

MCWFC Facility

Manchester City Football Club



Design & Access Statement BSA Project No: 22-053 | Issue No: 900-01 | December 2023



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BSA Project No: 22-053

Report No: 900-01 Issue No: 03

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Tracker

Issue	Date	Revision	Received By	Comment	Approved
01	30/08/2023	01		Report issued in “draft” status	
02	15/12/2023	02		Final Draft for Review	
03	19/12/2023	03		Final for Planning Submission	

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1.0 Executive Summary

1.1 Introduction

Bowker Sadler Architecture were asked to assemble a consultant team with a view to developing the MCWFC project.

We have arranged for a full topographical survey of the site, a measured survey of the existing bank building, obtained quotations for a full R&D Asbestos survey and further arranged for a sub-scan of the services that appear to exist below the site.

This allowed us to explore options for the project as part of our work up to RIBA Stage 2, taking into account client budget, end-user requirements, site constraints and future phasing flexibility.

This has culminated in a Stage 3 Design that we now wish to obtain planning approval for – the details of which are contained within this D&A Statement.



2.0 Proposed Development

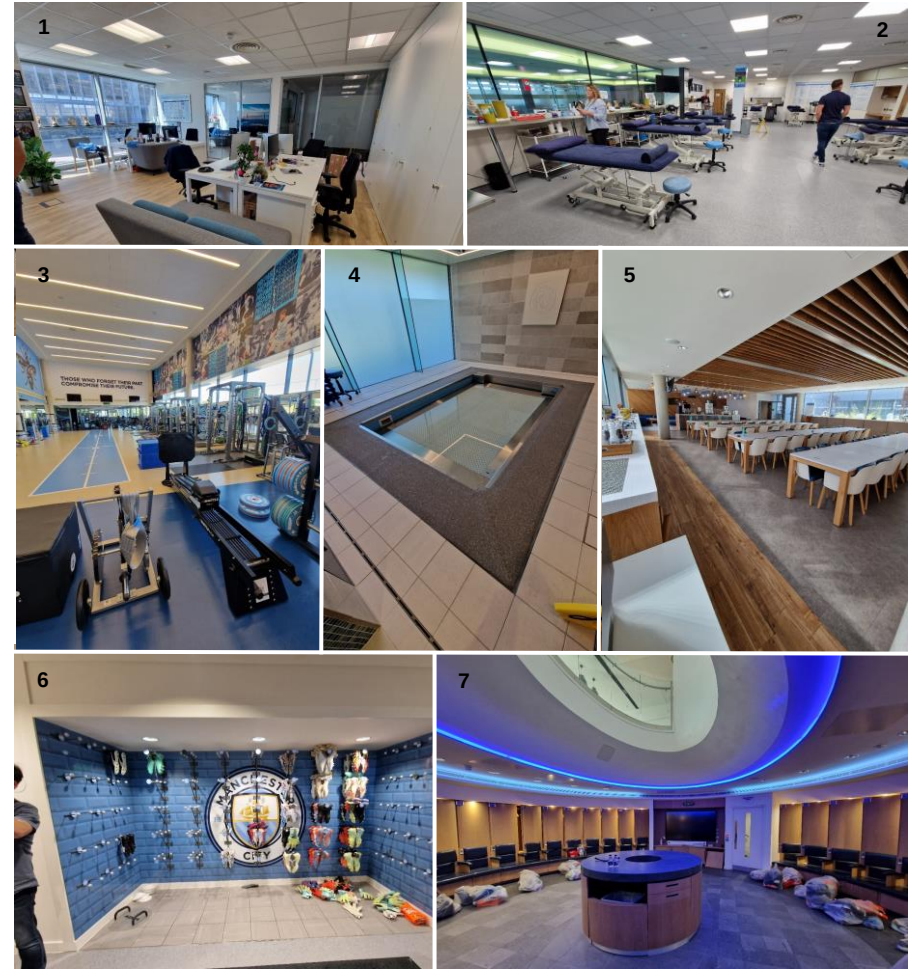
The proposal is required to house a number of separate functions which can be summarized as:

- Reception Areas and Administrative Office Areas
- Changing Rooms and Kit Rooms for both 1st Team Players and Staff
- Hydrotherapy Facilities
- A Performance Gym
- A Kitchen and Refectory
- Ancillary support areas including Stores, Plant and WCs

Furthermore, the grouping of the above accommodation needs to relate to the existing external facilities, so for example – the changing rooms need to discharge directly to the existing outside pitches. Similarly, there needs to be a link between the changing rooms and kit room. And for practical reasons, the performance gym should be located on a ground floor slab with plenty of headroom above.

The relationships above have informed our spatial design. We have repurposed the bank building for the gymnasium due to its being single-storey with a double height space. We have positioned changing rooms to the south directly facing the pitches. The Hydrotherapy suite is located on the ground floor due to its weight requirements. Offices and Refectory are located on the upper floor to afford maximum natural light and elevated views out to the rest of the campus.

Added to the above spatial arrangement is the need to cater for future phases of the development. As the facility grows to accommodate academy and junior teams (notionally phases 2 and 3), the refectory will need to increase in size and as such, it is located on the side of the building that could be potentially extended to accommodate future growth. Similarly, the entrance and reception are located so that it remains in the best central position should future phases come forward.



Existing Men's First Team Facilities: 1. Offices 2. Physio/Medical 3. Performance Gym 4. Hydrotherapy 5. Refectory 6. Boot Room 7. Changing Room

2.0 Proposed Development

2.1 Accommodation Relationship Diagram

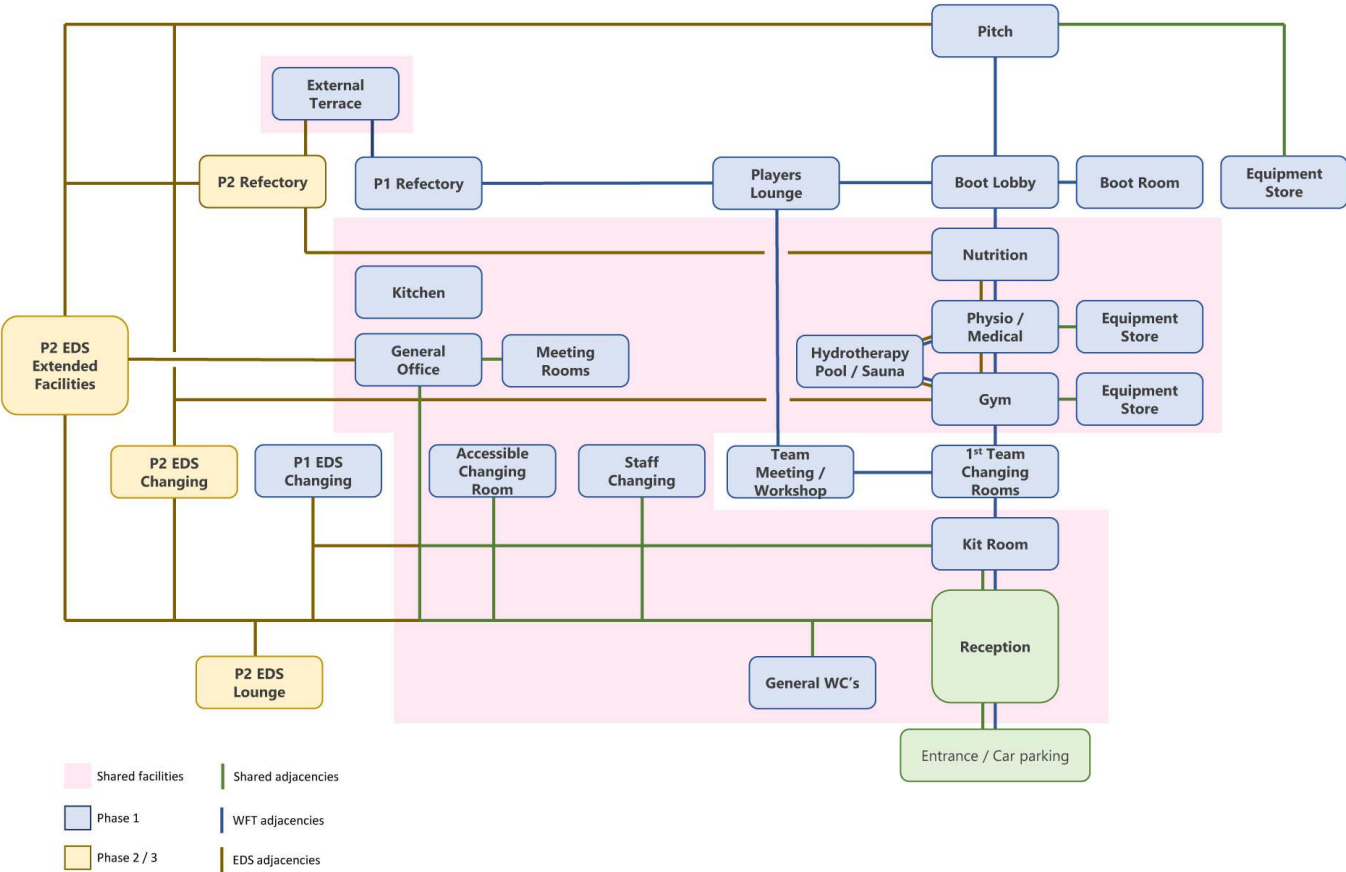
A meeting was held on 05/07/2023 with the Client Lead Team and this was used to establish further information on the spaces within the facility, their dependencies and relationships and also which elements may be required in future phases.

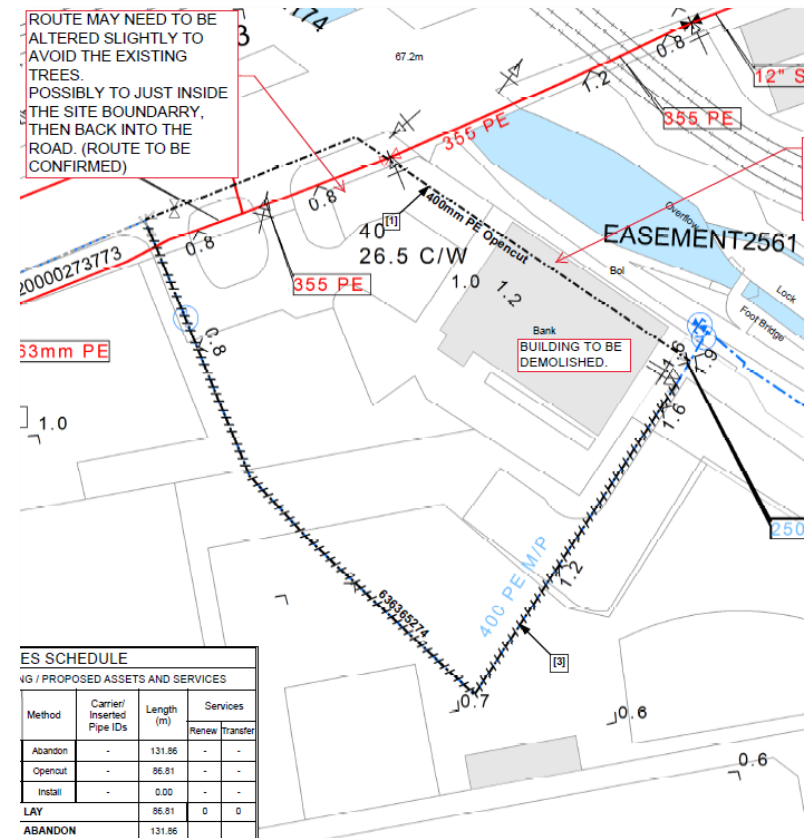
The adjacencies were captured in the attached diagram produced by BSA.

The items in the blue boxes are those listed as being required in Phase 1.

