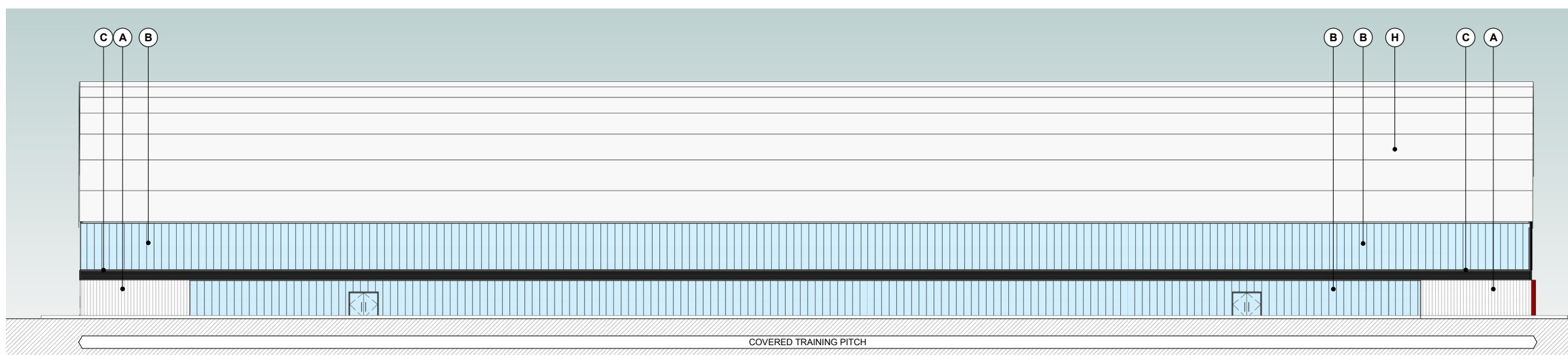


The elevations have been designed to unify the existing buildings on the site. Aside from the addition of the indoor training pitch, the building mass is much the same. Several minor extensions to create a new reception and improve circulation through the building have been proposed though these have been designed to be in keeping with existing roof levels or lower. A select material palette has been specified to help bring together the existing buildings all of varying construction and elevation treatment. This palette has continued through to the indoor training pitch where references of timber effect cladding have been suggested. At high-level, translucent polycarbonate has been specified to give the perception of a light-weight structure and minimise the impact on the surrounding area.



