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1. Introduction

1.1 Opening Summary

This design and access statement is provided in support of an application for full planning permission, for the proposed new concrete skatepark in Portishead.

The information following within this document will explain how the proposed design seeks to enhance and compliment the facilities currently offered at Lake Grounds.

Furthermore, the rationale behind the proposed design will be explained and evidenced through the engagement and consultation process between Maverick and the Town Council.

The design proposal seeks to maximise the usable areas in a functional and creative way.

The facility will be constructed of in-situ reinforced concrete, allowing for organic and natural shapes to be created. All areas within the skatepark are linked seamlessly to maximise flow and functionality.

The heights of the skatepark features have been rationalised and kept to minimums, allowing for positive sightlines throughout the facility.

1.2 Opening Statement

The proposed skatepark for Portishead will provide the local and wider community with a new, contemporary venue for all levels and disciplines of wheeled sports.

The design of the facility has been considered both from the viewpoint of the skatepark users and the pedestrians and spectators who will be using the adjacent spaces around the facility, within the Lake Grounds Play Area.



3D Visualisations of the proposed facility.

2. Assessment

2.1 Contextual Setting

Portishead is a coastal town and community, set on the banks of the Severn Estuary, in North Somerset.

Situated to the west of the industrial town of Avonmouth, Portishead has a long history as a fishing port. The north-east facing harbour and marina offers great sanctuary to vessels from the prevailing weather in the Bristol Channel.

Portishead is a popular destination for day-trippers, within easy reach of the larger cities of the south-west, such as Bristol and Exeter.

The Lake Grounds area, in which the skatepark is proposed, sits alongside Esplanade Road, with beautiful views over the Bristol Channel foreshore, towards South Wales.

There are many leisure facilities in the area, including a play area, tennis and bowls clubs, an open-air swimming pool and cafes.

Residential areas surround Lake Grounds to the South and East boundaries.



Aerial map view showing Lake Grounds, highlighted in yellow, and the town of Portishead for context.

2.2 Existing Facilities

As indicated on the previous pages, the proposed skatepark for Portishead will complement and elevate the already comprehensive choice of leisure facilities for the Lake Grounds area.

The skatepark will serve the needs of existing wheeled sports enthusiasts within the local Portishead community, the wider communities of North Somerset and Bristol and skate-tourists from further afield.

The Portishead area currently has a strong wheeled sports scene, far outweighing the local available facilities offered.

The local user group have been campaigning for over a decade now, to get the project to where it is today; a brilliant contemporary facility fit for the passionate wheeled sports community of Portishead.

A dedicated and defined safe space for wheeled sports within Portishead is vital to support the existing community and encourage active participation in skateboarding, scooter, and BMX in future generations.

The red line boundary shown below represents the proposed development boundary; an area of 2882m².

Within this space, the proposed skatepark will occupy an area (excluding landscaping) of 570m².



Aerial map view showing the red line boundary of the development site, in existing context.

2.3 Architectural Heritage

The town of Portishead is an area predominantly characterised by a mix of low-rise, residential dwellings and more modern, mixed-use, medium-rise buildings, in the Marina area.

Portishead has a rich industrial and commercial history, firstly as an important fishing port and later playing a key role in the export of goods such as coal and steel. As such, various architectural eras are represented. From the early Victorian buildings in 'old' Portishead, to the new residential developments in the Marina area.

Portishead has endured and thrived through many changes in industry and demographic.

As a settlement, the town dates back as early as Roman times; a strategically located port.

Nowadays, a thriving town, supporting a multitude of businesses and industries, Portishead is well connected to the larger centres of Bristol, Bath and Exeter.

2.4 Social Impact

Well documented evidence from Police forces across the UK attests to wheeled sports facilities such as the proposed, being a positive contributing factor for developing social inclusion and reducing crime numbers, especially among youths.

Individuals and groups of people from all ages and backgrounds, who are often less engaged in more conventional or popular sports and activities, gravitate toward free to use spaces such as skateparks, to develop physical activity and social interaction skills.

The provision of such a facility is aligned with the Government's wider strategy of providing younger people with creative and contemporary outdoor facilities that will promote a more active, healthy, and physical lifestyle.