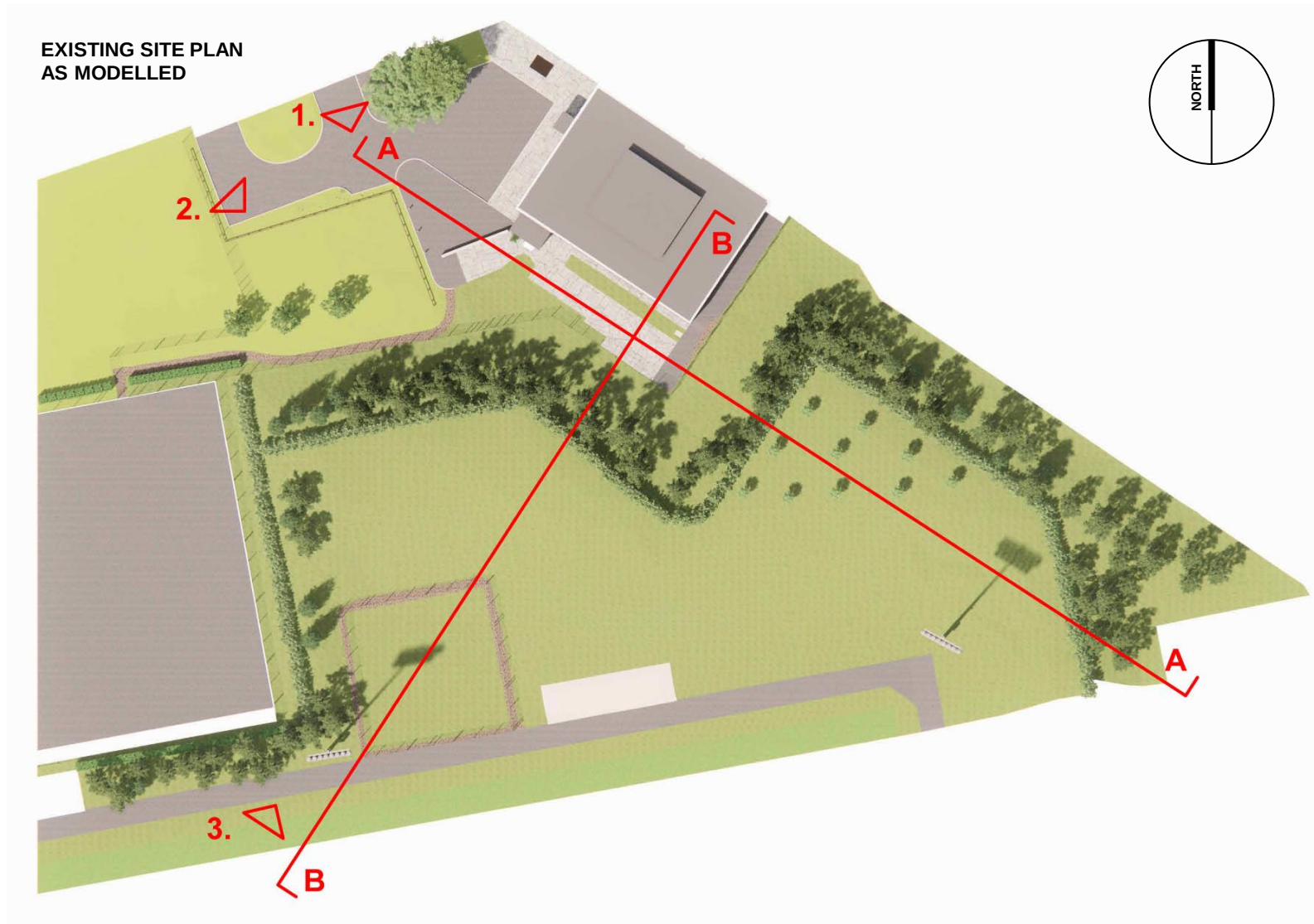
Phase 2 & 3 items were indicated in the yellow boxes.

Shared facilities were shown bounded by the pink hatch and this included the Reception Area to the whole development that would need to be developed out as part of Phase 1.







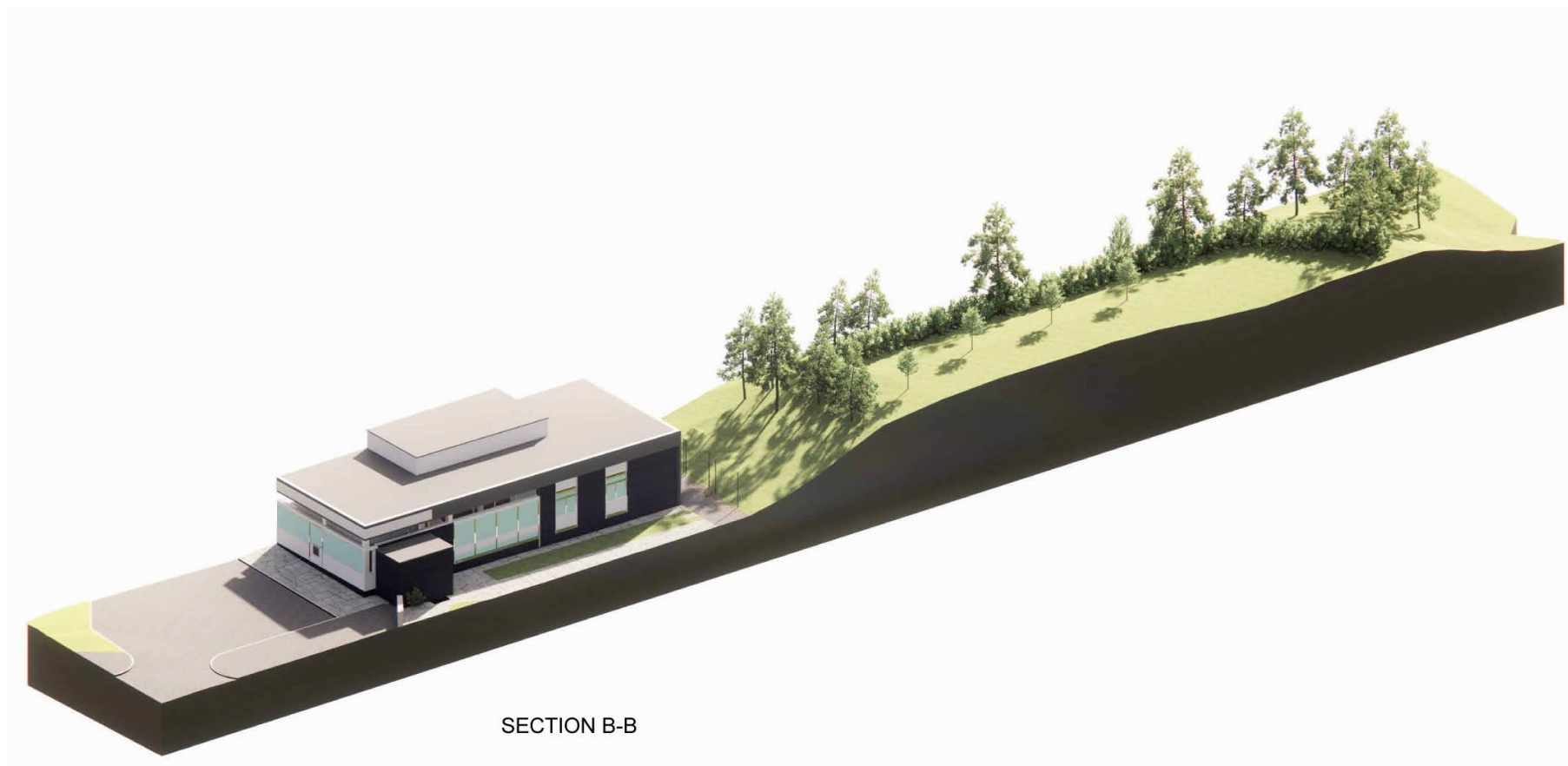


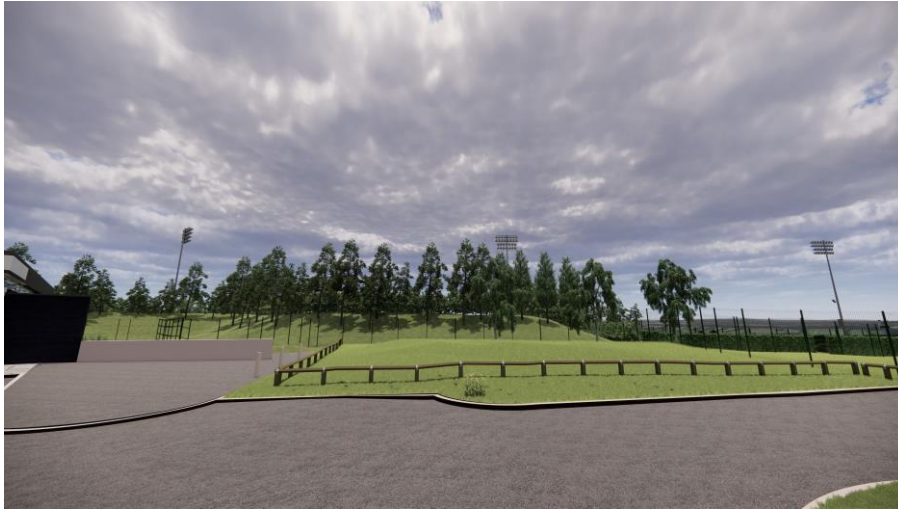
SITE SECTION A-A
AS MODELLED



SECTION A-A

**SITE SECTION B-B
AS MODELLED**





Above: Model View 1



Above Right: Model View 2

Below Right: Model View 3



4.0 Consultation

4.1 Statutory Authorities Consultations

As part of the Design Development for this project, the club have consulted with the planning authority on the following occasions:

Initial Meeting with Planners - 15.09.2023

Present: Peter Mealing

Summary of Discussions:

- Planners were supportive of the development.
- They actively support creating a mound around the perimeter to increase security of the sight and bring it in line with the CFA standard.
- Stated need to ensure we consider the mature trees that currently form the barrier between the bank and the pitches. Ideally, they'd want us to reuse on site if possible.
- We need to match the cladding used around the rest of CFA.
- We shouldn't clad the back of the bank building as it may encroach on the footpath and cause issues with the CRT.

Relevant Planning Policies

The development plan for Manchester City Council comprises the Manchester City Council Core Strategy (2012), the Extant Unitary Development Policies (1995) and the emerging Places for Everyone (2021). The relevant policies relating to design and access are:

- Policy SP1 Spatial Principles
- Policy EN 1 Design Principles and Strategic Character Areas
- Policy EN4 Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 Target Framework for CO₂ Reductions from Low or Zero Carbon Energy Supplies
- Policy DM1 Development Management



Top Image: Indicative Red Line Development Area

The development plan is supported by a number of supplementary planning documents and of relevance is the Guide to Development in Manchester adopted in April 2007. The draft Eastlands Regeneration published in February 2017 is also a material consideration. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are also material considerations.

The Planning Statement that supports this application provides further details on the relevant development plan policies, supplementary planning documents and material considerations that are relevant for these proposals.

4.0 Consultation

4.2 Other Consultations

As part of the Design Development for this project, the Design Team have consulted with the following stakeholders to inform the design:

- MCFC Safety & Security Team
- MCFC Administration Team
- MCFC Catering Team
- MCFC Landscape and Grounds Team
- MCFC Performance & Medical Team
- MCFC Women's 1st Team
- MCFC Women's 1st Team Coaching Team & Support Staff
- MCFC Estates Team

In addition, the Design Team have consulted with the following professional teams for reports to validate the submission:

- Cheshire Woodlands – Arboricultural Assessments
- Kingdom Ecology – Ecological Appraisals
- SCP Transport – Transport Assessments



5.0 Evaluation

Our evaluation of the site characteristics and constraints, in addition to the previously mentioned consultation process has informed our design accordingly:

The design repurposes an existing building rather than demolishing it. In doing so, it means the existing gas pipe is diverted around the new development footprint rather than diverting it to where the existing building sits and requiring its demolition.

The area of the existing mound which needs to be excavated to make way for the new development will be partly used to create new mounds to the north-west of the development and to the area of land between the existing north car park and Ashton Road – in accordance with the planning recommendations.

All trees on the existing mound that are to be removed due to the development are to be retained on site with the materials used by the club to make ecological enhancements around the site and within the perimeter woodland belt by creating habitat piles.

A number of existing trees located in the open area along Ashton New Road will be retained and transplanted into the newly created perimeter woodland belt between the North Car Park and Ashton New Road.

Where there is a loss of trees these will be compensated for on a 2:1 replacement policy as agreed with MCC.

The existing oak trees to the north of the site are to be retained.

The development footprint has been arranged on the site such that future developments (i.e. phases 2 and 3) can take place to the north-west of the development and thus minimize any impact that future construction works will have on the pitch-side activities.

The proposal utilises cladding that matches that used on the existing campus – in terms of the bullnose profile used on the existing campus (referred to as 'eticlad'), we have used a smaller scale version that is more suited to the scale of the new building.



