

Ely Outdoor Sports Facilities – Feasibility Study



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Surfacing Standards Limited
SPORTS PITCH CONSULTANTS

Januarys
Consultant Surveyors

Ely Outdoor Sports Facilities

North Ely, Cambridgeshire

Client; East Cambridgeshire District Council

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Proposed Expansion of Ely Outdoor Sports Facilities
Feasibility Study



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EXECUTIVE SUMMARY

1.1 Stage 1 - Summary

Saunders Boston have been appointed to provide a three stage assessment and development feasibility study as follows;

Stage 1 consists of a site analysis and condition survey of the existing buildings, all weather pitches/courts and grass pitches. These assessments have been carried out by specialist consultants. This report identifies the conditions of the existing facilities and provides costed recommendations for how the existing facilities should be improved to meet appropriate modern standards such as; H&S, Building Regulations Compliance (where applicable), Sports Governing Bodies Standards (where applicable) and Reasonable User Expectations.

The Stage 1 recommendations conclude that a series of modernisation and improvements are required. It makes recommendations for a phased programme of capital expenditure to ensure the facilities remain usable and critically are not allowed to deteriorate beyond a 'point of no return' which would result in a more costly demolition and re-build development scenario.

Stage 1 of the report only assesses the existing facilities and makes recommendations on how the facilities should be improved to ensure the current facilities meet the demand of current participation levels and activities. Effectively 'standing still' in usage terms. Stages 2 & 3 consider how the site and facilities might be developed to meet the needs of a growing population in the City of Ely.

1.2 Stage 2 & 3 - Summary

The outputs from stage 2 suggested two viable options for how the overall site might be developed. These options were then presented and discussed with the client and stakeholders. A consensus was reached and ultimately a preferred option decided upon. The stage 3 proposal identifies a preferred development strategy which could either be undertaken in an adhoc / piecemeal way or as a single development strategy.

The proposal meets the project brief and provides the required number of pitches / courts to meet the long term needs of the city. An in principle strategy illustrates how the existing buildings and infrastructure might be developed to meet the needs of the expanding sports provision.

A cost analysis has also been provided to identify likely capital expenditure.

New land should be purchased to provide space for three additional Football pitches and one additional Rugby pitch. The short term lease held by EOSA which provides space for the current 3rd Rugby pitch is included within this study and therefore forms a long term requirement as part of the total provision.

Whilst the Football Club is already underprovided in terms of changing provision, the club have been managing this situation as best they can. Additional changing provision is essential with any future expansion of football participation on this site.

The EOSA club house has sufficient capacity to offer adequate changing for current and future participation, in line with this analysis.

A new '3G' artificial football pitch is an essential part of the overall strategy for Football provision, whilst sighted with the future Leisure Centre in mind it retains links to the established club. This pitch will be available for multiple uses including training, casual play and match play.

Refurbishment of the existing artificial pitch is also an essential part of the future requires of participation. The existing surface and sundry items should be replaced within the short term timescale identified within this report. Failure to do so will result in a more expensive sub-base replacement in the long term.

1.0 INTRODUCTION

2.1 Scope of Project

Saunders Boston have been engaged by East Cambridgeshire District Council to undertake a feasibility study looking at the future development of outdoor sports facilities to meet the needs of the new community at North Ely. The new development will involve 3,000 new homes and an estimated 7,500 new residents.

East Cambridgeshire District Council has identified the site at Downham Road as the preferred site to cater for any expansion of outdoor sports pitches (with the exception of Cricket and Netball).

The Downham Road site is currently occupied by Ely City Football Club, Ely Squash Club (Ely Squash & Leisure Ltd) plus, Ely Rugby Club, The City Tennis Club and Ely Hockey Club which come under the banner of the Ely Outdoor Sports Association (EOSA).

Part of the land adjacent to the site is owned by East Cambridgeshire District Council and is identified as the site for the New Leisure Village Complex. This complex includes a multiplex cinema, retail units, parking and road infrastructure. The development may also expand further to include a Swimming Pool / Leisure Centre.

Stage 1 of the Study

This study looks to determine the condition of the existing facilities at Downham Road including;

1. Existing Buildings.
2. Existing Sports Pitches.
3. The Existing Synthetic Pitches and Courts.
4. Existing Road Ways and Parking.
5. Determine Landownership.

Following the review of the above this report will provide recommendations on the 'fit for purpose' nature of the existing facilities and their potential to increase capacity to meet the needs of additional users.

Stage 2 of the Study

Following completion of stage 1 an options appraisal will be undertaken to assess how the following brief might be incorporated.

Stage 3 of the Study

Stage 3 will consider how the facilities can be extended and enhanced to meet the needs of the new community.



As Existing Site Plan (NTS)

2.2 Existing Facilities

The existing outdoor facilities at Downham Road can be summarised as follows;

- Grass Football Pitches
 - 1 Adult 'Premier' Pitch
 - 2 Adult Pitches
- Grass Rugby Pitches
 - 1 Adult Main Pitch
 - 2 Adult Pitches (non-standard lengths)
- Artificial Turf Pitch
- 1 Full Size ATP (Hockey) (sand filled artificial turf surface)
- Outdoor Tennis Courts
 - 4 Courts (1 of which is a junior tennis zone (colour coated Macadam))
- Outdoor Netball Courts
 - None
- Grass Cricket Pitches
 - None
- Bowls Greens
 - None

2.3 Brief

East Cambridgeshire District Council have provided a 'Briefing Document' which outlines the proposed requirements for additional outdoor pitches and courts to meet the needs of the North Ely community (attach table as an appendix 7) The brief identifies the need for the following additional pitches and courts plus appropriate ancillary facilities

- Grass Football Pitches
 - 3 additional Adult Pitches
- Grass Rugby Pitches
 - 1 additional Adult Pitch
- Artificial Turf Pitch
 - Resurface and upgrade the existing full size ATP (Hockey) Pitch
 - 1 additional football/rugby training size (84x58m OA) (3G/rubber crumb football surface)
- Outdoor Tennis
 - 2 additional tennis courts at Downham Road
 - 2 Courts to be located in the North Ely development
- Outdoor Netball
 - Resurface and floodlight the existing 2 netball court area at Ely College
- Grass Cricket
 - 1 Cricket pitch to be located in the North Ely Development
- Bowls
 - There is no identified need for provision

The briefing document identified the need for facilities through the application of 'Planning Standards' and in consultation with relevant Sport Clubs, National Governing Bodies and other key agencies.



Existing Site, Downham Road, Ely, Cambridgeshire

3.0 SITE ANALYSIS

3.1 Location & Orientation

The Downham Road site is located to the North West of the City of Ely, Cambridgeshire. The 'A10' dual carriageway (Ely By-pass) flows north – south around the western side of Ely. The A10 creates a 'Development Boundary' on the north-west side of the City whilst also forming the southern boundary of the site. Surrounding the site is farm land to the west, Downham Road single carriageway to the east and the golf course to the north.

3.2 Existing Massing & Features

The existing site comprises of a combination of open farm land, open grass pitches, fenced off all weather pitches, main pitches framed by the flood light masts / sponsors boards, club houses, roadways and parking.

The built / developed elements are focused on the North of the site with a cluster of club houses and the Premier Pitches around the main access road and parking.

Sub-dividing the overall site is a network of low level hedges and drainage ditches.

3.3 Land Use

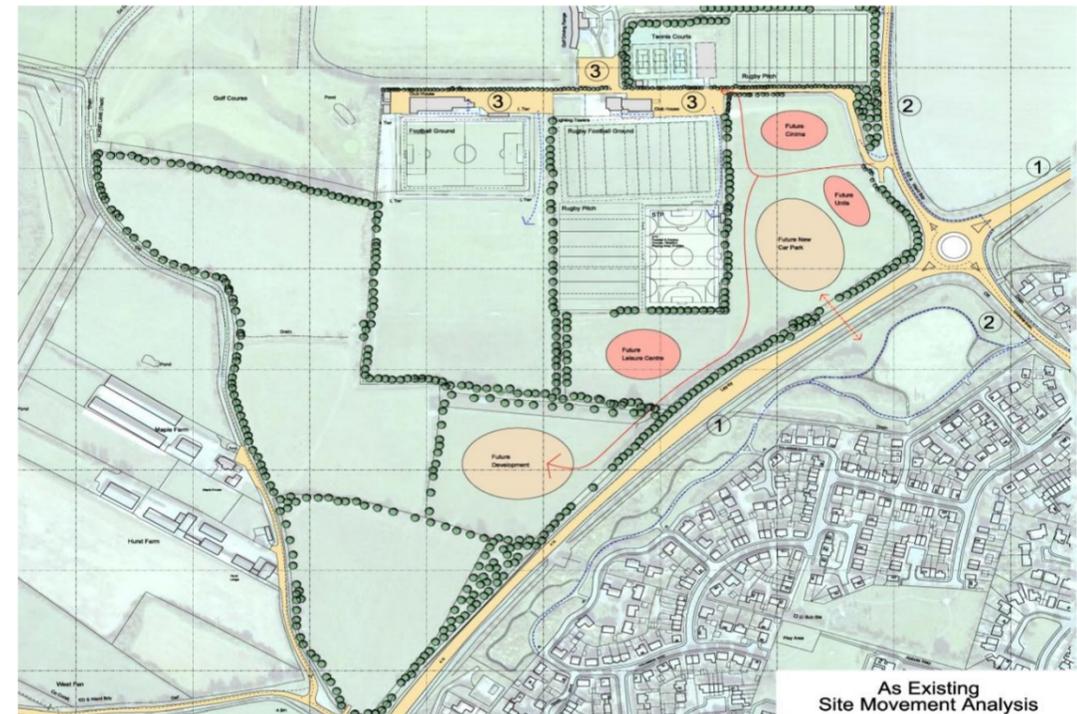
The existing land is predominantly outdoor (open to the elements) sports pitches around a cluster of buildings and external stores. The adjacent sites include a golf course to the north, farm land to the east and west and a residential development to the South beyond the dual carriageway.

