

Abbey Stadium

New Outdoor Functional Fitness Area

Design and Access Statement

Client	Abbey Stadium Birmingham Rd, Redditch B97 6EJ			
Project	New Outdoor Functional Fitness Area			
SSL project code	SSL2766			
Document title	Design and Access Statement			
Document control	Revision	By	Checked	Date
	First Issue	NM	WB	16/04/21

Surfacing Standards Ltd . Office 2, Empingham House, Ayston Road, Uppingham, Rutland LE15 9NY
T. 01536 400 012
E. info@surfacingstandards.co.uk

www.surfacingstandards.co.uk

International Organization for Standardization (ISO) Quality Management System (QMS) ISO 9001:2008. Registration number GB18982
Member of Sports and Play Construction Association Professional Services Group
Registered in England and Wales under registration number 05154061
VAT number GB 687834179

SSL project code	SSL2863	1
Client	Abbey Stadium	
Document Title	Design and Access Statement	

Contents

Section	Title	Page No
1	Introduction	2
2	Supporting Information and Statement	4

Surfacing Standards Ltd . Office 2, Empingham House, Ayston Road, Uppingham, Rutland LE15 9NY
T. 01536 400 012
E. info@surfacingstandards.co.uk

www.surfacingstandards.co.uk

International Organization for Standardization (ISO) Quality Management System (QMS) ISO 9001:2008. Registration number GB18982
Member of Sports and Play Construction Association Professional Services Group
Registered in England and Wales under registration number 05154061
VAT number GB 687834179

SSL project code	SSL2863	2
Client	Abbey Stadium	
Document Title	Design and Access Statement	

1. Introduction

Surfacing Standards Ltd have been appointed by Abbey Stadium ('the Applicant') to consider and develop information to support a full planning application for the creation of an outdoor functional fitness area and associated fencing and lighting works, at Abbey Stadium.

As such, this Design and Access Statement describes the project aspirations and illustrates the process that has led to the development proposal, and explains and justify the proposal in a structured way. This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, the wider access implications of the proposal are addressed. The proposed development is located at:

Abbey Stadium
Birmingham Rd,
Redditch
B97 6EJ

Surfacing Standards Ltd . Office 2, Empingham House, Ayston Road, Uppingham, Rutland LE15 9NY
T. 01536 400 012
E. info@surfacingstandards.co.uk

www.surfacingstandards.co.uk

International Organization for Standardization (ISO) Quality Management System (QMS) ISO 9001:2008. Registration number GB18982
Member of Sports and Play Construction Association Professional Services Group
Registered in England and Wales under registration number 05154061
VAT number GB 687834179

SSL project code	SSL2863	3
Client	Abbey Stadium	
Document Title	Design and Access Statement	

2 Design and Access Statement

2.1 Proposal Description

The creation of a sports surfaced area to include the following elements with associated features:

- 2no. 20ft insulated containers with roller shutter doors to house sports equipment, HIIT Cardio and bars with a roofed canopy to cover a crossfit style unctional training rig with 6 lifting stations and flexible.
- Total gym sports surfaced and tiled area 25m x 9.1m.
- Installation of new 3m high perimeter security fencing to the area.
- Installation of 2no. 6m high lighting columns with LED fittings.

2.2 Purpose and Use

This application seeks planning permission to create an outdoor functional fitness area with fencing, and lighting in order to contribute to the improvement of sporting facilities at Abbey Stadium Leisure Centre.



Figure 1 – site location

2.3 Amount and Layout

The proposed development area is 25m x 9.1m with a total sized area of 227.5sqm.

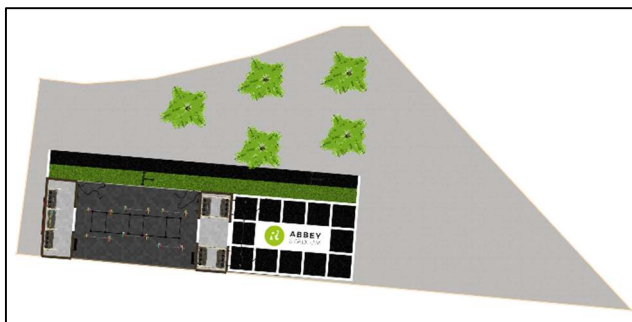


Figure 2 – Layout of area

Surfacing Standards Ltd . Office 2, Empingham House, Ayston Road, Uppingham, Rutland LE15 9NY
 T. 01536 400 012
 E. info@surfacingstandards.co.uk

www.surfacingstandards.co.uk

International Organization for Standardization (ISO) Quality Management System (QMS) ISO 9001:2008. Registration number GB18982
 Member of Sports and Play Construction Association Professional Services Group
 Registered in England and Wales under registration number 05154061
 VAT number GB 687834179

SSL project code	SSL2863	4
Client	Abbey Stadium	
Document Title	Design and Access Statement	

The proposed area will replace an area of amenity grass with the need to remove 2no. small trees (referenced further on the appended AIA).

