



LIFE TOUCHING DESIGN

RECOVERY HUB

NORWICH CITY FOOTBALL CLUB
COLNEY TRAINING CENTRE

DESIGN AND ACCESS STATEMENT

Issued for Planning August 2021

WHERE DO WE STAND?

We stand with you. Whoever you are — a client, a colleague, a supplier, someone who lives or works in, or is just passing through, a building we've designed. We stand with you because, for us, architecture is all about people. Get to know them and what's important to them, connect with them and collaborate, deal with them respectfully and with integrity and, together, you can solve any problem, overcome any challenge and achieve any ambition. That's what it takes to create sustainable, innovative, valuable and positive architecture. Architecture that improves lives, builds communities and enhances society.

Life touching design.

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EXTERNAL VISUALISATION



OVERVIEW VISUALISATION

1.0 INTRODUCTION

This design and access statement has been prepared on behalf of the applicant, Norwich City Football Club, in support of the full planning application for the development of a recovery hub building at their Colney Campus.

The addition of the recovery hub at the Norwich City Football Clubs Training Ground will provide the club with a specialised area for players recovery as well as forming a new type of training. The proposal includes a swimming pool, Hydroworx 2000 pool, hot/cold baths, sauna and associated changing rooms spaces.

Aqua therapy provides a faster rate of recovery from injury, increased flexibility, better range in mobility as well as increased cardiovascular stamina. The 2 lane swimming pool will provide an area for general aqua therapy, with the inclusion of a movable floor to provide flexibility for the use of the pool. The hot and cold baths assist in recovery by reducing fatigue after a game. The hydroworx pool provides a moveable floor, underwater treadmill, resistance jet technology, and computer and camera systems to satisfy the varied demands of physical rehabilitation.

The recovery hub will form a valuable part of players training and recovery.



This document should be read in conjunction with the drawings and documents listed:

LSI Architects Information (Architectural)

20064-LSI-RH-XX-DR-A-1710
 20064-LSI-RH-XX-DR-A-1810
 20064-LSI-RH-XX-DR-A-1910
 20064-LSI-RH-B1-DR-A-2010
 20064-LSI-RH-GF-DR-A-2011
 20064-LSI-RH-R1-DR-A-2012
 20064-LSI-RH-XX-DR-A-2060
 20064-LSI-RH-XX-DR-A-2080

Site Location Plan
 Existing Site Plan
 Proposed Site Plan
 Proposed General Arrangement Basement Plan
 Proposed General Arrangement Ground Floor Plan
 Proposed General Arrangement Roof Level Plan
 Proposed General Arrangement Elevations
 Proposed General Arrangement Sections

Create Consulting Information (MEP)

DR_CS_P21_2281_01

Swimming Pool Building - Energy Statement

Clancy Consulting Information (Civils)

CCL-8_2349-C-RH-GA-DRN-4400-P1
 CCL-8_2349-C-ALL-DET-DRN-4410-P1
 CCL-8_2349-C-ALL-GA-EXT-4100-P1
 RH 1 in 100 + 40CC P1

Proposed Drainage Plan
 Proposed Drainage Details
 Existing and Proposed Areas
 Micro drainage Summary Report

