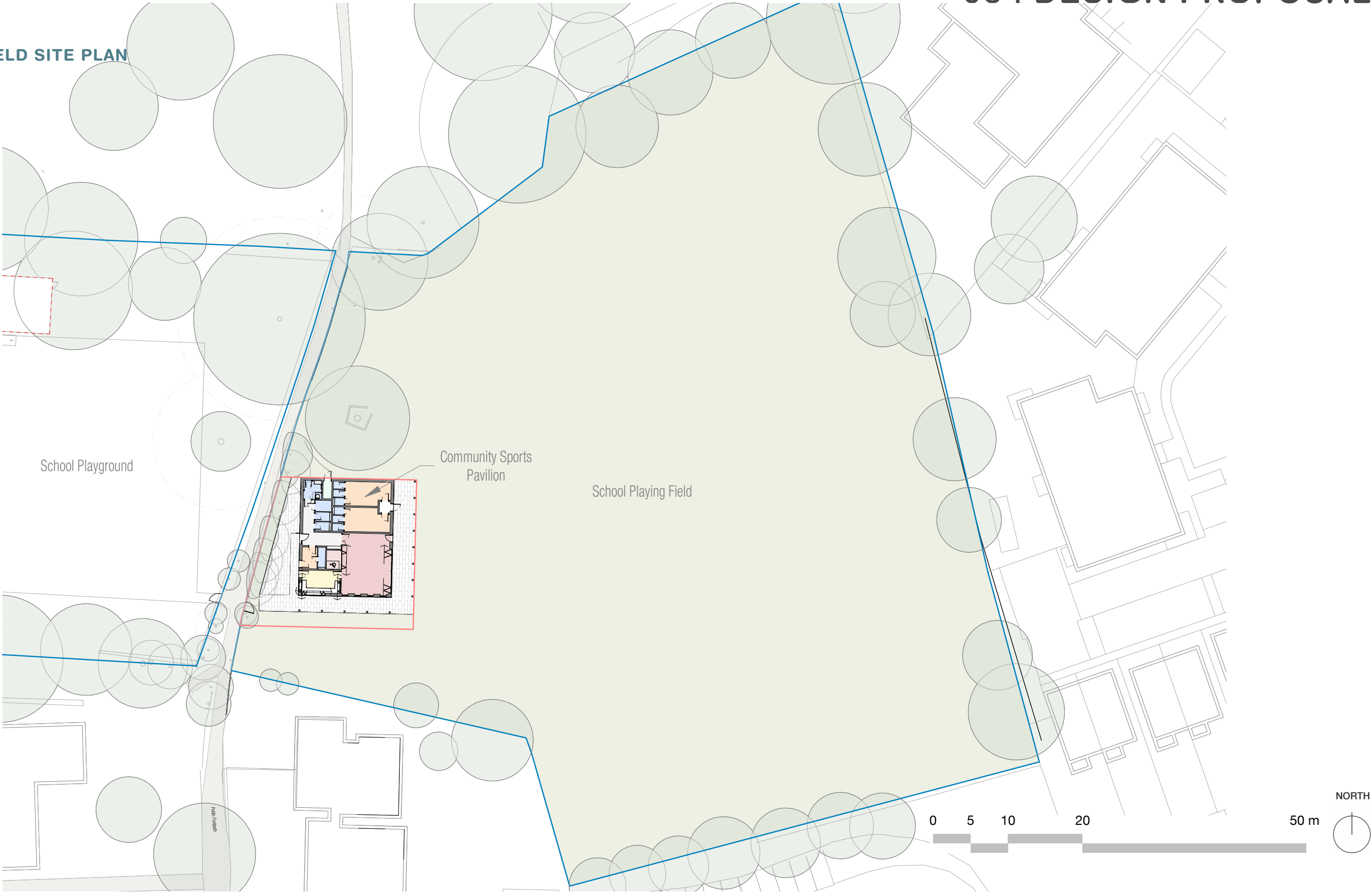


03 | DESIGN PROPOSAL

PLAYING FIELD SITE PLAN

1:500@A3



03 | DESIGN PROPOSAL

DESIGN GUIDANCE

We have followed Sport England's Clubhouse design guidance closely in the throughout the process.

To the right are diagram excerpts from the clubhouse design guidance. the above shows the typical accommodation Sport England would expect to be provided within a clubhouse.

Naturally there would be different zones and entrances within the clubhouse. This allows sports players to go straight to the changing rooms without bringing mud through the lobby, and visitors to access the socialising spaces without encountering game preparation.

Visitor WCs should also be separate from the changing room facilities.

The diagrams below show different arrangements to achieve a well functioning club house. Our design closely resembles example 1.



