



WoSFC - Training Pavilion

Design Statement

February 2024

PROJECT TEAM

Client	West of Scotland Football Club (WoSFC)
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Visuals	Ella Walklate

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1.1 PROJECT BRIEF

In 2022 West of Scotland Football Club (WoSFC) commissioned the design team to develop proposals for a new training facility with changing rooms on their site at Burnbrae in Milngavie.

The brief set objectives to create a purpose-built Training Pavilion with a 'strength and conditioning' studio and dedicated Women's changing rooms.

Social values, camaraderie, inclusivity, and accessibility were to be at the heart of every design decision.

1.2 KEY PROJECT OBJECTIVES

The brief identified the following key project goals.

- To provide appropriate facilities for the players development and the club's long term future
- To design a safe, welcoming space for all participants and visitors.

1.2.1 DEVELOPING THE CLUB FOR THE LONG TERM

The club is looking to build upon the Strategic Development Plans it implemented in 2016

- Building a standalone gym specifically equipped for rugby training to improve the quality of coaching delivered.
- Providing team changing rooms with individual showers to facilitate the up and coming womens game.
- Providing inclusive gender-neutral and accessible toilet facilities.



First XV team 1888-1889



Established men's team

1.2.2 CREATING AN ATTRACTIVE PLACE TO MEET AND MAKE FRIENDS

The development 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 all existing and future partner community organisations. The club wants to be a place where people want to go to train, develop their skills, play and socialise.

1.2.3 IMPROVING SAFEGUARDING AND INCLUSIVITY

While the Club currently has 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 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 them to safely reconfigure team/group changing according to current safe best practices.



Youth teams having fun



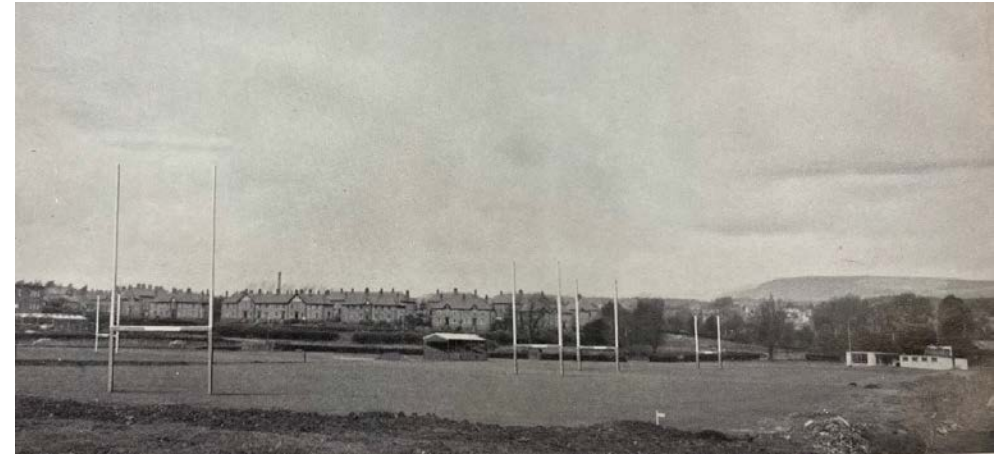
Up and coming womens game

2.1 HISTORY OF THE CLUB

WoSFC, established in 1865, is one of the oldest rugby clubs in the world and one of the founding members of the Scottish Rugby Union. It is a local community focussed, amateur rugby club providing 3 pitches and clubhouse facilities for team sports and community activities.

Run entirely by volunteers, it promotes and encourages confidence, kinship, camaraderie, and a sense of belonging through sport.

Known locally as 'West', the club has a proven track record of inclusion, diversity, and engagement, providing a support network within the local and wider community.



West of Scotland Football Club 1865 -1965 by C.D Stuart

2.2 HISTORY OF THE SITE

The current Burnbrae site was bought in 1953 from the neighbouring Mains Estate. The site was primarily undeveloped low lying marshy ground located between Glasgow Road and the railway line, built in 1863. Glasgow Water Board's 'Loch Katrine to Glasgow' water mains runs through the site.

The land was raised and improved over several years to allow grass pitches to be laid, with the first game played in 1960 to coincide with the opening of a new clubhouse.

A spectator stand was opened in 2000 and in 2015, following the sale of one pitch, an all-weather Fourth Generation (4G) artificial pitch at the south east corner of the site was developed.














OS Map from 1925

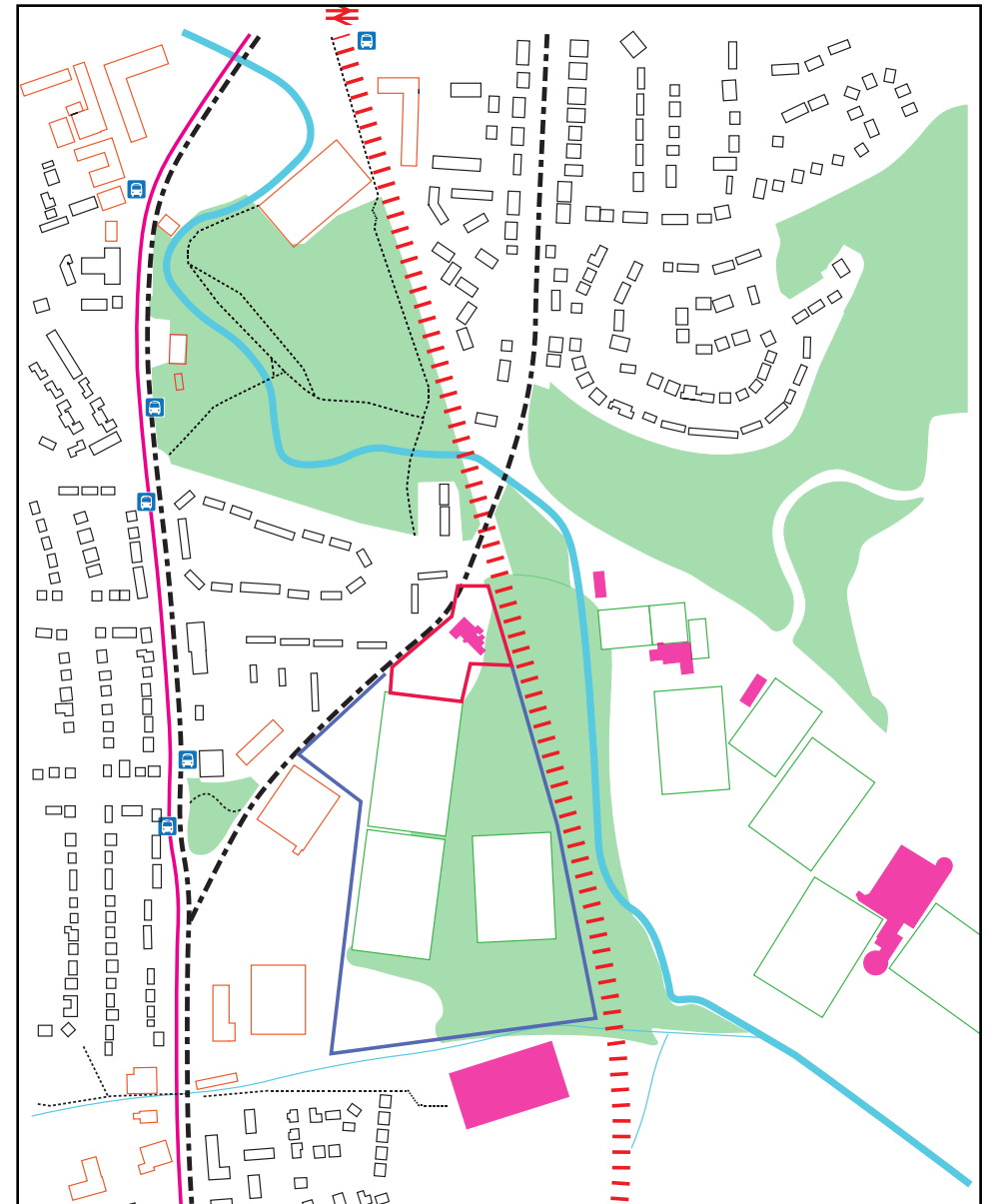
2.3 LOCAL AREA ANALYSIS

2.3.1 LOCATION

Milngavie is a commuter town located 6 miles NW of Glasgow within the boundary of East Dunbartonshire. It is within easy reach of the countryside and is the starting point to the West Highland Way footpath. The commercial town centre was pedestrianised in 1974, giving a safe friendly focal point for the community. The Allander River runs through the town and borders the site.

