

Photographs taken from around the site demonstrate the vast differences in building typology. The various blocks are all of different mass, scale, fenestration, roof type/pitch and materiality. There is no commonality between the buildings to unify the development and create a sense of ownership on the site. The academy functions in buildings that were not intended to operate for this purpose and are therefore faced with having to manage safe guarding issues due to an open site shared by multiple operators as well as buildings that don't currently facilitate key education facilities that the academy is required to provide.



- ① View from the car park to The Cottage
- ② View towards the car park & pitches
- ③ View from the pitch side towards the Gym block
- ④ View towards Gambados
- ⑤ View towards the old cricket pavilion
- ⑥ View towards the Gym Block & Gambados
- ⑦ View from the pitch side towards The Cottage
- ⑧ View towards the car park



Photograph reference key plan



2.2 Arrangement of Existing Pitches

The existing grass pitch area is currently arranged with four full sized (or near full sized) pitches. The playing surfaces are in reasonable condition, but require works to improve drainage and levels.



2.3 Development Site Opportunities

The primary site development opportunities revolve around the existing mass of buildings on site. CPFC aim to retain the existing buildings and any further constriction (such as the indoor pitch) will need to be constructed adjacent. The pitch number and arrangement will also limit development outside of the existing buildings.

The diagram adjacent identifies the locations of potential development on site.

- Grass pitches in existing location ■
- Potential to refurbish existing buildings ■
- Artificial pitch and covered pitch ■



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|------------------------------|--|---------------|
| Crystal Palace Football Club | Crystal Palace Academy, Copers Cope Road | |
| Academy Redevelopment | 2.0 | Existing Site |

2.4 Development Site Appraisal

The existing site presents a good opportunity to deliver the client’s brief. The open areas provide suitable area to develop the pitch requirements for the academy within the existing curtilage, as well as enough additional area to develop all weather and indoor pitches.

The existing buildings provide sufficient space to accommodate the required provisions for the academy, however a number of additions are required in order to ensure the facilities operate suitably.

A series of studies were undertaken to review alternative options for the site - see overleaf. These primarily looked at options to refurbish entirely or in part the existing buildings on site. As the provision of an indoor training pitch is a EPPP Category 1 status academy requirement, this new build element is featured in all options.

Training centres are often developed to comprise two buidling wings to create physical seperation between the age group teams and the youth squads, the intention being to create an aspirational approach in how players rise up through the academy. This strategy is implemented in Options A & B, though ideally, the two wings would have some direct adjacency in order to share medical, teaching and gym facilities.