2.0 DEVELOPMENT CONTEXT

2.1 LOCATION

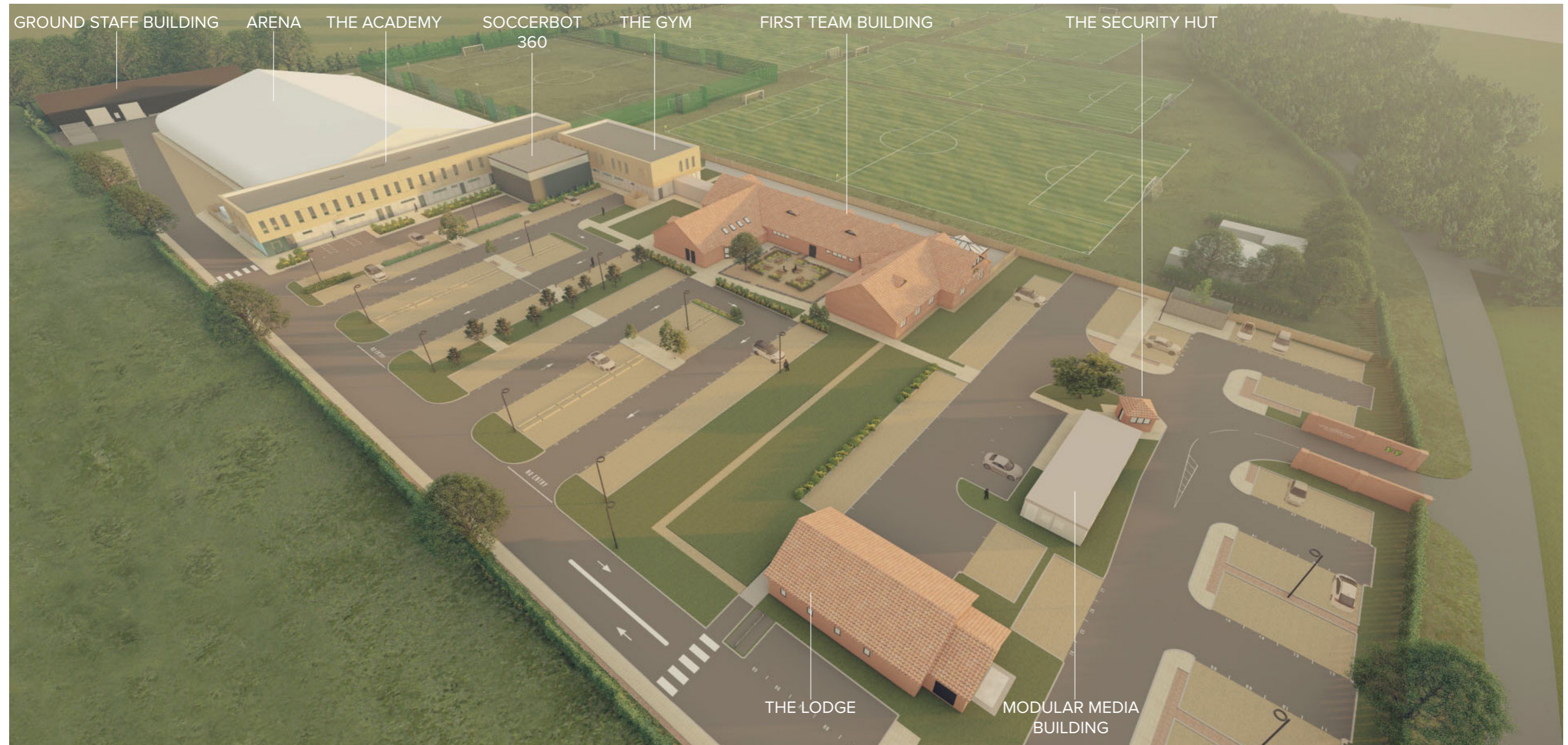
The Norwich City Football Club Colney Training Centre is located on Hethersett Lane, Colney, in the outskirts of Norwich, just west of the A47. It is set in a rural area and is surrounded by fields.

The campus has seen substantial development since 2018 with the addition of the Academy and Gym, Ground Staff Building, SoccerBot 360 Building as well as upgrades to the existing buildings and site infrastructure.

2.2 SITE LAYOUT

The development at the training ground has been part of an overall masterplan.

The Recovery Hub is at the centre of the training ground, accessed from the glazed link that connects the existing gym and the First Team Building.



2.0 DEVELOPMENT CONTEXT *(continued)*

2.3 RECENT WORKS - ACADEMY, GYM & SOCCERBOT

ACADEMY & GYM

The Academy and Gym were formed in two phases of development. The first phase (2017/1800) provided changing rooms to ensure the Club achieved their Category 1 status. Phase 2 (2018/0670) provided a suitable space for classrooms and administration areas for the academy, which were previously housed in temporary modular cabins. The gym was also built as part of the phase 2 works.

The facade treatment of the two levels are contrasting, with the heavy, hard-wearing ground floor holding up the lighter, timber clad block above. The ground floor consists of a vertical stack bonded block work which is light grey in colour. To contrast this, the door and window frames are dark grey powder coated metal.



SOCCERBOT 360

Recently completed at the Colney Campus the SoccerBot 360 building (2020/2299) houses a SoccerBot 360 training facility. The SoccerBot 360 is a circular training device with a perimeter of 10 meters. The circular shape allows players and coaches the opportunity to measure the cognitive abilities of players in an environment, which mirrors the conditions they encounter on the actual football pitch.



20064 - RECOVERY HUB

3.0 DESIGN RESPONSE

3.1 CONCEPT

The purpose of this development is to provide a specialised space for aqua training and recovery. The building is situated between the gym and the physiotherapy suites within the first team building so provides an appropriate location for this use.

The facade treatment of the two blocks, described below, connects the proposal to the existing glazed link which is currently clad in the same cement board cladding as proposed for the recovery hub.

The diagram describes the design approach to the elevation composition of the proposal.

From the initial block of building mass, the changing and pool hall spaces were split and the pool hall extruded to create a larger, more generous storey and a half height space. This creates a hierarchy to the spaces, ensuring that the changing areas sit subservient to the main pool hall which connecting to the existing glazed link. Vertically, the pool hall has been split into 2/5-3/5 to reduce the apparent mass of this block.

Then, to emphasise verticality within the blocks, breaks in the cladding have been used to create vertical lines in both forms.