CONTEXT ANALYSIS

-  Shops
-  Leisure/sports
-  park/open space
-  Pitches
-  Primary routes
-  Railway Station
-  Rail Line
-  Cycle lane
-  Bus stops
-  Pedestrian Routes
-  Allander River
-  Ownership Boundary
-  Site Boundary



2.3.2 ACCESS

The site is located to the south east of Milngavie and is accessed off the Glasgow Road (A81) which runs from Glasgow via Bearsden to Strathblane. The site is within easy reach of Milngavie Railway Station and is well served by a number of bus routes. (See EDC Sustainable Transport Planning Guidance Aug. 22 - Appendix 3: Public Transport Access Areas within Milngavie). The recently constructed dedicated cycle path linking Milngavie to Glasgow is easily accessed from the club.

2.3.3 ASPECT

Milngavie is a residential town characterised by 19th century heritage industries sitting next to 19th & 20th century suburban residential neighbourhoods. It's leafy gardens and period sandstone villas are within walking distance of the town centre. This, together with its proximity to Milngavie Reservoir and the wider countryside, gives the town its pleasant suburban character.



Tannoch Loch Milngavie picturesque suburban setting



19th century sandstone buildings defines the character of Milngavie



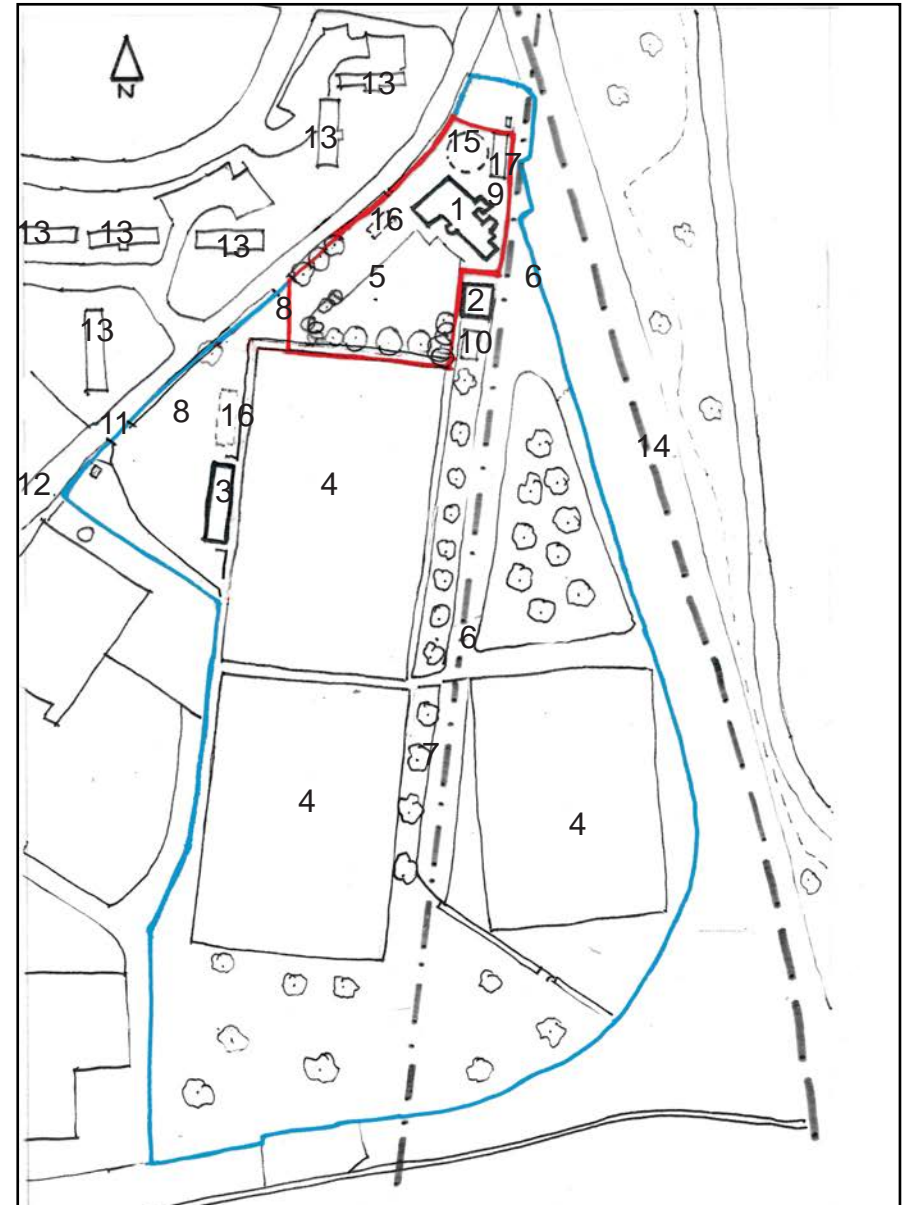
Pedestrianised town centre

2.4 SITE ANALYSIS

2.4.1 EXISTING SITE PLAN

EXISTING SITE

- 1.Club House Pavillion
- 2.Gym
- 3.Stand
- 4.Pitches
- 5.Practice Grounds/ Events Space
- 6.SEPA High Flood Risk
- 7.Loch Katrine Large Diameter Pipe
- 8.Car Park
- 9.Refuse Storage
- 10.BT Site
- 11.Site Entrance
- 12 Glasgow Rd to Cycle Path
- 13.Flats
- 14.Railway Lines
- 15. Services Turning Circle
- 16.Septic Tanks
- 17.Storage Container
- Owership Boundary
- Site Boundary



2.4.2 PEDESTRIAN ACCESS

Pedestrians can access the site as follows:

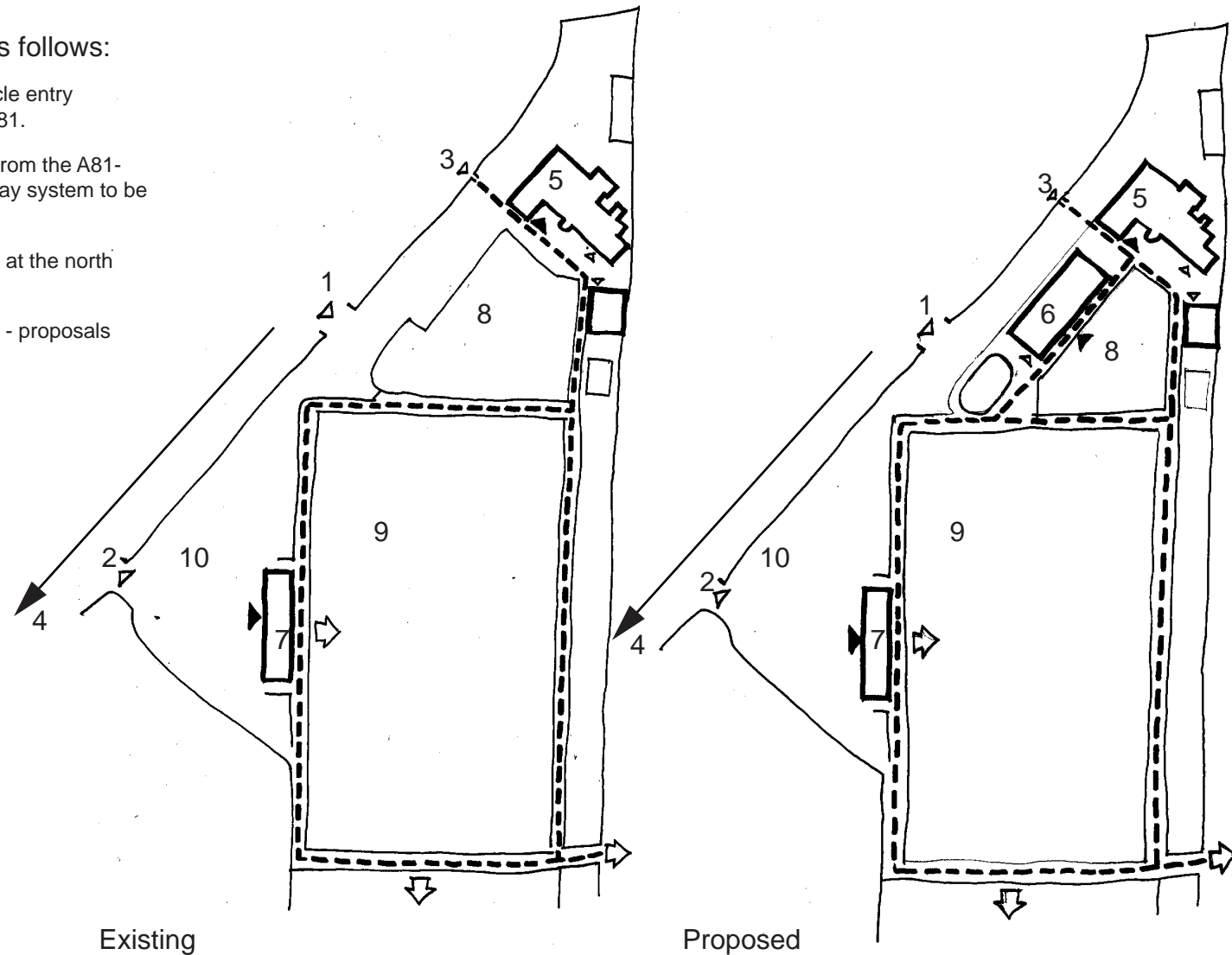
1. Primary pedestrian via pavement / vehicle entry provided at the centre of the site from A81.
2. Secondary pedestrian / vehicle access from the A81- used during match days for safer one-way system to be enforced for spectator's vehicles.
3. Dedicated pedestrian access, via steps, at the north end of the site.
4. Cycle path linking Milngavie to Glasgow - proposals include provision of new cycle stands.
5. Clubhouse
6. Training Pavilion
7. Spectator Stand
8. Quad / Practice Green
9. Pitches
10. Carpark

- - - Path

▷ Entrance to site

▶ Entrance to buildings

⇨ Entrance to pitches



2.4.3 ASPECT

The Burnbrae site is predominantly flat grassland, with a clear view from the club house at the north end, past a green practice area to the rugby pitches at the south. A line of trees to the east, screen the railway line. To the west the site is bound by the main road with landscaped low-density flats beyond. A 1.5m high boundary hedge runs parallel to the main road, the entire length of the site. A retail park with associated car parking is located to the southwest. To the south, the Allander Sports Centre is separated from the site by the Craigdhu Burn. Services and pitch maintenance equipment are screened behind the clubhouse located to the north end of the site.

Although ground level and conditions have been considerably improved over the years a SEPA flood risk still exists for the eastern section of the site parallel to the train line. which clearly impacted the location of the proposed development to ensure it was located outwith SEPA's present and future risk prediction zones.



View from pitches to clubhouse



View from clubhouse to pitches



View from Glasgow Road to clubhouse

3.1 DESIGN STUDIES

Regular client meetings were held to discuss the development of the brief and subsequent design. To determine the location of the new building, a study to evaluate the existing conditions such as, flood risks, views, orientation, location of services and land uses was carried out.

Option A was determined the best location for the following reasons:

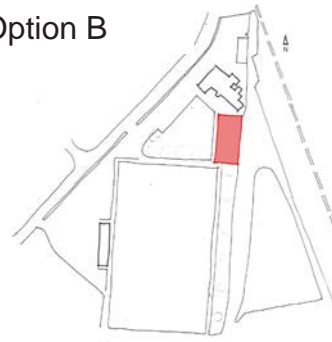
- Outwith the SEPA flood risk area.
- Away from the Loch Katrine to Glasgow water pipe
- Near to existing services thus reducing costs.
- Retains green space for the practice ground.
- Retains site lines from clubhouse to the rugby pitches.
- Creates a 'hub' with the existing clubhouse.
- Potential to create new safe pedestrian / accessible paths.
- Retains sufficient car parking without losing green space.

Site Strategy	1 Best - 4 Worst			
	OPTION A	OPTION B	OPTION C	OPTION D
Proximity to SEPA high flood area	2	4	3	1
Proximity to large diameter pipe	2	4	3	1
Proximity to BT tower site	2	4	3	1
View to Pitch from bar	1	3	4	1
Parking spaces	3	1	1	4
Demolition Cost	1	4	1	1
Retain Practice ground/ garden	3	2	4	2
Proximity to Existing Services	1	3	3	4
Orientation of building for PV panels	2	4	1	4
Create Hub with Existing Pavilion	1	2	3	
TOTALS	18	31	26	22

