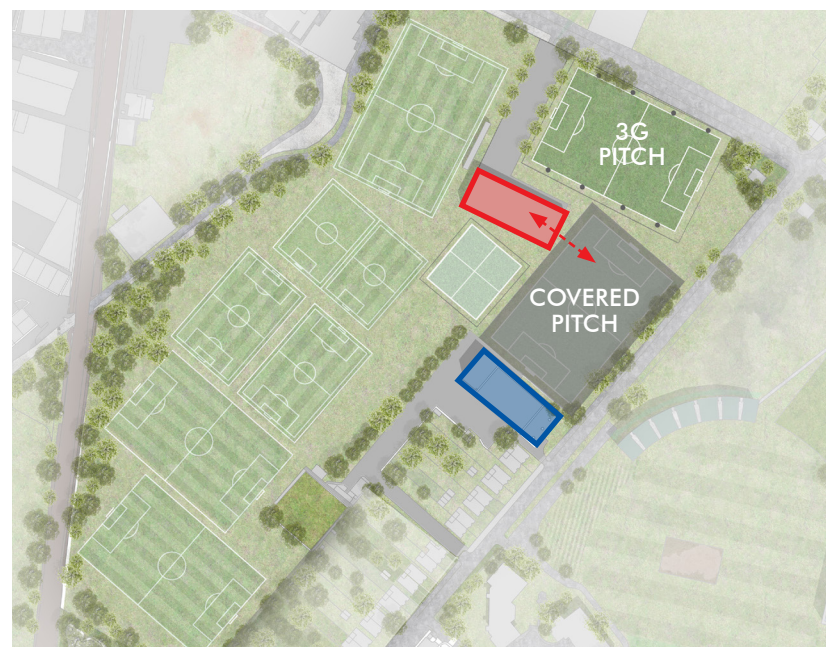


Refurbishment of existing buildings ■

New building ■

PREFERRED OPTION



New building - Option A

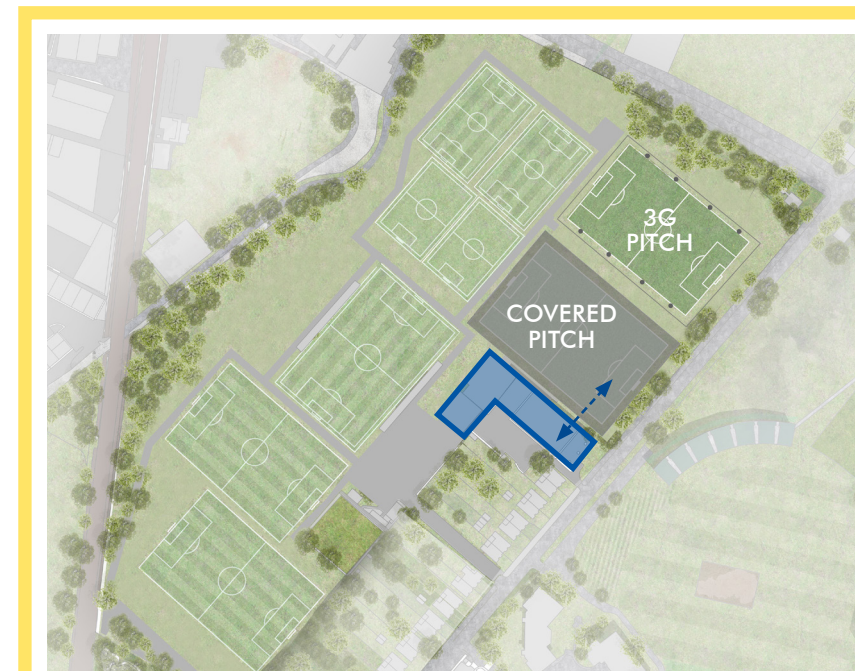
Part refurbishment of existing buildings and part new development to include new building and covered pitch.

