





Design & Access Statement

Contents

1.0 Introduction

Demand for the Project
Aims & Objectives

2.0 The Existing Site

Description & Location
Current Site Condition

3.0 Design

Outline Specification
Layout
Appearance

4.0 Access

Inclusive Access
Emergency Access
Foot & Cycle
Vehicular access to the Site and Parking

5.0 Conclusion

Appendices

1930-Sheet1&2_Existing Topographical Survey
BVFC_Plan_OA
BVFC_Section_OB
BVFC_Existing & Proposed Levels
BVFC_Ordnance Survey Location
BVFC_Rev C Drainage
BVFC_Rev C Fence
BVFC_Rev C Proposal
BVFC_0100_Location Plan



Design & Access Statement

1.0 Introduction



Full planning approval is sought for the redeveloping of the existing KG stadium into a community hub which will include a floodlit 11 a side 3G all-weather Astro-Turf pitch in Blantyre.

The existing site identified for a new community 3G facility currently consists of a full-size grass football pitch, club house and changing rooms owned by Blantyre Victoria Football club which is now leased by Blantyre Victoria Community Club.

The existing grass pitch has had minimal investment over the years which has led to the postponement of various matches due to rain fall and other extreme weather conditions. The priority is always to ensure Blantyre Victoria Football Club's home matches can be played and to protect the condition of the existing pitch which has limited access for a number of games/ training that other younger member clubs require and therefore must do so at facilities out with Blantyre.

Blantyre Victoria Community Club objective is to create a new 3G pitch complete with floodlights which will allow both Blantyre Victoria Youth FC, Blantyre Victoria FC and the wider community access to the football pitch giving Blantyre a local community hub that the Town can be proud of.



Design & Access Statement

1.0 Introduction



Demand for the Project

A large amount of work has gone into establishing the need for this project. This has been undertaken by club through local surveys, data gathering and a consultation with the local community to introduce our proposal and gather feedback on the intended facility.

The current location of the KG stadium is in Forrest Street Blantyre which holds a fantastic position in central Blantyre. Located in close proximity to Blantyre Leisure centre, Stonefield park and schools.

The development is needed to:

- Provide all weather football pitches in the centre of Blantyre which will be far more accessible to the local community than the current available pitches.
- Address the continued growth in numbers of football in and around the Blantyre area. At present BVYC have over 10 youth teams with further teams looking to join. The growth of youth soccer in recent years is resulting in between 1-2 new teams being created each year in this club alone, with all other local club's growth there is a huge demand for local pitches
- Provide a facility for the creation and delivery of community programmes generating significant additional benefits in football, sport and wider community development



Design & Access Statement

1.0 Introduction



Aims and Objectives

The project aims are:

- To create an improved community football and training facility to enhance the development of football in Blantyre
- To make football and sport in general more accessible in the Blantyre area.
- Create a local community Hub in the centre of Blantyre that will bring together people of all ages, genders and backgrounds in a safe, social environment.
- To create employment opportunities for members of the local community.
- To generate wider community benefit through football, sport and non-sport activities. Particularly in the areas of health and well-being, education skills and volunteering



The project objectives:

- To promote the benefits of sports and activity from a physical, mental and social viewpoint for all participants of all ages, abilities and disabilities through training, games and organised programmes that target the local community
- To offer a range of healthy and engaging programmes addressing lifestyle choices promoting the benefits of regular exercise and healthy diets to school children and families with the objective of improving long term benefits
- To offer a range of projects targeting marginalised or disadvantage groups particularly young men at risk of offending or already involved with youth gangs and social disorder.





Design & Access Statement



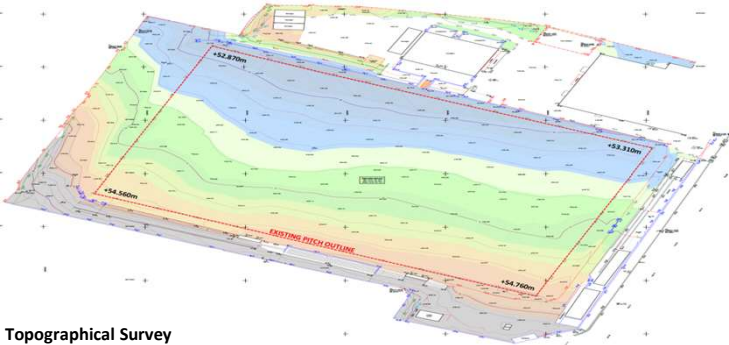
2.0 Existing Site

Description & Location

The KG Stadium was established in 1930 with further additions added to the stadium including a Social club which was in the 1970's and a new custom-built Pavilion opened in 1993.

