

APPLICATION FOR PLANNING PERMISSION
CREATION OF REPLACEMENT NETBALL COURTS

ALLEYN'S SCHOOL
DULWICH

DESIGN AND ACCESS STATEMENT

P25-0004
MARCH 2025



S&C SLATTER
CONSTRUCTED WITH INTEGRITY

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DOCUMENT CONTROL

Project Title	Alley'n's School Replacement Netball Courts
Document Title	Design and Access Statement
Client	Alley'n's School
Project Number	P25-0004
Note	This report has been prepared for the sole benefit of our client for the purposes set out in this report and instructions commissioning it
Note	Plans included in statement not to be scaled
Note	Please refer to scaled plans included with application pack

REVISION HISTORY

Revision	Description	Issued By	Date	Status
.00	Planning Issue	MT	27 03 2025	For Approval

1 STATEMENT STRUCTURE

- 1.1.1 This Design and Access Statement has been prepared for Alleyn's School by S&C Slatter to accompany an application for full planning permission for replacement netball courts at Alleyn's School, Dulwich.
- 1.1.2 The Town and Country Planning (Development Management Procedure) (England) Order 2015 confirms a Design and Access Statement should discuss the design principles and concepts (including equal access issues) that have been applied to the development.
- 1.1.3 Therefore, for Southwark Council to validate, consider and grant full planning permission for this project, this statement describes the process that has resulted in the submitted development proposal, with particular emphasis to the needs and demands to be addressed, the proposed development, the application site, the design criteria, amount, scale appearance, landscape, access, sustainability and the supporting technical work that has informed the development proposals.

2 DESIGN INTRODUCTION

2.1 ALLEYN'S SCHOOL

2.2 Alleyn's School, established in 1619 by Edward Alleyn, is a co-educational independent day school located in Dulwich, London, catering to students aged 4 to 18. The school offers a broad curriculum complemented by a wide range of co-curricular activities, including a strong emphasis on sports. Students have the opportunity to participate in various sports such as football, hockey, netball, and swimming, with regular fixtures against other schools and events such as the Foundation Gala.

2.3 Beyond academics and sports, Alleyn's School is committed to engaging with and benefiting the local community. The school has been recognised for its outreach initiatives, notably being shortlisted for the Goldsmiths' Company Community Engagement Awards in 2019. These initiatives include student-led charitable and voluntary activities that positively impact the surrounding areas. Additionally, Alleyn's offers facilities and programs accessible to the public, such as floristry workshops in collaboration with The Dulwich Petal Project and intensive swimming courses, helping community involvement and skill development.

2.4 STATEMENT OF NEED

2.4.1 Sport at Alleyn's School serves as a source of inspiration and challenge for every pupil, encouraging them to pursue their passions, exceed their perceived limitations, and realise their full potential. With state-of-the-art sports facilities, specialised coaching, structured development pathways, and programmes designed to promote both enjoyment and engagement, the School adopts a participation-first approach, ensuring that sport remains accessible to all.

2.4.2 The School's vision is to provide a supportive and inclusive curriculum that provides opportunities for transformative learning, shaping individuals who are kind, respectful, curious, and courageous. Pupils are encouraged to apply the independence, creativity, and resilience developed through sport to their academic pursuits and other aspects of life. Sport at Alleyn's is regarded as a fundamental element of personal growth, contributing to both well-being and academic achievement while serving as a platform for pupils to reach their full potential.

2.4.3 A broad range of sporting activities is available through competitive fixtures, house events, clubs, and societies, held throughout the week and on weekends. Each programme is designed to support and develop high-level performance while fostering engagement at all skill levels. The sporting experience at Alleyn's is characterised by teamwork, dedication, and a commitment to excellence, instilling values that extend beyond the playing field.

2.4.4 Alleyn's School takes pride in the extensive opportunities it provides to all pupils. Sport is delivered in a co-educational setting, with a strong emphasis on inclusivity and the promotion of physical, mental, and social well-being. Through a philosophy that prioritises mass participation alongside the pursuit of excellence, the School ensures that every pupil gains a sense of fulfilment and pride in their sporting endeavours.

2.4.5 As a co-educational institution, Alleyn's School is committed to maximising participation in sport while also providing support and facilities for its wider community partnerships.

