

# Changing Accommodation



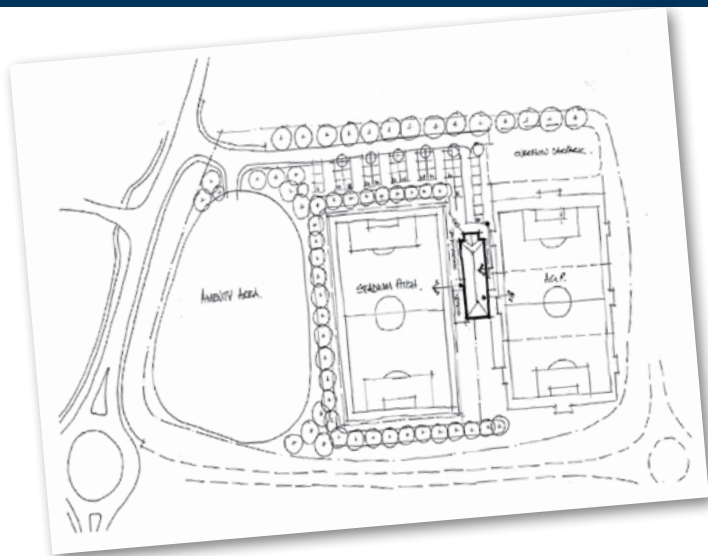
This guidance is intended as an aid for use in the design and construction of the external areas of your new football facility. These notes should be read in conjunction with all other relevant Foundation guidance information.

The external areas of your project will inevitably be as part of a wider project such as an artificial grass pitch or new changing rooms, however this area of work is still important and careful consideration should be given to what will be required. The provision of sufficient funds for this aspect of the project is essential to ensure the facility is capable of sustaining long term use in a safe and practical manner. The information provided is not exhaustive and you should ensure that all design proposals adhere to current legislative requirements.

It is imperative that you obtain advice from your local planning department regarding any potential planning issues. Discussions should include general access, egress and the form, size and location of any parking facilities that your proposed facility may require as well as landscaping and boundary treatments.

**If you require clarification of any items then please contact your regional Technical Advisor for advice.**

## Initial Considerations



When designing the external areas of your new facility the requirements of the activities that are to be located on the site should be considered. Simple principles that should be included are;

- Orientation: building entrances should be orientated away from the direction of the prevailing wind. Viewing positions should not face the setting sun and pitches should be orientated to avoid low sun angles.

- Car parking requirements.
- Entrance/egress of the site
- Protection of users from the elements: sun, rain and wind.
- Views into the site or features that may need to be highlighted or screened according to use.
- Maintenance requirements

## Access and Parking

The inclusion of adequate parking provision is normally a requirement/condition of any planning approval given for a particular facility. In addition you should always consider the possibility of any overspill car parking provision and/or allow for any future expansion of provision that may be required as a result of increased usage or additional facilities.

It is important to consider how vehicles will access and exit your site. Would a separate 'In/Out' system be preferable? Will there be a need for delivery vehicles to access your site? These issues can have a huge impact on the safety around your site and therefore you should discuss your proposals with the local authority highways officers.

The Football Foundation's preferences for car parks include:

- Construction to be of a smooth, hard surface subject to the overall scheme cost. Unbound surfaces such as gravel are generally considered unsuitable.
- Dedicated parking bays for disabled users. These spaces must meet minimum standards and be located as close to the main entrance of the building as possible. At least 5% of all car parking bays should be dedicated for disabled visitors and should be clearly marked.
- Your car park should include adequate lighting.
- Safe pedestrian routes must be provided.



## Pedestrian Access



Pedestrian access needs to be considered in tandem with any vehicular access. You should always consider the volume and type of different users and adequate provision should be made for all users to traverse the site in a safe and practical manner with as little conflict with vehicular traffic as possible. When designing for pedestrian movement across the site the following issues should be considered:

- The shortest route is always the best option for pedestrian traffic.
- Footpaths to artificial pitches should be fenced to prevent digress onto muddy areas and therefore the introduction of contaminants onto the pitch.
- Planting can be effectively utilised to restrict access and direct pedestrian traffic where required.
- Dog walkers should be encouraged to keep off the playing areas
- Topography of site – Ensure any pedestrian access provision allows for any difference in levels on the site. This is extremely important when designing for people with disabilities. Ramps and steps should meet the requirements set out in the DDA Act.
- Safety – The applicant should ensure that all potential risks to pedestrian users of the facility are eliminated or minimised where possible. Consideration should be given to the location and visibility of any access, the protection of any areas of pedestrian access that may be required to provide adequate safety for the users, adequate signage, sensible use of materials and adequate lighting.