Existing ground includes a sheltered stadium to the south side of the 11 a-side grass pitch, club house pavilion, family seating area and Café which is utilised on match days.

- 1 Clubhouse/ Pavilion
- 2 Sheltered Stadium
- 3 Cafe
- 4 Family Seating Area
- 5 Grass Football Pitch
- 6 Social Club



Topographical Survey



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2.0 Existing Site

Current Site Condition





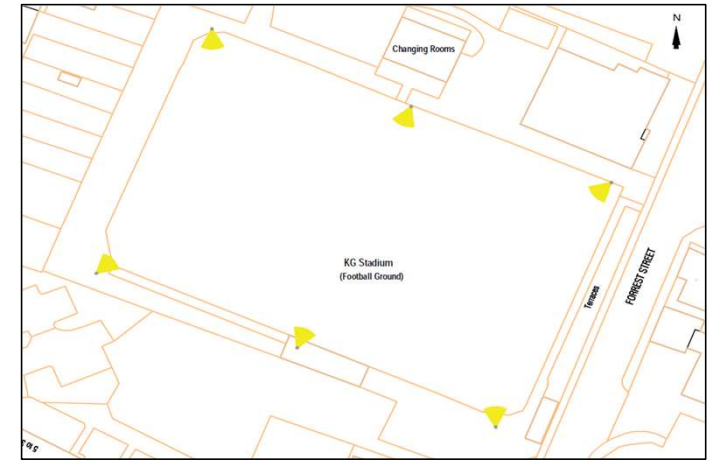
Design & Access Statement

3.0 Design



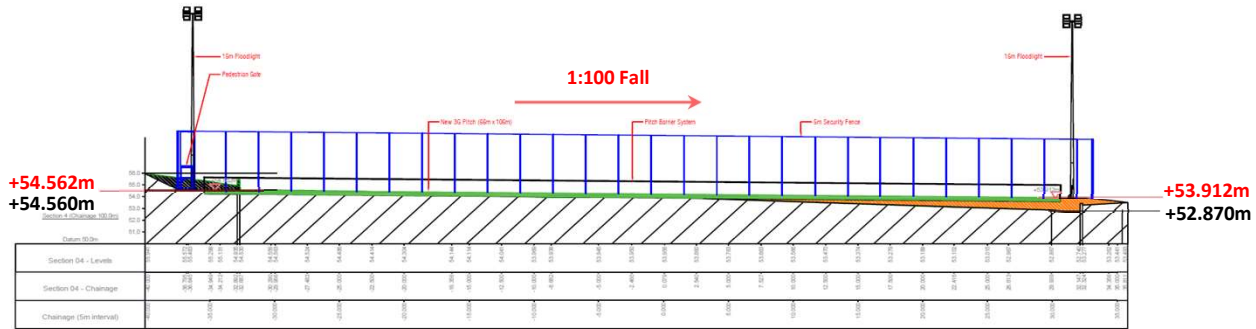
Outline Specification

- FIFA Quality Concept for Football Turf 1 Standard
- 100 x 60m standard size, with 3m surrounding run off
- Perimeter fence 5m
- Floodlighting – The Society of Light and Lighting , Lighting Guide 4: Sports Lighting – 6 Nr 15m High Column @ 15m Height