3.4 Access

Vehicles can access the site from the East from Downham Road along the access road to the north of the site which serves the Golf Club as well as the Rugby, Football, Tennis and Squash facilities. Pedestrian visitors are infrequent; whilst there is a pedestrian footpath on Downham Road (north and south of the roundabout) crossing the A10 dual carriageway is perceived as a barrier and safety risk. An underpass is proposed as part of the new cinema development, but planning permission has not yet been granted and there is no guarantee that it will be delivered. The access strategy generally will also be affected by the aforementioned application.

3.5 Parking

Parking provision is provided adjacent to each of the club house buildings and alongside squash club. The parking adjacent to the Squash Club is dedicated for squash club customers. The Rugby Club also use the grass field to the East of the premier pitch as overspill parking. The total number of spaces has not been assessed.



Movement Strategy



Site Analysis

4.0 USER GROUP DISCUSSIONS

4.1 EOSA, Rugby Club, Hockey Club & Tennis Club

User group discussions were carried out on 5th November 2013. Representatives were present from East Cambridgeshire District Council, EOSA, Tennis Club, Saunders Boston Chartered Architects and Surfacing Standards Limited. The discussions included;

1. Hockey & Rugby participation numbers are remaining steady.
2. Growth participation is in the youth age groups.
3. There was considered to be sufficient pitch capacity (main issue being drainage)
4. The car park is over capacity on almost all Saturdays and Sundays from September to April, and midweek evenings when there are floodlit matches, and the former netball court and the grass land around the netball court, are used for most Saturdays and Sundays and for midweek events. The grass land to the East is used, subject to weather, on most Sunday mornings, and as required for Saturdays and mid week..
5. EOSA have a programme for investment and priorities; 1st H&S, 2nd Sport participation and 3rd Facilities.
6. EOSA was formed in 1993 through investment from ECDC, Ely Rugby Club and external borrowings, and this funded the ATP, clubhouse improvements and tennis courts. All external borrowings have now been repaid, but there remains a legal charge over the land and buildings in favour of Ely Rugby Club. This was £100,000 in 1993, but it increases by a formula, such that today it would be around £140k, but this is only payable if land and / or buildings are sold.

4.2 Football Club & Cambridgeshire FA

User group discussions were carried out on 5th November 2013. Representatives were present from East Cambridgeshire District Council, Ely City Football Club, Cambridgeshire FA, The FA, Saunders Boston Chartered Architects and Surfacing Standards Limited. The discussions included;

1. The main pitch is currently used each week on Saturdays alternating between the First team and Reserve team, and ladies team on alternate Sundays.
2. Ely Crusaders have 7 teams across various age groups
3. Current grass pitches include the main pitch, plus 2 full size pitches and 2/3 mini-pitches
4. Existing facilities are felt to meet current demand but do not achieve FA standards in terms of quality or quantity
5. The club acknowledged participation was likely to increase over the coming years to require a total of 4/5 full size pitches

6. The FA championed a new 3G synthetic surface to meet growing demands particularly for younger age groups and training. There were discussions about the preferred size of this pitch.
7. Details of the foul and surface water drainage system / maintenance cost were discussed.
8. The club acknowledged that investment was required in the changing rooms and kitchen.

4.3 Rugby Participation

Current Participation

The Rugby Club currently has the following usage

1. 3 Adult Teams
 - a. Using the 'Premier Pitch' for matches
 - b. Using the 2nd & 3rd Pitches for training and occasional matches
 - c. Using the all weather ATP (Hockey) pitch for training
2. 8 Junior teams (at all age groups between under 9's – under 17)
 - a. Using the 2nd & 3rd Pitches for matches
3. 2 Junior teams (Under 7s and under 8's)
 - a. Using the all weather ATP (Hockey) pitch for matches and training
4. The Rugby Club estimate approx 4 hours a week usage on the premier pitch
5. The Rugby Club estimate approx 12 hours a week usage on the 2nd / 3rd pitch

Identified Facilities

The Rugby Club / RFU anticipate steady growth in youth participation

This will result in the need for 1 Adult Pitch relative to anticipated population increases to Ely City.

4.4 Football Participation

Current Participation

The Football Club currently has the following usage

- 1 3 Adult Teams
 - a. Using the 'Premier Pitch'
- 2 5 Youth Teams
 - a. Using the mini-pitches and all weather ATP (Hockey) pitch for training

Identified Facilities

The Football Club / FA anticipate future usage as follows:-

- 1 Equivalent area of 3 additional adult pitches in a configuration TBC
1. 1 x 3G dedicated Football flood lit synthetic surface (84x58m OA)
2. 4 additional new changing rooms.

4.5 Hockey Club Participation

Current Participation

The Hockey Club currently has the following usage (all using the ATP);

1. 8 Single sex adult teams
 - a. 1 Adult first team on Saturdays
 - b. 7 further single sex sides on Saturdays
2. 1 Mixed side on Sundays
3. 2 Under 16 sides on Sundays
4. 4 Hours of training during the week

Identified Facilities

The Hockey Club and Hockey England anticipate an increased participation resulting from the North Ely Development. It is considered that through the redevelopment of the existing astro pitch then the club will have the ability to grow adult and youth participation

4.6 Tennis Club Structure

Current Participation

The Tennis Club currently has the following members;

1. 85 Adults
2. 66 Juniors
3. Approx 20 Regular 'Pay & Play'

Identified Facilities

The Tennis Club anticipate an increased demand in the future although this is not quantifiable. In conversation between the LA and Lawn Tennis Association (LTA) an additional 2 outdoor courts are anticipated as part of the Downham Road based club and a further 2 courts within the North Ely development.

4.7 Clubs, Sustainability and Capacity to Grow

The City of Ely Football Club and Ely Outdoor Sport Association are managed by volunteers through a management committee structure. Both the clubs rely on volunteer's time, expertise and commitment in order to keep the facilities vibrant and sustainable. As with all management models the structure provides opportunities, strength, weakness and threats.

As volunteer led organisations both clubs have the capacity and ability to grow and develop in order to meet the need of new residents coming to Ely. The organisations are able to draw on support and expertise from the Local Authority, National Governing Bodies and county Sport Partnership to achieve these aims.

5.0 LAND OWNERSHIP

5.1 East Cambridgeshire District Council

The local authority carry a freehold over the land identified to the south east of the premier Rugby Pitch and to the West of Downham Road.

5.2 Ely Outdoor Sports Association (EOSA)

EOSA own the land currently occupied by the premier Rugby Pitch, secondary Rugby Pitch, All Weather Pitch, EOSA Club House and car park. EOSA board of trustees have a 25 year lease on the land occupied by the Tennis Courts and old netball court. EOSA have a right of access from Downham Road to the EOSA car park on land owned by ECDC and leased to the Football Club.

The 3rd Rugby Pitch is located on land leased by the EOSA on a short term basis. The long term use of this land as 'Recreational' might not be guaranteed.

5.3 The Football Club

Ely City Football Club currently carries a 99 year lease (expiring in 2085) on land owned by ECDC. The land occupied by the premier Football Pitch, Club House, additional grass pitches, car park and access road out to Downham Road.