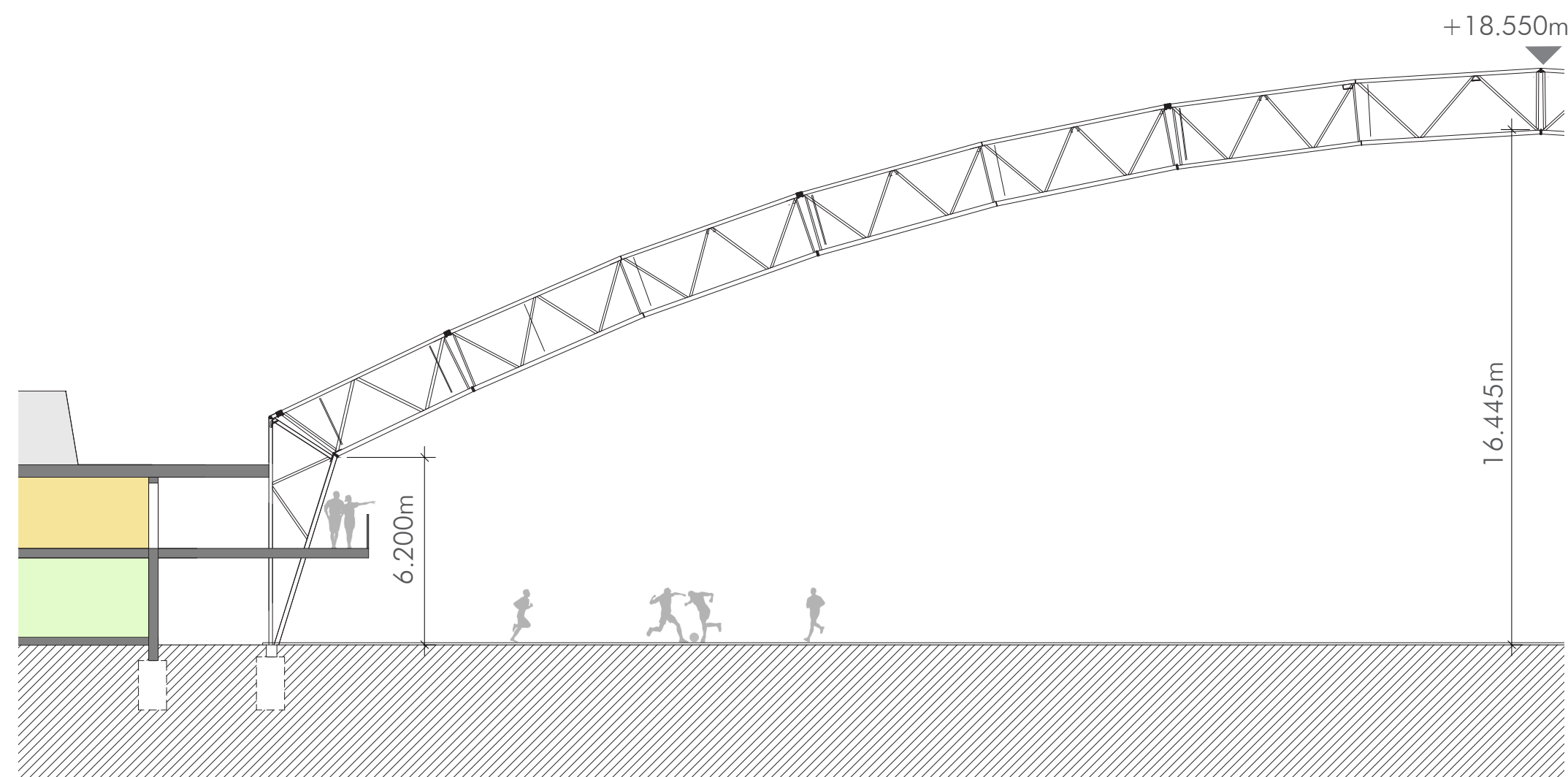
3.6 Extension - Indoor Training Pitch

The indoor training pitch is a new addition to the site and is a facility required to satisfy EPPP. This facility is primarily utilised by the youngest age groups at the Academy who currently have to travel some distance in order to use the training dome at Crystal Palace National Sports Centre.

The covered, but non-insulated structure houses a full-size football pitch and is linked via a proposed, two-storey extension to the existing Gambado/Gym building. At ground floor the link provides covered access for players between the pitch and the changing rooms. At first floor, a small viewing deck is provided for both parents and coaches to spectate and also provides opportunity for filming and video analysis of training sessions.

The proposed structure comprises a tensile membrane roof with lightweight cladding to the perimeter envelope. A palette of materials such as a timber effect cladding and glazed curtain wall to the lower level and polycarbonate at high level have been suggested. At low-level, the materials are intended to tie into the proposed facade treatment of the existing buildings, unifying the scheme and maintaining a minimal material palette that is sensitive to its surround environment. At high-level, translucent polycarbonate has been selected to minimise the impact of the new building mass.

The overall height of the structure has been set to ensure play can occur as one would anticipate on an external pitch, with a maximum height of 19m at the ridge and approximately 6m at the eaves.





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A background image showing four soccer players in blue and red jerseys celebrating on a field. The image is semi-transparent with a light blue overlay. A horizontal dotted line is positioned below the text.

