6.0 The proposal

6.1 Site overview

The site plan opposite illustrates that the property within the red line boundary of this application is landlocked on three sides by Danson Park, Bexleyheath Cricket Club, and residential gardens from Roseacre Road.

The principal means of pedestrian, spectator, and vehicular access is from Park View Road to the north and a modest frontage to the west on Roseacre Road.

The football ground consists of two terraced areas to the north and south, and two stands to the east and west. The stand to the west belongs to Welling United FC, and the stand to the east is used by Erith and Belvedere FC.

Erith & Belvedere FC are currently searching for a new ground, and with therefore vacate their current facilities for the sole use of Welling United FC.

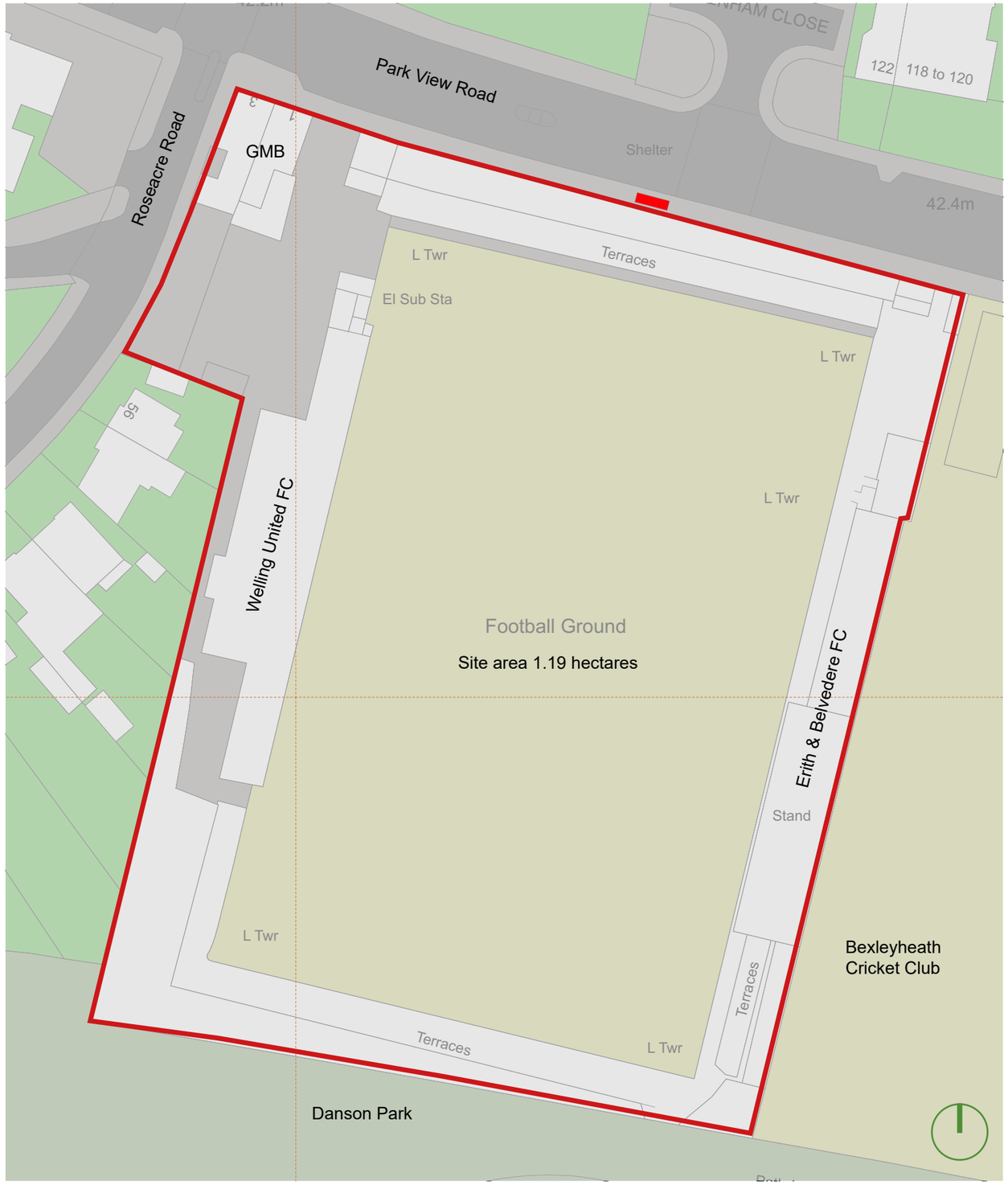
At the north east corner of the site resides a 3 storey office building which belongs to the GMB Union. Attached to the rear of this building are several flats which are currently used as rental properties. The is also a small amount of commercial space at the ground floor currently occupied by All Pro Security Ltd.

A parking lot used by Welling United FC which provides 13 parking spaces and an ambulance space for match days is accessed from the west entrance from Park View Road.

Adjacent to this parking area is another parking space which is accessed from Roseacre avenue and used by the GMB.

The combined area of land I.e., Welling United FC plus GMB totals 1.19 hectares.

Aerial view of the Park View Road football ground



Site plan of the Park View Road football ground

6.2 Design evolution

Scale / massing / viability

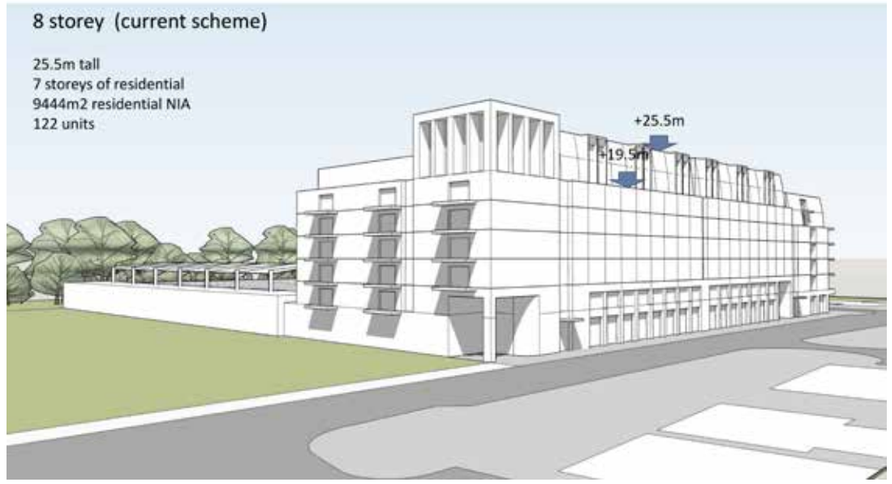
During the early stages of design, we tested various massing models to review the impact of building height primarily relative to viability.

It was also noted how the building height influences the perceived proportion of the overall Park View facade. Given the 100m plus frontage , some of the schemes appeared to be too low proportionally.

In addition, the taller schemes highlighted the need for the principal facade to be modulated or broken down in to small articulated building forms.

To achieve a financially viable project, which met the Club's aspirations, we need to deliver a project which ranged from 7-8 storeys along the main street frontage and 5-6 storeys on the building wings.

The diagrams opposite illustrate some of the early concept massing work, and the predicted quantum of residential units.



Preliminary massing studies

Over the past 12 months the project has developed and evolved considerably largely through an extensive process of consultation with the following organisations.

- The London Borough of Bexley - 4 pre application meetings
- Ward Councillors
- Design Southeast
- The GLA
- Public engagement meetings
- Welling United Football Club
- Welling United Academy
- Welling United Supporters Club
- Sport England
- Football Association
- London Football Association
- Football Foundation
- Metropolitan Police - Designing Out Crime
- Counter Terrorism Security Advisor.

These are the main headline changes which have been incorporated into the building design.

- Reduction in mass of the East Wing
- The adoption of a more symmetrical main facade to Park View Road
- Reduction in the overall number of homes from 120-104.
- Introduction of a small basement to accommodate all residential cycle parking
- As a result of the basement formation the ground floor of the building has a more coherent and permeable appearance.
- Rationalisation and reduction of ground floor commercial/ retail space.
- Retention of the Erith & Belvedere stand and multi use hall.
- Improved integration of the residential building to the Park View ground.
- Improved identity and presence of Welling United FC on the residential building.
- The march day experience has steadily improved.
- All blocks now have access to children's play space.
- The evolution of the building fire strategy.

The following pages illustrate a pictorial evolution of the design from September 2022 - November 2023

September 2022

Summary

- 118 flats on 7 levels
- 2 storey commercial base
- All new stadium

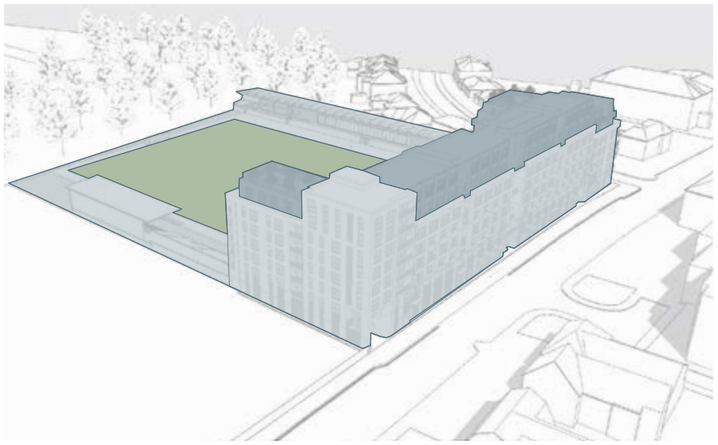
6.2 Design evolution

February 2023

Summary

- 119 flats on 7 levels
- Single storey commercial base
- Erith & Belvedere stand retained
- Reduction of 1 storey on East wing
- New urban marker on East wing
- Park View facade broken up with vertical bays
- Stronger roof scape articulated with dormers
- Elimination of north facing single aspect flats

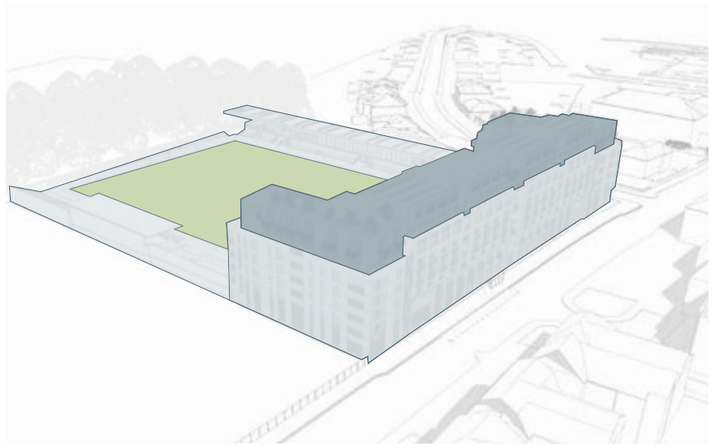
June 2023



Summary

- 114 flats on 7 levels
- 1 additional core - 4 residential entrances
- First floor residential units revised on Park View Road
- 4 discrete residential blocks
- Integration of plant and technical spaces
- Most residential balconies are inset. I.e. No boundary over-sailing issues
- All cycle parking is on the Ground Floor
- 1 additional blue badge parking space
- 2 Car Club spaces

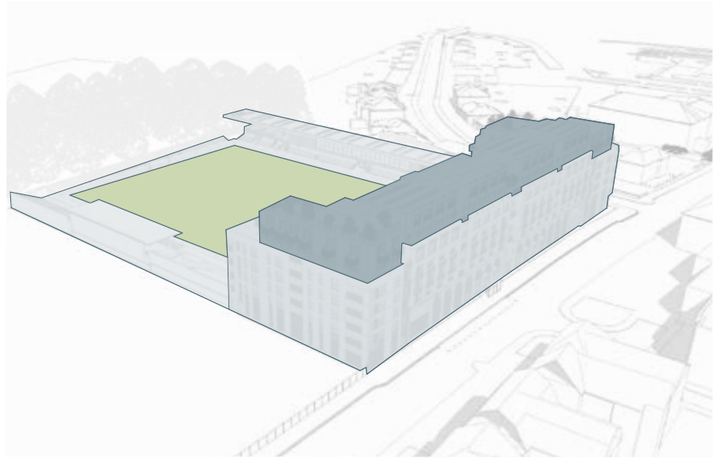
July 2023



Summary

- 108 flats on 7 levels
- Reduction in mass of NE Corner
- More symmetrical facade composition
- Improvements to match day experience

November 2023



Summary

- 104 flats on 7 levels
- Cores reconnected to provide an alternative (2 stair) means of escape
- Vehicle and spectator access points separated
- Better spectator entrance gates for home and away supporters
- Spectator facilities improved
- More club identity on the residential block
- Play space added to central block on the first floor
- All cycle parking combined into a single basement with a dedicated cycle lift
- Car club moved to Denham Close

6.3 Response to site

Existing, Demolition, Retention & Reuse

EXISTING

Building key

1. GMB building (1-3 Park View Road)
2. Welling United FC stand
3. Erith & Belvedere function suite
4. Erith & Belvedere stand

DEMOLITION

Buildings to be demolished

1. GMB building (1-3 Park View Road)
2. Welling United FC stand
3. Erith & Belvedere outbuilding
4. North & South terraces

REUSE

Buildings & structures to be retained and reused

1. Erith & Belvedere function suite
2. Erith & Belvedere stand

Stadia typologies

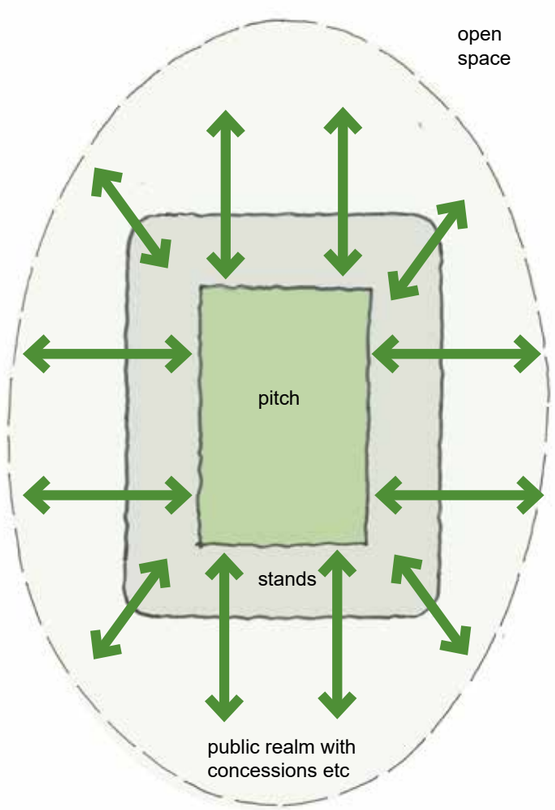
Typology 1 and 2 on this page describe about 90% of football grounds dating from the late 19th century up until present day multi use sports arenas in the UK.

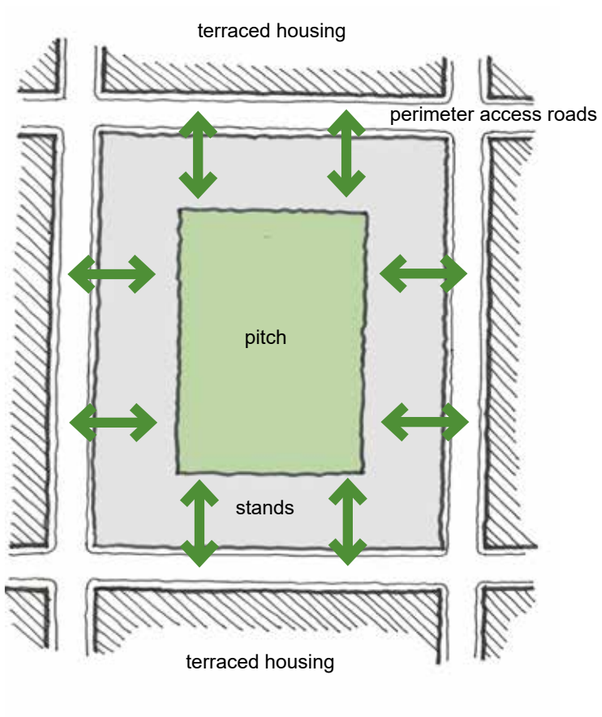
Welling United falls into a third category which is nowadays is very rare. There are only a few remaining examples in the UK where a sizeable football/ sports grounds are located directly adjacent to the High Street. Due to their prime location, many of these facilities have been redeveloped for other uses.

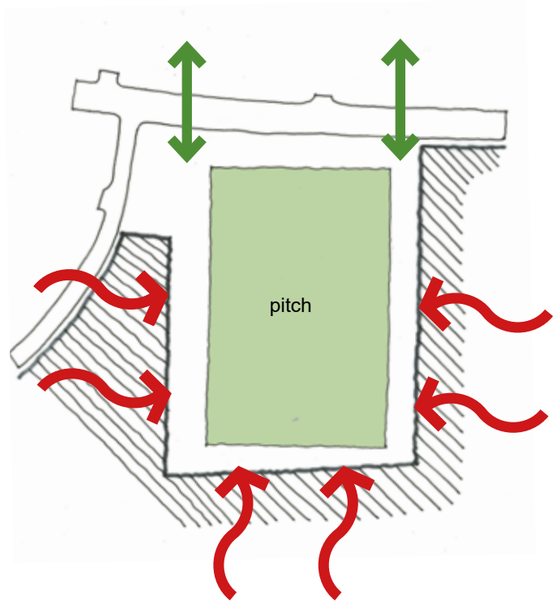
The site of the Park View ground is further constrained by the fact that is landlocked on three sides with no or very limited access.

As a result, a typical approach to redevelopment cannot be easily achieved. The limited access and restricted footprint for the new development has driven a very specific approach which is described in detail in the following pages of this document.

Hence many of the common stadium typologies and enabling strategies were discounted to because they were not appropriate for this unique situation.







1. STADIUM IN OPEN SPACE

- Near public transport
- Satellite parking if required
- Podium or plinth with good quality public realm and concessions
- Multiple means of access and egress

2. URBAN / SUBURBAN SETTING

- Terrace housing or other property on the periphery
- Perimeter access road
- Multiple means of access and egress
- Dramatic change of scale between stadia and 2 storey terraced housing

3. WELLING UTD FC

- Landlocked site
- Limited access / egress for spectators
- Limited access for vehicles and servicing
- Limited footprint for development

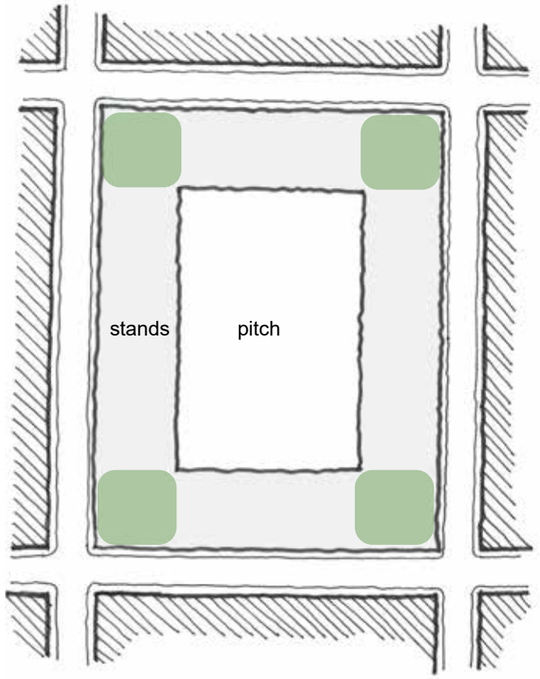
Wimbledon AFC

SD Eibar

Brentford AFC

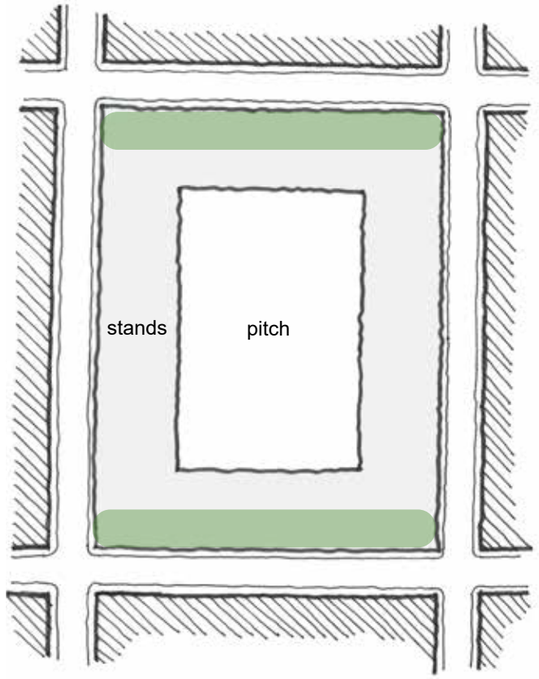
6.3 Response to site

Residential enabling development strategies



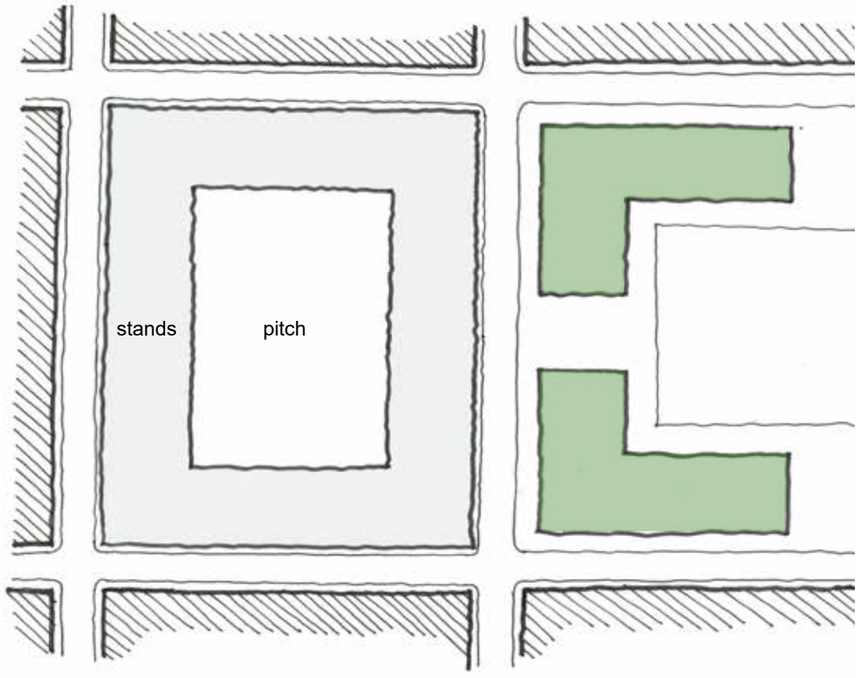
ON SITE

- Corner infill
- Use corner areas with poorer sight lines



ON SITE

- To rear of stand where depth of site permits
- Single aspect residential in lower areas
- Dual aspect in upper areas.