The openings within the shorter block are vertical strips sitting within the cladding modules to emphasise the verticality. The curtain walling within the pool hall provides a large level of natural light internally whilst breaking up the mass externally.

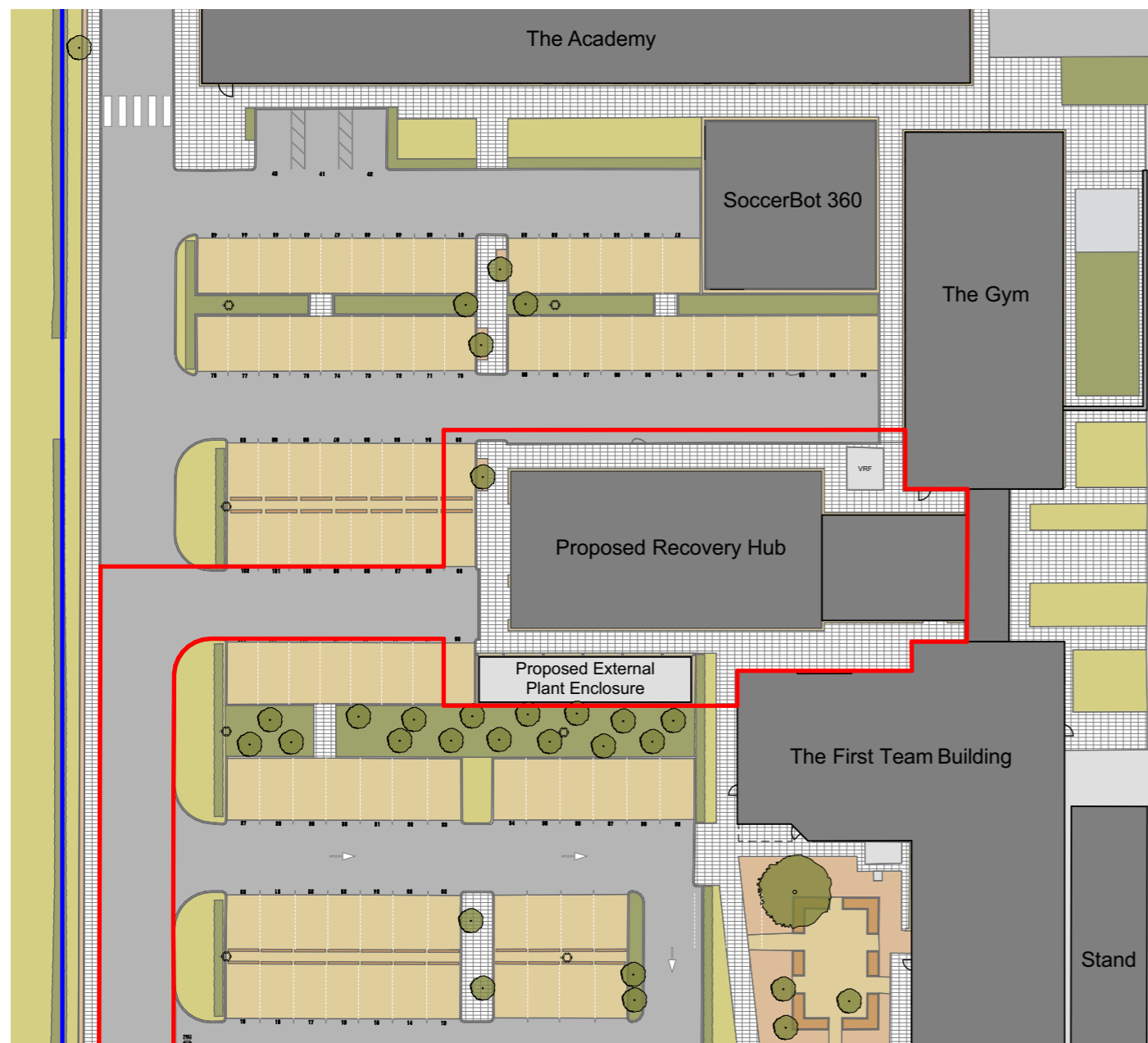
Finally, the details were added to the facade by using dark grey powder coated metal door and window frames. Cement board fins were also introduced to the top half of the pool hall reinforce the theme of verticality. The addition of a linear textured panel and two colours of the cement board provide variety to the building whilst using the same material.



3.0 DESIGN RESPONSE *(continued)*

3.2 LAYOUT

The proposed recovery hub occupies an existing area of grass and car park at the NCFC Training ground. The location of the development was identified as an area for future expansion as part of a previous master-planning exercise. The recovery hub is accessed via the existing glazed link that joins the first team building to the gym. It can also be accessed externally via an entrance door that enters into the lobby area from the glazed link.



3.3 SCALE & MASS

The proposed building sits comfortably within the campus and its rural settings, respecting the size and the heights of the surrounding existing buildings. The changing room mass sits at the same height as the existing glazed link.

