

DP 1 Design Principles

SITE ANALYSIS

① Links to Public Transport

Allow easy access to the site from public transport bus, train or tram stops to ensure that the clubhouse is accessible to people without cars.

② Leasehold or Freehold?

Consult the club's records on the ownership of the land. If it is leasehold, permission will be required from the owners before any work is carried out.

③ Public Right of Way and Covenants

Establish the route of any right of way or any restricted covenants that apply to the site. They may influence where a clubhouse can be located and create legal difficulties.

④ Services

Consult the public utility providers on the location of buried services. Building the clubhouse near to, or over, a service may be restricted.

⑤ Ground Conditions

Identify and avoid areas of poor ground when locating the clubhouse as it can make the project more expensive. A structural engineer can assist with undertaking any necessary testing.

⑥ Legal Boundary

Locate and confirm the exact location of the site boundary in order to avoid future legal problems and abortive design and construction work.

⑦ Flooding

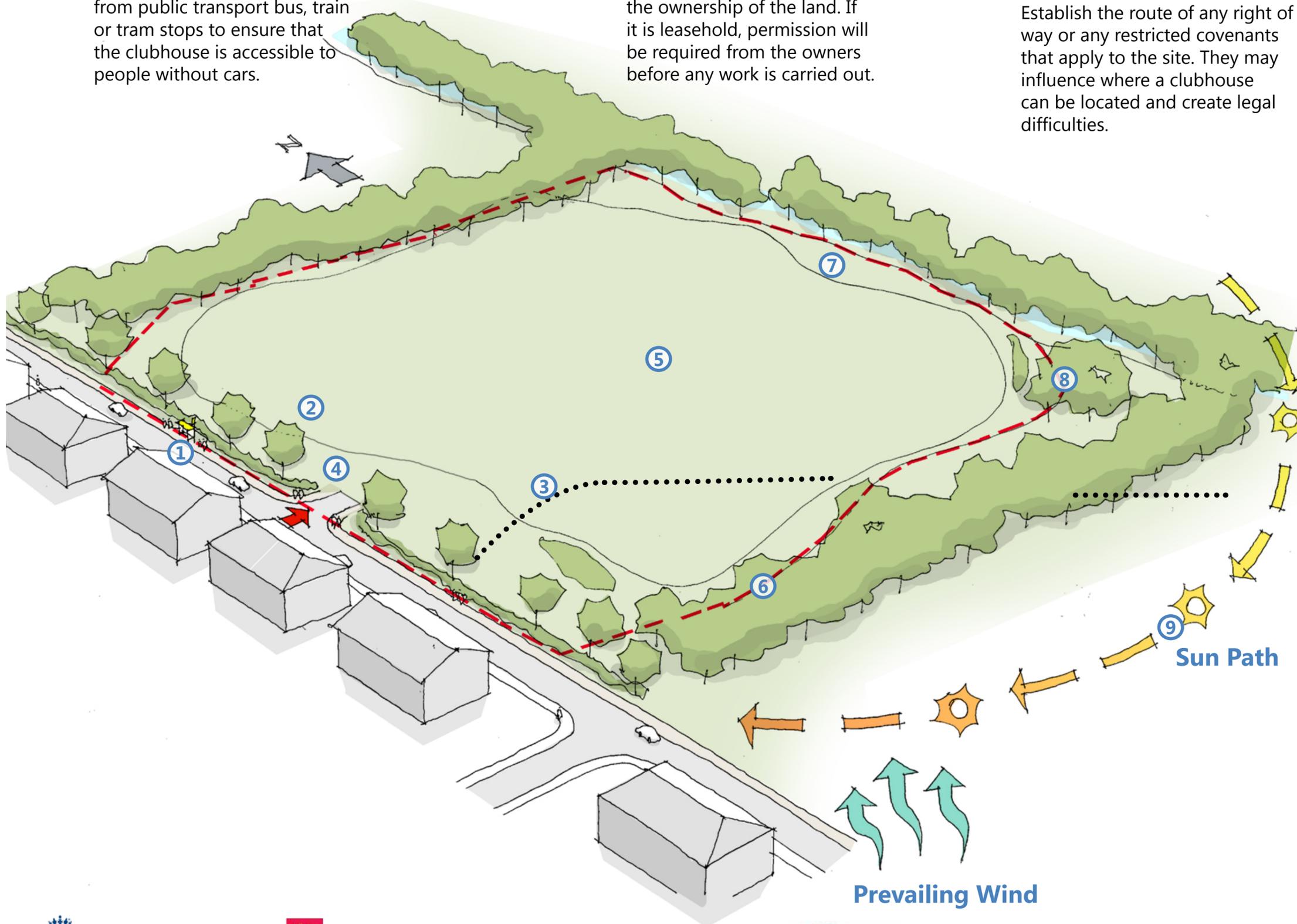
Identify potential flood zones within the site. Locate the pavilion away from these areas to minimise the risk of the building flooding and to avoid costly construction methods.

⑧ Tree Preservation Orders (TPO's)

Check with the Local Planning Authority if the trees on the site are protected under a TPO.