- Footpaths should be a minimum of 1m wide although 1.8m is the preferred norm as this allows two wheelchairs to pass. Any crossings must include dropped kerbs and tactile surfaces to aid the visually impaired. Footpaths steeper than 1:20 are classified as ramps and will require handrails and non slip surfacing.

Cycle Parking should also be provided. The provision of secure accommodation for cycles is becoming increasingly popular as a condition attached to planning consent. Cycle racks should be located near the main entrance, in full view and under cover where possible.



## Access for All

Designers must have regard to the requirements of the Disability Discrimination Act, and make such adjustments as may be considered reasonable to provide for access and inclusion. Where projects are receiving funding they must be inclusive and provide access for everyone. All of the facilities should allow for people with disabilities to visit, spectate or participate.

Car parking for people with disabilities should be arranged close to your building with safe and easy access routes. The location and position of the building should also allow access for emergency vehicles, service deliveries, maintenance vehicles and equipment.

### Please refer to:

1. The Disability Discrimination Act 1995 Part III 2004 – <http://www.drc-gb.org/thelaw/index.asp> and <http://www.disability.gov.uk/dda/>
2. BS 8300: 2001, Part M and Approved Document M – <http://www.planningportal.gov.uk/england/professionals/en/4000000000988.html>

## Lighting

Considered illumination of a site will not only help increase the level of user safety and general site security, it will also enhance the appearance of the facility during the hours of darkness. It is imperative that the applicant obtains advice from the local

planning department regarding any potential planning issues with the proposed lighting for the site. When designing the lighting for a particular site the following issues should be considered:

- Service requirements – Ensure your site has sufficient power for the facilities proposed. Discuss any electrical requirements with the technical department of your local power supplier.
- Lighting requirements – Advice should be sought from a qualified lighting designer for all but the smallest lighting installations. Consideration should be given to the following: Pedestrian safety and movement, Vehicular safety and movement, general site security, Aesthetic lighting of the facility, display lighting and the illumination of site signage etc.
- Type of lighting – consider the size, type and finish of your lighting. Ensure any fittings are robust, safe, vandal resistant and low maintenance etc. Consider the long term running costs of all elements of the equipment.
- There may be planning requirements for certain lighting. Always check with the planning department of your local authority.
- Always consider impact of any external lighting on any adjoining properties or facilities and design accordingly.

## Boundary Treatment

Boundary treatment is often a condition of any planning application. You should discuss the requirements of the planning authority before submitting your application as this may add significant associated costs to your project.



There are numerous ways of creating a physical boundary to a site. The decision for your particular site may well be made by the local planners but there are a number of issues that need to be considered when dealing with your site boundaries. These include:

- Confirm the ownership and/or maintenance liability for all site boundaries.
- Discuss any proposed boundary treatment with the planning department of your local authority.
- Consider the impact of any boundary treatment on any adjoining properties.
- Consider the material, height, finish, colour etc of your particular boundary treatment. Ensure that the proposed treatment, be it timber or steel fencing or masonry wall is adequate for the purpose.
- Maintenance and replacement – will the proposed boundary wall or fence require excessive maintenance and can it be easily repaired or replaced if required.

- Costs – consider the costs of the various boundary treatments. Walls may be stronger but they are more expensive, take longer to install and require more maintenance than steel palisade fencing for instance.
- Consider the impact of any existing shrubbery or trees etc that may interfere with your proposed boundary wall or fence. Root damage can be a serious issue on boundary wall foundations.
- Consider the extent of your boundary requirements. Enclosing an entire football pitch can be very expensive. Are there any alternatives that can be utilised to provide protection such as strategic planting or mounding of any spoil heaps from pitch works etc. Can you make use of any existing features or materials?
- Is it essential that your entire facility is enclosed? Can you just enclose and protect the particular elements that may be open to abuse?
- Aesthetic – always consider the visual impact, of both your users and the adjoining properties, of any works carried out on your facility.
- If your site is close to a road you may need to consider ball stop netting



Maintenance – You should always, where possible, try to ensure that the materials used and the detailed design of the various external elements eliminates the need for excessive maintenance and ensures the long term appearance of the facility. This will reduce the maintenance requirements for the site and will reduce the facilities running costs.

Particular types of vegetation should be avoided close to facilities such as artificial pitches. Root intrusion or excessive foliage drop may cause serious damage.