1. Entrance lobby



2. Changing rooms



3. Showers



4. Toilets for the public and separate toilets for changing area



5. Accessible toilets/changing



6. Separate changing area for officials



7. Club room



8. Kitchen



9. Office



10. Electrical meter/boiler room

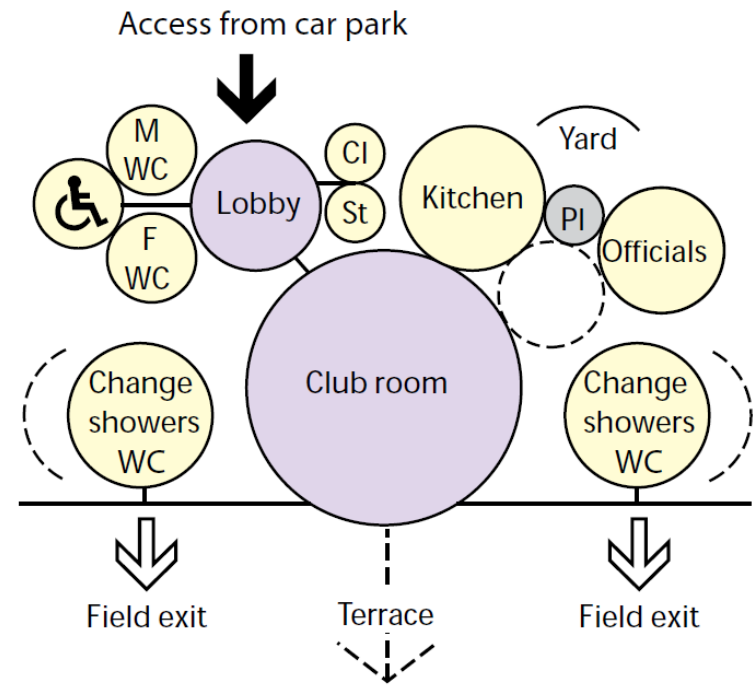


11. Cleaner's store



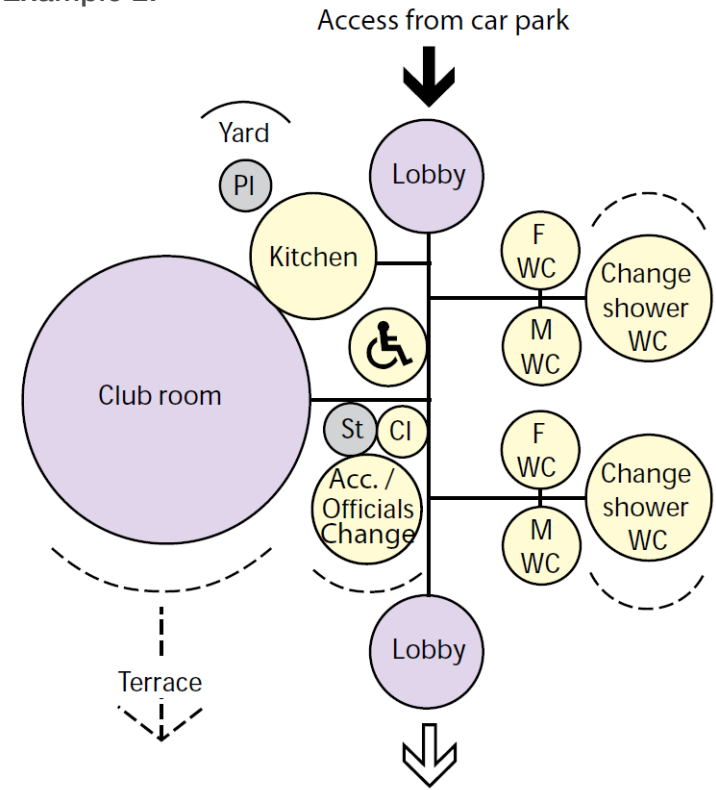
12. Sports equipment, grounds maintenance and waste storage

Example 1.



Source: Sport England Clubhouse Design Guidance

Example 2.



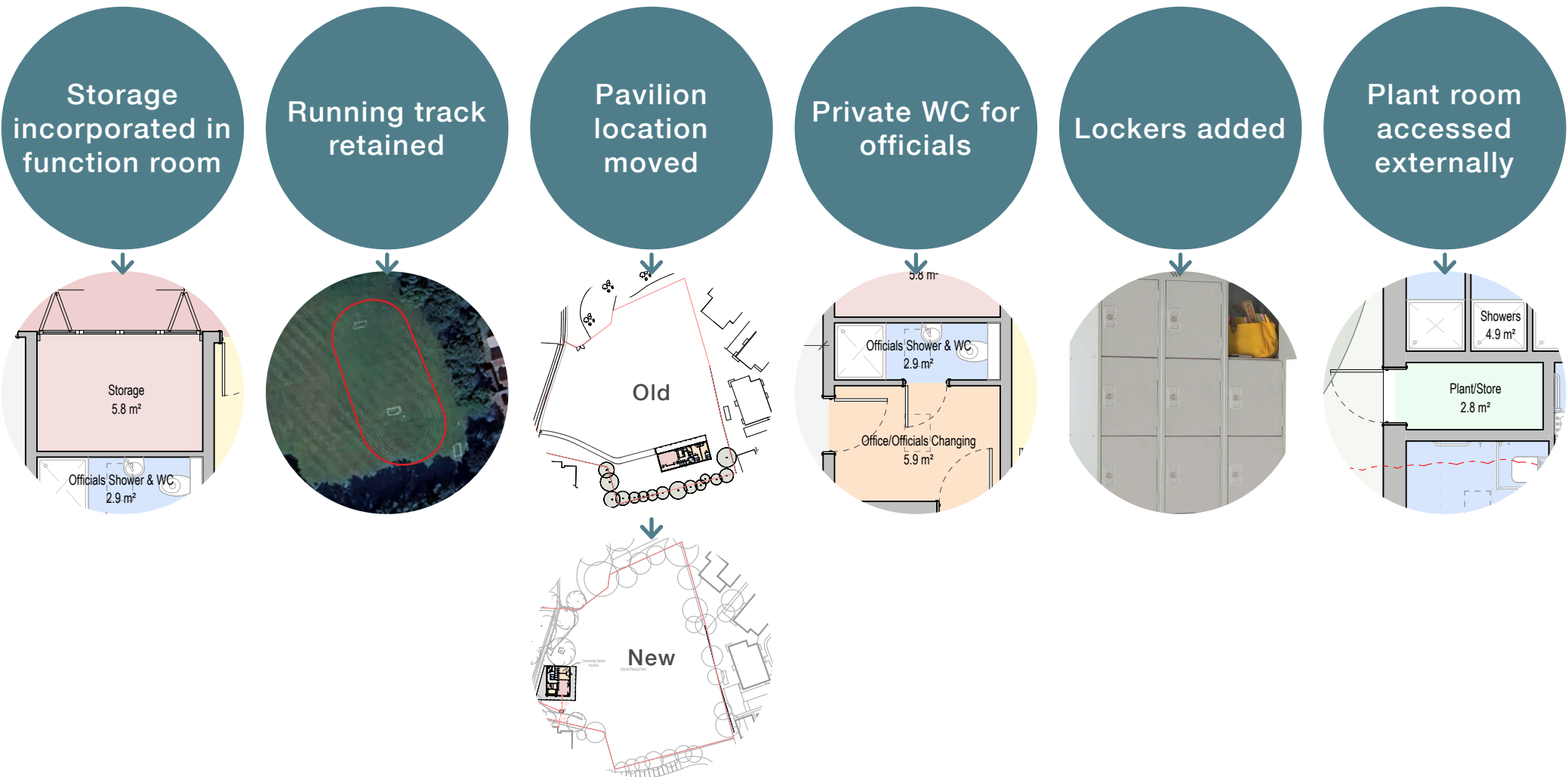
03 | DESIGN PROPOSAL

SPORT ENGLAND PRE-APP ADVICE

We consulted with Sport England at the pre-app stage who will reviewed our initial designs. We received feedback from Mark Furnish, planning manager at sport England, on the 22/07/25. He raised comments on a number of elements, all of which we have reviewed and dealt with in the current design.