5.4 Squash Club

The Squash Club own a pocket of land sandwiched between the Football and Rugby clubs (including the western end of the club house, the car park and grass) . Access is granted by the right of way across the access road owned by the ECDC (leased by the Football Club)

5.5 Private Ownership

Pockets of land to the West and South are in private ownership

5.6 Unknown Land Ownership

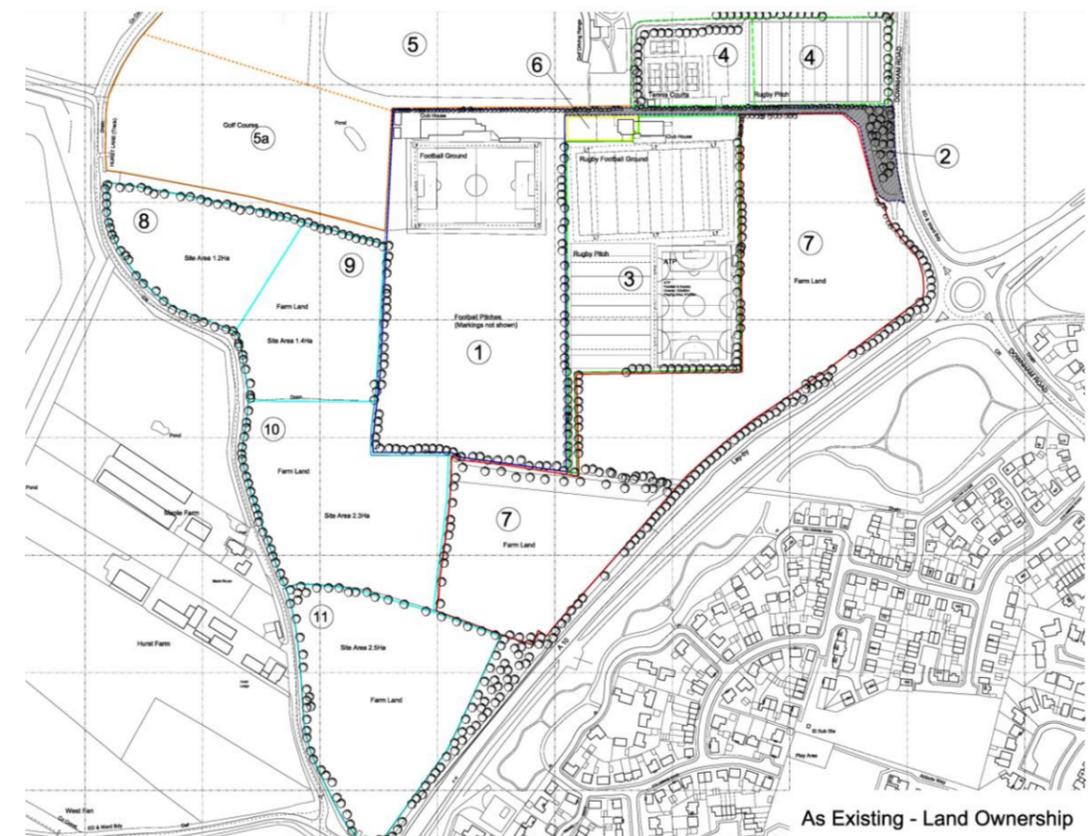
Pockets of land to the west are of unknown ownership and cannot be traced by land registry. The owners of the adjacent plots should be approached to seek information regarding ownership.

5.7 Neighbouring Site

In addition, the land directly to the east of Downham Road and north of the A10 is also in private ownership (landowner known) and is currently being used for agricultural purposes. Although this is removed from the current site it may provide opportunities for outdoor sport in the future.

Plan Legend

1. Football Club Leased (owned by ECDC)
2. Access Road Owned by ECDC (leased by the Football Club with a shared right of way)
3. EOSA Freehold
4. EOSA Leased from Clarke Trust
5. Clarke Trust (Golf Club, Including 5 & 5a)
6. Ely Sport & Leisure Ltd (Squash Club) Freehold
7. East Cambs DC
- 8&11 Private Ownership
- 9&10 Unknown Ownership



Land Ownership Drawing

6.0 CONDITION SURVEY

6.1 The Football Club

The Club House

The club house is generally well maintained and looked after within the confines of the limited funds available to the club. Investment in the hot water and heating system is becoming more essential, to make this cost effective the building would benefit from reduced running costs with capital expenditure on double glazing and modern artificial lighting. Thermally the building has not been surveyed; whilst the building is water tight a thermal upgrade of the walls and roof would be desirable beyond the longer term (not included in the assessment). The existing building has limited DDA compliant facilities which should be addressed within any significant re-development / modernisation programme including automated entry and disabled WC facilities.

The Kitchens

As highlighted by the club, this area is in much greater need for investment than the club house. A specialist design and fit-out is required to review the services (electrical power supply, mains water drainage and supply and forces air extract). The current space has problems with power 'tripping out'. The forced mechanical extract is unlikely to comply with the building regulations standards for a kitchen of this type. It is clear that the volunteer staff keep a 'clean and tidy' kitchen but the space would benefit from more 'easy clean' surfaces such as wall cladding, stainless steel benches, cupboards and hygiene floors / ceilings which will be essential in any future investment. The kitchen area requires investment in the short term as a priority.

The Changing Rooms and Toilets

These are the most dilapidated facilities within the Football Club. Whilst it is accepted that expectation for these facilities would be lower than those for the club house they do require immediate attention to prevent an unrecoverable situation. This facility has a home team change, away team change, officials change and a ladies official's change. The total provision can only really cater for the premier pitch use and is insufficient should a second game be taking place. Changing facilities are not available for junior and mini football participants. The total provision would not comply with FA requirements particularly for participation by younger age groups.

Externals

Some of the external hard-standing areas are particularly slippery when wet and uneven which is creating a noticeable trip hazard. These are H&S concerns and should be addressed when possible. There is ponding and puddles in the main car park. Whilst this is not excessive, re-surfacing and surface water drainage will require attention in the future.



Condition of Car park and stand beyond



Condition of approach to clubhouse

Foul Water Drainage

At present there is an existing 'Cess Pit' (Holding tank which collects foul waste from the football club) under the main car park. It is understood that large areas of surface water collect in this tank which means it fills (and over fills) all too quickly. The ongoing maintenance cost of emptying this tank so frequently is putting a strain on the club. Two options are initially available to the club. Option 1; Replace the cess pit with a septic tank for waste only (this will still have an ongoing maintenance cost) combined with an additional soak-away for the surface water. Option 2; As part of the new cinema scheme on the adjacent site a new main drainage system is likely to be extended closer to the site. This could then be extended further to the football club to provide a permanent solution. Site falls are such that a new pumping station will be required to accommodate the levels.

Security

Security is generally provided for with the use of a perimeter fence which is particularly prevalent around the main pedestrian / vehicular access route and to the East of the clubhouse controlling access on match days. No alarm system was surveyed.

Conclusion

Commendation should be given to the club for the overall upkeep of the facility within the limited budget available to them. Capital investment is required within the existing service provision of outdoor pitches. An investment strategy should be implemented to ensure the facilities continue to cater for the existing and future demand.

Investment Strategy for existing facilities

A suggested priority strategy for investment is set out below. For greater details refer to the complete condition survey;

1. Immediate Term
 - a. Kitchen Area
 - b. Existing Changing Rooms
 - c. External Terrace and hard-standing areas
2. Short Term
 - a. Clubhouse thermal / energy saving measures (windows, heating etc)
 - b. DDA compliance (WC's and Access)
 - c. Foul Drainage
3. Long Term
 - a. Improvements to clubhouse and spectator viewing



Club room and bar



Main changing rooms

Future Development

If at any point in the future additional grass or synthetic pitches are added to the Football Club, the changing provision must be increased. The clubhouse and catering facilities can cope with additional provision (subject to the implementation for the recommendations of this assessment). The existing foul water disposal system is not fit for purpose currently and a plan should be in place to address this before any future expansion of playing provision is implemented.

Our opinion would be that the changing rooms at present don't meet FA standards. The changing provision currently available supports the main pitch only. Additional changing is required to operate the current secondary pitches and/or any further pitch and ATP expansion, particularly for junior use.



Brickwork, gutters and down pipes to the rear, note windows



Exposed steel structure

6.2 The EOSA Club House

The Club House & Changing Rooms

EOSA has an existing two storey building split into changing spaces on the ground floor and a club-house / viewing area at first floor. The western end of the building is operated by Ely Sports & Leisure Ltd, the condition of this part of the building has not been reviewed. Overall and structurally the building is in a good condition, there are no apparent major building defects. The existing windows are either beyond or close to the end of their life expectancy and in need of replacement. The gutters, fascias and soffits are in need of short term attention to avoid a medium term replacement.

Changing Rooms

The ground floor spaces suffer from high usage and require investment in the short term to ensure they do not become dilapidated. Generally some making good, redecoration and a deep clean (particularly of the floors) in the immediate term would prolong the buildings life expectancy. The heating and hot-water system has recently been upgraded and there is understood to be no need to improve or replace this provision in the short or medium term. There are 8 changing spaces available which are not all being used for that purpose. It is accepted by EOSA that there is capacity within the facility to cater for additional usage.

Club House / Bar & Open Kitchen

The first floor of the building is dominated by the club house space and bar and kitchen. The space has an existing character created by the open plan nature of the room, views to the pitch and facing brickwork. General redecoration, replacement floor finishes, redecoration of the ceiling would rejuvenate the space. Short or medium term investment would prolong the life of the building and negate the need for longer term substantial investment.

Externals

There is ponding in the car park. In the whole this is limited and any re-surfacing could be a longer term requirement. The one area of substantial ponding is unfortunately adjacent to the entrance / main viewing terrace. This should be addressed in the short term. The balcony viewing area appears structurally sound. Regular maintenance is essential to ensure it does not deteriorate.

