



## **PROJECT TEAM**

Client	West of Scotland Football Club (WoSFC)
Architect	Carol Hamilton Architect
Structural Engineer	Harley Haddow
M& E Engineers	Harley Haddow
Cost Consultant	Armour Contruction Consultants
Health & Safety	Armour Contruction Consultants

## **1.0 Tree Survey Statement**

- 1.1 Tree Survey Data
- 1.2 Tree Plan as Existing
- 1.3 Tree Plan as Proposed
- 1.4 Drainage Layout as Proposed

# 1.0 Tree Survey Statement

WoSFC , established in 1865 is a local community based rugby club providing fun, team sport and exercise. It promotes and encourages confidence, kinship, camaraderie and a sense of belonging.

West, as a club, has a proven track record with regards to inclusion, diversity and engagement within the local and wider community.

The club is looking to build upon the strategic development plans it implemented 8 seasons ago by installing one of Scotland's first fully club funded "4G", full size, all weather pitches, and the implementation of a defined Rugby Development Programme, they are now looking to take the next step and build a new standalone gym and two new gender neutral team changing/showering areas. These developments will both replace and add to existing facilities at West, offering participation opportunities to all members, young and old, playing and non-playing, together with any/all existing and future partner community organisations.

Although they have eight changing rooms and communal showering facilities in their main clubhouse and pitch-side stand, they do not offer the level of safeguards required to accommodate male and up and coming female squads concurrently. The clubhouse itself is over 50 years old and whilst a programme of renovations is underway, the structural layout of the building does not allow us to safely reconfigure team/group changing according to current safe best practices.

It is for these reasons that WoSFC are committed to developing this new facility, primarily for use by their female squads, members and their match-day visitors. .

The new Training Pavilion has been sited adjacent to the existing club house and car park and is designed to retain the maximum

amount of green space. This space is used by the members for additional training and for social events. It is hoped that creating a quiet 'green courtyard' away from noise of the road that this will enhance the feeling of wellbeing for the members. The design also respects and reinforces the views afforded to the main rugby pitches from the existing club house.

Trees dominate the east of the site which will remain, however to achieve this new community facility we would propose to fell a total of 9 trees mainly to the north of the main pitch. Of these,  
5 existing trees are too close to the new building  
2 trees are of poor, declining condition  
1 is an immature evergreen  
1 is too close to proposed surface water and foul water sewers.

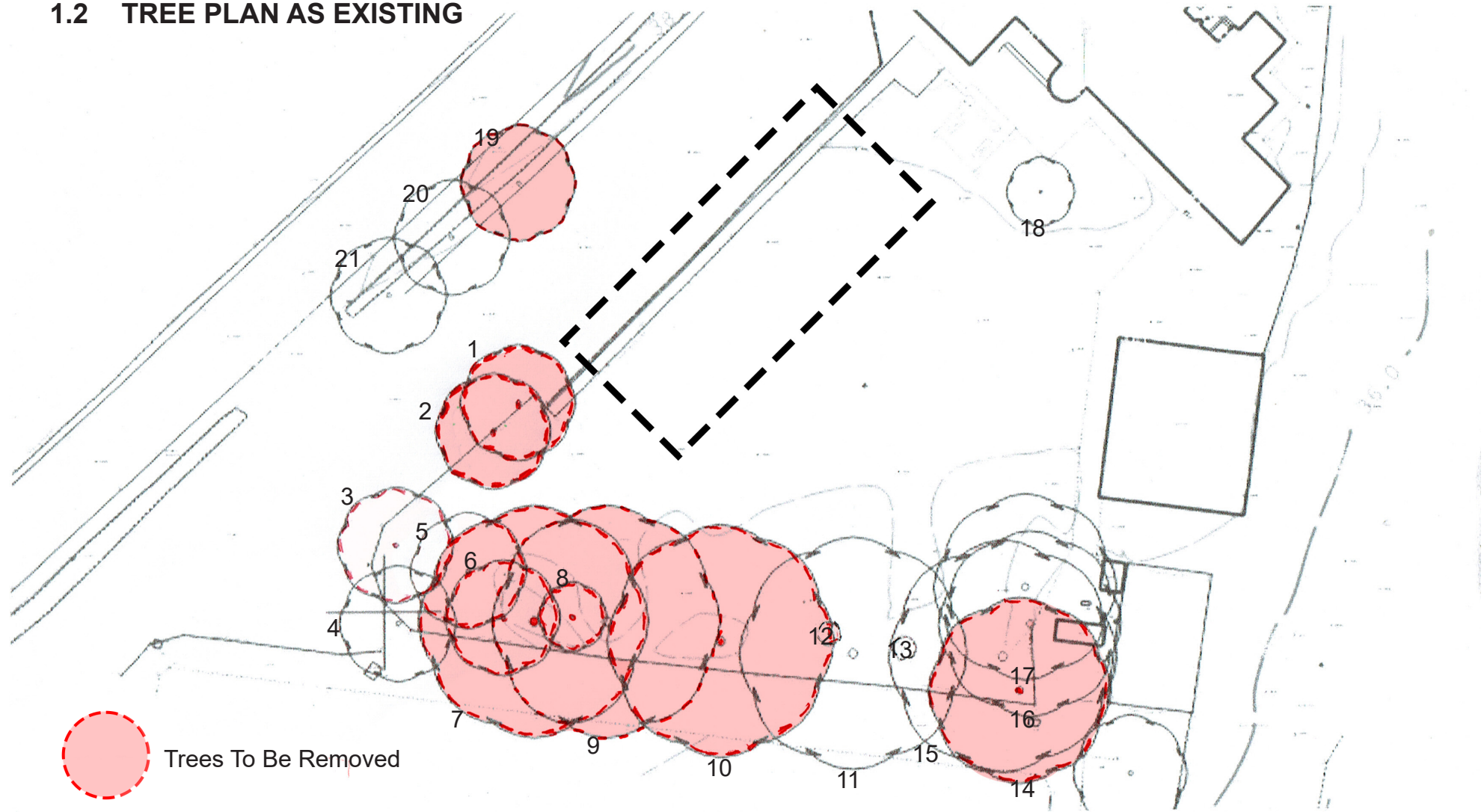
Please see the accompanying information and plans.