OFF SITE

- Build enabling residential on adjacent land where space is available
- No compromise to the residential layouts
- Stadium can be optimised for sports and related uses

Leyton Orient FC

Aldershot Town FC

Wiimbledon AFC

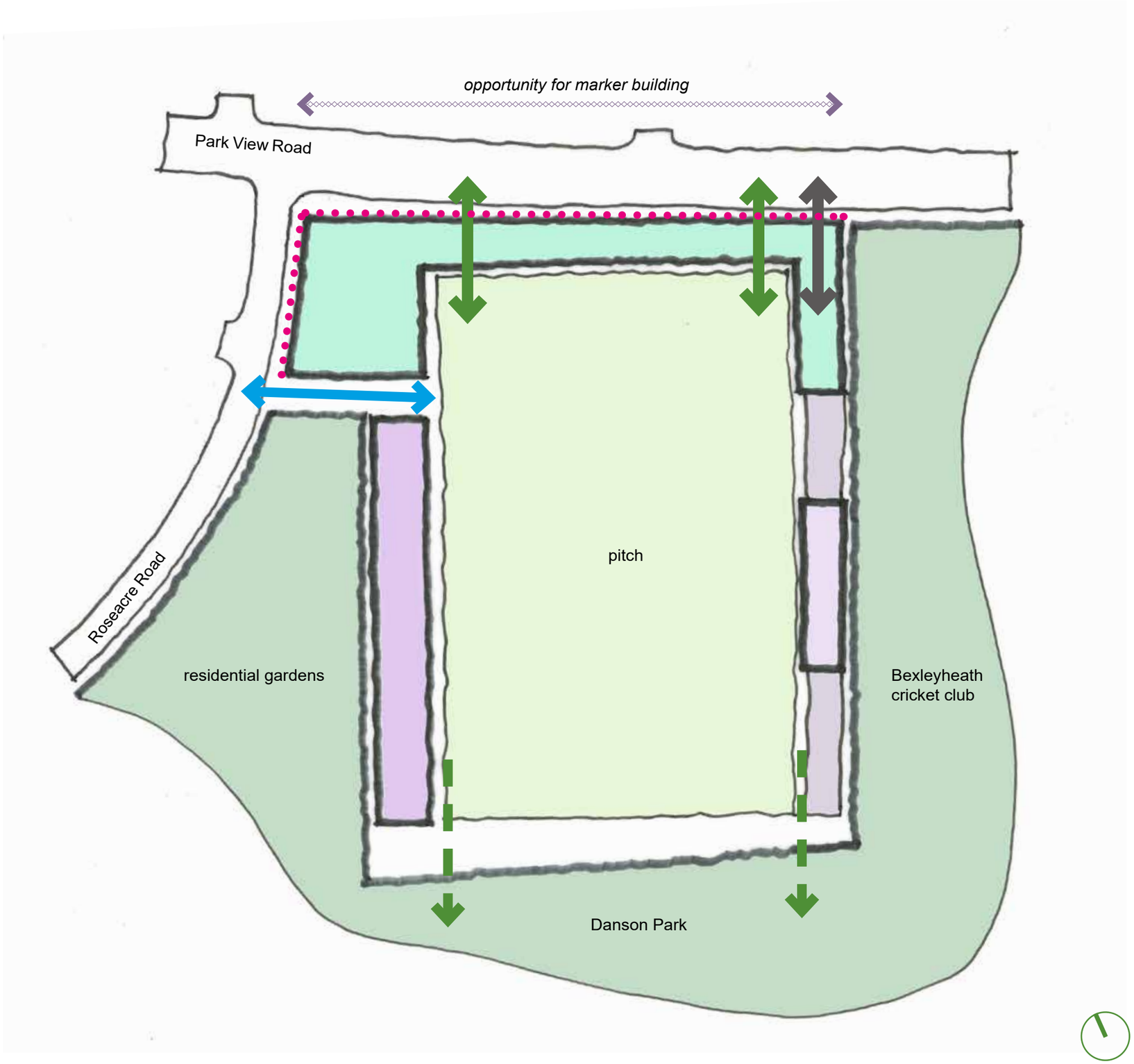
Welling United FC

CREATE
DESIGN + ARCHITECTURE

Site concept

Basic principles of the design approach:

- Maximise potential development footprint for residential use.
- Maintain current Vehicular access points on Park View Road and Roseacre Road.
- Reuse current the Club facilities where practically possible.
- Design the stadium to accommodate approximately 4,000 spectators in total.



Key

- Residential development footprint
- Surrounding land with no access to the site
- Spectator access / egress
- Retained vehicle access / egress
- Club players and officials access / egress
- New stand
- Retained stand
- Active frontage desirable where practicable
- Emergency egress to Danson Park

6.4 Residential design

Arrangement

The residential plan arrangement is formed of four blocks. Two wings and a central section broken into two blocks running parallel to Park View Road.

The two wings incorporate conventional flats which are double loaded and accessed from a central corridor. The central section comprises of entirely of duplex apartments.

Each of these basic blocks has a dedicated street entrance and ancillary spaces at ground level. There is no residential accommodation at ground or street level.

Cores & escape stairs

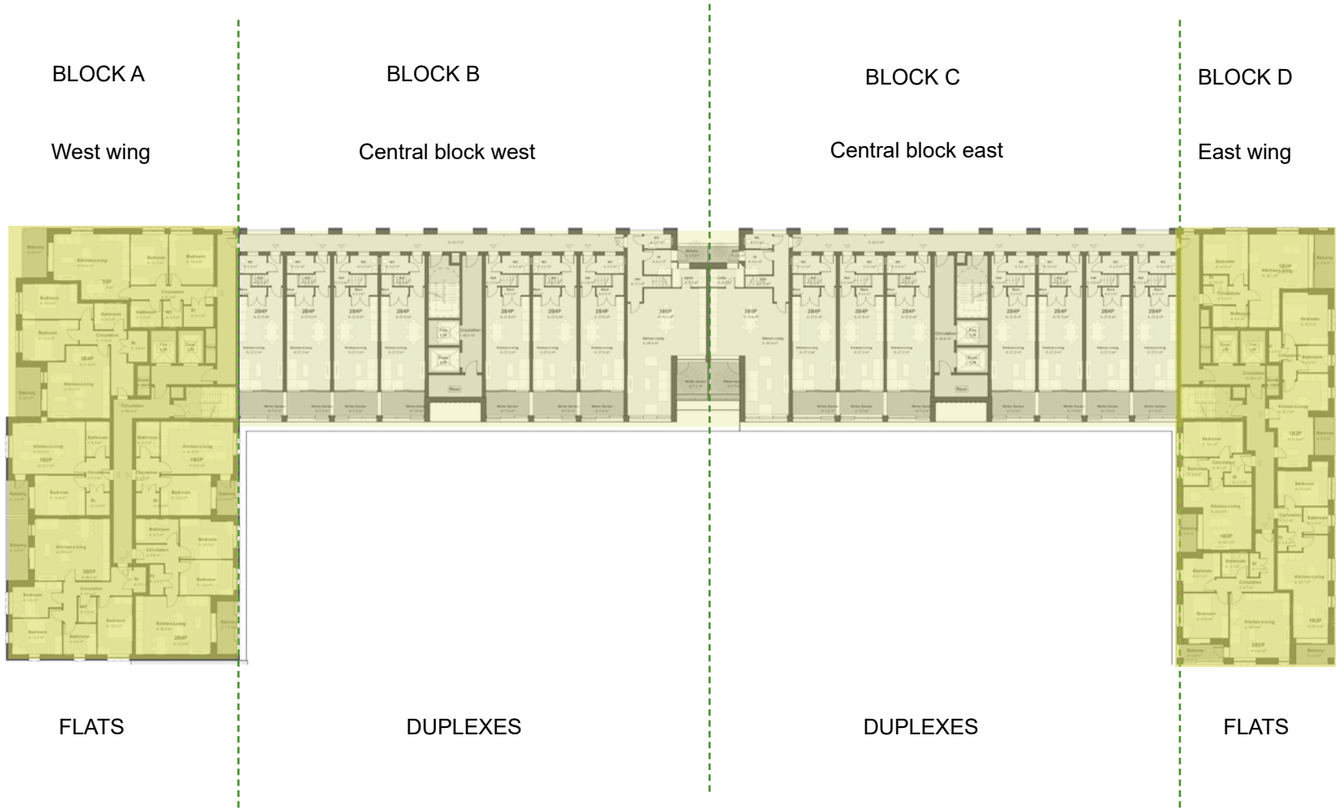
There are four primary cores providing access to all residential levels. Each core incorporates two passenger lifts, vertical service risers and a fire escape stair.

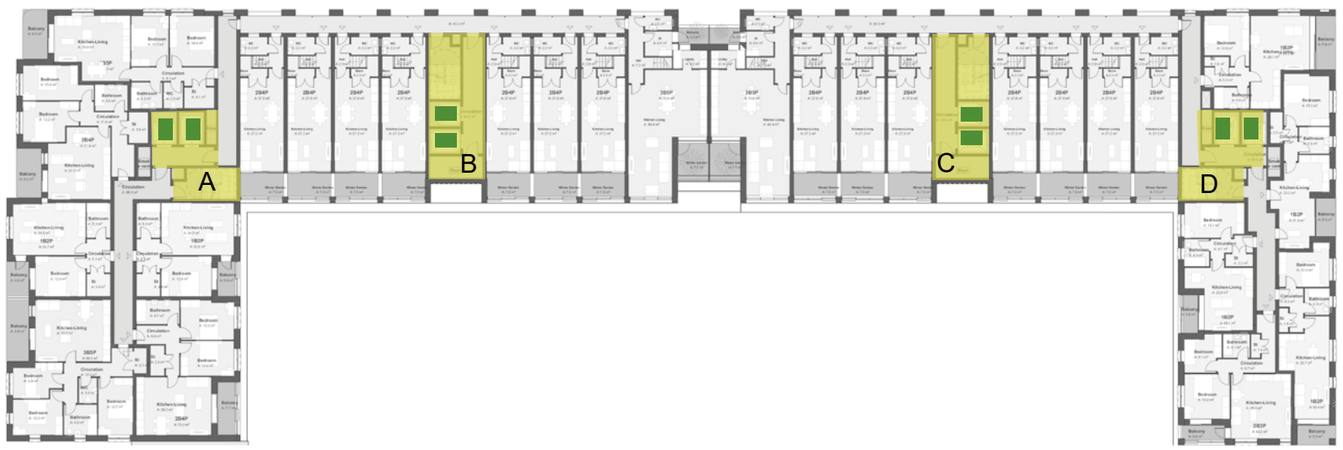
The current height of the building is just under 26m and we are proposing the use of a single escape stair in all residential blocks.

Lifts

Each block core has one fire flighting lift and one evacuation lift. Both lifts serve as passenger lifts.

The lifts in block A & D serve all building levels. The lifts in block B & C serve G,1,2,4,& 6 due to the arrangement of the duplex units.





4 BLOCKS - 8 LIFTS

Units per core

The diagram opposite illustrates the maximum units per core. No core on any level exceeds 8 units.

Key

- Lobby
- 6 Units per core
- Circulation
- Emergency control doors

UNITS PER BLOCK

Aspect

Given the high number of duplex apartments, there is a correspondingly high proportion of North/ South dual aspect dwellings.

There are no single aspect North facing dwellings

Key

- Dual aspect dwelling - 79%
- Single aspect dwelling - 14%
- Dual outlook dwelling - 7%

ASPECT

6.4 Residential design

Private amenity space

All proposed dwellings have private amenity space in the form of balconies, terraces, or winter gardens which comply or exceed with the minimum space standards described within the London Plan and the Housing Design Standards LPG.

Those properties which face the street either have inset balconies or terraces. Homes which face the pitch have inset balconies which can be internally enclosed (winter gardens) to help prevent objects falling onto the pitch or spectator areas.

Key

Inset balcony

Enclosed balcony

REFERENCE IMAGE OF ENCLOSED BALCONY

PRIVATE AMENITY SPACE

PART ELEVATION OF ENCLOSED BALCONIES

Communal amenity and play space is provided for residents' on the fifth floor of the West wing and sixth floor of the East wing roofs as illustrated on the roof plan below.

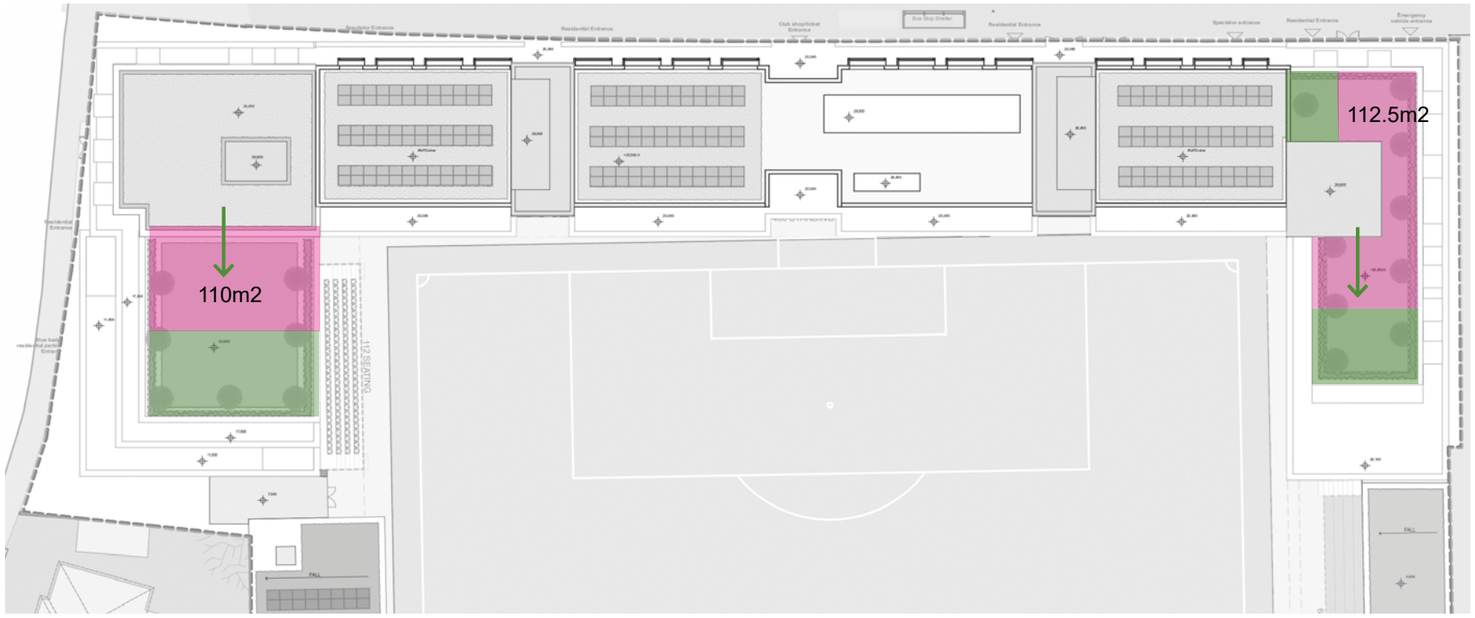
These spaces are principally provide a space for the enjoyment of the residents and their children.

During first team football matches, the access to the roof will be restricted to prevent large groups congregating to watch the games.

A 1.8m perimeter glass or mesh screen will provide wind breaking and prevent items falling on the pitch or spectator areas below.

Total Block A (west wing) roof terrace area - 110m2 of communal space.
Total Block D (east wing)roof terrace area - 112.5m2 of communal space.

Please note that the figures quoted are notional based on the required play space. For the actual layout and configuration of the communal roof terraces please refer to section 7 of this document.



ROOF TOP COMMUNAL SPACE

Key

Communal space

Play space

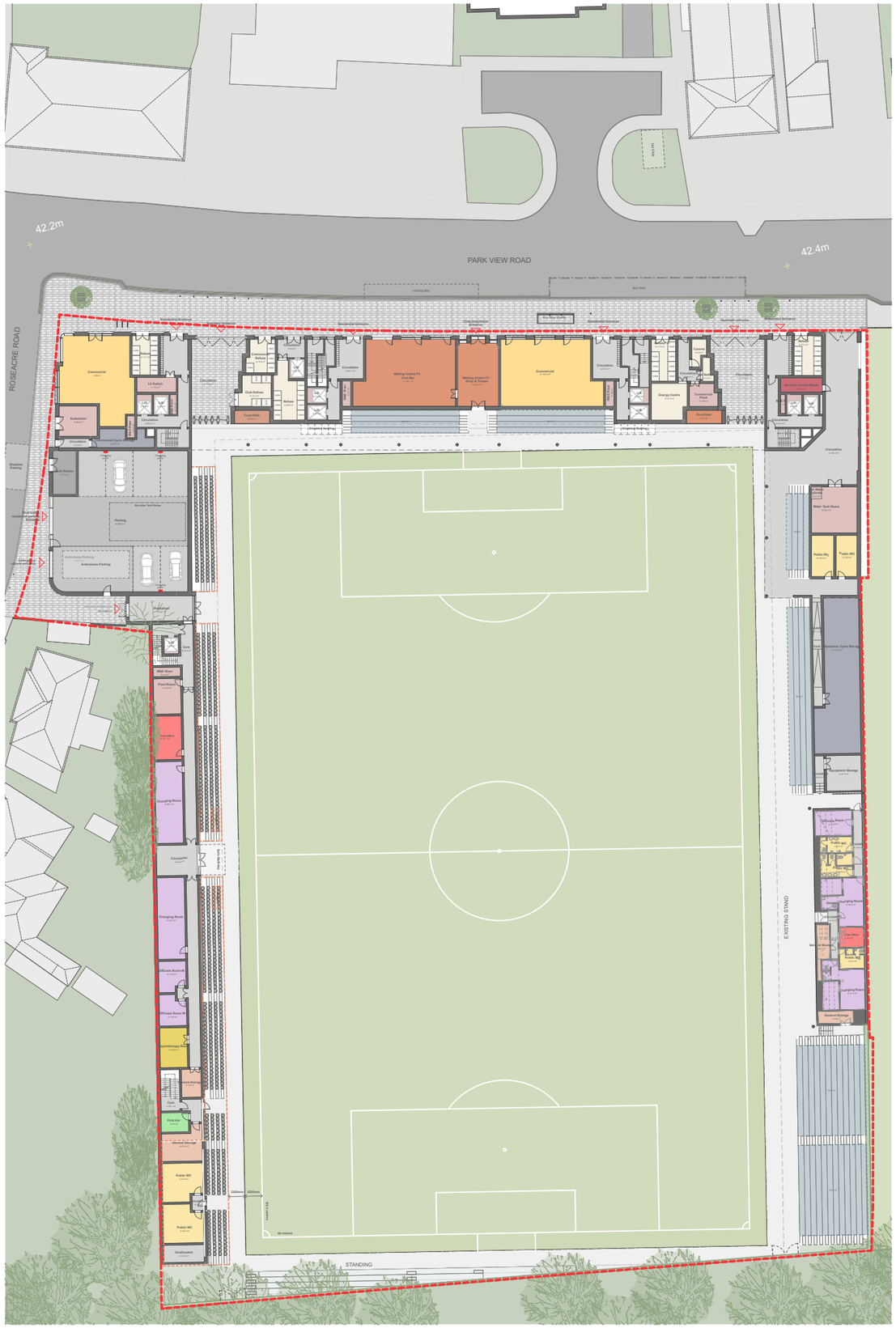



EXAMPLES OF ROOF TOP COMMUNAL SPACE

6.5 Floor plans

Site plan

Ground floor plan



CREATE
DESIGN + ARCHITECTURE

6.5 Floor plans

Ground floor plan in detail

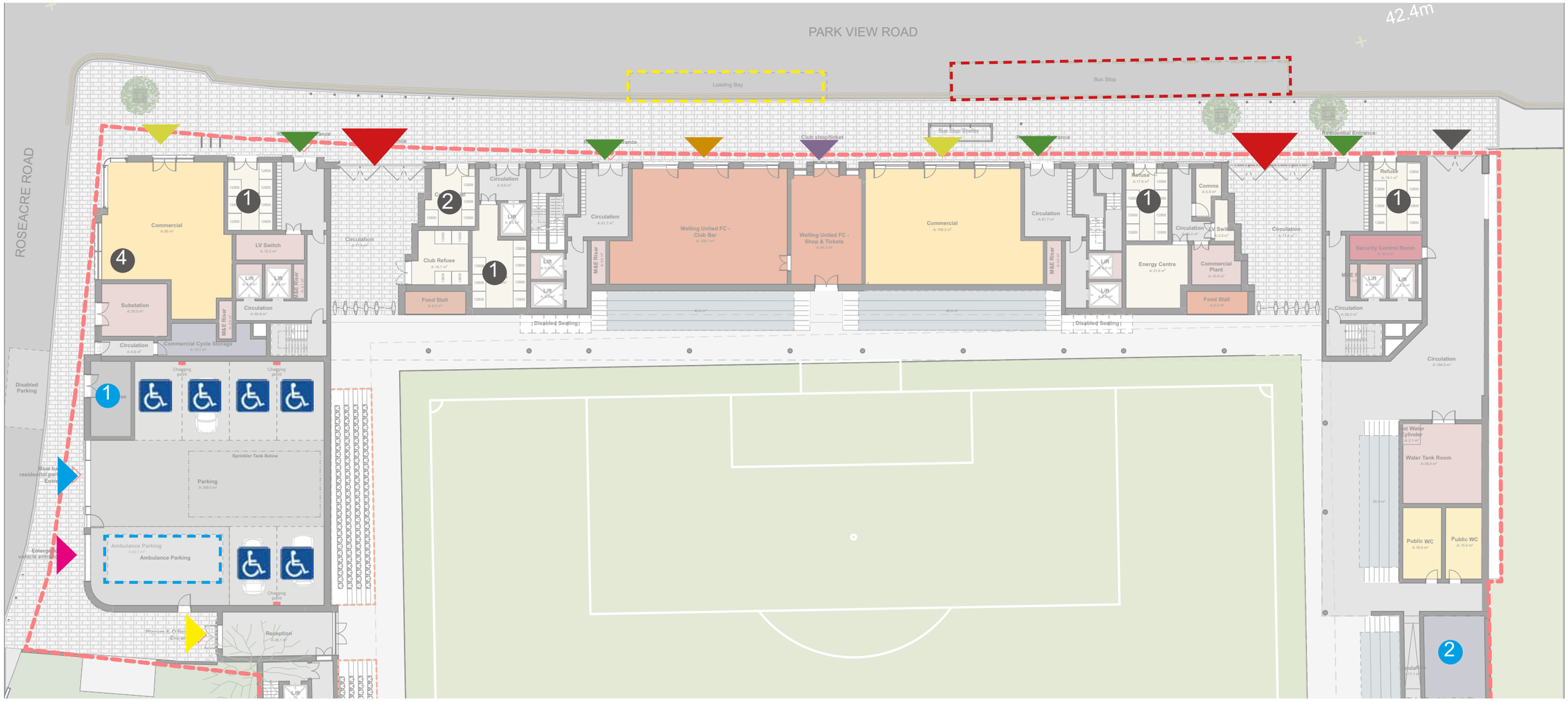
Key

- Residential entrance
- Commercial entrance
- Vehicular entrance -residential blue badge holders
- Spectator entrance
- Emergency vehicle access
- Players , Officials and Club employee entrance
- Club shop & tickets
- Club bar and restaurant
- Ambulance entrance

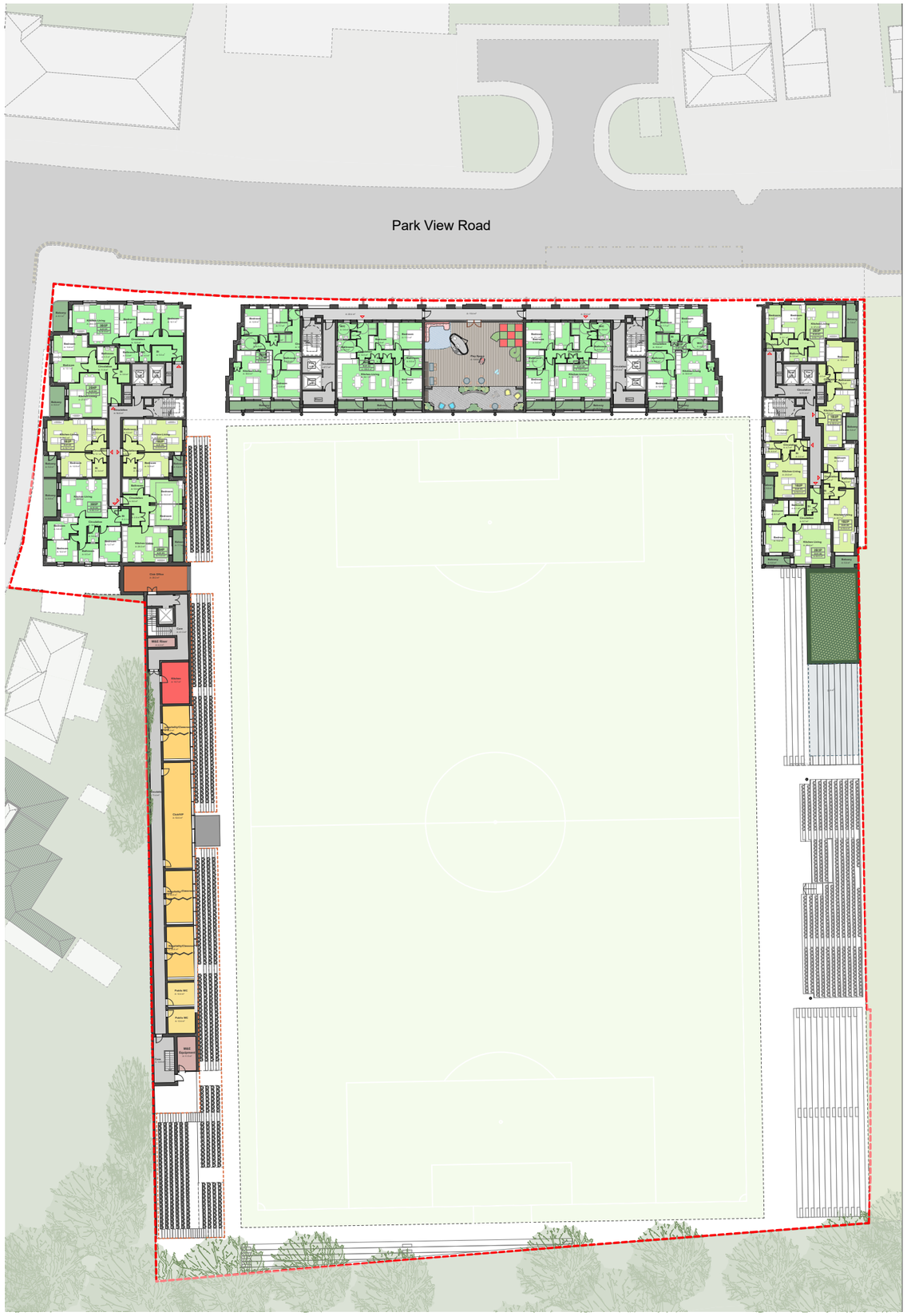
1. Residential refuse
2. Commercial refuse
3. Club refuse
4. Bulky Refuse