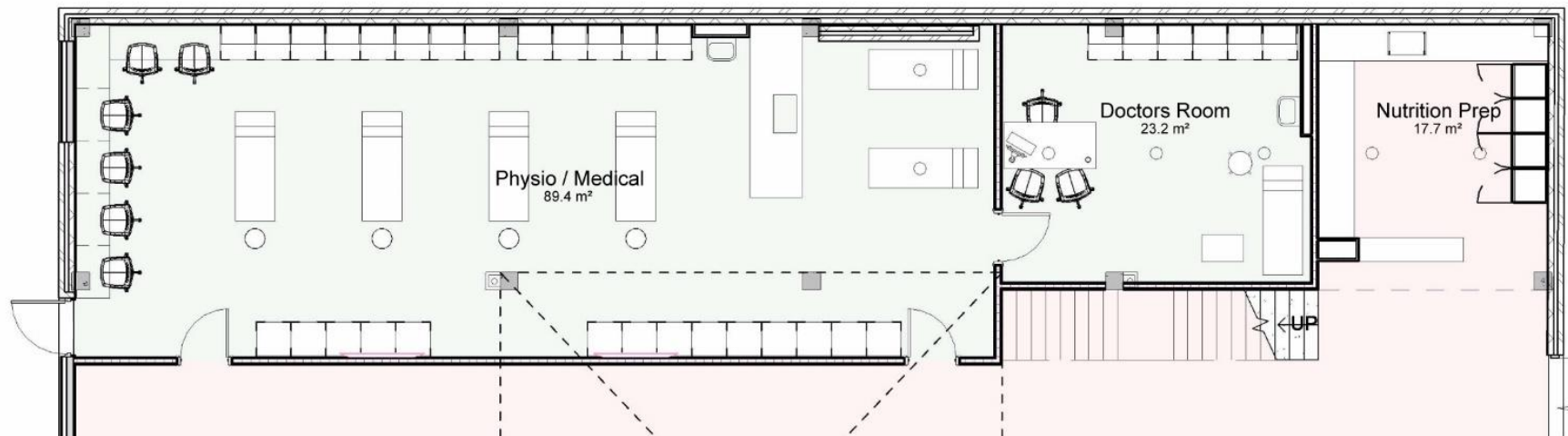
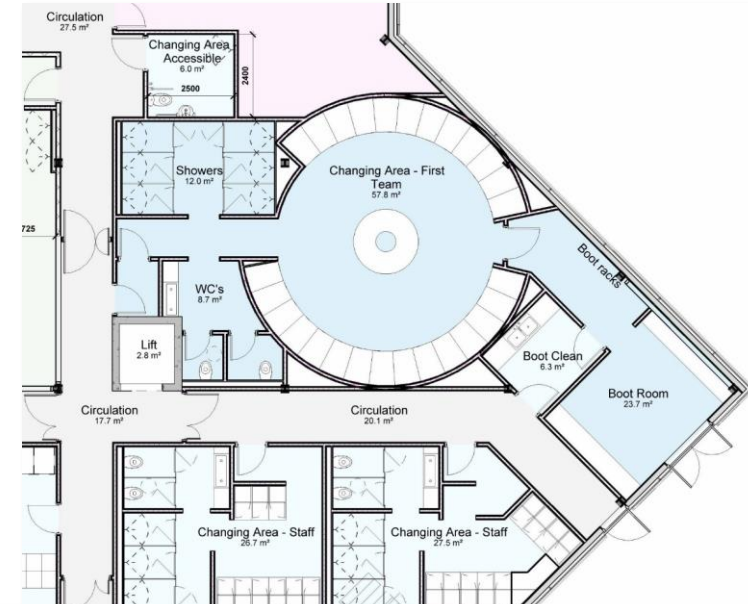
6.0 Design Components

6.1 Proposed Use

The proposed development will act as a purpose-built facility dedicated to the Manchester City Women's First Team.

The site location is ideal as it extends the existing campus and becomes all-encompassing rather than being located on a separate site. The external aesthetic has been design to fit in with the existing campus architecture by utilizing similar cladding types and similar colours.

The building is located and arranged such that it can 'see' and 'be seen' by the existing campus. The upper floor of the development in particular has fenestration that affords views over the nearby pitches that will be utilized by the women's team as well as the campus further afield.



6.0 Design Components

6.2 Amount & Density of Development

The proposed development is effectively made up of two components; an existing building (repurposed) and a linked new build with areas and storeys as follows:

Existing Building GIA:	445 sq.m (repurposed as Performance Gym)
Existing Building GIA:	70 sq.m (new mezzanine)
New Build Ground Floor GIA:	605 sq.m
New Build First Floor GIA:	606 sq.m
Total GIA	1726 sqm

The areas noted above represent the minimum requirements needed to function. The plan is extremely efficient and has been through a number of area reduction measures to get it to an affordable footprint.

The existing bank building, although single storey, is double height in nature and benefits from a raised clerestory rooflight in the centre of its footprint. For this reason, we have used the extra height beneath the clerestory for a new mezzanine level that will act as supplementary space for the gym (bikes, rowing machines etc). All of the existing internal walls of the existing building will be removed with only the central structural columns remaining. The external façade will remain largely intact with brickwork cleaned up, new windows installed and new cladding panels incorporated where existing openings require infilling.

The new build element will be two-storeys and be linked to the existing building at ground floor at its north-west façade. It is designed with a flat roof in order to keep its mass to a minimum and also to provide an area for photovoltaic panels required as part of the BRUKL energy assessment.

The roof of the existing building will be used to house much of the plant for the building that relies on open air. As such the southern corner of the roof will house air conditioning kit and be visually and acoustically screened via a 2.4m high screen. Adjacent to this screened area is the main riser located in the new build element so that all connections will be screened. Access to the roofs of both the existing and new building will be via a hatch above the escape stair which leads to a further ladder access down to the existing buildings flat roof.



Ground Floor



First Floor

6.0 Design Components

6.3 Layout of Development

The proposed development layout as proposed has been derived from a comprehensive optioneering exercise looking at various layouts and configurations on the site and these are documented in brief on the following pages.

To summarise, the various options considered were:

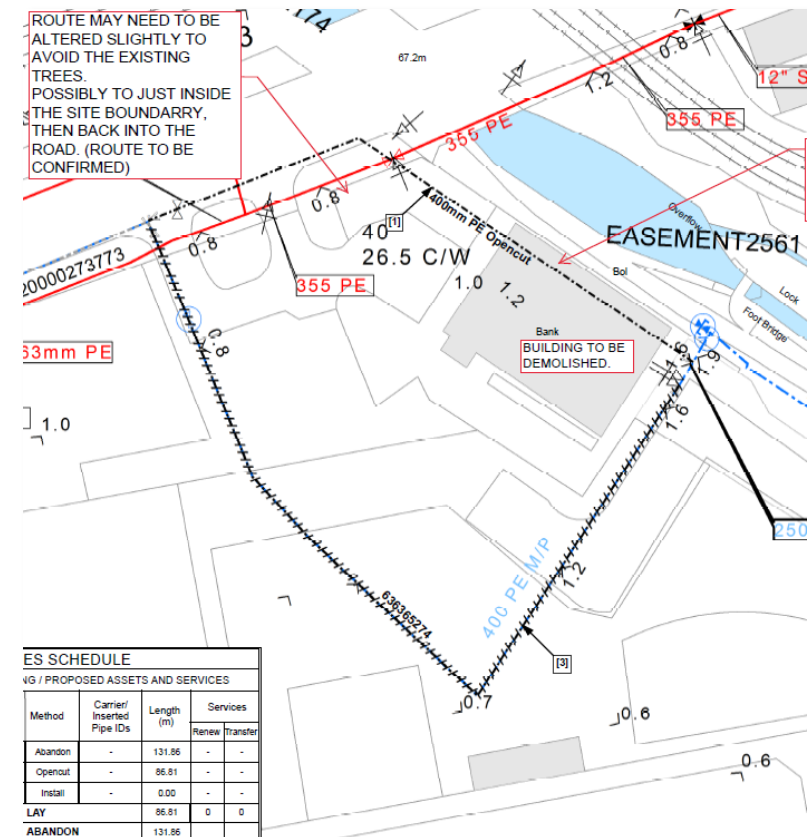
- Utilise the existing building with the gas pipe staying insitu
- Utilise the existing building with the gas pipe locally diverted
- Demolish the existing building with the gas pipe staying insitu
- Demolish the existing building and adopting the CADENT gas pipe diversion

All of the options above have their own individual merits.

In keeping the gas pipe insitu, a build-over agreement would be needed to constructed a lightweight link element over the top of the pipe. This was considered to be detrimental to the overall scheme in terms of appearance and practicality. The links would have to be removed in any eventuality that the gas pipe needed to be accessed.

The CADENT gas pipe diversion (shown opposite) would require the existing bank building to be demolished and this would then provide a 'clean' site for development. Having inspected the bank building and weighed up the benefits of repurposing it for the development, we determined that this option would not be progressed.

Locally diverting the gas pipe around the proposed development was considered to be the best compromise for future development. It avoided the costly and lengthy CADENT diversion, it allowed the existing building to be retained and repurposed and it avoided the need for build-over links whilst providing a more cost effective and shorter diversion of the pipe itself.



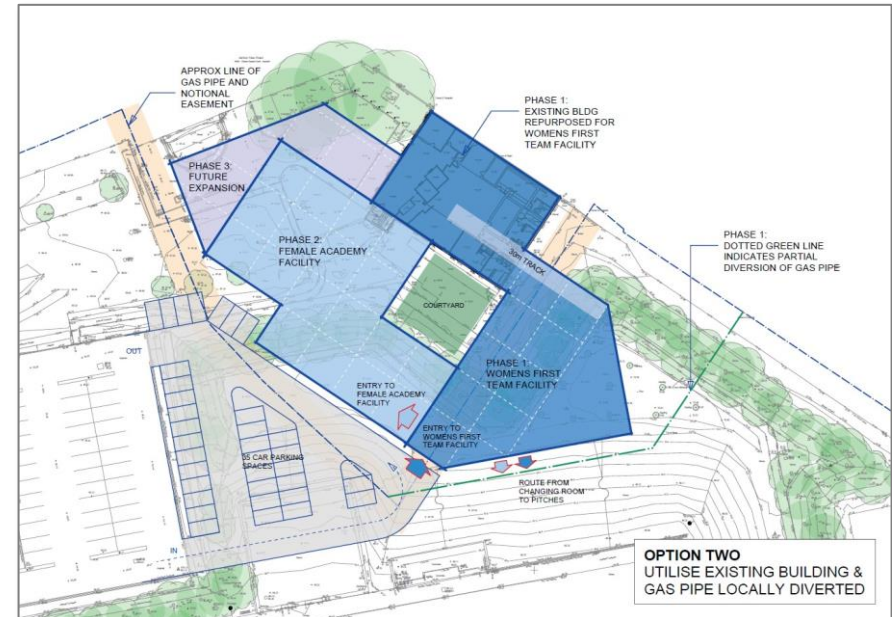
6.31 Option Appraisals



Option 1 – Utilise Existing Building & Gas Pipe stays in-situ

Option 1 looked at retaining the existing building and locating the remainder of the Phase 1 accommodation on the south-eastern side of the existing gas pipe. This would require a 'build-over' agreement to be negotiated with Cadent – effectively a link-bridge of accommodation that span over the gas pipe. Any future link to a Phase 2 would also require a similar build-over agreement.

Phase 2 and Phase 3 were shown to fill the north-western corner of the site, linked back to the existing building and effectively creating a courtyard development once complete.



Option 2 – Utilise Existing Building & Gas Pipe locally diverted

Option 2 looked at retaining the existing building and locating the remainder of the Phase 1 accommodation on the south-eastern side of the building. In this instance the gas pipe would be locally diverted within the confines of the site rather than parallel with the canal towpath as shown on the Cadent diversion plan (which also required the existing building to be demolished)

Phase 2 and Phase 3 were shown to fill the north-western corner of the site, linked back to the existing building and effectively creating a courtyard development once complete.

6.31 Option Appraisals



Option 3 – Existing Building demolished & Gas Pipe stays in-situ

Option 3 looked at demolishing the existing building and locating the remainder of the Phase 1 accommodation on the south-eastern side of the existing gas pipe. This would require a 'build-over' agreement to be negotiated with Cadent – effectively a link-bridge of accommodation that span over the gas pipe. Any future link to a Phase 2 would also require a similar build-over agreement.

Phase 2 and Phase 3 were shown to fill the north-western corner of the site, linked back to the existing building and effectively creating a courtyard development once complete.

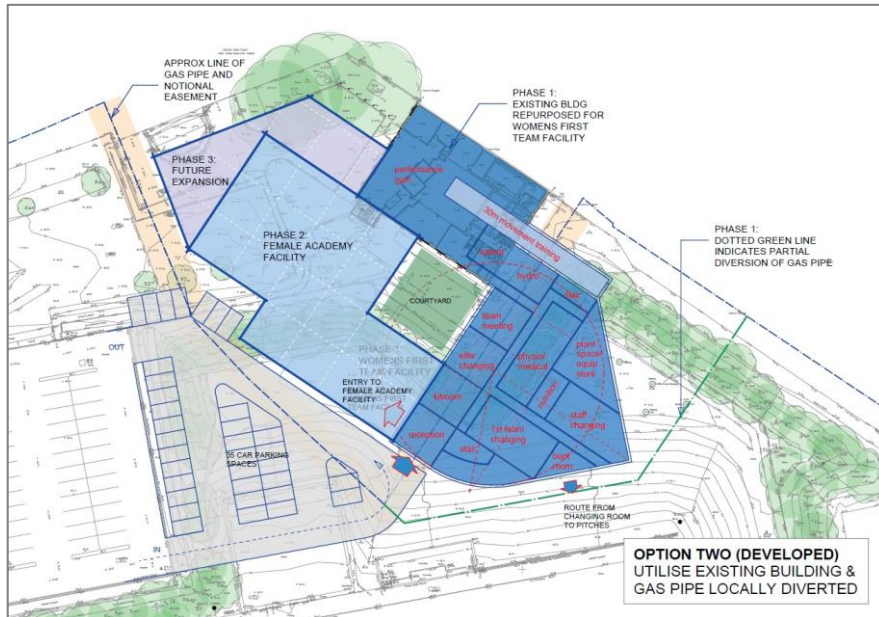


Option 4 – Existing Building demolished & Cadent Gas Pipe diversion

Option 4 looked at demolishing the existing building and locating the remainder of the Phase 1 accommodation on the south-eastern side of the building. In this instance the gas pipe would be diverted in accordance with the Cadent diversion plan – running parallel to the canal towpath.

Phase 2 and Phase 3 were shown to fill the north-western corner of the site, linked back to the existing building and effectively creating a courtyard development once complete.

