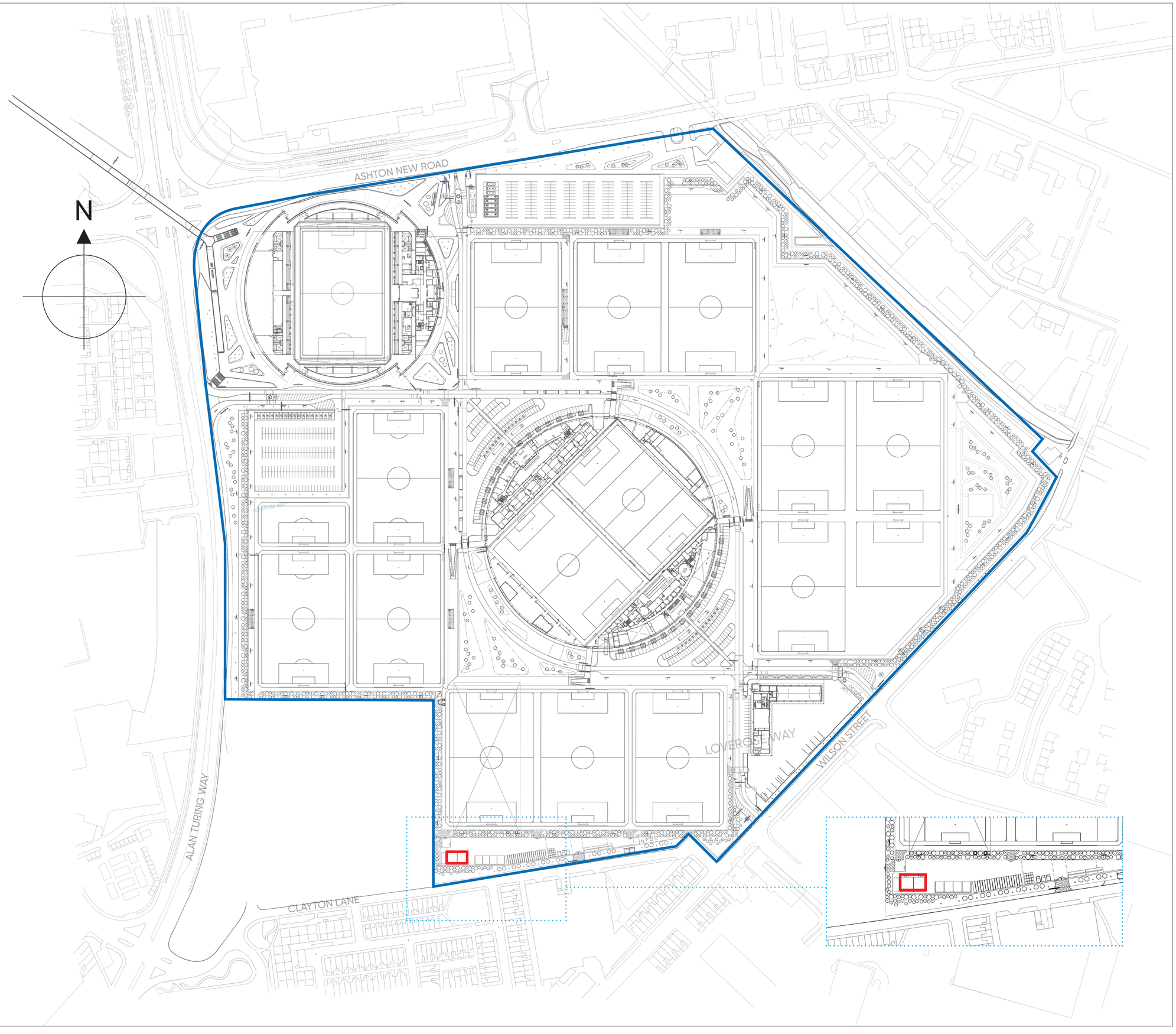
PROPOSED NEW PUMP HOUSE ENVELOPE
TO COVER EXISTING BUILDING

23rd September 2025 - Rev. 2

Supporting Planning Details

Prepared by Neil Cousins
The Brand Group



Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Scaled location plan showing proposed position in relation to:

Clayton Lane
Latitude: 53.47899° N,
Longitude: 2.18636° W

Wilson Street
Latitude: 53.4761849° N
Longitude: −2.1932507° W

Client: MCFC

Drawn: NC

Checked: RJ

Date: 23.09.25 - Rev. 2

Ref: 280866/A4

Scale: 1/1000 @ A0



Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Aerial view and expanded view.