1. Commercial cycle parking
2. Club cycle parking

- Loading area
- Bus stop
- Ambulance



First floor plan

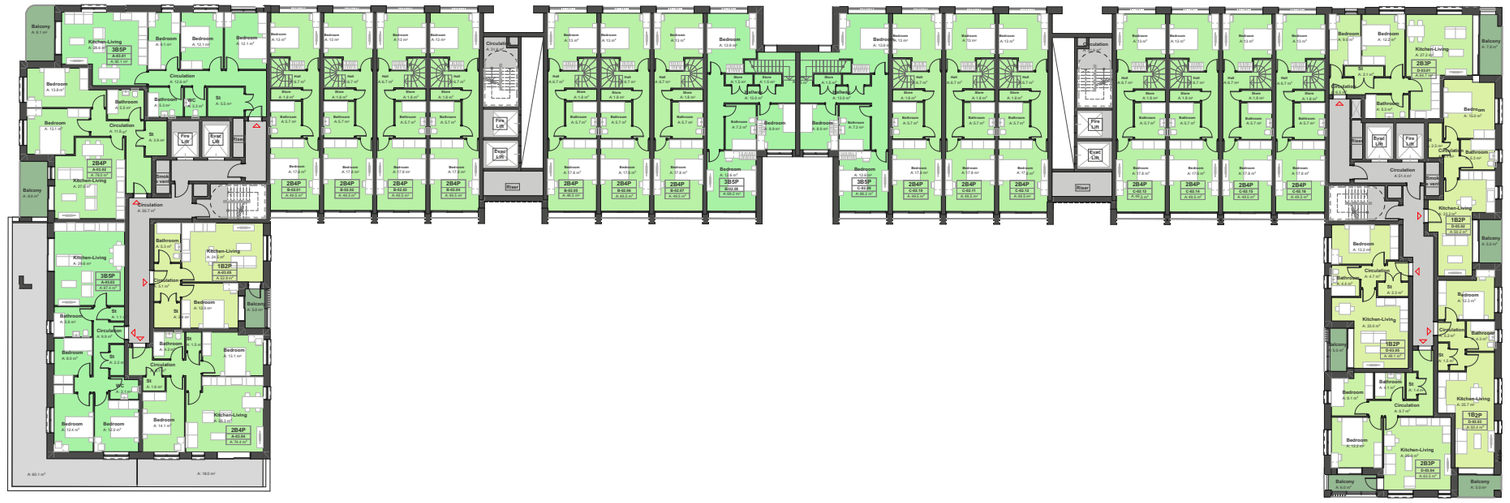


0 20 40m

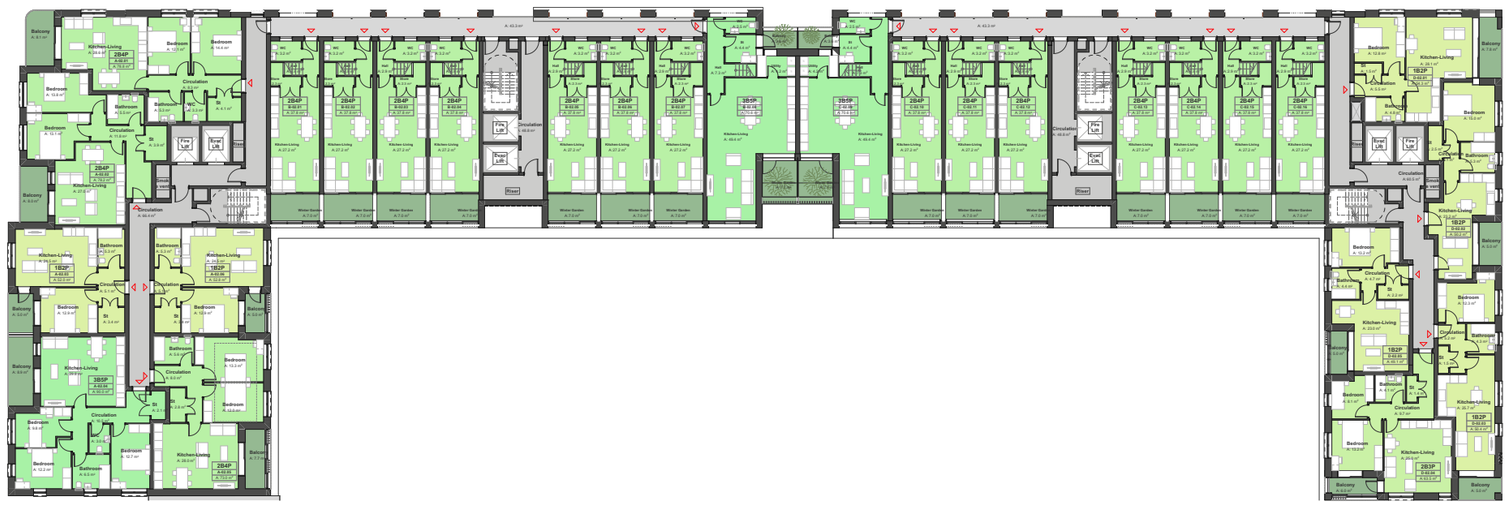
CREATE
DESIGN + ARCHITECTURE

6.5 Floor plans

Second & third floor plan



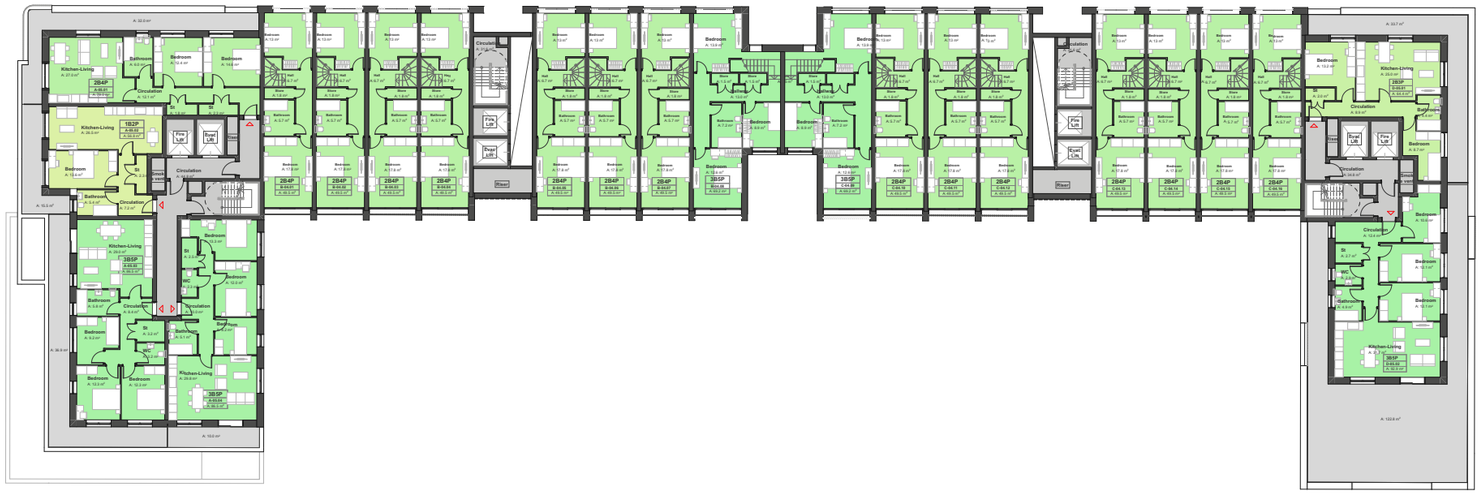
THIRD FLOOR



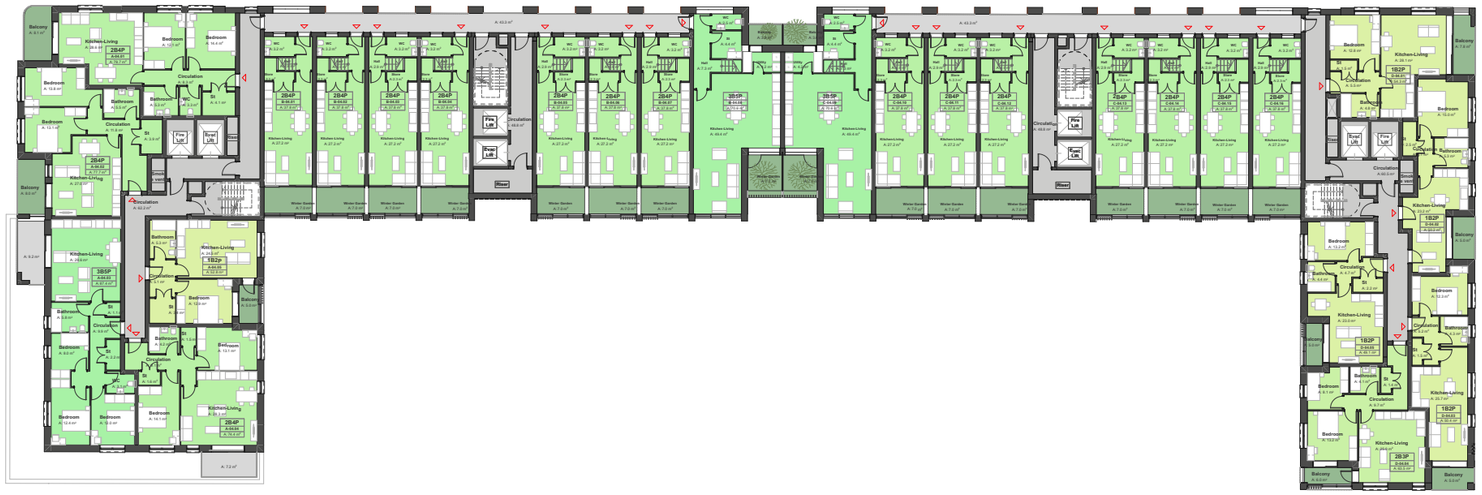
SECOND FLOOR

0 15m

Fourth & fifth floor plan



FIFTH FLOOR



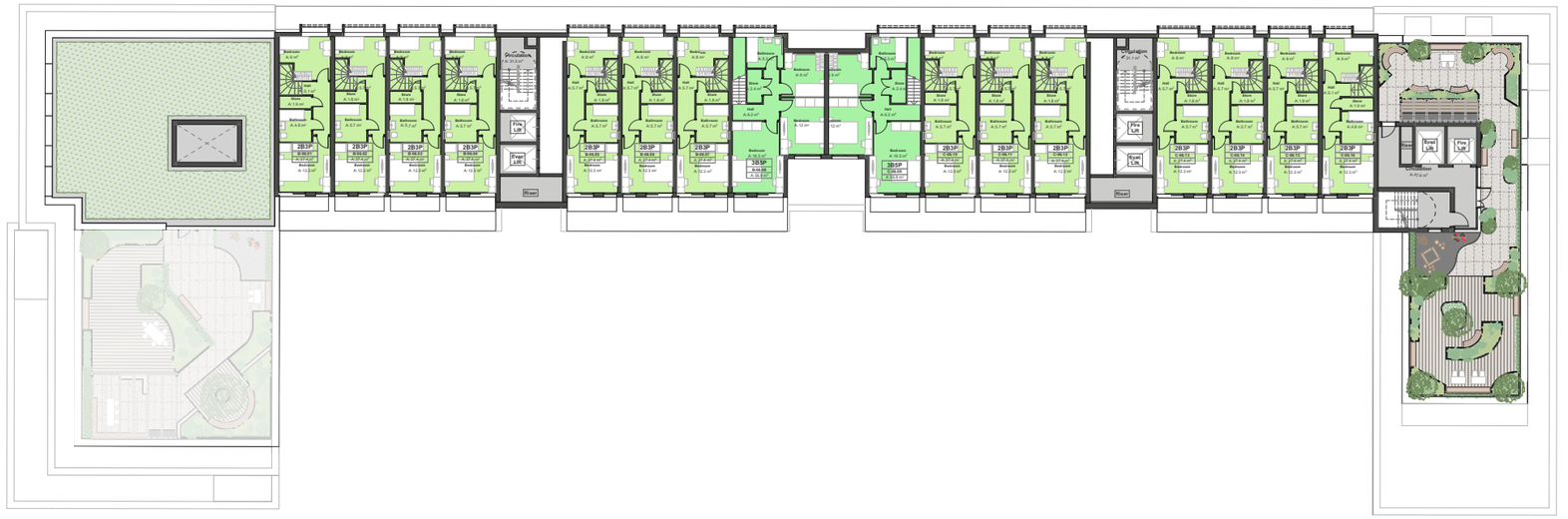
FOURTH FLOOR

0 15m

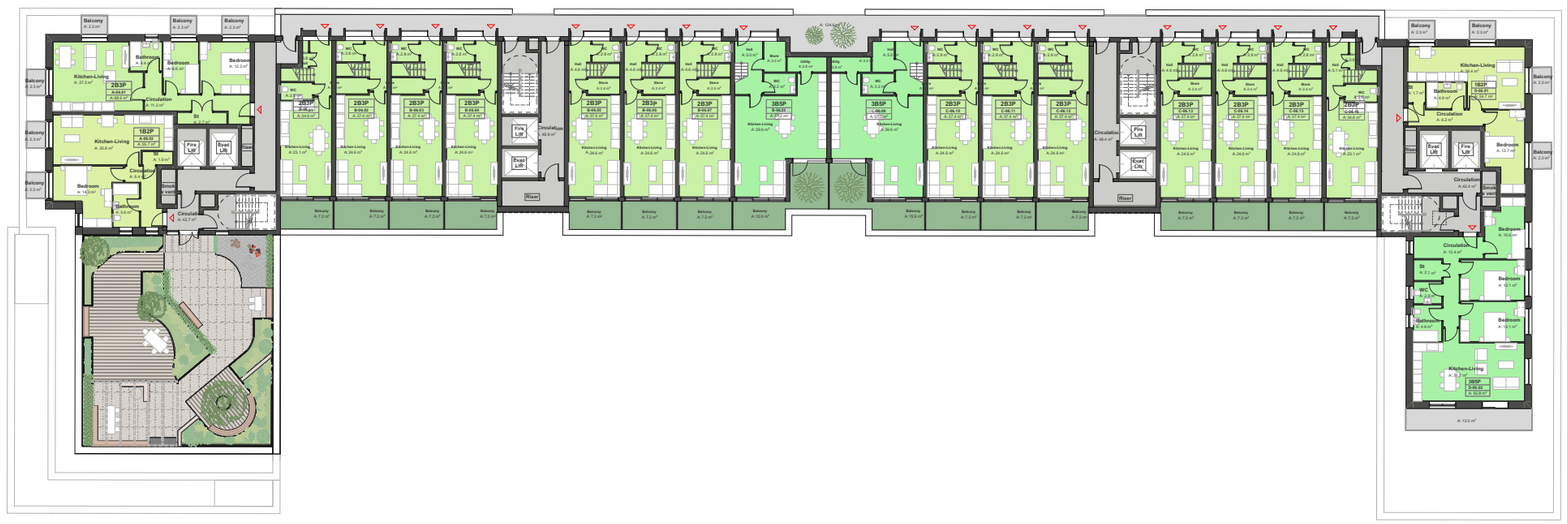
CREATE
DESIGN + ARCHITECTURE

6.5 Floor plans

Sixth & seventh floor plan



SEVENTH FLOOR

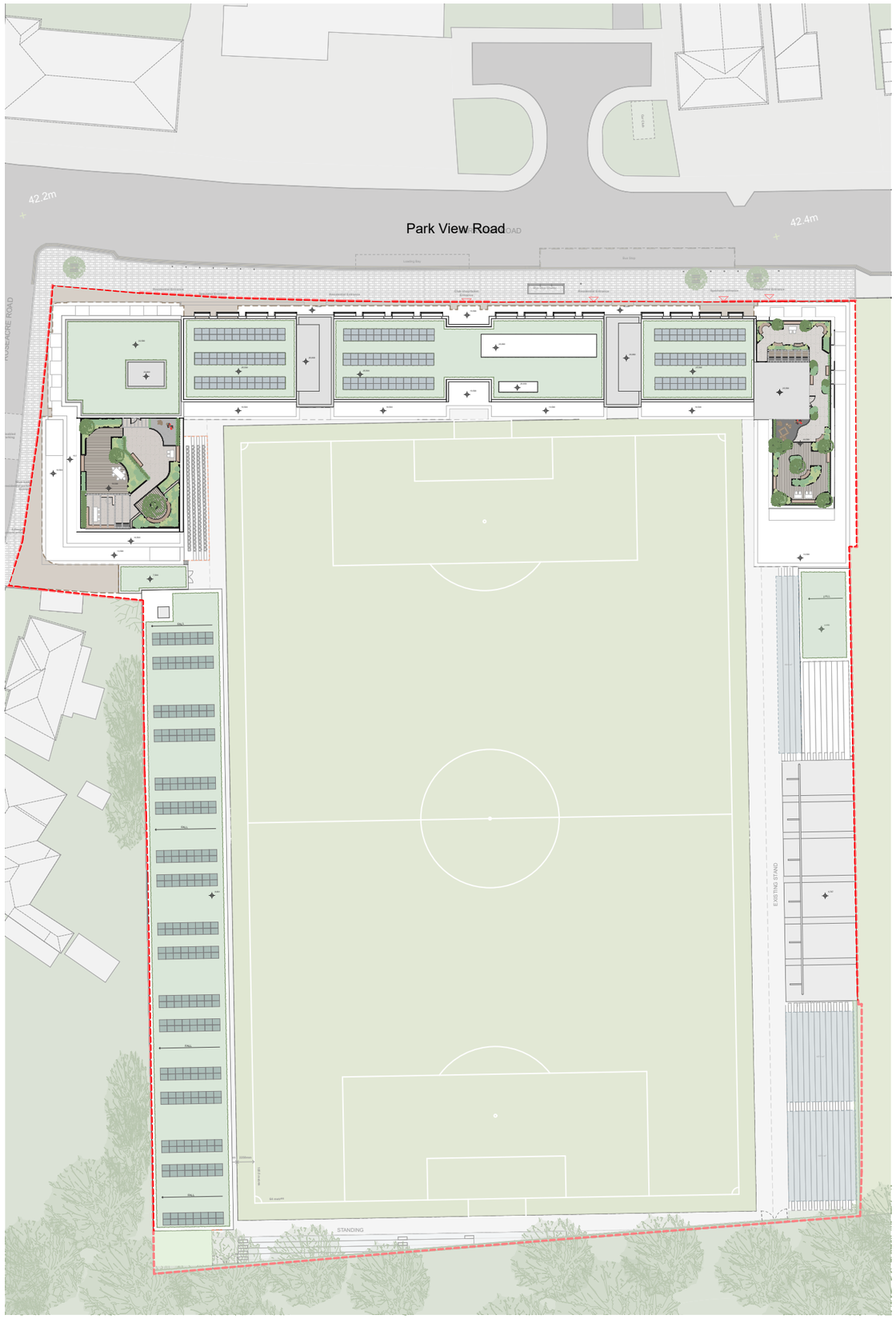


SIXTH FLOOR

0 15m

CREATE
DESIGN + ARCHITECTURE

Roof plan



0 20 40m

6.6 Apartments layouts

Typical apartments

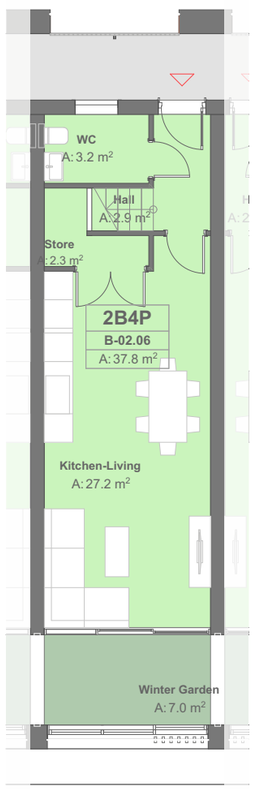
DUPLEX CONCEPT

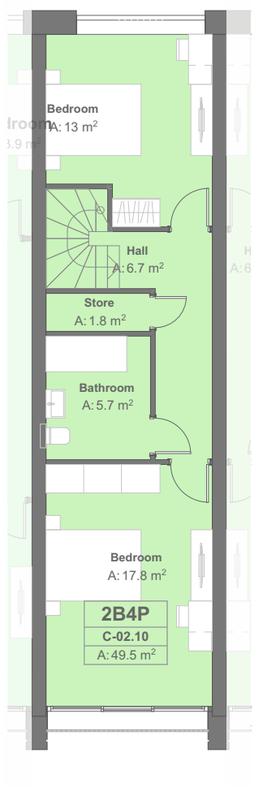
A high proportion of the dwellings proposed are duplex apartments (48 of 104 units).

The duplex apartments are all accessed from the north side of the central blocks with the kitchen/ diner / living taking up most of the space on the lower level.

This means that all living rooms face south overlooking the pitch and beyond to Danson Park.

The upper levels typically have two double bedrooms. Larger 3 bed apartments are located at the at the centre of the Park View Road block and these units a have generous amenity space front and rear.

