields and amenity open space; hence, this proposal is not considered incompatible with its present planning designation of Urban Greenspace and the protections afforded through Fields in Trust.
- 18.6. The Applicant seeks permission for the use and operation of the proposed pavilion between 08:00 to 22:00 hrs every day as needed throughout the year.

## 19. AMOUNT

- 19.1. The proposed pavilion will be a new traditionally constructed, pitched roof, single storey development, with an improved pedestrian access off Wood Lane.
- 19.2. The existing collection of linked steel containers currently occupying this site has a footprint at around 93m<sup>2</sup> or roughly 15m x 6.2m. The proposed pavilion that will replace these containers will have an overall gross internal floor area of 177m<sup>2</sup> with external dimensions at approximately 19.2m x 9.2m.
- 19.3. The new pavilion will include the following spaces and facilities which are shown on accompanying plans each with their dimensioned floorspace.

- a recessed / sheltered main entrance leading to an internal corridor
- one accessible toilet, shower and changing space that can also be used as additional officials' changing
- M and F toilets each with wc and hand wash basin
- an open 'locker room' for secure bag storage
- an officials' changing room with bench seating, clothes hanging and lockers, along with an integral shower and wc
- a small meeting / interview room at 17m<sup>2</sup> providing a private space
- a large social area at around 66m<sup>2</sup> which can be divided into two smaller spaces with a room separator as needed
- storage off this social room for tables, chairs and small equipment
- an equipped kitchen with internal and external serveries
- a cleaner's store with Belfast sink and a plant room with external doors

19.4. Internally, doors have been placed to allow the pavilion to be operated in parts maintaining security where and when needed.

19.5. Externally, all doors and windows to the pavilion will be secured with external electrically operated steel shutters housed internally, other than steel louvred doors to the plant room.

19.6. The improved pedestrian access into the site will link Wood Lane to the existing internal footpaths and the pavilion surround.

## 20. LOCATION

20.1. The proposed development is located wholly within the curtilage of Browns Field. The OS extract below sets this site in the context of its surrounding residential neighbourhoods.



20.2. The development site is maintained amenity grassland bordered by ...

- Wood Lane to the north-west with residential housing beyond (Wood Lane is not a through road and does not link with Carr Lane)
- South Avenue to the north-east with residential housing beyond as well as to the south-east directly abutting the green-space
- the marked out playing fields to the south-east which are bordered by mature woodland with Prescott Brook
- Carr Lane marking the boundary to the south-west with mature woodland and Carr Lane Woods and Pond beyond (a designated Local Wildlife Site)

20.3. The proposed pavilion is compact and attempts to occupy as limited a footprint as possible while still offering more usable space than the existing containers. A new footpath link from Wood Lane to the pavilion provides vehicular and pedestrian segregation.

20.4. For the playing pitch improvements including the installation of a primary and secondary drainage system and the development of a new sward, this is located on the lower plateau at Browns Field. Currently this playing pitch site is little used during the football season because it is frequently waterlogged.

## 21. ENVIRONMENTAL IMPACT

21.1. A **Tree Survey** and a **Tree Constraints Plan**, along with an accompanying **Tree Protection Plan** have all been prepared and accompany this application.

21.2. A **Preliminary Ecological Appraisal** has been prepared for the area covered by the proposed development with recommendations. This is also attached as a supporting document to this application.

21.3. The pavilion is sited largely on the footprint of the existing steel containers. There are no new football pitches created through this development - only improvements to an existing pitch; and with only small-scale community activities taking place within the new pavilion, there is no substantial increase in visitor numbers. Hence, no additional on-site parking has been provided. A **Transport Statement** has been prepared and accompanies this application.

21.4. To evaluate likely ground conditions and any significant environmental issues at Browns Field, a **Ground Investigation** has been commissioned with a Phase 1 Desk Study accompanying this application. The site is within a Coal Mining Affected Area (as defined by the Coal Authority) and a **Coal Mining Report** is included as an Appendix within the Desk Study.