⑨ Sun Path and Orientation

Check with the NGBs on the optimum orientation of the clubhouse and pitches.



DP 2 Design Principles

SITE RESPONSE

① Location

Locating the clubhouse close to an existing access road will reduce the cost and length of new access routes and services connections.

② Security

Locating the clubhouse close to the site perimeter will encourage natural surveillance from neighbouring properties and passing traffic. Site security can also be increased by gates, barriers, and appropriate perimeter fencing.

③ Storage

A detached and secure hut or metal shipping container, concealed by planting or a fence, can be a more economical solution than including storage area within the clubhouse building.

④ Room for Extension

The clubhouse should ideally be located so that there is room to extend the building and the parking if required in the future.

⑤ Accessibility

Ensure adequate space is provided around the building for parking bays and emergency / service access.

⑥ Refuse Storage

Ensure adequate space for lockable refuse store with vehicular access for collection of waste and recycling.

⑦ Spectators

The spectator area should be sheltered from the prevailing wind and ideally facing South East to maximise the afternoon and evening sun.

⑧ Occasional Space

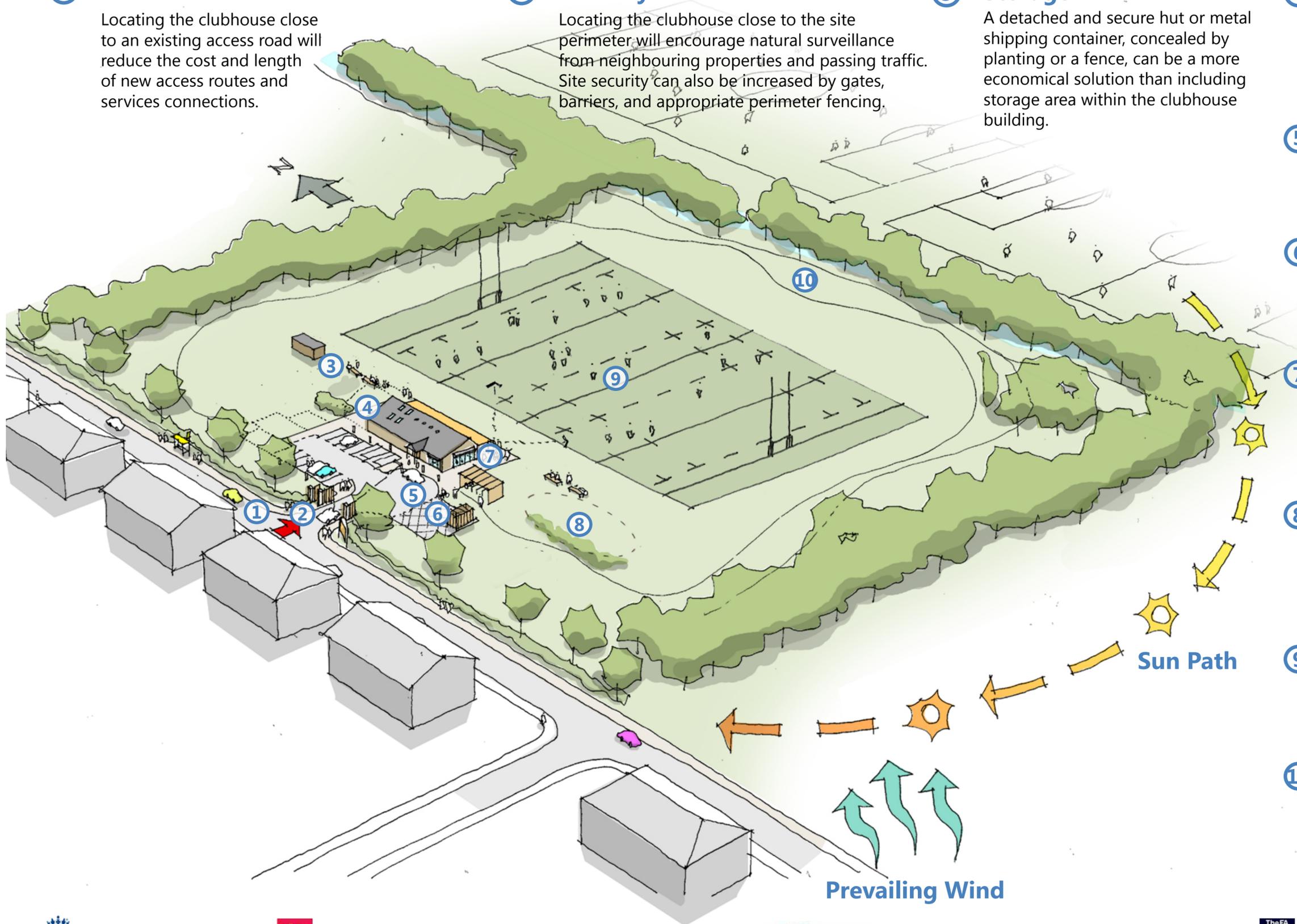
It is useful to identify a space for a marquee close to the clubhouse for fundraising and social events. Power and water should be provided.