Comments include:

- Location of the pavilion – can it be situated as close to the boundary as possible or to the west of the site to reduce loss of useable playing field area.
- Ensure circular running track shown on google earth can still be re-instated.
- Avoid doors opening into circulation areas.
- Will the facility have lockers?
- Officials change does not appear to have a toilet facility.
- Has storage for wheelchair, pushchairs etc. been considered
- The plant room is not accessible from outside which may result in maintenance difficulties.



03 | DESIGN PROPOSAL

SPORT ENGLAND PLAYING FIELD EXCEPTIONS

The playing fields policy

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.



We believe we meet four of the exceptions Sport England stipulate in order to allow development on playing fields.

Source: <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2021-12/Playing%20Fields%20Policy%20and%20Guidance%20%E2%80%93%20Last%20Updated%20December%202021%202.pdf?VersionId=IF10vPm1mfE3jkPO5sWfG7hHpcLP6RXv>

EXCEPTION 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

EXCEPTION 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

EXCEPTION 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any part of a playing field and any of its playing pitches.

EXCEPTION 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

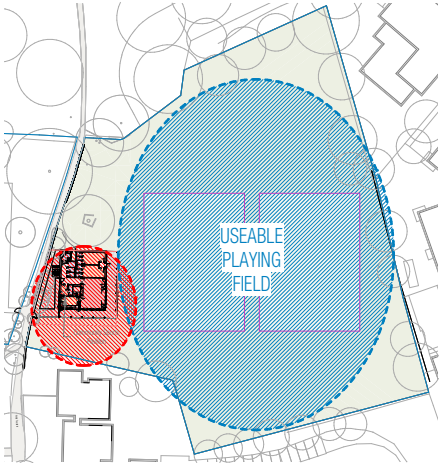
EXCEPTION 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Exception 2 -

The proposal is for an ancillary facilities that provides changing rooms and a function room that enables the playing field to be used for a range of sports. Along with this it enables access to the facilities for groups within the local community that, to date, don't have the ability to do so.

Exception 3 -



Exception 4 -

As previously demonstrated, by including the 2021 demolition of multiple classrooms the overall footprint of the school (including the new proposal) is actually reduced. Some area of usable play space is lost due to additionally proposed car parking spaces, however this will increase accessibility to the new sports facilities. We believe overall that this is of benefit to both the school the school and playing field.

Exception 5 -

The proposed facility proposes a new function room which will serve multiple purposes and enable indoor sporting activities such as exercise classes or yoga. Thus, diversifying the total sporting uses of the current playing field and allowing sporting activities to proceed in all conditions.

03 | DESIGN PROPOSAL

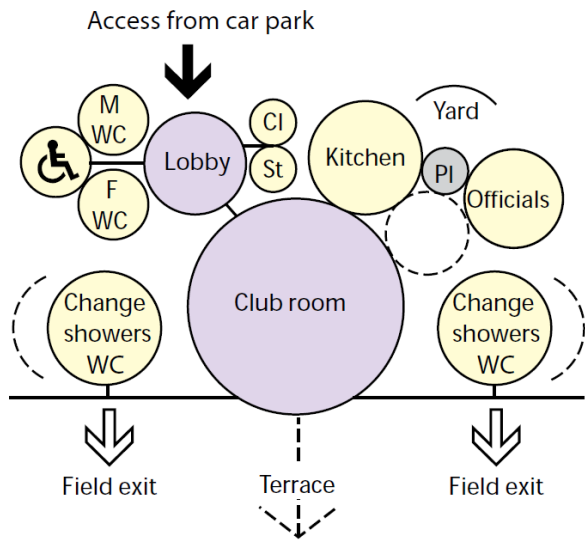
SPATIAL CONCEPT

Left, the spatial concept of our design is demonstrated. The Pavilions canopied terrace faces east, the club/function room is situated to the south with the main changing rooms to the north. The access and entry points to and between service space, changing space, communal space and field are demonstrated and with the emphasis on the hierarchy of these circulation points.