Conclusion

Capital investment is required within the existing service provision of outdoor pitches. An investment strategy should be implemented to ensure the facilities continue to cater for the existing demand. The existing club house does not have disabled access to the first floor. The club must give consideration to long term DDA compliance and consideration should be given to the installation of a platform lift.



Brickwork, paving, doors & windows to EOSA club house



Fascias, Soffits & Gutters Require Maintenance

Investment Strategy for Existing facilities

A suggested priority strategy for investment is set out below. For greater details refer to the complete condition survey;

1. Immediate Term
 - a. Maintenance of balcony / terrace walkway
 - b. Maintenance/redecoration of the existing changing rooms
 - c. External terrace / hard-standing viewing area
 - d. Maintenance of the fascias, soffits and gutters to prevent longer term capital expenditure.
 - e. Deep clean of ground floor facilities
 - f. Additional foul water drainage connection
2. Short Term
 - a. Replacement doors & windows
 - b. Internal modernisation programme
3. Long Term
 - a. Resurfacing of car park

Future Development

If at any point in the future additional grass or synthetic pitches are added to EOSA's care, the changing provision may need to be increased depending on the size and scale of development. The existing facilities are likely to be able to cater for 1 or 2 additional grass pitches depending on the ages / sex groups and timetabling of the pitch use. The clubhouse and catering facilities can cope with additional provision (subject to the implementation for the recommendations of this assessment). The existing foul water disposal system is at capacity, but a nominal increase in external grass pitches is unlikely to have a material impact. Addressing any drainage problems needs to be reviewed as part of an overall strategy for the site in collaboration with the tennis club, football club and any development on the neighbouring land. DDA compliance and access to the first floor should be included in any long term development plan.



Gutters are clogged, roof tiles in good condition and single glazed windows.



Club Room and bar would benefit from investment

6.3 The Artificial Turf Hockey Pitch

The condition survey has provided an assessment and appraisal of physical property conditions including photographs and illustrations to indicate existing features found during the survey. The artificial turf pitch condition is consistent with our experiences of a functional and ageing external sports facility.

The principal facility features appear to offer a satisfactory player experience and appear to remain fit for purpose. Presuming that current maintenance activities and programme of usage are continued and natural failures are avoided; we anticipate that full refurbishment / renewal works will be required sometime between 2016 and 2018 to renew the playing surface, perimeter ball stop fencing and floodlights, as well as associated works.

With the pitch continuing to provide a competitive hockey venue, the appropriate Performance Quality Standard (PQS) should accord with the International Hockey Federation (FIH): Handbook of Performance, Durability and Construction Requirements for Synthetic Turf Hockey Pitches – May 2013 Edition (or amended / updated publications).

Of the three approval levels laid down by FIH or synthetic turf products, the appropriate standard is 'national' level turf, which is suited for other international matches (not global) and higher level national competitions.

New perimeter ball-stop fencing will be necessary when the playing surface is replaced and discussions with the Planning Department are recommended to check what permissions are required. New goals are required and self-weighted freestanding goals are appropriate for the variety of activities and sports and the expected diverse pitch arrangement.

In terms of artificial lighting, we anticipate that current lighting qualities will be upgraded via a bulk lamp replacement (new floodlights mounted onto existing masts), to ensure the refurbished system produces adequate lighting standards in accordance with International Hockey Federation (FIH) Guide to the Artificial Lighting of Hockey Pitches (June 2007).

Investment Strategy

In conclusion, we anticipate the pitch will continue to provide adequate performance for a further three to five years, after which, refurbishment works should be implemented.

Investment required to complete refurbishment works is identified within this report.



Existing ATP



Existing ATP with building to side

6.4 External Grass Pitches

The site is located in Flood Zone 1 (low risk): It is not situated over existing landfill or located in a Groundwater Protection Zone. Site geology is 'HANSLOPE 1, described as 'Slowly permeable calcareous clayey soils. Some slowly permeable non-calcareous clayey soils. Slight risk of soil erosion.

Ground Make-up

The site currently comprises a shallow layer of poorly draining CLAY topsoil over CLAY subsoil. The results of the soil assessments indicate that soil decompaction will help increase infiltration rates but ultimately a surface bypass drainage system is required. Current agronomic condition of the Rugby pitches (Downham Road) is poor with sward composition dominated by shallow rooted grasses allowed to go to seed and high level weed coverage. Sward composition will need to be changed to provide a surface suitable for sustained sports use. Current agronomic condition of the City of Ely Football pitch and associated community pitches adjacent is good with a sward comprising a high level of sports specific ryegrass. The existing drainage infrastructure to the premier pitch should be replaced to alleviate issues with water logging during rainfall and flooding. Infiltration rates are due to be performed in spring, however the soil characteristics are such that it is anticipated the rate of surface water infiltration through the surface will be low. The orientation of some of the pitches does not comply with the guidelines specified by Sport England (approx north/south), the exceptions being the community football pitches and the 2nd Rugby pitch. However it is not deemed practical or achievable to re-orientate the existing playing pitches.

Drainage

Drainage infrastructure is not evident on the existing rugby pitches or community football pitches; however there are various options on site which could provide outfall for both ground and surface water following installation of an intensive drainage scheme. The suitability of the potential outfall arrangements will require further investigation during the design stage along with any land drainage consents from the relevant land owner/authority. The City of Ely premier football pitch has a 'herringbone' drainage system installed; subsequent investigation may be required to ascertain the condition and efficiency of the drainage system, and scope to improve this, if required. With respect to nutrient status, the topsoil on all pitches has sufficient levels of the major plant nutrients Phosphorous, Potassium and Magnesium. pH of the top soil (6.4 - 8.0) is considered optimum to maintain healthy grass growth.

Development options

The agronomic condition of the Rugby pitches is a result of limited maintenance, overuse, poor sward and soil characteristics and limited or non-existent drainage infrastructure. The development options below focus on providing a turf surface more conducive to winter sports use. An increase in drainage intensity will result in a better

performing turf surfaces that are more resistant to wear and tear, whilst providing extended pitch use even during periods of inclement weather. Based on the findings from the site investigation, the following development option is recommended for the main Ely Tigers Rugby pitch, The City of Ely Football pitch, the community football pitches and the 2nd Rugby pitch.

Investment Strategy for Existing facilities

6.4a - (Ely Tigers Rugby pitch, City of Ely football pitch and 2nd Rugby pitch)

Option 1: Site remodelling and installation of land drainage @ 3m centres and secondary surface bypass drainage scheme on the Tigers rugby pitch, City of Ely Football pitch and 2nd Rugby pitch. (3 pitches, approx. 2.2 ha).

N.B. - This is the recommended option and will provide extended playability even during periods of inclement weather.

1. Removal of existing vegetation
2. Primary cultivation to bury organic matter residue.
3. Topsoil cultivation (200 mm) to produce a suitable tilth.
4. Final cultivations and surface grading.
5. In-situ stone pick.
6. Installation of a pipe drainage infrastructure (@ 3 metre centres).
7. Establishment of a new grass sward (including seeding and fertiliser).
8. Verti-draining of established sward to relieve compaction.
9. Installation of a secondary bypass drainage scheme.
10. Application of 3 x 8 mm of sand topdressing.

Option 2: Site remodelling and installation of land drainage @ 3m centres on the Tigers rugby pitch, City of Ely Football pitch and 2nd Rugby pitch. (3 pitches, approx. 2.2 ha). If budget does not permit Option 1 then Option 2 would comprise:

N.B. - It should be noted that this drainage scheme will not perform as well as that in Option 1 with the possibility of water logged pitches during periods of heavy rainfall and a reduction in usage per week.

1. Removal of existing vegetation (including a limited amount of hedge removal and unused areas adjacent to pitches).
2. Primary cultivation to bury organic matter residue.
3. Topsoil cultivation (200 mm) to produce a suitable tilth.
4. Final cultivations and surface grading.
5. In-situ stone pick.
6. Installation of a pipe drainage infrastructure (@ 3 metre centres).
7. Establishment of a new grass sward (including seeding and fertiliser).
8. Verti-draining of established sward to relieve compaction.

6.4b - (3rd Rugby Pitch)

Due to the significant slope on the 3rd Rugby pitch, cut and fill and the installation of primary and secondary drainage would be advocated to provide a turf surface which complies with Sport England guidelines. However where this is not feasible then the following recommendation would be:

Option 1: Site remodelling works for the renovation of the 3rd Rugby pitch (approx. 0.5 ha)

1. Removal of existing vegetation.
2. Cultivation of topsoil to incorporate the organic matter residue.
3. Laser grade topsoil to final levels.
4. Stone pick
5. Establishment of a new grass sward, including seeding and fertiliser.
6. Verti-draining of established sward to alleviate compaction.

12-months maintenance post-construction

Depending on the construction timetable, it is possible that on-going maintenance will be required for the first 12-months following completion of the remediation works. This will include the following items:

1. Mowing.
2. Fertiliser application.
3. Compaction alleviation (e.g. shallow spiking).
4. Selective weed control (as required).
5. Pest and disease control (as required).
6. Rolling.