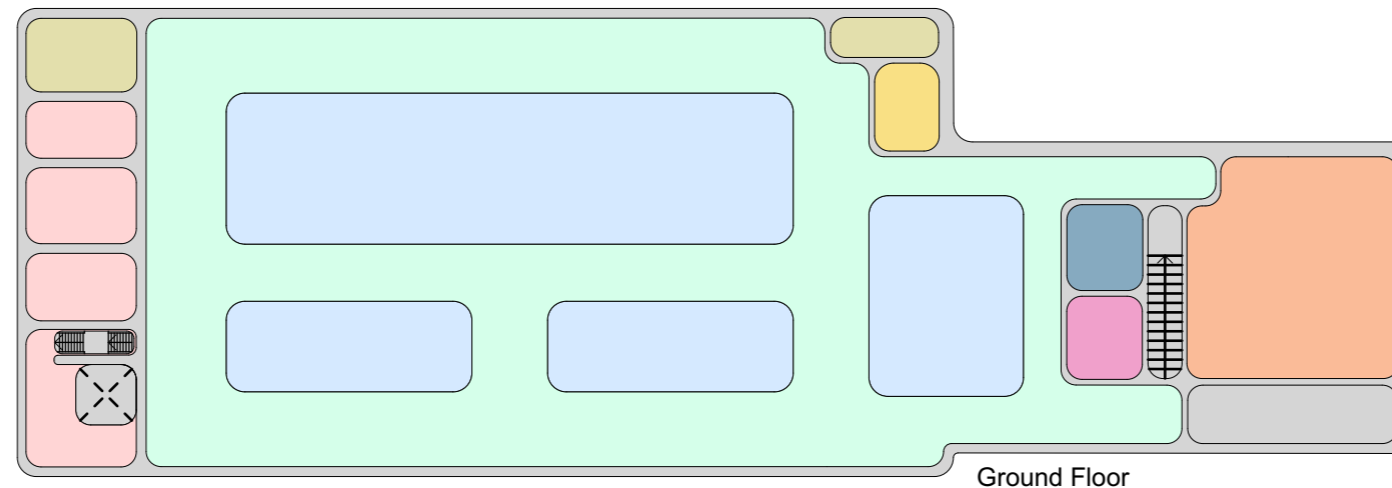
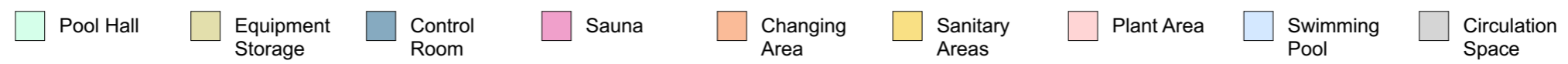


3.0 DESIGN RESPONSE *(continued)*

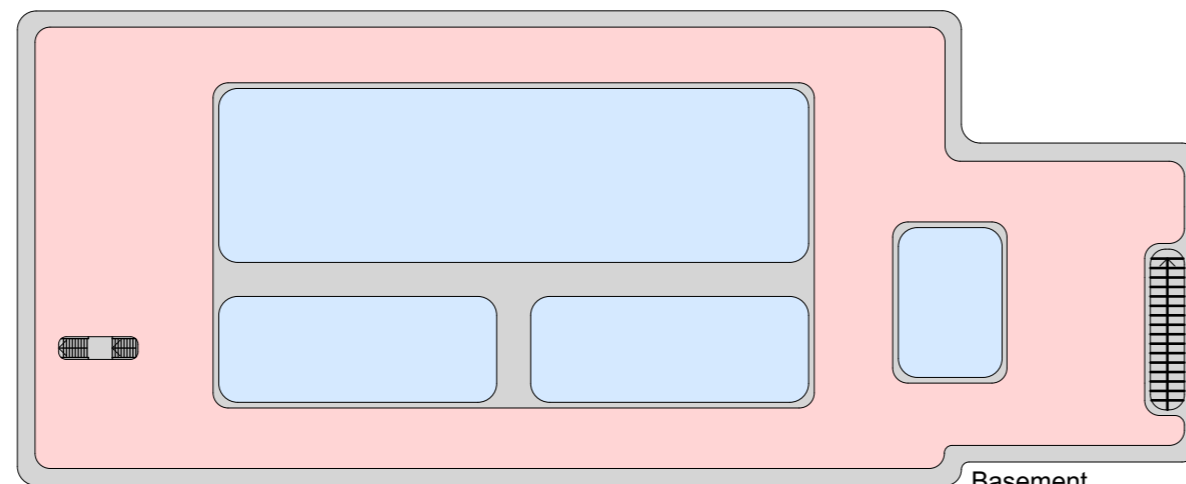
3.4 USE

The recovery hub comprises of two storeys, a basement level and a ground floor level. The ground floor provides the area for the main pool hall which comprises of a 2 lane swimming pool, hot and cold baths, a therapy/ recovery pool as well as the necessary support spaces (showers, control area, changing area and plant).

