



Design and Access Statement

In Support of proposals for

Flowerpot Fields Sport Pavilion

Prepared on behalf of Exeter College

Grainge Architects

November 2021 - Rev A



PLANNING - 3rd November 2021

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1.0

INTRODUCTION

Grange Architects have been commissioned by Exeter College to prepare detailed proposals for the development of land at Flowerpot Fields, in Exeter, Devon. This Design and Access Statement has been produced in support of proposals for this site, in order to explain the rationale of the development of the design response.

Following the lease of the sites (indicated in Fig.01) by Exeter College from Exeter City Council, Exeter College are looking to provide a new Sports Pavilion and All-Weather 3G Pitch to support their continued expansion of their Sport Faculty. The new building will replace the existing changing rooms on the site with an enhanced facility that incorporates teaching accommodation in addition to the changing spaces. This facility will be encompassed within a wider 'sports complex' concept. It is planned that the facilities will be flexible and usable for wider college activities such as training and events, as well as direct links to and access for the wider Devon and Exeter community.

An initial onsite meeting was held between Exeter College and Exeter City Council in 2021 to summarise the use of the existing site, as well as the proposed use of the site. The discussions with the LPA were positive and no objections were received.

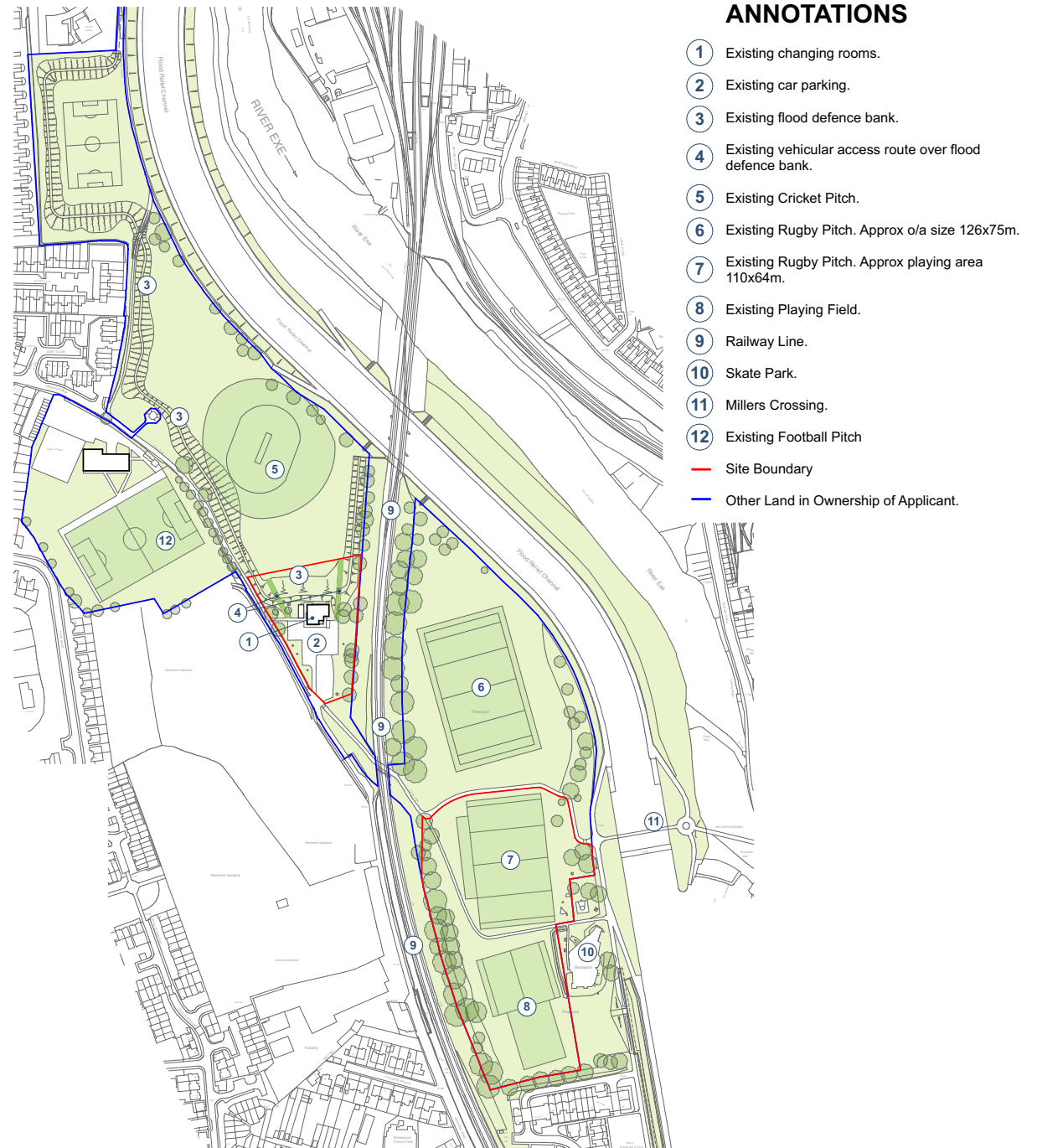


Fig. 01 Existing Site Location Plan

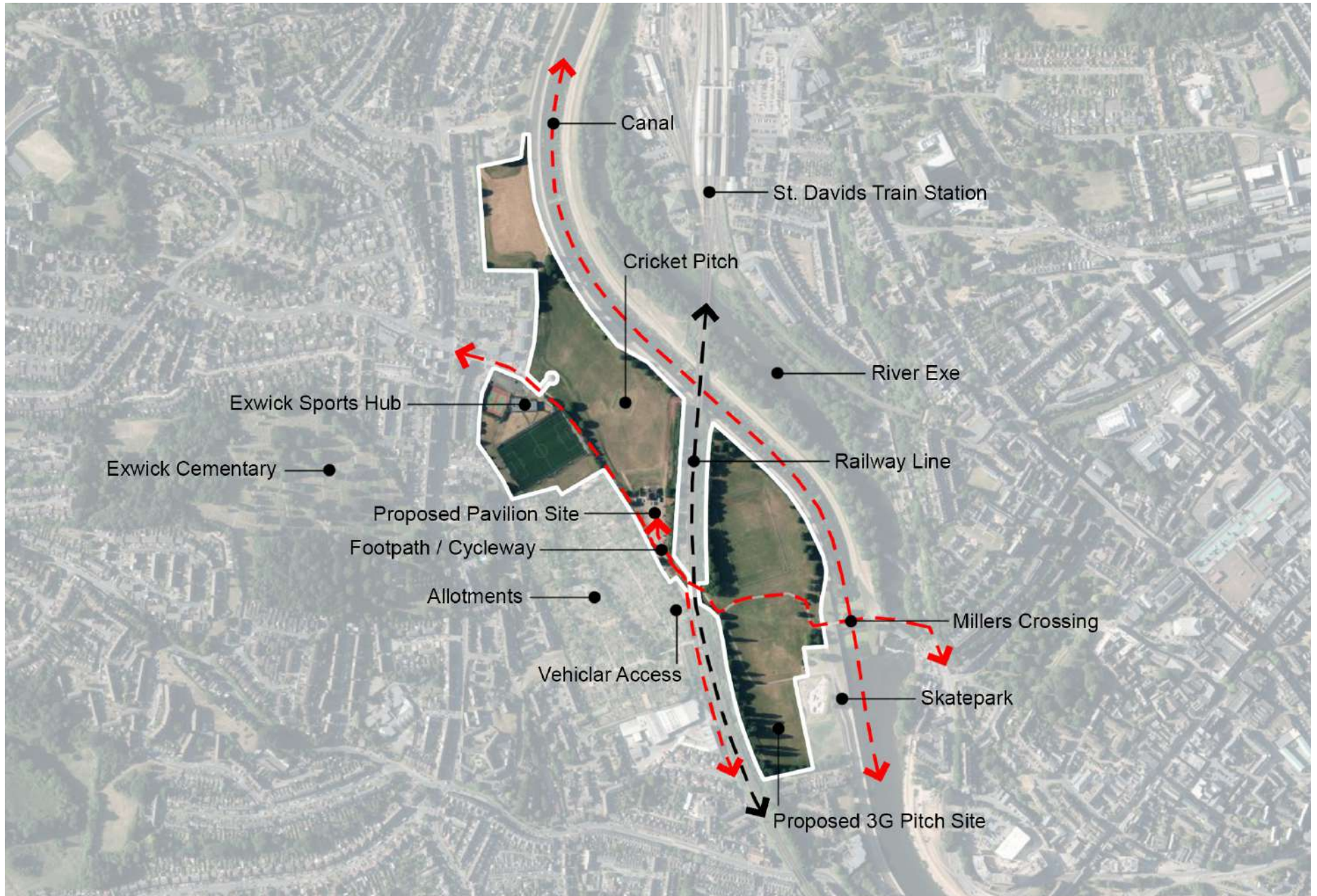


Fig. 02 Aerial Analysis

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DEVELOPMENT CONTEXT

2.1 Core Development Strategy

- **CPI0** The proposed development seeks to make a positive contribution towards safeguarding and creating sustainable communities, promote social inclusion and reduce deprivation. This will be achieved through encouraging / promoting community use of the changing rooms, 3G pitch, etc. in a similar manner to that of Exeter College's well established setup for the Exwick Sports Hub and associated 3G pitch, tennis courts, etc.

- **CPI8** Partnership working, direct implementation and contributions secured through Policy CPI8 will help meet community needs including: tackling inequalities in health and education, and providing and improving social, cultural, sporting, leisure and recreational facilities.

2.2 Sport England's Playing Fields Policy

- The proposed development does not result in any loss of playing fields. The existing natural turf playing area is to be replaced by a 3G all-weather pitch leading to an overall improvement in amenity. The new building is situated on the flood defence bank, resulting in no loss to usable playing area.