Client: MCFC

Drawn: NC

Checked: RJ

Date: 23.09.25 - Rev. 2

Ref: 280866/A4

Site report and proposal for works:

Date: 9 September 2025

Location: City Football Academy, Rear Facilities Area (“Boneyard”)

1. Background

A site inspection was carried out at the City Football Academy within the rear facilities area, commonly referred to as the “Boneyard.” The purpose of this review was to assess the condition of the existing pump house, which currently functions as part of the site’s water attenuation system and supports related infrastructure requirements.

2. Current Condition

The pump house, while continuing to fulfil its operational purpose, has been subject to progressive deterioration over time. The most significant issue identified relates to the roof structure, where repeated water ingress has been recorded. This has contributed to ongoing decay and presents a medium-term risk to the integrity of the building.

In contrast, the walls and primary structure remain sound. The external envelope, aside from the roof, continues to provide stability and a secure housing for the pumps and water attenuation equipment. This creates an opportunity to retain much of the existing footprint and avoid unnecessary disruption.

3. Proposed Approach

It is proposed that a new building (envelope) be constructed directly over the existing footprint of the pump house using new steelwork and aluminium roof and cladding to all sides finished in RAL6005 (Juniper Green) to match existing colour of building and fencing on Wilson Street)..

This strategy will:

- Eliminate the need for demolition, thereby reducing disruption, cost, and environmental impact.
- Preserve the existing water attenuation infrastructure, ensuring continuity of service during and after construction.
- Deliver a modernised and more resilient building envelope designed to address the shortcomings of the current roof and provide greater long-term durability.

The architectural drawings contained within this planning summary illustrate the proposed design in detail, including the dimensions of the footprint and the integration with existing site infrastructure.

4. Benefits of the Proposal

- Operational continuity: The attenuation system remains protected throughout the build.
- Cost efficiency: Avoiding demolition and rebuild minimises capital expenditure.
- Sustainability: Reuse of the footprint reduces waste and carbon impact.
- Environmnent - Potentially reduce / eliminate operational noise in the existing built environment.
- Longevity: A new structure ensures greater resilience against water ingress and weathering.

5. Conclusion

The inspection confirmed that while the pump house is needs attention in its present condition, particularly due to roof degradation, the core structure remains serviceable. Constructing a new building over the same footprint offers a practical, cost-effective, and sustainable solution.

This report, together with the supporting drawings, provides a basis for approving the proposal and moving forward to the planning and construction phases.

Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Site Report and Proposal

Client: MCFC

Drawn: NC

Checked: RJ

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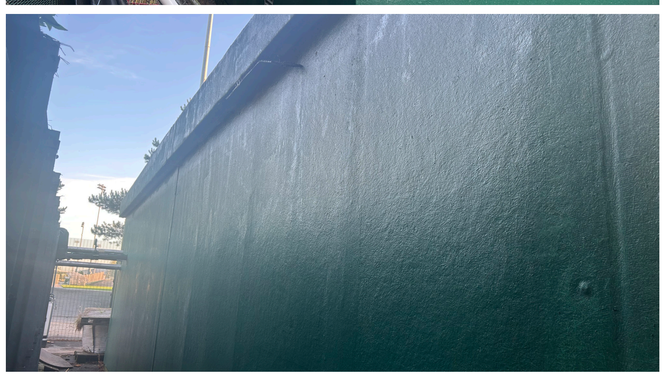
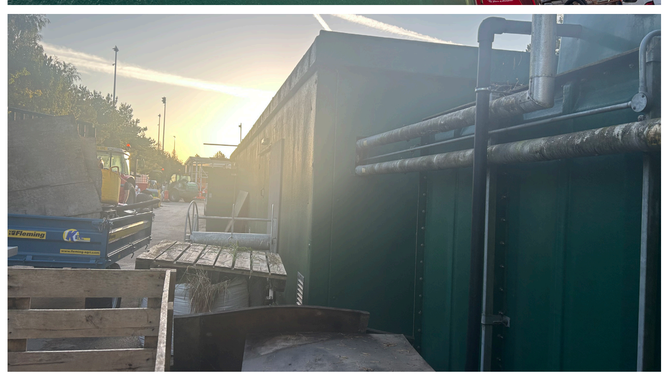
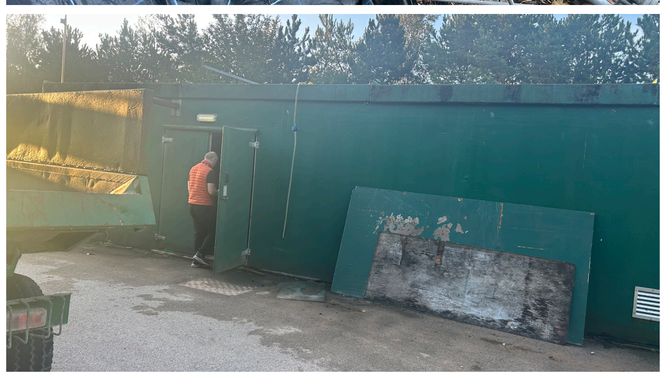
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Photos of existing pump house showing present condition including leaking roof aspect:










Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Photos of existing site:

Client: MCFC

Drawn: NC

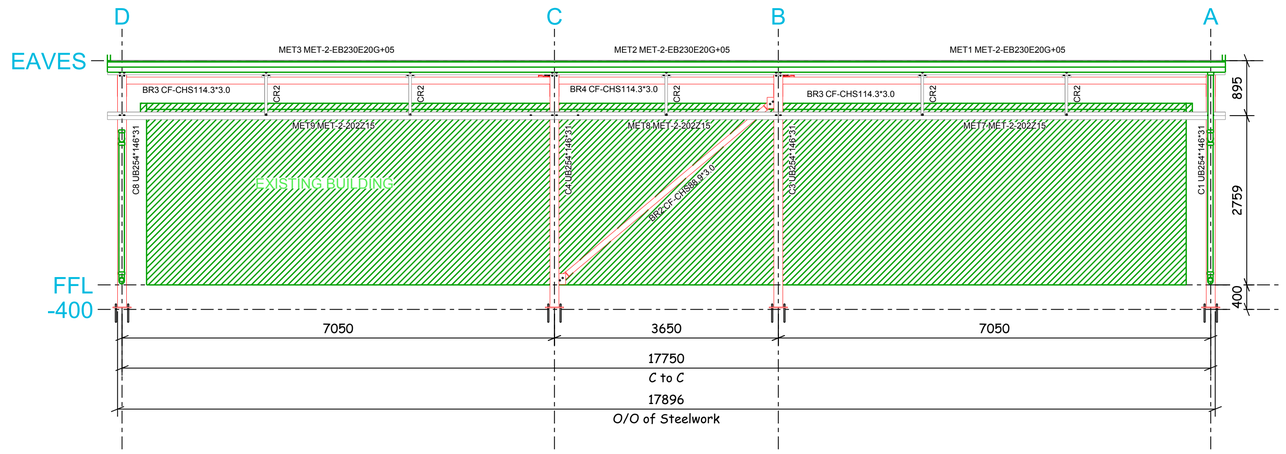
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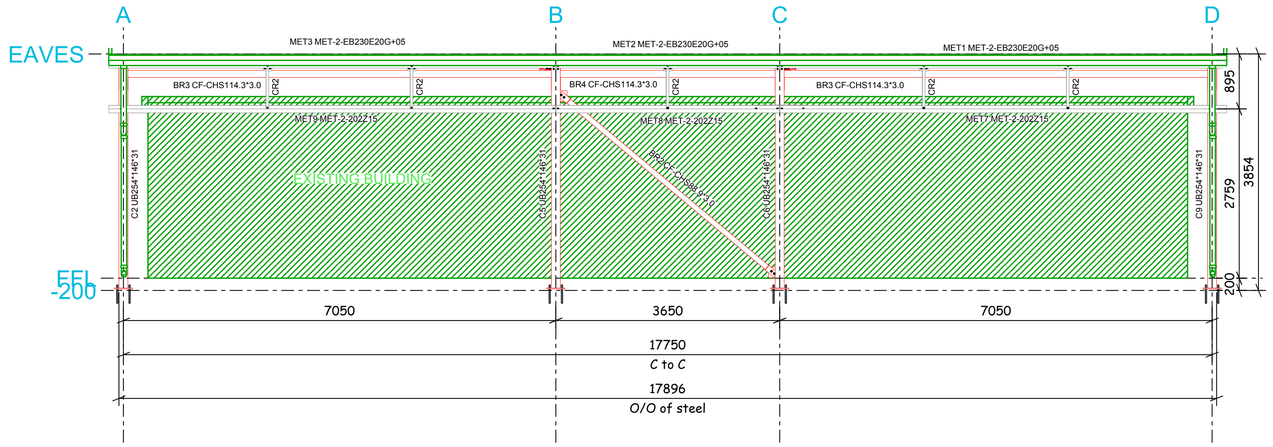
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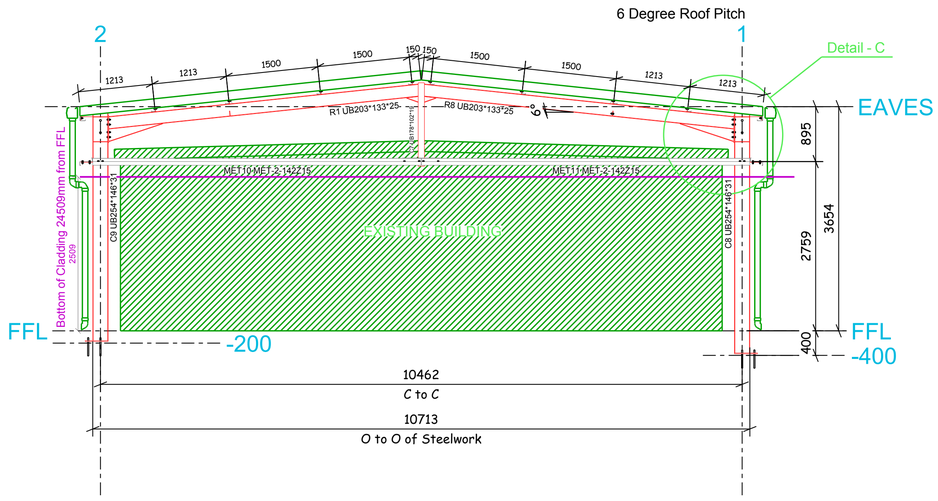
0m 1m 2m 3m 4m 5m