2.4.6 The existing netball courts have exceeded their operational lifespan and pose a health and safety risk, making them unsuitable for use. As a result, they have been unused for a number of years and are now in a state of disrepair and require replacement to ensure they meet safety standards, provide a suitable playing environment and comply with current design guidance.

2.4.7 Two netball courts in the same position as the current courts are proposed. Each court is 34.5m long, and 18.25m wide, being slightly longer and wider than the existing court arrangement to comply with England Netball and Sport England design guidance.

3 APPLICATION DETAILS

3.1.1 Details for this application are as follows:

APPLICATION TYPE

3.1.2 Full planning application for the construction of two outdoor netball courts to replace the existing netball courts in the same location.

LOCATION

Alleyn's School
Townley Road, London SE22 8SU

APPLICANT

Alleyn's School
Townley Road, London SE22 8SU

PLANNING AGENT

Rolf Judd Planning
Old Church Court, Claylands Road, London SW8 1NZ

4 DEVELOPMENT PROPOSAL

4.1.1 The development comprises of full planning application for the construction of two outdoor netball courts and a footpath, to replace the existing netball courts in the same location:

4.2 NETBALL COURTS

4.2.1 Two 30.5m long x 15.25m wide netball courts with 2m run offs to the ends and 1.5m run off to the sides provide a court area of 34.5m x 18.25m.

4.2.2 The layout of the courts is based on design guidance published by England Netball and Sport England in relation to the principal playing area and run offs.

4.2.3 The surface will be porous tarmacadam, and the netball courts will be finished in green with run off area in blue. The courts will be overmarked for tennis.

4.2.4 There are no changes to the existing drainage arrangements.

4.3 FENCING

4.3.1 The perimeter fencing to each netball court will consist of a 3m high metal mesh welded fencing panel. These panels are secured to suitable hollow section posts, with 1m wide gates to match for general access.



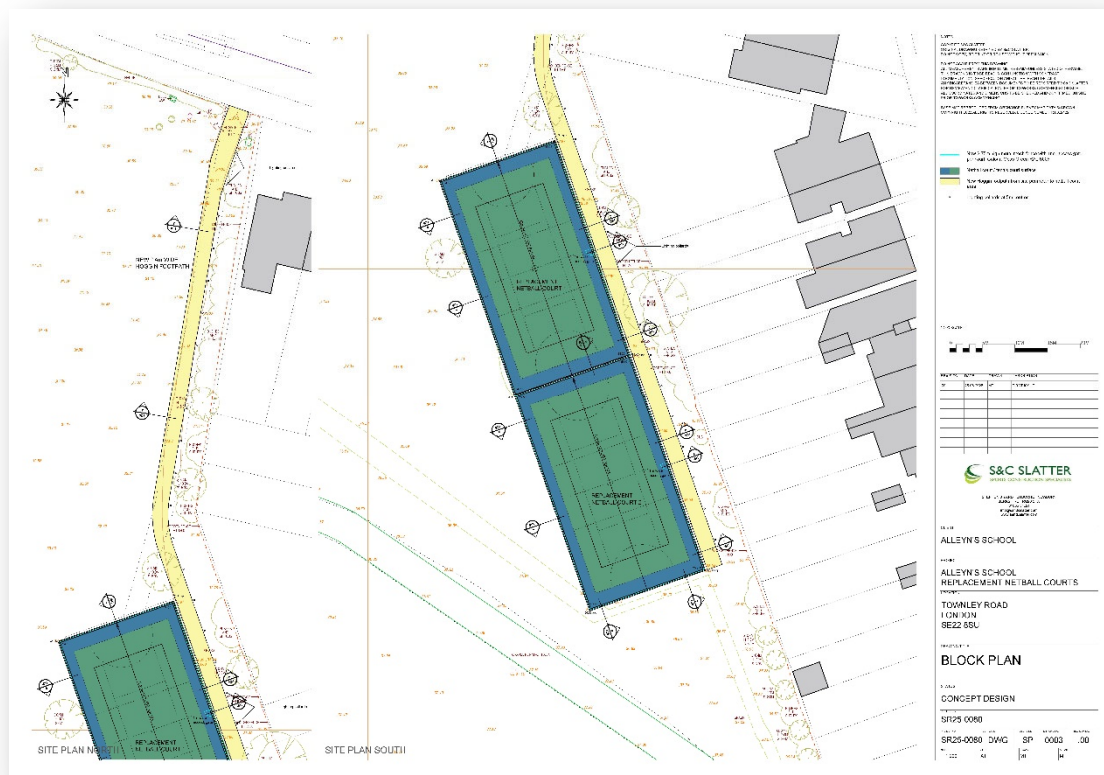
EXAMPLE OF TYPICAL METAL MESH SPORT FENCING

- 4.3.2 A timber sleeper retaining wall using driven steel sections will form the perimeter of the netball court at low level to provide a robust and durable retention system. This design involves steel beams that are driven into the ground at regular intervals to provide structural support. Timber sleepers are then slotted horizontally between the steel sections to create the retaining wall.