6.31 Option Appraisals



Option 2 Developed – Utilise Existing Building & Gas Pipe locally diverted

The favoured option would be to utilise the existing building and avoid 'build-over' agreements for developing over the gas pipe. This also allows for a clearer site for the remaining phases of the development with Phase 2 and Phase 3 filling the north-western corner of the site, linked back to the existing building and effectively creating a courtyard development once complete.

With this notion tentatively established, it is now possible to start allocating the accommodation to the relevant parts of the proposed footprints

Existing Building

The existing building currently comprises of redundant banking facilities/internal walls arranged within a single storey building. The floor to ceiling height is generous and also includes a central section of even higher ceiling height with clerestory windows. For this reason, it made sense to locate the gymnasium and gym mezzanine within this space.

New Building – Ground Floor

Linked back to the existing building, we proposed to locate the facilities that needed direct access to the training pitches on this floor – together with those areas that needed dependent adjacencies. As such this floor would house:

- Changing Rooms (1st Team, Elite & Staff)
- Kit room
- Team Meeting
- Physio & Nutrition
- Hydro
- Equipment Stores

Arranged in accordance with the flow of usage identified in the early client leads meeting.

New Building – Upper Floor

Arranged above the ground floor footprint, we proposed to locate the facilities that needed less direct access to external accommodation and better suited to an observational level – together with those areas that needed dependent adjacencies. As such this floor would house:

- Offices & Meeting Rooms
- Kitchen & Refectory

6.0 Design Components

6.4 Scale

The scale of the development reflects the accommodation required for the new training facility – notably to house Women's First Team operations.

The existing bank building retains its original mass and form – apart from an external screened plant room located on the existing flat roof. Although a single storey building, it does have an enhanced 'storey and a half' height. Furthermore, in its middle section it employs a clerestory window to provide a double height storey. In our proposals, the intention is to provide a new mezzanine of circa 70 sqm beneath the clerestory window for additional accommodation to supplement the performance gym housed in this building generally.

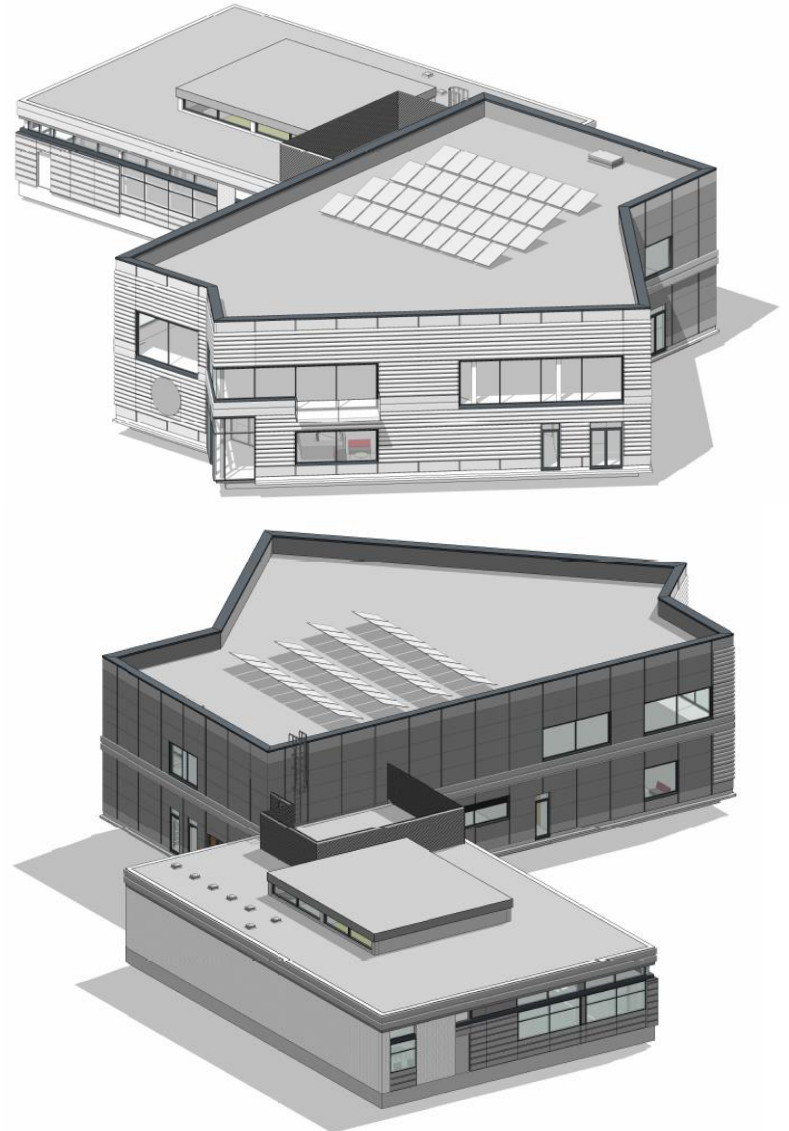
The new-build element which will be linked to the existing bank building will be two-storeys in height of circa 4m floor to floor for each storey. It will be topped by a flat roof so that no additional mass is required above the two storeys save for a 1100mm parapet to act as edge protection.

The first floor of the new build element is almost at the same level of the flat roof of the existing building and this allows an external plant room (located on the existing building) to be logically located adjacent with access to a riser in the new building.

The excavation of existing mounded earth bunds on the proposed site allows the new-build element to sit at the same ground floor datum as the existing bank building and thus mitigating the overall impact its height would have if mounted on the existing mounded bunds.

The entrance lobby of the new-build element sits beneath the corner projection at first floor level in order to emphasise its existence for people arriving at the development.

In terms of the scale of the components that make up the façade of the new development, we have utilized a smaller scale version of the bullnose 'eticlad' cladding employed elsewhere on the campus.



6.0 Design Components

6.5 Landscaping

The landscaping scheme as proposed is a result of having to overcome numerous site challenges and constraints. Notably:

- An existing buried gas main and associated easement
- An existing raised mound created from spoil from previous developments
- A number of existing trees planted during the construction of the main campus
- A difference in site levels from existing/proposed building to existing pitches
- A need to consider future phases of development
- A need to accommodate an external 30m running track and associated run-off
- Take account of access from the existing north carpark
- Allow for vehicular tracking for large team coaches to pick up / drop off players for away matches

As can be seen from the diagram opposite, the proposed new building is indicated as per its ground floor plan, both existing bank building (repurposed) and new-build as linked.

An access road is proposed from a straight section of road on the existing north carpark which culminates in a mini-roundabout arrangement to allow for pick-up/drop off and exit via the same route as entry. A turning head is indicated to allow deliveries into the building for regular kit drops and supplies for the catering element as well as waste collection.

Darker green areas represent new mounds created from spoil as a result of leveling the site for development. These have been designed in conjunction with the grounds maintenance team to ensure that their height can be maintained by existing equipment.

A ramped/stepped access route to the pitches is shown leading directly from the changing rooms at ground level. The width of this is designed to accommodate a buggy to transport equipment to/from the equipment stores. A 30m long flat running track (and associated run-off) is shown with direct access to the gymnasium to the south-west off the repurposed existing building.

Existing trees to be relocated are shown in red outline and those to remain insitu are shown in green outline including the oak trees at the northern edge of the site.



6.0 Design Components

6.6 Appearance

We understand from early client dialogue with planning officers that the external aesthetic of the new MCWFC facility is to tie in with the existing Etihad Campus.

The majority of the existing campus is characterised by large-scale horizontal bullnose cladding or flat grey/silver aluminium sandwich panels.

As far as the new-build element is concerned we feel that we can tie in with the existing aesthetic by employing similar bullnose cladding but of a smaller scale that would suit the size of the new facility – a suitable example being that shown bottom right.

The new-build element would be of two-storeys with a flat roof area that could be capable of supporting a large PV array at some future date. In terms of the existing building, we anticipate this being re-roofed and the windows being replaced with new double-glazed thermally broken PPC aluminium frames. Other elements of the façade are to be retained (existing blue brickwork) or overlaid (previous openings or dilapidated elements). The latter utilising horizontal rainscreen cladding.

Top right: Early concept sketch of new facility

Bottom right: Example of proposed bullnose cladding

Below: Existing cladding systems at the Etihad Campus



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7.0 Access Components

7.1 Technical Advice

We have considered technical advice on access issues from the following:

- SCP Transport Consultants
- MCFC Working Groups (for logistics)
- MCFC Security Team
- MCFC Landscape & Grounds Maintenance Team

The proposed development can be accessed via the existing security gate/control point located on Etihad Avenue via Ashton New Road. This is a manned security gatehouse that permits or rejects access to the campus for vehicles. Visitors are directed to the existing north car park whilst those who are permitted to park within the campus are facilitated access via an automated security gate further down Etihad Avenue.

At present, there is no other route for vehicles. However, this new development proposes that the existing eastern perimeter of the north car park is moved westwards to encompass existing car parking land to enable 35 current car parking spaces to be reallocated to the new facility complete with secure access. Beyond the secure line there will be a new roundabout to enable drop-off/pick-up of players, refuse collection and emergency vehicle access. This has been auto-tracked by our transport consultant accordingly.

This new access to the development from the north car park will be secured via an automated security gate which can be controlled from the manned security gate. This ensures that the entire future campus is kept behind a secure perimeter as currently employed.

Pedestrian access is via Etihad Avenue and this bypasses the security gate. At present, pedestrians can only gain access to the immediate perimeter of the campus adjacent to the Academy Stadium or the confines of the north car park. The security gate proposed at the eastern end of the car park will also employ a card-access personnel gate to ensure security of the entire campus.



Top Image: Existing 'North Gate' access to Etihad Campus off Ashton New Road

Bottom Left: Manned security gate at 'North Gate' entrance

Bottom Right: Left turn access to North Car Park or restricted straight ahead controlled gate for Players / Staff



7.0 Access Components

7.1 Technical Advice (continued)

The building is accessed mainly via the entrance lobby located on the south-west corner of the building which in turn leads to the main reception. These doors would be automated to facilitate access for ambulant disabled and wheelchair users. Beyond reception, access is controlled via car reader gates as per the rest of the campus. Visitors would be granted access as required but their movements would be limited to those areas of the building that would expect visitors (e.g. refectory, meeting rooms, accessible WCs etc.). All other areas can only be accessed by players and staff (e.g. kit rooms, changing rooms, gyms, hydrotherapy suites etc.).

Internally, the building has two staircases. Although both are used as a means of escape, the one adjacent to reception is considered to be an accommodation staircase. There is also a lift that can be accessed for players, staff and visitors alike. It is proposed that the lift can also be used for deliveries to the catering facility on the upper floor and this in turn is accessed from outside via a turning head and access door on the south-west façade of the new-build element.

At both ground and first floors, access is readily available to an accessible WC facility. In addition, there is an accessible changing facility located adjacent to the main changing rooms.

An internal ground floor corridor permits access for staff and players to all internal facilities including the performance gymnasium located in the existing bank building. Additionally, the corridor permit access to the existing pitches and these are further accessed externally via a series of ramps and steps. The width of the ramps are wider than normal pedestrian ramps to facilitate 'golf' style buggy access to the equipment stores.

The main First Team Changing Room has direct access to the outside of the buildings pitch-side via the boot racks and boot room facility.

Photovoltaic panels on the roof of the new building are accessed by escape stair 2 via a drop-down access hatch. Once on this roof, access can be gained to the lower roof of the repurposed bank building by means of a hooped access ladder. This allows access to the external plant area and the remainder of the flat roof.





7.0 Access Components

7.2 Degree of Access

Access to the new facility will predominantly be by the Women's First Team, associated staff and for people making deliveries. Occasionally there will be visits made by visitors.

Because the facility will be contained within the secured perimeter, access can only be gained via card permit or by pre-arranged means (the club adopt a 'proxy-click' booking in system).

Players, Staff and visitors alike will be able to park in the secure area of the north-car park immediately adjacent to the security gate that leads to the new facility entrance. From there, a short walk via the personnel access gate leads to the main entrance lobby. The route is flat and no steps or ramps need to be traversed.

On occasion where an individual needs to have vehicular access immediately adjacent to the main entrance, the security gate can be opened to allow access accordingly.