⑨ Pitches

Pitches should be orientated North South to minimise the risk of teams playing in the direction of the setting sun.

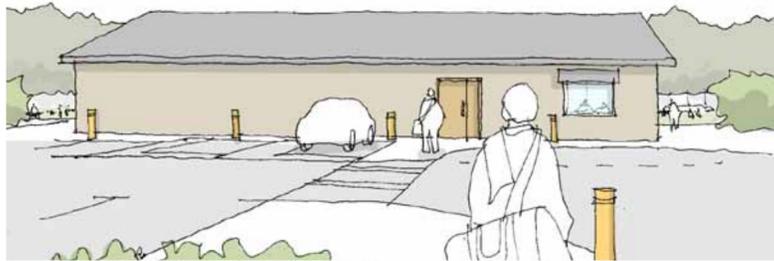
⑩ Flood zones

Avoid locating the clubhouse on an area that floods, or if unavoidable, design the building to be resilient and recover quickly.





Existing building - Main entrance and approach are not very welcoming or appealing



① Arrival

Positive first impressions are important when approaching the site. A view of the entrance from the road should be welcoming to draw people in.

② Clear Signage

A large sign showing the name of the club to mark the building and attract visitors.

③ Accessible Parking

Accessible parking should be close to the main entrance.

④ Entrance

The main entrance should be obvious, welcoming and clearly defined. A canopy can provide shelter.

⑤ Noticeboard

A noticeboard is useful to advertise future and current events.

⑥ External Lighting

The car park should be illuminated well for security and user safety.

⑦ Glazing

Full-height glazing allows views of the social space on approach. Views of the activity within the club is welcoming to visitors.

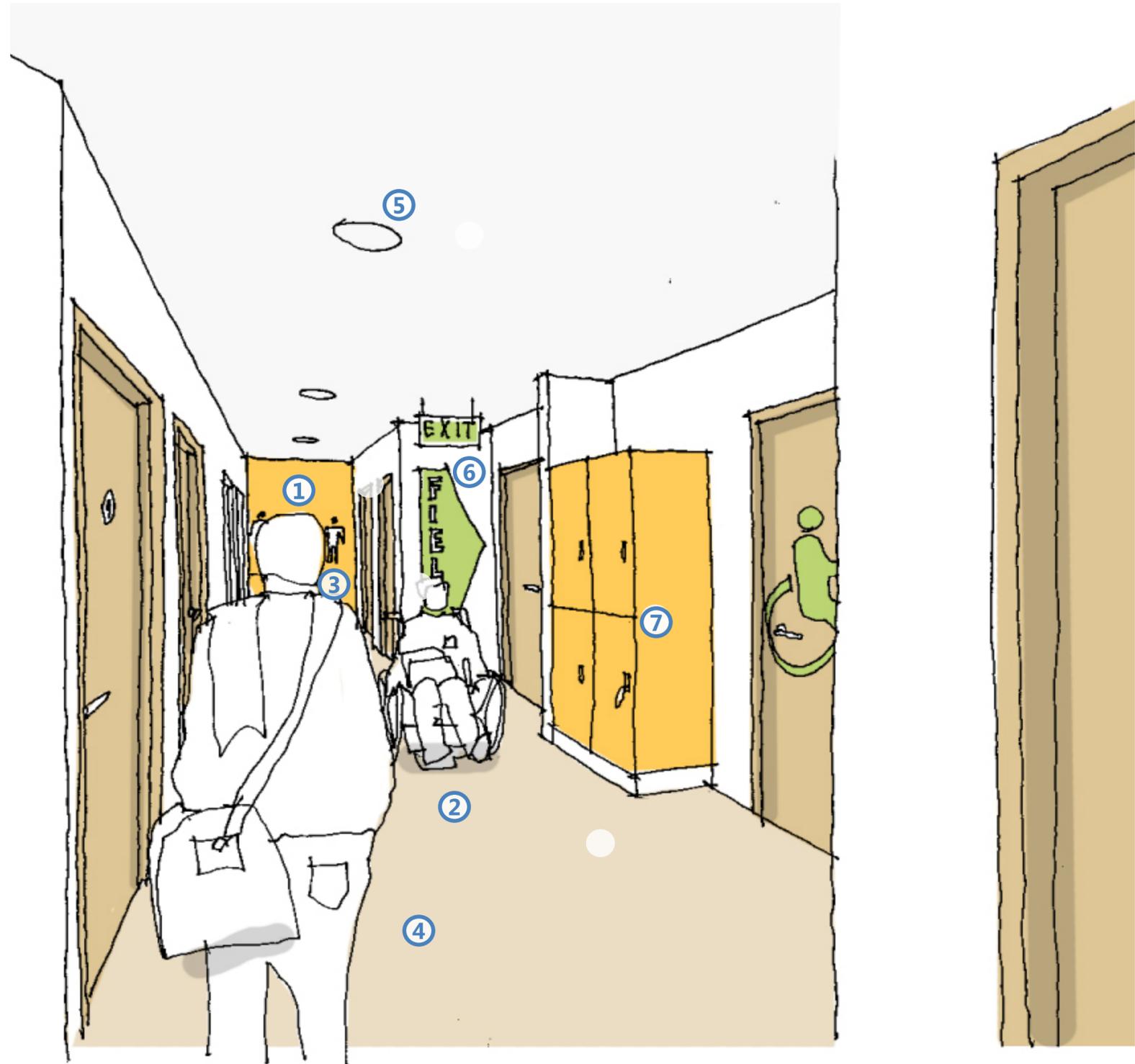
⑧ Cycle Shelter

A covered secure cycle store should be located close to the main entrance.