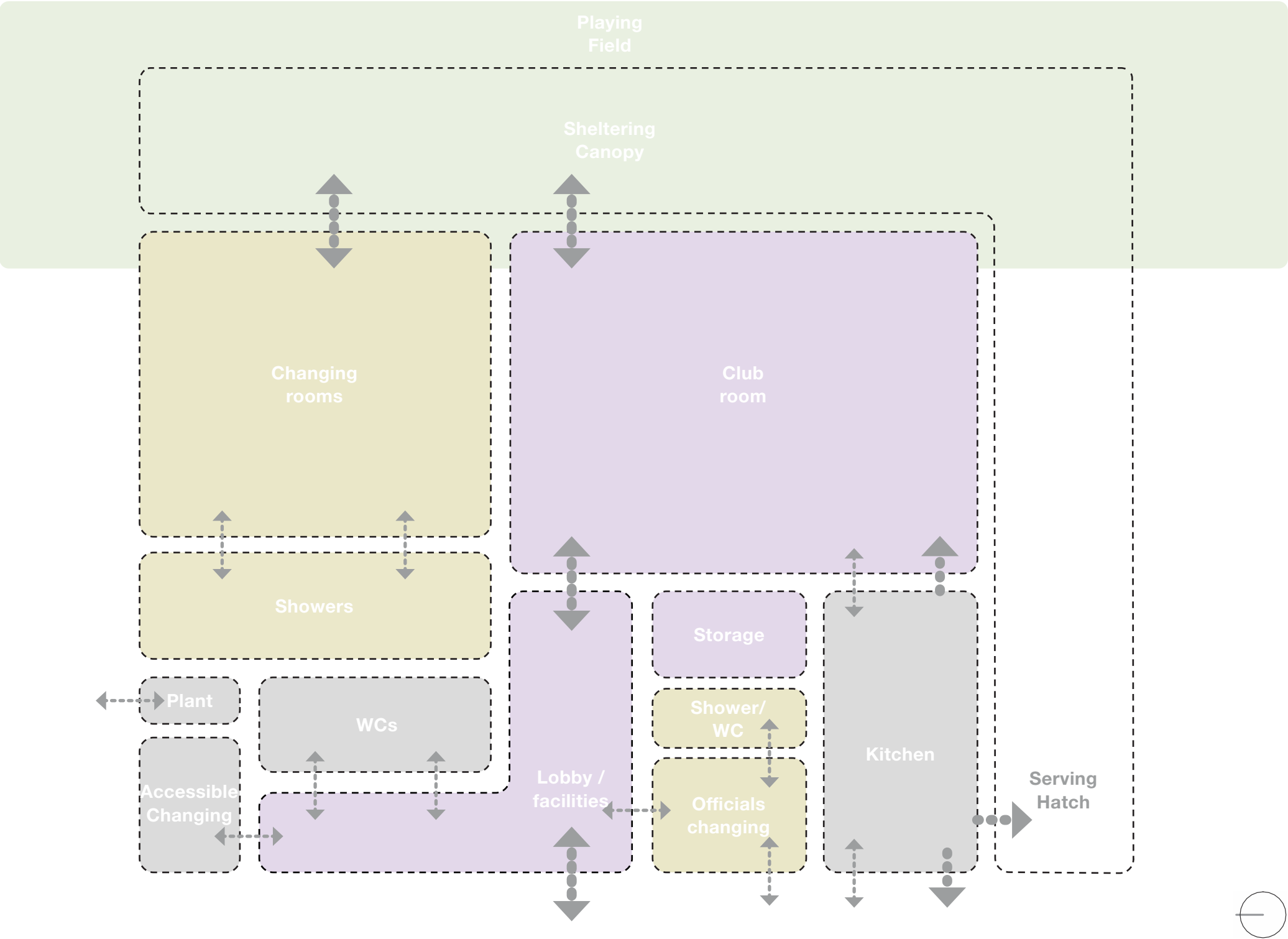
Key

- changing space
- communal space
- service space
- canopy
- main entrance
- secondary access
- access hatch

Example 1.



Source: Sport England Clubhouse Design Guidance



03 | DESIGN PROPOSAL

GROUND FLOOR PLAN

1:100@A3

GIA: 176 m²

The proposed pavilion provides a 52m² function room that can be used by the community for a range of purposes. The pavilion includes two changing rooms with 18.5m² space in each room, showers and accessible WCs. The changing rooms exceed the sport england recommendation for a full association football squad by 1.5m².

There is a dedicated officials changing room with shower, toilet and private access. This will enable the playing field and the community room to be hired out by local sport clubs and community groups.

The kitchen is designed with two serving hatches, internally serving the community room and externally facing the decked terrace. This enables catering provision and a cafe to serve the public.

NORTH



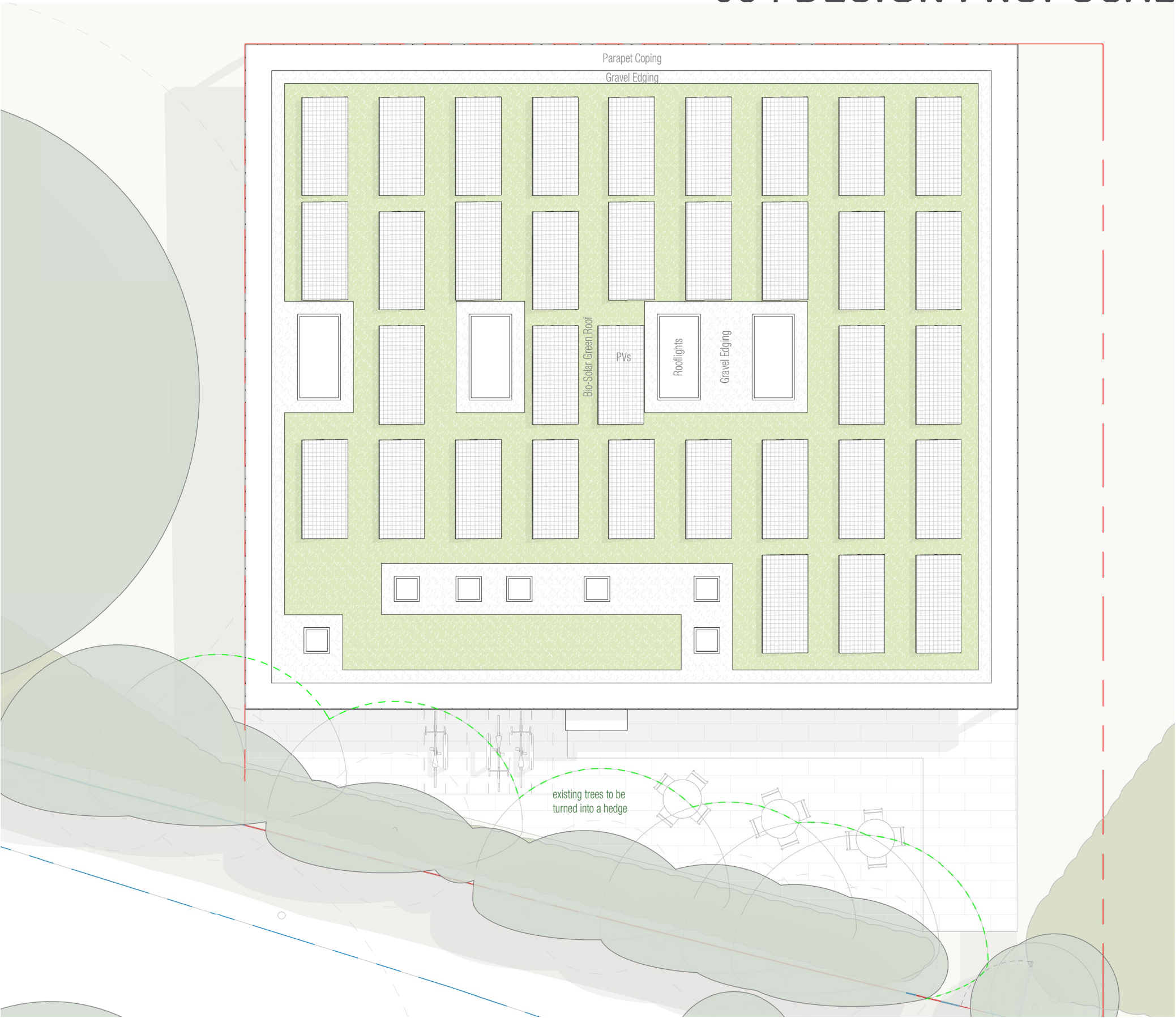
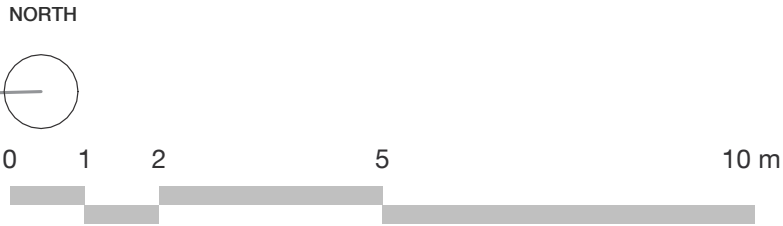
0 1 2 5 10 m