The basement level will only be accessible for maintenance purposes. This level provides provision for the swimming pool and mechanical plant.



Ground Floor



Basement

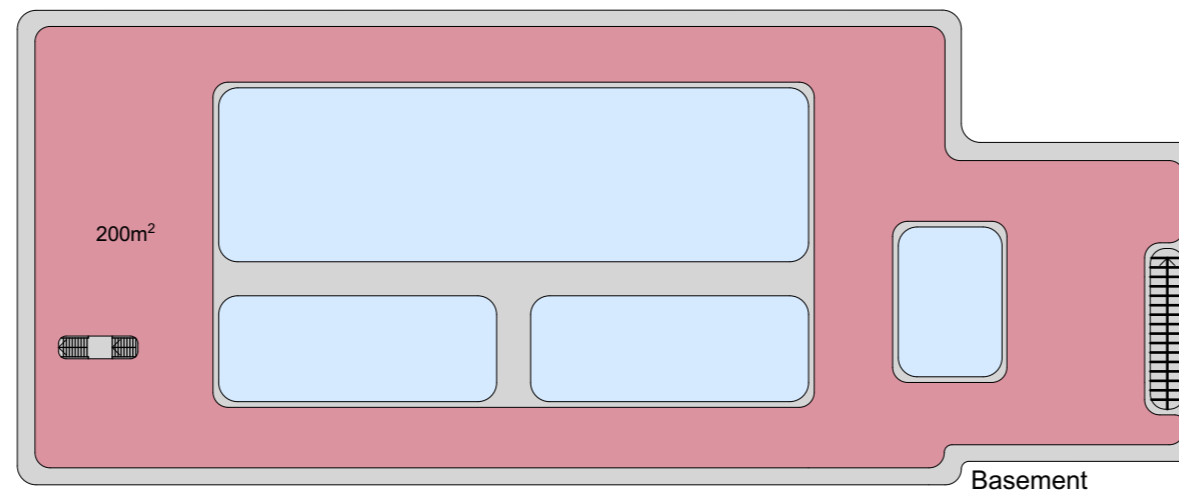
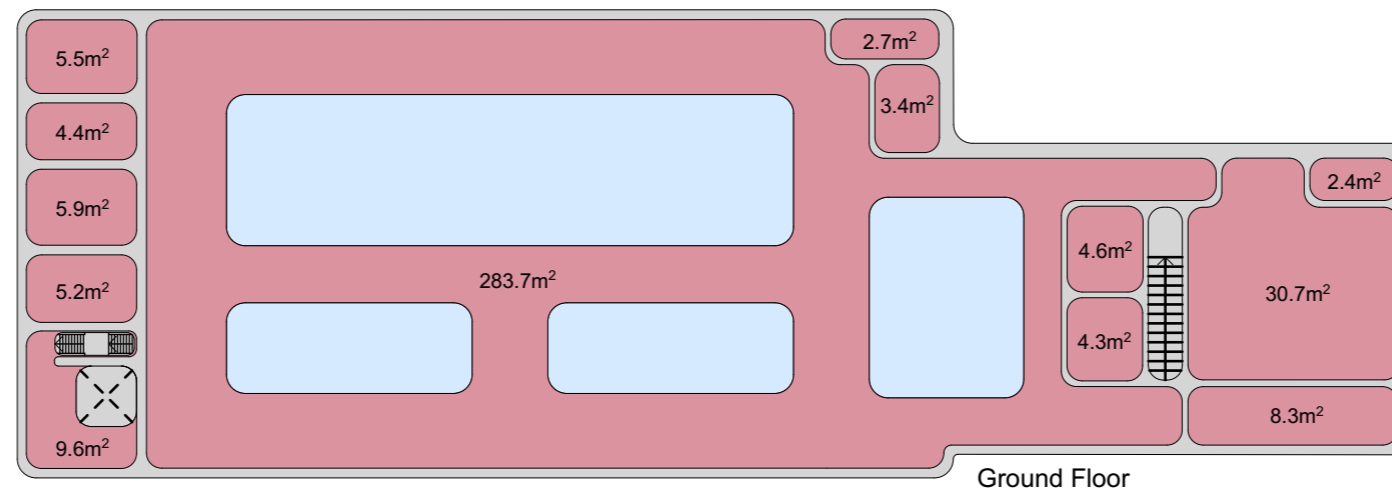
3.0 DESIGN RESPONSE *(continued)*

3.5 AMOUNT

The gross internal floor area (GIFA) for the recovery hub are as follows:

GIFA

Basement Level:	215 m ²
Ground Floor:	379 m ²
Total:	594 m²



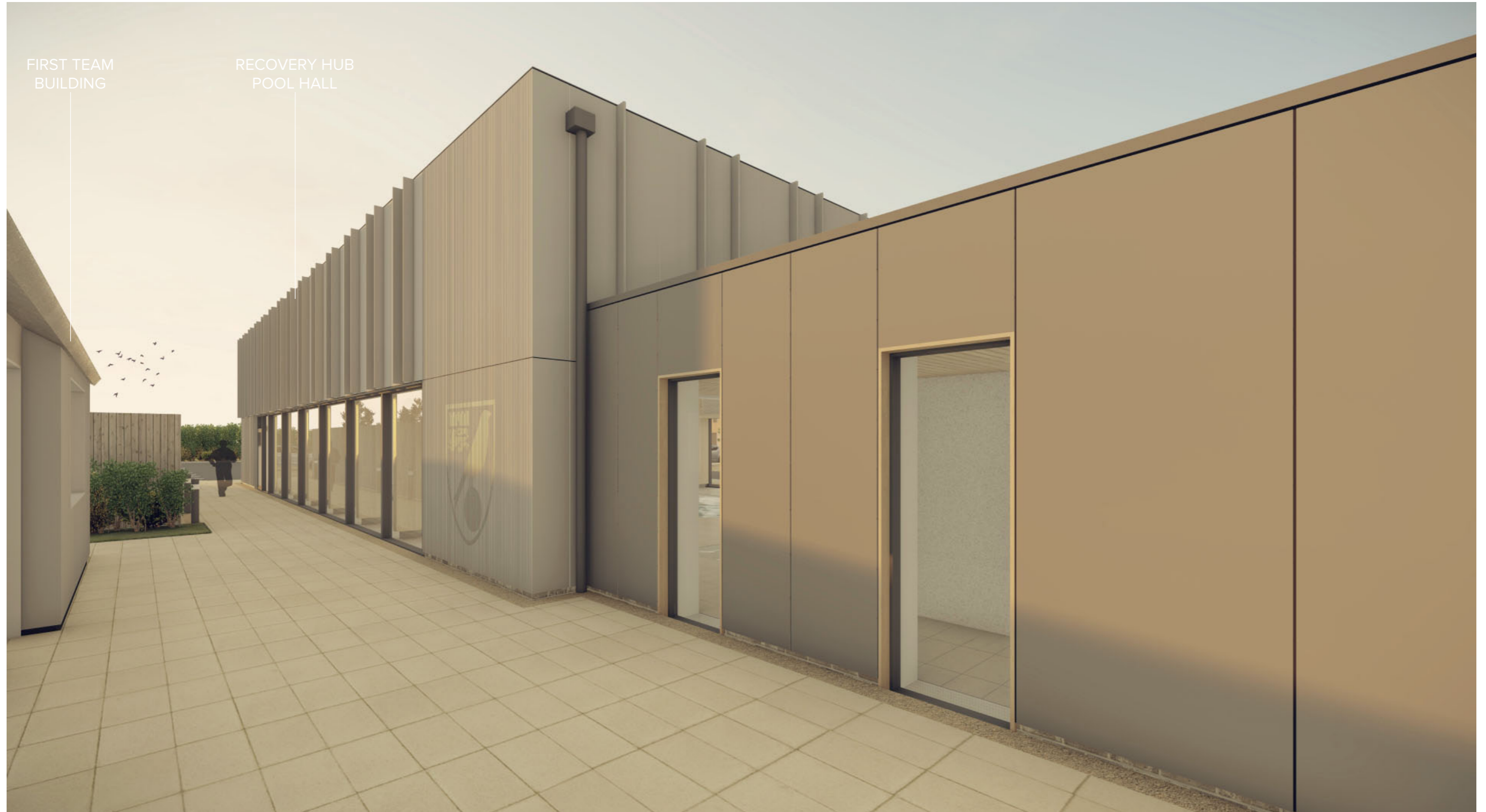
4.0 APPEARANCE

4.1 EXTERNAL VISUAL - VIEW FROM ACADEMY PARKING



4.0 APPEARANCE (continued)

4.2 EXTERNAL VISUAL - VIEW FROM GLAZED LINK DOOR



4.0 APPEARANCE (continued)

4.3 DEVELOPMENT WITHIN CONTEXT



4.0 APPEARANCE (continued)

4.4 MATERIALS

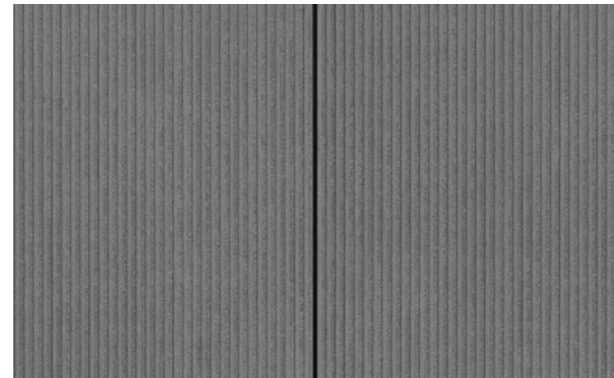
The facade treatment to the main pool hall mass is proposed to be a combination of a low level, buff brick plinth with two types of cement board cladding above. Introducing the textured cement board cladding provides a break in the facade and allows emphasis on areas of interest like the signage.