N.B: Earthworks should only be carried out under suitable weather and ground conditions (i.e. soil in a dry and friable state) to avoid structural damage. In order to maintain the playability of the surface in the longer-term, the site would benefit from light annual sand topdressing. This should be factored into the on-going maintenance budget for the site.



Premier Rugby Pitch



Existing Football Pitch

6.4c – Current Community Pitches

The community pitches are currently un-marked and accommodate variable use at present. Due to the planned housing expansion it is proposed that this site will be suitable for further development along with agricultural land situated to the East. For any development of natural turf surfaces based on the findings of this feasibility study, it is recommended that primary and secondary drainage is installed to cope with the anticipated levels of use and increase in patronage. The site at present will accommodate three full size football pitches (100 x 70 m) which is evident in the existing infrastructure in the form of goal posts demarcating two pitches orientated North-South (compliant with Sport England guidelines for pitch orientation) and one pitch orientated West-East (non-compliant with SE guidelines).

No drainage was identified on site during the investigation and existing drainage plans were not made available to TGMS. Due to the underlying soil characteristics (Clay loam over Clay) it is recommended that an intensive drainage scheme is installed incorporating primary land drainage @ 3 m centres followed by a secondary surface bypass system (sand grooves). Although infiltration testing was not carried out, the Feasibility report suggests infiltration rates will be extremely low due to the nature of the parent material. To provide sustainability and efficiency of the natural turf community pitches in light of a significant increase in patronage arising from the new housing development, the following development options are recommended:

Option 1: Site remodelling and installation of land drainage @ 3m centres and secondary surface bypass drainage scheme on the Community pitches, (3 pitches, approx. 2.1 ha)

N.B. - This is the recommended option and will provide extended playability even during periods of inclement weather

1. Removal of existing vegetation
2. Primary cultivation to bury organic matter residue.
3. Topsoil cultivation (200 mm) to produce a suitable tilth.
4. Final cultivations and surface grading.
5. In-situ stone pick.
6. Installation of a pipe drainage infrastructure (@ 3 metre centres).
7. Establishment of a new grass sward (including seeding and fertiliser).
8. Verti-draining of established sward to relieve compaction.
9. Installation of a secondary bypass drainage scheme.
10. Application of 3 x 8 mm of sand topdressing.

Option 2: Site remodelling and installation of land drainage @ 3m centres on the Community pitches. (3 pitches, approx. 2.1 ha).

If budget does not permit Option 1 then Option 2 would comprise:

N.B. - It should be noted that this drainage scheme will not perform as well as that in Option 1 with the possibility of water logged pitches during periods of heavy rainfall and a reduction in usage per week.

1. Removal of existing vegetation (including a limited amount of hedge removal and unused areas adjacent to pitches).
2. Primary cultivation to bury organic matter residue.
3. Topsoil cultivation (200 mm) to produce a suitable tilth.
4. Final cultivations and surface grading.
5. In-situ stone pick.
6. Installation of a pipe drainage infrastructure (@ 3 metre centres).
7. Establishment of a new grass sward (including seeding and fertiliser).
8. Verti-draining of established sward to relieve compaction.

12-months maintenance post-construction

Depending on the construction timetable, it is possible that on-going maintenance will be required for the first 12-months following completion of the remediation works. This will include the following items:

1. Mowing.
2. Fertiliser application.
3. Compaction alleviation (e.g. shallow spiking).
4. Selective weed control (as required).
5. Pest and disease control (as required).

6.5 Tennis Courts

The condition survey provides an assessment and appraisal of physical property conditions including photographs and illustrations to indicate existing features found during the survey.

We understand the courts were originally installed in 1995 and two courts were refurbished three years ago (2010) with artificial grass surfacing. The junior tennis zone was also developed at this time.

The tennis courts are well maintained in a clean condition and appear generally free from moss and algae. The principal facility features appear to offer a satisfactory player experience and remain fit for purpose. The courts are free from litter and debris and are all well presented.

Having discussed the expected club growth and player demand during our survey with the club representative, we understand player membership grows via youth involvement and participation. We understand the club is seeking permission for a covered court with coaching office accommodation (a Dutch barn type structure) which is considered outside the scope of this study, so the proposed future improvements to onsite facilities include:

- Surface refurbishment to the two coated macadam courts with a new artificial (sand dressed) grass surface similar to adjacent two courts.
- The flood lights are approaching the end of their useful life and will require replacement
- Ball stop netting adjacent to the golf course (Northern) boundary to prevent conflict from stray golf balls exiting the adjacent golf course to the Northern boundary and to offer protection to the courts and players
- Replacement perimeter ball-stop fencing

We anticipate that refurbishment / renewal works will be implemented during site wide redevelopment work sometime between 2016 and 2018.

It would be appropriate to speak to the planning department about any new artificial lighting and perimeter fencing and netting to check what permissions might be required.

Investment Strategy

In conclusion, we anticipate that existing courts will continue to provide adequate performance for a further three to five years, after which, refurbishment works should be implemented to some aspects of the tennis provision as indicated above.



Existing Tennis Courts (Recently re-surfaced)



Existing Tennis Court (Worn surface)

7.0 COST SUMMARIES

7.1 Building Improvements Cost Summary

For full details on building cost / condition survey refer to appendix. The following table provides a summary of the anticipated cost.

Element	Immediate (0–1 years)	Short Term (1–5 years)	Long term (5 + years)
Football Club House	£265,150.00	£93,320.00	£77,550.00
ESOA Club House	£30,500.00	£93,150.00	£67,000.00
Total	£295,650.00	£186,470.00	£144,550.00

Please note, the cost indication above are based on present day pricing (November 2013) excluding VAT. For inflation forecast refer to condition survey appendix. For all exclusions and assumptions refer to condition survey.

7.2 ATP (Hockey Pitch) Improvement Cost Summary

The outcome of the construction budget estimate for the proposed Artificial Turf Pitch (ATP) refurbishment is as follows:

Description of Work	Cost (ex. VAT)
Contractual Provisions and Compliance	£6,000
Site Establishment by contractor	£6,900
Site Clearance, Excavations and Groundwork's	£48,015
Synthetic Turf Playing Surface System	£162,236
Perimeter Ball-Stop Fencing	£55,346
Sports Equipment, Site Furniture, Signage and Sundries	£14,300
Floodlights	£20,000
Reinstatement	£2,500
Performance Testing	£5,000
Maintenance Equipment (maybe part of a maintenance contract agreement).	£7,000
Client Contingency (5% of above costs)	£16,365
Total	£343,662 + VAT

This cost estimate is based upon a range of initial stage assumptions. We recommend that the site conditions are fully evaluated and correctly assessed in due course, in order to validate the proposed construction works contained within this document.

To arrive at the overall project costs; appropriate costs incurred to date plus development costs and forward professional fees and inflation over time should added to the construction budget estimate.

7.3 Grass Pitches Improvement Cost Summary

Indicative cost estimates – Ely Tigers Rugby pitch, City of Ely football pitch and 2nd Rugby pitch (3 pitches, approx. 2.2 ha)

Natural turf pitch works Ely Tigers rugby pitch, City of Ely football pitch, 2nd rugby pitch.	Option 1 (primary and secondary drainage) (2.2 ha)	Option 2 (Primary drainage) (2.2 ha)
Removal of existing vegetation (flail mow and herbicide application, hedge removal).	£4,000.00	£4,000.00
Primary cultivation of existing topsoil	£4,500.00	£4,500.00
Topsoil cultivation (200 mm depth)	£9,000.00	£9,000.00
Final cultivations and surface grading	£7,000.00	£7,000.00
Stone removal	£7,500.00	£7,500.00
Installation of a piped drainage infrastructure including surface bypass drainage where applicable.	£110,500.00	£70,000.00
Grass establishment	£5,000.00	£5,000.00
Verti-draining	£1,750.00	£1,750.00
Sand topdressing (24 mm)	£26,000.00	
Subtotal (ex VAT)	£175,250.00	£108,750.00
Contractor Preliminaries	£8,762.50	£5,437.50
Subtotal (ex VAT)	£184,012.50	£114,187.50
Contingency (10%)	£18,401.25	£11,418.75
Total	£202,413.75 +VAT	£125,606.25 +VAT

12 Months maintenance post construction costs for Options 1 & 2
(Ely Tiger, City of Ely Football and 2nd pitch, 2.2 ha in total (2.2ha))

Activity	Cost
Mowing (30 cuts)	£5,000.00
Fertiliser x 3	£2,000.00
Verti-draining x2	£4,000.00
Selective herbicide (if required)	£800.00
Overseeding	£4,500.00
Pest and disease control	£1,400.00
Total	£17,700.00 +VAT