03 | DESIGN PROPOSAL

ROOF PLAN

1:100@A3

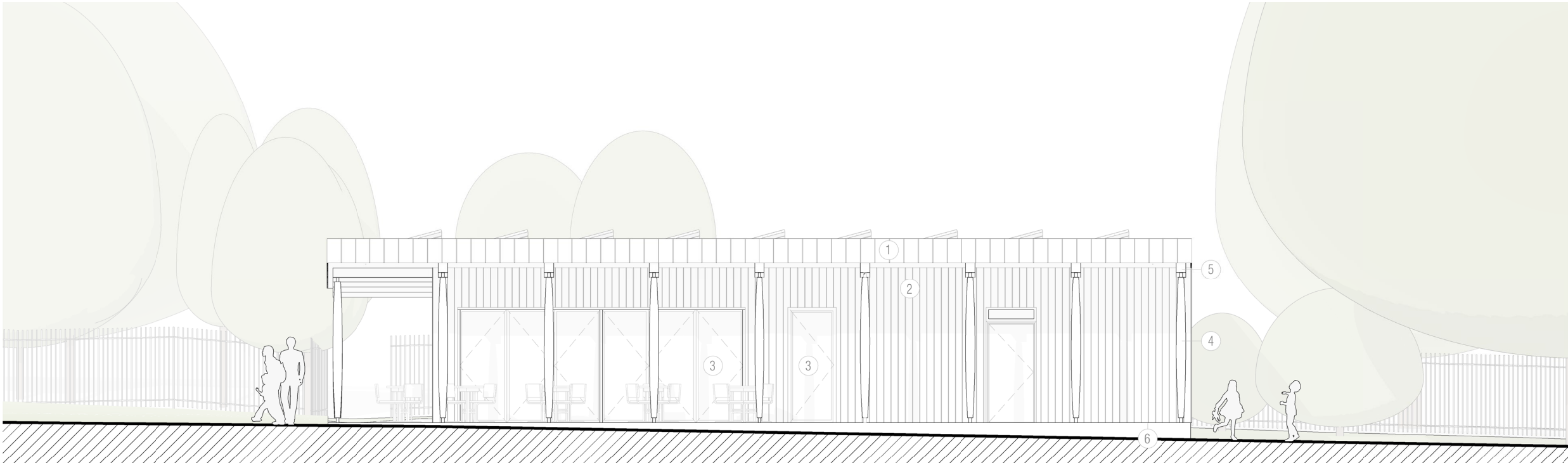


03 | DESIGN PROPOSAL

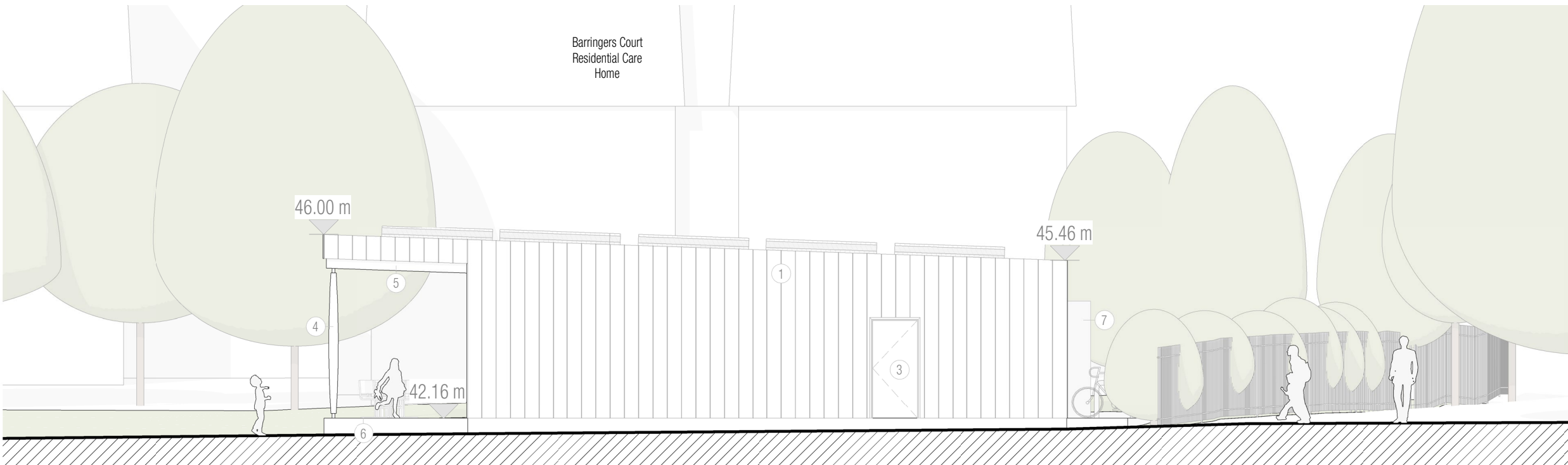
PROPOSED ELEVATIONS

1:100@A3

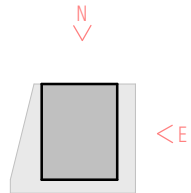
- Material Key
- ① - Burgundy Metal Cladding (300m width matte finish)
 - ② - Burgundy Metal Cladding (150m width metallic finish)
 - ③ - Aluminium Framed Doors & Windows
 - ④ - Timber Columns in a convex 'spindle' shape
 - ⑤ - Exposed Timber Beams
 - ⑥ - Paved Decking
 - ⑦ - Entrance Canopy (Burgundy Metal Cladding)



Proposed East Elevation



Proposed North Elevation



03 | DESIGN PROPOSAL

PROPOSED ELEVATIONS

1:100@A3

Material Key

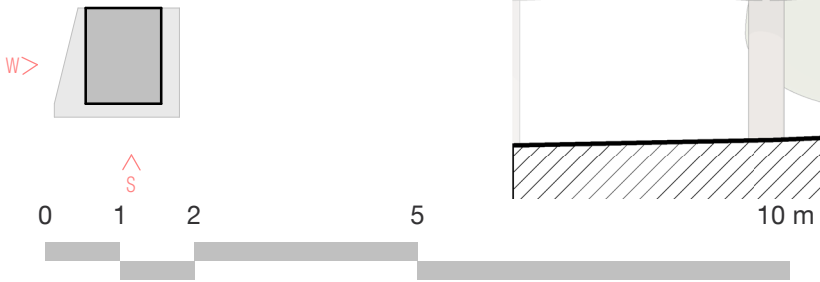
- ① - Burgundy Metal Cladding (300m width matte finish)
- ② - Burgundy Metal Cladding (150m width metallic finish)
- ③ - Aluminium Framed Doors & Windows
- ④ - Timber Columns in a convex 'spindle' shape
- ⑤ - Exposed Timber Beams
- ⑥ - Paved Decking
- ⑦ - Entrance Canopy (Burgundy Metal Cladding)
- ⑧ - Bio-Solar Green Roof