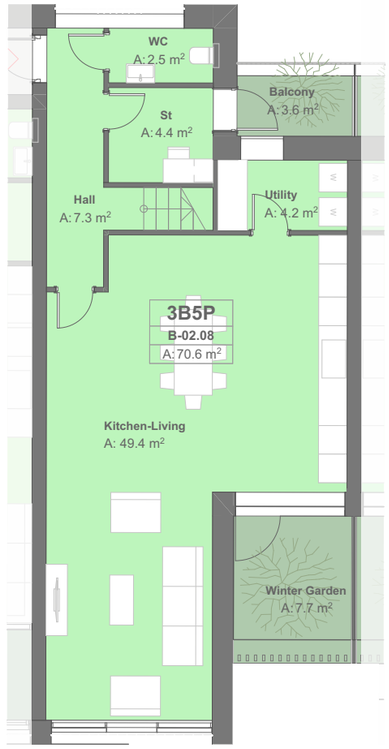


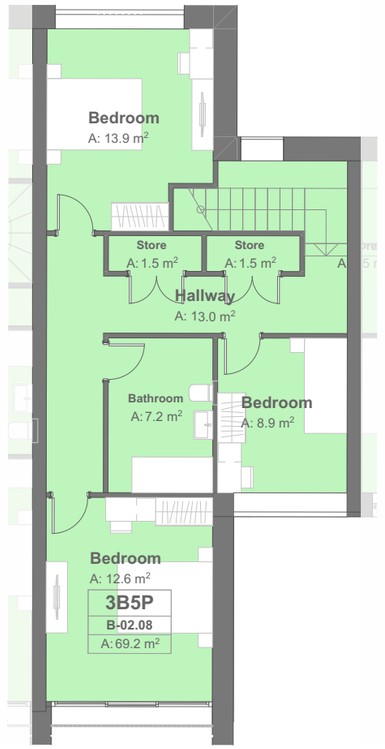


LOWER LEVEL

UPPER LEVEL

Private 2 Bed 4 Person duplex apartment -
Central block West & East levels 2 - 6
Net internal area 73.0m2
Amenity 7.0m2





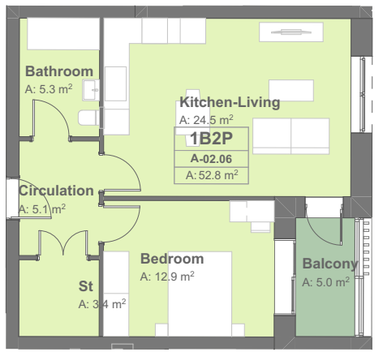
LOWER LEVEL

UPPER LEVEL

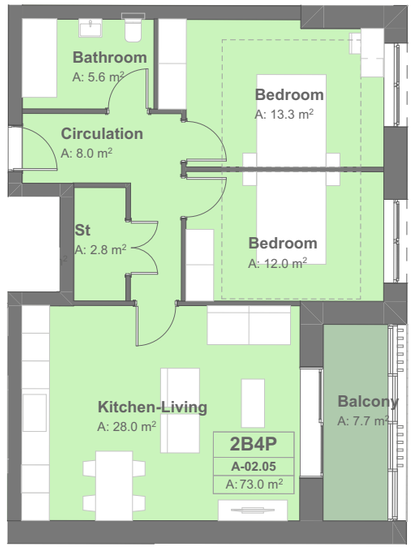
Private 3 Bed 5 Person duplex apartment -
Central block West & East levels 2 - 6
Net internal area 140.0m2
Amenity 11.1m2

6.6 Apartments layouts

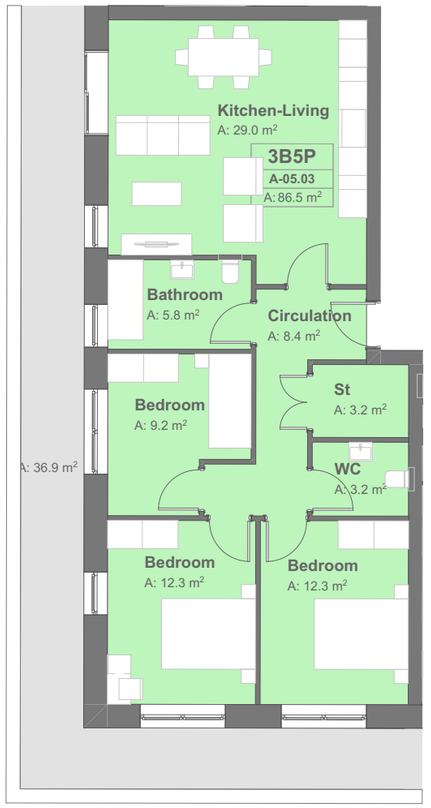
Typical apartments



Private
1 Bed 2 Person apartment -
West wing levels 1 - 4
Net internal area 52.8m2
Amenity 5.0m2
Compliant with Part M(4)2



Private
2 Bed 4 Person apartment -
West wing levels 1 & 2
Net internal area 73.0m2
Amenity 7.7m2
Compliant with Part M(4)2

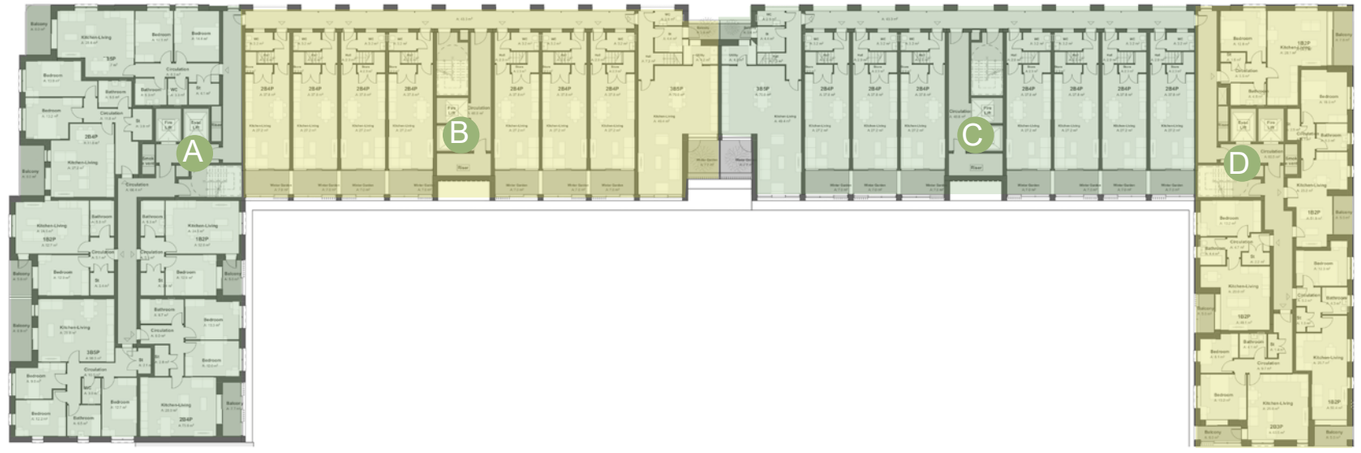


Private
3 Bed 5 Person apartment -
West wing levels 5
Net internal area 86.5m2
Amenity 36.9m2
Compliant with Part M(4)2

6.7 Residential quantity & mix

	Type	1 Bed 2P	2 Bed 3P	2 Bed 4P	2 Bed 3P Duplex	2 Bed 4P Duplex	3 Bed 5P	3 Bed 5P Duplex	3 Bed 6P	Total No
	Area Req'd	50	61	70		85	86	96		
	G									
	1	6	1	3	0	0	3	0	2	15
	2	6	1	3	0	14	1	2	0	27
Level	3	5	1	3	0	0	2	0	0	11
	4	4	1	3	0	14	1	2	0	25
	5	1	1	1	0	0	3	0	0	6
	6	2	1	0	14	0	1	2	0	20
	7	0	0	0	0	0	0	0	0	0
	Type Total	**24**	**6**	**13**	**14**	**28**	**11**	**6**	**2**	**104**
	% Total	23.1		58.6				18.3		

UNIT MIX PER FLOOR



UNIT MIX PER CORE

BLOCK A

28 UNITS
52 CYCLES

8 x1B 2P
0 x2B 3P
12 x2B 4P
8 x3B 5P
0 x3B 6P

BLOCK B

26 UNITS
52 CYCLES

0 x1B 2P
7 x2B 3P (duplex)
14 x2B 4P (duplex)
3 x3B 5P (duplex)
1 x3B 5P
1 x3B 6P

BLOCK C

26 UNITS
52 CYCLES

0 x1B 2P
7 x2B 3P (duplex)
14 x2B 4P (duplex)
3 x3B 5P (duplex)
1 x3B 5P
1 x3B 6P

BLOCK D

26 UNITS
41 CYCLES

14 x1B 2P
8 x2B 3P
2 x3B 5P

TOTAL

104 UNITS
197 CYCLES

6.8 Appearance

The images and elevation on this page are all from the pre-application meeting with LB of Bexley in October 2022.

We likened the scale and to some extent the materiality of the project to that of a London mansion block. This residential typology typically deploys elaborate highly ornate detailing to distract from the overall scale of the building. However, there are other elements within these buildings which assist in reducing scale and are attractive compositional components in their own right.

Elements which are common to this type of building can be partly summarised as follows:

- The façades are broken down into different vertical bay configurations.
- The roofs are clearly delineated with dormers, gables, chimney stacks etc.
- Corner elements can be treated as special areas with turrets/towers enriching the townscape.
- Iron balustrades break up the elevation both vertically and horizontally.

We have progressed the ‘mansion house’ concept and developed the façades of our proposals incorporating many of these elements within the design.

The architectural composition proposed has a tripartite classic par-tee with a clear top, middle and base with particular attention paid to providing a strong and characterful roof form.

The overall building composition is made up from four independent blocks each with their own entrance and associated ancillary spaces to make one unified building.


Shopping parade and mansion block architecture has influence the design development

Large scale football ground brick elevation with a strong sense of symmetry



Residential developments with distinctive roof forms




Material reference images

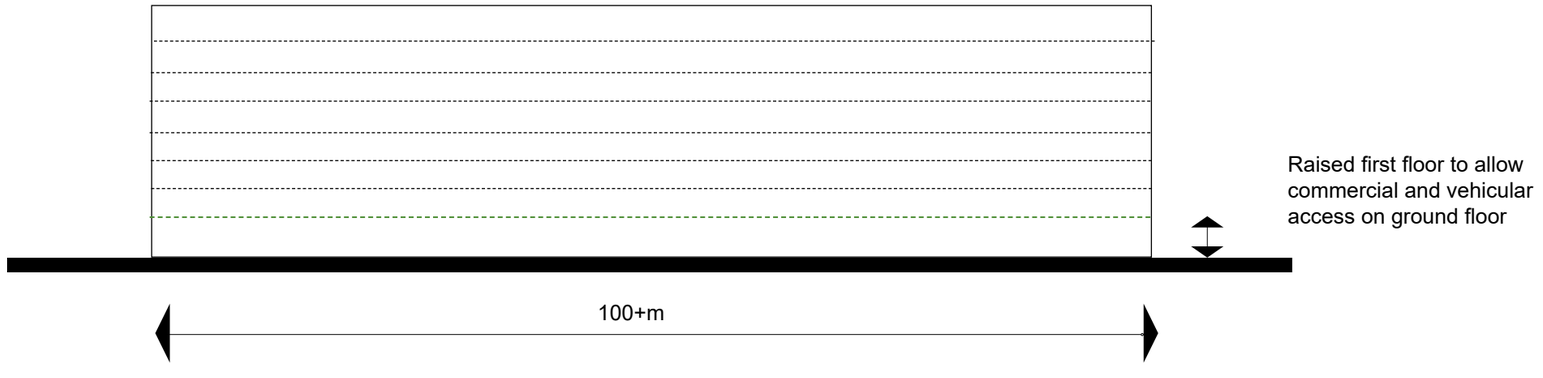
6.8 Appearance

Massing & Form

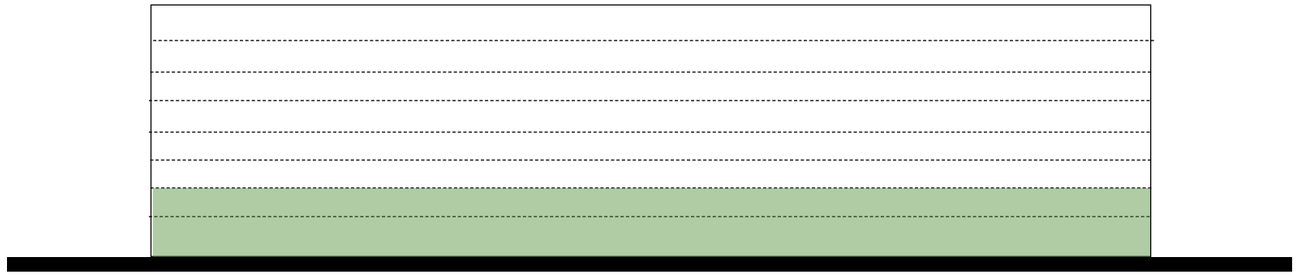
Basic strategy in relation to massing and definition of architectural elements

- 100m + facade is composed of smaller blocks and wings
- Clear differentiation of top, middle, and base of facade.
- Strong clear 2 storey roof form
- Symmetrical composition
- Massing steps down from the Western approach to the smaller scale of Roseacre Road

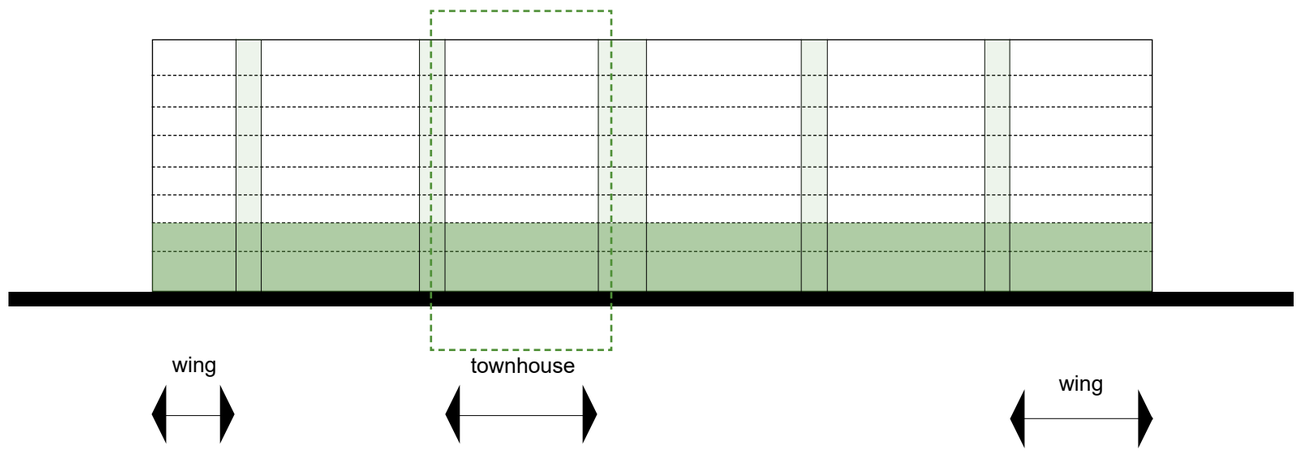
1. URBAN BLOCK 8 LEVELS



2. CLEARLY ARTICULATED BASE TO ORGANISE ENTRANCES

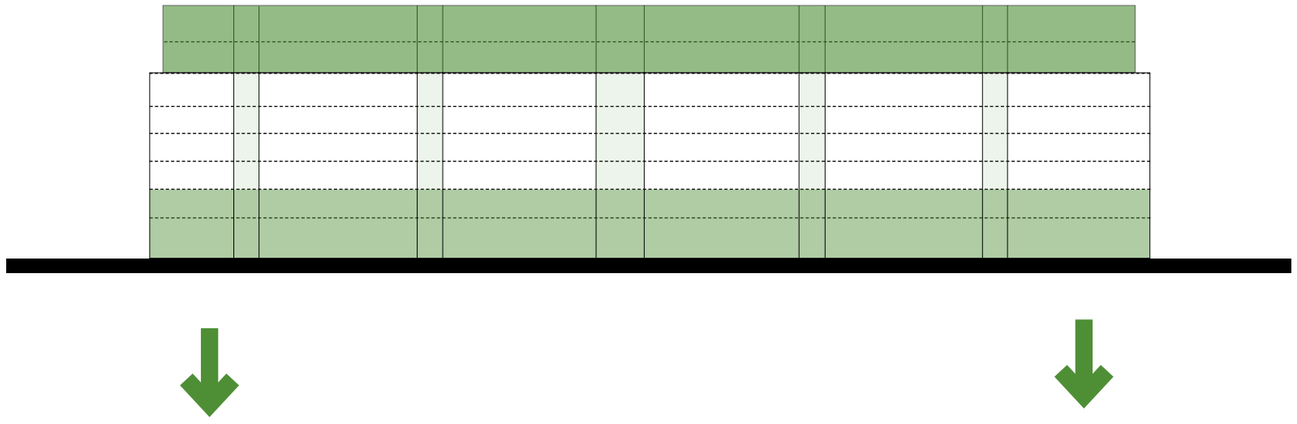


3. VERTICAL ARTICULATION TO BREAK DOWN FRONTAGE
DEFINING TOWNHOUSE AND WINGS

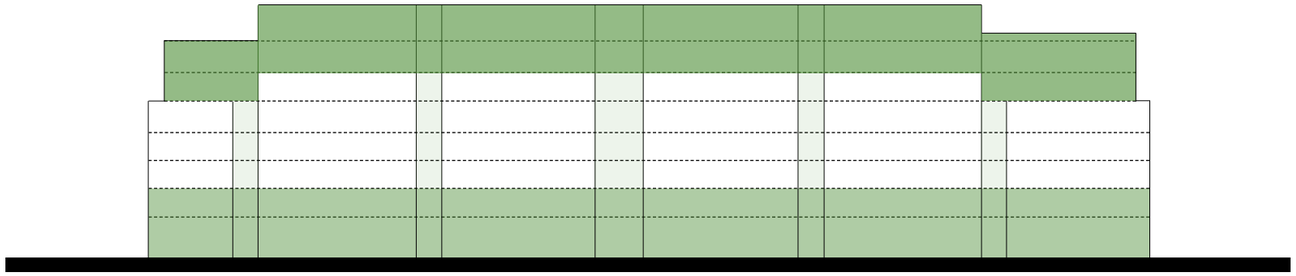


Massing & Form

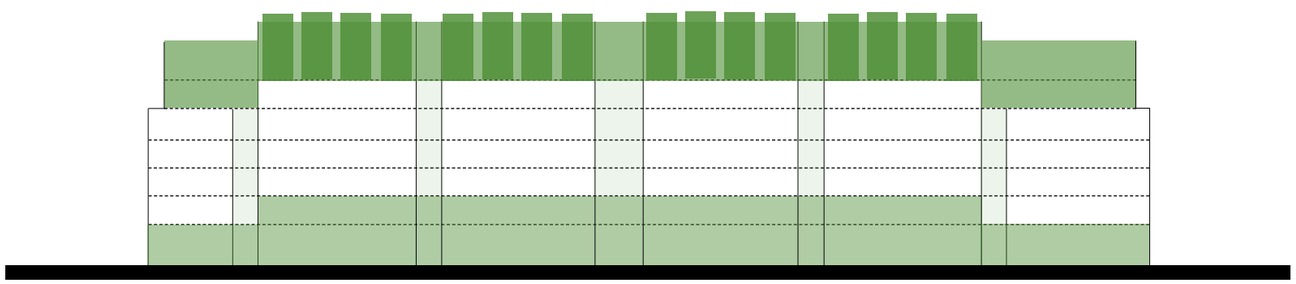
4. CLEAR 2 STOREY EXPRESSION OF ROOF



5. WINGS DEPRESSED TO REDUCE MASS

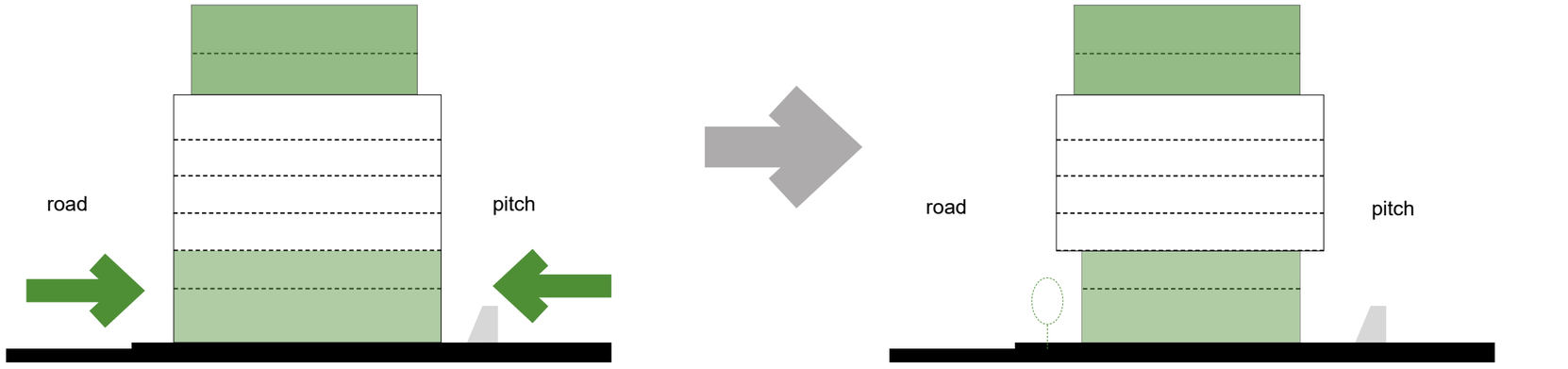


6. DORMERS BREAK UP THE ROOF RIDGE LINE

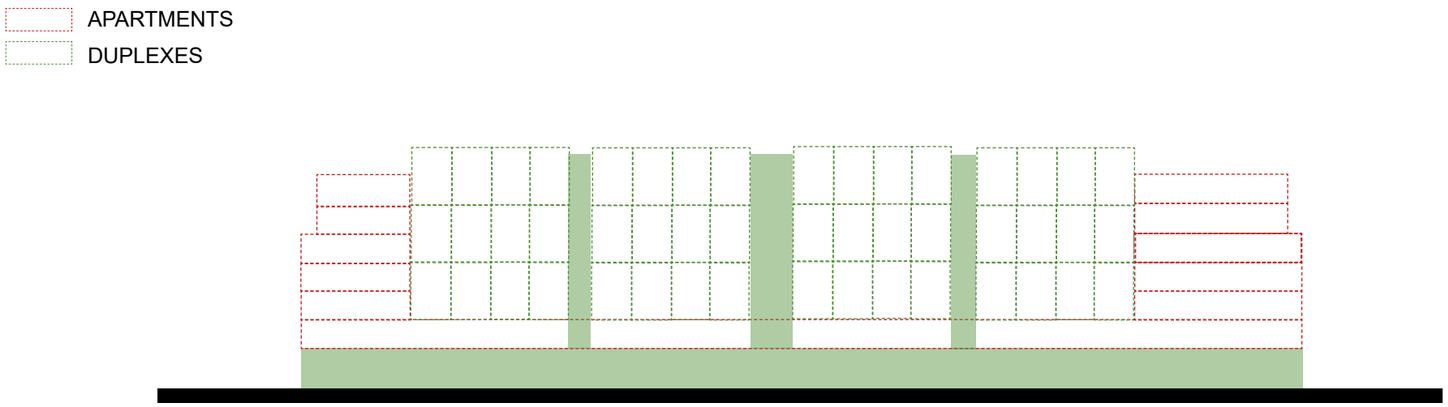


6.8 Appearance

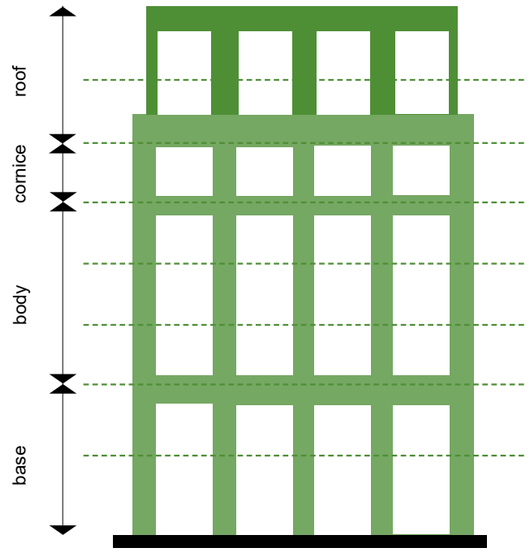
Massing & Form



SECTION CONCEPT - RECESSED BASE



RESIDENTIAL CONCEPT



PROPORTION & SOLID TO VOID RATIO

Massing & Form

- The roof expression comprises of two storey dormers with juliet balconies.
- Vertical living walls help define and interrupt the masonry of the town blocks.
- Duplex units inform the articulation and modulation of the Park View elevation
- Commercial uses on the ground floor help to enrich the ground floor street facade.

FACADE DEVELOPMENT SKETCHES

FACADE DEVELOPMENT SKETCHES

6.8 Appearance

Building elevations - Park View Road

The Park View Road facade is the principal elevation of the development and stretches over 100m in its entirety. Given the lateral scale of the elevation we have visually broken down this facade into six smaller blocks. Four central sections and two wings.

Similarly, the vertical mass is composed to reduce the visual bulk by articulating the base, middle, and roof sections as independent compositional elements.

The Base
The base of the central section of the building is set back by 1m from the main facade to improve the overall pavement depth. We believe this will assist crowd safety by providing more spill space for spectators, and potentially improve the quality and feel of the public realm.

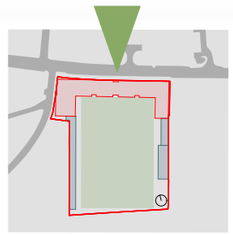
Regular brick piers organise the multiple entrances of the ground floor and terminate at second floor level with a radiused cornice to transition to the mid levels of the facade.

Mid Rise (levels 2-5)
The central section of the Park View facade is arranged to express four blocks individually expressed as a ‘townhouse’. This section houses the duplex apartments and therefore has a particular architectural articulation. Within those blocks, alternative floors express the open walkways which access the duplex units on their lower levels.

Roof (levels 6-7)
Levels 6 and 7 are clearly designed to portray a recognisable roof form. A double storey curved mansard roof profile incorporates a series of two storey metal clad dormers. These dormers primarily house duplex units similar to the mid levels and contribute significantly to the identity of the building.

The Wings.
We have differentiated the wings of the building by adopting a simpler architectural approach to make them smaller and subservient to the ‘townhouse’ blocks along Park View Road.

The West wing steps down (both on Park View Road and Roseacre Road) to acknowledge the smaller scale of the semi detached residential properties on Roseacre Road.



Building elevations - Pitch Elevation

The pitch elevation shares a similar materiality as the Park View Road elevation, however, there are a number of unique attributes to this facade which require specific design responses.