EXAMPLE OF TYPICAL TIMBER SLEEPER RETAINING WALL

- 4.3.3 Drawing number SR25-0080 DWG SP 0003 shows the proposed Block Plan.



PROPOSED BLOCK PLAN

5 APPLICATION SITE

- 5.1.1 The proposed site is located at Alleyn's School, Townley Road, London SE22 8SU. The playing pitch area is located on the south side of Townley Road and to the south of the main Alleyn's School campus. The netball courts are located to the east of the playing pitch area.



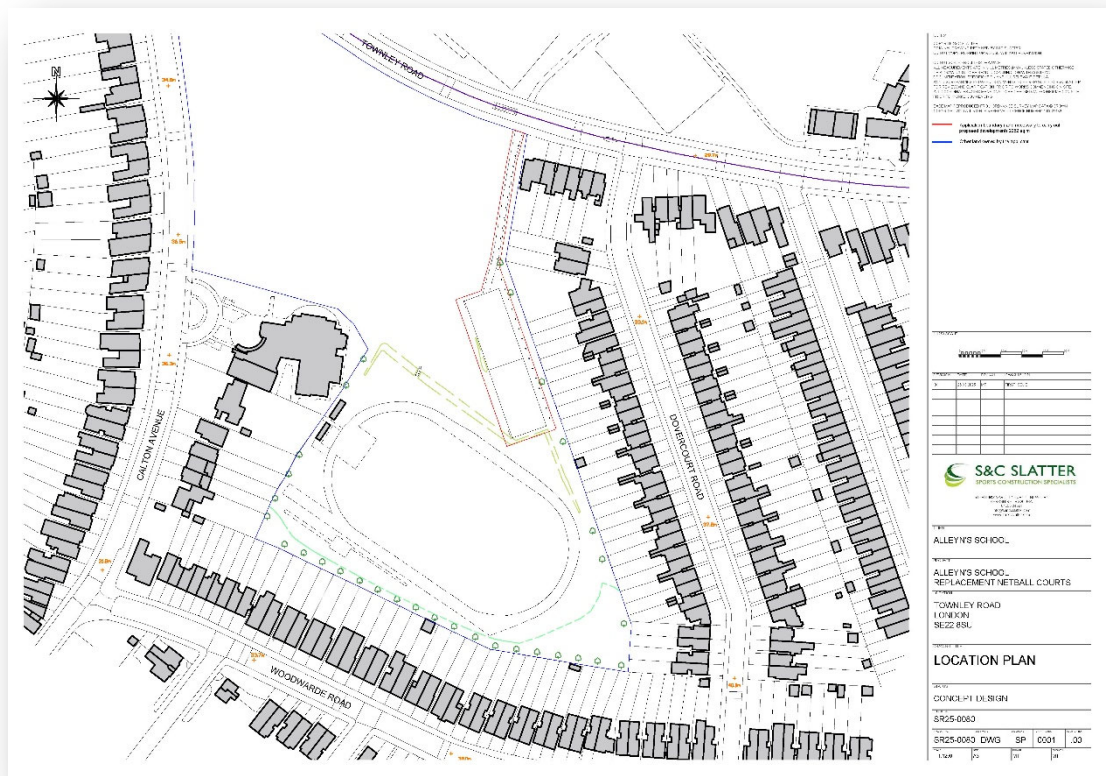
VIEW OF EXISTING UNSURFACED FOOTPATH

- 5.1.2 The application site is centred at approximate grid reference Easting 533435, Northing 174385.
- 5.1.3 Based on the Southwark Council Planning Policies Interactive Map relating to The Southwark Plan 2019-2036 Adopted 23 February 2022, the site has the following designations:
- Within Area Vision Boundary, AV.07 Dulwich
 - Within the London Views Management Framework – Extended Background Vista, View 4A.2
 - Within the Dulwich Village Conservation Area, CA7
 - Within an Air Quality Management Area
 - Within Metropolitan Open Land, OS147 Alleyn's School Playing Pitch
 - Within Hot Food Takeaway Primary School Exclusion Zone
 - Within Suburban Zone South
- 5.1.4 The site is wholly within an area of playing fields owned by the School. The site is accessed from Townley Road to the north. The site is bounded Dovercourt Road to the east which has residential gardens abutting the playing field boundary. The location of the netball courts is open to the school playing fields to the north, west and south.
- 5.1.5 The closest residential properties to the proposed development are located in Dovercourt Road with the faced of residential properties approximately 28m for the location of the existing and proposed netball courts to the building facades.
- 5.1.6 The site largely comprises of playing fields with a running track to the south of the site and natural turf pitches and a non-turf cricket pitch (NTP) to the north of the site.