Indicative cost estimates – 3rd rugby pitch
Natural turf pitch works

Natural turf pitch works 3rd rugby pitch	Surface renovation (0.5 ha)
Removal of existing vegetation (flail mow and herbicide application)	£1,000.00
Cultivation of topsoil.	£2,500.00
Laser grade to final levels	£3,000.00
Stone removal	£1,700.00
Establishment of a new grass sward, including seeding and fertiliser.	£1,400.00
Verti-drain.	£500.00
Subtotal (ex VAT)	£10,100.00
Contractor Preliminaries	£505.00
Subtotal (ex VAT)	£10,605.00
Contingency (10%)	£1,060.50
Total	£11,665.50 +VAT

12 Months maintenance post construction costs for Option 1
(3rd Rugby Pitch) (0.5ha)

Activity	Cost
Mowing (30 cuts)	£1,100.00
Fertiliser x 3	£500.00
Verti-draining x2	£1,000.00
Selective herbicide (if required)	£300.00
Overseeding	£1,500.00
Pest and disease control	£600.00
Total	£5,000.00 + VAT

Indicative cost estimates – Community pitches (3 pitches, approx. 2.1 ha)

Community Pitches	Option 1 (primary and secondary drainage) 2.1 ha)	Option 2 (Primary drainage) 2.1 ha)
Removal of existing vegetation (flail mow and herbicide application, hedge removal).	£3,818.00	£3,818.00
Primary cultivation of existing topsoil	£4,295.00	£4,295.00
Topsoil cultivation (200 mm depth)	£8,590.00	£8,590.00
Final cultivations and surface grading	£6,700.00	£6,700.00
Stone removal	£7,160.00	£7,160.00
Installation of a piped drainage infrastructure including surface bypass drainage where applicable.	£105,500.00	£66,800.00
Grass establishment	£4,770.00	£4,770.00
Verti-draining	£1,670.00	£1,670.00
Sand topdressing (24 mm)	£24,800.00	
Subtotal (ex VAT)	£167,303.00	£103,803.00
Contractor Preliminaries	£8,365.15	£5,190.15
Subtotal (ex VAT)	£175,668.15	£108,993.15
Contingency (10%)	£17,566.81	£10,899.31
Total	£193,254.96+VAT	£119,892.46+VAT

2 months maintenance post construction costs for Options 1 & 2 (Community pitches, 2.1 ha in total)

Mowing (30 cuts)	£4,772.72
Fertiliser x 3	£1,900.00
Verti-draining x2	£3,800.00
Selective herbicide (if required)	£760.00
Overseeding	£4,300.00
Pest and disease control	£1,300.00
Total	£16,832.00 + VAT

7.4 Tennis Courts Improvement Cost Summary

The outcome of the construction budget estimate for the proposed Tennis Courts refurbishment is as follows:

Description of Work	Cost (ex. VAT)
Contractual Provisions and Compliance	£3,000
Site Establishment	£4,620
Surface refurbishment to two coated macadam court	£13,061
Replacement floodlights	£36,500
Replacement perimeter ball-stop netting Ball stop netting adjacent to the golf course (Northern) boundary	£47,735
Reinstatement	£1,500
Performance Testing	£2,000
Client Contingency (5% of above costs)	£5,421
Total	£113,837 + VAT

This cost estimate is based upon a range of initial stage assumptions. We recommend that the site conditions are fully evaluated and correctly assessed in due course, in order to validate the proposed construction works contained within this document.

To arrive at the overall project costs; appropriate costs incurred to date plus development costs and forward professional fees and inflation over time should added to the construction budget estimate.

8.0 STAGE 1 – RECOMENDATIONS

8.1 Phased Capital Expenditure Programme

It is recommended that a phased programme of capital expenditure is required to ensure the existing facilities continue to meet the requirements of existing participation levels. This programme can be broadly split into: Immediate (0-1 years), Short Term (1-5 years) and Long Term (5 plus years).

Immediate Term

Capital expenditure is required immediately on both clubhouses particularly on the Football Club Changing Rooms and Kitchen to ensure the building does not deteriorate beyond a 'point of no return'. Some smaller scale works are required to the EOSA Club House which would mainly involve deep cleaning and replacement of the gutter, fascias and soffits.

Short Term

Once the immediate issues have been addressed further expenditure is required in the short term on both clubhouses. Failure to do so may result in serious defects to the primary structure and building envelope. Of particular note are items such as the external doors (both building) and windows to the Rugby Club which require replacement. The hot water and heating system to the football club requires investment. The Football Club foul and surface water system is in need of critical investment.

Within the short term issues attaining to the Grass Pitch drainage, deteriorations of the ATP surface and Tennis Courts surface should also be addressed. The grass pitches are of course affected by the unpredictable nature of the climate. Failure to address the drainage issues particularly on both premier pitches could result in a more costly or time consuming remedial process. The surface of the ATP pitch should be resurfaced as it approaches the end of its working life. If this is not done within this time period it may pass the 'point of no return' and result in a failure of the sub-surface. This would result in additional replacement costs.

Long Term

Longer term issues will also require expenditure particular examples include the Football club windows, Lighting systems, DDA compliance to the Football Club and the long term Foul / surface drainage of Rugby Club. Car park levels, drainages and kerb edges. As well as fixed furniture items such as WC cubicles, benches etc will require replacement.

For further details refer to the condition report on these items.

8.2 Final Cost Summary

The following tables identify the capital expenditure for an overall improvements strategy excluding any ongoing maintenance costs.

Immediate Term (0 to 1 Years)

Area of Work	Cost (ex. VAT)
Football Club (Buildings)	£265,150.00
EOSA (Buildings)	£30,500.00
Grass Pitches	£0*
ATP (Hockey) pitch and tennis courts	£0*
Total	£295,650.00

*Excluding current maintenance costs

Short Term (1 to 5 Years)

Area of Work	Cost (ex. VAT)
Football Club (Buildings)	£93,320.00
EOSA (Buildings)	£93,150.00
Grass Pitches*	£407,334.21
ATP (Hockey) pitch and tennis courts	£457,449.00
Total	£1,051,253.21

*Based on Option 1 (Refer section 7 of this report)

Long Term (5 plus Years)

Area of Work	Cost (ex. VAT)
Football Club (Buildings)	£77,550.00
EOSA (Buildings)	£67,000.00
Grass Pitches	£0*
ATP (Hockey) pitch and tennis courts	£0*
Total	£144,550.00

*Excluding maintenance costs

9.0 STAGE 2 - DEVELOPMENT OPTIONS

9.1 Option 1

Access

Access to the site remains consistent with the existing strategy whilst considering a longer term development of the site to the East of the Premier Rugby Pitch. Vehicles enter from Downham Road navigate the existing road network to the North of the site along the rear of the club houses. (Access may alter to accommodate the cinema development).

Parking

All existing permanent parking remains unaltered within this proposal. However it is noted that the old netball court adjacent to the Tennis Courts are used as overspill parking. This option approx replaces 'like for like' (in area terms) space lost to the east of the existing Tennis Courts (on the old Netball Court) with new spaces on the site to the west of the squash courts. The additional Football Changing facilities proposed to the west of the football clubhouse have displaced some parking, additional parking can be provided on the strip of land to the west behind the west side of the main pitch. The Rugby Club also have a Further overspill parking is required for specific events on the site which currently use the East Cambs owned land to the East. Should this site be developed, this accessed does not provide a recommendation for how it might be developed or increased. ECDC must consider the wider issue of parking within the overall strategy for how the complete site will be developed.

EOSA Club House

No additional development is required to this building beyond the recommendations outlined in stage 1 of this report.

Football Club House

To cater for the additional football pitches identified within this option, additional changing will be essential. Strategically the preferred location for this expansion is likely to be attached to the existing clubhouse on the Western side. A minimum of four additional changing rooms with associated, officials change, stores and plant are required.

Football Pitches (Natural Turf)

This option achieves the project brief achieving the following provision;

- 1 Premier Flood Lit Pitch
- 5 Full size adult pitches (which could be reconfigured to accommodate multiple layouts of junior pitches)
- 2 Youth (Under 8-9s) Pitches

- Compound for maintenance equipment and goals / stores

Rugby Pitches (Natural Turf)

This option achieves the project brief achieving the following provision;

- 1 Premier Flood lit Pitch
- 1 Full size adult pitch (which could be reconfigured as Football or Rugby)
- 1 Nearly Full size Rugby Pitch
- 1 Non-compliant Rugby Pitch for Juniors

Artificial Surfaces

- 1 Full Size ATP (Hockey) Pitch (102x63m) Refurbished
- 1 New '3G' Football Training Pitch (84x58m)
- 5 Full Size Tennis Courts (all sandfilled grass)
- 1 Training Tennis Court (junior tennis zone)

Comments

It should be noted that the proximity of the new Rugby pitch relative to the existing changing facility might mean this pitch would be 'unpopular' and may not be used to its capacity whilst other pitches are overused. This location does however offer potential advantages should the new leisure centre be located to the South East. It could be a community access pitch or managed by the centre as a natural turf pitch.

The '3G' new training pitch has been located to provide proximity to the likely new leisure centre.