## Security

Security and protection of your buildings when unoccupied has to be considered and reflected in the design solutions and construction details.

Break-ins through windows and doors can be a common occurrence and easy access routes to roofs should be avoided. Good external lighting, security systems and CCTV installations will greatly help to protect your building. Try to avoid dark secluded areas or comfortable sheltered lit areas that may attract people to gather in times when the facility is not in use. For example the inclusion of an un-protected veranda is considered to be security risks.

The safe guarding of children and the safety of your users are paramount so security should be carefully considered and advice sought where required. The perception of a safe environment will ensure users are comfortable and relaxed when using the facility and will help sustain participation. The facility should be designed accordingly to avoid excessive vandalism and potential for theft etc. The following issues should be considered:

- Visibility – try to ensure, where possible, that all areas of the facility are clearly visible to all users. The reduction of hidden corners and obstructed views will ensure users are aware of potential threats.
- Lighting can play a major part in site safety. A brightly illuminated site or building will provide less security issues and will increase the user's perception of safety.
- Secured by design – have the various elements of your proposal been discussed with the local police architectural liaison officer to ensure effective crime prevention and security standards have been applied to the design.
- CCTV – Have you considered the inclusion of closed circuit television for your facility? This item should be discussed with a specialist consultant before proceeding.
- Thoughtful choice of certain dense/barbed shrubs/bushes can also be used to aid building security by restricting access to particular areas.
- Materials – The choice of particular materials can help prevent or minimise the possibility of vandalism or damage to a building. Certain materials can be easily cleaned if defaced and others can be relatively inexpensive to replace. Also avoid the use of loose materials such as cobbles or stones that can be thrown.
- The perceived quality of a facility by the users and passers by can be seriously diminished by the appearance of vandalism or neglect. A well maintained and clean building will help ensure a long term future for a particular facility.
- Insurance – You should ensure that you building and surrounding area is adequately insured.

## External Storage

You should always ensure that adequate and secure external storage is provided for the facility. Storage should be considered in the design of the overall facility and should not be an afterthought. You should consider the items to be stored, the various forms of storage facilities available, the location of any storage, the size of storage areas required and the construction and security of the storage facility.



During the close season you may be required to remove and store your goal posts. These are often awkward items to store but a relatively simple solution such as the one on the right may be more cost effective than a large internal store.

## External fixtures and fittings

The applicant should always consider the cost and adequacy of any proposed external fittings such as Litter bins, bollards, lamp columns, signage or seating. You should ensure that all fittings are safe, robust, low maintenance and fit for purpose. The location of any proposed fittings should be carefully considered so as to minimise the potential for vandalism, theft or as use to access other areas. Consideration should be given to portable fittings that can be securely stored when not in use.

### Signage

It is important that once your project is complete the appropriate signage is present on the site. You should be aware that in certain instances you may require planning permission for this, for example if you intend to mount a sign on poles at the entrance of your site.



## Services

Always approach the statutory authorities to ensure the correct level of service is in place for your facility and to confirm the cost of any works that may be required. Statutory authorities often require a long lead in time and this work should always be considered when planning a project. Statutory authorities will also provide location plans for the various services that may cross your site and may cause health and safety problems or general building issues. Confirm the issue of any rights of way or service easements on your site.

## Water Disposal

When considering how to dispose of surface water you should seek guidance and permission where required from the Environment agency and/or local authority. This is especially important when dealing with live water courses.

It is important to consider sustainable drainage options. Sustainable Urban Drainage Systems (SUDS) are a series of methods for dealing with drainage in a sustainable manner, using technologies

that minimise the environmental impact

SUDS are made up of one or more structures built to manage surface water runoff. They are used in conjunction with good management of the site, to prevent flooding and pollution. There are four general methods of control:

- Prevention
- Filter strips and swales
- Permeable surfaces and filter drains
- Infiltration devices
- Basins and ponds

SUDS can be designed to function in most urban settings, from hard-surfaced areas to soft landscaped features. The variety of design options available allows designers and planners to consider local land use, land take, future management and the needs of local people when undertaking the drainage design, going beyond simple drainage and flood control.

We believe we have covered the all the major issues in this data sheet, however if you wish to contribute through innovation, comment or examples of best practice then please [click here](#).

## Disclaimer

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The Football Foundation reserves the right to amend, alter, add to or discontinue the advice contained in this Technical Guidance Note.

**Should you have any queries on this Technical Guidance Note, or anything on the wider work of the Football Foundation, please do not hesitate to contact us.**



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