

Design And Access Statement

Project:

**Multi-Use Games Area,
Thornbury Town Council**

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Introduction

1. Introduction

This Statement has been prepared by View Architects on behalf of Thornbury Town Council in support of a planning application for the construction of an outdoor multi-use games area located within Mundy Playing Fields, Thornbury.

This statement has been prepared using Department for Communities and Local Government guidance on Design and Access Statements accompanying planning applications.

The statement should be read in conjunction with the drawings, reports and statements forming part of the planning application.

Existing Site & Assessment of Need

2. Existing Site & Assessment of Need

2.1. Site and Location

Mundy Playing Fields is located on the western boundary of the market town of Thornbury. The site contains a combination of community sports and plays facilities from tennis through to children's play areas. The majority of the site is amenity grass land which hosts a number of annual community events such as the Carnival and Firework Display.

2.2. Use Class

The existing site falls within the classification F2 (Local Community) as an area of place for outdoor sport and recreation.

2.3. Assessment of Need

In late 2023, Thornbury Town Council carried out a Youth Survey. This was directed at young people in Thornbury, aged between 10 and 25 who either live, go to school or hang out in Thornbury. It asked for their views on a variety of youth-related issues, including what kind of youth services and facilities they would like to see Thornbury.

The Town Council launched the survey at an event attended by many local groups. Young people from Jigsaw, Krunch, Thornbury Baptist Church, Duke of Edinburgh, the Cricket Club, Sea Cadets, the Castle School and the football and hockey club met with Thornbury Town Councillors to discuss ideas for improving youth services in the town.

A copy of the survey was available on the Town Council's website and posters with the QR code were put up around town. The survey was publicised through social media and paper copies were available from the Town Hall. Councillors also talked to young people at the Town Council stall at the Thornbury Roundtable Fireworks event and the Christmas Lights Switch on event.

There was strong support in the survey for more facilities for young people, particularly to be "out and about" in the town, at the Mundy Playing Fields and more sports facilities. One question asked was which of a number of facilities would young people most like to see introduced in Thornbury. A MUGA was the most popular choice, with covered seating in second place. By far the most preferred location for the MUGA was the Mundy Playing Fields.

Design Proposals

3. Design Proposals

3.1. Design Brief

Thornbury Town Council, following a review of the 2023 survey, wanted to expand upon the existing sports facilities provided within Mundy Playing Fields with an all-weather free to use games area. The facility will be designed around a basketball court with combination basketball / football goals and rebound fencing incorporating target games enabling players to play multiple games on the same pitch.

To enable safe use of the facility in the early evening of the winter months, the proposal incorporates artificial lighting. These will be designed around achieving recreational standard for basketball i.e. a minimum average luminance of 200 lux and a minimum uniformity ratio of 0.5.

3.2. Development Areas

The proposal is based around a games area of 23m long by 15m wide. In addition to the court, paved access paths will be provided which link up to the existing paved road allowing level access to the facility from the main access way through Mundy Playing Fields.

3.3. Site Layout

The proposed facility is located to the western side of the playing fields where the existing tennis and football facilities area located. This reduces the impact on the open green space and clusters the serviced sport facilities around the pavilion and the maintenance facilities.

3.4. Scale

The court will be surrounded by rebound fencing to retain balls within the games area. Behind the combination goals the height of the fencing will be 3m reducing to 2m on the long side facing the carpark and 1.2m on the side opening to the park. Lighting will be installed on 8m columns to achieve the required lighting uniformity and to limit glare during games.

3.5. Appearance

Rebound fencing and structures will be powder coated in dark green. The dark natural shade will help the fence blend into the background landscape.

3.6. Landscaping

The proposed site location is relatively flat, as part of the works there will be some cut and fill with localised re-grading works around the court itself. The court will be finished in tarmac to provide a hard-wearing all-weather surface. The proposed position has been assessed to avoid any impact on the mature trees as these are a key feature within the park and provided screen of the court from the town centre (refer to

Design Proposals

arboricultural report). To mitigate against the biodiversity impact due to the loss of the amenity grassland, a Biodiversity net gain has been proposed against the established baseline (refer to BNG calculation and associated report).

3.7. Security and Safety

To ensure children and young adults feel safe when using the facility, initial consultations were had with the local Avon and Somerset DOCO (Designing Out Crime Officer). Along with stating the importance of providing facilities for young adults to reduce anti-social behaviour in the town centre the following advice has been incorporated into the proposals:

- Artificial lighting which will switch off by 10pm at night;
- Open sides allowing passive supervision of the facility from the playing fields;
- Suitable fencing to stop balls damaging cars within the carpark;
- Positioning adjacent to the lit sport facilities and parking which are the busier areas in the evenings;
- Multiple access / egress points;
- Non-flammable, tarmac pitches rather than high performance surface;
- Durable, well-maintained construction.

3.8. Ecology

As the proposal incorporates artificial lighting, Thornbury Town Council wanted to ensure that it would not have an adverse impact on any potential bats. The main areas of benefit to local ecology are the existing established hedgerows and trees. Lighting calculations were undertaken to ensure that the lighting levels on the adjacent hedgerows and trees is no greater than 0.5 lux. In addition to what is shown on the lighting calculations, shields will be installed on the lights to further reduce spill from what is shown on the calculations.

Access

4. Access

Thornbury Town Council is committed to providing equal access to all potential users. Care will also be taken to adhere to the guidelines of BS8300-1:2018, BS8300-2:2018 and the Equality Act 2010 to ensure the needs of all potential users are considered.

4.1. Vehicular Access

Mundy Playing Fields is served by an existing carpark to the north-east of the site, accessed from Kington Lane. In 2023, the parking was expanded to provide dedicated disabled parking bays linked to the main tarmac circulation through the park. This proposal will be served by the existing vehicular facilities on site.

4.2. Site Approach

The site is accessed from two separate directions, from the north-east from the vehicular parking area and from Thornbury Town Centre in the east. The Town Centre and parking area linked with an step-free hard paved footpath. To ensure that the proposed facility is accessible to all, all points of access and egress will be connected to this footpath with hard bound paving.

4.3. Facilities

The site is served by public toilets located within the pavilion. These are accessible with disabled and baby changing facilities.

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