- 5.1.7 There is a fall from south to north across the site of approximately 6.5m amounting to a gradient of approximate 1:50. There is a crossfall across the central portion of the site from west to east of approximate 3m amounting to a gradient of approximate 1:50. The existing netball courts are tiered to take account of the existing topography with a change in level of approximately 0/9m between the two courts.



VIEW OF EXISTING RETAINING WALL AND CHAIN LINK FENCING

5.1.8 Drawing number SR25-0080 DWG SP 0001 shows the Proposed Location Plan.



LOCATION PLAN

6 DESIGN CRITERIA AND STANDARDS

6.1.1 With respect to design criteria and standards, this proposal is designed in accordance with the following relevant sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities.

6.1.2 This planning proposal is based upon best design principles for sports facility developments, including:

ASPECT	REQUIREMENT
Netball	Relevant England Netball Facilities Support information Relevant Sport England Design Guidance Relevant SAPCA Code of Practice published by Sports and Play Construction Association
Fencing / Pitch Barriers	The SAPCA Code of Practice for the Construction and Maintenance of Fencing Systems for Sports Facilities. BS 1722-16:2009 Fences. Specification for powder coatings used as a plastics finish to components and mesh.
Pedestrian Access	The Building Regulations 2010 Approved Document M: Volume 2 - Buildings other than dwellings.
Generally	Works will comply with current Building Regulations and British Standards applicable to the proposal.

7 AMOUNT, SCALE, APPEARANCE & LANDSCAPE

7.1 AMOUNT

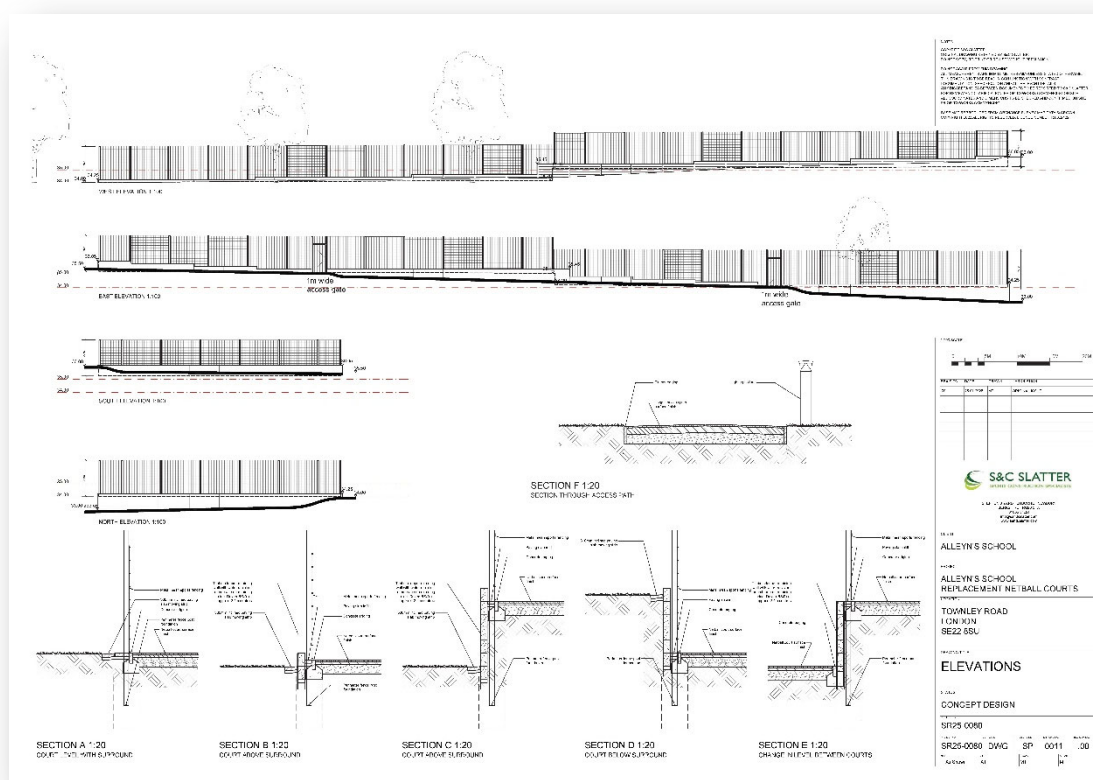
7.1.1 The two replacement netball courts with fencing and pedestrian access are intended to meet the demand identified by Alleyn's School including offering a range of sport as a co-educational institution.

