

## **CENTRAL SWINDON NORTH PARISH COUNCIL**

### **Proposed Re-Design of Pembroke Gardens Changing Facilities**

**1<sup>st</sup> May 2018**

#### **1. Introduction**

- 1.1 At its meeting on 6<sup>th</sup> February 2018 the Finance Committee of Central Swindon North Parish Council requested a report be brought to a future meeting on the possibility and options for re-opening the changing rooms with minimal structural changes.
- 1.2 Quattro Design Architects have been commissioned to produce a re-design proposal with minimal structural changes within the existing footprint of the building. In addition, Jerry Thornton Associates (Building Surveyors) were asked to inspect the building to ensure that the existing structure was suitable for refurbishment.

#### **2. Report Details**

- 2.1 The existing layout of the building is shown in drawing no. 5864-F-05A. A proposed re-design option has now been produced and is shown in drawing no. 5864-F-21A
- 2.2 The architect has noted the following recommendations and guidelines by Sport England, the Football Association (FA) and the National Society for the Prevention of Cruelty to Children (NSPCC) Child Protection in Sport Unit:
  - 2.2.1 Individual team changing rooms provide private team spaces for pre and post-match talks and deter disagreements on the field from continuing afterwards.
  - 2.2.2 Changing areas must be designed so that they can be used comfortably by youth, able bodied and disabled people.
  - 2.2.3 A nominal 450x450mm bench space per player is recommended for facilities solely used by school aged children with a 900mm maneuverability space.
  - 2.2.4 The minimum recommended changing area for association football is 16 square metres (m<sup>2</sup>).
  - 2.2.5 Dual accessible facilities for match officials with an accessible shower and toilet is allowable but separate male and female facilities for match officials is recommended.

- 2.2.6 Communal showers and toilets do not meet current standards.
  - 2.2.7 Ambulant showers are required by Part M of the Building Regulations.
  - 2.2.8 A minimum of one shower unit per 4 persons is recommended.
  - 2.2.9 To safeguard children, all changing areas need to be designed with closed sight lines at their entrance so that the interior of the changing areas is not visible by anyone on the outside. This means providing a lobby or privacy screen at entrances to changing areas.
- 2.3 The building surveyor has commented on the condition of the existing building as follows:
- 2.3.1 Generally, the existing structure remains sound and suitable for refurbishment.
  - 2.3.2 The existing in-situ reinforced concrete roof has areas of exposed reinforcement which must be repaired.
  - 2.3.3 The roof drainage downpipes run inside the building and are leaking. The roof gully needs cleaning out and renewing.
  - 2.3.4 The existing roof covering is damaged in places and needs replacing.
  - 2.3.5 There are several areas of damage to the existing brickwork external walls which requires re-pointing or replacing.
  - 2.3.6 The building's windows have been blocked-up and there is no natural ventilation. The existing mechanical ventilation is currently inadequate. This has led to condensation problems and mould formation within the building. This must to be rectified.

#### Proposed Re-design Option

- 2.4 The architect's re-design has sought to provide the maximum changing facilities within the existing footprint and with the minimum of structural alterations. The layout retains the use of existing doors and walls with openings being blocked up and formed to create en-suite showering and toilet facilities.
- 2.5 Two team changing rooms with en-suite facilities have been provided allowing single pitch use. However, the team changing rooms can only be 11.22 m<sup>2</sup> in area rather than the 16 m<sup>2</sup> recommended and there is insufficient room to provide a lobby or privacy screen at the entrance to each changing room.
- 2.6 A store room within the building is proposed which could be used for players lockers and would allow dual pitch use but with staggered changing times.
- 2.7 The urinal slab has been removed and replaced with an ambulant user toilet in each changing room to enable the facilities to be used by ambulant disabled players as well as male and female teams. However, only one toilet per changing room can be provided rather than the two toilets recommended.