This is evidenced in **Sport England: Towards an Active Nation Strategy 2016 – 2021** as well as **North Somerset, Sport and Leisure Facilities Strategy 2020 – 36**.

It is this latter document that ties in with the proposal at a unitary authority level, with aspirations of engaging wider populations in outdoor recreation activities by providing them with contemporary and inspiring sporting facilities, to use for free.

2.5 Economic Benefits

The provision of a high-quality wheeled sports facility will be beneficial to all businesses that are located nearby.

It is known from experience that skateparks will attract 'Skate Tourists', from surrounding and wider areas, often from across the region and occasionally, if the design and scale of the skatepark are of outstanding merit, from across the country or further afield.

The ages of the demographic more frequently using wheeled sports facilities will often be unable to drive themselves, therefore it is common practice for families to arrive in a location, having dropped off the skatepark user and spend a significant length of time sightseeing, shopping or dining.

Information recently obtained at a 'Future Generations and Wellbeing' seminar, by the City of Swansea, strongly suggests that there are deeper, more significant, social and economic benefits to providing facilities such as the proposed.

The case study in question, Mumbles Llwynderw Skatepark (approved at Planning 05.02.2020), was anticipated to not only bring economic value to the area but also promote socioeconomic integration amongst people from different standings within the community.

In recent research, Mumbles Community Council found that most participants questioned, stated that they picked holiday destinations with easily accessible skateparks for their children to use. We have found that even in counties such as Devon and Cornwall, where fantastic coastal tourism is on offer, the local economic benefits of providing free-to-use wheeled sports facilities have seen huge investment levels, as demand from residents and tourists alike has increased.

In 2018 Maverick completed the build of Concrete Waves, Newquay. The design and scale of this facility was intended to be of national merit, significantly important to residents and tourists alike. In the months after the opening of Concrete Waves, data from Cornwall Council now suggests that the skatepark is Newquay's primary tourist attraction.

Economic benefits will begin upon commencement of construction. Materials are sourced as locally to each construction site as possible, as is overnight accommodation for site operatives, who use local restaurants, shops and leisure facilities themselves throughout the build process. In circumstances where sub-contractors are required to install elements such as fencing and security lighting, local resources are appointed.

2.6 Relevant Planning History & Policy

Portishead Town Council Strategy 2020 – 2024.

Reviewing the above document the following elements were deemed especially pertinent to support this application.

2.3 'The core of our strategy'

The central theme underpinning the council's approach will remain a focus on developing a sustainable town;

Wellbeing: a flourishing and active community of people and organisations working together.

Prosperity: a thriving business community, connected with each other and with the town, providing employment and prosperity.

4.1 We will modernise and improve the efficiency of Council operations, improve engagement with the whole community and build a solid financial foundation whilst delivering new and exciting projects prioritised in collaboration with the community.

'Portishead has suffered in recent years because massive development has not been accompanied by matching infrastructure investment.'

North Somerset Site and Policies Plan, Part 2 April 2018

Development proposals affecting undesignated green spaces will be acceptable provided they do not have a detrimental impact on green infrastructure by adversely affecting spaces which make a worthwhile contribution to amenity and/or the townscape, character, setting, visual attractiveness of the settlement.

Community use allocations

4.53 Provision for culture and community leisure is increasingly recognised as a significant factor in enhancing quality of life. An important function of the Site Allocations Plan is to make adequate provision for both organised sport and more informal recreation whether provided by the local authority, voluntary agencies, or the private sector. Similarly, cultural and community leisure facilities contribute to the economic and social vitality of towns and villages. They help to promote better opportunities in education, health and employment and generate an improved sense of place and community.

2.6 Relevant Planning History & Policy *(contd)*

4.54 The aim of the council is to meet the needs of North Somerset existing and future residents and visitors over the plan period, in terms of cultural and community leisure facilities, in a manner consistent with the concept of sustainable development.

4.56 The Site Allocations Plan seeks to ensure that there is adequate access to open space and recreational facilities and that other community needs are met. The provision of these facilities in areas of new development contributes significantly to the quality of life of residents and users. The objective is to ensure that adequate community facilities are delivered in a timely manner as development proceeds.