Proposed South Elevation



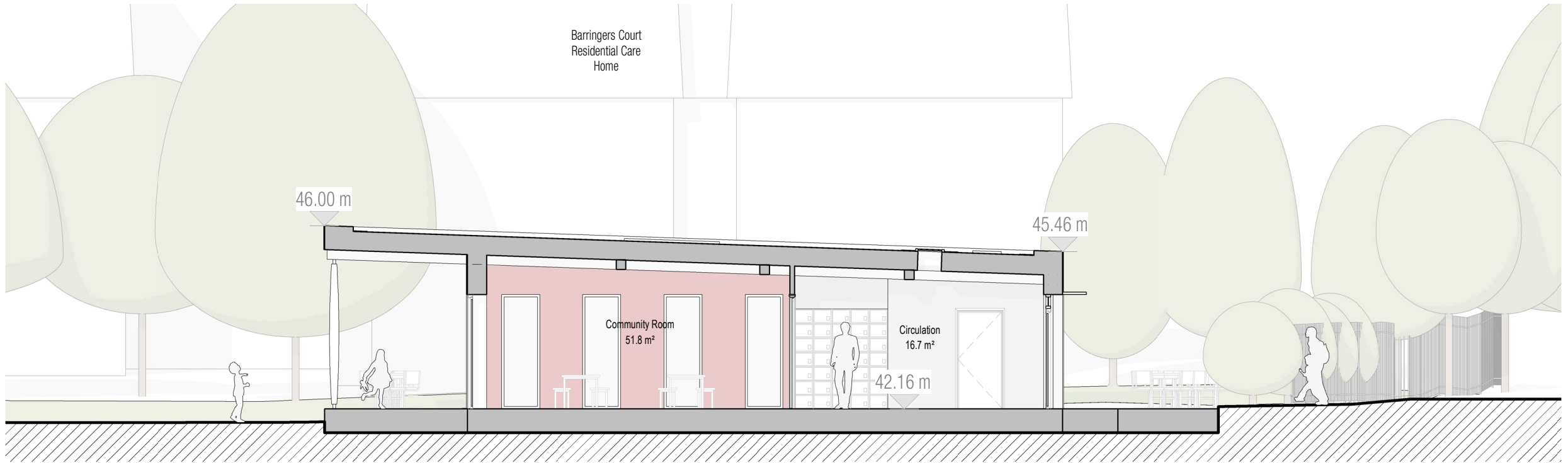
Proposed West Elevation



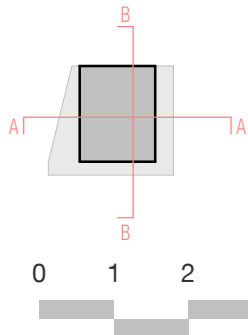
03 | DESIGN PROPOSAL

PROPOSED SECTIONS

1:100@A3



Proposed Section AA

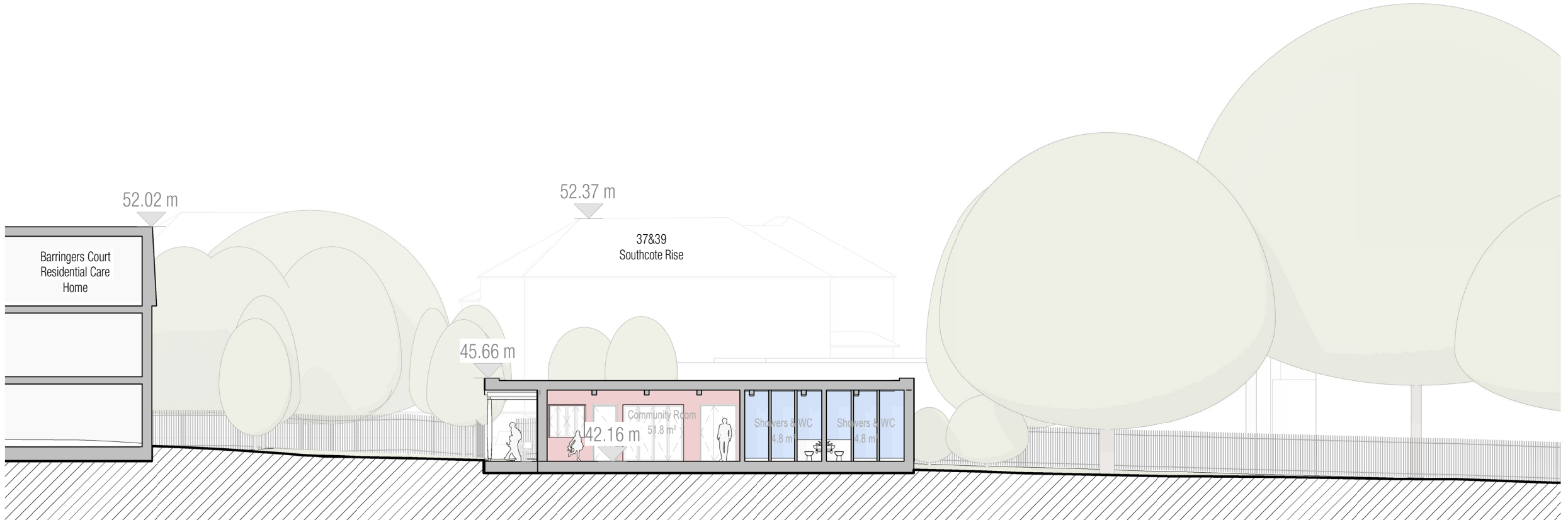


Proposed Section BB

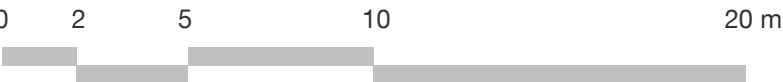
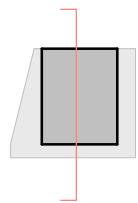
03 | DESIGN PROPOSAL