Fig. 03 Existing Changing Room Facilities to be Demolished



Fig. 04 Proposed All-Weather 3G Pitch Location

3.0

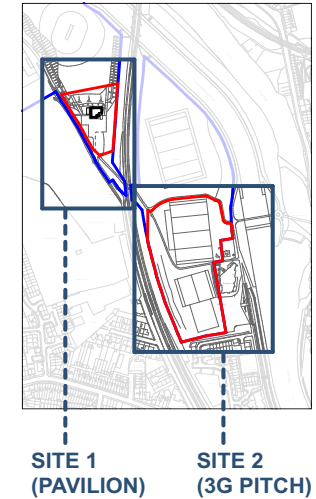
CONTEXTUAL ANALYSIS / CONSTRAINTS

3.1 Changing Rooms

The existing Flowerpot Fields building offers changing room facilities and associated welfare and storage facilities for Exeter Chiefs Rugby Academy, in association with Exeter College. In addition, the site provides a large pay and display car park, which the proposed development retains. An extensive Flood Defence Scheme has been implemented in the surrounding area and this will be retained and modified to accommodate the proposed building.

The existing building is constrained to the North by the Flood Defence Scheme and Playing Fields, to the East by the Railway Line and to the West by the footpath and cycleway.

The development is within close proximity to the city centre and the immediate vicinity of the existing Exwick Sports Hub. As per Exeter City Council's Core Development Strategy (CPI0), facilities which serve neighbourhood needs should, where possible, be located within or close to district or local centres or at locations easily accessible to the local community, particularly by foot or bicycle.



Surfacing Key

- Existing Vehicular Surface
- New Vehicular Surface
- Existing Primary Pedestrian Route and Cyclepath
- Existing Pedestrian Paving
- New Pedestrian Paving
- Soft Landscaping
- Cellweb Permeable Vehicular Surfacing

Fig. 05 Existing Changing Room (Site 01)

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CONTEXTUAL ANALYSIS CONT'D

3.2 3G All-Weather Pitch

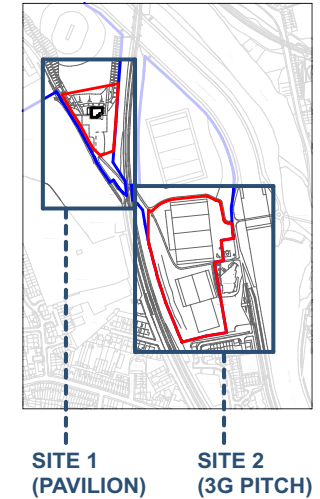
The proposed location for the 3G Pitch is located to the far South of the site. Currently, a rugby pitch and playing field are accommodated on the site. The proposed 3G pitch is constrained to the North by the footpath and cycleway, to the East by the Skatepark, to the South by residential properties and to the West by the Railway line.

As mentioned in Item 2.2, the existing rugby pitch and playing field will be removed to accommodate the new all weather 3G pitch and playing area. An existing bund to the West of the existing Skatepark will be removed / modified to suit the new pitch, and the existing paths through the site will be reconfigured. The public cycle path will be retained.

The proposal seeks to retain the existing Flood Defence scheme, footpaths and cycleway, as well as community facilities to ensure no detrimental impact on the users and surrounding neighbourhoods.



Fig. 06 Existing Sports Pitch (Site 02)



Surfacing Key

- Existing Vehicular Surface
- New Vehicular Surface
- Existing Primary Pedestrian Route and Cyclepath
- Existing Pedestrian Paving
- New Pedestrian Paving
- Soft Landscaping
- Cellweb Permeable Vehicular Surfacing

4.0

PROPOSALS

4.1 General Principles

Whilst the funding is not sourced via Sport England, the proposed facilities intends to adhere closely with the design guidance outline by Sport England - Clubhouse and Sport England - Fitness and Exercise Spaces Design Guidance Notes. The design provides:

- Comprehensive proposal integrating, layout, architecture, landscaping and access.
- Retaining existing footpath and cycleway.
- Retention of existing Flood Defence Scheme.

The proposed 3G pitch seeks to provide an all-weather pitch to support Exeter College, Exeter Chiefs Academy and the wider community.

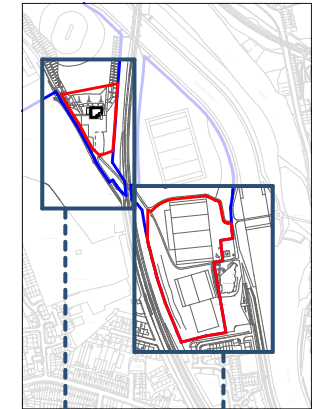
- Carefully considered position to minimise the impact on the West boundary and ensure the Skatepark is retained.
- Utilising a no-dig methodology for the pitch construction will minimise the impact on the root zones of trees.
- As shown in Fig.09, similarly to the proposed building, the proposed development seeks to work with the existing topography to minimise the impact on the existing site.