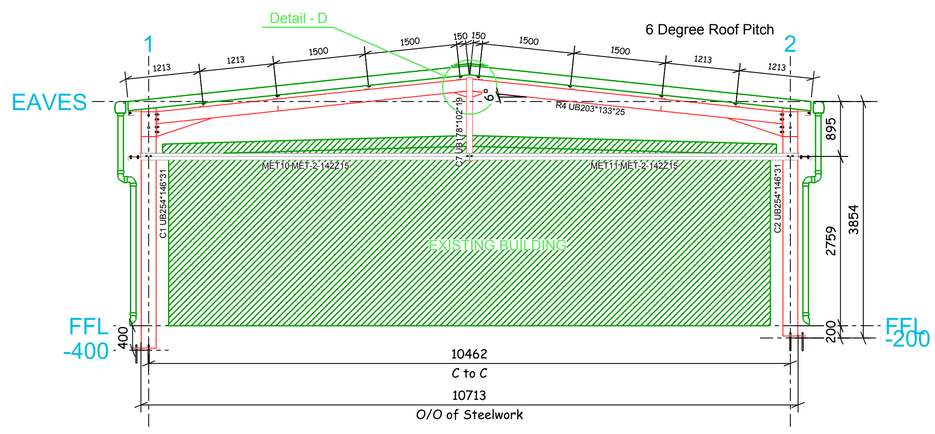
Grid Line 1



Grid Line 2



Grid Line D



Grid Line A

Manchester City Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Elevation drawings