A third cement board cladding has been applied to the changing room mass to enforce a hierarchy of the building masses.

Fins have been introduced to the high level cladding on the pool hall to emphasise the verticality, maintaining continuity with the other buildings on site.

The low level brick plinth will provide longevity, due to the resilience of the material. This is a mandatory requirement given the use of the building.

Norwich City Football Club Crest signage will be set into the recess of the textured cladding panels at low level to provide an opportunity to reinforce the campus identity.



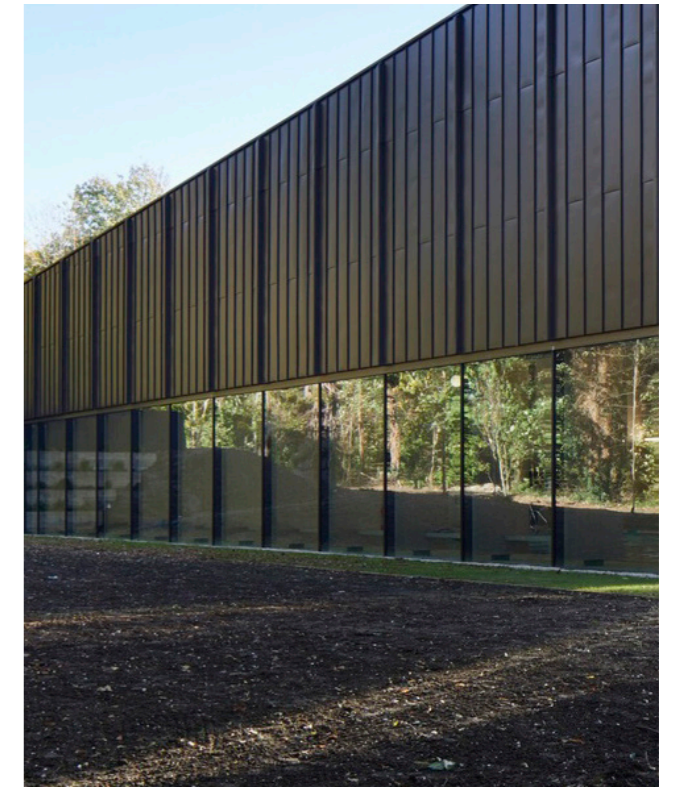
Textured Grey Cement Board Cladding



Grey Cement Board Cladding



Vertical Emphasis within Cement Board Cladding



Curtain Walling



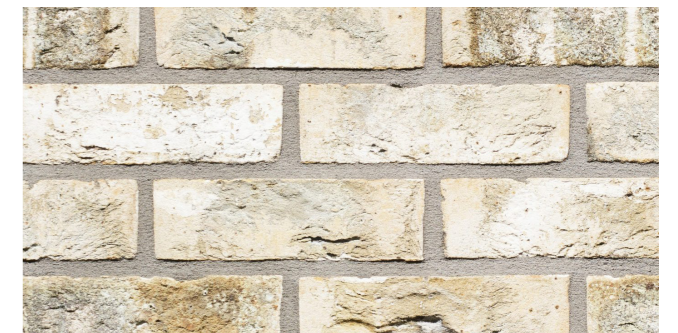
Signage within the cladding



Cement Board Cladding to existing glazed link



Vertical Fins within Cement Board Cladding



Buff Brickwork Plinth



Charcoal Cement Board Cladding

5.0 LANDSCAPE

The proposal does not provide any additional areas of planting to the site but the proposal aims to reinforce the adopted planting strategy on site. As part of the works, three recently planted trees within the car park area will be relocated on the site.

SITE STRATEGY

The planting scheme is designed to reinforce the local character and structure of the surrounding farmland while also celebrating the distinctive brand of the NCFC.

The car park spaces are divided by hedges of holly or ornamental grasses. Groups of Scots pines at the ends of some car park bays reflect the local pine belts. They are complemented by informal clusters of birch, which are grouped at some car park ends and also within the dividing holly hedges to create an attractive backdrop to views across the car park.