7.2 SCALE

7.2.1 The size and scale of the netball courts is dictated by compliance with the court dimensions, technical requirements published by England Netball and Sport England. Each court is 34.5 x 18.25m.

7.2.2 The new netball courts sits largely within the footprint of the existing netball courts area that has fallen into disrepair.

7.2.3 Drawing number S25-0080 DWG SP 0011 shows the Proposed Elevations.



FENCE ELEVATIONS

7.3 APPEARANCE

7.3.1 The choice of materials within this proposal reflects the requirements of England Netball and Sport England, and the materiality and conformity of similar installations elsewhere. Materials have been selected for the following reasons:

- High performance.
- High quality enduring appearance.
- Durable and robust.
- Low maintenance.
- Compliance with design guidance for sport requirements.

7.4 LANDSCAPE

7.4.1 The existing netball court area consists of tarmac that forms a sealed surface with fencing and a concrete block retaining wall to the perimeter. The proposals include a porous tarmacadam playing surface, new permitted fencing and new timber sleeper retain wall. The existing landscaping is largely untouched.

7.4.2 The existing unsurfaced footpath that extends to from the site access on Townley Road to the netball court area will be replaced by a 2.4m wide hoggin footpath. The footpath will be lit with low level bollard lighting spaced at approximately 5m centres.

8 ACCESS

8.1 VEHICULAR ACCESS

- 8.1.1 There is no vehicular access to the site apart from for maintenance access via the site access on Townley Road.

8.2 PARKING

- 8.2.1 There is no parking on the site.

8.3 FOOT AND CYCLE ACCESS

- 8.3.1 There is no change to the pedestrian and cycle arrangements to the site.

8.4 INCLUSIVE ACCESS

- 8.4.1 There is no change to accessible and inclusive access to the site.

8.5 EMERGENCY ACCESS

- 8.5.1 There is no change to emergency access to the to the site.

9 SUSTAINABILITY

- 9.1.1 Alley'n's School has a Sustainability Policy that includes the following aims:

- *Becoming carbon zero as soon as possible and reducing the School's environmental impact.*
- *Creating a culture within the School which embeds sustainability into every aspect of school life for pupils, staff, parents, alumni and the wider community.*
- *Embedding sustainability across the teaching and learning at the School.*
- *Embedding sustainability throughout the School's operations, site management and capital investment.*
- *Living the School's ROCCK (Respect, Opportunity, Courage, Curiosity and Kindness) values in relation to all things connected with sustainability.*
- *Ensuring that all significant building developments, whether new or refurbished, prioritise sustainability throughout the project.*
- *Promoting biodiversity throughout the School campus and enhancing green spaces for the wellbeing of pupils, staff and visitors.*
- *Promoting wider discussion about sustainability within our community and through our leadership.*

- 9.1.2 Sustainability considerations for the replacement netball courts include the application of a variety of efficiencies to mitigate environmental impacts and reduce the carbon footprint of the development with significant reductions in the use of energy and reduced waste experienced during the construction and operational phase of the development. A variety of efficiencies will be applied during construction stage that mitigate environmental impacts and reduce the carbon footprint of this development.

- 9.1.3 Selection of materials used to construct the proposed new padel courts includes consideration of how they can be re-used, recycled, repurposed, and recovered including recycling of the court surface, steel elements (fencing and retaining wall supports) and base and foundation aggregates.



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