The location of the proposed area has been carefully designed and it will introduce pedestrian, maintenance and emergency access.

The site takes advantage of various complimentary considerations such as:

- The structures and elevations are entirely screened from surrounding areas by the leisure centre building and facilities.
- Convenient proximity to existing Floodlighting
- Convenient proximity reception facilities
- Convenient proximity management and supervision offices
- Avoidance of unacceptable impact to residential neighbours (noise, visual and artificial lighting) or the ability for impact mitigation measures

It was concluded the proposed application site provides the best solution for the above considerations.

2.4 Scale

The proposed height of new security fencing and entrance gates are 3m high.

The proposed height of a new lighting columns are 6m high.

The 2no. storage containers are 2.59m high and the arched roof system between them reaches a maximum height of 5.617m.

2.5 Landscaping

It is acknowledged that the development will replace part of a grassed area and the removal of 2no. trees. Replacement planting would be proposed and would be defined further through a planning condition.

With the exception of hard landscaping, all other soft ground surrounding the area affected by the development shall be reinstated to grass (soft landscaping) to enable effective grounds maintenance to surrounding grassed areas.

Soil shall be reinstated to grass (soft landscaping) in accordance with BS 4428 Code of Practice for General Landscape Operations.

2.6 Appearance

The intention is to develop the area with minimal visual impact when viewed from any adjacent properties looking into the site, which is necessary to satisfy local policies which seek to ensure that proposals are sympathetic to its surroundings and will not impact on the visual amenity of the area and the amenity of neighbouring residents.

The proposed finished appearance of principal pitch features is as follows:

Surfacing

The installed appearance of the surfacing is mixed within the areas. predominantly a sprung heavy rubber surfacing for all gym and circuit training activities.



Figure 3 – sprung heavy rubber outdoor surfacing

Surfacing Standards Ltd . Office 2, Empingham House, Ayston Road, Uppingham, Rutland LE15 9NY
 T. 01536 400 012
 E. info@surfacingstandards.co.uk

www.surfacingstandards.co.uk

International Organization for Standardization (ISO) Quality Management System (QMS) ISO 9001:2008. Registration number GB18982
 Member of Sports and Play Construction Association Professional Services Group
 Registered in England and Wales under registration number 05154061
 VAT number GB 687834179

SSL project code	SSL2863	5
Client	Abbey Stadium	
Document Title	Design and Access Statement	

The small sprint straight to act as circuit training and speed training shall be a porous polyeric material similar to that of the adjacent running track.



Figure 4 – sprint lane surfacing

Perimeter Ball Stop Fencing

The installed appearance of the perimeter security fencing to the area will be steel open mesh fencing polyester powder coated Dark Green RAL6005.



Figure 5 – fencing

Storage Containers and Roofed Area

- Heavy duty MAGNAtube and Z35 structural steel framework
- Training Area 10 x 6m
- 3m wide central section offering great natural light
- Attached to the container with unique clamping system that requires no cutting, drilling or welding during installation
- Durable 600gsm PVC coated fabric which is fully tensioned across the steel frame
- Designed to withstand wind & snow in line with European standard BS EN 1993 and BS EN 1991 respectively
- Simple to install within 3 days
- Branding available on the sides of the canopy
- Option to fully enclose one side of the training space



Figure 6 – Containers and Roofed Structure

Surfacing Standards Ltd . Office 2, Empingham House, Ayston Road, Uppingham, Rutland LE15 9NY
 T. 01536 400 012
 E. info@surfacingstandards.co.uk

www.surfacingstandards.co.uk

International Organization for Standardization (ISO) Quality Management System (QMS) ISO 9001:2008. Registration number GB18982
 Member of Sports and Play Construction Association Professional Services Group
 Registered in England and Wales under registration number 05154061
 VAT number GB 687834179

SSL project code	SSL2863	6
Client	Abbey Stadium	
Document Title	Design and Access Statement	

2.7 Pedestrian and Vehicular Access

This proposed development would not be prejudicial to the satisfactory functioning of the highway and that additional traffic movements or result in unacceptable impacts on the highway network.