Client: MCFC

Drawn: NC

Checked: RJ

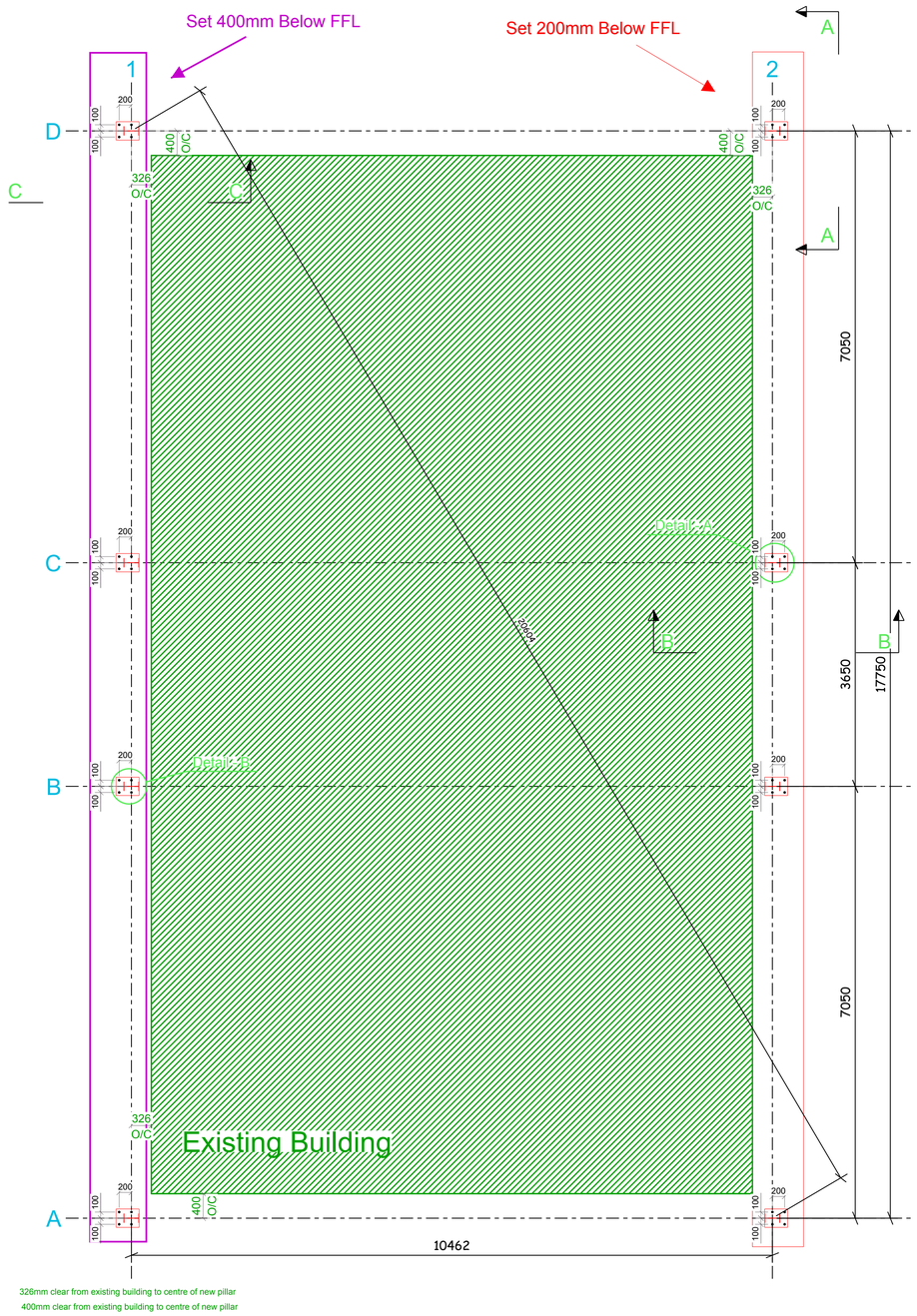
Date: 23.09.25 - Rev. 2

Ref: 280866/A4

Scale 1:50 @ A1

Scale 1:50

0m 1m 2m 3m 4m 5m



326mm clear from existing building to centre of new pillar

400mm clear from existing building to centre of new pillar

H/D Bolt Plan

Manchester City Football Academy