Pros

- Better adjacencies between new block & pitches
- Partly retains existing buildings
- New block and indoor pitch located away from residences

Cons

- New block sits within the MOL
- New block and existing block lack direct relationship



Refurbished building - Option A

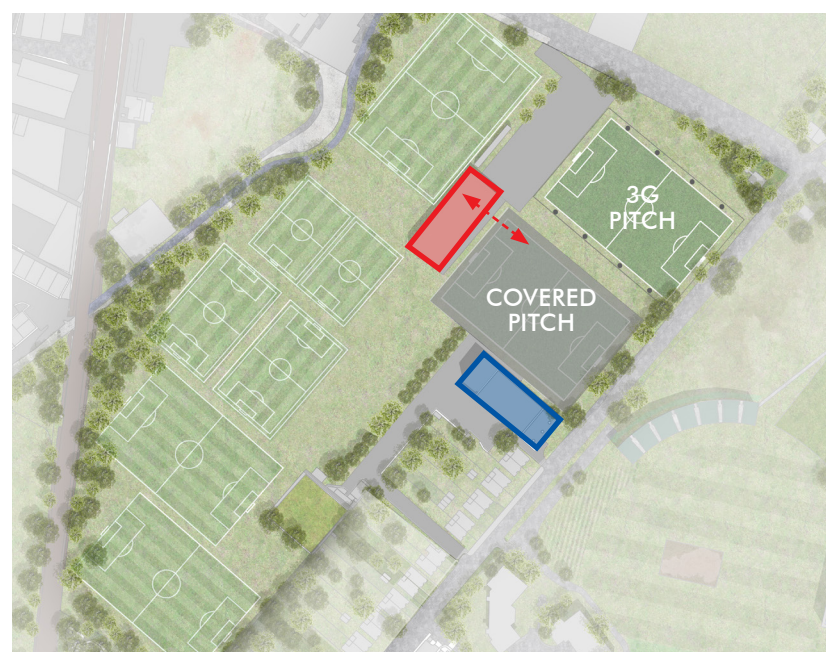
Full refurbishment of existing buildings and proposal of new covered pitch.

Pros

- Retains existing buildings
- Efficient grass pitch layout
- Indoor pitch located away from residences

Cons

- Existing buildings require significant internal works to refurbish



New building - Option B

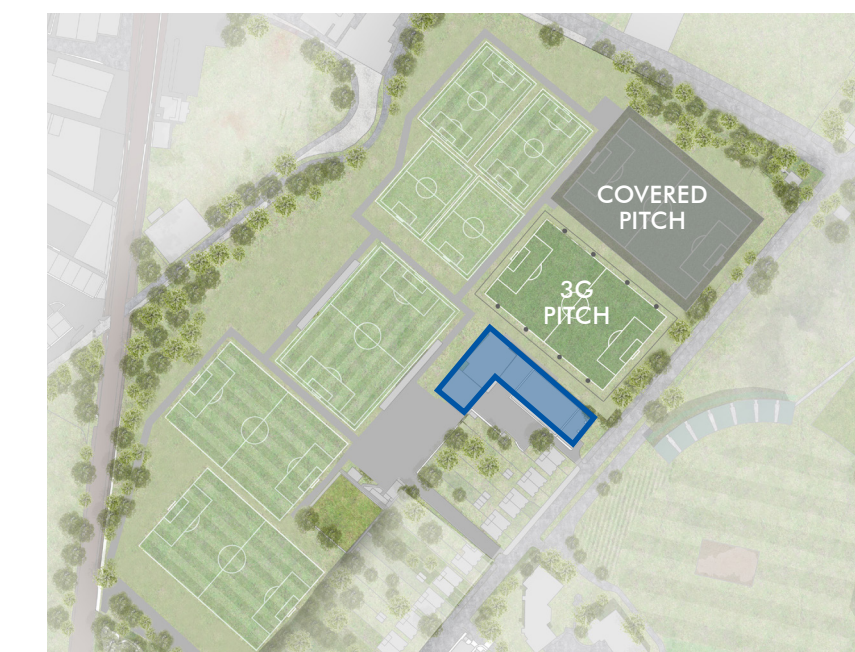
Part refurbishment of existing buildings and part new development to include new building and covered pitch.