4.2 Use & Amount

The proposed scheme consists of changing rooms and a double-height gym on the Ground Floor; with educational



Fig. 07 Proposed Changing Room (Site 01)



SITE 1 (PAVILION)
SITE 2 (3G PITCH)

Surfacing Key

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- Existing Pedestrian Paving
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- Soft Landscaping
- Cellweb Permeable Vehicular Surfacing

4.0

PROPOSALS CONT'D

facilities, staff accommodation and an external viewing balcony on the First Floor - which is orientated to address the cricket pitch.

The proposed use of the 3G pitch is a Rugby Union size pitch for Senior (7/10/15-a-side).

4.3 Layout (Refer to Item 4.1)

- Changing Room Facilities - wider benches of 650mm for rugby players. 1 Shower point per 4 spaces.
- Ceiling height for Gym to be between 3.5 - 4m.
- Staff Accommodation should have a visual link with the fitness & activity spaces for safety of the user.
- Department for Education states a minimum area of 55m² of basic PE teaching space for 25 occupancy.
- Corridor widths of minimum 2,000mm.
- The size of the proposed 3G pitch reflects the guidance provided by Sport England - Artificial Surfaces for Outdoor Sport.
- The 3G pitch provides a rugby pitch (incl. run off in-goal area), 2m spectator area, dugouts and floodlights.
- A 1:100 fall across the 3G pitch ensures the pitch follows the existing topography and provides an opportunity for a sustainable drainage system.

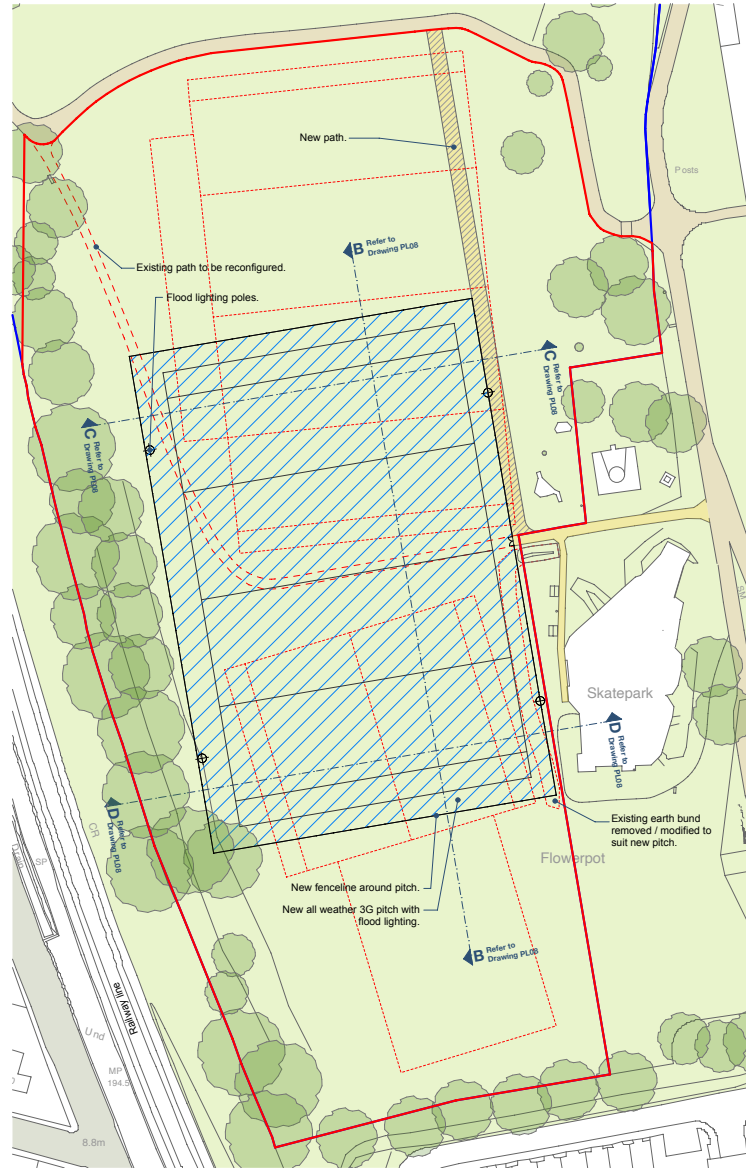
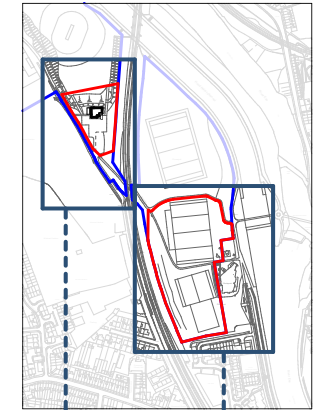