21.5. The Browns Field site is in an Environment Agency Flood Zone 1 (or an area with a very low risk of flooding) apart from the small area of Flood Zone 3 off the playing fields and immediately surrounding Prescott Brook. The proposals will not exacerbate any surface water issues in the surrounding streets.

21.6. While the Applicant is aware that Environment Agency approval is required to outfall playing pitch drainage into Prescott Brook, the site of the works is less than one hectare; hence, a formal Flood Risk Assessment has not been submitted with this application.

## 22. APPEARANCE

- 22.1. The existing **steel storage containers** used by the football club to secure goals, nets and other equipment are to be relocated as shown on the plans. Containers are to be enclosed in a secure compound using 2.4m high welded mesh fencing powder coated RAL 6005 (Moss Green) with matching lockable gates. One container will be used as a secure bin store with bins taken kerbside on collection day.
- 22.2. Adjacent the existing parking area, which is to be marked out and signed for three accessible spaces dedicated for disabled users, will be secure **cycle parking** with six galvanised Sheffield hoops.
- 22.3. The pitched roof will support a **photovoltaic array** linked to battery storage housed in the plant room.
- 22.4. The proposed pavilion will use materials that are both robust but sympathetic to those used in the surrounding houses. The following table sets out proposed materials and finishes.

| External |                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Walls    | <ul style="list-style-type: none"> <li>blue engineering brick to DPC</li> <li>red brindle facing brick to match neighbouring residential properties with contrasting blue brick panels</li> </ul>                                                                                                                                                                                                       |
| Roof     | <ul style="list-style-type: none"> <li>glass-fibre insulated double skin steel finished roof covering ppc RAL 7030 (Stone Grey)</li> <li>anti-vandal aluminium guttering and rainwater goods ppc RAL 7016 (Anthracite Grey)</li> <li>roof-mounted photovoltaic array</li> </ul>                                                                                                                         |
| Windows  | <ul style="list-style-type: none"> <li>thermally broken aluminium window systems ppc RAL 7016 (Anthracite Grey)</li> </ul>                                                                                                                                                                                                                                                                              |
| Doors    | <ul style="list-style-type: none"> <li>glazed doors to entrance and club room to match window system ppc RAL 7016 (Anthracite Grey)</li> <li>galvanised sheet steel louvred doors to plant room RAL 7016 (Anthracite Grey)</li> </ul>                                                                                                                                                                   |
| Shutters | <ul style="list-style-type: none"> <li>(other than the plant room doors) galvanised steel, electronically operated, and internally housed external roller shutters to all external doors and windows ppc RAL 7030 (Stone Grey)</li> </ul>                                                                                                                                                               |
| Internal |                                                                                                                                                                                                                                                                                                                                                                                                         |
| Walls    | <ul style="list-style-type: none"> <li>fair faced painted blockwork throughout social area, kitchen, dry-side changing, wcs, corridors, plant room and stores</li> <li>white ceramic tiles with colour banding or 'whiterock' (floor to ceiling) to showers and wet areas</li> <li>white ceramic tile splash backs to all hand wash basins, sinks and behind kitchen work surfaces</li> </ul>           |
| Floors   | <ul style="list-style-type: none"> <li>vinyl floors with coved skirts throughout social room, kitchen, internal stores, dry-side changing, wcs, and corridors</li> <li>non-slip floor tiles to all shower and dry-off areas</li> <li>non-slip vinyl floors with coved skirts and central gully to changing and locker rooms</li> <li>power-floated concrete and painted finish to plant room</li> </ul> |