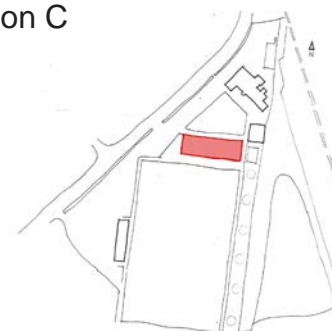
Option A



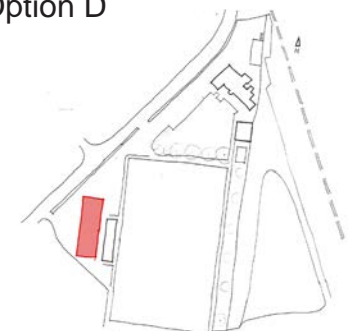
Option B



Option C



Option D



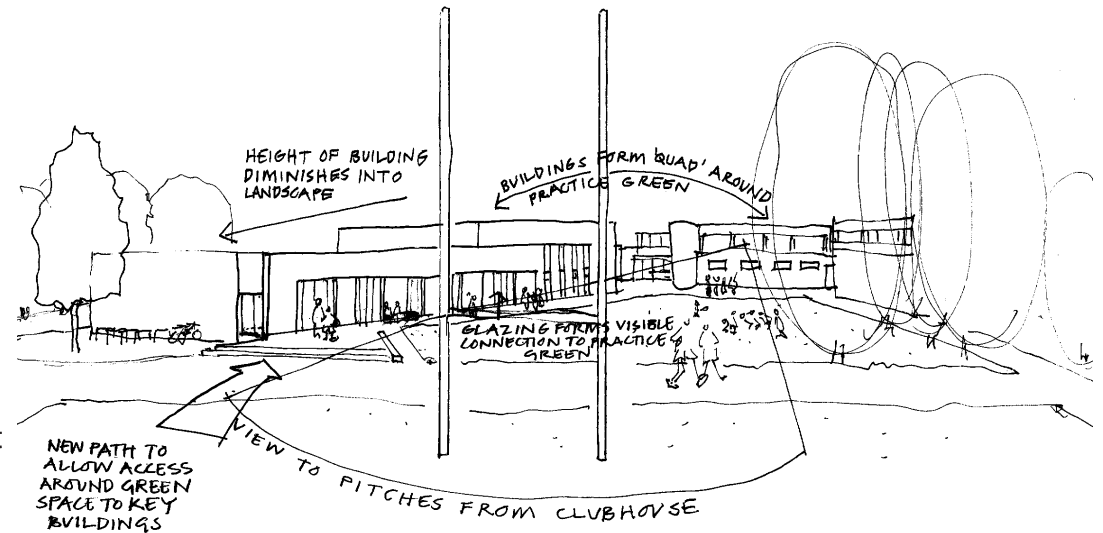
3.2 DESIGN CONCEPT

Policy 6.CF of EDC's 2022 Local Development Plan 2, encouraging 'community facilities to be enhanced and open spaces to be protected' gave rise to the concept of a new building forming a campus 'quad' / hub space. The location of the proposed building would minimise its impact on the site by retaining a central green space. It would also create a courtyard uniting the club's buildings and forming a focal point for interacting, giving the site a unique identity and sense of wellbeing, functioning as a players practice area and a community events space.

The brief of the Training Pavilion necessitated an architectural idea that would respond to a shift in volumes from a lower changing facility to a higher fitness studio. Key to this was how to seamlessly interlock these two volumes. Through a variety of models, a concept idea was developed with one volume appearing to slide into the other or vice versa.

The linear movement was further reinforced with the use of long slender panels of brickwork. The higher fitness volume, picked out in a white render, acts as a perfect connecting piece to the adjacent clubhouse. The pavilion respects its neighbour both in material selection and scale, with its linear form clearly subordinate to it.

The building is carefully proportioned and located to ensure it aligns precisely with the clubhouse tower, leading the visitor towards its entrance. This move further consolidates the dialogue between the Pavilion, Clubhouse and quad.



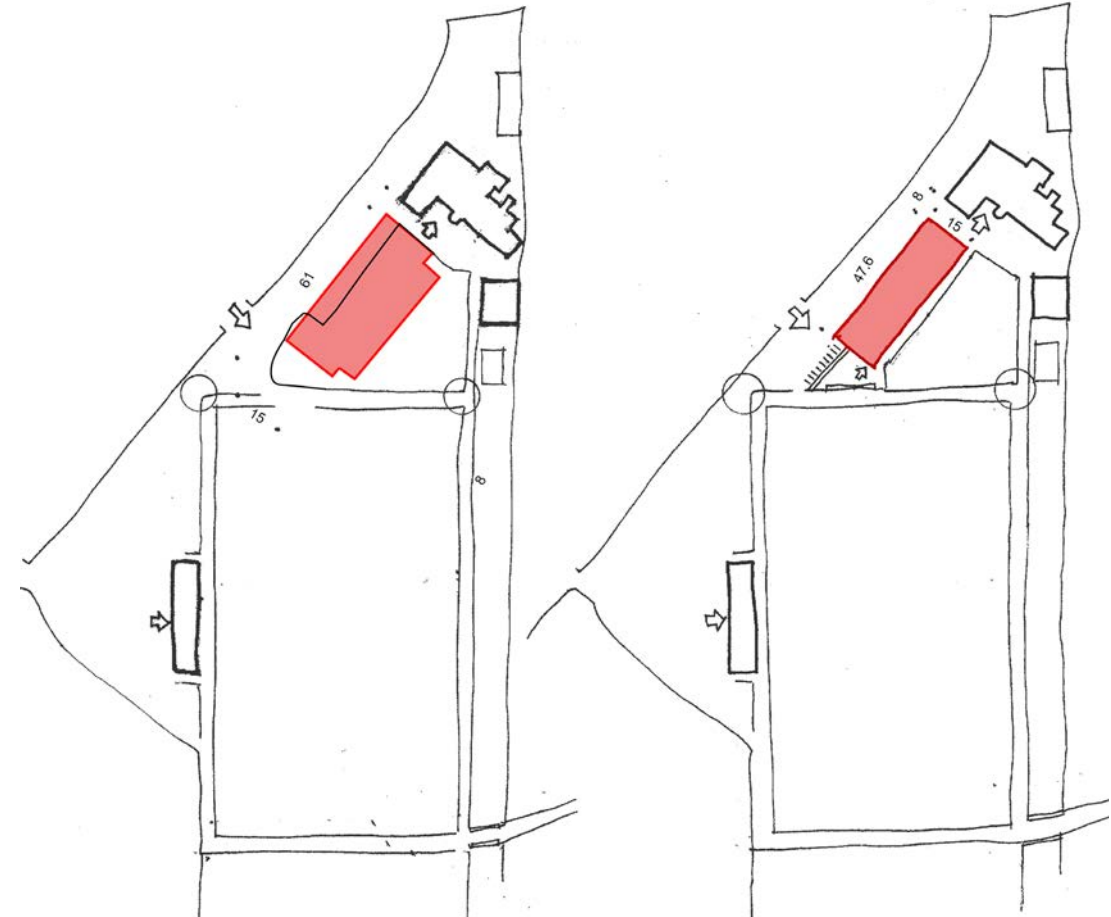
Concept Sketch

3.3 FORM & SCALE

Early sketches explored the use and scale of the building. Key practicalities dictated that the new changing rooms and gym required to be on ground floor, due to the weight of equipment and players safety, walking in wet muddy boots. The inclusion of additional, non core, flexible spaces such as Dojo and fitness suites, referee changing and physiotherapy rooms were explored. Solutions which included the additional spaces were deemed too big for the available site, if key elements listed below were to be retained.

- a useable green practice & social space in front of the clubhouse
- service access to the rear of the clubhouse
- Desire line to view the clubhouse tower along the new path to the pitches
- Retain the view from the social rooms of the clubhouse to the rugby pitches.

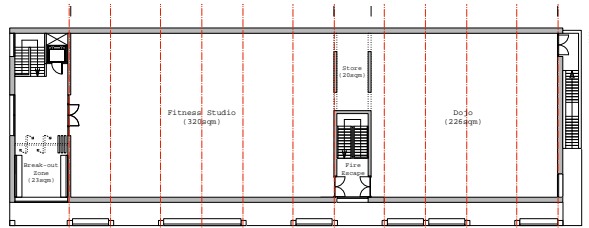
Whilst a two storey approach would provide many benefits, by removing the first floor level and reverting to the original requirements, the core needs of the brief could be better met and the scale of the building could be more in keeping with the existing clubhouse pavillion.