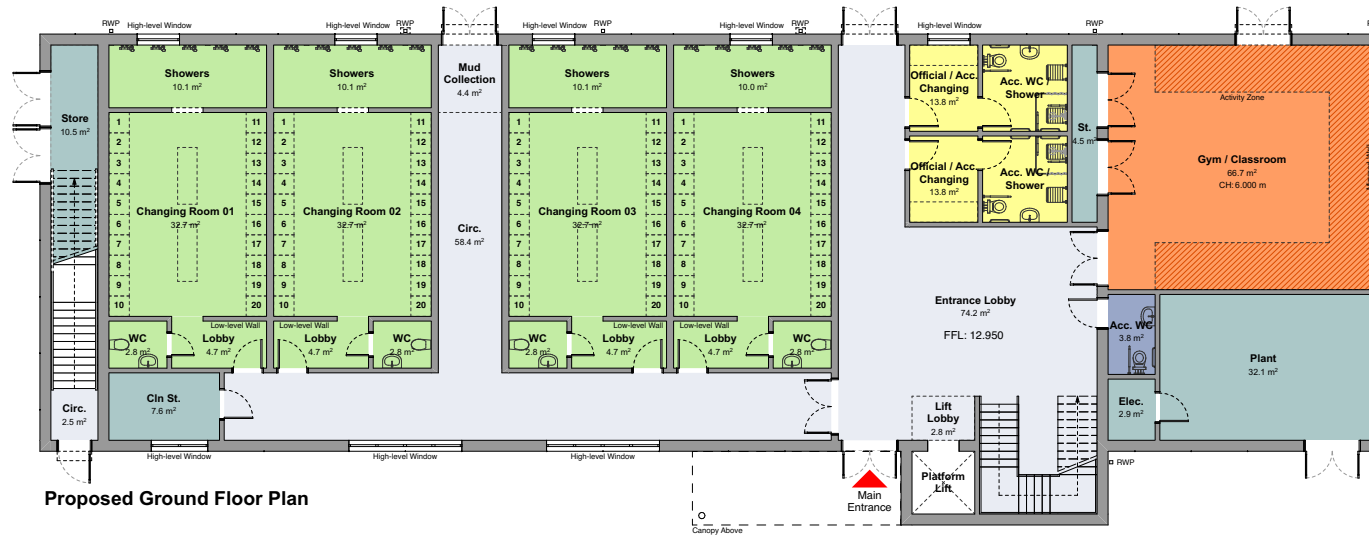
Fig. 08 Proposed 3G Pitch (Site 02)



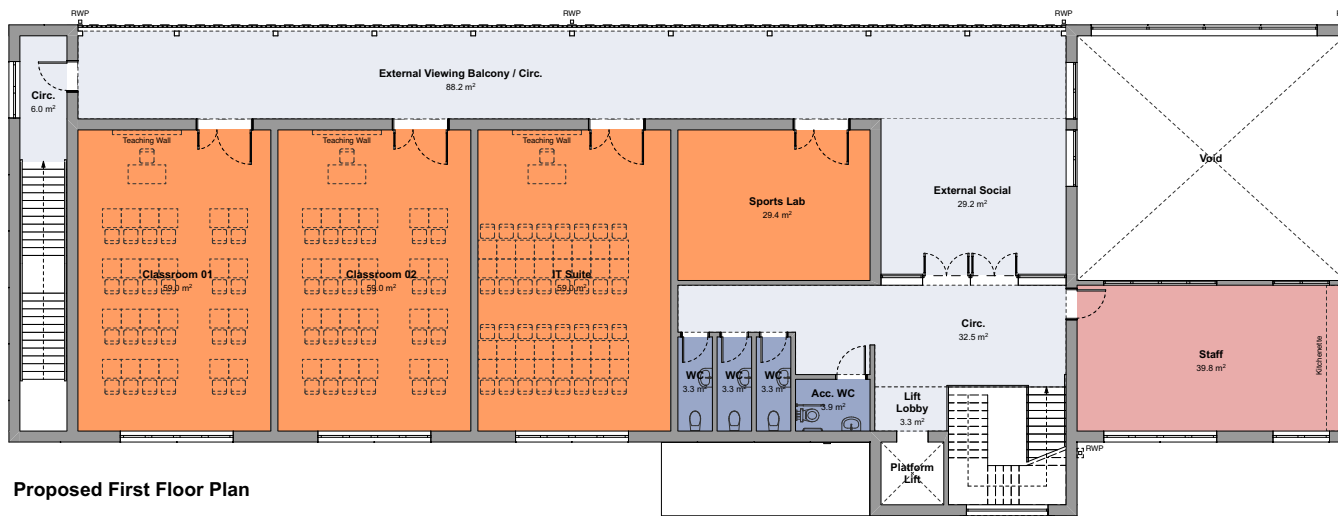
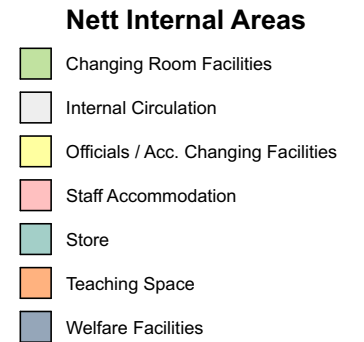
SITE 1 (PAVILION) SITE 2 (3G PITCH)

Surfacing Key

-  Existing Vehicular Surface
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-  Soft Landscaping
-  Cellweb Permeable Vehicular Surfacing



Proposed Ground Floor Plan



Proposed First Floor Plan

Fig. 09 Proposed Floor Plans

4.0

PROPOSALS CONT'D

4.4 Scale & Massing

The scale and positioning of the proposed building has been designed to create a development that sits comfortably on the site and responds well to the Flood Defence Scheme.

