

DESIGN STATEMENT

PROJECT DETAILS

Ref	23005
Description	Proposed installation of a synthetic football pitch, replacement of existing floodlighting and the erection of new modular changing facilities
Client	Ardrossan Winton Rovers Football Club
Project Site	Winton Park, Anderson Terrace, Ardrossan KA22 8JP

PROPOSAL

Ardrossan Winton Rovers (AWRFC) are a well-established Junior football club which has its home ground within the town of Ardrossan.

The Club is located centrally within the town of Ardrossan and enjoys excellent relationships with its neighbours and the wider community.

Ardrossan Winton Rovers FC is a Community Interest Company which is run by the Board of Directors and Season Ticket Holders as Members. The Club also has a thriving and successful Youth Academy with 17 teams currently, including a Women's Section.

The senior team presently plays within the West of Scotland Football League Division 2.

The Club has identified a growing need to provide high quality facilities that will allow them to service the demand and needs of the teams to both train and play.

Replacing the grass surface with an artificial 3G surface would allow the park to be utilised on a more frequent basis, something not possible on a grassed pitch. This would look to satisfy the training and playing facilities needs for the increasing number of Club members, and the wider public.

Currently the Club have to pay for facilities at other Council and Community Sports Club's facilities. This places a significant burden on the Club. The delivery of the enhancement would result in significant economic benefit to the Club, thereby ensuring its financial viability, provide a high standard of amenity in the Ardrossan area and allow the Club to meet, and further increase, its members needs and introduce a high level facility to the local community and wider population.

The ground presently benefits from full floodlighting. Throughout the year, AWRFC carry out practice sessions and competitive matches that, during darker evenings, require the use of floodlights. The timing of use can be up to 10pm throughout the week. The Club reports that there is not, and never has been, any issues with neighbouring properties regarding such usage.

The business plan for the project requires the facility to be available for use between 8am and 10pm, seven days a week.

However, the floodlights and structures are of some vintage and require to be brought to modern, high efficiency standards. Replacement is, therefore, proposed as part of the works. We do not expect their replacement to result in any planning issues and this strand of the proposed work has been included in the application simply because the structures are proposed to be changed to slender mast type and are to be relocated close to the corners of the pitch. This repositioning results in less spillage out with the site than the existing arrangements, as can be seen from the Halliday lighting illumination mapping.

As cross pitch play would be possible on the new surface, four age group squads could be in play at any one time. It has, therefore, been identified that four changing rooms would be required to service the use pattern. Ancillary accommodation for officials, a manager office and storage would also be required.

The existing changing facilities, within the stand building, will be maintained. New changing facilities will, therefore, required to be provided elsewhere.

To meet funding targets, an economic solution to this is required. It is, therefore, proposed to install a single storey prefabricated modular changing unit located discreetly adjacent to the high-level boundary walling to the north of the existing stand building. The unit will be craned into place, onto a prepared base and will then connect into on-site services.

The Club historically benefits from ample 'on-street' parking around the area and there is no intention, nor need, to create any additional parking provision. It is hoped that the neighbouring primary school would become a user of the facility, as part of their curriculum, but much of the increased usage of the ground would occur out-with school hours.

The Club has been successful in securing a significant funding grant through the Scottish Football Association's Grassroots Football Facilities Fund. Other sources of funding have also been secured which now allows AWRFC to bring forward the development of Winton Park during the 2024 closed season.

TIMESCALE

Planning Permission is being sought for the proposed works and the initial Pre-Application consultation with North Ayrshire Council, dated 21st April 2023 (Iain Davies), was positive. It is, therefore, anticipated that the application will have a simple passage through the planning process.

A site start is proposed for the project in early June 2024.

We would highly recommend the application to the Council for early approval.

29th February 2024

Eric McMillan FRIAS RIBA Architect

McMillan & Cronin Architects

24 Main Street

Largs

KA30 8AB

Tel 07811 717537

E-mail eric@mcmillancronin.co.uk