

DELABOLE

DESIGN ACCESS

STATEMENT



DELABOLE PARISH COUNCIL



MAVERICK

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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 the village of Delabole.

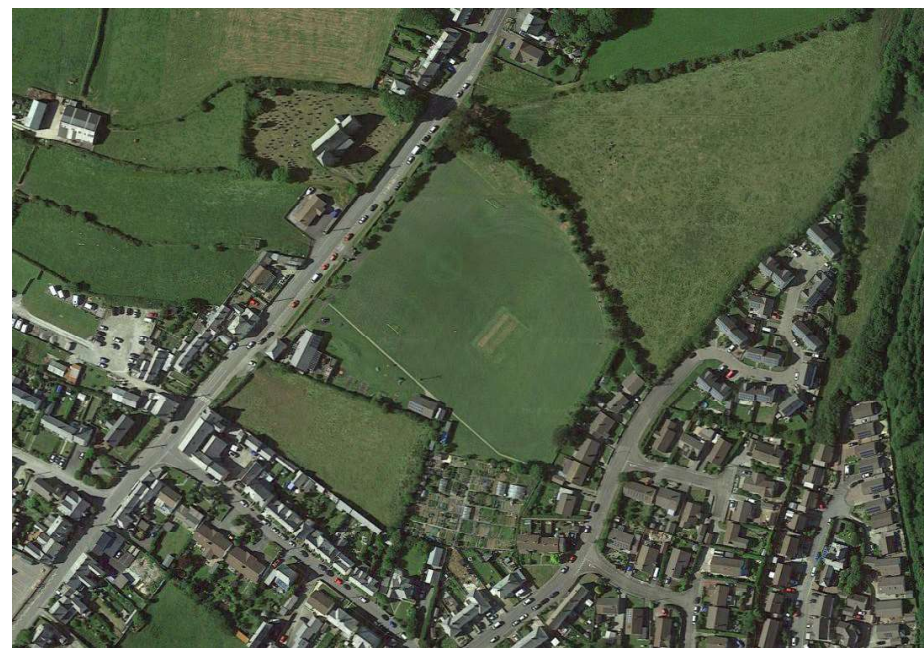
The information following within this document will explain how the proposed design seeks to enhance the existing facilities offered to the community, within the existing Delabole playing field site. Furthermore, the rationale behind the proposed skatepark design will be explained and evidenced through the public engagement programme, undertaken by Maverick, Delabole Parish Council, the local user group and residents.

1.2 Opening Statement

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

Currently, the site is laid to grass and located adjacent a football pitch; the home of the local Delabole United AFC, 'The Slaters'.

The design proposal seeks to best utilise the area of the elected site, maximising skate-able surfaces and features, through modern methods of construction, of in-situ reinforced concrete.



Aerial map view showing Delabole Playing Field.

2 Assessment

2.1 Contextual Setting

The village of Delabole is a civil parish within North-Cornwall, located centrally between Camelford to the East, and the Cornish coastline to the West. Delabole Playing Field is a valued community leisure facility, situated centrally within the village, adjacent to the B3314 'High Street' road.

In the locality of the proposed skatepark is a football pitch, children's play area and children centre. There are also public toilet provisions located outside the boundary of the Playing Field.

Delabole Playing Field sits on a high, exposed plateau of North Cornwall. Immediately to the East of the site are the residential housing areas off Pengelly Rd, ending abruptly at the rim of Delabole Slate Quarry; widely known as one of the largest quarries of its kind throughout Europe.



Aerial map view showing the approximate perimeter of Delabole Playing Field, in context.

Yellow Line Boundary Area appx. 19,500m².

2.2 Existing Facilities

As indicated on the previous page, Delabole Playing Field is some 2 hectares (19,500m²) in area, of which the proposed skatepark occupies an area of 295m² within the Northern corner of the site.

The proposed site is bordered by mature natural screening to North and a faced stone wall boundary to the road side on the West. Both of these existing features will serve to reduce the acoustic impact of the facility whilst maintaining positive sight-lines from the footpath to enhance safety to all users.

