



Crystal Palace Football Club

Design and Access Statement

Crystal Palace Academy Development

November 2019



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A group of soccer players in blue and red uniforms are hugging on a field. The image is overlaid with a semi-transparent blue filter. A horizontal dotted line is positioned below the text.

1.0 Introduction

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1.1 The Applicant

The planning application is prepared on behalf of Crystal Palace Football Club (CPFC), the Applicant responsible for development of the Training Centre & Academy facilities.

1.2 The Design and Planning Team

For this project, CPFC have appointed a core professional Design and Planning Team comprising the following:

Client



Architect



Building Services Engineer



Structural & Civil Engineer



Agronomist



Planning Consultant



Landscape, Visual & Heritage Consultant



Verified Views Consultant



Community Engagement



Transport Consultant





1.3 Development Background

Crystal Palace Football Club (CPFC) is a professional football club based in South London, with their main ground located at Selhurst Park in LB Croydon and their main first team training facilities located on Copers Cope Road in Beckenham, LB Bromley.

CPFC operate a part time and a full time academy player development programme, offering both football training and education to boys from Under 9s to Under 23s (development squad) at a number of sites in the London Boroughs of Bromley and Croydon. CPFCs aim is to consolidate the whole academy and games programme on one site to ensure that they can provide the best training and pastoral care facilities available in the region.

With this strategic objective achieved, the club also aim to meet the requirements of the Premier League's Elite Player Performance Plan (EPPP) to a Category 1 standard.

The Academy has been based at Copers Cope Road for approximately four years, although some aspects of the delivery of the programme have been delivered at other sites. CPFC recently completed a new 75 year lease on the site and are now seeking to improve the facilities and make this site their permanent home.

Elite Player Performance Plan (EPPP)

The Elite Player Performance Plan is a long-term strategy with the aim of developing more and better home-grown players.

The EPPP is the result of consultation between the Premier League and its clubs, representatives of the Football League, the Football Association and other key football stakeholders.

Introduced in 2012 with the mission of producing more and better home-grown players, the plan promotes the empowerment of each individual player through a player-led approach.

In order to achieve category status, clubs are assessed on five key areas:

- Productivity rates
- Training facilities
- Coaching
- Education
- Welfare provisions

More can be found on EPPP at:

<https://www.premierleague.com/youth/EPPP>



1.4 Project Brief

In order to achieve their strategic objective of achieving EPPP Category 1 status, CPFC are looking to develop the site and retain and refurbish all of the existing buildings within the site curtilage.

The site

CPFC aim to make the site safe and secure and fit for purpose to deliver their academy programme. The site is currently operated by CPFC and Gambado (an indoor play facility and therefore publicly accessible). The site has also previously been home to a Gym and Goals Soccer Centre. CPFC aim to maintain full time (24/7) security on the site and improve the boundary conditions.

Alongside the redevelopment of the buildings, CPFC aim to improve the hard and soft landscaping, with the introduction of new finishes to the parking areas and road ways, improved pedestrian access ways and new planting.

Pitches

Grass Playing Surfaces

At the heart of the training and games programme lies suitable practice and match pitches. The current site is organised with four full sized pitches oriented perpendicularly to the buildings, and are not currently suitable for delivery of the programme.

A new pitch arrangement, with increased number and variety of pitch sizes is required. This will be primarily to deliver the games programme, but will also be used to deliver the part time and full time training programmes. The pitches will provide significantly improved playing surfaces, with improved drainage. Moderate spectator viewing will be required on site adjacent the main show pitch.

Works to the pitch areas will include raising and general levelling of the turfed areas to provide suitably compliant playing surfaces.

Artificial Playing Surfaces

The Academy requires the ability to play in all weather and as such an artificial pitch is needed. The artificial pitch will be flood lit to allow training to continue beyond daylight hours.

Buildings

The buildings will be retained, generally, in their current arrangement and format, although it is accepted that the buildings do not offer suitably fit for purpose facilities. As such, the buildings will be refurbished and reconfigured in order to accommodate the requisite academy accommodation.

Visually, the existing buildings are a collection of structures developed on the site over a period of time and are not architecturally harmonised. Alongside the internal reorganisation and refurbishment, CPFC wish to

over-clad the existing buildings in order to create a warm and welcoming aesthetic that fits with the club's overall brand.

Small additions to the existing buildings will be required in order to improve the developments functionality, including a new entrance lobby, levelled viewing deck to the rear of the pavilion and viewing balcony into the covered pitch.

Covered Pitch

An essential part of achieving EPPP Category 1 status is the requirement for an indoor pitch. It is desirable for a full sized pitch in order to maximise practice and training programmes across age groups.



Images courtesy of CPFC

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A group of soccer players in blue and red uniforms are celebrating on a field. They are huddled together, with some players embracing and others smiling. The background is a blurred outdoor setting, likely a stadium or sports field. The image has a light blue overlay.

2.0 Existing Site

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2.1 Arrangement of Existing Facilities

The site is an old Royal Bank of Scotland sports ground, with an existing gym building, sports hall and cricket pavilion, approximately 10.6 hectares.

The ground is metropolitan open land, surrounded by a mixture of residential properties, sports facilities with the Kent County Cricket ground to the east.

Separating the site from a new residential development to the north west is the river Pool, which partly runs along the boundary of the site. Part of the site falls within flood zone 3 and as a result, the pitches are susceptible to occasional flooding.

The existing main buildings are arranged in three distinct blocks:

- ② The Pavilion
- ③ The Gym
- ④ Gambados

In this respect, the nomenclature of each block is somewhat literal with regard to the Pavilion and the Gym buildings, with Gambados being an existing indoor play centre for young children.

Additional facilities are located on site, including temporary buildings and a small cottage.

Both the Pavilion and Gym buildings are generally arranged over two floors. The Pavilion building, once a cricket pavilion, has changing rooms located in the lower semi-basement level and an open bar and dining area at the upper.

The Gym building is a more recent, pre-cast concrete construction with changing facilities at grade and the gym areas within the open plan areas at the upper level.

The two buildings are linked with a central stair and lobby area which reconciles the levels of each building through this space.

The Gambado building is a large, double height sports hall space with a lean-to storage area.