4.0 Access

4.0 Access

4.1 Site

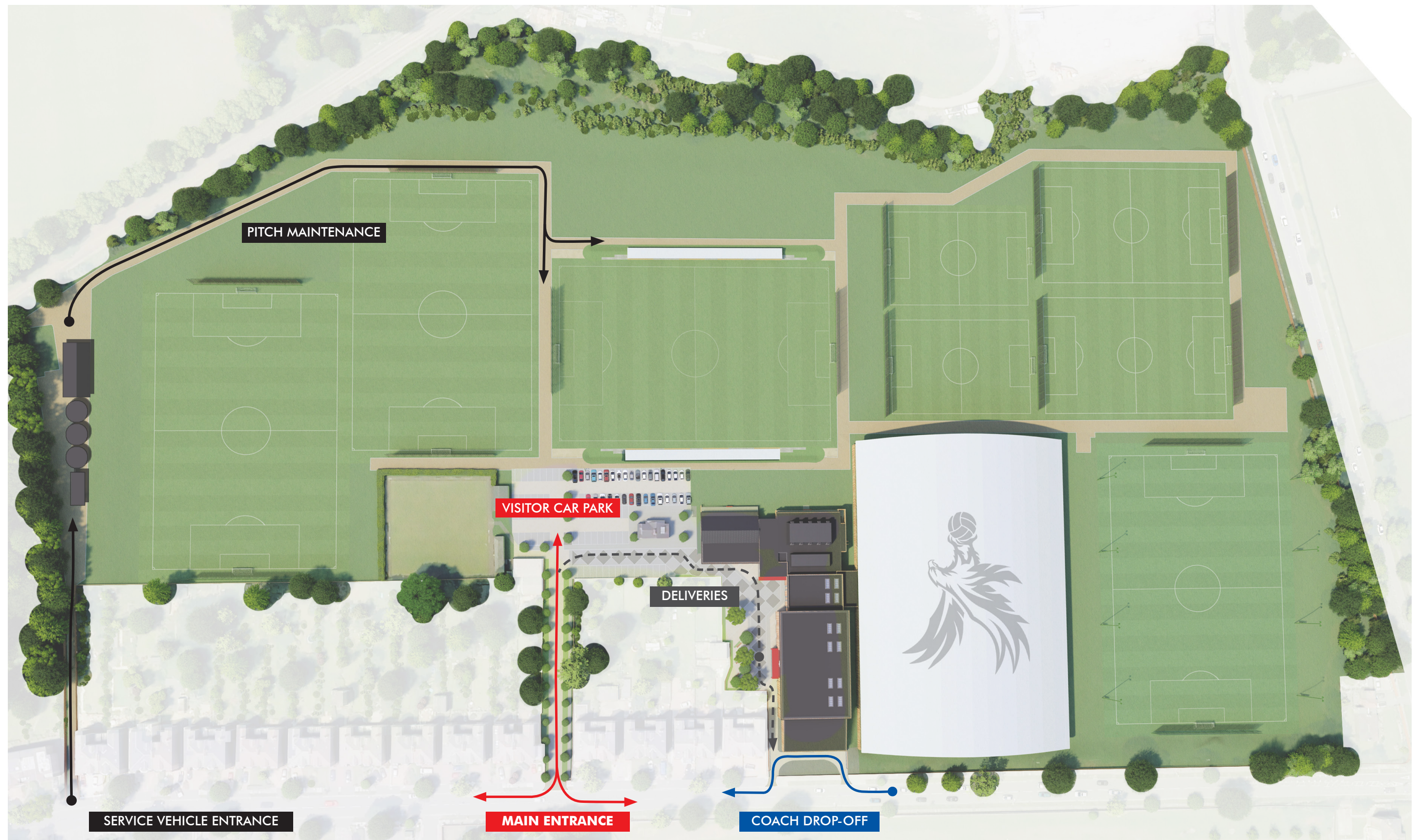
The approach to the proposed site masterplan has been developed with improved vehicular access in mind. The site has four existing points of access which will continue to be used. The proposed uses for each access point have been amended to improve access and also minimise pedestrian and vehicular crossover. An existing maintenance vehicle route into the site is maintained and continues to provide a link between the CPFC academy site and the CPFC first team training site on the opposite side of Copers Cope Road.

What was previously an access into the site only, is now an in/out route for cars into the on-site car park. This strategy minimises the crossover of pedestrians and vehicles where the previous strategy had vehicles travel into the site, pass by the academy building and exit the site via a separate access point. Parking has been reconfigured and dedicated disabled parking have been indicated within 30m of the building entrance to comply with Building Regulations Part M.

Only delivery vehicles are suggested to pass via the building entrance and a management strategy can be implemented to ensure the safety of pedestrians during limited deliveries to site. A coach drop-off area at the site perimeter utilises two existing access points off the highway and reduces the number of large vehicles accessing the main part of the site.

4.2 Academy

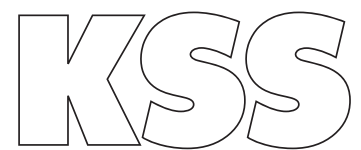
As discussed alongside the proposed GA plans, the introduction of a reception & lobby extension to the main building frontage has resolved level access issues that were previously problematic to the function of the building. A new lift has been proposed which serves all floors and provides a more cohesive and rational approach to circulation within the building. A existing lift located within the gym building is to be maintained.



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Document
verification

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P1	12.11.19	Issued for Planning Approval	CY	NM



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