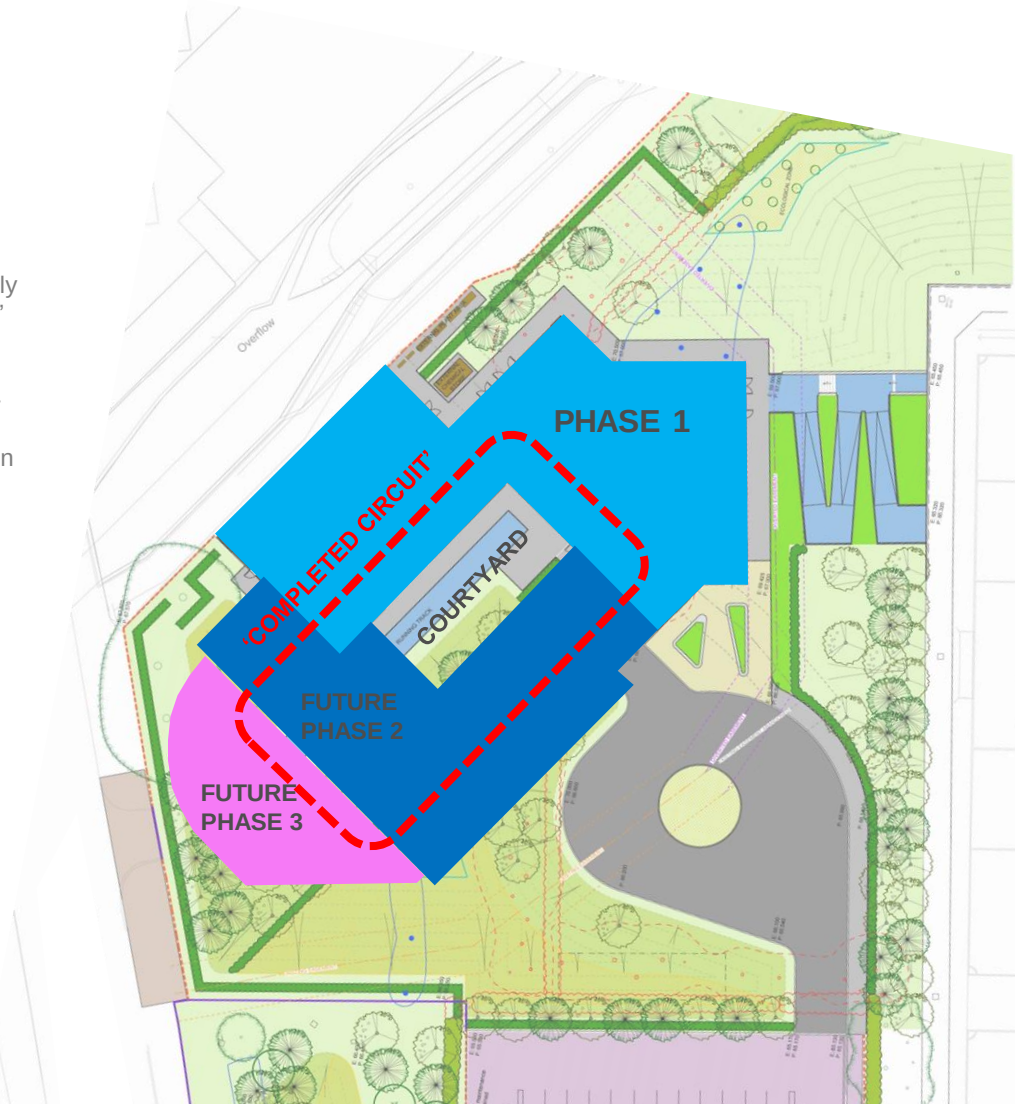
In terms of the wider access context, please refer to the Transport Statement submitted alongside this application.

7.3 Future Access Requirements

The plan adjacent shows possible future Phases 2 and 3. If developed, the main entrance constructed in Phase 1 would still remain as the principal entrance to all phases and has been designed to allow a 'left turn' to access them. Upon completion of Phases 2 and 3 a 'circuit' is created connecting all phases by ultimately linking back to the repurposed bank building.

7.4 Emergency Access

By designing the vehicular route to the building to cater for a large coach, it is assumed that road widths and turning circles are also suited to accommodate emergency vehicles (ambulances, fire engines) and refuse collection vehicles.



8.0 Summary & Conclusion

This planning application is submitted by Bowker Sadler Architecture, via P4 Planning on behalf of Manchester City Football Club and is seeking full planning permission for the proposed new repurposing and extension of the former bank to create a new training facility with associated earthworks, landscaping, boundary treatment, parking and access.

The proposed application makes good use of the existing infrastructure by repurposing an existing building and developing an adjacent site in an existing training campus which has good public transport links to and from the City Centre and out to surrounding cities/towns.

The existing bank building which occupies much of the site and fronts Ashton New Road, hasn't been used for many years. The proposals will bring this building back to life, enhance the local area and improve the efficiency and convenience of the existing training campus.

The proposed development complies with national and local guidance and development plan policy.



Appendix 1 – Existing Site Photographs



Left: View of existing bank building showing existing brickwork, glazing, flat roof and clerestory window



Right: View of existing bank building showing existing brickwork, glazing, high-level fascia and perimeter security



Left: View of existing bank building showing existing entrance, glazing and high-level fascia



Right: View of hard standing to existing bank building fronting on to Ashton New Road and existing buildings beyond

Appendix 1 – Existing Site Photographs



Left: View of existing spoil mound sloping down towards existing training pitches



Right: View from the top of the existing spoil mound looking at existing campus buildings in the distance



Left: View of existing bank building from the top of the spoil mound and the existing perimeter security fence



Right: View of 'eticlad' bullnose cladding used extensively on the existing training campus buildings

Appendix 2 – Artists Impressions of Proposed Development



Above: View of proposed development as approached via North Car Park
Below: View of proposed development from nearby existing training pitches



Above: View of proposed development from roundabout towards building entrance
Below: View of proposed development from the East (canal-side)



Appendix 2 – Artists Impressions of Proposed Development



Above: High-level view of proposed development showing re-purposed building, new-build element, access down to training pitches and drop-off/pick-up roundabout

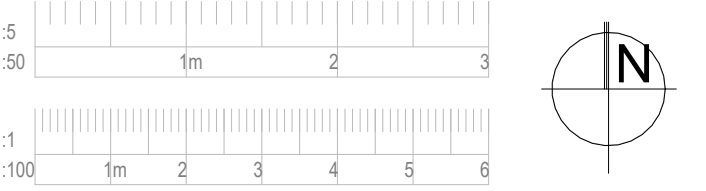
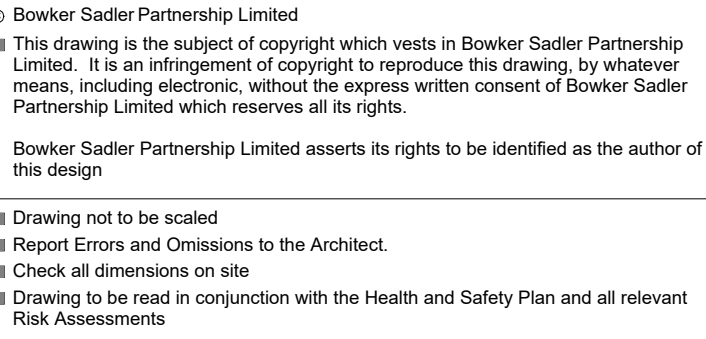
Appendix 2 – Artists Impressions of Proposed Development



Above: High-level view of proposed development showing re-purposed building, new-build element, access down to training pitches and access roundabout adjacent to segregated car-park

Appendix 3 – Relevant Planning Drawings

1002	Existing Site Plan
1010	Existing Floor Plans
1011	Existing Elevations & Sections
1101	Site Block Plan as Proposed
1102	Proposed Site Sections
1110	Proposed Ground Floor Plan
1111	Proposed First Floor Plan
1112	Proposed Roof Plan
1130	Proposed Elevations - 1
1131	Proposed Elevations - 2
1132	Proposed Elevations - 3
1140	Proposed Isometric View from South
1141	Proposed Isometric View from East
1142	Proposed Isometric View from North
1143	Proposed Isometric View from West



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Drawing Existing Site Plan

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Revision				
Status				

Existing Site Plan

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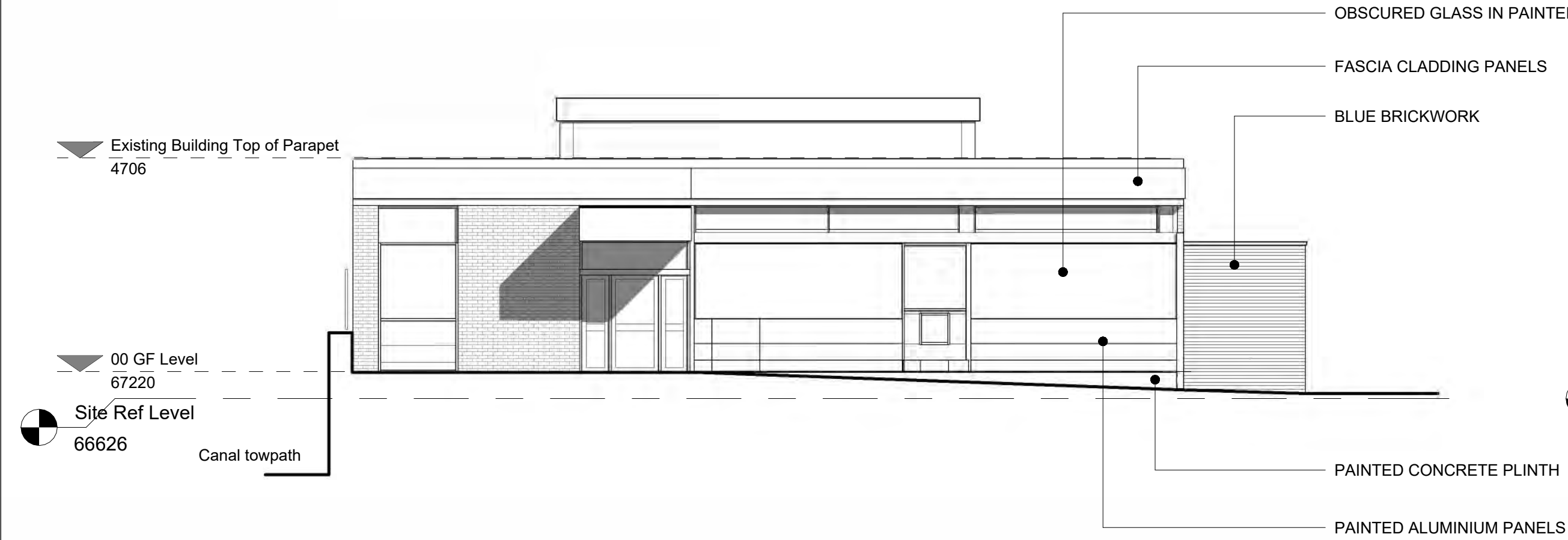
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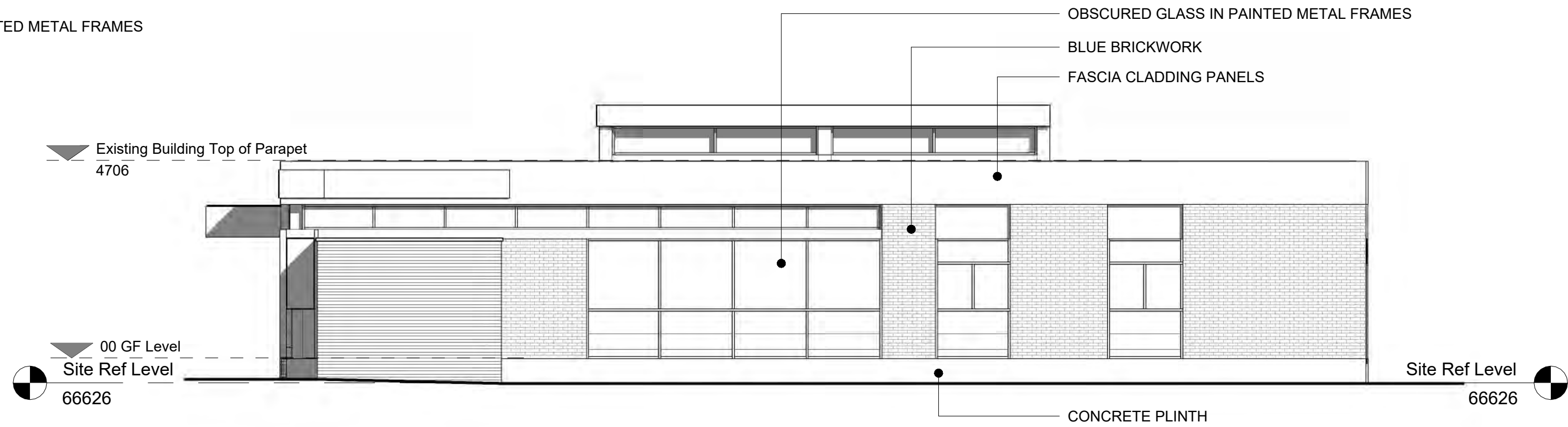
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Number Revision				
Status				