- 2.8 The showering provision has been located away from the changing room entrance to minimize mud and water from the showers mixing. An ambulant shower unit has also been provided within each changing room. However, only three shower units can be provided per changing room rather than the four units recommended.
- 2.9 A changing room for match officials has been created which could also be used as a first aid room, treatment room or accessible changing room if necessary. Separate toilet and ambulant toilet facilities have been provided which would allow dual access for male and female officials. However, it is not possible to provide separate male and female officials changing rooms as recommended.
- 2.10 The re-design would require new and upgraded mechanical and electrical services together with new sanitary appliances and fittings. A new security system would also be provided as part of the upgrade.
- 2.11 The re-design would not require planning permission as it retains the existing use, shape and size of the building. As a result, there would not be a requirement to provide on-site parking which could only be provided close to the building by upgrading the footpath from Cheddar Road. No discussions have yet taken place with the Highway Authority to ascertain whether this would be acceptable.
- 2.12 The re-design would be subject to a building regulation application.
- 2.13 The existing building footprint is 65 m<sup>2</sup> and the budget cost of the re-design is estimated the project manager to be £100 – 130k including fees and expenses. A more detailed cost exercise would be carried out if the proposed re-design was accepted and a detailed design produced.

### **3. Recommendations**

- 3.1 That Councillors consider whether they wish to proceed with the proposed re-design of the changing facilities at Pembroke Gardens Recreation Ground and if so to instruct Quattro Design Architects to engage with the Football Foundation and FA Regional Facilities Manager for their comments and approval of the proposed re-design prior to them commencing detailed design.

**ACCOMMODATION SCHEDULE**

- 4no Changing Rooms
- 6no Communal Showers
- 1no Toilet, not to ambulant / disabled standard
- 2no Wash-hand Basins
- 1no Urinal Tray

**NOTES**

Individual team changing rooms are recommended by Sport England and FA, as they can efficiently provide private team spaces for pre and post-match talks and deter disagreements on the field from continuing afterwards.

Communal showers and toilets, are therefore not acceptable, and the current arrangement does not meet the FA standard.

Safeguarding of children is very important and therefore the interior of the changing room itself should not be visible by anyone on the outside. This may require a lobby area or privacy screen.

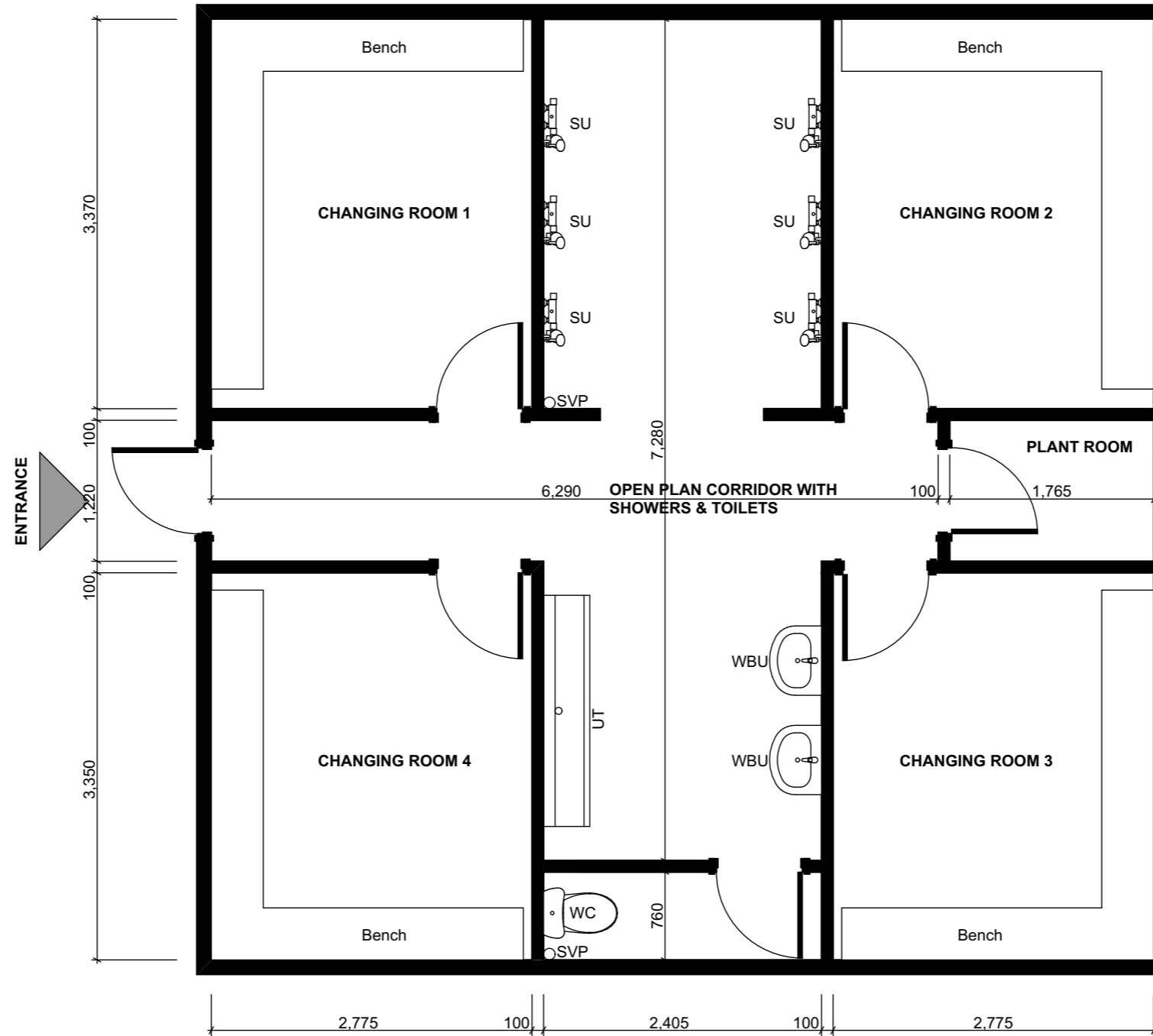
The current arrangement does not meet this FA, Sport England and NSPCC: Child Protection In Sport Unit guidelines.