PROPOSED SITE SECTION

1:100@A3



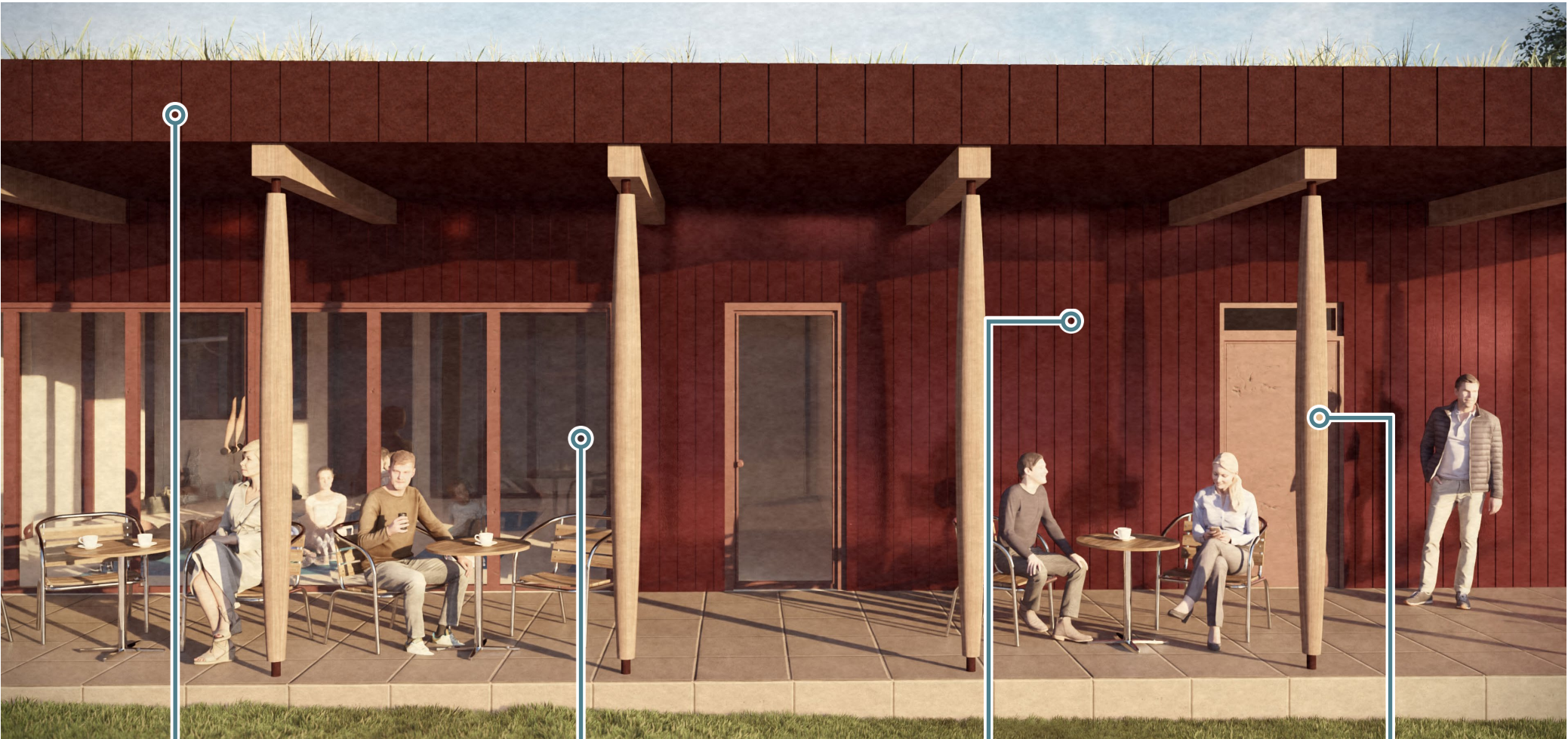
Proposed Section AA



03 | DESIGN PROPOSAL

PROPOSED MATERIALITY

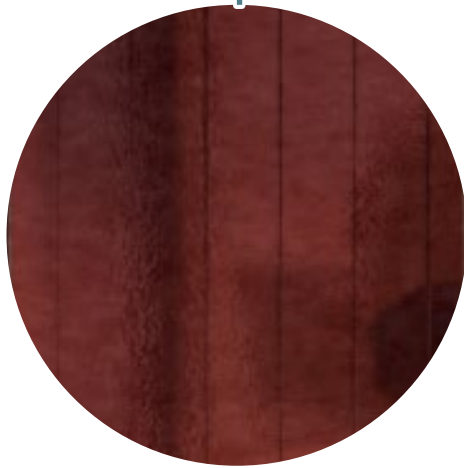
The pavilion will consist of a metal cladding with exposed timber super-structure supporting the roof and canopy. The metal cladding will be coated in a BWI Burgundy colour, the majority of this will have a matte finish but underneath the covered terraced area the cladding system will feature a thinner panel and metallic finish. Aluminium windows and doors will provide robustness. The structural timber columns are convex in shape. The design is finished off with a bio-solar green roof.



BWI BURGUNDY (matte finish)
VERTICAL METAL CLADDING
300mm width



SECURE ALUMINIUM FRAMED
DOORS AND WINDOWS



BWI BURGUNDY (metallic finish)
VERTICAL METAL CLADDING
150mm width



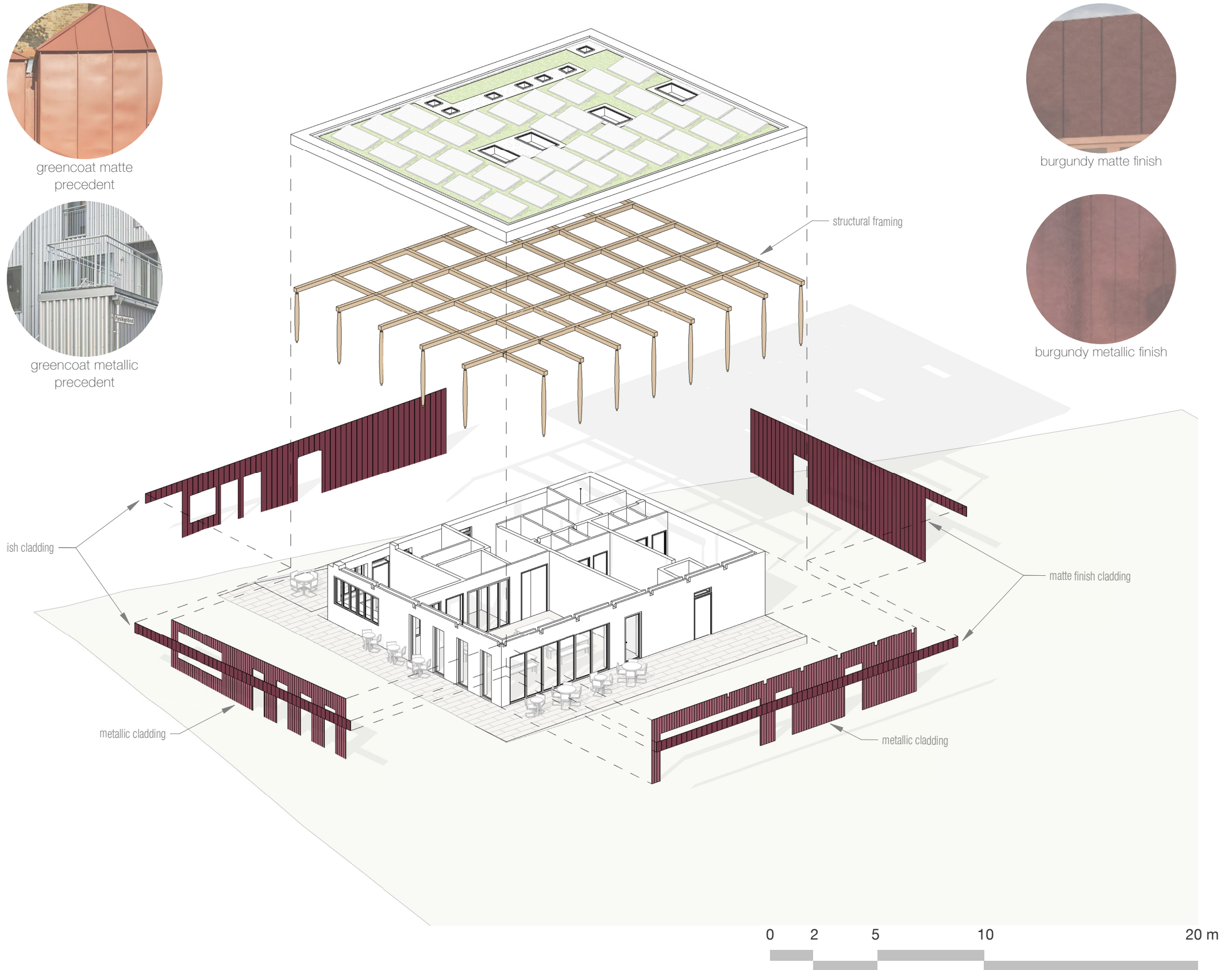
LIGHTWEIGHT TIMBER
SPINDLE SUPPORTS

03 | DESIGN PROPOSAL

CLADDING SYSTEMS

For durability and maintenance purposes we are opting for a rainscreen cladding system, something similar steel Greencoat system by SSAB. We have designed the facade to use the metal cladding in a vertical arrangement that break up the façade and add interest whilst maintaining a strong resistance to fire and vandalism.

The finish will take inspiration from the school's colour, a burgundy to match the uniform and associated branding. We are proposing two different permutations of this, the majority of the cladding will be burgundy with a matte finish and panels approximately 300mm in width. Under the canopy the cladding will be thinner in profile (approx. 150mm) and feature a metallic burgundy finish to create a subtle yet exciting change in the façade design and celebrate the pavilions main elevations, as viewed from the playing field.



INTERIOR VISUALISATION: COMMUNITY ROOM