Pros

- Better adjacencies between new block & pitches
- Partly retains existing buildings
- New block and indoor pitch located away from residences

Cons

- New block sits within the MOL
- New block and existing block lack direct relationship



Refurbished building - Option B

Full refurbishment of existing buildings and proposal of new covered pitch.

Pros

- Retains existing buildings
- Efficient grass pitch layout
- Indoor pitch located away from residences

Cons

- Existing buildings require significant internal works to refurbish
- Covered pitch located in close proximity to a residence

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A background image showing four soccer players in blue and red jerseys celebrating on a field. The image is overlaid with a semi-transparent blue filter. A horizontal dotted line is positioned below the section header.

3.0 Design Approach

3.0 Design Approach

3.1 Site Masterplan

One of the key drivers for developing the proposed masterplan was the safe guarding of children and young adults attending the academy. Through sharing their site with the Gambados play centre, the grounds are currently accessible by the general public at all times meaning that maintaining a secure environment for those in their care is virtually impossible. By taking ownership of the site in its entirety, the club has been able to develop a secure line around their ground and control access in and out.

Another important driver has been to reorganise the pitch layouts to meet EPPP requirements. This has meant providing additional pitches of varying sizes, as well as a 3G pitch and indoor training pitch. The layout for these has been developed with argonomist, PSD, who have worked to achieve the most efficient pitch configurations. The proposed masterplan has also taken into account maintenance routes around the site and its pitches ensuring that all areas can be easily accessed by maintenance vehicles.






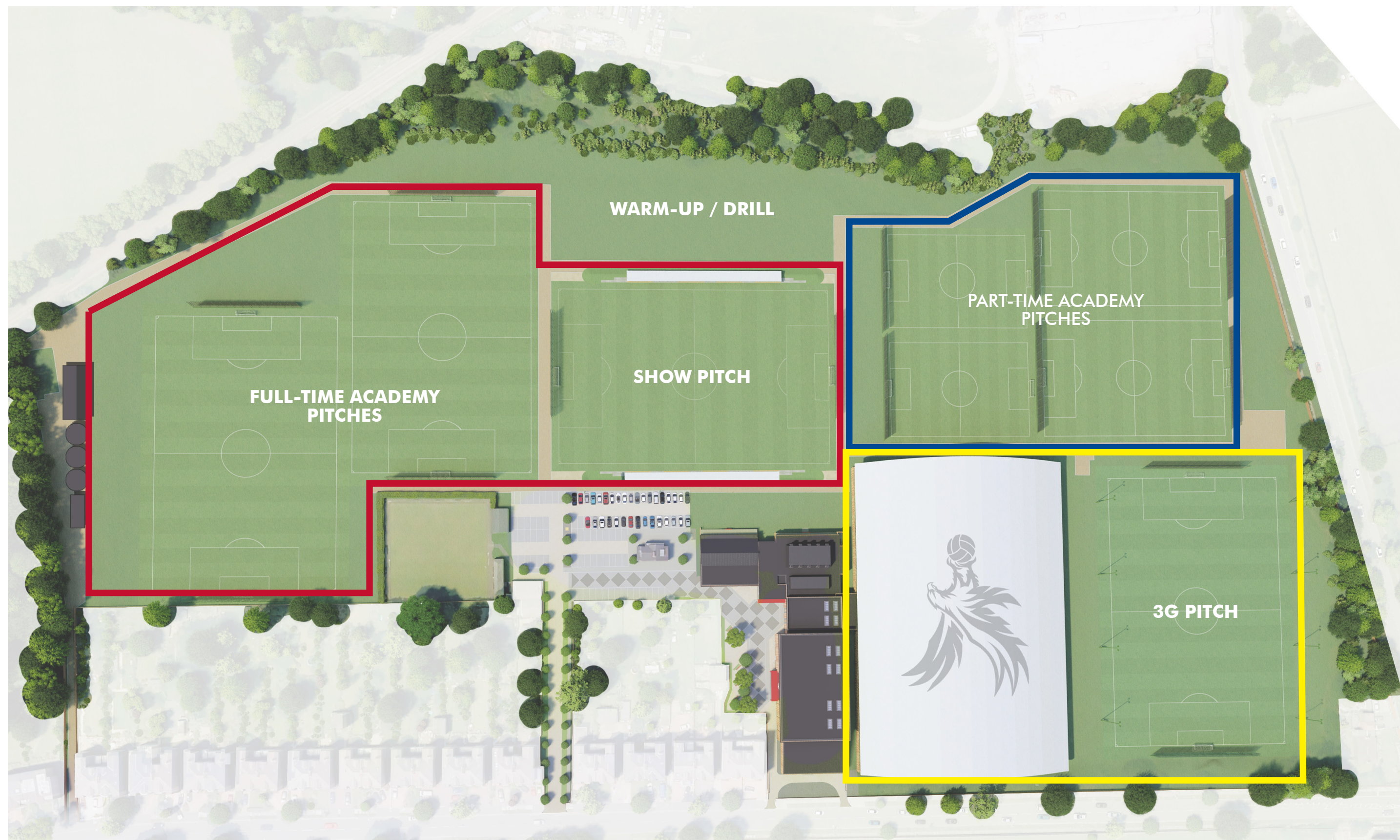
Key:

- ① Academy
- ② Indoor Training Pitch
- ③ Show Pitch
- ④ 3G Pitch
- ⑤ Warm-up / Drill Area
- ⑥ Spectator Stand
- ⑦ Pitch Maintenance & Storage Tanks
- ➡ Coach Drop-Off
- ➡ Parking In/Out
- ➡ Site Maintenance Access

3.2 Site - Proposed Pitch Arrangement

The proposed pitch arrangement aims to maximise the efficiency of the site whilst zoning the grassed area into three key spaces. The largest provision of grass pitches are dedicated to the full-time academy players and comprises two full size training pitches and a Selhurst Park replica ‘show pitch’. Two 9v9 and two 5v5 pitches are provided for use by the part-time academy. A floodlit 3G pitch and indoor training pitch are provided for dual academy use and are a requirement for any academy looking to achieve EPPP Category 1 status.

-  Full-time academy use
-  Part-time academy use
-  Dual academy use



3.3 Internal Accommodation

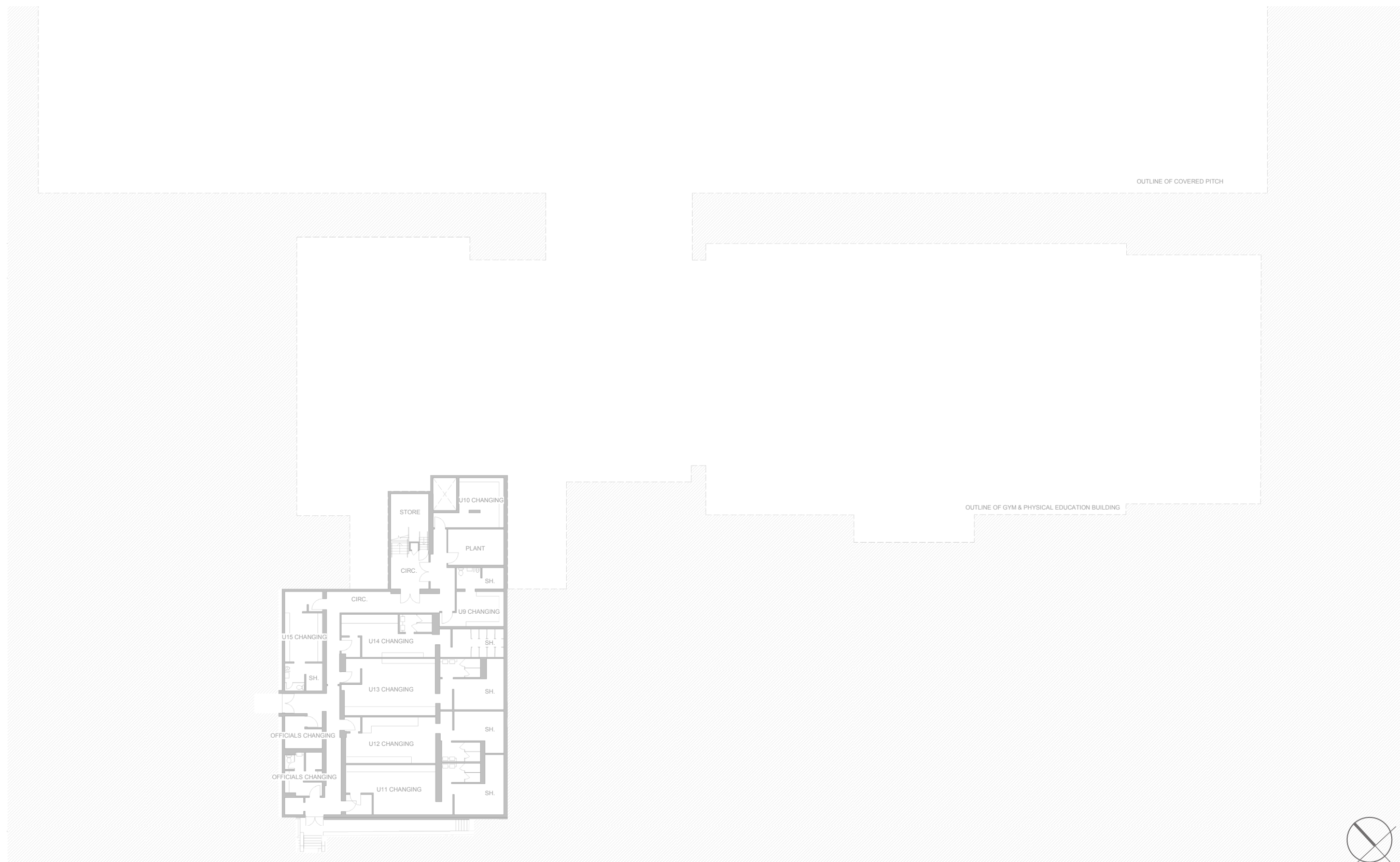
The internal accommodation and extent of GEA of the existing buildings is largely the same. There are a number of small extensions that have been proposed to improve the efficiency of circulation through the buildings.

At semi-basement level, overleaf, the internal arrangement remains largely as existing and the use is still retained for changing rooms - now dedicated to the part-time academy teams. A pitch access route has now been proposed to take players directly out onto the field.