DP 4 Design Principles

CIRCULATION

- ① Circulation**
Corridors generally should have a minimum unobstructed clear width of 1500 mm.
- ② Passing Places**
Passing places should be provided with a minimum unobstructed width of 1800 mm and length of 1800 mm, to allow two wheelchair users or players with large kit bags to pass.
- ③ Separation**
The circulation routes from the pitches to the changing that are potentially wet and muddy, should ideally be separated from the clean, dry circulation to social spaces.
- ④ Visibility**
There should be good public visibility of circulation spaces and avoidance of dead ends to ensure the safety of children.
- ⑤ Natural Lighting**
Sun tubes or rooflights can allow natural light into internal circulation spaces to minimise the use of artificial lighting and therefore reduce running costs.
- ⑥ Clear Signage**
Clear directional signage and labelling of the various rooms will help visitors navigate around the building.
- ⑦ Lockers**
Storage lockers should ideally be located outside the changing room within the circulation space. This can allow the flexibility for the changing rooms to be used by another team whilst a match is in progress.



DP 5 Design Principles CHANGING ROOMS

① Benches

Each player needs a nominal 500 x 500 mm bench space. The minimum depth should be 450 mm. Some sports require additional player width. Where adult assisted changing is required, there should be a run of bench that is 600 mm deep. Large wall brackets spread the load and leave space below for storage of sports bags, heating pipe runs and allow for ease of cleaning.

② Painted Blockwork

Walls should ideally be painted blockwork for robustness and ease of maintenance.

③ Floor Finish

Floors to have a robust and easily cleaned slip-resistant finish such as tile, vinyl or rubber

④ Rubbish Bin

A rubbish bin should be wall mounted to keep the floor clear for cleaning.

⑤ Floor Drainage

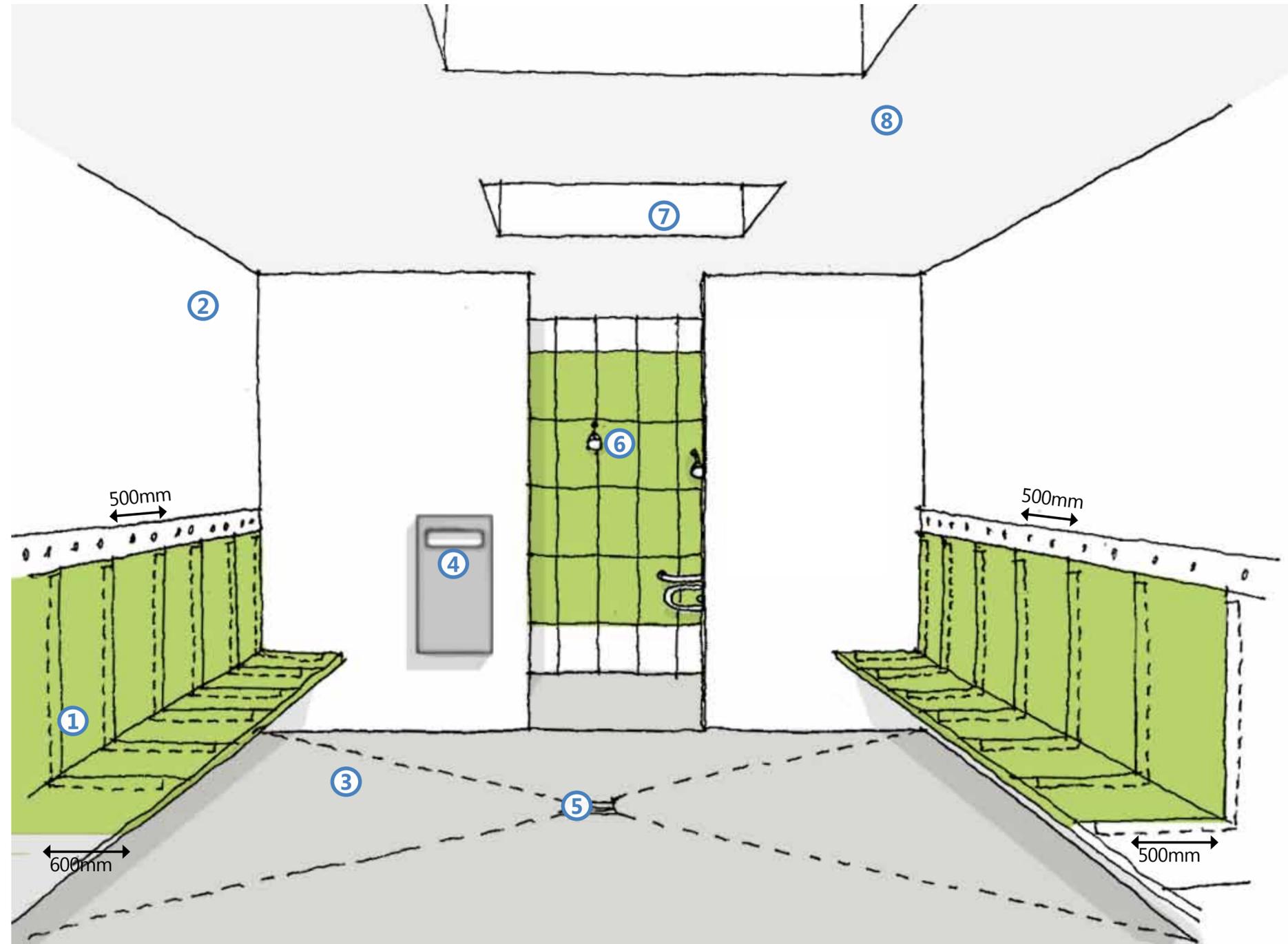
Shower floors should be laid to a fall. The first section of floor adjacent to showers should also be laid to falls to get rid of excess water from the showers and the water used whilst cleaning.