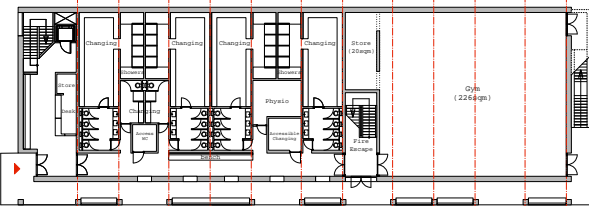
Option 4 site plan on
1 level 875 sqm

Option 3 site plan on
2 levels 714 sqm

3.3.1 PLAN OPTIONS

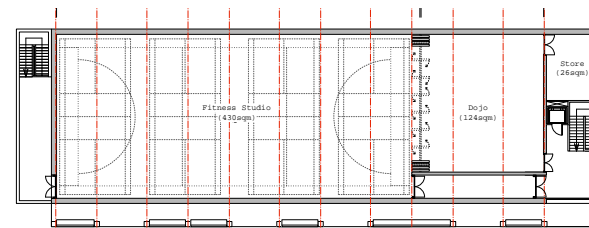


First Floor

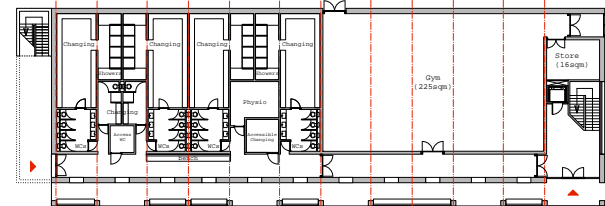


Ground Floor

Option 1 Ground floor gym too small

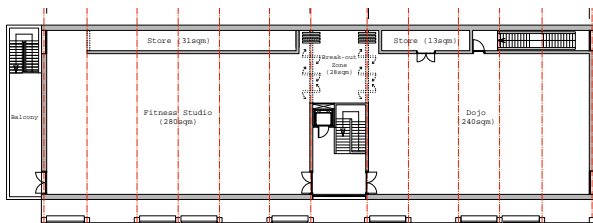


First Floor

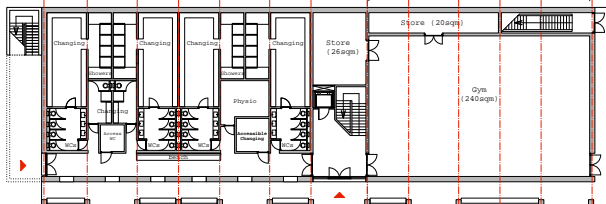


Ground Floor

Option 2 Too much corridor

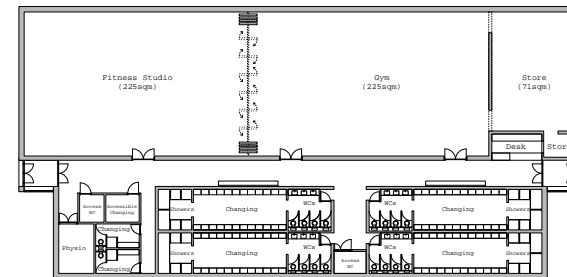


First Floor



Ground Floor

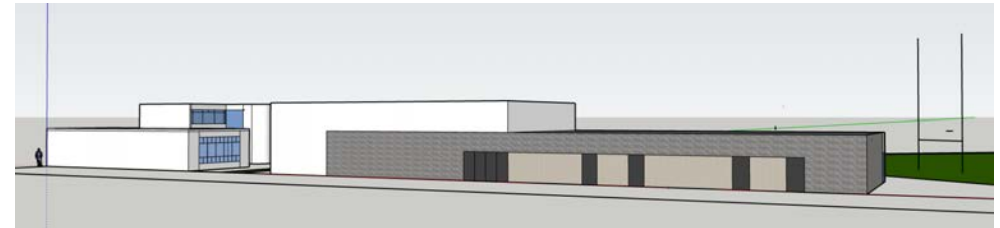
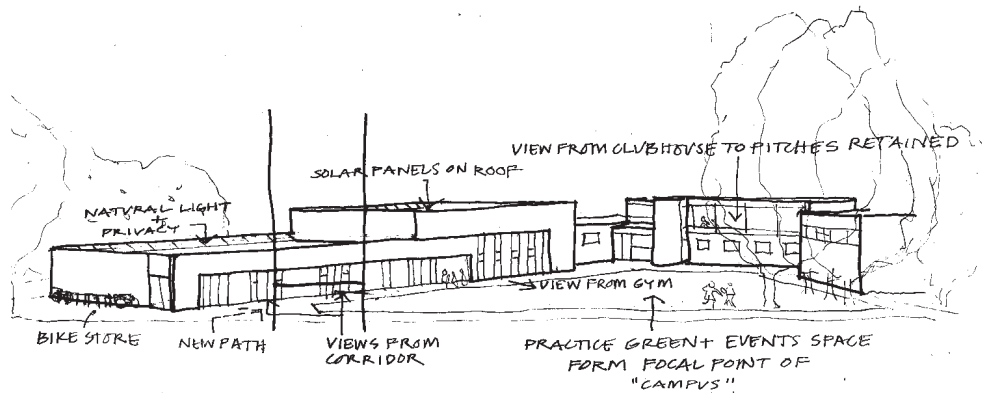
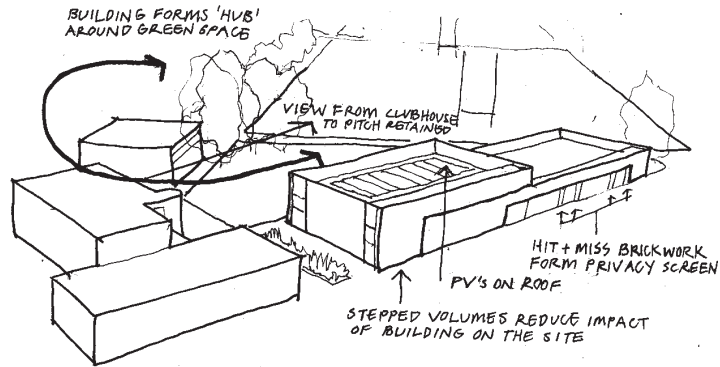
Option 3 Ground floor layout selected to develop further



Ground Floor

Option 4 Plan occupies too much external green space

3.3.2 DEVELOPMENT OF OPTION 3 AS A SINGLE STOREY BUILDING



View from Glasgow Road



View from Pitches



View from pitches along pedestrian path

3.4 MASSING

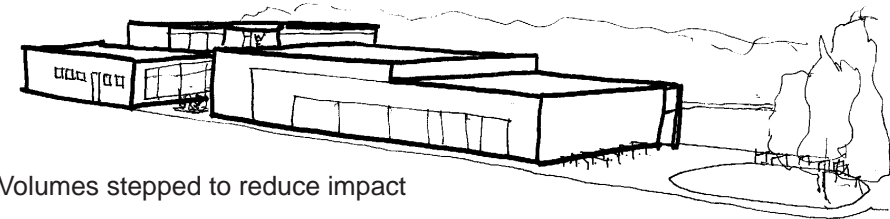
Massing studies explored the site location, form and scale of the building. The following key principles were considered.

- Design for user comfort and wellbeing.
- Create bright, airy, warm and welcoming spaces.
- Good surveillance and links to outdoor areas, whilst providing privacy for changing and showering.
- Develop a low zero carbon approach in tandem with the design development.

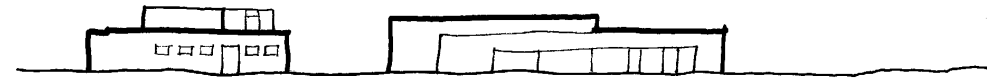
The exploration of the appropriate massing for the site in conjunction with careful consideration of the needs of users identified that two separate halls, the training studio and changing facilities, connected through a light filled circulation zone, would be best suited to the player's needs.

The training studio has greater height requirements whereas the changing block is lower lending itself to a more domestic scale. With two distinct building heights, this shift in massing clearly conveys the building's functions and provide a sympathetic solution, which mediates between the shift in scale of the clubhouse.