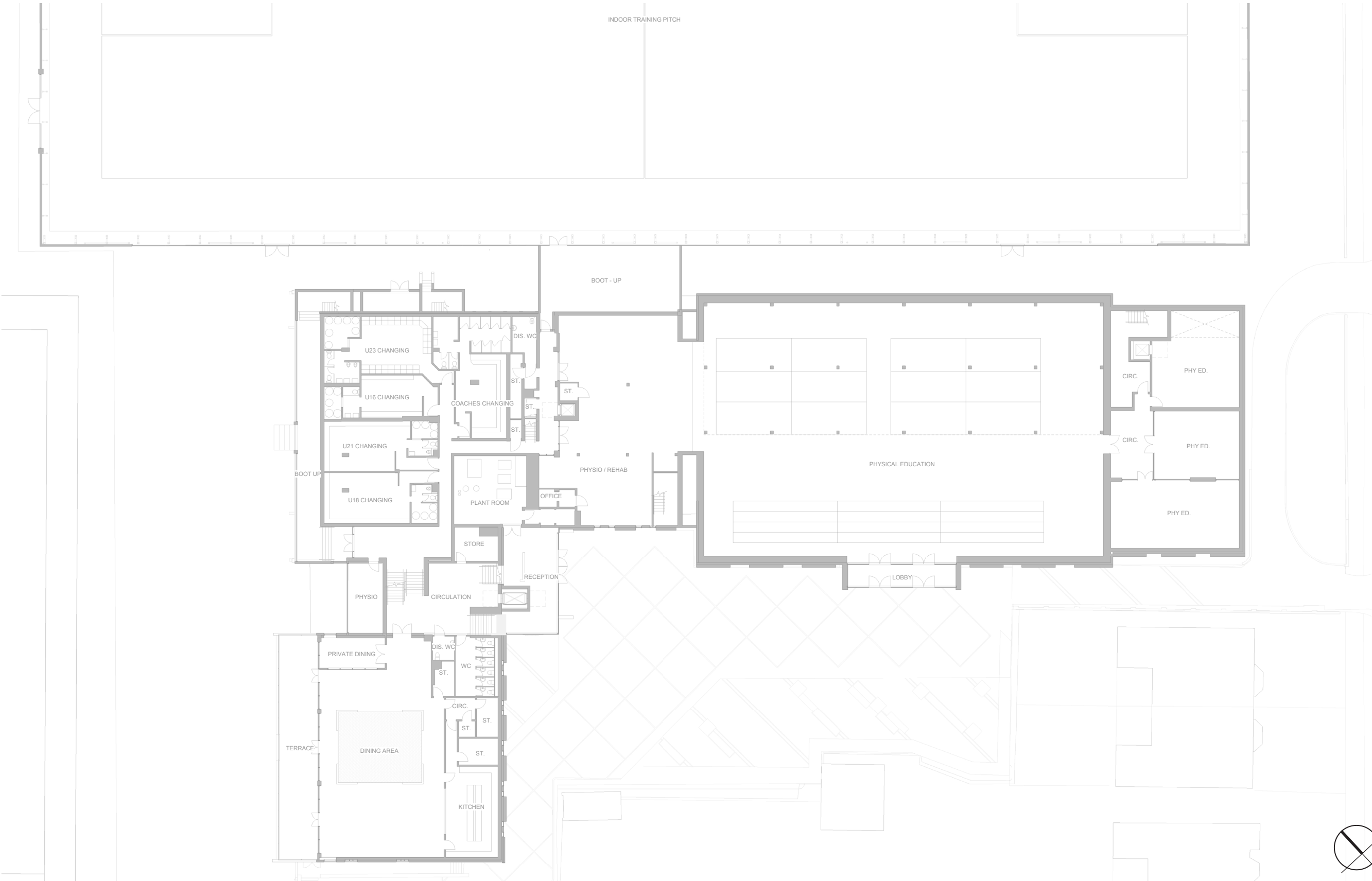
The ground floor level (see p.28) houses the remaining changing rooms for the full-time academy teams, again with direct pitch access provided. A dining & recreation area for visitors, staff and players, a physio/medical room and a physical education area are also housed at ground floor. In addition, a number of extensions have been proposed, the first of which is a new reception area to provide level access into the building. The intention is also to incorporate a new passenger lift to resolve a number of Part M accessibility issues around the building. The reception will provide the building with a new, dedicated entrance and frontage that will be clearly identifiable from the main car park. The reception will also allow for some passive supervision around the immediate site and those approaching - further aiding the club's objective to improve safe-guarding and security throughout. An existing external terrace to the west of the gym building is now proposed to be enclosed and will provide a boot-up area and access out to the external pitches. The indoor pitch is the largest new addition and houses a full-size artificial training pitch, a requirement of the academy under EPPP in order to gain Category 1 status. A link extension between the existing buildings and the indoor pitch provides a boot-up area.

The accommodation at first floor level is office and study focused with academy staff offices located to overlook the grass pitches and a new mezzanine deck proposed to the existing Gambado's block to house a series of teaching and breakout study spaces. The indoor pitch link continues up at first floor to provide a viewing deck for parents, coaches and video analysis opportunity. The new reception extension also continues at this level and aids the circulation for parents from the dining area to the viewing deck.

Basement GA



Ground Floor GA



First Floor GA