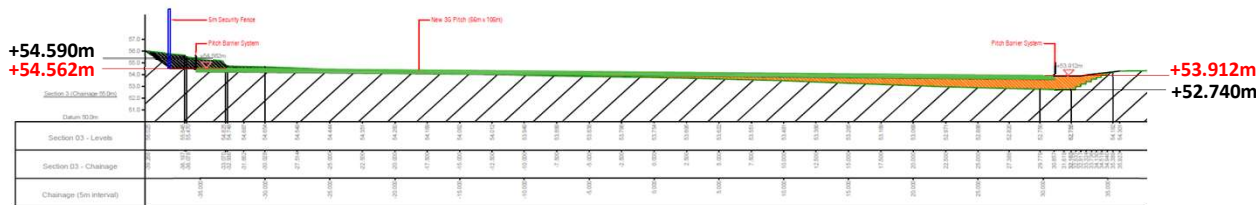




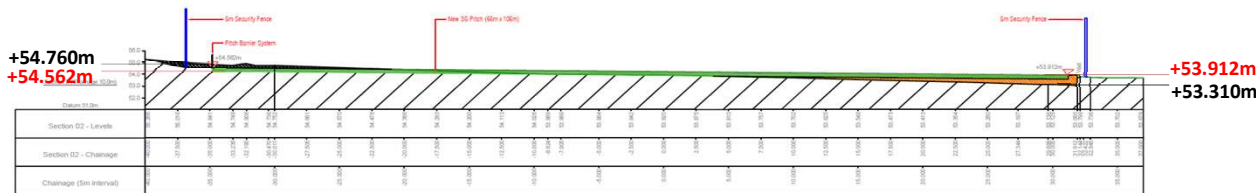
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Section A-A



Section B-B



Section C-C

3.0 Design

Layout

Care has been taken to ensure that the amount of 'cut and fill' has been minimized by proposing the pitch at a level where the cut and fill match is evenly possible, maintaining arisings and top-soil material on site to form mounds to East area of the site closest to neighbouring residents.

Sections A-A, B-B and C-C have been taken at even spacing across the area of development, FROM South to North Facing East. These sections represent an average of the land across the site and so outline the final level of pitch and surrounding areas.

The diagram opposite shows visually that the areas are the same and the earth that is 'cut' will be used to even out playing field space to East of the site and achieve the 100mm length of proposed pitch.

The current pitch falls in level from South to North of the site, the proposed pitch is been built on a 1:100 fall from South to North to aid drainage.



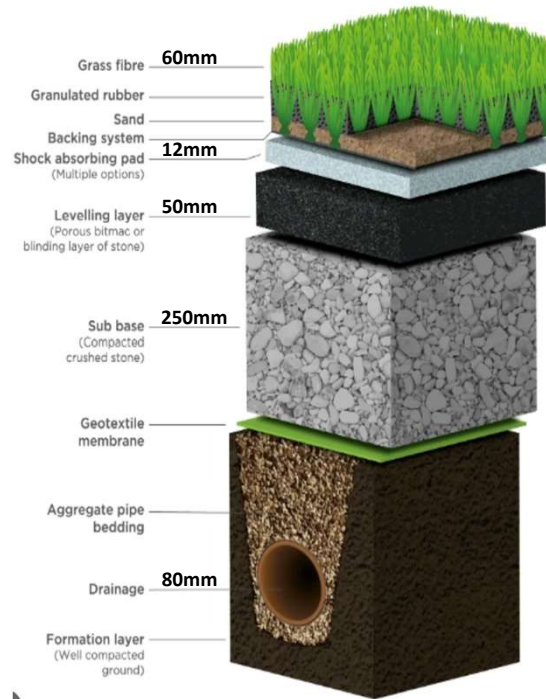
Location Plan



Design & Access Statement



Typical Pitch Proposal



3G Pitch Build-Up

3.0 Design

Appearance

The pitch will have 5m high fence around the perimeter of the run-off zone. The design is in accordance with guidance from the Football Foundation. The other prominent feature of the proposal will be the 15m high floodlights which surround the pitch.