Notable Historical Planning Applications in Portishead.

09/P/1856/F | Construction of a public skatepark including fencing and landscaping | Land at Lake Grounds, Esplanade Road, Portishead, Somerset, BS20 7HB.

The above planning application was initially refused and subsequently appealed.

APP/DO121/A/10/2130513 | Land at Lake Grounds, Esplanade Road, Portishead, Somerset, BS20 7HB. The application, Ref. 09/P/1856/F dated 8 October 2009, was refused by notice dated 16 February 2010.

The subsequent appeal to the original planning application was granted approval, with conditions on 2nd November 2010.

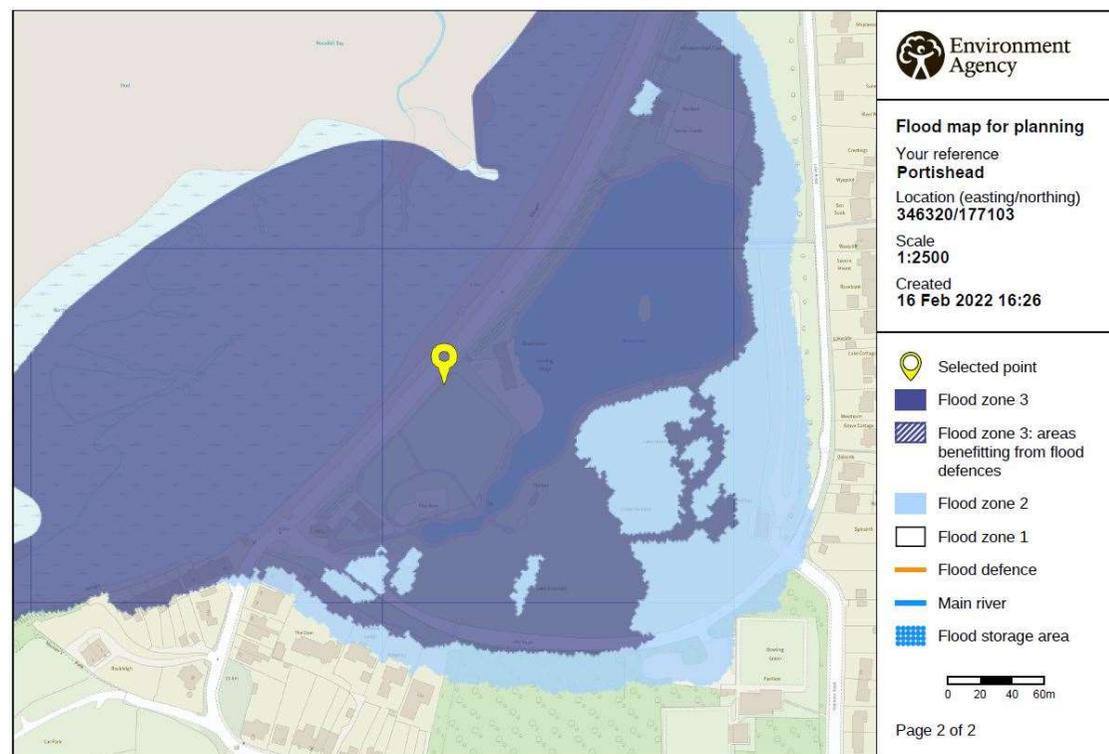
12/P/2145/F | Change of use from B2/B8 general industry and storage/distribution to D2 young person's skate park. | Unit 3 Old Mill Road Portishead BS20 7BX.

The above planning application was granted approval, with conditions, on 23rd January 2013.

2.7 Flood Risk Assessment

The site of the proposed skatepark is situated in flood risk zone 3, an area of high probability of flooding - the Environment Agency.

Please refer to additional documents, supplied under separate cover, regarding flood risk assessment on this site.



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Map taken from GOV.uk showing high risk from flooding.

3. Involvement

3.1 Project History

As evidenced in the previous pages of this document, the necessity for a wheeled sports facility such as the proposed, has long been required by the residents of Portishead town. With prior planning approval for a skatepark on the site at Lake Grounds, the residents and local wheeled sports community of Portishead are now looking towards a future where they feel valued and represented, in the wider social context of the place in which they live.