Further facilities within the playing fields include a football pitch and childrens play park, both free to use and un-restricted; with the exemption of football match days for the local team.

Free parking is provided immediately adjacent the proposed development site, in a large lay-by area accessed from the main High Street road.



Aerial map view showing the approximate perimeter of the skatepark site, in context.

Yellow Line Boundary Area appx. 500m².

2.3 Architectural Heritage

The village of Delabole is an area predominantly characterised by low-rise, residential dwellings.

In the village centre there are local amenities such as a grocery store, pubs and a church.

The local vernacular of Delabole is typical of many Cornish settlements, with robust masonry render detailing and locally sourced, face-pointed stonework abundantly seen.

This area of Cornwall is of an historic importance to the industrial era and identity of the community, with the Slate quarry located to the North-East of the village.

In more recent years the slate quarry has capitalised on its tourist value by opening guided tours of the area, alongside a small museum.

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 skills in both physical activity and social interaction.

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 **Cornwall's Physical Activity Strategy, Transforming Activity Levels by 2020**.

It is this latter document that ties in with the proposal at a county 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

Typically, 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 MCC research, the majority of 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 proceeding 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 generally appointed.

2.6 Relevant Planning History & Policy

Good Design in Cornwall 2017

Reviewing the above document, published in 2017, the following elements were deemed especially pertinent to support this application.

1. Does the proposal suit its context?

'We expect development to demonstrate a clear understanding of how it responds positively to the site and surroundings.'

The proposal is designed specifically to maximise the potential of the elected site, within budget of the parish council, to in turn offer the best facilities to the users.

2. Does the proposal connect people, places and wildlife and encourage healthy lifestyles?

'We expect development to create and exploit opportunities to make connections to nearby shops, services, green space and countryside.'

The proposed development is situated well within reach of both nearby amenity and further recreational space and facilities. The families of the skatepark users and the users themselves will no doubt frequent both when using the skatepark, in turn benefiting the local and wider economy.

7. Can you see the drainage systems above the ground as surface features?

'We recommend that drainage should be included as part of the whole scheme design and mimic nature to manage surface water.'

The drainage management plan of the existing facility will not be compromised in any way by the proposed skatepark. The levels of the existing topography have been taken into account within the skatepark design, allowing for surface water to navigate over and around the new features, integrating with the existing site drainage design.

11. Is there adequate external storage for bins, recycling, cycles and other lifestyle equipment?

The proposed skatepark design includes the provision of two litter bins. There is adequate room around the skatepark to store bicycles, in full view of the skatepark users who have used them to get to the facility.

2.6 Relevant Planning History & Policy *(contd)*

Notable historical planning applications in Delabole & Cornwall.

PA18/02451

Proposal to build a new spray concrete skatepark facility | Delabole Playing Field High Street Delabole Cornwall.

This previously successful planning application was granted approval in May of 2018. Subsequently, a shortfall in funding for the project at the scale of which was proposed has incurred lengthy delays and therefore planning approval has lapsed. This new proposal for planning is a reduction in scale, suiting the current budget for the project and needs of the local users and residents.

PA21/01043

Regularisation of use of land for camping and caravans.

This application is awaiting decision currently; however reinforces the demand for local tourist attractions within the Delabole area in order to aid tourism and infrastructure.