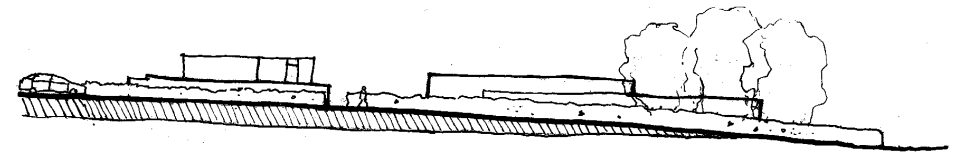
The single storey pavilion rests easily in the landscape ensuring minimal the impact from Glasgow Road, which rises to the north, almost obscuring the building from neighbouring houses, thus consolidating its presence.



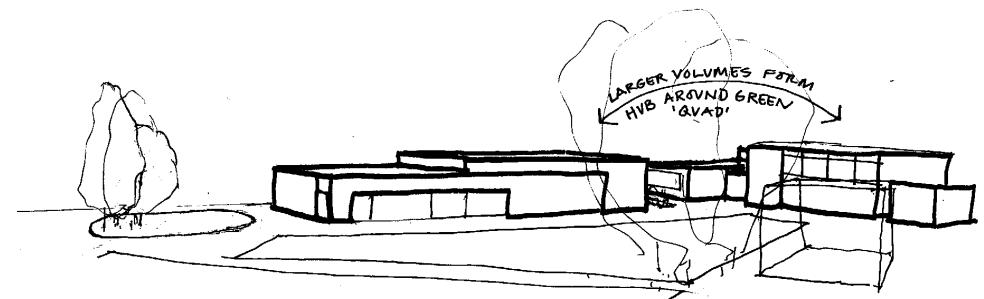
Volumes stepped to reduce impact



Elevation of Volumes with existing club house



View from Glasgow road. Slope and hedge screen massing



Buildings form a hub around a central green 'quad'.

3.5 BUILT ENVIRONMENT

The neighbours surrounding WoSFC consists of low density 3 storey flats in landscaped gardens, Waitrose and other retail outlets, and the Allander Sports Centre located to the south. It is in close proximity to suburban housing to the north and to Auchenhowie Sports Hub and Rangers Football Club to the east.

A range of external materials are present in the neighbouring built environment from stone, render and brick to light weight cladding panels. Similarly a range of building types and forms from domestic, leisure and retail all co exist along the Burnbrae site boundary.

Our design and material response is appropriate to its function but also ensures the building responds to the landscape, respects it's surroundings whilst reflecting the best of the wider local environment.

Operational carbon emissions have been reduced through a fabric-first approach with a high performance building envelope. This coupled with low to zero technologies (LZC) which include an all electric solution for heating and hot water, photovoltaic panels, reduced water consumption fittings, energy efficient appliances and lighting will help to reduce the building's carbon footprint. SuDs and new surface water drainage will help manage water runoff sustainably.

See Sustainability Statement prepared by Harley Haddow Consultants.



3.6 MATERIALS/ PRECEDENT STUDIES

Materials have been carefully selected to reflect the existing pavilion whilst enhancing the quality of the local community's architecture. Pale blonde/white 'Mystique' brick envelopes the new building to provide solidity and durability. It's colour, along with horizontal panels of smooth white render tone in with the unashamedly white 1960's modernist club house. Brick is a robust and natural material alluding to the nature of rugby and is detailed to give texture and character to reflect the quality and craftsmanship of buildings within the local environment.

The roof, a single ply membrane suitable for PV panels, will have an elegant dark grey aluminium parapet detail which, together with white render panels and slim Anthracite grey aluminium window frames, will acknowledge the 1960's modernist detailing of the existing Clubhouse.

Internal walls and floors will be made from robust materials, principally concrete block left exposed in the interests of robustness and honesty. Certain areas will be painted in West team colours to define functions and enhance the users sense of identity.

While slavishly not repeating the style of architecture on site, a simple palette of materials have been chosen for their robustness and their ability to blend in and reflect the local context. Several precedents have inspired the material selection, chosen for their strength in form, simplicity, and ability to respond to a semi urban setting.

Materials List -See Appendix 1



Brick 'hit & miss' window details



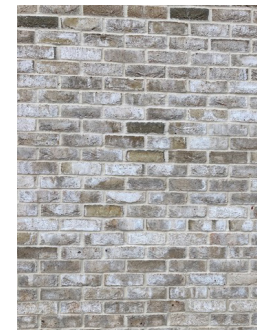
Hackney Marshes Sports Hub by Stanton Williams horizontal form and robust materials



Contrasting Brick mortar joints to give elevation texture.



Allander Sports Centre use of Mystique bricks.



Mystique textured stock Brick by TBS



Benjamin Britten Archives by Stanton Williams Architects - simple horizontal form looks onto green space



Benjamin Britten Archives by Stanton Williams Architects - Recessed Bricks Details



View from 'quad'/existing practice green and social & events space

4.1 PROPOSED SITE LAYOUT

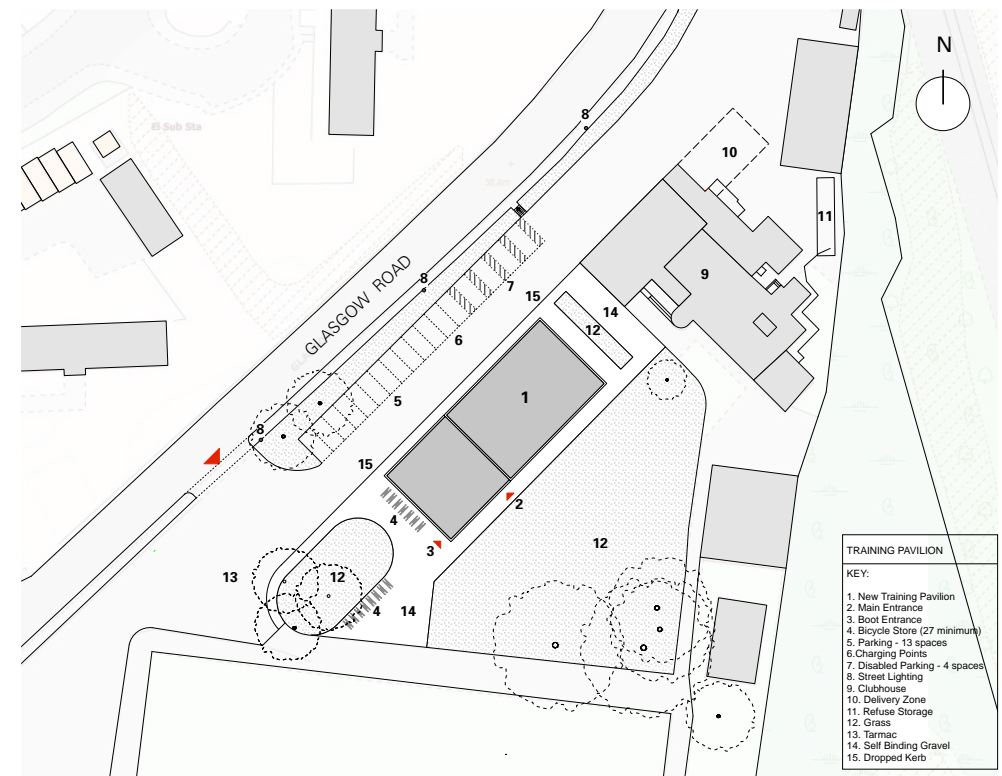
As a result of our design studies and concept it is proposed that the new building will be sited parallel to Glasgow Road. As well as being sited there for practical reasons, such as drainage, electricity supply, and ease of access, it's close proximity to the clubhouse will allow a hub to be formed. This hub will form a 'quad' around the existing practice green and social & events space to provide a sense of wellbeing and place. Storage and collection of waste will remain to the rear of the clubhouse and this provision is adequate for the needs of the club since there is no predicted increase in users, only an upgrade of facilities.