APPROACH TO PLANTING AT THE TRAINING GROUND



Low level shrubs

Native trees (*boundary hedgerows*) –

English Oak *Quercus robur*; Hornbeam *Carpinus betulus*

Native hedgerow (*gapping up boundary hedgerows*)-

Hawthorn *Crataegus Monogyna*; Blackthorn *Prunus spinosa*

Car park hedges –

Holly *Ilex aquifolium*, *Ilex maximowicziana* 'Kanehirae'; Hornbeam *Carpinus betulus*

Ornamental planting –

grasses: *Liriope* sp., *Carex* sp., *Sesleria* sp.; Perennials: *Crococsmia* sp., *Rudbeckia* sp., *Erigeron* sp., *Kniphofia* 'Sweet Corn', *Bergenia* sp., ; Ferns: *Blechnum spicant* and shrubs: *Osmanthus armatus*



Low maintenance shrubs



Lines of trees in the car park

6.0 ACCESS

As a result of the recent car park upgrade works on site, as well the upgrades as the Academy and Gym Project (2018/0670), the car parking has been arranged into distinct areas for the different users visiting the site. The safe-guarding of the campus has been carefully considered to keep the public zones separate to the player and staff areas. Multiple pedestrian and vehicle access control points have been provided to restrict access into the main campus areas.

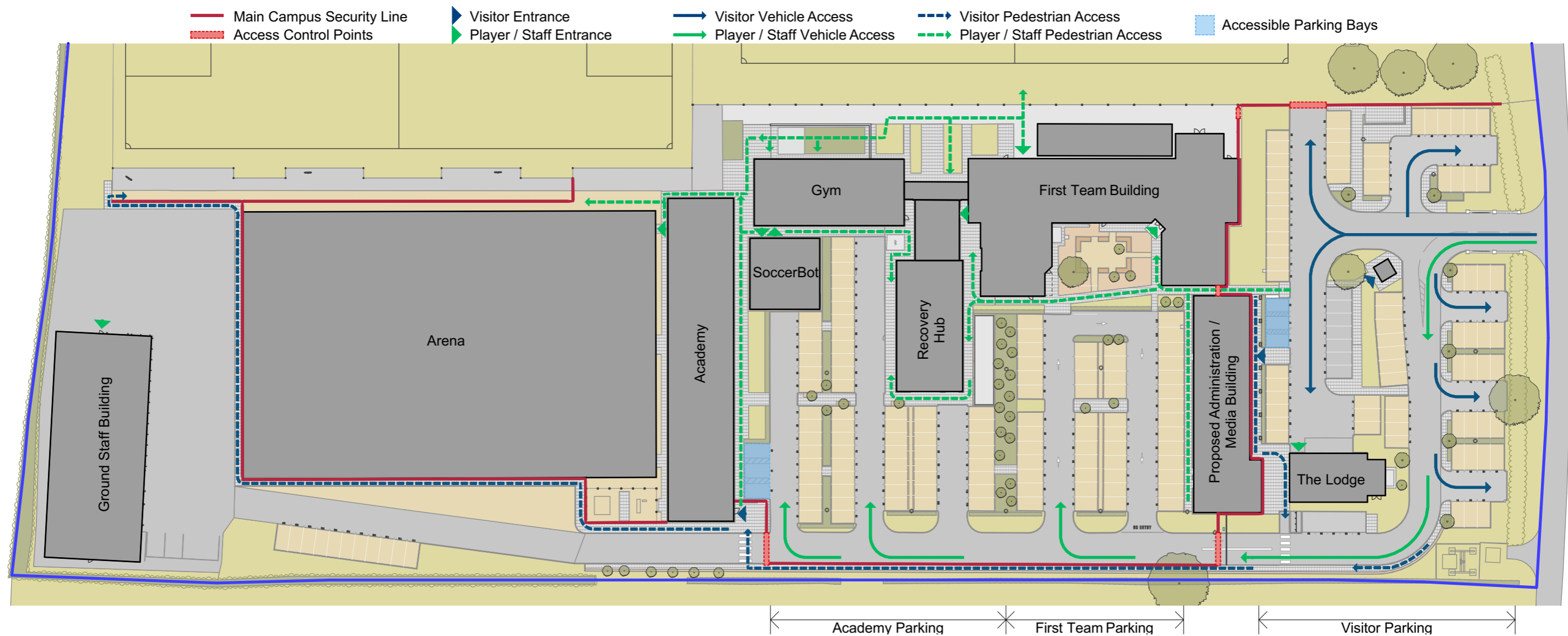
The central location of the proposal within the campus means that any users will have been through multiple access control points before arriving at the recovery hub. The service strategy remains as per the existing managed strategy used on campus.

The proposed provision of the administration building to the front of the site will acts as a new entrance and waiting area for all visitors to the site. Visitors will not be able to cross the secure line from this point without permission. Please refer to planning portal reference 'PP-08458347' for the proposed administration building.

7.0 TRANSPORT

Recent works formalised parking at the front of the site (2019/2428) to provide permanent parking spaces similar, in look and feel, to the rest of the campus parking.

The new building will be used by existing users of the site. The proposal will not require any new members of staff therefore, the proposal will not create any additional traffic movements.



NORWICH

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