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ceilings        | <ul style="list-style-type: none"> <li>▪ plasterboard ceilings throughout with paint finish</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Doors           | <ul style="list-style-type: none"> <li>▪ painted timber doors to wcs, changing, meeting room, and cleaner's store</li> <li>▪ painted timber doors with vision panels to all other internal doors</li> </ul>                                                                                                                                                                                                                                                                                                                                                   |
| Heating         | <ul style="list-style-type: none"> <li>▪ hot water pipes beneath seating in changing area</li> <li>▪ wall radiators to social room and wcs not in changing rooms</li> <li>▪ Electric boiler system with on-site generation through photovoltaics</li> </ul>                                                                                                                                                                                                                                                                                                   |
| Lighting        | <ul style="list-style-type: none"> <li>▪ LED ceiling lighting throughout</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Ventilation     | <ul style="list-style-type: none"> <li>▪ mechanically vented officials' changing area, accessible change, and kitchen</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Sanitary Ware   | <ul style="list-style-type: none"> <li>▪ vitreous china wcs with concealed cisterns throughout</li> <li>▪ vitreous china hand wash basins throughout</li> <li>▪ Belfast sink and chrome grid to cleaner's store</li> <li>▪ stainless steel hand wash basin, sink and drainer to kitchen</li> <li>▪ accessible wc and shower packs for disabled change and wcs</li> <li>▪ stainless steel shower fittings, concealed pipe-work and push button operation plus shower tray to officials change</li> <li>▪ vitreous china hand wash basins throughout</li> </ul> |
| Fixtures        | <ul style="list-style-type: none"> <li>▪ hardwood timber bench seating to officials' change</li> <li>▪ hardwood timber clothes hanging rails with hooks</li> <li>▪ vanity shelving to hand wash basin</li> <li>▪ fitted kitchen units with oven, hob, fridge and freezer</li> </ul>                                                                                                                                                                                                                                                                           |
| Loose Equipment | <ul style="list-style-type: none"> <li>▪ microwave and other kitchen equipment</li> <li>▪ tables, chairs and loose fittings</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                        |

- 22.5. Externally, the pavilion will be surrounded by a macadam path that links to the access road off Wood Lane, the small disabled parking area, and the park's footpath network.
- 22.6. Two standard **6m high lighting columns** with LED lamps will be added to the new pedestrian path from Wood Lane while bulkhead lighting will be added to the pavilion elevations. All lighting will be controlled by an automatic timer to switch off at an agreed curfew.
- 22.7. A post mounted **CCTV** camera is to be located to the north of the new disabled parking bays along with wall mounted CCTV cameras fixed to the external corners of the pavilion.
- 22.8. Appropriately scaled **signage** will be located on the elevations of the new pavilion.

## **ACCESS**

### **23. VEHICULAR AND PEDESTRIAN ACCESS**

- 23.1. The proposals maintain the existing gated vehicular access off Wood Lane but with a new, separate pedestrian entrance protected by a 'K barrier'.
- 23.2. The site is easily accessed from the local community and is within walking and cycling distance for many.
- 23.3. There are two bus stops on Carr Lane and others on South Avenue. Details of local bus services and their frequencies are set out in the Transport Statement accompanying this application.
- 23.4. The proposals retain the existing surfaced parking area off the access road adjacent the new pavilion and redesignate this area for disabled driver parking only. New secure cycle parking (six Sheffield hoops) will be provided adjacent the new pavilion.

### **24. INCLUSIVE ACCESS**

- 24.1. The existing car park includes is to be marked out and signed for three accessible spaces dedicated for disabled users close to the proposed pavilion.
- 24.2. Less able visitors and wheelchair users will be able to reach the proposed pavilion directly from this parking area via drop-kerbs and hard surfaced paths connecting the car park with the new pavilion.
- 24.3. All internal arrangements within the new changing pavilion will be DDA compliant with separate accessible toilet provision.
- 24.4. All door widths will be DDA compliant with level thresholds, while the internal colour scheme will reflect the needs of partially-sighted visitors where contrasting colours will be used to highlight potential hazards, e.g. door architraves, and 'sign-posted' access points.

## PHOTOGRAPHS

The existing vehicular and pedestrian access off Wood Lane.



Looking south from the Wood Lane with the MUGA and the play area on the left.



The existing linked steel containers providing some changing spaces and storage to be replaced with the new pavilion.



Looking north-west across the upper football pitch plateau at Browns Field.



Looking south-east down the length of the playing fields with more playing pitches marked out on the lower levels.



Looking north-west up the length of the playing field from the lower plateau which is to be improved through the installation of a new piped drainage system.