4.2 PROPOSED ACCESS

A transport assessment was commissioned to help understand the transport usage within the club and any impact the new building would have.

See Attached Transport Statement.

The main existing vehicular access to the SW boundary, off Glasgow Road, will be maintained. The main car park and existing disabled parking is to be retained by the Spectator stand. Parking will be provided by the new Training facility with DDA compliant car parking spaces and charging points located within 45m of the main entrance. Parking spaces are within easy reach of outlined walkways or paths, and pedestrians will be actively encouraged into the quieter 'quad' walkways facing the green space. This path will be overlooked by the social spaces of the existing clubhouse, be well lit and have CCTV surveillance to maximise safety.



Training Pavilion Proposed Site Plan



View from main existing vehicular access

4.3 PROPOSED LANDSCAPING

The aim of the landscaping is to enhance the users experience at the club and compliment the new 'quad' space. Key buildings and gathering spaces wrap around the main practice grounds to form the central 'quad', and new access routes have been developed to benefit visitors and players. The landscaping will set the tone of the club as a practical outdoor recreational facility.

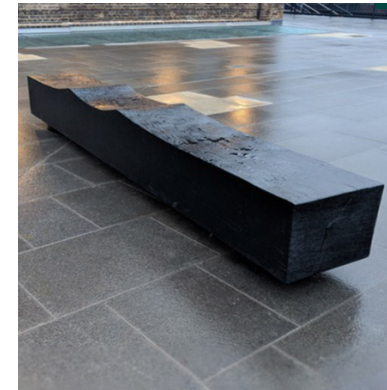
- The existing green practice area will be retained for practice and community social events.
- A new well lit pedestrian path will link the existing site entrance and the car parks to the green 'quad' side of the site where all activity spaces, circulation routes and entrances have been located. Blond coloured self-binding gravel has been chosen for the new paths as it is hard wearing, suitable for muddy boots, accessible for wheelchairs and bikes, and will blend in with the aggregate paths that exist between the pitches and clubhouse. The existing car park and paths to the west of the site will remain as Tarmac with dropped curbs to allow for unrestricted access around the new building.
- A new green space in front of the main site entrance and Training Facility will immediately form a natural setting and set the tone for the new development. Existing mature silver birch trees will be retained and cycle stands, visible from the street, will endeavour to encourage sustainable travel.
- Discussions with EDC regarding the removal of trees in poor declining condition or located too close to the building has taken place. It is hoped that the wood is of sufficient quality to

repurpose. If so, it will be made into benches for players and visitors alike to encourage social interaction and provide resting places around the practice green.

See Tree Survey.



Self binding gravel path at The Japanese Garden in Cowden



Chris Nangle Furniture gives a flavour of proposed bench aesthetics

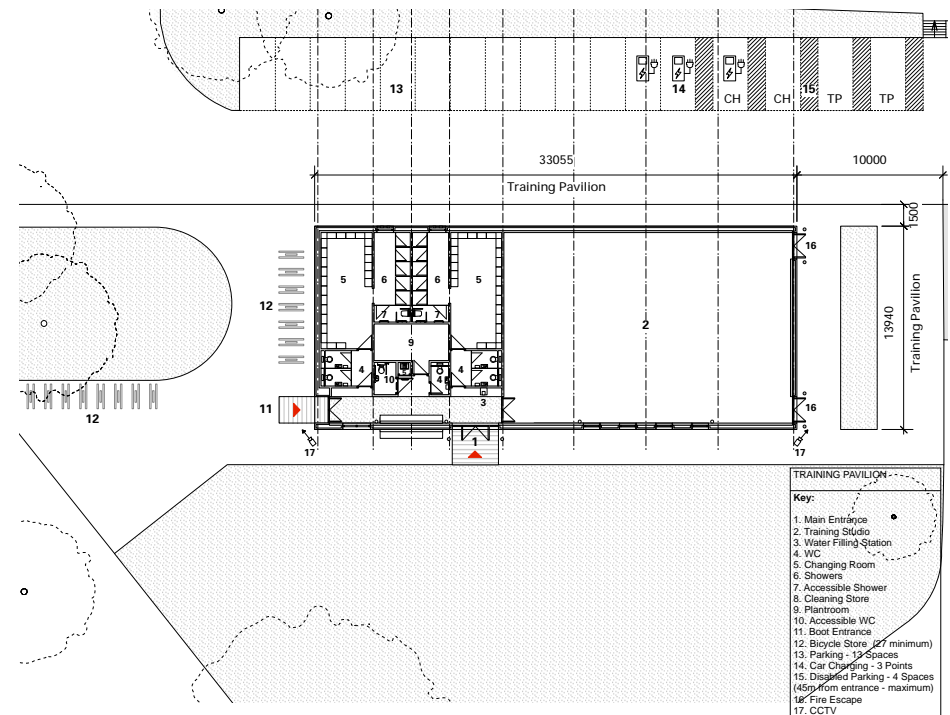


Stanton Willams Hackney Marshes alludes to the practical robust nature of the site's landscaping- Benjamin Norton Photography

4.4 PROPOSED FLOOR PLANS

The building plan has been orientated to take advantage of this site. The internal arrangement creates safe, well-lit inclusive spaces, with modern facilities and close links to outdoor areas. The dual form of the massing reflects the internal organisation of the building with the main entrance placed centrally between the gym and changing rooms.

While on going cost reviews necessitated the reduction in the number of changing rooms, their position, requiring privacy, has been kept along the north of the plan. The circulation route, linking key changing and training facilities, has been placed along the south. Careful placement of windows along the circulation route allows for natural light and views out and a strong connection to the green spaces. The WCs are located along this corridor to allow use from both the changing rooms and the gym. They are all spacious unisex toilets with accessible WCs placed centrally for easy access. Changing rooms have a proportion of enlarged changing benches and a shower for ambient disabled use and while intended primarily for the women squads, are suitable for different groups and genders. A key aspect of sustainable design is flexibility and the gym is designed to be as flexible as possible to allow for future adaptations or use of the space. The plant room has been located centrally to allow economic use of ventilation & heating systems.