⑥ Shower Zone

Walls in the shower zone to be finished with ceramic tiles from floor to ceiling or a continuous uPVC wall cladding system.

⑦ Rooflights

Rooflights will allow light into changing spaces and are less vulnerable to vandalism than windows.



⑧ Ceiling Finish

Moisture resistant solid ceiling finishes desirable. Suspended ceilings are not recommended as these are prone to damage.

⑨ Sight Screens

All entrances to changing areas need to be configured/fitted with sight screens to prevent views in from the circulation areas.

⑩ Doors

Doors should be of solid core construction and protected with kick plates. The ironmongery should be good quality.

⑪ Ventilation

The high humidity from the showers can form condensation and can lead to decay and damage to decorations. Therefore, changing and shower areas need to be well ventilated.

DP 6 Design Principles SHOWERS

① Spacing of Shower Heads

Allow a minimum dimension of 750 mm between shower heads and minimum 450 mm between fittings and side walls in open shower areas.

② Drop Down Seats

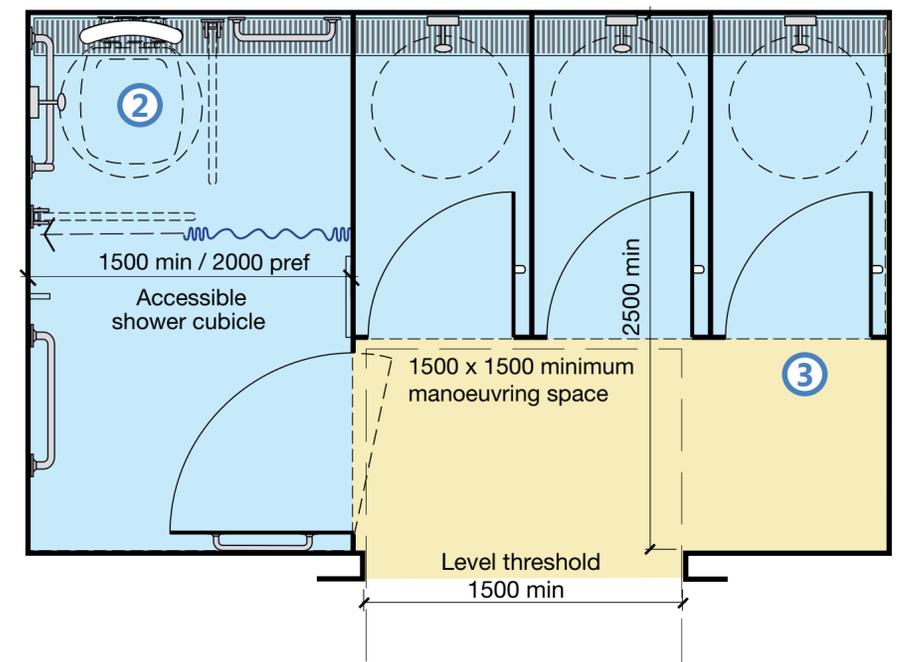
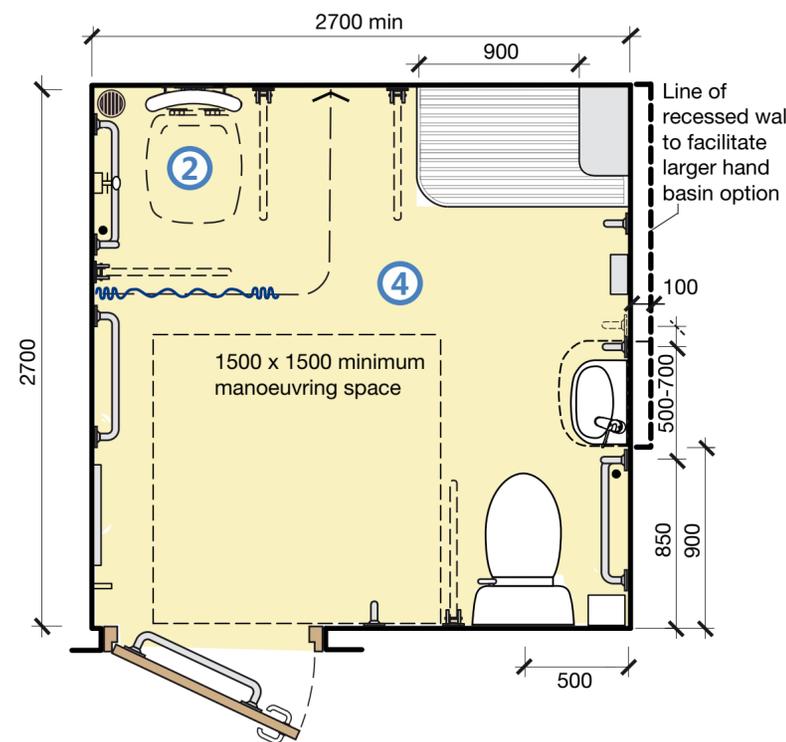
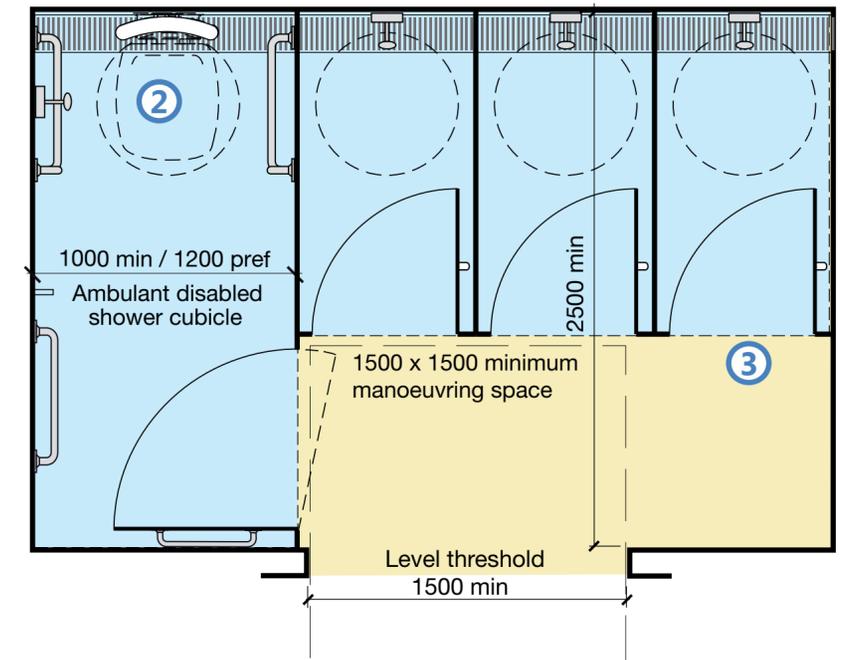
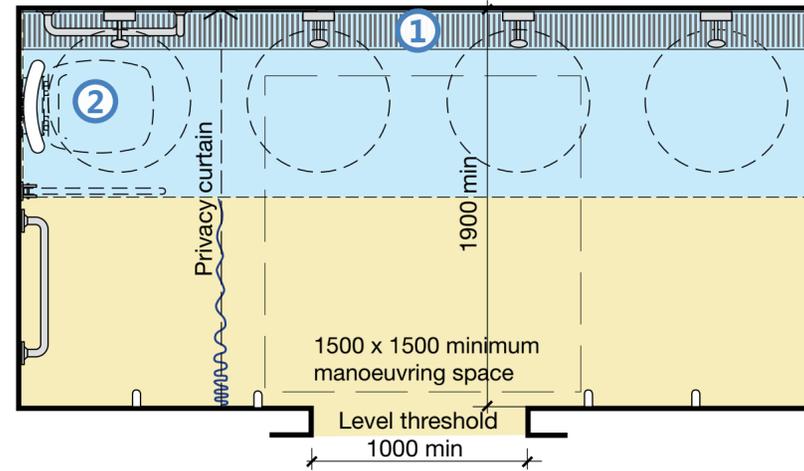
Always provide a drop down seat with legs in one of the showers to cater for users with disability or sports injury.

③ Increased Privacy

Some users prefer the greater privacy from an individual cubicle. Shower cubicles require more space than for open showers.

④ Additional Accessible Changing

Clubhouses which serve more than one turf pitch should provide one unisex accessible changing room with a shower and WC to allow assisted changing by either sex. If significant wheelchair use is anticipated the layout and design of the changing area should reflect this and an accessible changing cubicle may be included.