## 1.1 TREE SURVEY DATA

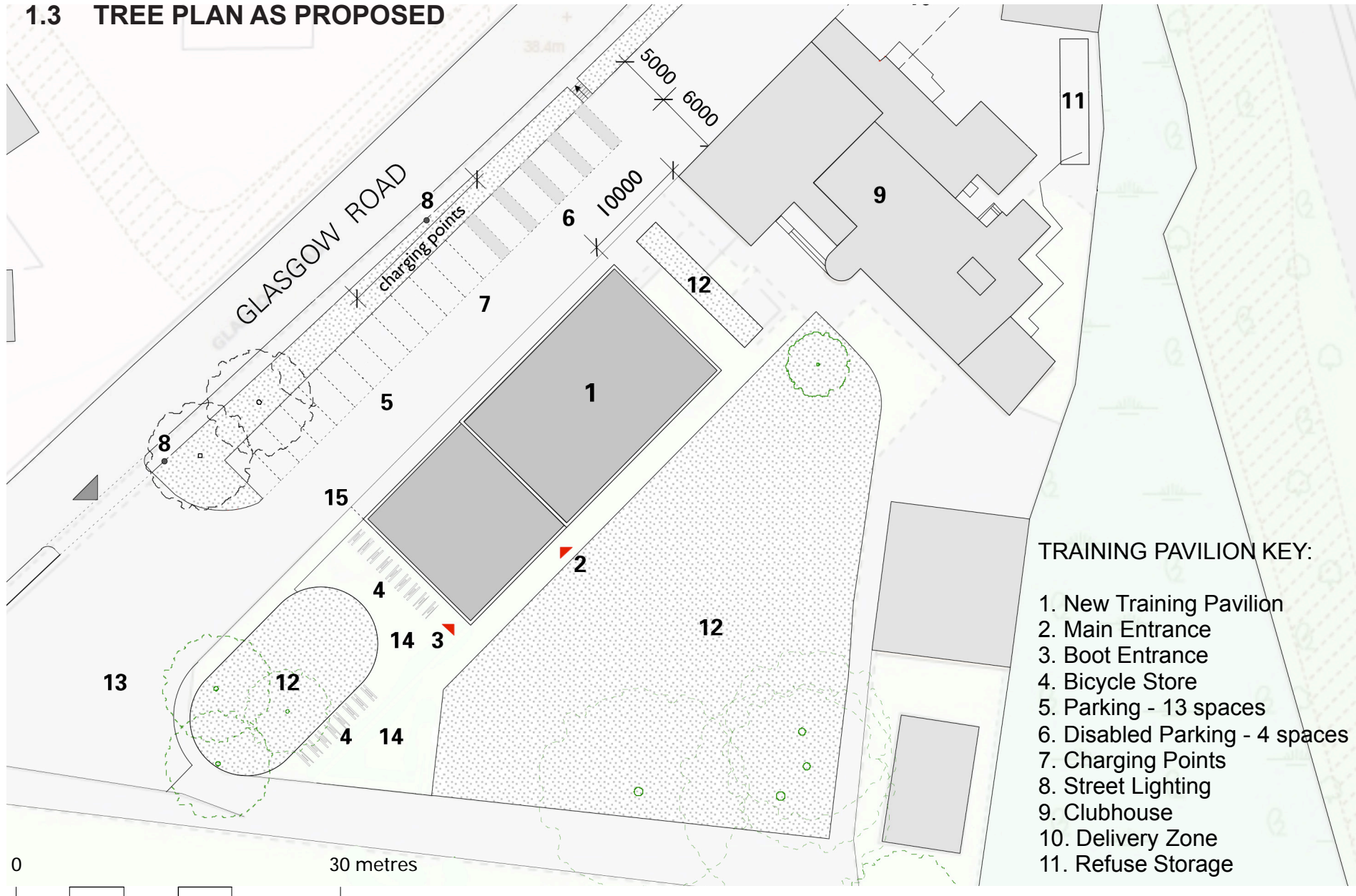
	1	2	3	4	5	6	7	8	9	10
Species	White Silver Birch	White Silver Birch	White Silver Birch	White Silver Birch	Horse Chesnut	Cyprus	White Willow	Cyprus	White Willow	White Willow
Retained / removed	Removed	Removed	Retained	Retained	Retained	Removed	Removed	Removed	Removed	Removed
Reason	Root system too close to building	Root system too close to building				Tree out of keeping with others on site	Root system too close to building	Root system too close to building	Root system too close to building	Poor declining condition
Trunk Circumference	970	1120	900mm	980mm	700mm		2200mm		2150mm	2205mm