The site is located within a large open area of green space, with no other buildings in close proximity to constrain the proposed massing. However, following an analysis of the local context of both Exwick and St. Davids, the existing buildings are predominately 2-3 storeys high.

4.5 Appearance & Materials

Architecturally, the buildings intend to achieve a high quality finish through simple design. A pallet of brick, horizontal cladding and standing seam roof is to be used throughout the development, inspired by the cladding materials of the local area to ensure the development is successfully routed in place.

High quality additions to the façades, such as powder-coated aluminium window and doors, with galvanised metal balustrading and steelwork are carefully positioned where they will have the most visual impact on the scheme, ensuring the development feels high quality.

To reflect the successful Exwick Sports Hub scheme, a strong frontage with signage, clearly identifies the main entrance and will aid in way-finding around the site. Furthermore, following an analysis of the surrounding area and the existing building, a two-storey massing felt the most appropriate.

To encourage community integration and form visual links throughout the site, an external balcony is proposed to the Rear Elevation, which will allow the user to spectate the playing fields.

- All of the materials will be selected to be efficient, durable, resilient, robust, low maintenance and envisaged to limit the environmental impact of the products.

1. PPC Aluminium Windows & Doors (Dark Grey)
2. Dark Grey / Blue Brick Plinth (See Image 2)
3. Galvanised Metal Balustrading & Steelwork (See Image 4)
4. Horizontal Cladding (See Image 1)
5. Red / Orange Brick (See Image 2)
6. PPC Aluminium RWP's
7. Roller Shutters
8. Standing Seam Roof (See Image 3)
9. Entrance Canopy