① Social Space

The social space is the heart of the clubhouse and should provide an area for members to meet. It should accommodate a minimum two teams plus officials and spectators and also have a view of the pitch.

② Bar/Toilets

The bar and the public toilets should both be easily accessible from the social space.

③ Furniture Store

Provide a store room for furniture so that the social room can be cleared for other programmed activities.

④ Wear & Tear

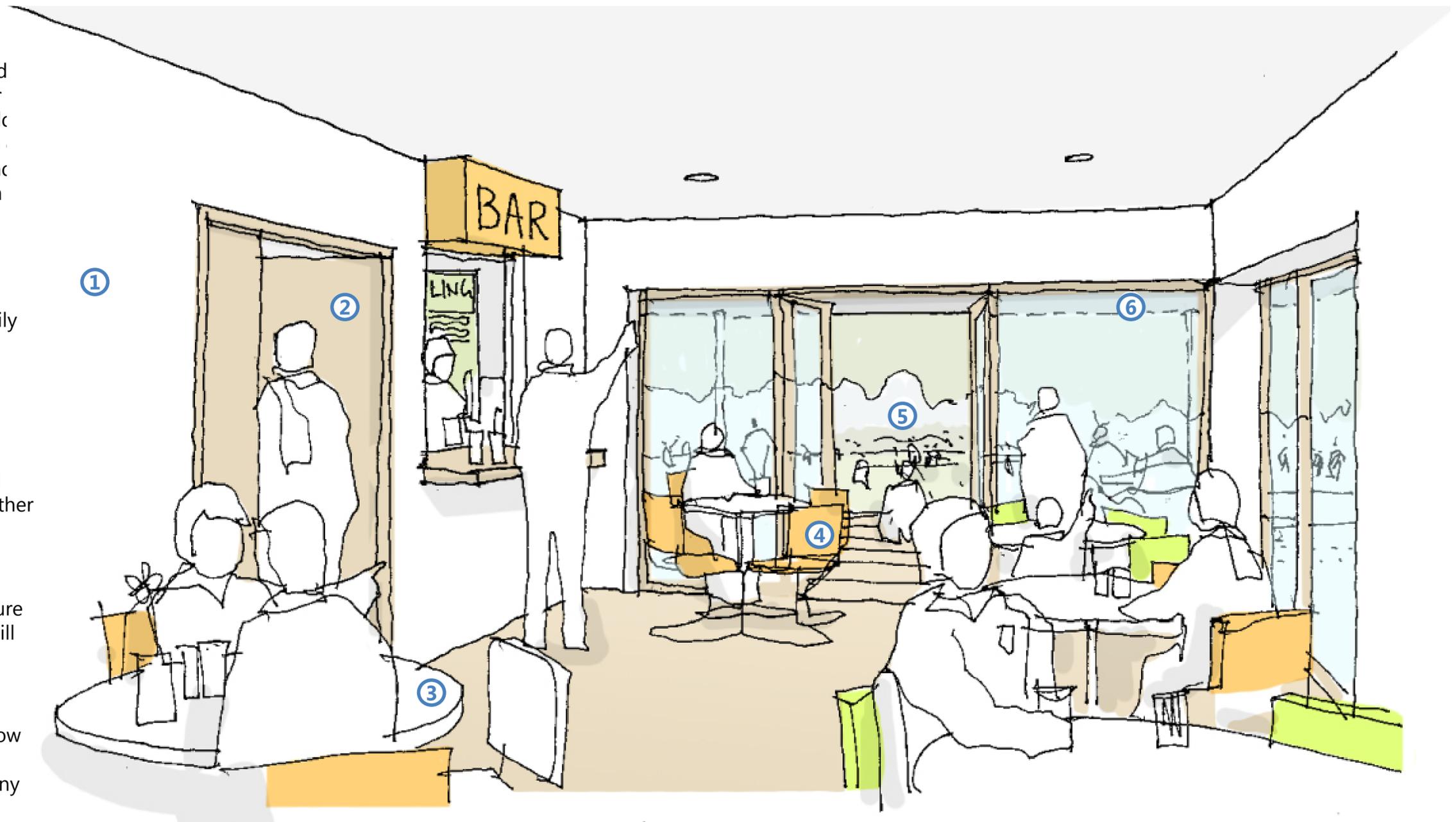
Robust finishes and furniture are required as this area will be heavily used.

⑤ Link with Outside

The social space should flow out to an external viewing area with a mixture of sunny and shaded areas.