These can be summarised as follows:

1.Residential units which are in close proximity to the playing field.
2.Potential impact of footballs' on the glazing/ facade.
3.Objects falling from the residential accommodation onto the pitch and spectator areas.
4. Privacy of residential occupiers.
5. Solar control to south facing aspect to prevent overheating.

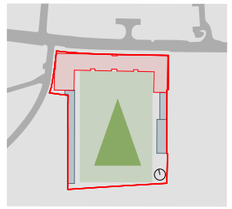
At this stage of the project we have addressed some of these issues, whilst others are work in progress.

Taking each of these points in turn:

Items 1,2 and 3 are interrelated. We have introduced a canopy above the first floor which will break the fall of items accidentally or otherwise thrown from the residential units. This has the added benefit of providing some weather and sun protection to the spectators below.

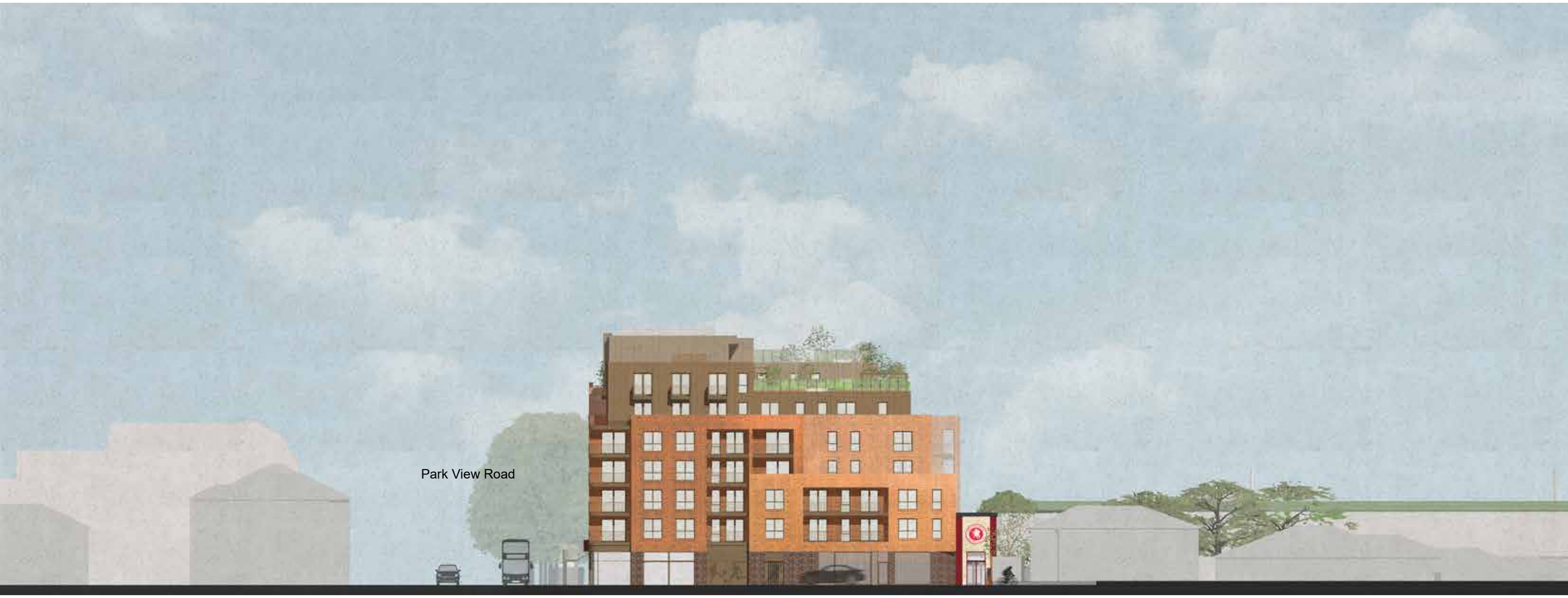
All glazing will be toughened with the lower levels further protected by the use of hammer glass to prevent glass breakage from football or cricket ball impact which is prevalent to the east facade adjacent to the cricket pitch.

On this south aspect facade windows are set in as deep as practically possible to assist with passive solar control. On the upper levels the windows and patio doors have a horizontal metal brise soleil to assist with solar shading and minimise the potential for overheating. Between the more contemporary reinterpretation of townhouses we have introduced climbing plants to break up the length of the facade and promote biodiversity.

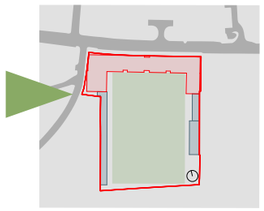


6.8 Appearance

East and west elevations

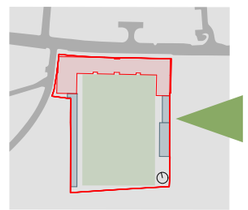


ROSEACRE ROAD ELEVATION



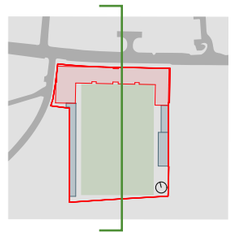
East and west elevations

CRICKET GROUND ELEVATION

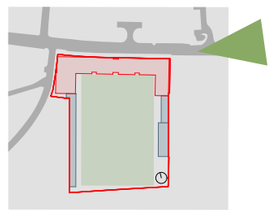


CREATE
DESIGN + ARCHITECTURE

Cross section through residential building

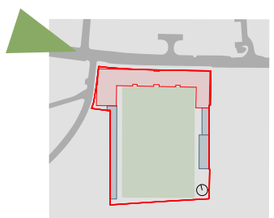


Visual 1- Park View Road looking West

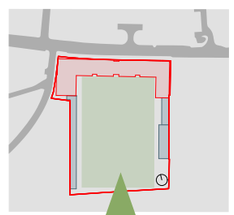


6.8 Appearance

Visual 2- Park View Road looking East



Visual 3 from pitch

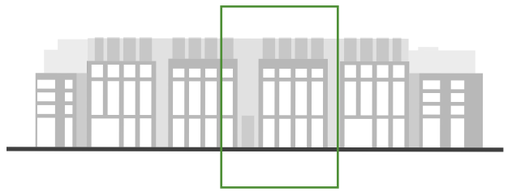


CREATE
DESIGN + ARCHITECTURE

6.9 Materials & finishes

Park View Road central area

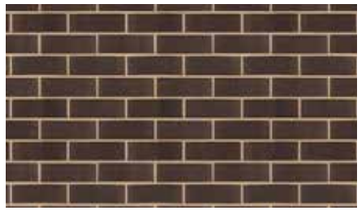
Key



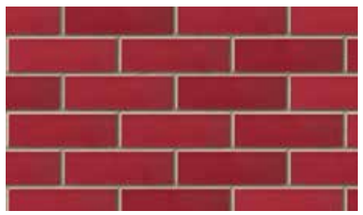
1. Aluminium anodised standing seam roof - light bronze
2. Aluminium anodised dormer - light bronze
3. Painted metal handrail and balustrade
4. Brick type 1
5. Brick type 2
6. Brick type 3
7. Profiled metal panel
8. Curved brickwork
9. Commercial frontage signage
10. Profiled aluminium red anodised spandrel panel
11. Fabric awning
12. Reconstituted stone
13. Gazed brick or tiles

Light bronze

Brick 1

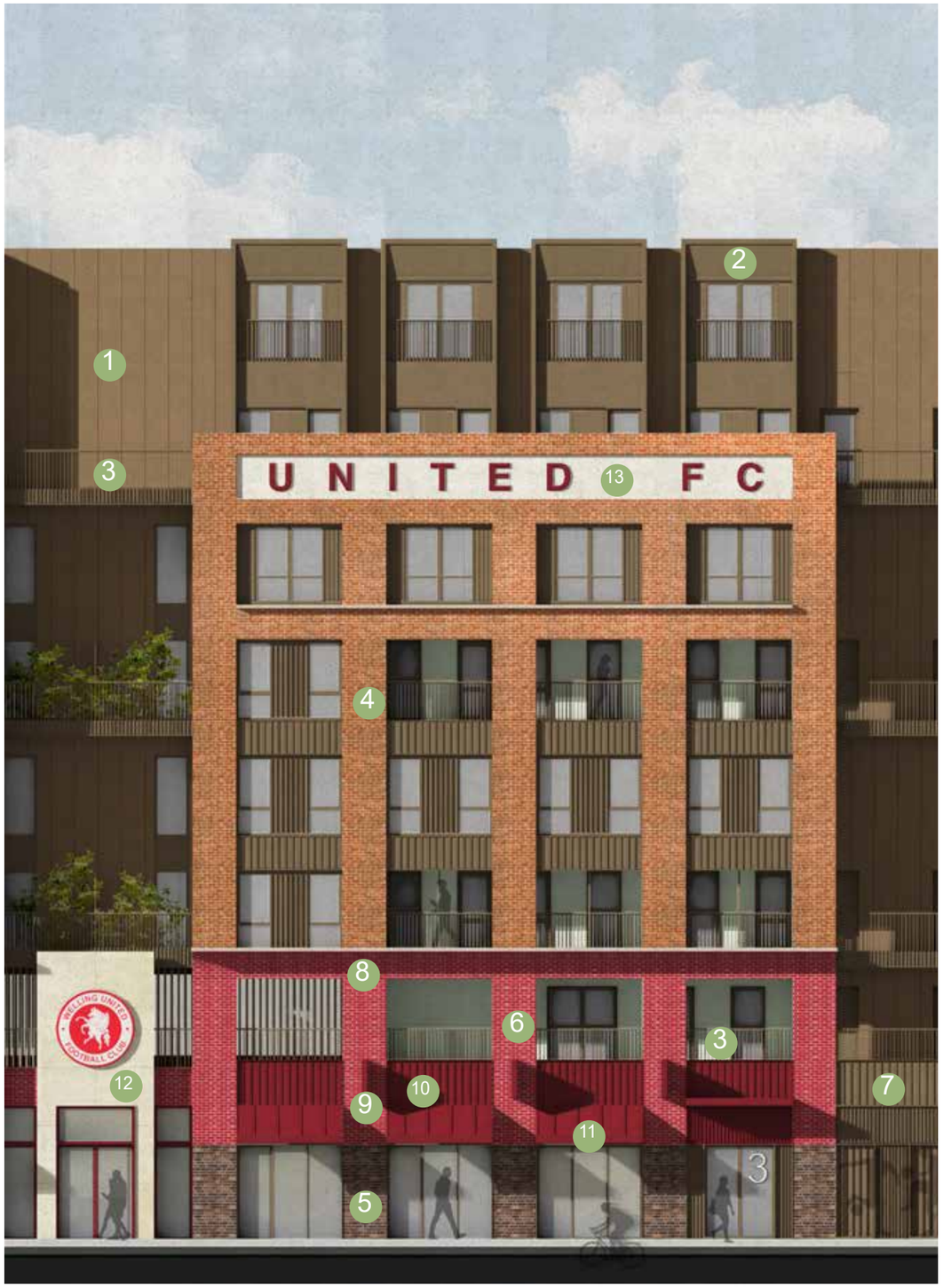


Brick 2



Brick 3

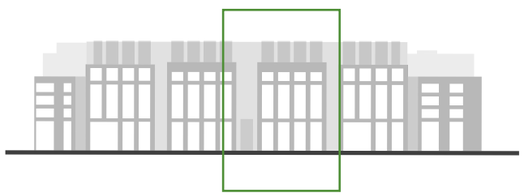
Highlight colour



Park View Road central area

TYPICAL FRONT BAY ELEVATION

Key



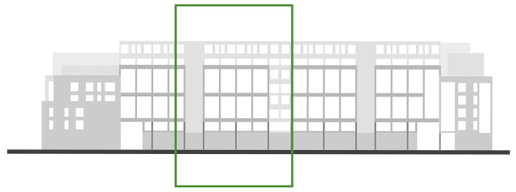
6.9 Materials & finishes

Bay elevation - Pitch side

KEY DESIGN CONSIDERATIONS

- South facing facade
- Solar gain & solar control
- Glare and reflections
- Ventilation and fresh air
- Overheating
- Preventing falling objects
- Impact resistance from footballs and cricket balls
- Child occupant safety
- Openness and unobstructed views
- Occupant privacy

Key



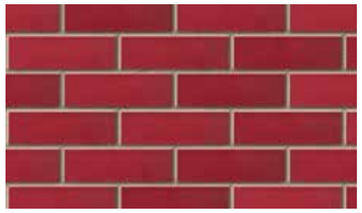
1. ALUMINIUM STANDING SEAM ROOF - LIGHT BRONZE
2. COMPOSITE TIMBER OAK INS
3. CLIMBING PLANTS TRAINED ON S/STEEL CABLES
4. BRICK TYPE 1
5. BRICK TYPE 3
6. BRONZE PROFILED METAL SPANDRELS
7. SOLAR SHADING
8. PRECAST CONCRETE COLUMNS

Standing seam aluminium roofing

Composite timber screens

Climbing plants

Brick type 1

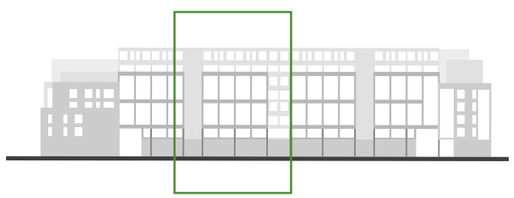


Brick type 3 - glazed bricks

Bay elevation - Pitch side

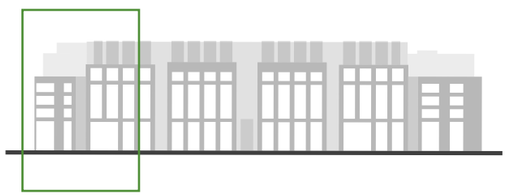
TYPICAL REAR BAY ELEVATION

Key



Park View Road

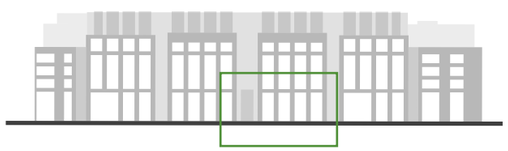
Key



1. VEHICLE ACCESS TO FOOTBALL GROUND
2. RESIDENTIAL ENTRANCE
3. SPECTATOR ENTRANCE - AWAY
4. BEXLEYHEATH CRICKET CLUB

Park View Road - Club shop entrance

Key



1. WELLING UNITED SHOP ENTRANCE
2. RESIDENTIAL ENTRANCE
3. FIRE ESCAPE DOORS
4. WELLING UNITED CAFE/ BAR

COMMERCIAL FRONTAGE SIGNAGE

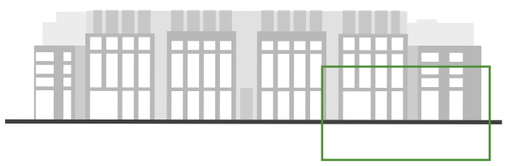
COMMERCIAL FRONTAGE AWNINGS

GRAPHICS APPLIED TO DO0RS ENLIVEN-
THE STREETSCAPE

6.9 Materials & finishes

Park View Road

Key



Key

1. SPECTATOR ENTRANCE HOME
2. RESIDENTIAL ENTRANCE
3. REFUSE STORE
4. COMMERCIAL FRONTAGE

ENTRY GATES

GLAZED BRICKWORK

REFERENCE - COMMERCIAL FRONTAGES

6.10 Park View Stadium

The Club

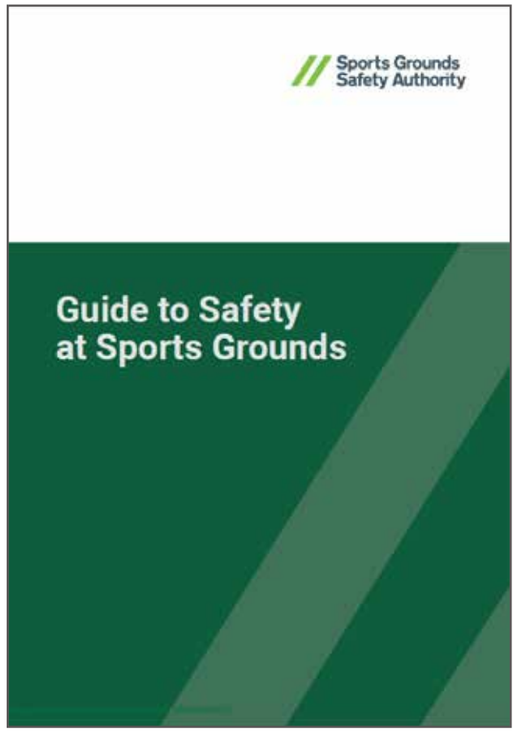
- *New FIFA approved multi-use 3G football pitch*
- *Increase the playing time on the pitch from 10 hours (weather permitting) to 50+ hours (all weather) a week*
- *Facilitate the expansion of youth teams from 500 to 1,000 players*
- *Stadium capacity for 4,000 spectators*
- *New hospitality areas for spectators and visitors*
- *Classrooms, training facilities, and equipment storage*
- *Modern changing areas for match officials and players*
- *Club meeting and administration space*
- *Public toilets, first aid, and physio room*
- *Reuse the existing Erith & Belvedere buildings*
- *New food and beverage offer*
- *New improved floodlighting with zone controls*
- *Dedicated security control room*

Community

- *Provide a football hub for all ages and abilities within the community*
- *Provide multi purpose space for community uses and private events*
- *Promote the Club through continued community engagement*

Stadium design and guidance

The following documents have been utilised to develop the ground and stadium design.



Central guidance document governing all crowd safety aspects for the design and use of the spectator facility.

Defines the specific grading of the spectator facility and lists the specific requirements accordingly with reference to spectator, playing field, and club facilities

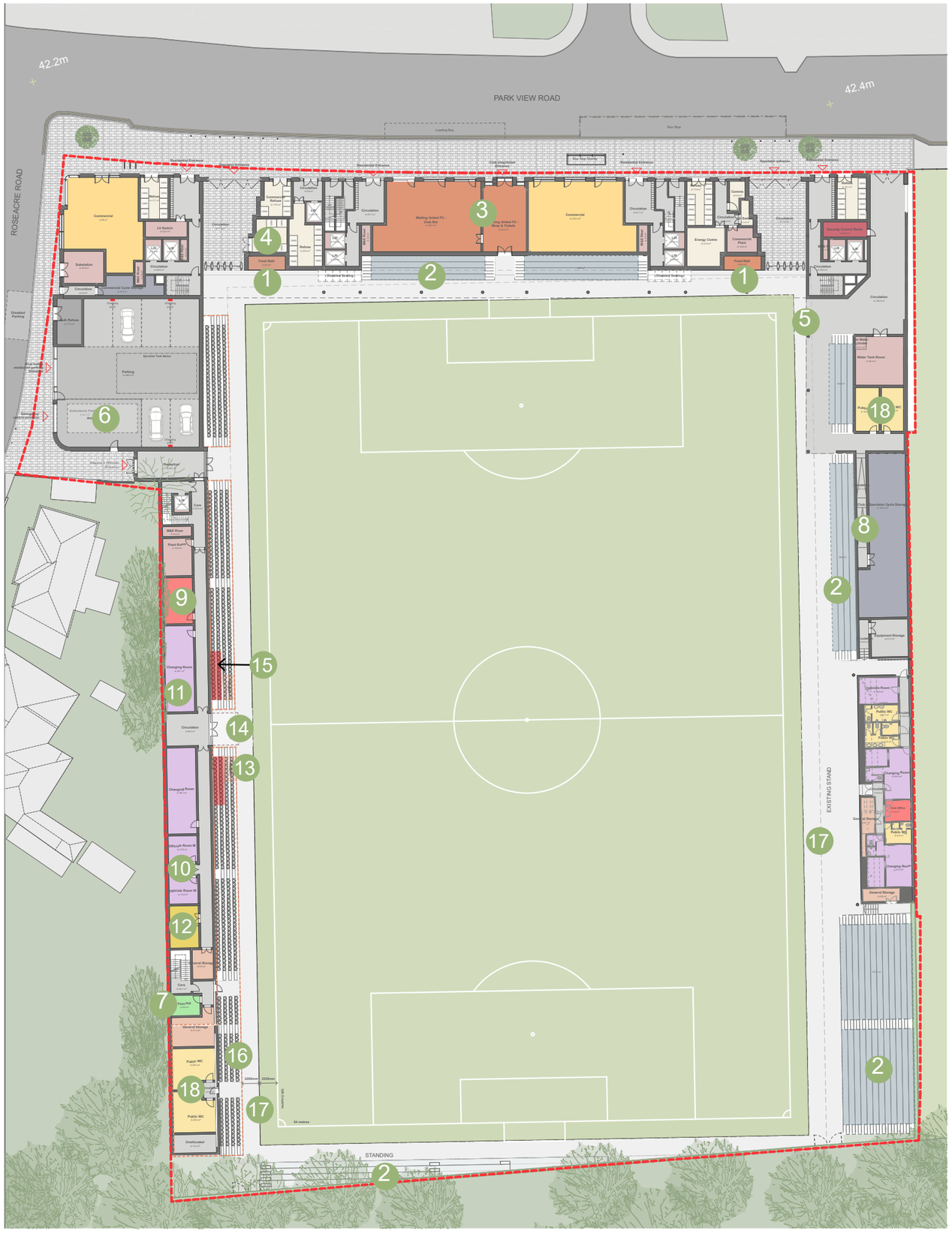
FA document describing the dimensional layout of pitches according to age groups and grade seniority.

The pitch will be a FIFA Quality Pro 3G artificial grass. The FIFA website provides details of accredited installers and specifications which meet the Quality Pro standard.

The exact specification of the playing surface is still to be determined.

6.10 Park View stadium

Layout



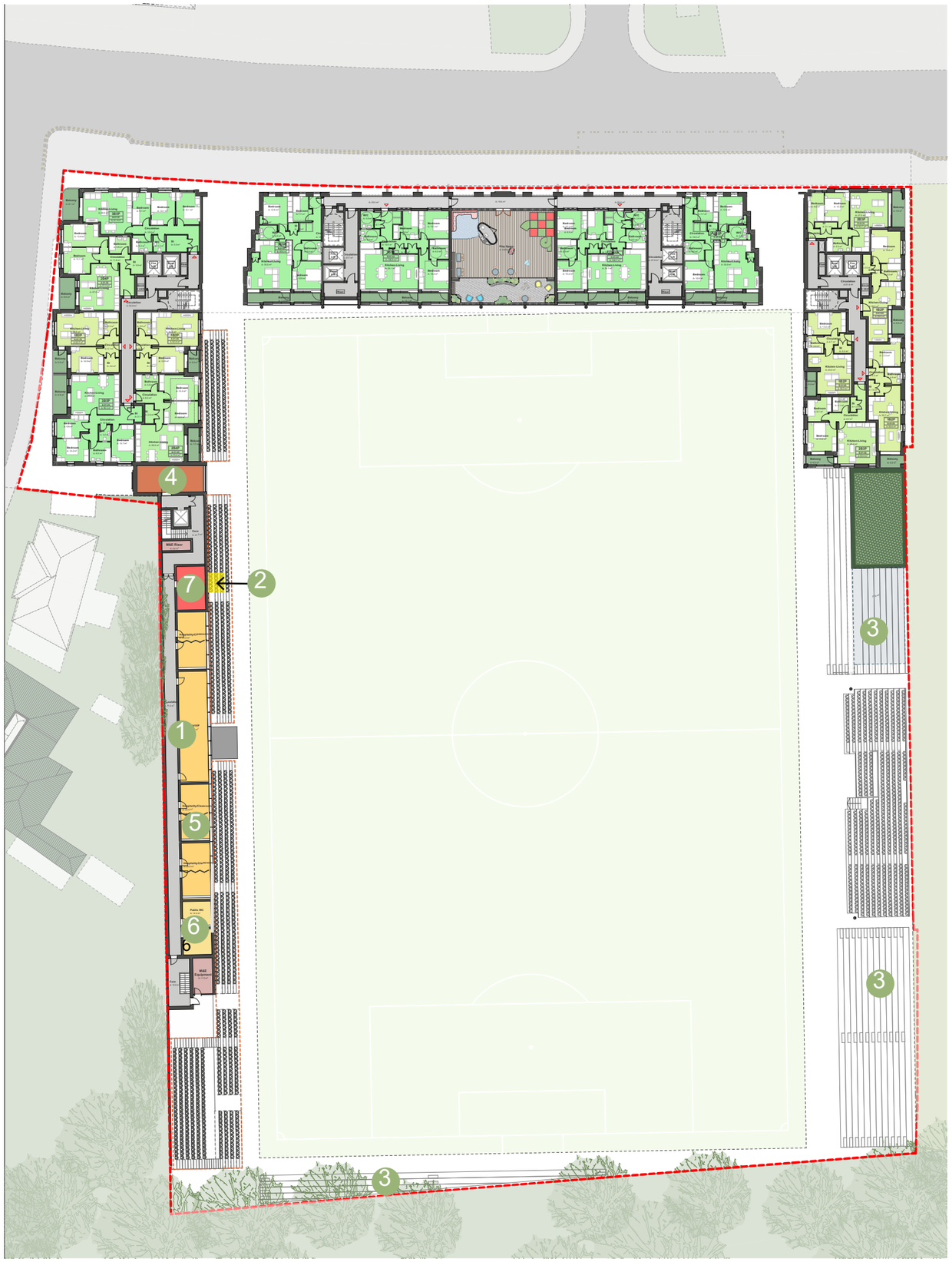
Key

1. CATERING OUTLETS
2. STANDING AREA
3. CLUB SHOP & BAR
4. CLUB REFUSE
5. VEHICLE ACCESS TO PITCH
6. AMBULANCE STATION
7. FIRST AID ROOM
8. RAMPS TO CYCLE STORE
9. CLUB OFFICE
10. M/F OFFICIALS CHANGING ROOMS
11. PLAYERS CHANGING ROOMS
12. PHYSIO/ MEDICAL AREA
13. TECHNICAL AREAS -11 PERSONS
14. RETRACTABLE TUNNEL
15. DIRECTORS SEATING
16. FAMILY AREA
17. PERIMETER BARRIERS
18. TOILETS

0 20 40m

CREATE DESIGN + ARCHITECTURE

Layout



Key

1. CLUBHOUSE
2. PRESS / MEDIA SEATING
3. NEW STANDING AREAS
4. CLUB BOARDROOM
5. HOSPITALITY BOXES
6. TOILETS
7. FINAL PREP KITCHEN

0 20 40m

6.10 Park View stadium

West stand

The primary Club entrance is located to the south of the west wing residential block and accessed from Roseacre Road.