**All subject to LPA Approval.*



1. Dark Grey Horizontal Cladding



2. Red Brick / Blue Grey Brick Plinth
Exeter College's Exwick Sports Hub

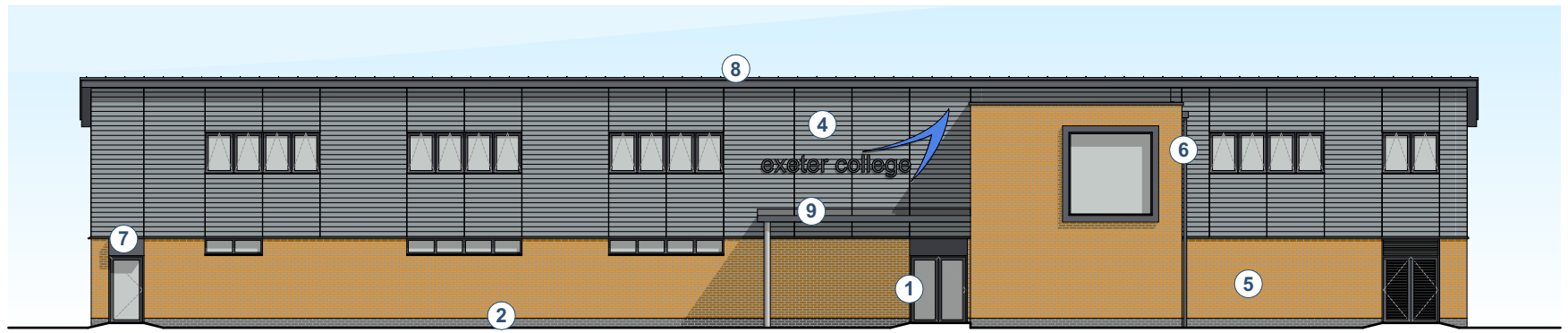


3. Standing Seam Roof

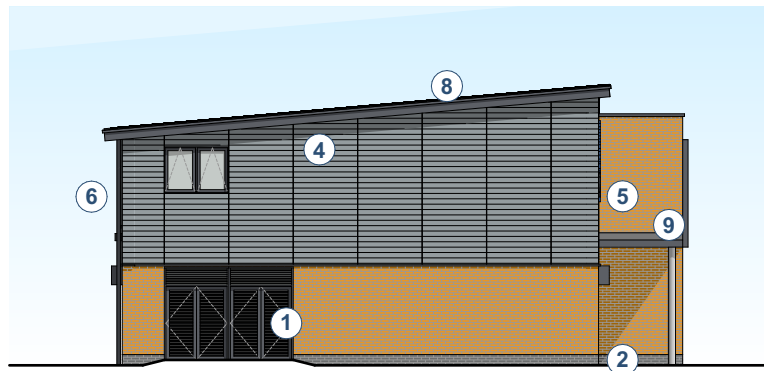


4. Galvanised Balustrade & Steelwork

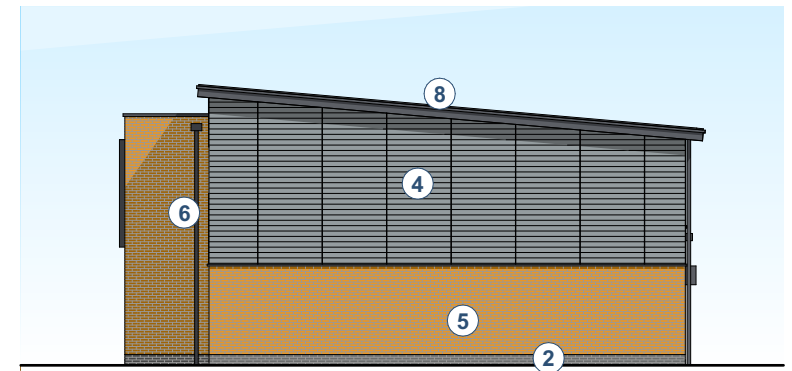
Fig. 10 Proposed Materiality



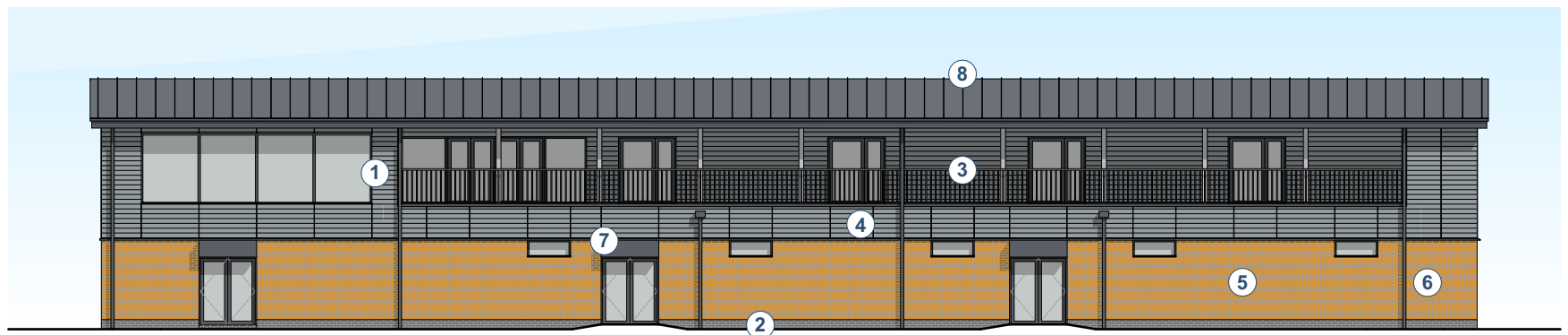
Proposed Front (South Facing Elevation)



Proposed Side (West Facing Elevation)



Proposed Side (East Facing Elevation)



Proposed Rear (North Facing Elevation)

Fig. 11 Proposed Elevations

4.0

PROPOSALS CONT'D

4.6 Sustainability

The proposed development will be detailed to exceed Building Regulations requirements for thermal performance and air tightness, resulting in a building with reduced Carbon emissions when compared to Building Regulations standards.

A BREEAM Pre-assessment has been undertaken to verify the practicality of achieving a BREEAM "Excellent" rating to meet ECC's Core Strategy Policy CPI5. Given the remote location and specific functional requirements of the proposed changing pavilion the Pre-assessment has shown that a "Very Good" could be reasonably targeted. The BREEAM Pre-assessment has been included as part of this planning application.

4.7 Fencing

3m perimeter security fencing to 3G all-weather pitch. Green rigid welded mesh panels providing security, being vandal resistant, anti-climb and visually unobtrusive.

4.8 Lighting

Flood lighting to the 3G all-weather pitch with control switches and time clocks installed ensure they do not remain on any later than the permitted curfew hour and therefore mitigate impact on the surrounding environment. Time clocks will be set to operate within a pre-programmed time, including a seasonal changeover facility for BST and GMT.

4.9 Access

Pedestrian access via the retained existing footpath and cycleway will provide level access into, and around the site. Due to its prime location, it only requires a short walk to other amenities, including the existing Exeter College facilities at the Exwick Sports Hub. Level thresholds for pedestrian access into the proposed building will be provided, as well as ramped access to overcome the level difference to the existing car parking and the proposed FFL.

Vehicular access into the site is via Western Road, leading to the existing car park, which will be modified if required to reflect the access and layout of the proposed Pavilion. The existing car facilities will be reviewed to ensure dedicated accessible parking spaces are provided and provisions for bicycles to encourage this mode of transport.