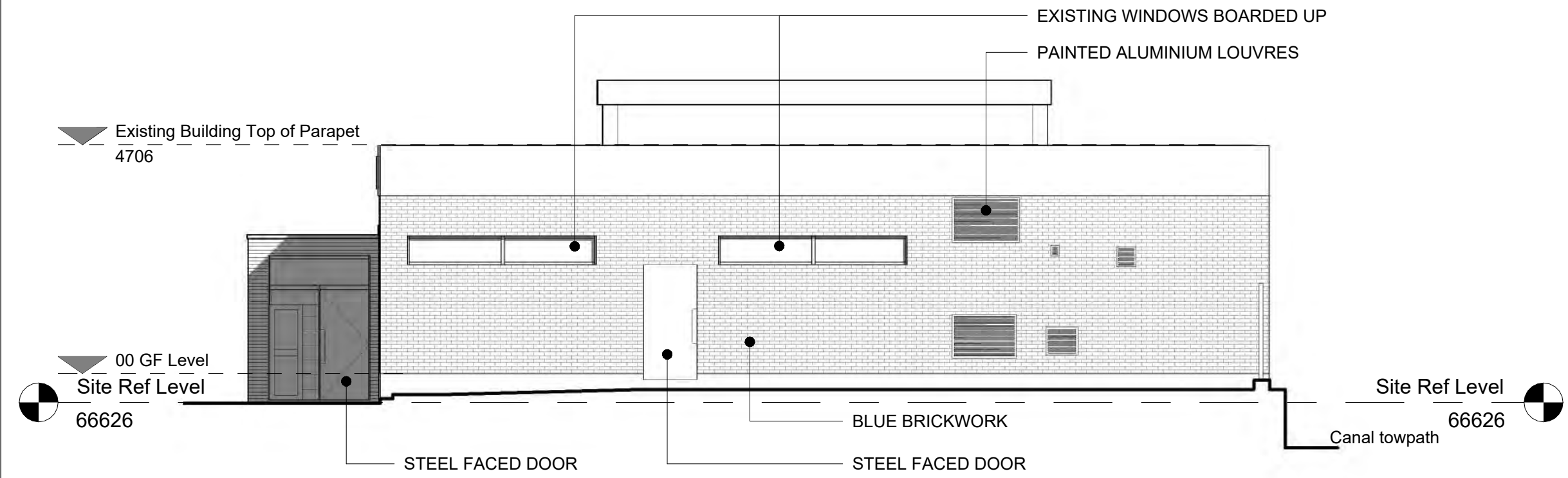
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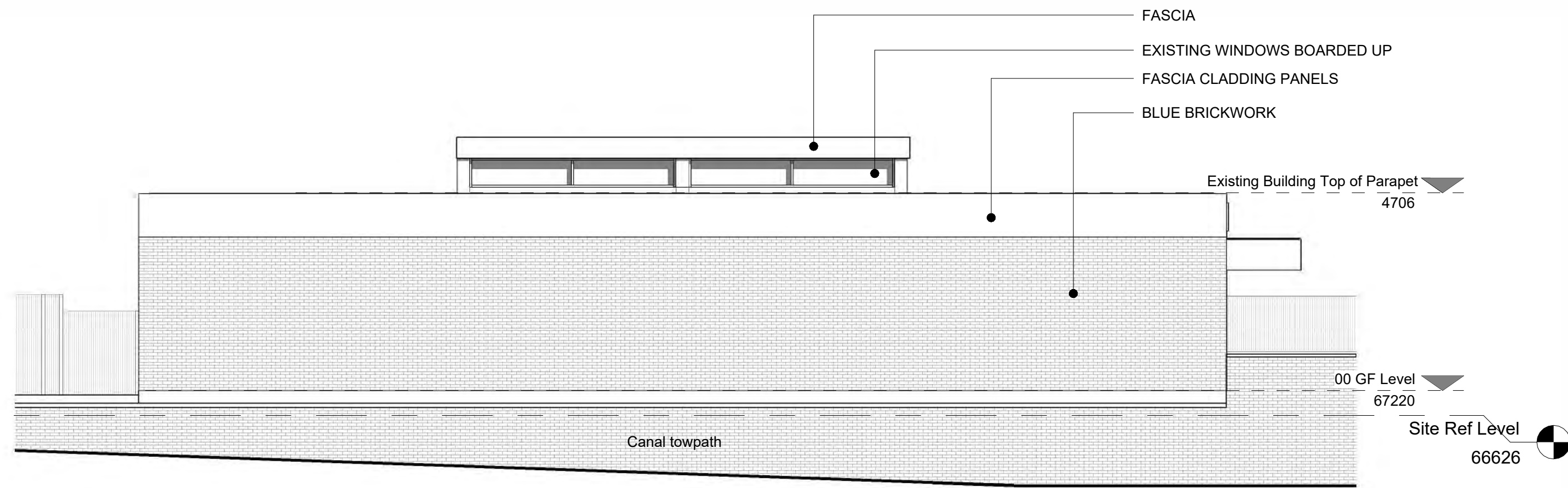
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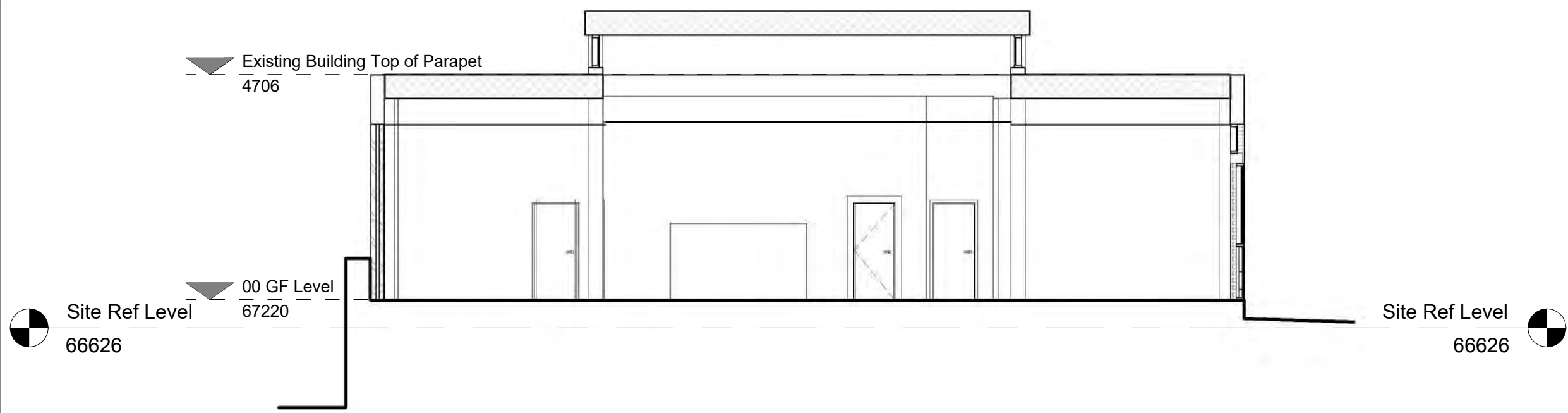
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1 : 100



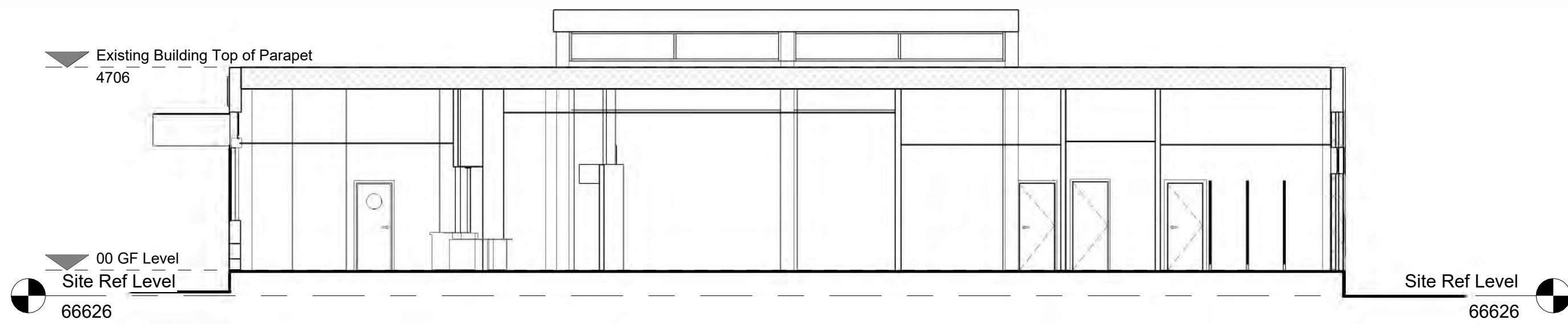
3 Existing South East Facing Elevation
1 : 100



4 Existing North East Facing Elevation
1 : 100



5 Existing Section AA
1 : 100



6 Existing Section BB
1 : 100

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1:50
1:100
1m 2 3 4 5 6

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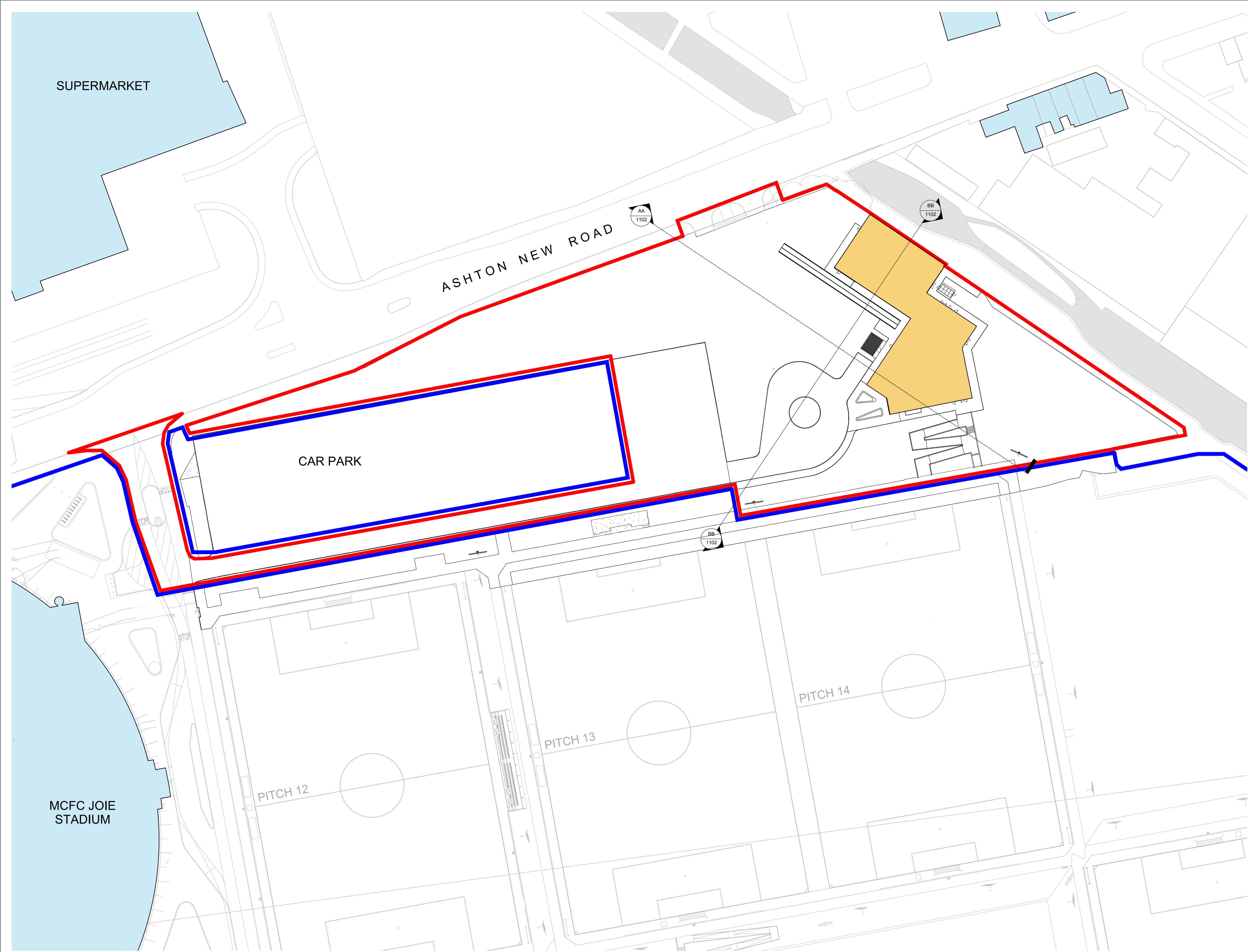
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Existing Elevations and Sections

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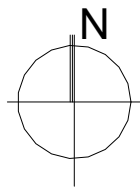
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Site Block Plan Proposed
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- DEVELOPMENT SITE BOUNDARY
- MCFC OWNERSHIP SITE BOUNDARY
- EXISTING BUILDINGS
- NEW DEVELOPMENT

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Drawing
Site Block Plan as Proposed

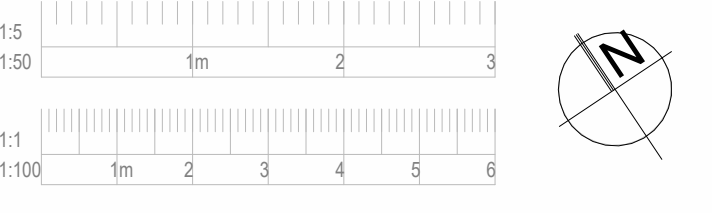
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1
1135

2
1135

1131
1 Proposed
North East
Facing
Elevation

1131
10 Proposed
North West
Facing
Elevation

1130
Proposed
South East
Facing
Elevation

1132
Proposed East 2
Facing
Elevation

1132
Proposed
South facing
Elevation

1130
Proposed
South West
Facing
2 Elevation

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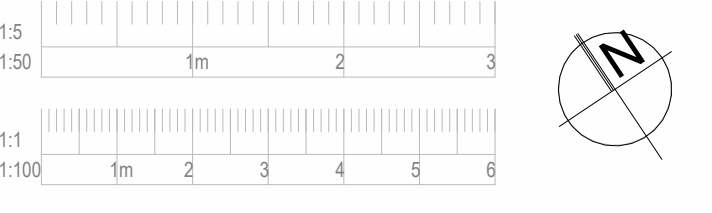
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Proposed Ground Floor Plan