Access for those with Mobility Problems

The proposed vehicular and pedestrian entrances from comprises even textured asphalt surface and is accessible for persons with mobility problems.

Similarly, hard standing pavements around the building and new areas are all accessible for disabled persons.

Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from areas within the sports ground, for use by people of all ages and abilities.

Existing Onsite Parking

There is an abundance of parking at the leisure centre site to support the additional facility.

2.8 Hours of use

The permitted hours of use of the facility will be determined through the planning application process and the applicant wishes to accommodate hours of use in order to maximise developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access.

The following hours are proposed for usage;

- Monday to Friday: 0600 to 2200
- Saturday: 0600 to 2200
- Sunday: 0600 to 2200
 - *Note, staff will be onsite setting up the facility from 05:30 each day*

2.9 Principle of Development

Research has shown that exercising outdoors provides all the physical benefits of indoor exercise (blood flow, improved cardiovascular health, improved strength, flexibility, endurance) but can also provide:

- Vital exposure to sunlight that increases important levels of Vitamin D.
- A boost to your immune system (green exercise)
- Fresh air, grass, trees, and colours of the natural environment have a positive impact on mental health and physical well-being
- An average of 30 minutes spent in nature leads to increased physical activity and lower prevalence of high blood pressure and depression.

With the Covid-19 pandemic due to continue for the foreseeable future (until a vaccine is developed) offering exercise in an outdoor environment is currently perceived to be a safer way to exercise and keep fit.

The project scope at Abbey Stadium is to develop a large outdoor secure fitness offer primarily around functional bootcamp type classes. The space would include:

- A flat marked out outdoor fitness surface which is suitable for customers to either train in a group via an instructor or independently
- A large outdoor fitness rig which offers numerous fitness exercises
- Fencing
- Lighting
- A weather cover in the form of a sale / covering type system
- A range of fitness equipment to compliment the facility

The Rubicon Leisure vision is to market this facility to:

- Its existing customers as an added facility and incentive to continue the membership
- New potential customers as it will be a USP in the area to other fitness facilities
- Increase the capacity of its current fitness offer
- Offer outreach sessions to the local community to try and stimulate the awareness of how exercise helps to keep people active and healthy.

Leisure Database were commissioned to undertake a latent demand study for fitness at Abbey Stadium. The latent demand study was based on the current membership base being 2,595.

The location of current members was mapped to determine where members live and how far they travel to use the centre. The mapping exercise showed that most members live in Redditch, Batchley, Headless Cross, Webheath, Hunt End, Ipsley and Alvechurch. In total, 78% lived within a 10-minute drive time and this is the area, so it is this area that Leisure Database have concentrated on for their latent demand estimate, which showed that just over 88k people live within 10-minutes and of these, 72,455 are adults aged 15+.

The dominant Mosaic group in the catchment is one of the less affluent: I (Family Basics). The type which stands out is Childcare Squeeze (I38); these tend to be families with younger children, who have stretched themselves to buy a low value home. Group F (Suburban Stability) is also represented at higher than average levels. The montages below show the key features of each and the differences in age and income. In terms of age, the Redditch catchment has higher than average numbers of those in their 30s and 40s but lower numbers of those in their 20s.

End of document

Published by	Nick McLaren, Consultant
Signature	<i>N. McLaren</i>
Issued	19/04/21

This report has been prepared with all reasonable care, skill and diligence by Surfacing Standards Ltd and is confidential to our Client. Surfacing Standards Ltd accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

© Copyright Surfacing Standards Limited 2021

Surfacing Standards Ltd . Office 2, Empingham House, Ayston Road, Uppingham, Rutland LE15 9NY
T. 01536 400 012
E. info@surfacingstandards.co.uk

www.surfacingstandards.co.uk

International Organization for Standardization (ISO) Quality Management System (QMS) ISO 9001:2008. Registration number GB18982
Member of Sports and Play Construction Association Professional Services Group
Registered in England and Wales under registration number 05154061
VAT number GB 687834179

SSL project code	SSL2863	8
Client	Abbey Stadium	
Document Title	Design and Access Statement	