**NOTES**

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**REVISIONS**

- : 18.04.2018 - JW - TB: Drawing Created.
- A: 27.04.2018 - TB - TB: Amended client, as per email from MS (25.04.18).



**DRAWING TITLE**

Existing Layout

**PROJECT**

Pembroke Gardens Changing Rooms

**CLIENT**

Central Swindon North Parish Council

**SCALE**

1:50@A3

**DATE**

April 2018



**DRAWING NO.**

5864-F-05

**REV**

A

**OPTION 2**

Not fully Sport England and FA compliant, but provides an option within the existing site constraints

**NOTES**

Sport England guidelines state that all changing areas must be designed so that they can be used comfortably by youth, able bodied and disabled people.

Sport England allow for dual purpose facilities, with disabled toilet and shower within Officials Changing Room being acceptable. However, FA guidelines state that separate male and female changing rooms are required. Contradiction in Regulatory Guidelines to be reviewed at next stage, seeking guidance from FA Regional Facilities Manager.

**BENCHES**

Sport England guidance advises a nominal 450x450mm space per player for facilities used solely by school children with 900mm Maneuverability space

**SPECIFIC SPORTS REQUIREMENTS**

The NGB recommendations for minimum changing area only for association football is 16sqm, which has **not** been met. 11sqm provided.

**CHILD PROTECTION**

All changing areas need to be designed with closed sightlines at the entrance, to prevent views in from the circulation areas. This has **not** been met.

Child Protection in Sport Unit, Sport England and FA, all have NGB Guidelines to this effect.

**TOILET PROVISIONS**

Two WCs and two washbasins should be provided, which has **not** been met.

We have not included urinals, as the changing rooms can then be made available for male and female use.

Consideration has been given to people with ambulant disabilities, with the provision of handrails and drop down seating in the toilet and shower areas.

Part M Compliant provisions within an existing building

**SHOWERS**

Shower provision is to be located away from the changing room entrance to avoid mud from boots and water from showers mixing.

Sport England and FA recommended minimum of one shower outlet per 4 persons has **not** been met. Nozzles are shown positioned at 750mm centres with the end nozzle 450mm from the wall.

Ambulant shower has been provided, as per FA and Sport England guidelines, and meeting Part M Building Regulations.

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**OFFICIALS CHANGING ROOM SHOWER/ DISABLED WC**

Self-contained changing room for match officials, that could be used as a first aid room, treatment room, or accessible change (if required) on non-match days.

Dual accessible provision is considered acceptable by Sport England.

FA Guidelines indicate that separate male and female Official Changing Rooms are required.

**DRAWING TITLE**

Proposed Layout

**PROJECT**

Pembroke Gardens Changing Rooms

**CLIENT**

Central Swindon North Parish Council

SCALE 1:50@A3

DATE April 2018



DRAWING NO. REV

5864-F-21 A