The residents of Portishead have been campaigning for a Skate Park for over 15 years.

The original skate park team, 'Portishead Skate Park' (PSP), had negotiated an agreement and planning permission for a park in the Lake Grounds a decade ago. They had raised money and produced a design with planning permission. At the last minute, in 2010, the project was cancelled due to political interference when the Landlords Consent which was fundamental to the project and considered approved by PSP was surprisingly refused. The old Portishead Skate Park group was disbanded, and the funds which were left in the PSP account at that time, were passed to the Nailsea Skate Park Group.

3.2 Further Consultation & Development of Design

A comprehensive and detailed design process has been undertaken, ensuring that the proposed design is suitable for the user group and the site at Lake Grounds.

Numerous consultation meetings and workshops have taken place, digitally and physically, to ensure that all facets of the user group and community are being represented.

The design which is now presented for planning is one which we can be sure will meet the requirements of both the users of the skatepark itself and the users of the external spaces of the Lake Grounds area.

4. Evaluation

4.1 Design Considerations

Through a detailed pre-planning process, Maverick have designed a bespoke facility, maximised for the potential of the elected site whilst providing a much-needed, contemporary, wheeled sports venue.

Contextual levels and drainage have been taken into consideration within the layout of the skatepark and the site in which it is located.

5. Design

5.1 Area

This application seeks consent for a new concrete wheeled sports facility, on the site of the previously approved scheme in Lake Grounds, with a skateable area, not including any landscaping, of 570m².

5.2 Wheeled Sports Features

The tallest features in the design do not exceed +1.5m in height, from the lowest level of the skatepark.

The design speaks to many disciplines and styles of wheeled sports; from traditional pool skateboarding to street features and mini ramp riding.

The local user group required a bespoke design approach, building on the previously approved design.

This facility is unique to Portishead and will become synonymous with the name of the town and the beautiful, coastal location in which it sits.



3D Visualisation of the proposed facility |
Maverick Skateparks.

6. Access

6.1 General Access

Access to the proposed skatepark is very good for both pedestrians and users travelling by car.

Parking nearby is plentiful; pavements are wide and well connected and road safety is high due to traffic restrictions along Esplanade Rd.

6.2 Pedestrian Access

Safe, vehicle-free access from both the North and South along Esplanade Road, by foot, cycle, or skate/scoot. Access directly from Portishead and surrounding residential areas via footpaths and existing pedestrian infrastructure. Access across the adjacent park land and around the boating lake is also an option, keeping away from trafficked areas.

6.3 Rail Access

If visitors are travelling from further afield, rail access can be found in the towns and villages surrounding Portishead.

Avonmouth, St Andrews Rd and Shirehampton stations are all located within a 5-mile radius of the Lake Grounds.

Nationwide rail access is served in stations within Bristol City.

Rail service directly to Portishead was discontinued in the 1960s.

6.4 Road Access

Users travelling by road, either bus or car, will access via Nore Road. The site is close to Portishead High Street and its regular bus services. The nearest stops are approximately 0.5 miles or a pleasant ten-minute walk away. This is a vital transport link to enable access to users from further afield, who may not be able to access the skatepark themselves by car.

If travelling by car safe set-down and parking zones can be found along Esplanade Road, a short walk along the seafront to the skatepark.

6.5 Construction Access

As for general vehicular access to the proposed site, construction access will be via Esplanade Road, heading in a north-east direction. A new temporary access to the construction site will be established, through the existing bow top fencing, with temporary trackway laid over the existing lawns to mitigate damages.

6.6 Inclusive Design

The access to the facility will be level or set to shallow falls with flush threshold and surface changes, allowing for unimpeded access for physically impaired users.

7 Conclusion

As is demonstrated in this supporting document, the proposal will create an exciting, contemporary facility for residents and visitors alike.

The collaborative design approach provides an outcome to cater for numerous disciplines and abilities of wheeled sport user.

It is our belief that the design demonstrates our understanding of both the users of the facility and the context within which it is situated.