This entrance will be utilised by the Club's staff, management, players, hospitality guests, and match day officials.

The entrance lobby which looks directly through to the pitch, includes a reception area as well as a stair and lift to the first floor hospitality areas. The club's office and administration area is located near the foot of the stair leading through to the players and officials changing spaces. The corridor continues to a physio/ medical room and equipment storage.

A first aid room, public toilets, and additional storage space are also located at ground level under the stand.

The upper level of accommodation comprises of a final prep kitchen for catering, hospitality suites and associated toilets.

There are 6 small hospitality boxes each approximately 12.5m2 which are sized for 8 persons per box.
These boxes can be doubled in size and capacity with movable partitions to facilitate larger groups. Each box has a sliding glass partition and glass balustrade to open the box up to the playing field.

When not in use on match days, these spaces can be used as classrooms by the Club's Academy etc for training purposes.

The central area within the hospitality suite is reserved for the Clubhouse. At 50m2 this area is dedicated for guests of the Club, players, match officials, and members of the Club. As per the standard boxes, sections of the glass facade can open up and out to the field of play.

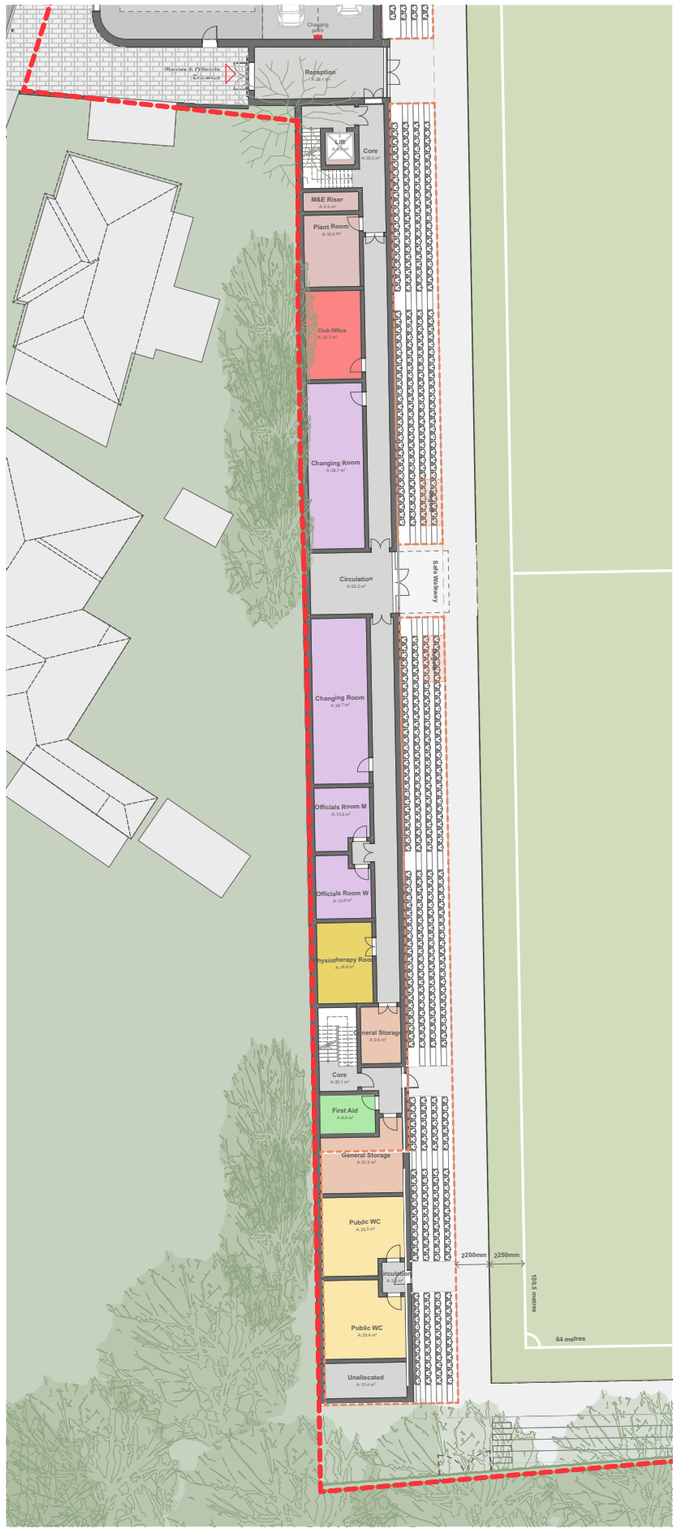
At the south end of the first floor there is a second escape stair and toilets which are dedicated to those using the hospitality areas.

In total, 80 people can be accommodated at a match day event within the first floor hospitality area.

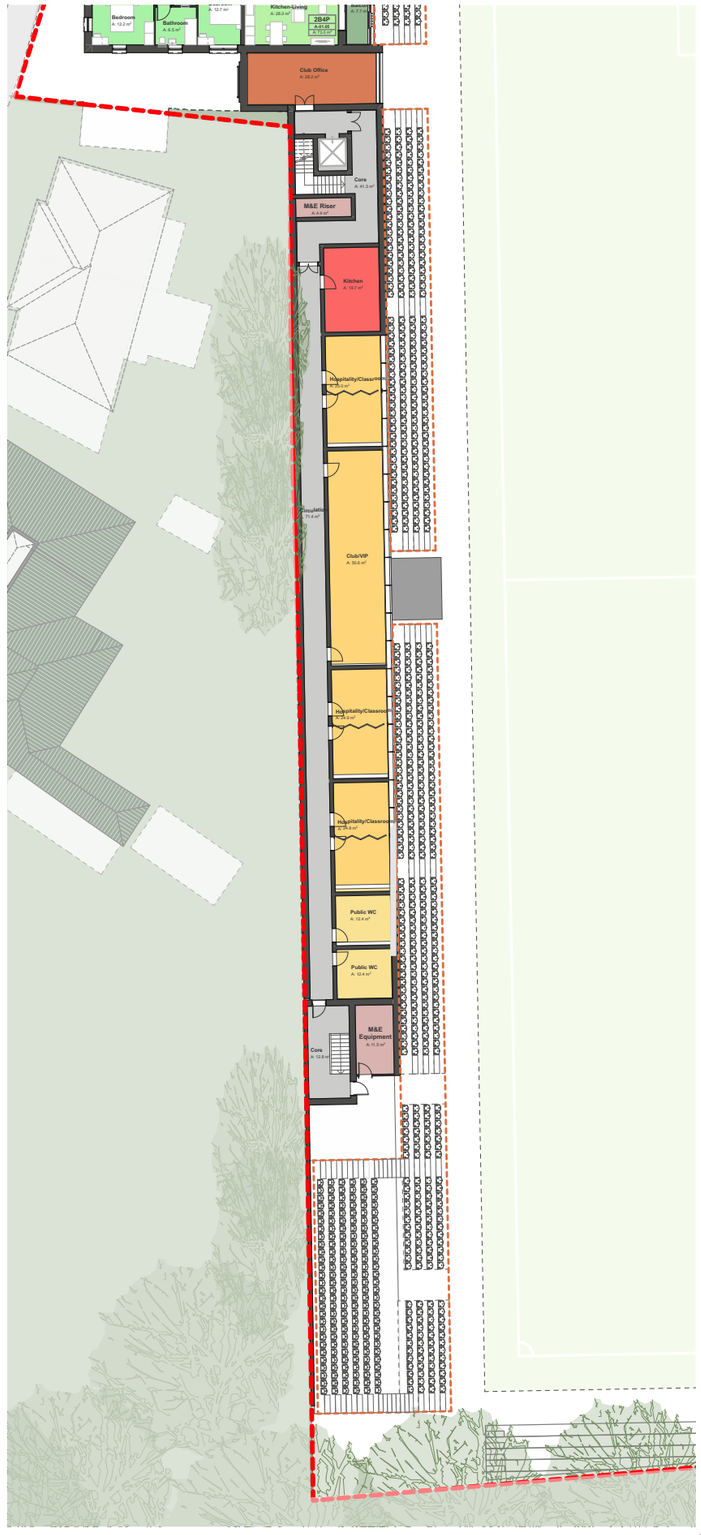
We have provided a final prep kitchen for catering to service the hospitality areas. This is located next to the lift to facilitate easy access and servicing.

The club may also allow the kitchen and hospitality spaces for private event hire.

A secondary emergency only exit is proposed to manage emergency evacuation of the venue to Danson Park.



PART GROUND FLOOR PLAN



PART FIRST FLOOR PLAN

East stand

Erith & Belvedere FC are intending to vacate their accommodation at the Park View ground. We believe they are currently searching for a suitable football venue closer to their origins in the Erith area.

Welling United currently use the changing and toilet facilities provided by the E&B FC stand because the Welling facilities in the west stand are in such poor state of repair

Further to consultations with the Club and Client, we have agreed strategically to retain the Erith & Belvedere Stand and the adjacent multi use hall.

Both building appear to be in good structural and physical condition.

The mono pitch roof of the hall is designed to follow the rake of the stand so not to interrupt spectator sight lines. Furthermore, it may be possible to reinforce the roof to provide an additional standing area.

At present, our intention is to repaint the stand steelwork and replace the seating to match the new stand on the opposite side. In addition, we will replace the floodlighting with new LED light fixtures and refurbish where required the current changing areas, showers and toilets. A second set of these facilities will allow the multiple groups to use the pitch as a training ground simultaneously.

The plan opposite shows the significant quantum of cycle parking for spectators on match days and youth players using the ground as a training facility. In addition to the refurbishment of the stand, we are proposing new terrace areas for standing spectators. The exact numbers and disposition of standing areas are further described elsewhere in this document.

Furthermore we are providing additional toilets and ground maintenance and equipment storage on this side of the ground.

A secondary emergency only exit is proposed to manage emergency evacuation of the venue to Danson Park.

PART GROUND FLOOR PLAN

ERITH & BELVEDERE STAND

RETAINED BUILDINGS

EXTERIOR 0F HALL

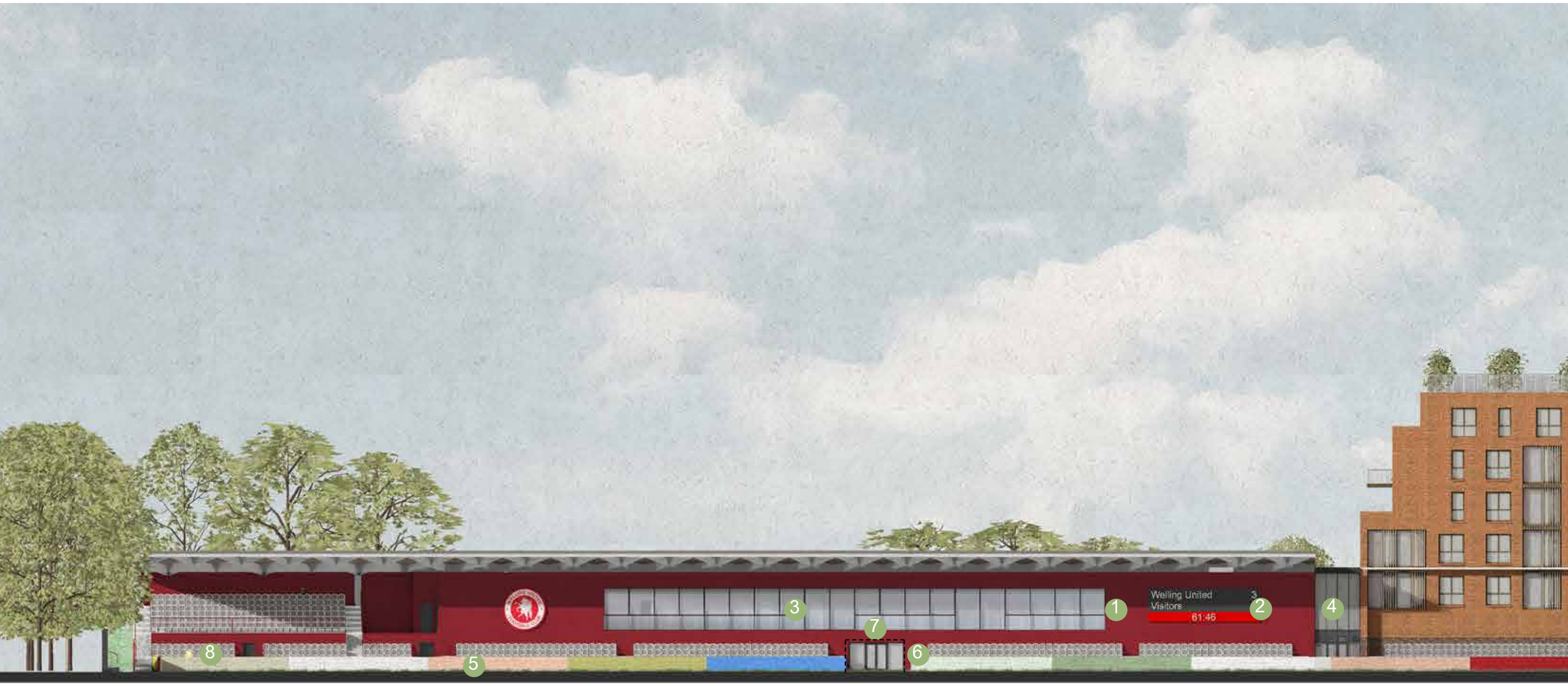
INTERIOR 0F HALL

6.10 Park View stadium

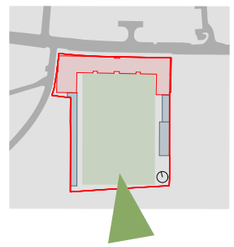
Welling United west stand elevation

Key

1. RED GLAZED BRICKS
2. SCOREBOARD
3. HOSPITALITY BOXES
4. CLUB BOARDROOM
5. PERIMETER BARRIER TO PITCH
6. PLAYERS/ OFFICIALS PITCH ACCESS
7. RETRACTABLE TUNNEL
8. FAMILY AREA

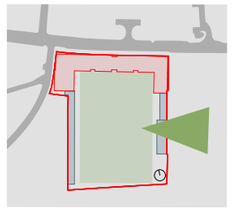


6.10 Park View stadium

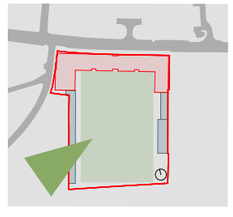


VIEW FROM SOUTH TERRACE AREA HOSPITALITY BOXES

PITCH VIEW OF NEW STAND AND HOSPITALITY BOXES



VIEW FROM NEW WEST STAND



6.10 Park View stadium

Pitch setting out

The pitch is a full sized FA approved surface for adult use .

i.e. 110 yards long and 70 yards wide.

In addition, there is a minimum run off of 2 yards required along the entire perimeter. On our drawings we have provided 2.25m which is slightly larger.

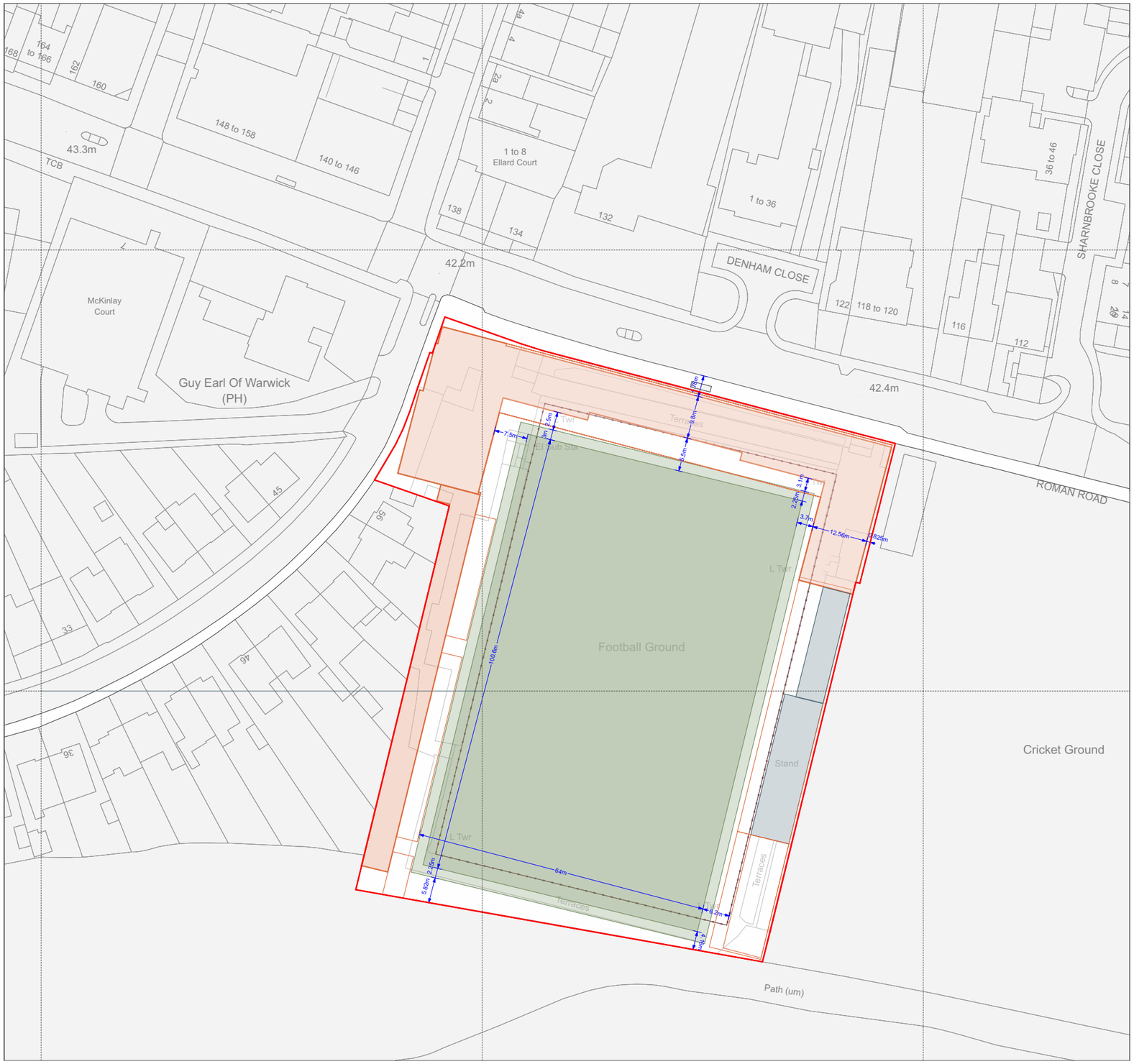
From the drawing opposite, you can see the shift in position of the proposed 3G pitch relative to the current turf pitch. This shift in position is largely due to the size and form of the residential footprint.

The basic alignment of the new pitch follows the long axis of the new stand and corresponding Erith & Belvedere stand. This means that the central residential block along Park View Road is not parallel to the pitch.

Due to the tapered narrow section of terracing to the South, we have decided to prevent spectator access to improve crowd safety. The southern boundary to Danson Park will be planted as a green wall.

Key

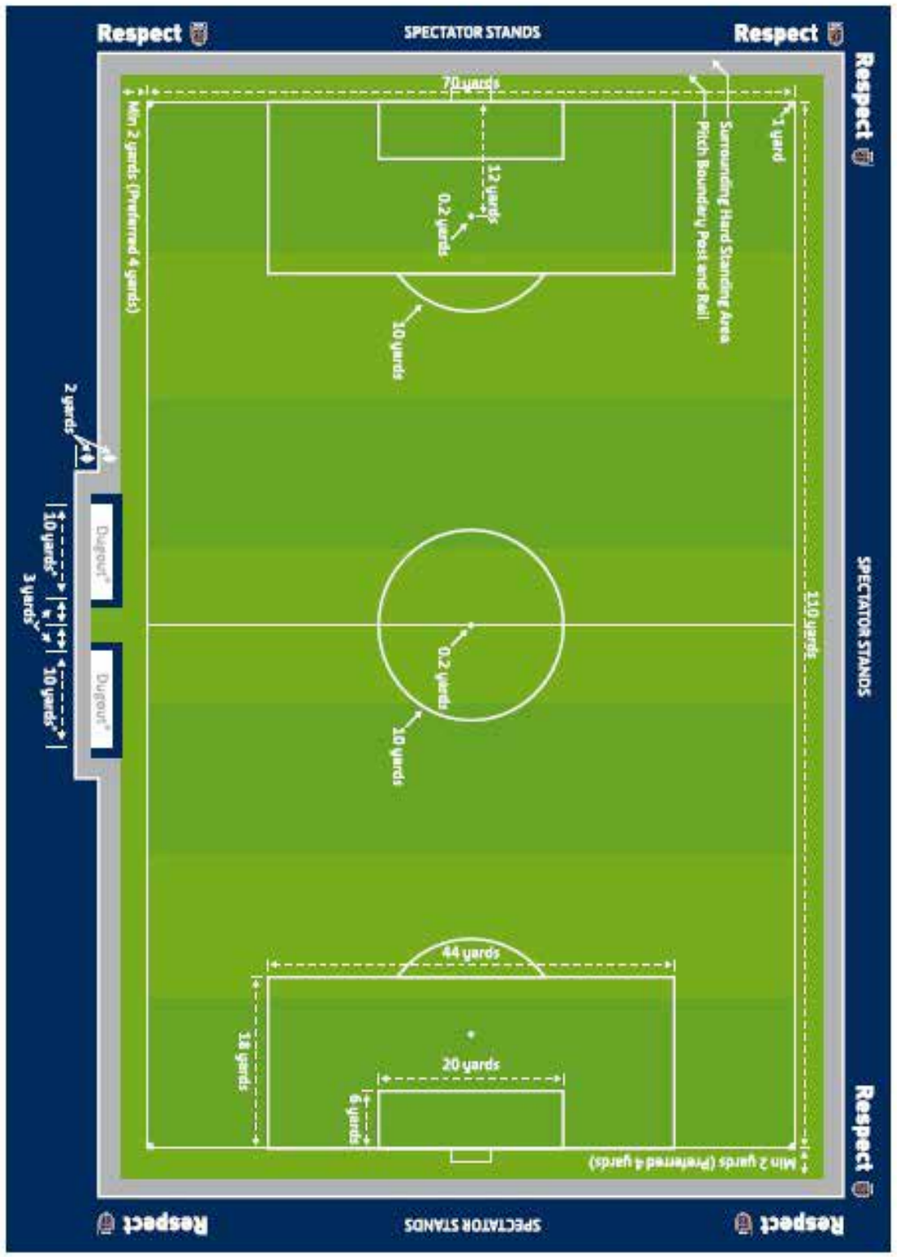
- Proposed building
- Retained building / structure
- New pitch
- Line of existing pitch