	11	12	13	14	15	16	17	18	19	20	21
Species	White Willow	Immature Sycamore	bush	Cyprus	White Willow	White Willow	White Willow	Cyprus	Common Ash	Common Ash	Common Ash
Retained / removed	Retained	Retained	retained	Removed	Retained	Retained	Retained	Retained	ReMOVED	Retained	Retained
Reason				Poor declining condition				to be lopped to min 4m high	Root system too close to proposed surface & foul sewer		
Trunk Circumference									1160	980	960

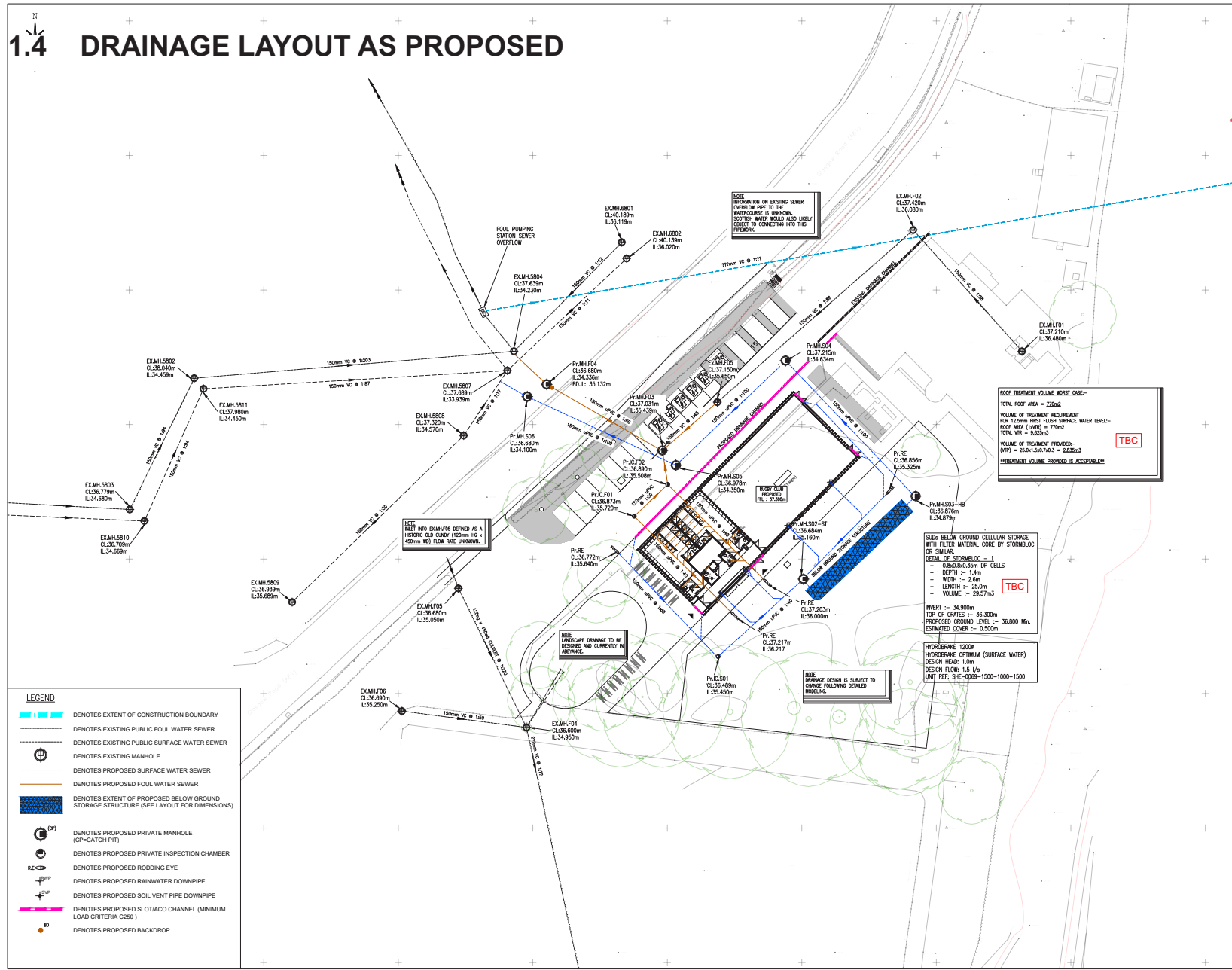
1.2 TREE PLAN AS EXISTING



1.3 TREE PLAN AS PROPOSED



# 1.4 DRAINAGE LAYOUT AS PROPOSED



- NOTES**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT AND ENGINEER DRAWINGS AND SPECIFICATION NOTES.
1. DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. 1:500 SCALE FROM THIS DRAWING. DIMENSIONS ONLY TO BE USED. HADLEY HADLOW DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY FOR ALL SETTING OUT DIMENSIONS AND DETAILS REFER ARCHITECTS DRAWINGS.
  2. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY DRAWING RECEIVED FROM ARCHITECT FORTH DURING MAY 2023.
  3. ALL DRAINAGE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY DESIGN ETHICS (ISSUED FOR SCOTLAND) (SPS) 4TH EDITION AND DESIGN SPECIFICATION.
  4. ALL EXISTING DRAINAGE SERVICES ARE BASED ON CCTV SURVEY AND SCOTTISH WATER DS.