4.10 Flood Risk

The site is located within Flood Zone 2, an area with a medium probability of flooding. However, following the completion of the Environmental Agency's Flood Defence Scheme, the proposal sits on and behind an existing flood defence bank, which helps mitigate the risk of flooding.

As required, a Flood Risk Assessment forms part of this planning application.

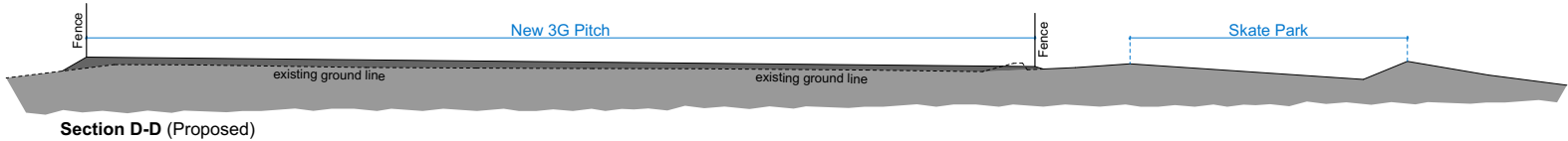
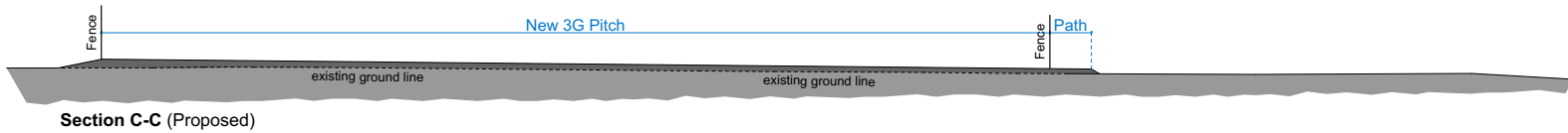
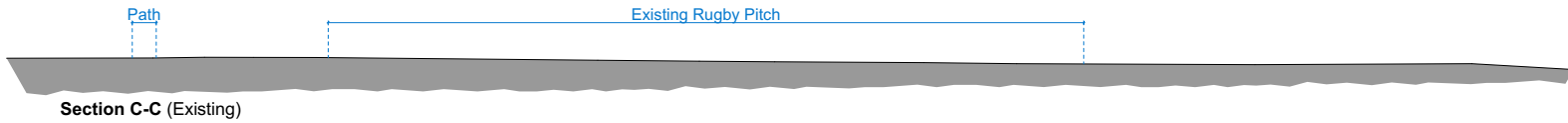
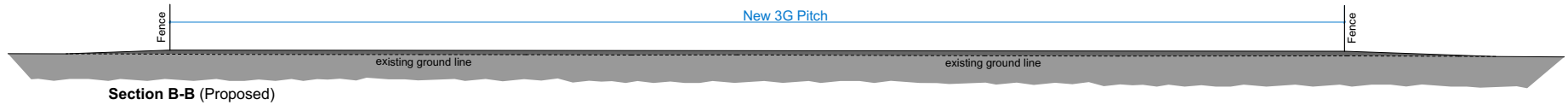
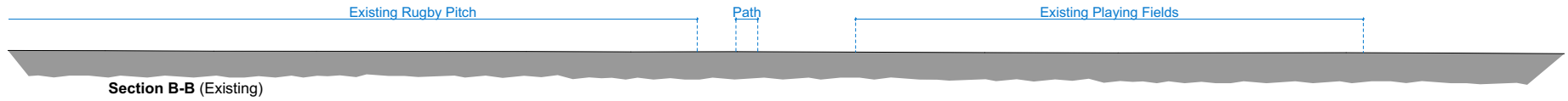
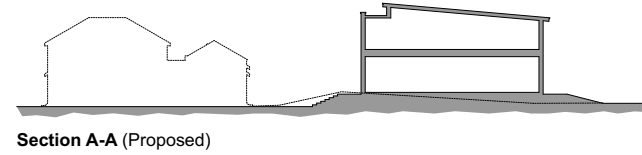
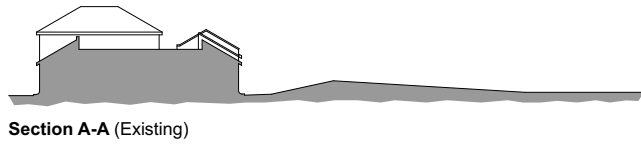


Fig. 12 Existing and Proposed Site Sections

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3D IMAGES



View 01: from Existing Car Park (Front)



View 02: from Cycle Path (Rear)

Materials

- ① PPC Aluminium Windows and Doors - Dark Grey
- ② Dark Grey / Blue Brick Plinth
- ③ Galvanised Metal Balustrading & Steelwork
- ④ Horizontal Cladding
- ⑤ Red / Orange Brick
- ⑥ PPC Aluminium RWPs
- ⑦ Roller Shutters to Ground Floor External Doors
- ⑧ Standing Seam Roof
- ⑨ Entrance Canopy

Fig. 13 Proposed 3D Perspectives