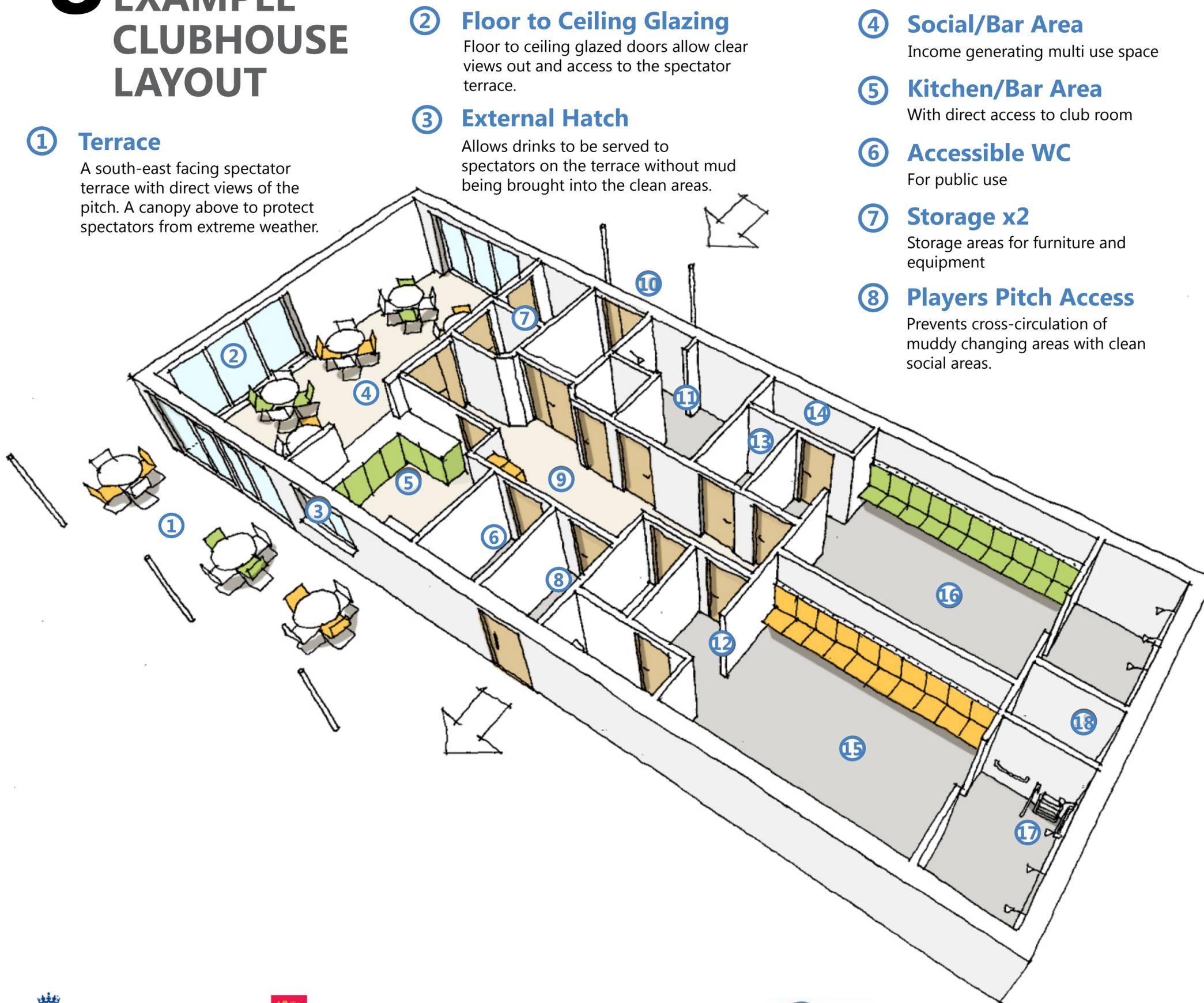
⑥ Shelter

Some shelter to the spectator terrace is desirable for periods of extreme wet and sunny weather.



DP 8 Design Principles

EXAMPLE CLUBHOUSE LAYOUT



① Terrace
A south-east facing spectator terrace with direct views of the pitch. A canopy above to protect spectators from extreme weather.

② Floor to Ceiling Glazing
Floor to ceiling glazed doors allow clear views out and access to the spectator terrace.

③ External Hatch
Allows drinks to be served to spectators on the terrace without mud being brought into the clean areas.

④ Social/Bar Area
Income generating multi use space

⑤ Kitchen/Bar Area
With direct access to club room

⑥ Accessible WC
For public use

⑦ Storage x2
Storage areas for furniture and equipment

⑧ Players Pitch Access
Prevents cross-circulation of muddy changing areas with clean social areas.

⑨ Circulation
The central circulation to be kept to a minimum but to be of sufficient width for players to pass comfortably with kit bags.

⑩ Main Entrance
With draught lobby

⑪ Officials/First Aid Room
Separate officials changing room required for child protection and avoidance of dispute with players after matches.

⑫ Sight Screen
Sight screens to changing rooms to prevent views in from public areas.

⑬ Players WC
Players require access to WCs from pitches.

⑭ Changing Room WC
Access to WC directly from changing rooms for convenience and child protection.

⑮ Changing Room 1
With WC and shower facilities

⑯ Changing Room 2
With WC and shower facilities

⑰ Accessible Shower
A seat and grab rails make the shower more suitable for people with disabilities or injuries. The shower area is located to the far side of the changing rooms to avoid mud migrating to a wet area.

⑱ Plant Room
Accessed from outside the building. Double doors will be required.