  5. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE DETERMINED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION PHASE.
  6. LOCAL INFLUENCE OF EXISTING FLOOD AND SURFACE WATER INFRASTRUCTURE IS BASED ON CCTV SURVEY AND SCOTTISH WATER DS.
  7. A LAMINATING DISCHARGE OF JUBS HAS BEEN CONFIRMED BY SCOTTISH WATER PRE DEVELOPMENT REFERENCE NUMBER 123456789.
  8. MAINTENANCE REQUIREMENTS FOR JUBS COMPONENTS ARE PROVIDED FOR INDICATIVE PURPOSES ONLY. ON-OR OFF-CITY HYDRO INTERNATIONAL RECOMMENDATIONS MAINTENANCE REQUIREMENTS TO BE PROVIDED FOLLOWING CONSTRUCTION PHASE FOR INCLUSION IN THE HEALTH AND SAFETY FILE.
  9. ALL NEW SURFACE INFRASTRUCTURE SHALL BE MAINTAINED BY THE CLIENT OR A PRIVATE FACTOR.
  10. ALL SURFACIAL AND BELOW-GROUND TRENCHES SHALL BE RECYCLED MATERIALS IN COMPLIANCE WITH CEPAH AND SPS SPECIFICATION. RECYCLED MATERIALS SHALL BE PROVIDED FROM SUPPLIERS WITH A 100MM RADIUS OF THE PROPOSED DEVELOPMENT.
- UNDER THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015, HADLEY HADLOW ARE NOT ACTING AS THE PRINCIPAL DESIGNER, BUT HAVE ACTED AS A DESIGNER. THE DESIGN PROPOSED DOES NOT HAVE ANY SPECIFIC DESIGN THAT A COMPETENT CONTRACTOR WOULD NOT HAVE ALREADY CONSIDERED. IF THE CONTRACTOR REQUIRES ANY SPECIFIC GUIDANCE THEN THEY SHOULD CONTACT HADLEY HADLOW DIRECTLY TO UNDERSTAND THE EXTENT OF THE PROBLEM.**