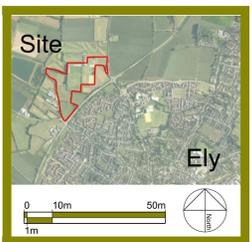
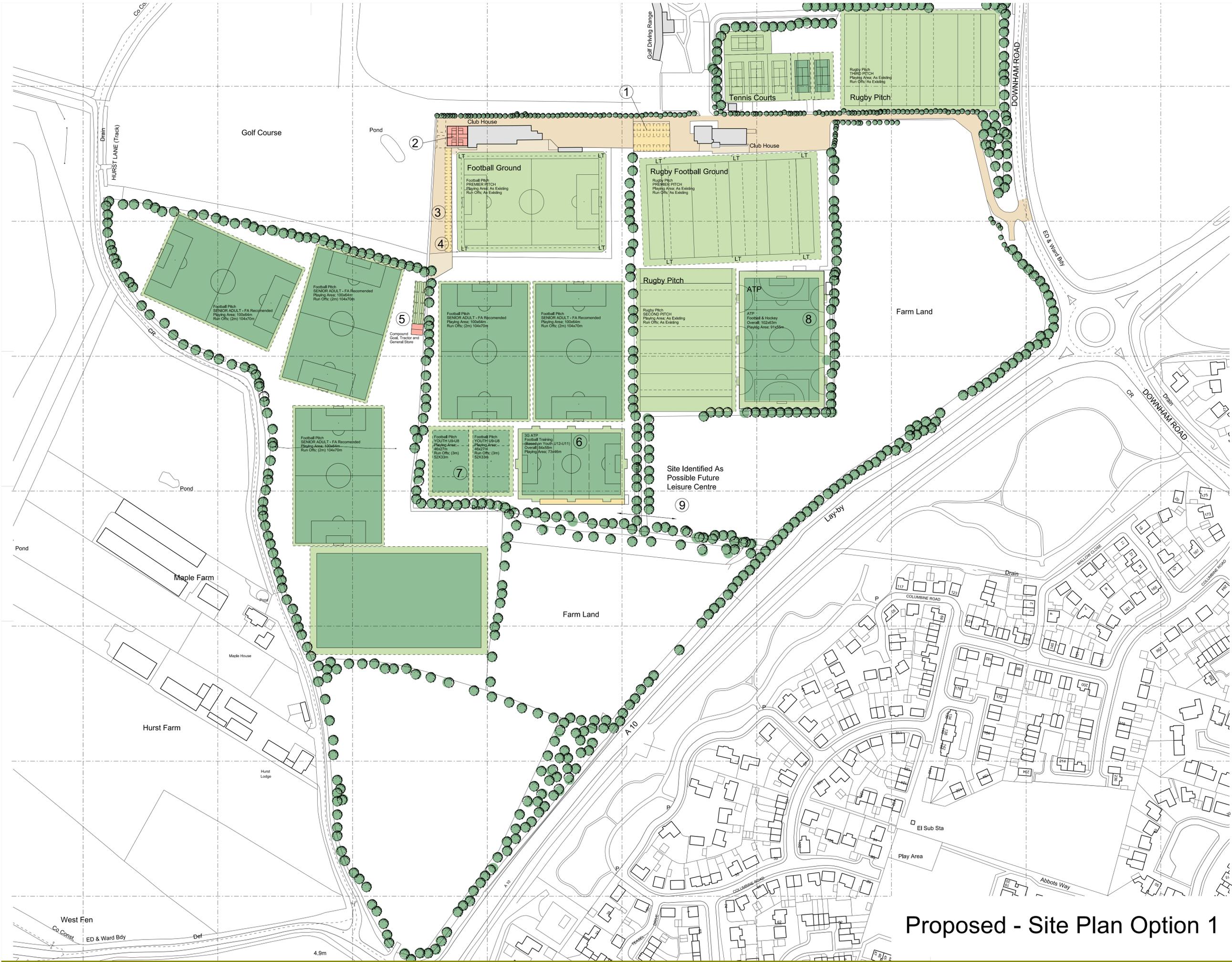
User Group Comments

Football Club

- Concerns were raised over where the revenue from the 3G pitch would be distributed. (This study does not seek to clarify this issue)
- The Football Club requested clarification on what access they would have to the new 3G pitch if it were owned / managed by a future Leisure Centre
- The proposed pitch layouts were understood and supported.
- The compound location was supported

Rugby Club

- Concerns were raised of the loss of parking on the old Netball Courts
- The additional parking adjacent to the squash courts was considered insufficient.
- Loss of overspill parking on the Cinema site was a key concern
- Proximity of the new Rugby Pitch was a concern but not considered a 'show stopper'.



- Legend**
1. Create new parking on grass verge
 2. Future additional changing rooms
 3. Access route
 4. Overflow parking
 5. External compound
 6. New 3G training pitch
 7. Possible Mini-pitch
 8. Resurfaced ATP
 9. Link to future leisure centre

- Pitch Schedule**
- 1No Premier Football Pitch
 - 1No Premier Rugby Pitch
 - 3No Rugby Pitches
 - 5No Football Pitches
 - 1No ATP (Hockey)
 - 1No 3G Training Pitch (Football)
 - 6No Tennis Courts
 - 1No Youth Soccer Pitch

Client: East Cambridgeshire District Council
 Job Name: Downham Road Outdoor Sports Facilities
 Drawing: Proposed - Site Plan Option 1
 Scale: 1:1250@A1 / 1/2500@A3
 Number: 1321-SK-001
 Revision: A
 Chk: NTS
 Auth: STN
 Date: 4.11.13

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Proposed - Site Plan Option 1

9.2 Option 2

Access

Access to the site remains consistent with the existing strategy. Vehicles enter from Downham Road, navigate the existing road network to the north of the site along the rear of the club houses. (Access may alter to accommodate the cinema development).

Parking

All existing permanent parking remains unaltered within this proposal. However it is noted that the old netball court adjacent to the Tennis courts are used as overspill parking by EOSA. This option approx replaces 'like for like' (in area terms) space lost to the east of the existing Tennis Courts (on the old Netball Court) with new spaces on the site to the West of the squash courts. The additional Football Changing facilities proposed to the West of the football clubhouse have displaced some parking, additional parking can be provided on the strip of land to the west behind the west end of the main pitch. The Rugby Club also has access to further overspill parking (required for specific events) on the site owned by ECDC to the east.

Should this site be developed, this study does not provide a recommendation for how the occasional shortfall in parking spaces might be increased. ECDC must consider the wider issue of parking within the overall strategy for how the complete site will be developed.

EOSA Club House

No additional development is required to this building beyond the recommendations outlined in stage 1 of this report.

Football Club House

To cater for the additional football pitches identified within this option additional changing will be essential. Strategically the preferred location for this expansion is likely to be attached to the existing clubhouse on the western side. A minimum of four additional changing rooms with associated, officials change, stores and plant are required.

Football Pitches (Natural Turf)

This option achieves the project brief providing for the following;

- 1 Premier Flood lit Pitch
- 5 Full size adult pitches (which could be reconfigured to accommodate multiple layouts of junior pitches)
- 2 Youth (Under 8-9s) Pitches
- Compound for maintenance equipment and goals / stores

Rugby Pitches (Natural Turf)

This option achieves the project brief providing following;

- 1 Premier Flood lit Pitch
- 1 Full size adult pitch (which could be reconfigured as Football or Rugby)
- 1 Nearly Full size Rugby Pitch
- 1 Non-compliant Rugby Pitch for Juniors

Artificial Surfaces

- 1 Full Size ATP (Hockey) Pitch (102x63m) Refurbished
- 1 New '3G' Football Training Pitch (84x58m)
- 5 Full Size Tennis Courts
- 1 Training Tennis Court (junior tennis zone)

Comments

It should be noted that the additional Rugby pitch is sighted on land owned by the Football Club, this may create legal and operational complexities. The location of this Rugby Pitch is more desirable from the Rugby Clubs perspective, whilst Football player will now have lengthier walks to and from the changing rooms.

The '3G' new training pitch has been located to provide proximity to the likely new leisure centre.