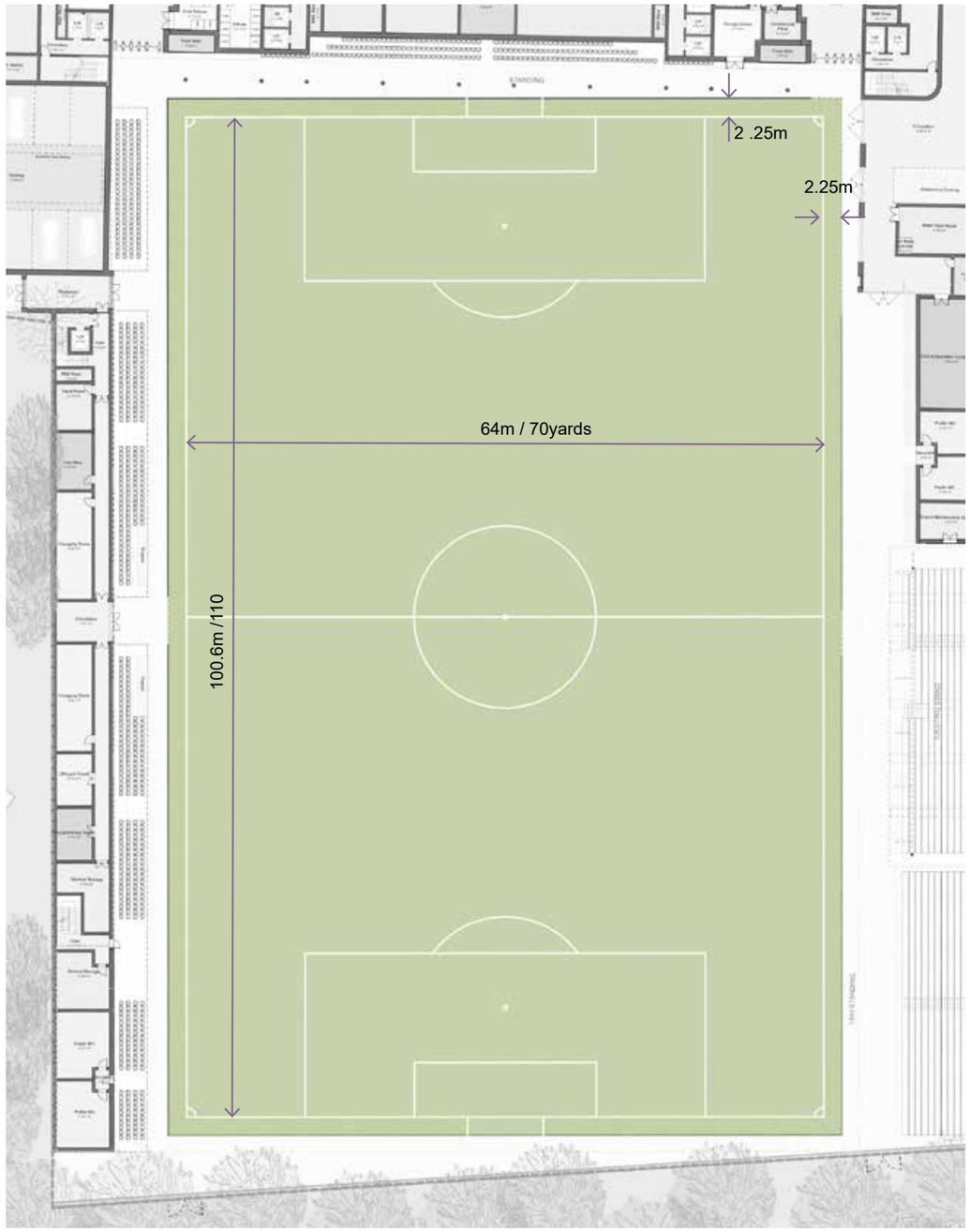
PITCH SETTING OUT (not to scale)

Pitch dimensions

The proposed pitch dimensions comply with the FA guidance for this grade of facility playing in the National League system.



Extract from FA guide to pitch and goalpost dimensions



Proposed pitch and run off dimensions (not to scale)

6.10 Park View stadium

3G playing surface

A new football playing surface is proposed to replace the current turf pitch at the Park View ground.

On average an artificial surface can be used many times more than a natural grass pitch in all weathers.

The type of surface will be a 3G FIFA Quality Pro pitch.

The amount of use has a direct relationship to the frequency of maintenance and the overall lifespan of the playing surface. Therefore ongoing maintenance costs and pitch replacement which must be weighed up against the frequency of intended pitch use.

The actual specification of the pitch will be known when a FIFA approved contractor is appointed to lay the playing surface. At this stage we will agree the hours of surface utilisation, maintenance regime relative to the terms and conditions of the warranty.

On page 94 there is an indicative programme of use to illustrate how the pitch could be sed throughout the week.

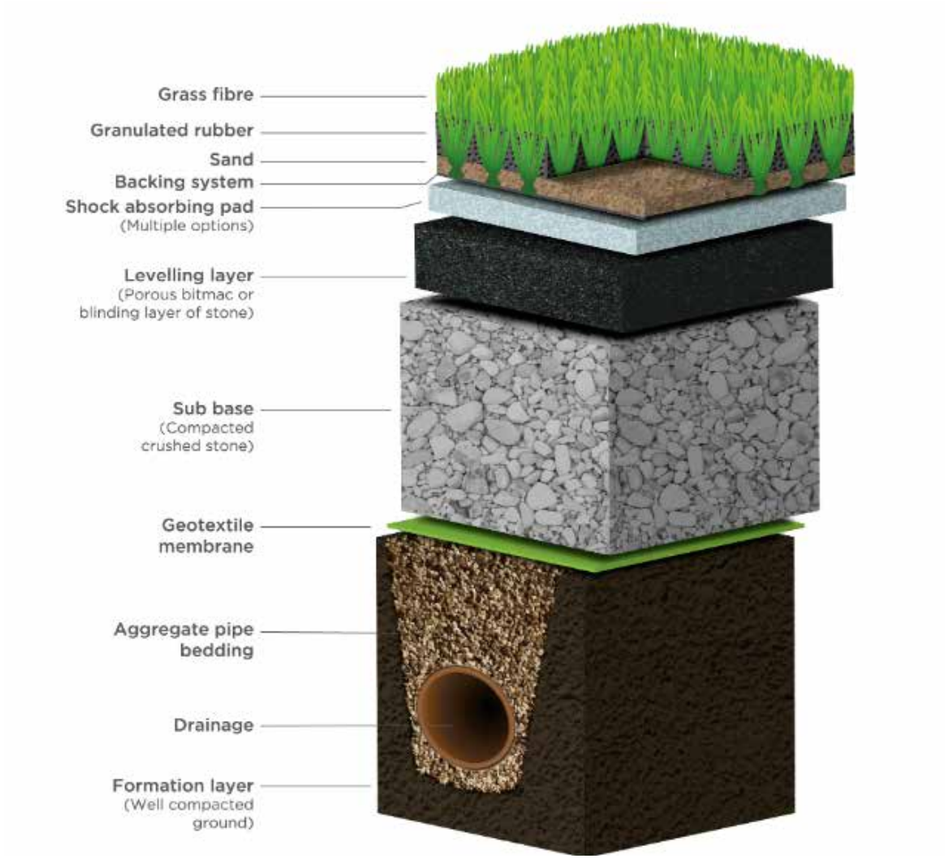
BENEFITS OF A 3G PLAYING SURFACE

- All weather surface, free draining, less cancellations in terms of fixtures.
- Unlike natural grass, synthetic turf requires very little water. Excessive water consumption is not only bad for the environment, but financially damaging for football clubs. There's also the fact that artificial grass doesn't require any form of fertiliser or pesticide to keep it in a usable condition. The toxic chemicals used to maintain real grass can have potentially harmful effects on players and the environment. This makes artificial turf a good choice for the environment.
- Durability. Unlike natural grass, 3G pitches can be used all-year-round and can withstand much more use than real grass.
- Low maintenance. Despite 3G pitches being more expensive, they require much less maintenance and can be used much more often. Artificial turf doesn't require the range of intensive maintenance tasks that real turf pitches do. Regular drag brushing is required on synthetic surfaces to redistribute the infill layer, but it's a quick and easy task that can be carried out by a single member of staff with the correct equipment. Mowers, strimmers and aerators will no longer be required after making the switch to 3G turf, and line markings will be a permanent addition to any 3G surface and won't require regular repainting, as real turf pitches do. The reduced maintenance of 3G pitches means that football club will be more profitable.
- Potential for revenue through increased use.
- Better all round performance. More consistent and predictable surface.
- Reduces the risk of injury

MAINTENANCE

Most of the maintenance of a 3G pitch revolves around the management of the granular infill. The 'rubber crumb', used to improve quality of play, particularly for football pitches, can be lost during use, escaping to drains, waterways as well as to soils surrounding the pitch. Loss of pitch infill can lower the quality of play and increase the chances of injury. As infill replacement can be a relatively expensive process, Infill Management is a key consideration during the procurement process.

Regular grooming and drag-matting/brushing of the pitch is essential to keep infill evenly distributed and prevent excess loss of infill from the margins of the field. Infill tends to migrate to the margins of the fields from where it more easily escapes into the environment. Escaped granules are swept up and returned to pitch surface. This can be done by a combination of machinery and hand held brushes.



TYPICAL BUILD UP OF A 3G PITCH

STANDARD OF PROPOSED PITCH

Programme of use

In conjunction with the Club, we have created a notional schedule of how the new pitch will be used between the primary user groups. There are areas left deliberately blank for routine ground maintenance. In addition, if there are slots available the Club may allow a small allocation for private hire.

The figures within the table on this page allocate 57 hours of pitch use 7 days a week between the hours of 9am and 9pm.

The exact hours and distribution of uses can be agreed at a later date, in discussion with the Council and local community.

Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
09:00 - 10:00							
10:00 - 11:00							
11:00 - 12:00							
12:00 - 13:00							
13:00 - 14:00							
14:00 - 15:00							
15:00 - 16:00							
16:00 - 17:00							
17:00 - 18:00							
18:00 - 19:00							
19:00 - 20:00							
20:00 - 21:00							

12hrs	**Academy 16-18 Education**
7 hrs	**Welling United Mens Teams**
7 hrs	**Welling United Womens Teams**
10 hrs	**Welling United Youth Teams**
21 hrs	**Welling United Public / Schools**

Typical weekly use 57 hours

6.10 Park View stadium

Ground capacity

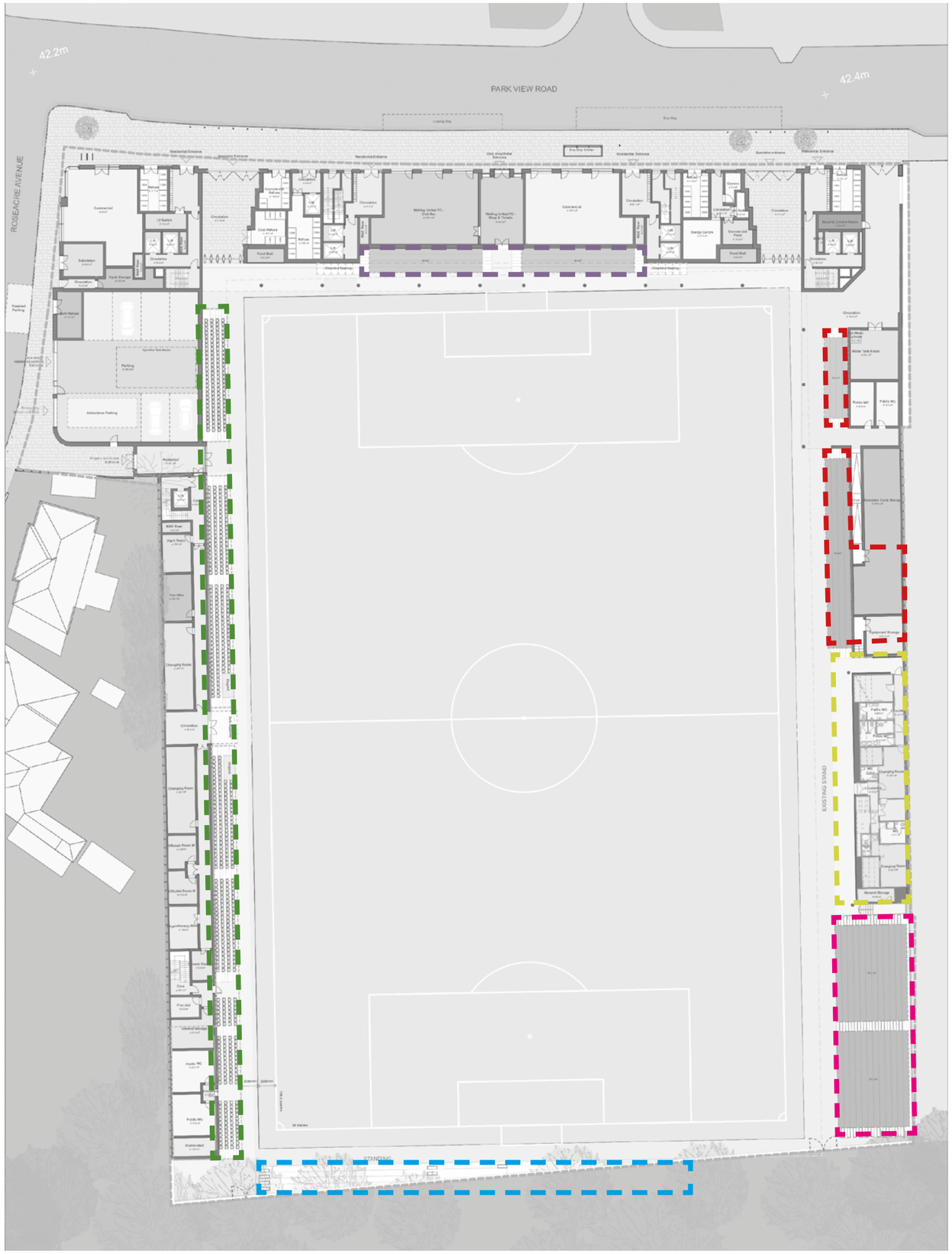
The figures below are based on using a fixed seating system.

The new standing areas are calculated at 4.7 persons per m2 which is the maximum density recommended by the Green Guide.

The image opposite illustrates an example of a modern ‘safe standing’ area using rail seats.

Key

WEST STAND SEATING	784
EAST STAND SEATING	550
HOSPITALITY & CLUBHOUSE	80
TOTAL SEATING	**1414**
NORTH STANDING	400
SOUTH STANDING	400
EAST STANDING 1	140
EAST STANDING 2	660
EAST STANDING 3	1000
TOTAL STANDING	**2600**
DISABLED AREAS	30
TOTAL CAPACITY	**4044**



Home & Away ground division

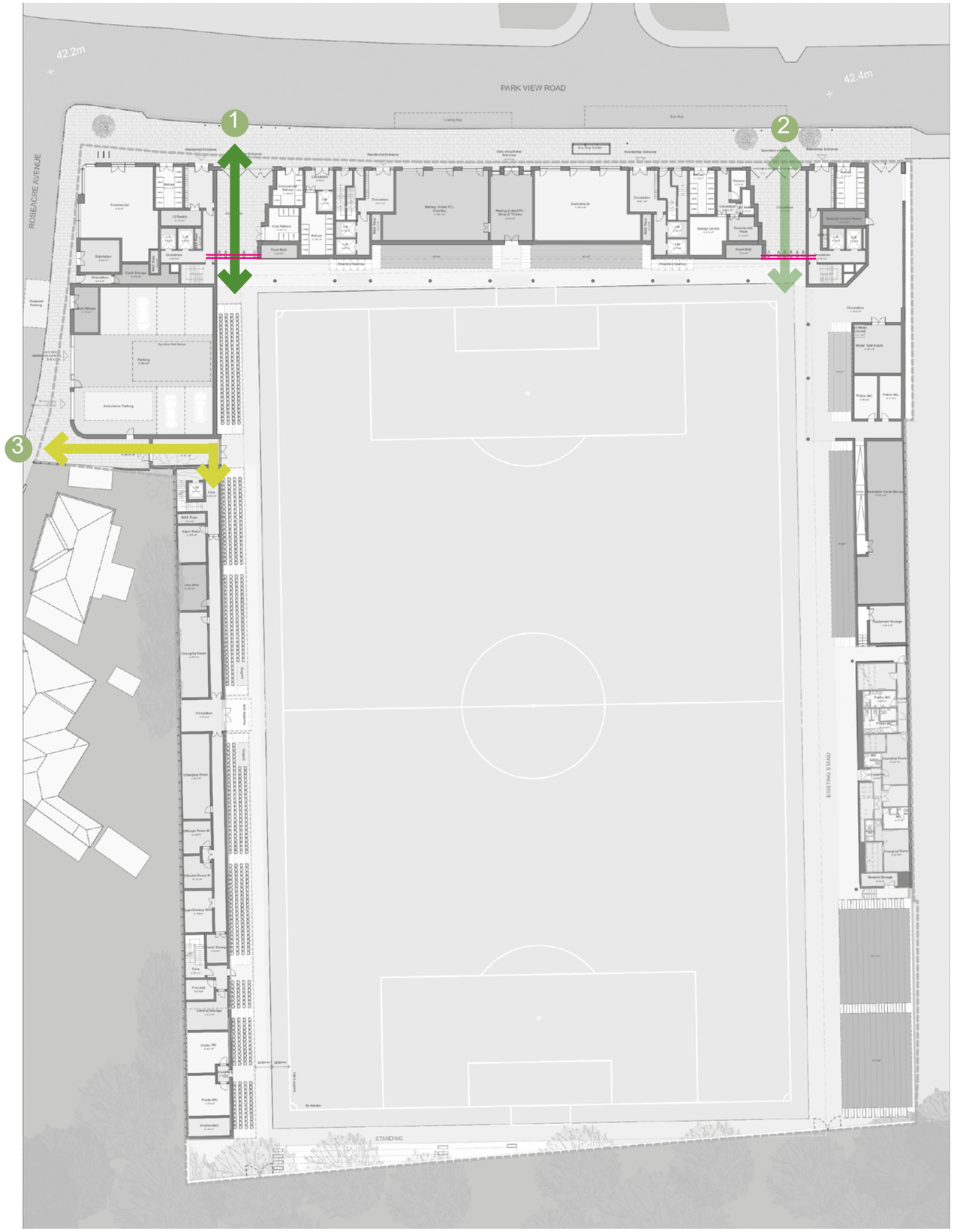
The club must have the ability to segregate home and visiting supporters. Any segregated area must have independent entrances, exits, accessible female and male toilet facilities, and catering outlets. Catering can be provided by a combination of fixed and mobile kiosks.

Key

- HOME SPECTATORS
- AWAY SPECTATORS
- HOME SUPPORT CATERING
- AWAY SUPPORT CATERING
- HOME SUPPORT TOILETS
- AWAY SUPPORT TOILETS

6.10 Park View stadium

Spectator - entry & egress



Key

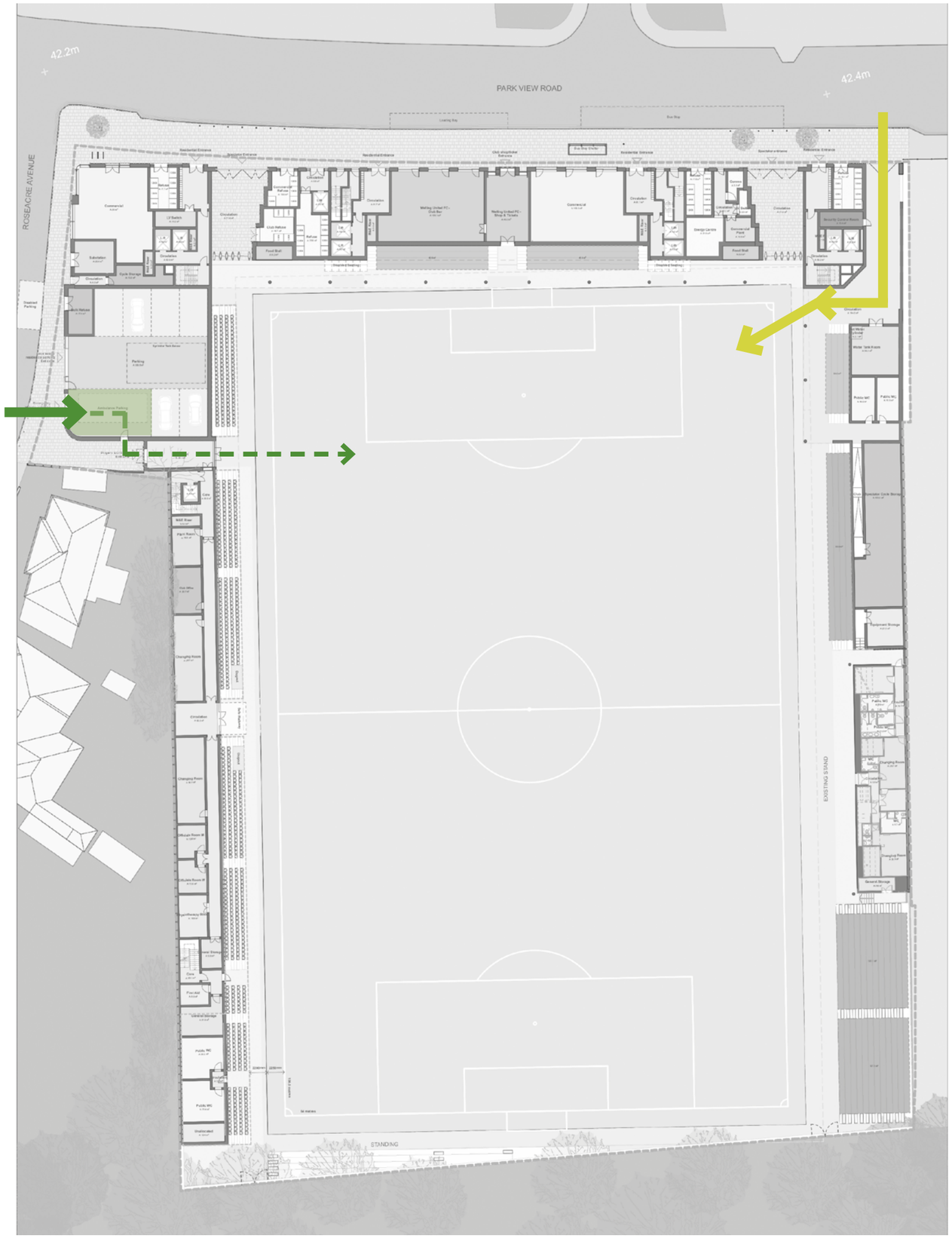
GATE 1 HOME SPECTATORS

GATE 2 AWAY SPECTATORS

GATE 3 PLAYERS, MATCH OFFICIALS, DIRECTORS AND HOSPITALITY GUESTS

The FA requires 8 turnstiles for this grade of ground.