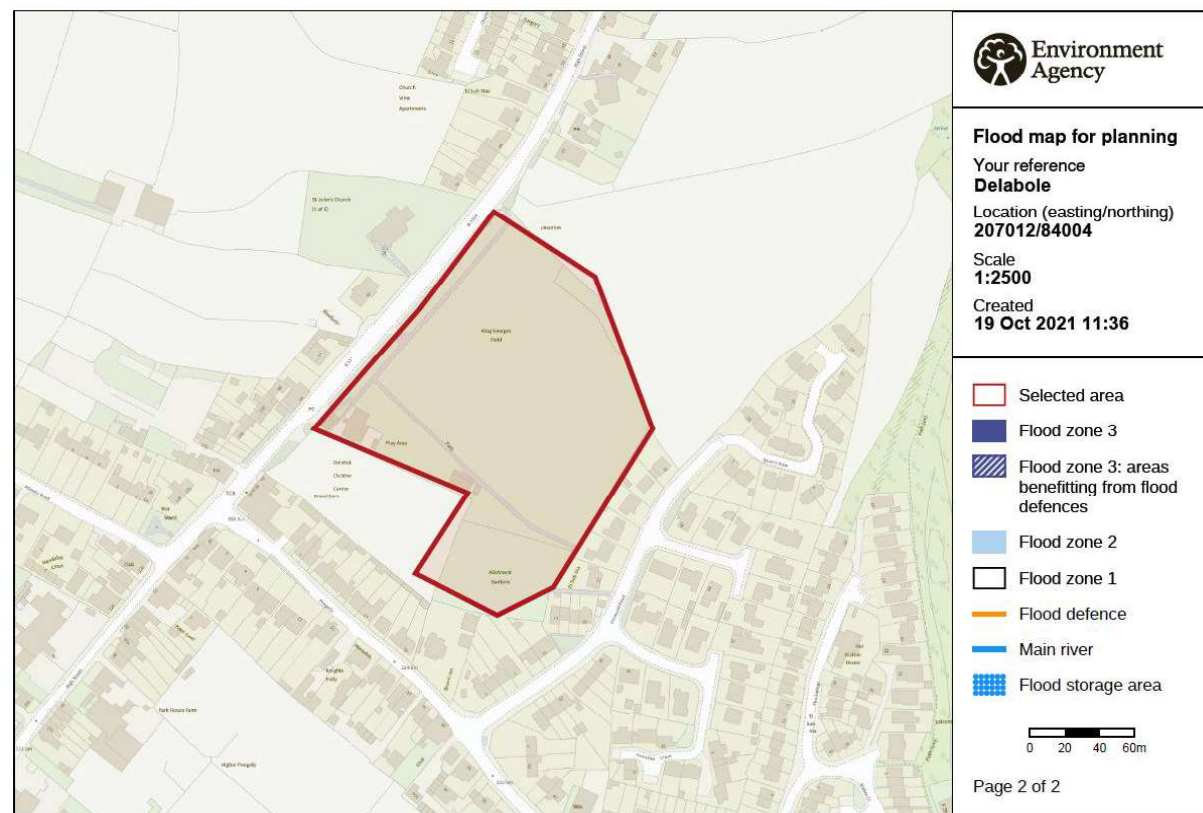
PA19/10371

Construction of new free form spray concrete skate park.

This application was approved 26.03.2020 and has subsequently been successfully installed in Bodmin, by Maverick Industries Ltd.

2.7 Flood Risk Assessment

The site of the proposed skatepark is situated in flood risk zone 1, an area of low probability of flooding - the Environment Agency. Therefore, it would be reasonable to assume there would be no objection from the EA for a facility such as the proposed in this location.



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

3 Involvement

3.1 Initial Consultation

The original planning application for the skatepark in Delabole (**PA18/02451**) dates back to 2017/2018, where the design was born of the needs of the user group and residents who took part in the consultation and design process. Planning permission was sought for the design and granted in May 2018. In the proceeding years it was evident that funding for the project at this scale was unobtainable for the local council. Unfortunately this meant the planning permission approval lapsed and was therefore not lawful.

3.2 Further Consultation and Development of Design

The local parish council engaged again with Maverick in 2021, to re-imagine the existing design of skatepark in a way that suited the updated budget for achievable funding. The proposed skatepark design now is a scaled-back revision to the previously approved application; where as much of the initial design intent has been retained as possible.

4 Evaluation

4.1 Design Considerations

Through a detailed pre-planning process, Maverick have designed a facility maximising the full potential of the existing site, whilst providing a much needed contemporary wheeled sports facility for the residents of Delabole and the wider wheeled sports community of North Cornwall.

Contextual levels and drainage solutions have been taken into consideration within the layout of the skatepark, allowing for the proposed design to work with the current surface water management plan.