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1
1135

Planning
Elevation NW
Facing 1 to
- 100

-
Planning
Elevation NE
Facing 1 to
100

2
1135

Proposed East 2
Facing
Elevation
1132

Planning
Elevation SE
Facing 1 to
- 100

Proposed
South Facing
Elevation
1132

Planning
Elevation SW
Facing 1 to
- 100



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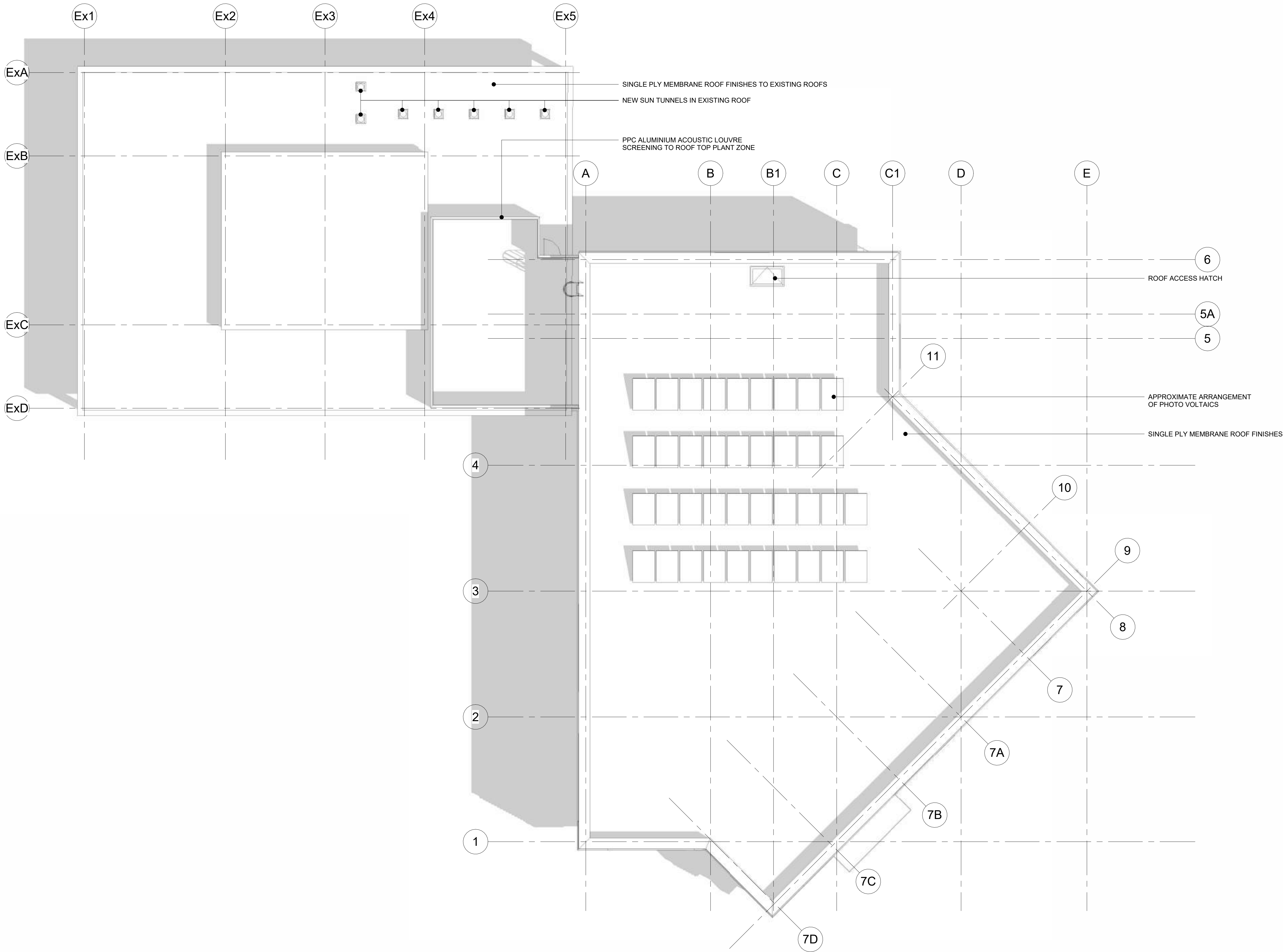
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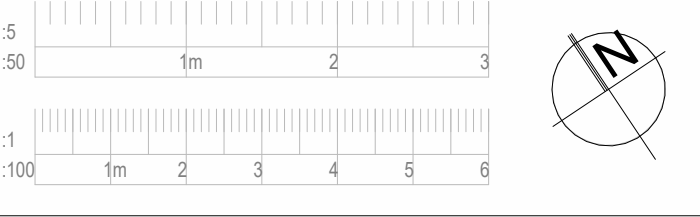
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Drawing
Proposed First Floor Plan

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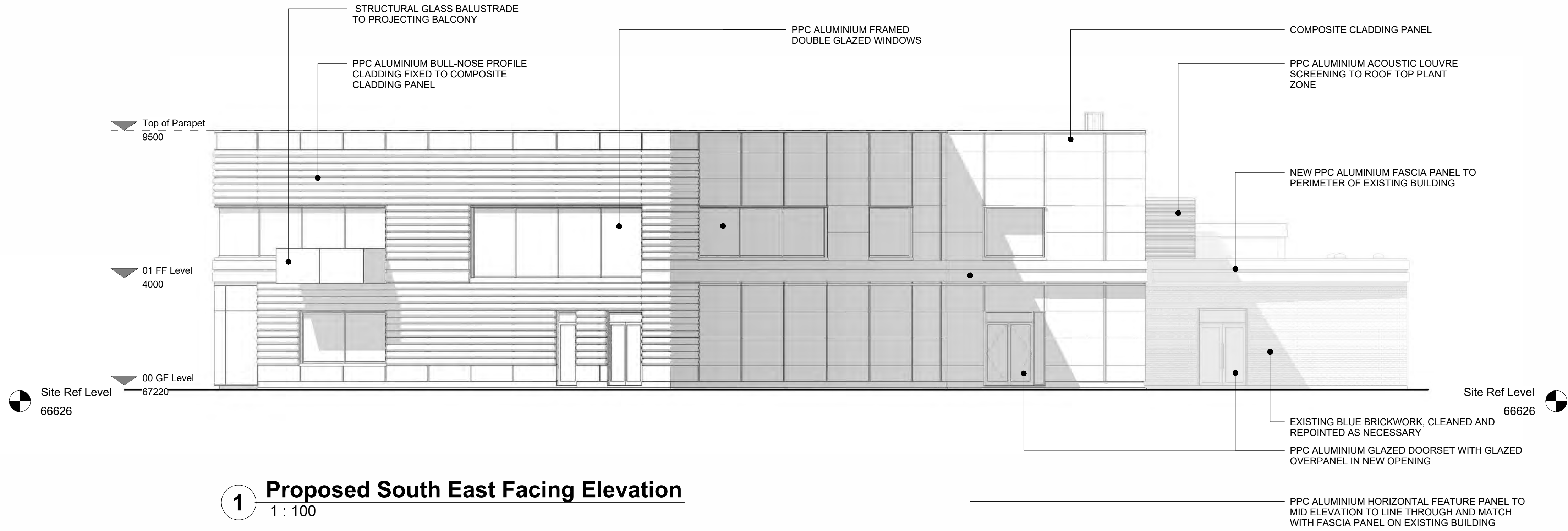
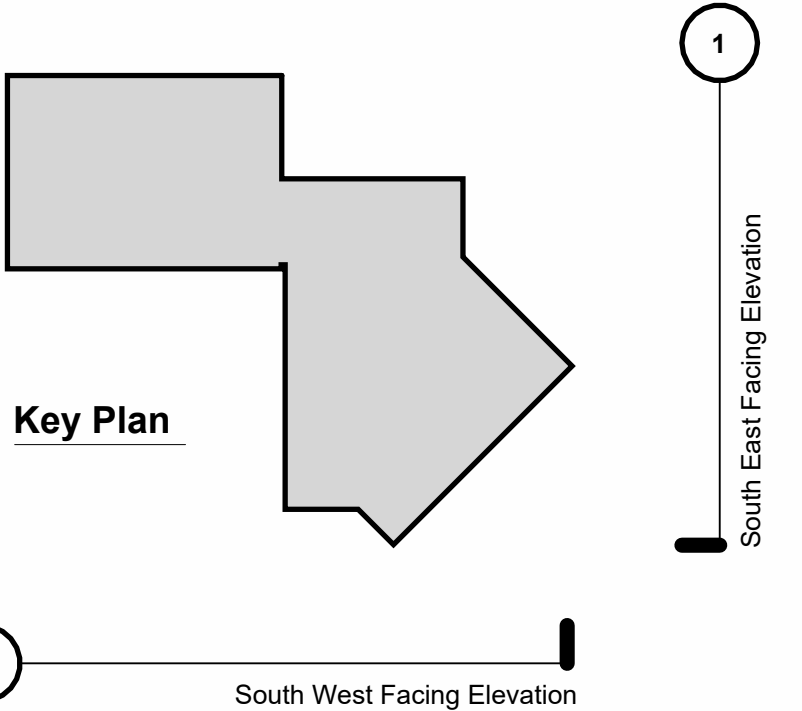
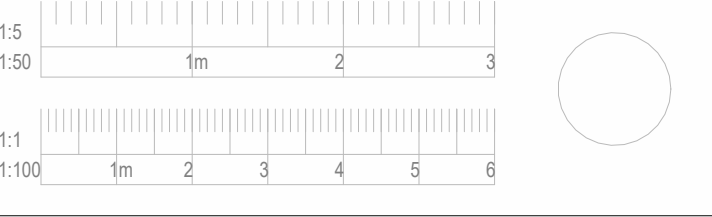
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Drawing
Proposed Roof Plan

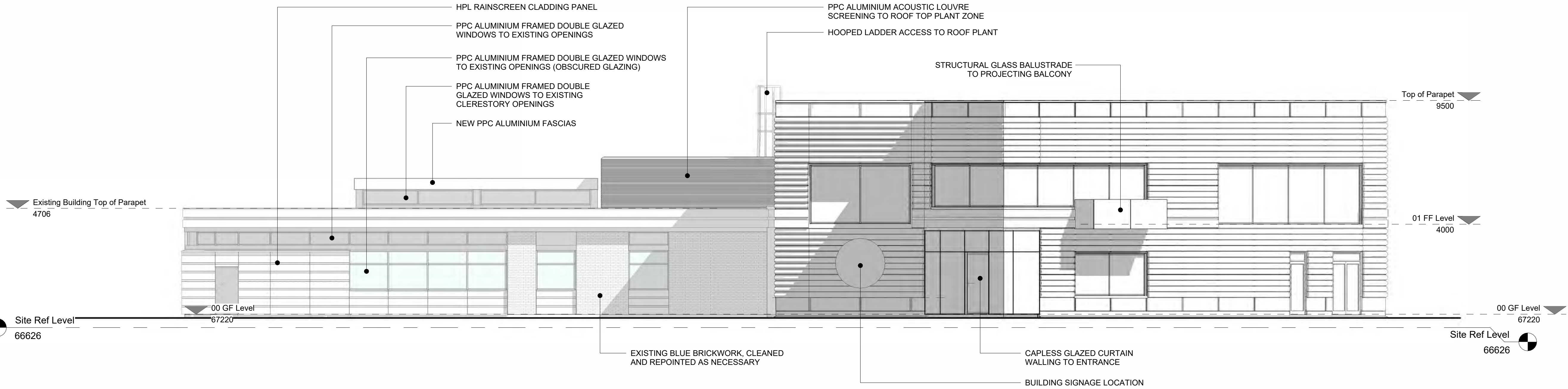
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1 Proposed South East Facing Elevation
1 : 100