Emergency vehicle access



Key

- AMBULANCE ACCESS FROM ROSEACRE ROAD
- MEDIC ACCESS TO PITCH
- AMBULANCE PARKING
- EMERGENCY VEHICLE ACCESS TO PITCH

6.10 Park View stadium

Emergency evacuation strategy

NO OF STADIUM ENTRANCES (A, B & E)

3

NO OF EMERGENCY EXITS (A,B,C,D & E)

5 →

GROUND CAPACITY

4,000

NO OF TURNSTILES

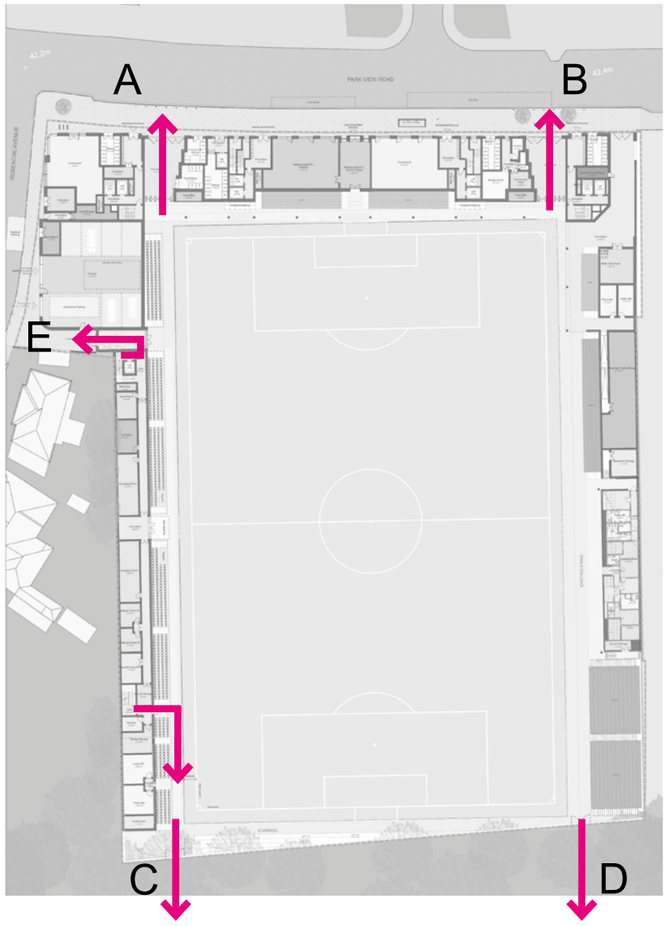
10 (ENTRANCE A & B ONLY)

EVACUATION TIME

8 MIN (LOW RISK)

FLOW RATE (PERSONS/ METRE /PER MIN)

82



PLAN OF EMERGENCY EXITS

GATE A - 3.35m CLEAR
GATE B - 3.35m CLEAR
GATE C - 3.35m CLEAR
GATE D - 3.35m CLEAR
GATE E - 1.6m CLEAR

Stand	Capacity type	Calculation	Numbers	Maximum occupancy
North	Entry	1 turnstiles = 1 x 660 persons	660	**464**
	Holding	464 standing	464	
	Exit	8 mins x 82 pers / min x 1.2m	787	
	Emergency	8 mins x 82 pers / min x 1.2m	787	
East	Entry	5 turnstiles = 5 x 660 persons	3,300	**2,635**
	Holding	563 seated and 2,072 standing	2,635	
	Exit	8 mins x 82 pers / min x 4.1m	2,689	
	Emergency	8 mins x 82 pers / min x 4.1m	2,689	
South	Entry	1 turnstiles = 1 x 660 persons	660	**200**
	Holding	200 standing	200	
	Exit	8 mins x 82 pers / min x 1.2m	787	
	Emergency	8 mins x 82 pers / min x 1.2m	787	
West	Entry	3 turnstiles = 3 x 660 persons	1,980	**636**
	Holding	636 seated	636	
	Exit	8 mins x 82 pers/min x 2.15m	1,410	
	Emergency	8 mins x 82 pers/min x 2.15m	1,410	
Total occupancy for the stands (without Club VIP and Hospitality)				**3,935**

EXTRACT FROM PLANNING FIRE SAFETY STRATEGY REPORT

Emergency evacuation strategy

In emergency situations the Club will require additional exit gates which will allow stadium evacuation to Danson Park as well as Park View Road.

At present there is a path (photo D) which runs parallel to the south side of the ground which spectators could spill onto. Thereafter the spectators need to be led to a place of safety and out of the Park as efficiently as possible. This will require careful design and coordination with stewarding, signage, and lighting.

The closest point of egress from the Park is the car park used by the Bexley Day Nursery and Bexleyheath Sports Club. It may be possible to introduce a gate to allow an exit onto the access road and finally Park View Road. The final route and exact location of the gate will be discussed and agreed at a later date.

Any proposal brought forward will be mindful to reduce any ecological disturbance.

The design team will liaise with the Bexley parks department to discuss matters further and no doubt through the application process to determine the best possible solution.

AERIAL VIEW INDICATING EMERGENCY EGRESS FROM EXITS C & D THROUGH DANSON PARK

A. DANSON PARK LOOKING TOWARDS CAR PARK (to the far left of image)

B. CAR PARK BOUNDARY TO DANSON PARK

C. BOUNDARY TO STADIUM FROM DANSON PARK

D. PATH THROUGH DANSON PARK RUNNING PARALLEL TO THE SOUTH SIDE OF PARK VIEW GROUND

Floodlighting - existing

The floodlighting at the Park View ground will be replaced to utilise LED light fixtures and a new control system.

We will undertake a condition survey to assess the state of the current floodlight pylons and columns to see if some of these can be reused for the new light fixture installation. This is also subject to the current stanchions locations being compatible with the new lighting design layout.

The use of LED lighting is now commonplace for sports venues as there are significant advantages to the use of LED technology. A brief summary of those advantages are as follows:

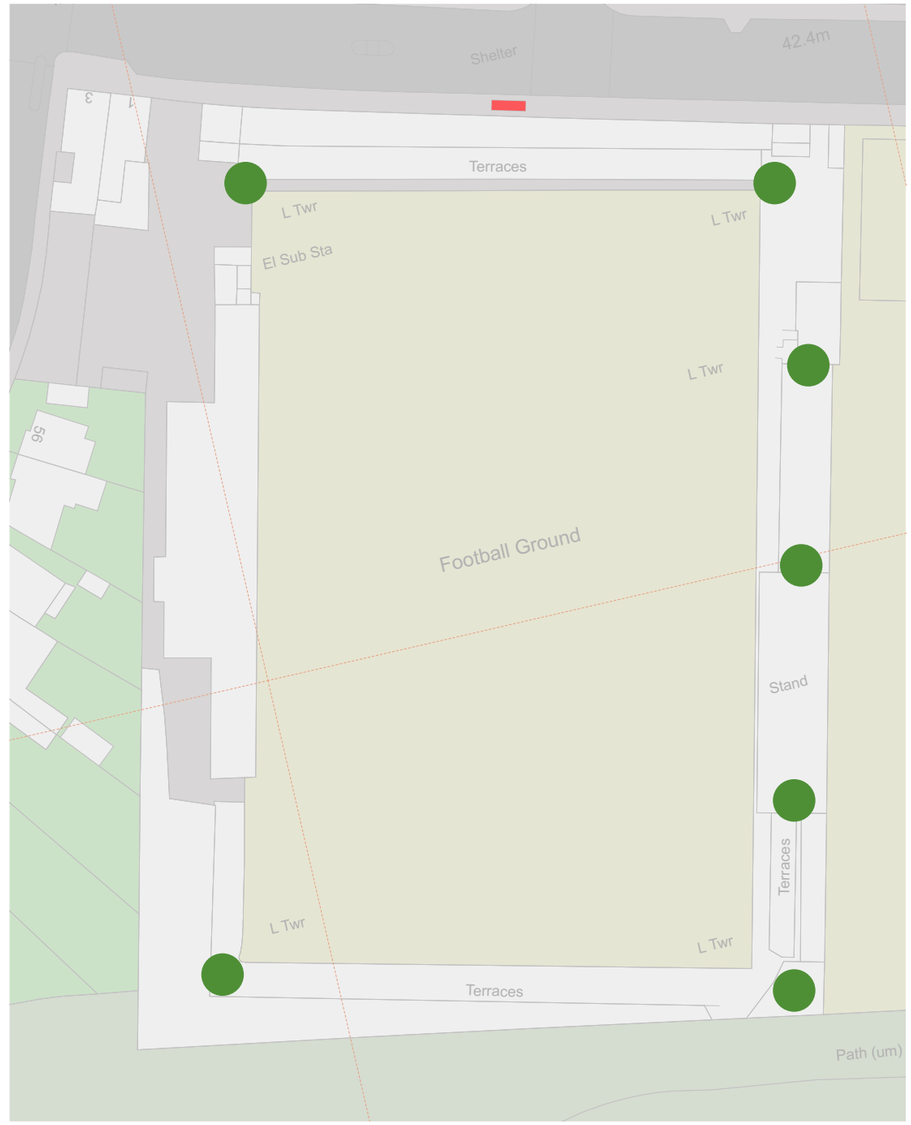
- Energy savings
- Longer lamp life....over 50,000hours
- Lower maintenance costs
- Better colour
- Reduced light spillage - with baffles and louvres
- Flexible dimming for match and training use
- Environmentally friendly -reduced carbon emissions relative to metal halide lamps

The plan opposite illustrates the current flood light locations with table indicating the performance criteria to be achieved by the new installation.

Use	Property	Standard
Full size matches (FIFA's Class II)	Maintained average illuminance	>200 lux
	Uniformity (min/ave)	>0.6
Cross play	Maintained average illuminance	>120 lux
	Uniformity (min/ave)	>0.6
Training	Maintained average illuminance	>120 lux
	Uniformity (min/ave)	>0.6

FA FLOODLIGHTING REQUIREMENTS

PARK VIEW GROUND FLOODLIGHTS



CURRENT FLOODLIGHT LOCATIONS

6.10 Park View stadium

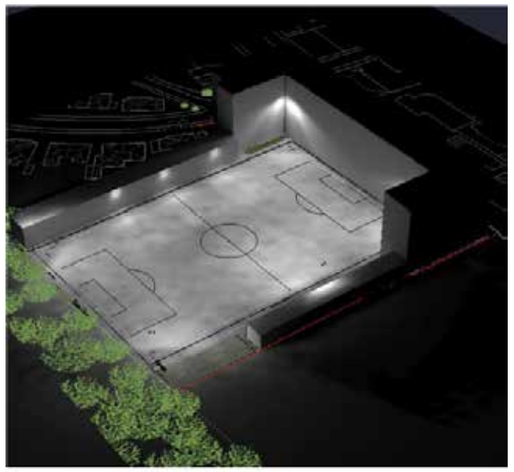
Floodlighting - proposed

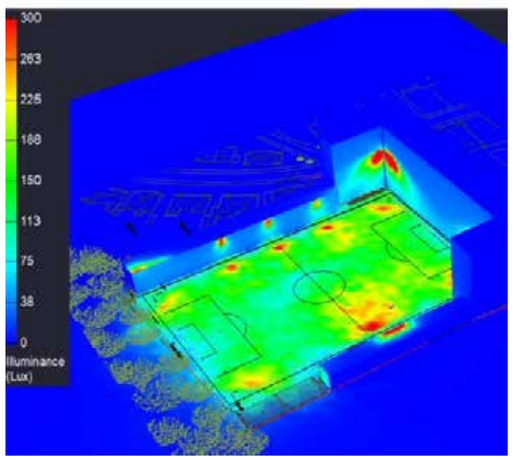
The floodlighting proposed will improve the overall illumination of the pitch. Both in terms of brightness and distribution.

The intention is to mount the LED light fittings on 18m masts.

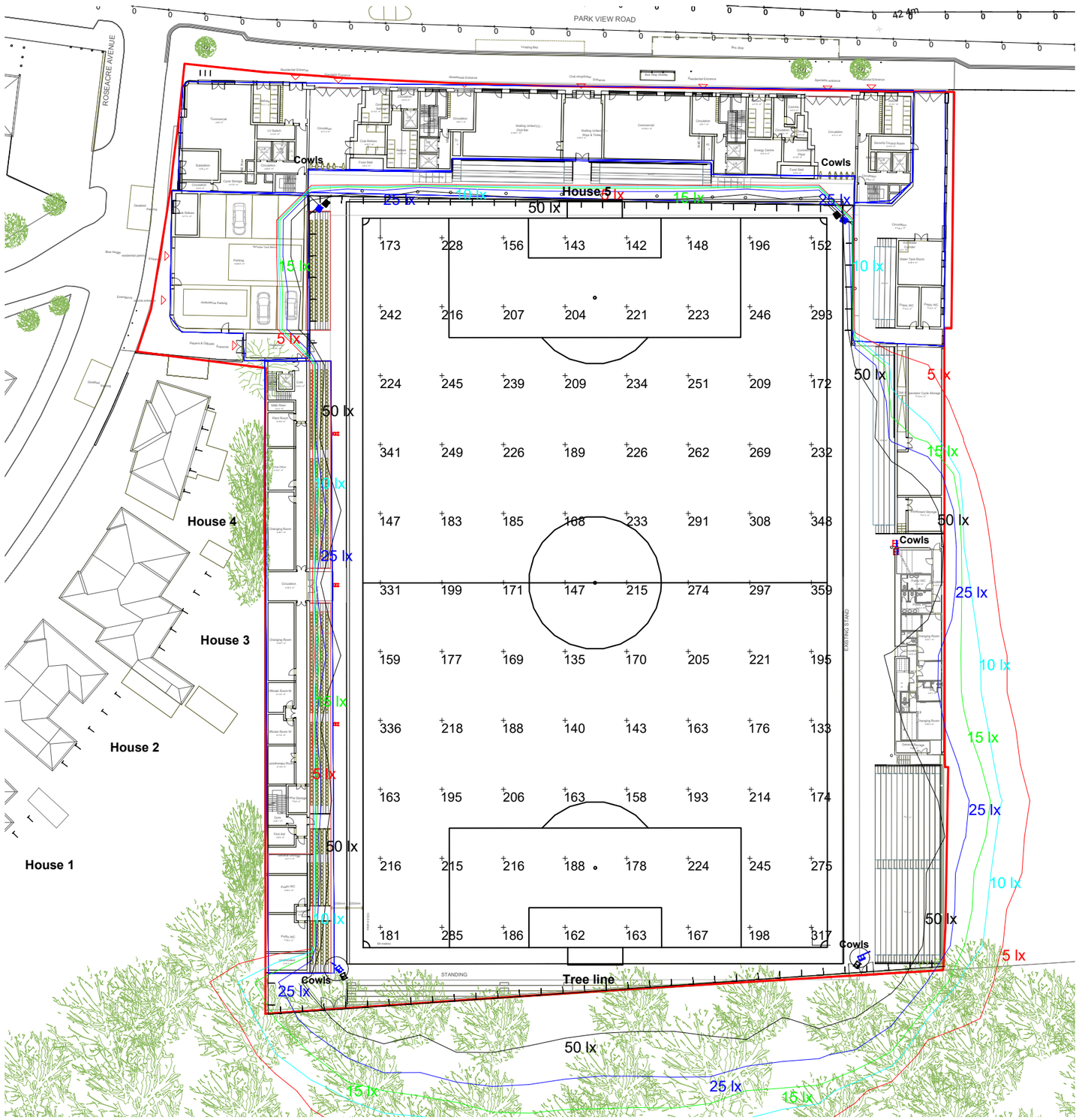
Because of the context and confines of the site it is difficult to provide even illumination of 250lux across the playing field which is required by the FA.

Please refer to the report below for details of the measurements, technical guidance and installation.





LIGHT DISTRIBUTION DIAGRAMS



PROPOSED LIGHT INTENSITY AND DISTRIBUTION

Welling United FC

CREATE DESIGN + ARCHITECTURE

FA Grading compliance

Compliance matrix of FA Grading criteria.

FA Grading Guidance Matrix	*Compliance*	*Comments*
12.09.23		
Ground grading	Grade 1	Provision of 4000 spectator capacity with a provision to increase to 5000.
At least 3 sides of spectator areas	Yes	We are working on the scheme to make the ground partly 4 sided with the introduction of standing area behind the southern goal area
Ground spectator segregation	Yes	Home and away spectators will have separate entrances, seating/standing areas, toilets and catering facilities
No spectator viewing from outside	Yes	The entrance gates and vistas through restrict viewing from the street
Perimeter wall at least 1.83m high	Yes	Perrimter wall will be supplemented by aa hedgerow on the southern boundary
Clubhouse	Yes	For players, officials and match officials
On site or adjacent parking facilities	Yes	Areas of nearby match parking have been identified and included within the Travel Plan
On site or adjacent coach parking for visitin	Yes	Areas of nearby match parking have been identified and included within the Travel Plan
Perimeter pitch barriers	Yes	Provided to stop ball going underneath.
2.25m min runoff between pitch and perimeter barriers	Yes	
Pitch standard	Yes	FIFA Quality Pro Perfomance
Pitch size - min 100m x 64m	Yes	
Safe Walkway	Yes	A retractable tunnel will be used to protect officials and players from spectators

FA Grading Guidance Matrix	*Compliance*	*Comments*
12.09.23		
Technical (dugout areas)	Yes	Min of 11 seats provided or 5.5m
Floodlights achieving an average of 250lux	No	Design solution indicates an improvement over the current lighting installation. Due to the confines of the ground it is not possible to achieve 250 lux average everywhere.
8 spectator entrances with turnstiles	Yes	Exact type of turnstile to be determined
Stands - min of 500 spectators seated in no more than two stands	Yes	
Press seating for a min of 12 persons	Yes	
Terracing with 1100mm barriers	Yes	
Directors seating /areas	Yes	Home- 24seats min. Away- 16 seats min
Directors room	Yes	This is situated next to the seating area for refreshments and to host guests - min requirement 24 persons
Toilet Provision	Yes	Scheme exceeds minimum provision for home and away spectators as well as hospitality boxes, accessible toilets, players, and match officials etc.
Refreshments	Yes	Refreshments can be served from multiple locations and provide separate facilities for home and away support
Players	Yes	Changing areas will meet or exceed the Grade 1 specific requirements
		Provision of a medical treatment room for players and a separate first aid room for spectators. Provision for

6.11 Commercial space

The base of the building has multiple entrances and access points.

An organisation approach is required to order, unify and define the entrances and for all user groups. In addition, there is the functional requirement to facilitate access to bin stores, plant rooms, and vehicles etc.

We have sought to cluster the commercial space to activate Park View Road without interfering with other functional requirements.

This area is further defined by the colonnade of red glazed bricks and the ability to introduce signage as indicated and potential integrate awnings within the frontage zone.

The sketch below indicates the use of solid ribbed aluminium spandrels with varying modulation of the verticals.

When ventilation is required (i.e. Bin stores) the back panel will be perforated to provide air flow. Where we require gates the same vertical patternation will be adopted with the removal of the back panel. In high traffic areas, the gates and bin store doors will be fabricated from steel.

AWNINGS

SIGNAGE

RIBBED PROFILE PANELS

KEY

1. NARROW RIBBED WINDOW SPANDREL
2. WIDE RIBBED SPANDREL WITH SOLID BACKING PANEL
3. NARROW RIBBED SPANDREL
4. WIDE RIBBED SPANDREL WITH PERFORATED BACKING PANEL
5. POTENTIAL TO INTRODUCE AWNINGS
6. COMMERCIAL TENANT SIGNAGE
7. METAL CANOPY
8. LIVING WALL

CONCEPTUAL SKETCH OF BUILDING BASE PARK VIEW ROAD

6.11 Commercial space

There are four commercial unit spaces proposed on the ground floor of the Park View road

Unit 1 - 98m2 . This unit is intended as a pre-let for the existing tenant (All Pro Security) located within the GMB building at this location.

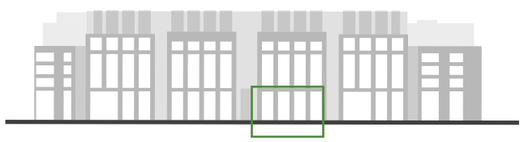
Unit 2- 109.1m2. Pre- let to Welling United FC and intended to be used as a bar/ restaurant.

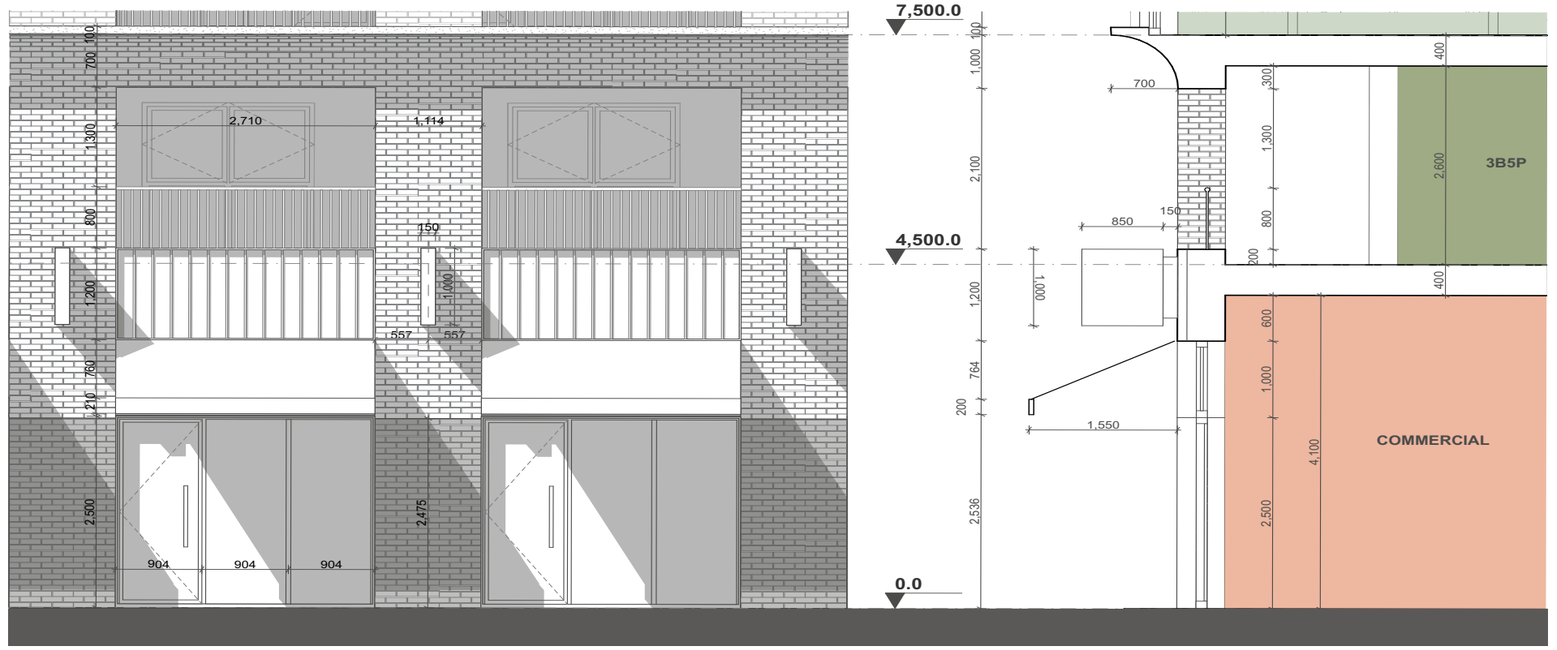
Unit 3- 45.1m2. Pre- let to Welling United FC and intended to be used as the Club shop.

Unit 4 - 109.1m2 . This is the only unit available to let.

Proposals on the design of the shop fronts, signage and doors are illustrated on the following pages.

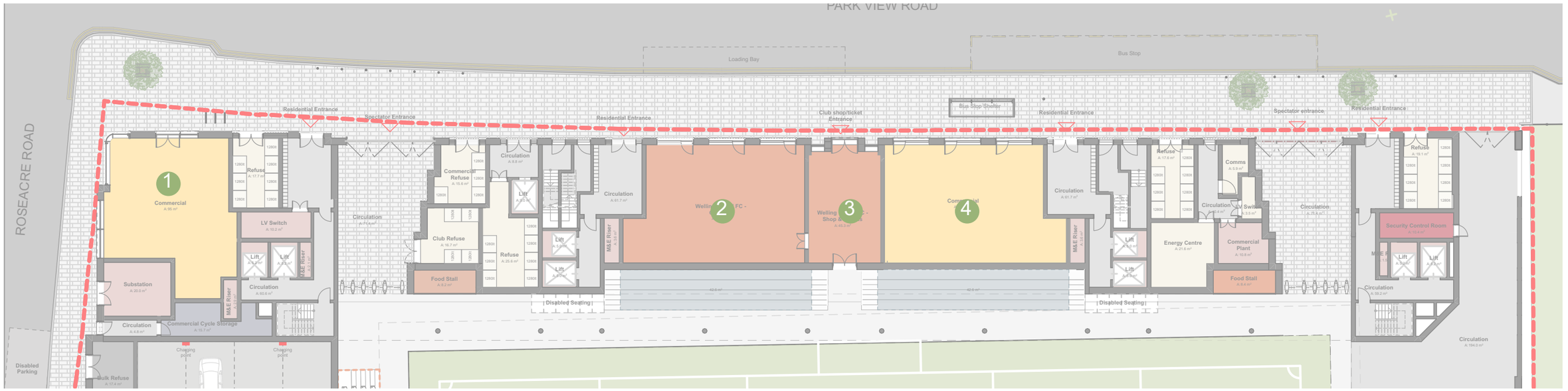
Key





COMMERCIAL FRONTAGE

SECTION THROUGH COMMERCIAL UNIT



PART GROUND FLOOR PLAN

6.12 Building protection

The residential portion of this project resides within a unique location sited directly adjacent to both a football ground and a cricket ground.

As such there are residential façades and windows which are exposed to the potential impact of footballs and cricket balls.

The elevations opposite indicate the windows which will be protected with the use of hammer glass. The exact specification will account not only take account of impact resistance but also sound and thermal performance.

The exact detail / specification of impact resistant material can be secured via condition.

FOOTBALL PITCH ELEVATION

Key

INSTALLATION OF HAMMER GLASS

CRICKET PITCH ELEVATION