5 Design

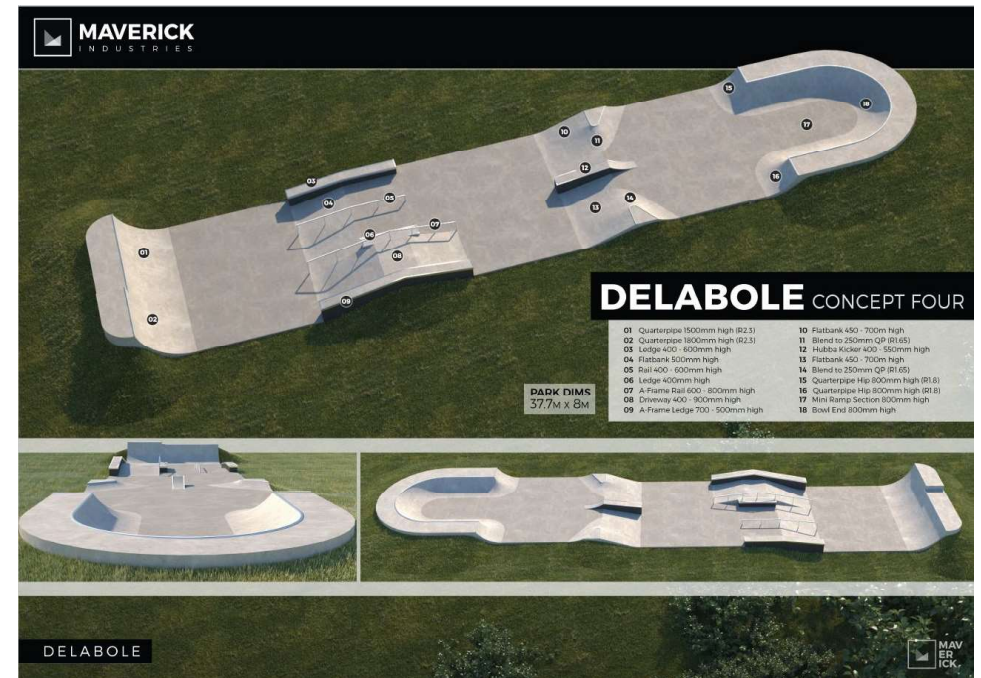
5.1 Area

This application seeks consent for a new concrete wheeled sports facility on the site of the previously approved planning application, at Delabole Playing Field, with a skateable area, not including any landscaping, of 295m².

5.2 Wheeled Sports Features

The proposed design does not exceed 1800mm in height from +000 datum, and in the main, is below +1.2m. As evidenced in sections 2 and 3, the local user group required a bespoke approach to the design of the space, replicating favourite skatepark features from existing local facilities, but tailored specifically to the site and space offered in Delabole.

3d Visualisation | Maverick Ind



6 Access

6.1 General Access

Access from Delabole village and the wider area, to the proposed skatepark, will remain as for the football pitch and play park.

Delabole village is an extremely accessible destination by many transportation methods. Sustainable transport links are well catered for with this site.

6.2 Pedestrian Access

Safe, vehicle-free access from both the North and South along the sidewalk on the B 3314 Rd, by foot, cycle or skate/scoot.

6.3 Rail Access

If visitors are traveling from further afield, rail access is catered for at Bodmin. From Bodmin it is a circa 45 minute journey by road to Delabole.

6.4 Road Access

Users traveling by road, either bus or car, will access via High Street, the B3314 from the North or South.

There is a conveniently located bus stop on either side of the B3314, approximately 20m from the entrance to the playing field. This is a vital transport link to promote less environmentally harmful travel to the site.

If traveling by car, free parking can be found in the layby at Delabole Playing Field.

6.5 Construction Access

As for general maintenance access to the Playing Fields, construction access will be via the entrance off High Street e Rd, the B3314.

6.6 Inclusive Design

The access to the facility will be level or set to shallow falls with flush thresholds/surface changes.

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.

3d visualisation of the proposed skatepark.