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Elevation drawings

Client: MCFC

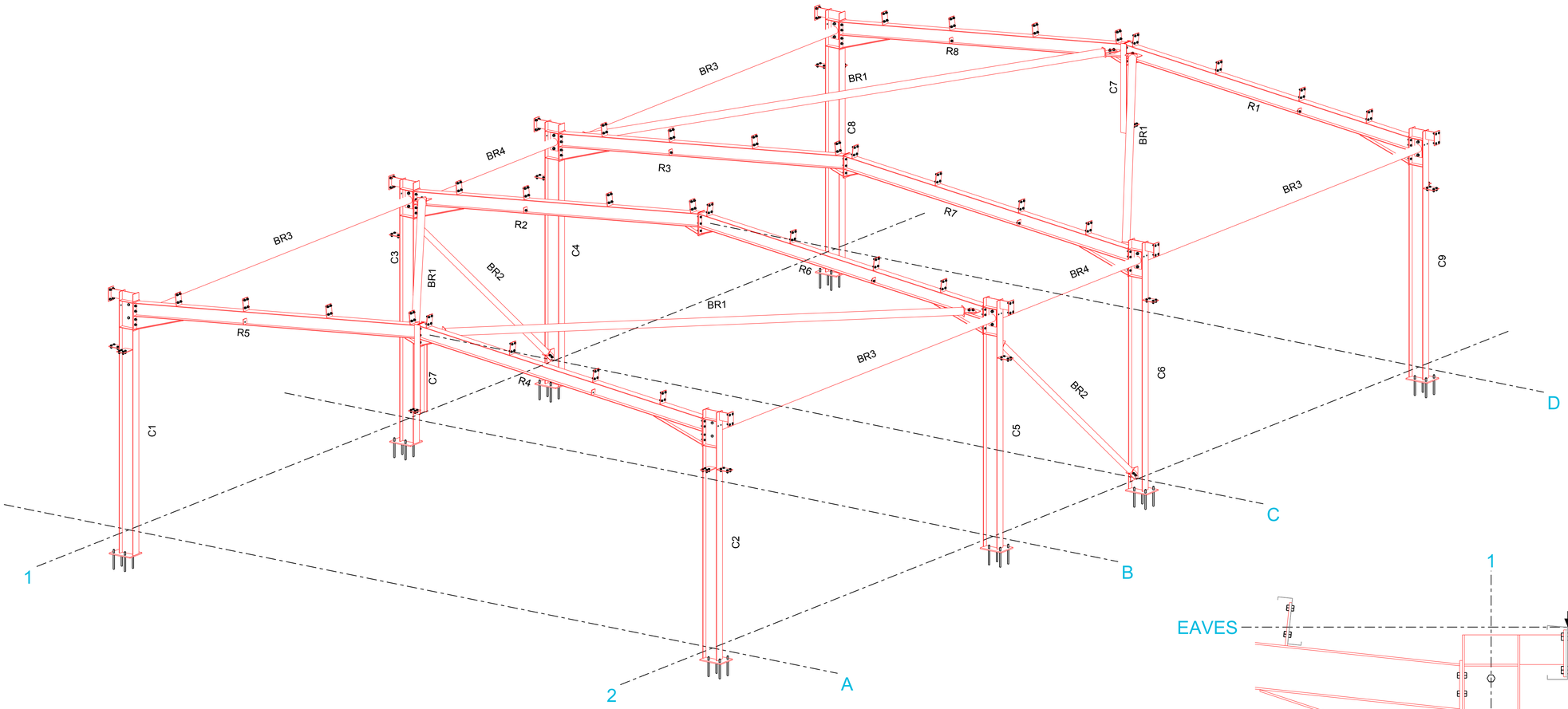
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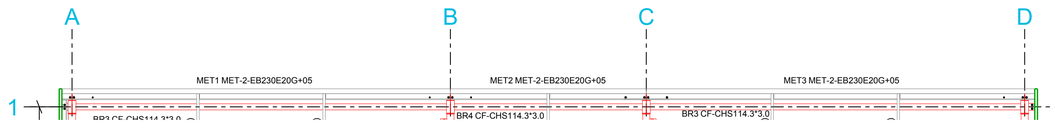
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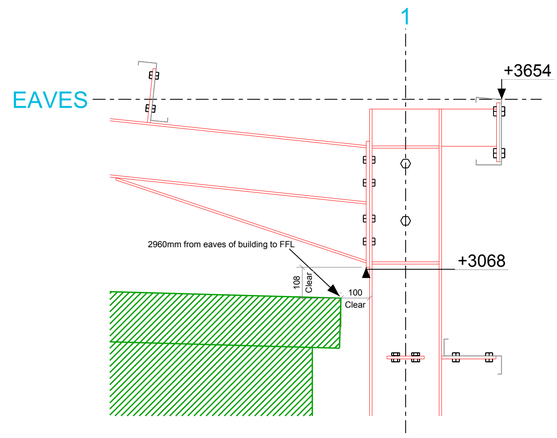
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Scale 1:50 @ A1