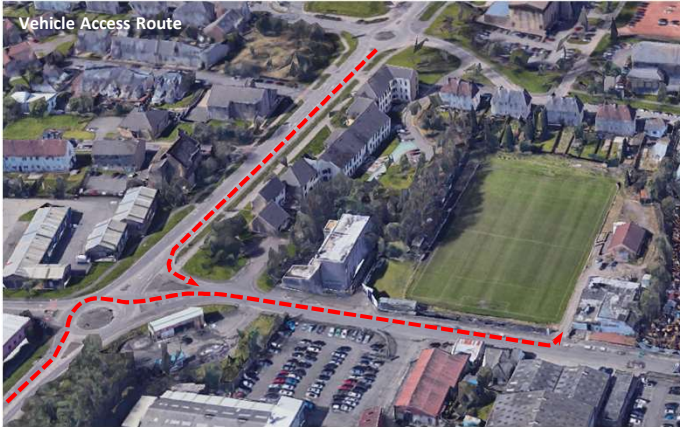
The fencing will be based on Sports Pallas panel system or similar, the vertical twin wire system offers good see-through visibility and will enhance the surroundings as a design feature. This type of fencing features anti-rattle clips to reduce noise and are available at the required dimensions for the development with the posts being at 2.5m centres



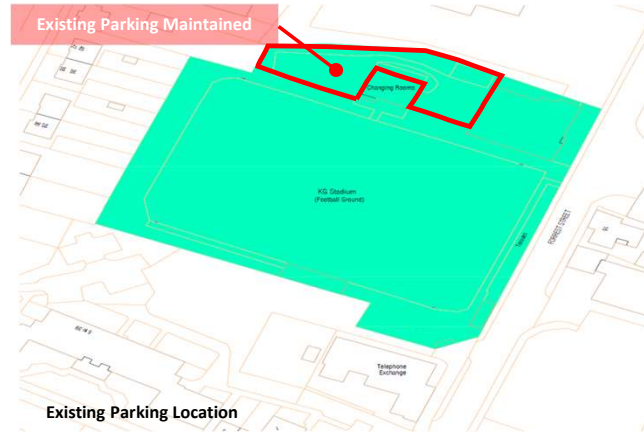
Typical Pitch Barrier



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Vehicle Access Route



Existing Parking Maintained

Existing Parking Location



Forreast Street Main Access Route (North Gate)



Forreast Street Access Route (South Gate – Used on Match Days)

4.0 Access

Inclusive Access

The new levels of the 3G Pitch and surrounding 2m wide pedestrian access path have been developed to provide safe level access for wheelchair users to every area of the development.

Access ramp will be built opposite the existing entrance towards café area, this will conform to Part M of the Building Regulations.

Emergency Access

Access to the pitch by emergency services comes from Forreast Street straight onto playing field via the double wide Access gates been formed in the 5m surrounding perimeter fencing. Pedestrian access/ egress gates have also been located for safe egress in an emergency.

Foot and Cycle

There are two options for access via foot or cycles. Main access been via the level access to pitch from North access gate from Forreast Street. The site will have a designated area for storage of cycles.

Good Public transport routes are available via local bus routes and bus-stops been located locally on Glasgow road within 50meters of site access.

Vehicular access to the site and Parking

Vehicular access will all be via Forreast Street, Parking on site will be maintained the same as current proposals and parking on public routes will be maintained and controlled via evening training sessions timetables to not cause congestion to local businesses and residents.



Design & Access Statement



5.0 Conclusion

The provision of a floodlit 3G pitch on the existing site of the KG stadium will offer much improved sporting facilities for Blantyre which will allow education, community development and sport to be delivered on the one site. This will become a hub for a range of sports in the future years.

Currently, because of current conditions all BVYC youth teams are required to use facilities elsewhere in Blantyre, Hamilton, Rutherglen and EVEN Glasgow. Due to current shortage of facilities this has led to the cancelling of many training sessions and depriving our local kids of sport, development and Fun.

This development itself will bring investment into Blantyre and help with ongoing regeneration in the area. We will work with local groups to help them be part of the ongoing improvements in the area.

Similar to other 'dual use' agreements between Junior Football Teams and their respective local communities the community youth club will have sole usage of the facility during specific times during evenings, weekends and school holidays. This agreement will ensure the facility is used to its maximum potential and provide real benefits for all. Consideration of the needs of local residents has been taken into account of the pitch, the number of lighting columns, lighting Levels and the forming of new grass mounds to East of the site providing privacy and reducing and noise levels increase.

The facility, its playing surface, flood lighting and fencing, has been designed in accordance with the Sport Scotland specifications and will provide Blantyre with a 'state of the art' sports facility.