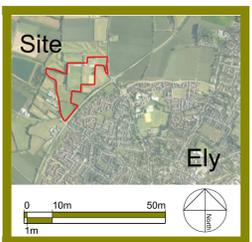
User Group Comments

Football Club

- Concerns were raised over where the revenue from the 3G pitch would be distributed. (This study does not seek to clarify this issue)
- The Football Club requested clarification on what access they would have to the new 3G pitch if it were owned / managed by a future Leisure Centre (This study does not seek to clarify this issue)
- The proposed pitch layouts were understood and supported.
- The location of the Rugby Pitch on Football club land was not considered ideal whilst the logic of proximity to the Rugby Club was understood.
- The compound location was supported

Rugby Club

- Concerns were raised of the loss of parking on the old Netball Courts
- The additional parking adjacent to the squash courts was considered insufficient.
- Loss of overspill parking on the Cinema site was a key concern
- Proximity of the new Rugby Pitch was more desirable than in Option 1



- Legend**
1. Create new parking on grass verge
 2. Future additional changing rooms
 3. Access route
 4. Overflow parking
 5. External compound
 6. New 3G training pitch
 7. Possible Mini-pitch
 8. Resurfaced ATP
 9. Possible link to Leisure Centre

- Pitch Schedule**
- 1No Premier Football Pitch
 - 1No Premier Rugby Pitch
 - 3No Rugby Pitches
 - 5No Football Pitches
 - 1No ATP (Hockey)
 - 1No 3G Training Pitch (Football)
 - 6No Tennis Courts
 - 1No Youth Soccer

Client: East Cambridgeshire District Council
 Job Name: Downham Road Outdoor Sports Facilities
 Drawing: Proposed - Site Plan Option 2
 Scale: 1:1250@A1 / 1/2500@A3
 Number: 1321-SK-002
 Revision: A
 Date: 4.11.13
 Auth: STN
 Chk: NTS

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Proposed - Site Plan Option 2

10.0 RECOMENDED DEVELOPMENT

10.1 Preferred Option

Introduction

The preferred / recommended development proposal adopts the basic principles of 'Option 1'. The following adjustments have been made to Option 1 proposal;

- Tennis; 1 Court has been omitted in favour of enclosing 1 of the existing courts to provide greater 'all year round' access.
- To ensure the original brief has been met the new Rugby Pitch to the south of the site is shown as a Rugby Pitch whilst it should be noted it could be reconfigured as a football pitch for use by Ely City or as a community Pitch for use by the new future leisure centre.
- For clarity the link to the future Leisure Centre has been revised.

10.2 Parking

The development of adjacent sites will have a major impact on the long term use of the existing sports facilities.

Parking

The proposed development plan creates 33 new parking spaces adjacent to the squash building and 32 spaces to the west of the Premier Football pitch, which offsets 65 new parking spaces against the 15 lost to make way for the additional Football changing rooms. This is a net gain of 20 spaces.

The existing unused Netball court currently used as supplementary parking will be lost to create two tennis courts we estimate a loss of approx 28 parking spaces.

'The additional pitches and facilities in the preferred option will create an estimated 160 new users across all sports clubs. Whilst we recognise that many will use the cycleway, footpaths and public transport planned to improve access in and around the north Ely Development, a significant proportion will use private vehicles. Based on a traffic survey commissioned by East Cambridgeshire District Council in October 2010, a total of 95 vehicle parking acts are experienced on match days for both rugby and football. On specific events this can rise to 400 vehicles.

Based on the projected additional usage and vehicle data available, a minimum of 55 additional car parking spaces, 1 coach parking space and 10 cycle parking spaces will need to be provided on and near the site to meet demand created by the new pitches. This is in addition to the need to make up for any spaces lost by expansion of the facilities.

10.3 Cost Estimates

Land Purchase Budget Estimate

A total of 4.9 ha (12.1 acre) of additional land is required to the west of the football club to accommodate this option. Current rates have been provided by January's Property Consultants (refer to appendix) are £10,000.00 to £12,000.00 per acre which equals £121,000.00 to £145,200.00.

New Natural Turf Pitches Budget Estimate

A total 4 additional pitches are proposed at £65,000.00 per pitch (as identified in appendix 3) Approx cost of this will be £260,000.00. An additional lump sum figure of £10,000.00 has been included to fill the existing drain with permeable material.

New All Weather Pitches Budget Estimate

The budget cost of a 84 x 58m 3G Training Pitch will be £391,059 + VAT (for details refer to appendix)

New Building Budget Estimate

Based on the following assumptions for a FA/Football Foundation compliant change facility.

Room	Area ²	Rate	Total
4 Change Room	168m ²		
Officials Change	20m ²		
Stores & Plant	20 m ²		
Circulation	22 m ²		
Sub-total	230m ²	£1,500.00	£345,000.00
Contingency (10%)			£34,500.00
Total			£379,500.00 +VAT

Professional fees, statutory fees, build contingency, contractors OH&P are built into the sq m rates.

Additional Roads & Parking Budget Estimate

Area	Area	Rate	Total
Roads & Parking (adjacent to Football)	1100m ²	£80	£88,000
Parking (adjacent to Squash)	610 m ²	£80	£49,000
Contingency	10%		£17,000
Total			£154,000.00 +VAT

Tennis Court Budget Estimate

Create 2 new outdoor Tennis Courts £145,931.00 + VAT

(for details refer to appendix)

(for refurbishment costs of exiting courts please refer to 7.4)

Ongoing Maintenance Costs

Ongoing maintenance costs for all the aforementioned development proposals have been excluded from this summary except the following;

- An indication of the first year's maintenance costs for the grass pitches has been provided in section 7 of this report.
- An indication of costs for maintenance equipment relating to the re-surfacing works for the ATP (Hockey) pitch and 3G Pitch have been included (equipment only), there are options available to the management team on the surface might be maintained.

Alternative Approach

An alternative approach would be to explore the option of establishing a new outdoor sports facility on the land directly to the east of the existing site but across Downham Road. It is anticipated that this facility would focus on youth football and involve a new set of natural turf pitches, car parking and changing facility.

1
The ownership and management of this facility would have to be further considered.

11.0 STAGE 3 – FINAL RECOMENDATIONS

11.1 Long Term Capital Expenditure & Development Programme

A programme of capital expenditure is required to ensure the overall sports offering develops in tandem relative to the population increase to Ely City.

The recommended development should be carried out in conjunction with the stage 1 recommendations of this report.

The overall development could be carried out in a single phase as per the cost summary below.

11.2 Cost Summary (Single Phase)

Item	Cost
Land Purchase	£145,200.00
Natural Turf Pitches	£270,000.00
New All Weather Pitches	£391,059.00
Two New Outdoor Tennis Courts	£145,931.00
New Buildings	£379,500.00
Additional Roads & Infrastructure	£185,000.00
Sub-total	£1,516,690.00
Contingency at 10%	£151,669.00
Total	£1,668,359.00 + VAT

11.3 Phased Alternative

There are a number of alternative phased approaches which could be undertaken to develop the site in a structured manner for example;

Phase 1a

- Purchase ALL the land required - £145,200.00
- Develop 2 grass football pitches - £130,000.00
- Construct the additional Changing Rooms - £379,500.00

Phase 1b

- Create 2 additional outdoor Tennis Courts - £145,931.00

Phase 2

- Develop the additional road and infrastructure - £185,000.00

Phase 3

- Develop the 3rd Grass Football Pitch (including lump sum figure for coving the existing surface water drain) - £75,000.00

Phase 4

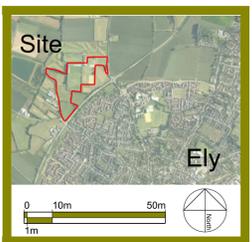
- Develop the 3G Artificial Turf Pitch - £391,059.00

Phase 5

- Develop the final natural turf pitch - £65,000.00

Total

- £1,516,690.00 plus 10% contingency equals £1,668,359.00 + VAT



- Legend**
1. Create new parking on grass verge
 2. Future additional changing rooms
 3. Access route
 4. Overflow parking
 5. External compound
 6. New 3G training pitch
 7. Possible Mini-pitch
 8. Resurfaced ATP
 9. Link to future leisure centre
 10. Additional 2 Outdoor Tennis Courts

- Pitch Schedule**
- 1No Premier Football Pitch
 - 1No Premier Rugby Pitch
 - 3No Rugby Pitches
 - 5No Football Pitches
 - 1No ATP (Hockey)
 - 1No 3G Training Pitch (Football)
 - 6No Tennis Courts
 - 1No Youth Soccer Pitch

Client: East Cambridgeshire District Council
 Job Name: Downham Road Outdoor Sports Facilities
 Drawing: Proposed - Site Plan - Preferred Option
 Scale: 1:1250@A1 / 1/2500@A3
 Number: 1321-SK-003
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Proposed - Site Plan Preferred Option

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Terminology

ATP	Artificial Turf Pitch
DDA	Disability Discrimination Act
ECDC	East Cambridgeshire District Council
EOSA	Ely Outdoor Sports Association
Cambs FA	Cambridgeshire Football Association
FA	Football Association
FC	Football Club
FIH	International Hockey Federation
H&S	Health & Safety
LA	Local Authority
LTA	Lawn Tennis Association
PQS	Performance Quality Standard
OA	Overall (reference a size / dimension)
RC	Rugby Club
RFU	Rugby Football Union
SBL	Saunders Boston Limited
SSL	Surfacing Standards Limited
TBC	To Be Confirmed
TGMS	Survey Company (Sub-contractor)
3G	Third Generation

APPENDIX 1 – Architects Drawings

APPENDIX 2 – Condition Survey (Buildings & Infrastructure)

APPENDIX 3 – Condition Report (Grass Pitches)

APPENDIX 4 – Condition Report (Main All Weather Hockey Pitch)

APPENDIX 5 – Condition Report (Tennis Courts)

APPENDIX 6 – Land Purchase Cost Analysis

APPENDIX 7 – East Cambridgeshire District Council Pitch Brief

APPENDIX 8 – Artificial Surfaces Cost Estimate