Training Pavilion Proposed Plan

4.5 PROPOSED ELEVATIONS

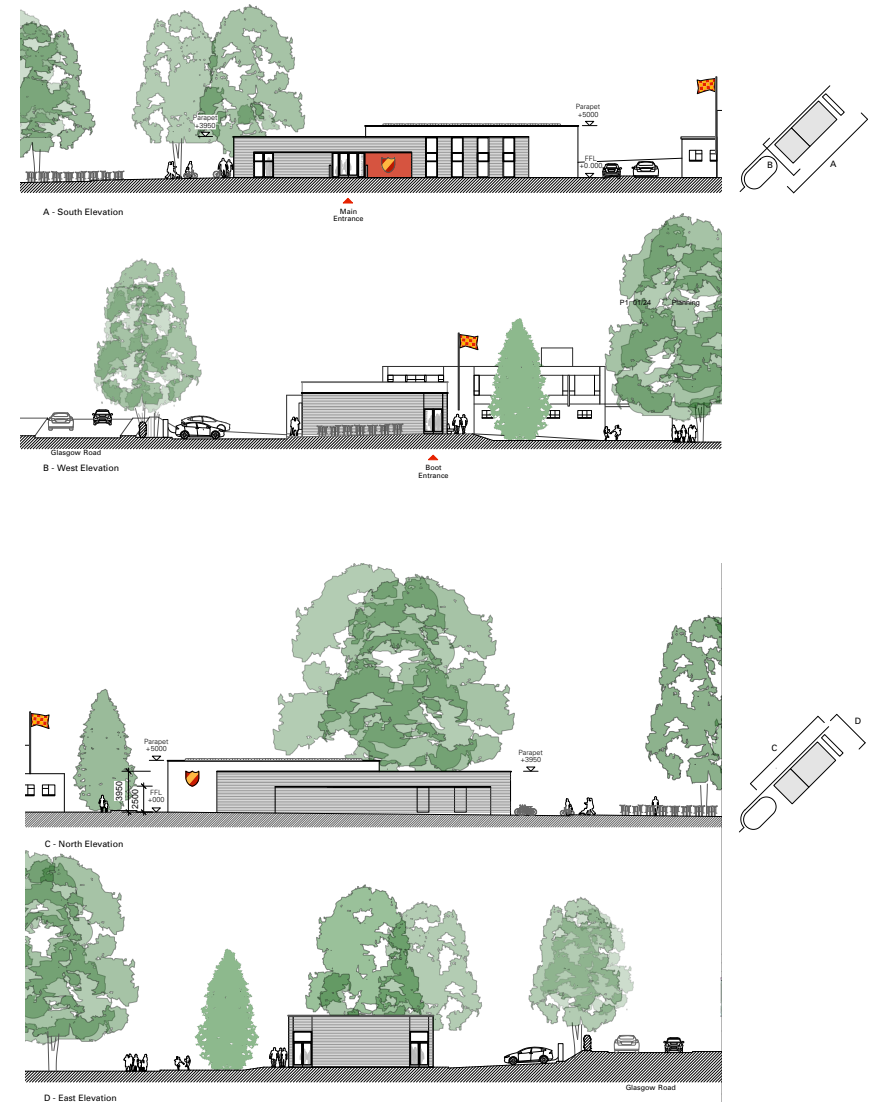
The proposal offers two distinct facades. The 'street' formal face is more closed, ensuring privacy and safeguarding measures are addressed. The inner 'quad' side is open and welcoming with vertical windows intersecting the linear move of the brickwork. The taller windows express the volume of the fitness studio within.

The elevations form interlocking horizontal planes of bricks and contrasting white render panels. The brickwork details, projecting or receding brick panels and recessed or fully pointed mortar joints will help to express these planes and add character and texture to the elevations.

The visitor can readily see the 2 entrances. The 'Boot Entrance' is on axis with the tower and is clearly visible from site entrance and the pitches beyond, The 'Main Entrance' is easily picked out from the quad, with its bright red panel drawing you into the pavilion

To provide privacy and light in the changing areas, hit and miss brickwork in front of opaque windows are proposed. This detail will also provide texture, pattern and a human scale to the formal 'street' elevation.

The horizontality, brick detailing and windows will help give the elevations a sympathetic scale while retaining privacy or letting in views where required. The linear aesthetic, while helping the form to blend into the landscape alludes to a 'scrum' formation, interlocking as a team to form a strong unit, with each member working together as one, as do the panels on the building.



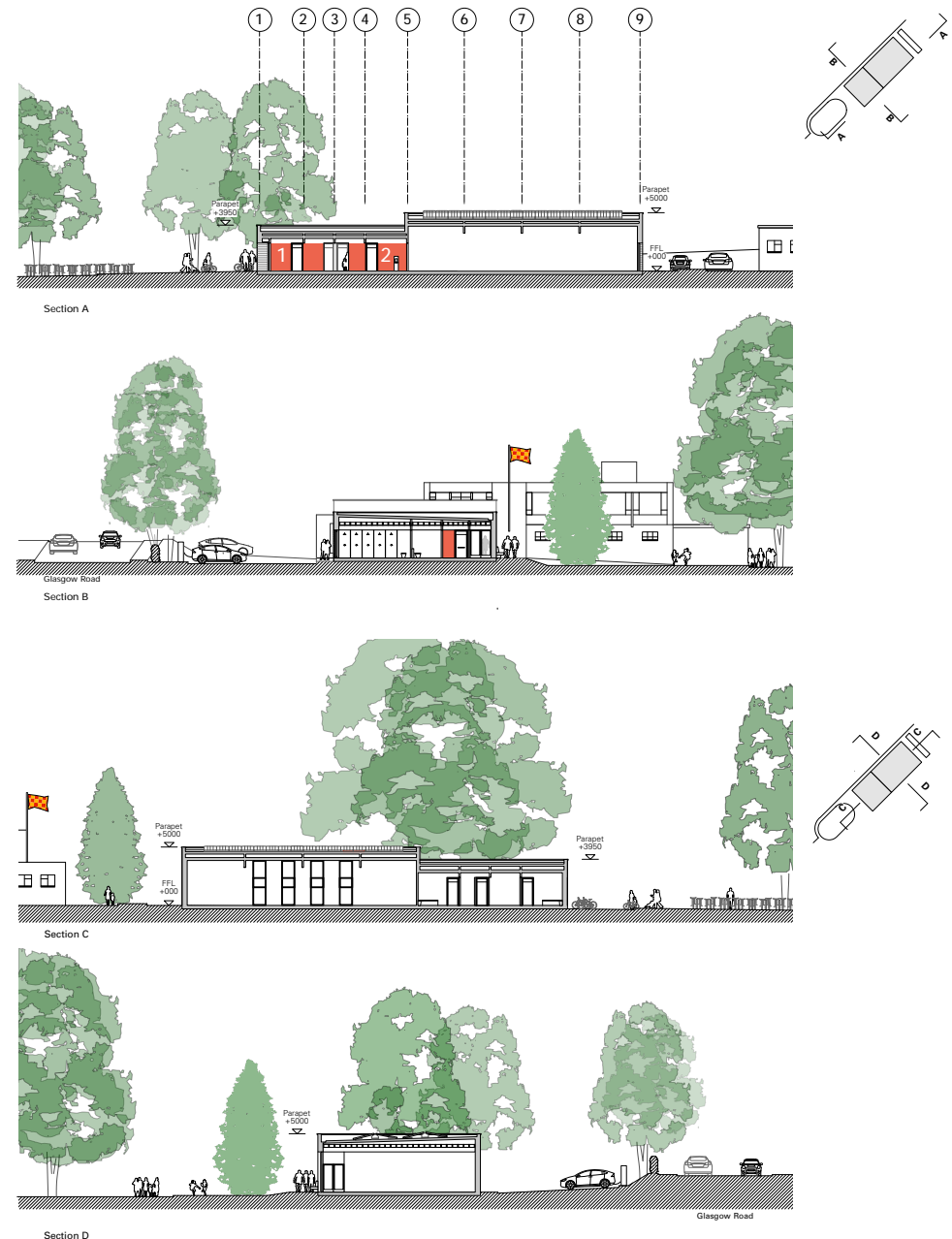
4.6 PROPOSED SECTIONS

The long Section A shows the two volume, two function approach, with the larger gym block connected to the lower changing room & WC block, via an open corridor. At the end of the corridor is the glazed 'Boot' entrance. Located here it allows natural light into the space and views and access out to the pitches.

Cross Section B show the private changing and showering spaces to the north side and the open light filled corridor /public elevations to the south.

Section C shows the large windows in the training studio and the changing room entrances.

Section D through the training studio, shows a private north facade and an open light filled south elevation.



MATERIALS LIST

WALLS

- Pale blond/white 'Mystique' bricks by Traditional Brick and Stone (TBS)
- White (and red panel) smooth Render by KRender or equal and approved.

ROOF

- Dark grey single ply membrane by Bauder Ltd or equal and approved.

WINDOWS

- Anthracite grey Aluminium windows.

PATH

- Golden Amber self binding gravel by Breedon or equal and approved.