**ROOF TREATMENT VOLUME - WORST CASE-**

TOTAL ROOF AREA = 2200m<sup>2</sup>

VOLUME OF TREATMENT REQUIREMENT FOR 12.0mm FIRST FLOOR SURFACE WATER LEVEL:-  
 ROOF AREA (L) x 12mm = 26400L  
 TOTAL V.P. = 26400L

VOLUME OF TREATMENT PROVIDED:-  
 (V.P) = 26400L x 0.75 = 19800L  
 - TREATMENT VOLUME PROVIDED IS ACCEPTABLE!

**CELLAR STORAGE**

CELLAR STORAGE WITH FILTER MATERIAL CORE BY STORMBLOCK OR SIMILAR

DETAIL OF STORAGE CELL - 1

- DEPTH :- 1.4m
- WIDTH :- 2.6m
- LENGTH :- 25.0m
- VOLUME :- 29.57m<sup>3</sup>

INVERT :- 34.400m  
 TOP OF CHUTES :- 36.300m  
 PROPOSED GROUND LEVEL :- 36.800 Mm.  
 ESTIMATED COVER :- 0.500m

**DIFFERENCE DRAWINGS**

No	Description	Date	By	Checked
001	ISSUE FOR TENDER	10/01/2024	GP	GP
002	ISSUE FOR TENDER	10/01/2024	GP	GP
003	ISSUE FOR TENDER	10/01/2024	GP	GP
004	ISSUE FOR TENDER	10/01/2024	GP	GP
005	ISSUE FOR TENDER	10/01/2024	GP	GP
006	ISSUE FOR TENDER	10/01/2024	GP	GP
007	ISSUE FOR TENDER	10/01/2024	GP	GP
008	ISSUE FOR TENDER	10/01/2024	GP	GP
009	ISSUE FOR TENDER	10/01/2024	GP	GP
010	ISSUE FOR TENDER	10/01/2024	GP	GP

**Legend**

- DENOTES EXTENT OF CONSTRUCTION BOUNDARY
- DENOTES EXISTING PUBLIC FOUL WATER SEWER
- DENOTES EXISTING PUBLIC SURFACE WATER SEWER
- DENOTES EXISTING MANHOLE
- DENOTES PROPOSED SURFACE WATER SEWER
- DENOTES PROPOSED FOUL WATER SEWER
- DENOTES EXTENT OF PROPOSED BELOW GROUND STORAGE STRUCTURE (SEE LAYOUT FOR DIMENSIONS)

**Legend**

- DENOTES PROPOSED PRIVATE MANHOLE (GP=CATCH PIT)
- DENOTES PROPOSED PRIVATE INSPECTION CHAMBER
- DENOTES PROPOSED RODDING EYE
- DENOTES PROPOSED RAINWATER DOWNPIPE
- DENOTES PROPOSED SOIL VENT PIPE DOWNPIPE
- DENOTES PROPOSED SLOT/ACO CHANNEL (MINIMUM LOAD CRITERIA C250)
- DENOTES PROPOSED BACKDROP

**PRELIMINARY**

The Multi-disciplinary Engineering Consultancy

45 West Nile Street  
 Glasgow, G1 2PL  
 t: 0141 943 1881  
 e: info@hadleyhadlow.com  
 Edinburgh | London | Glasgow | Manchester  
 www.hadleyhadlow.com

Project: 311206

**West of Scotland Rugby Club  
 Proposed Sports Building  
 Milngavie**

Drawing Title:  
**Proposed Below Ground Drainage  
 Layout**

Scale as A1:	Date:	Technician:	Engineer:
1:250	Aug. 2023	C Connor	C Connor
Drawn No.:	Checked:	Issued:	Revised:
311206-HAH-XX-XX-DR-C-0032			P07