3D





Detail - C

Manchester City
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Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Isometric drawing for illustration purposes only - not to be scaled

Client: MCFC

Drawn: NC

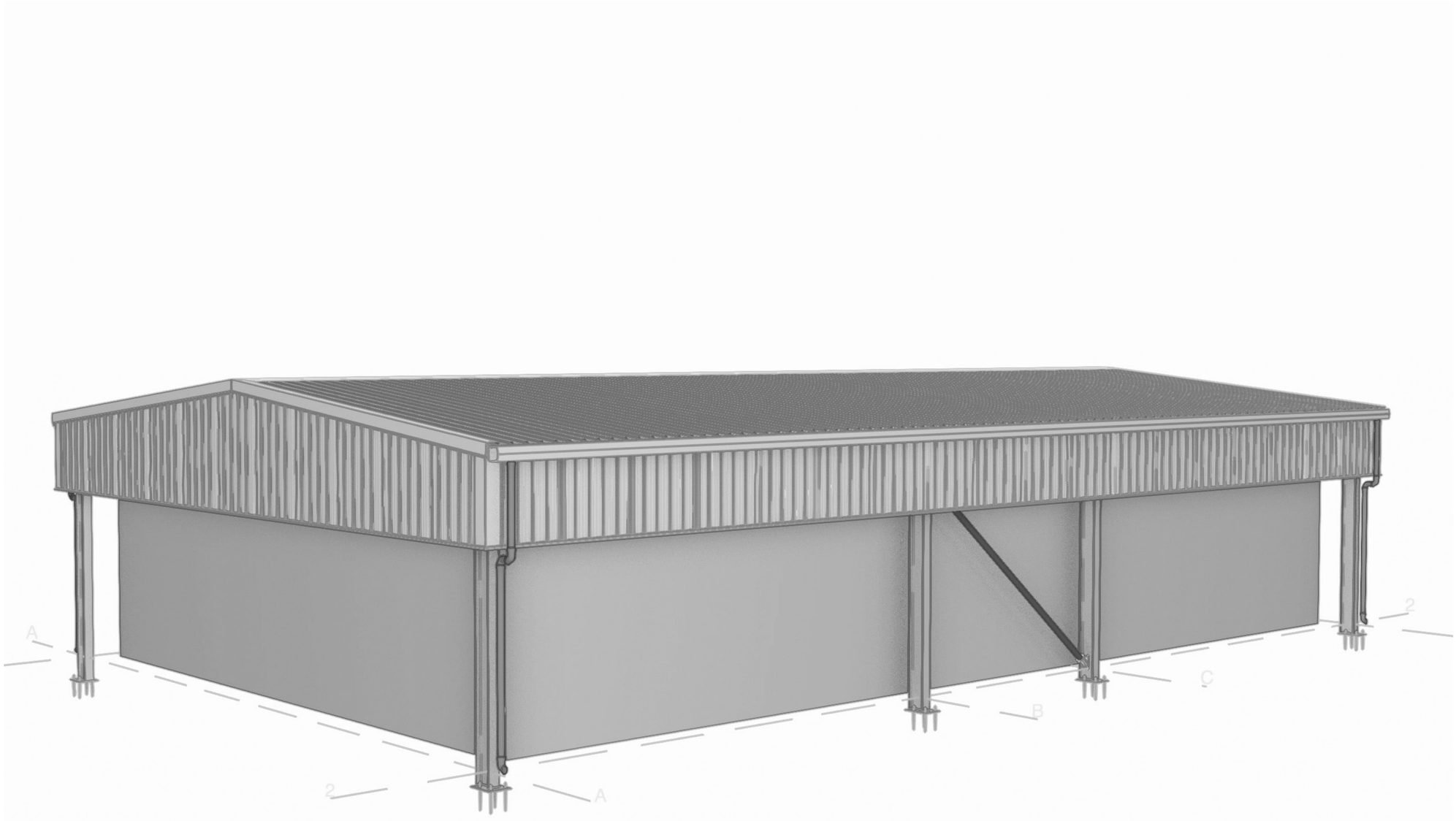
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Scale 1:50 @ A1

CGI Model showing proposed new pump house envelope.



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Football Academy

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CGI Model showing proposed new pump house envelope for illustration purposes only.

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