2 Proposed South West Facing Elevation
1 : 100

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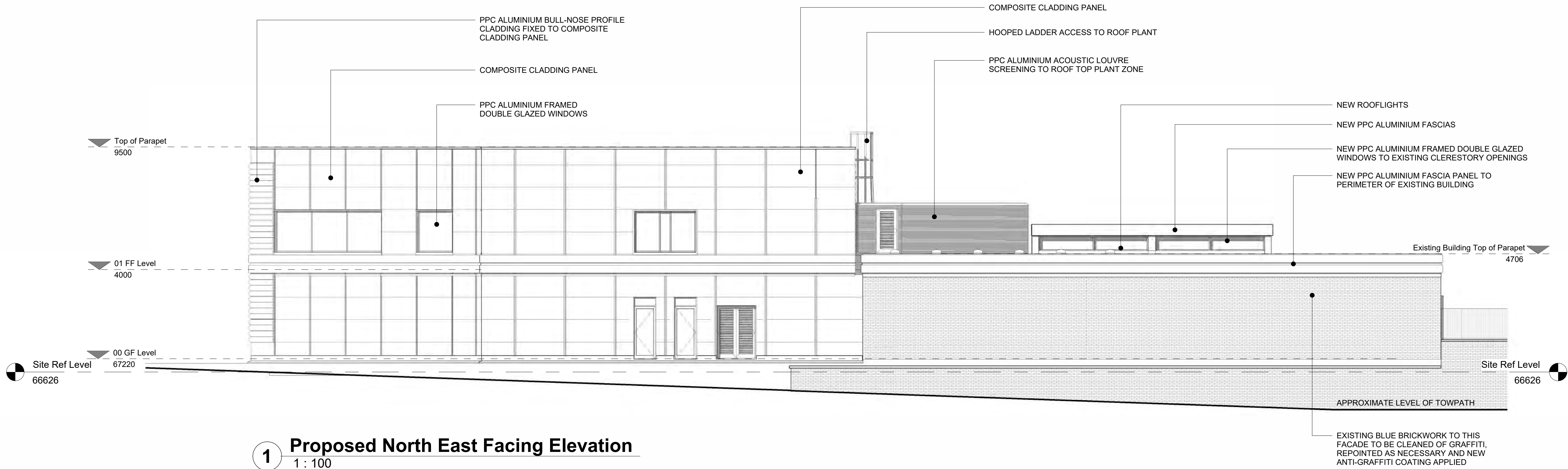
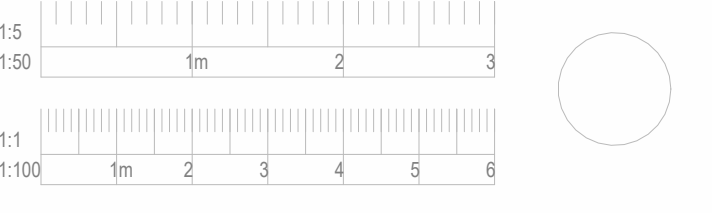
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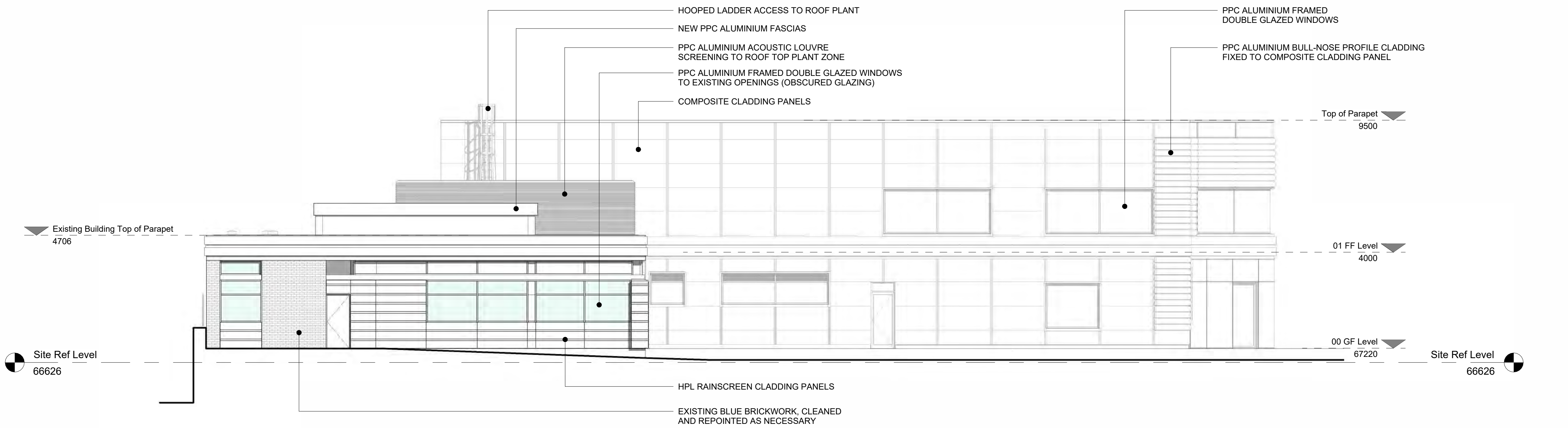
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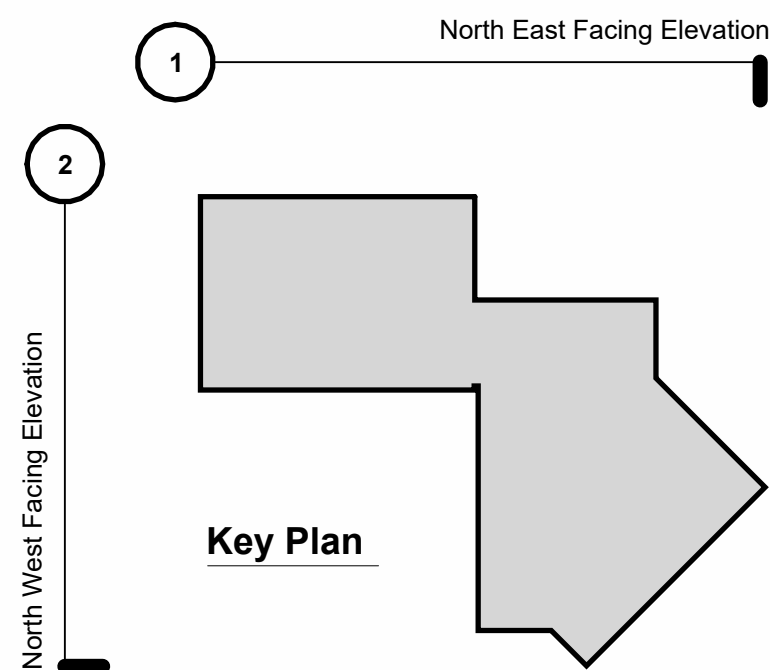
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1 Proposed North East Facing Elevation
1 : 100



2 Proposed North West Facing Elevation
1 : 100



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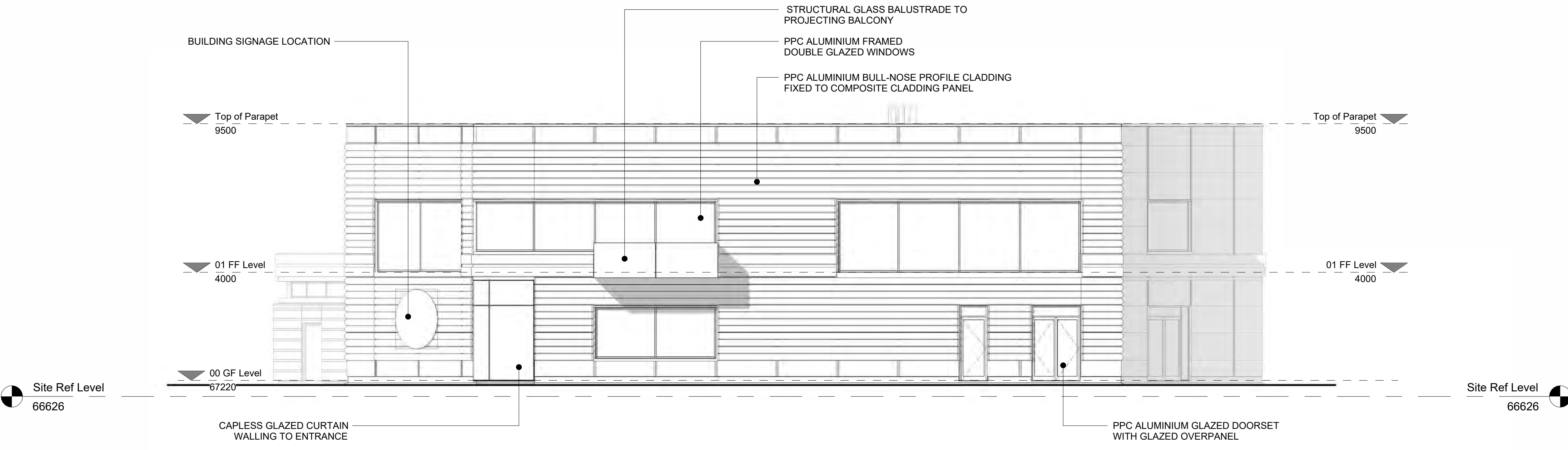
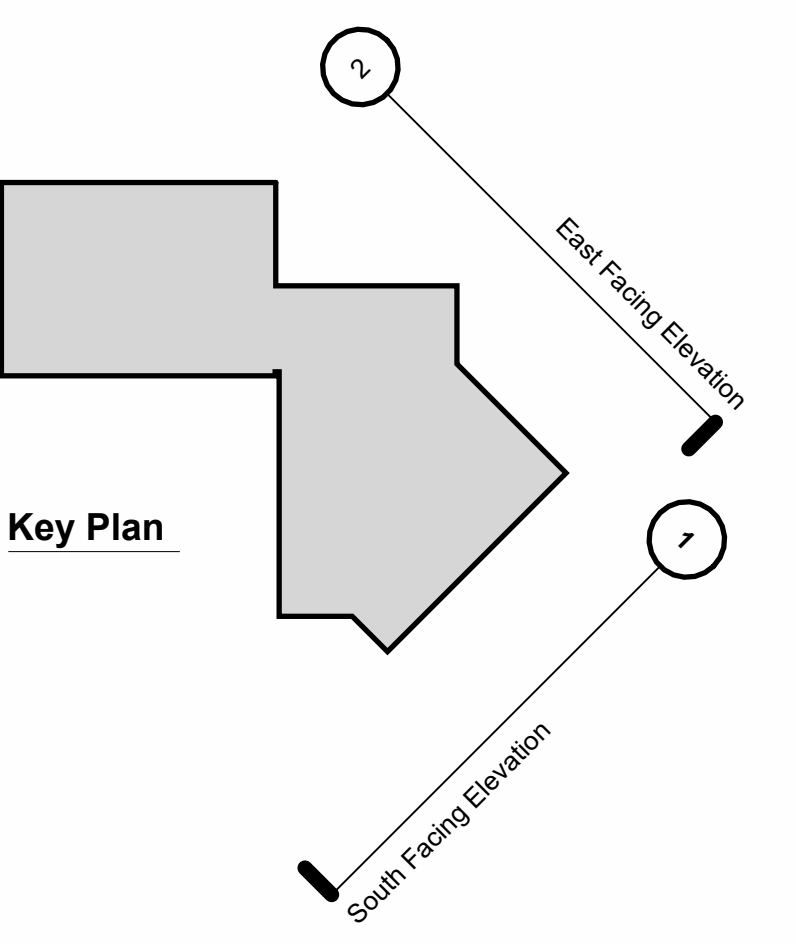
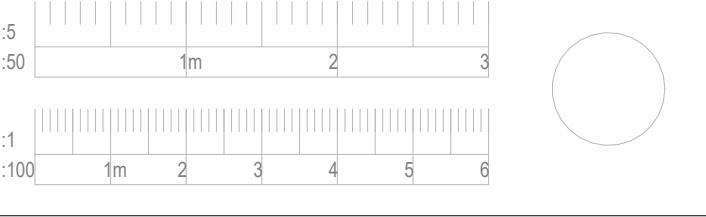
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Client
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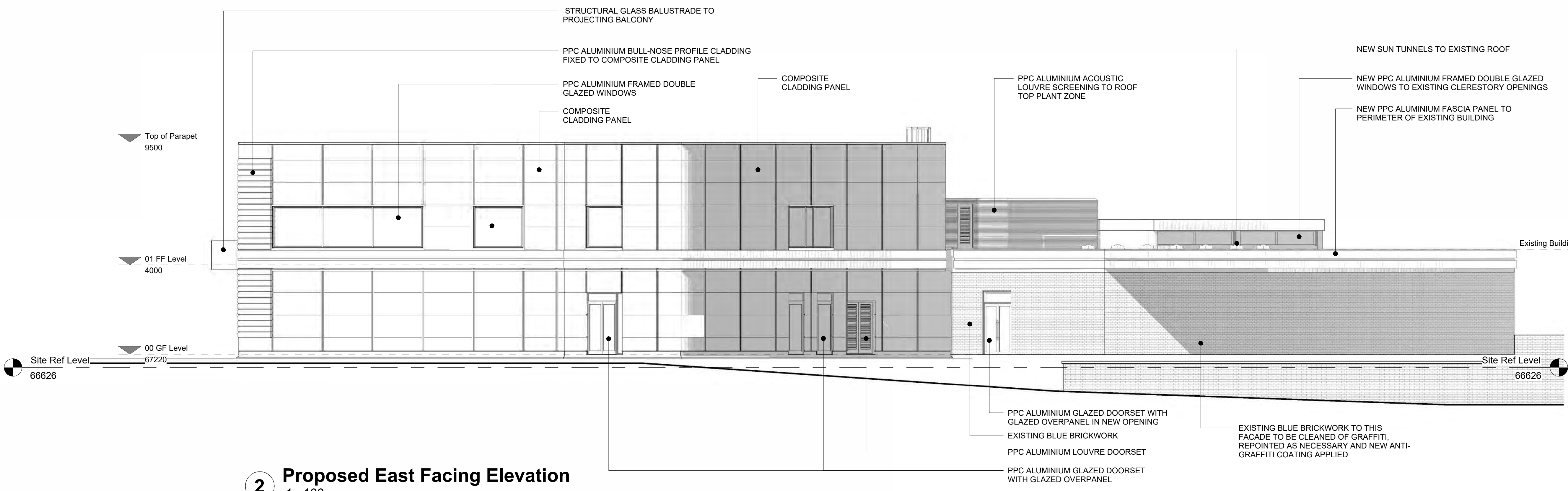
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1 Proposed South Facing Elevation
1 : 100



2 Proposed East Facing Elevation
1 : 100

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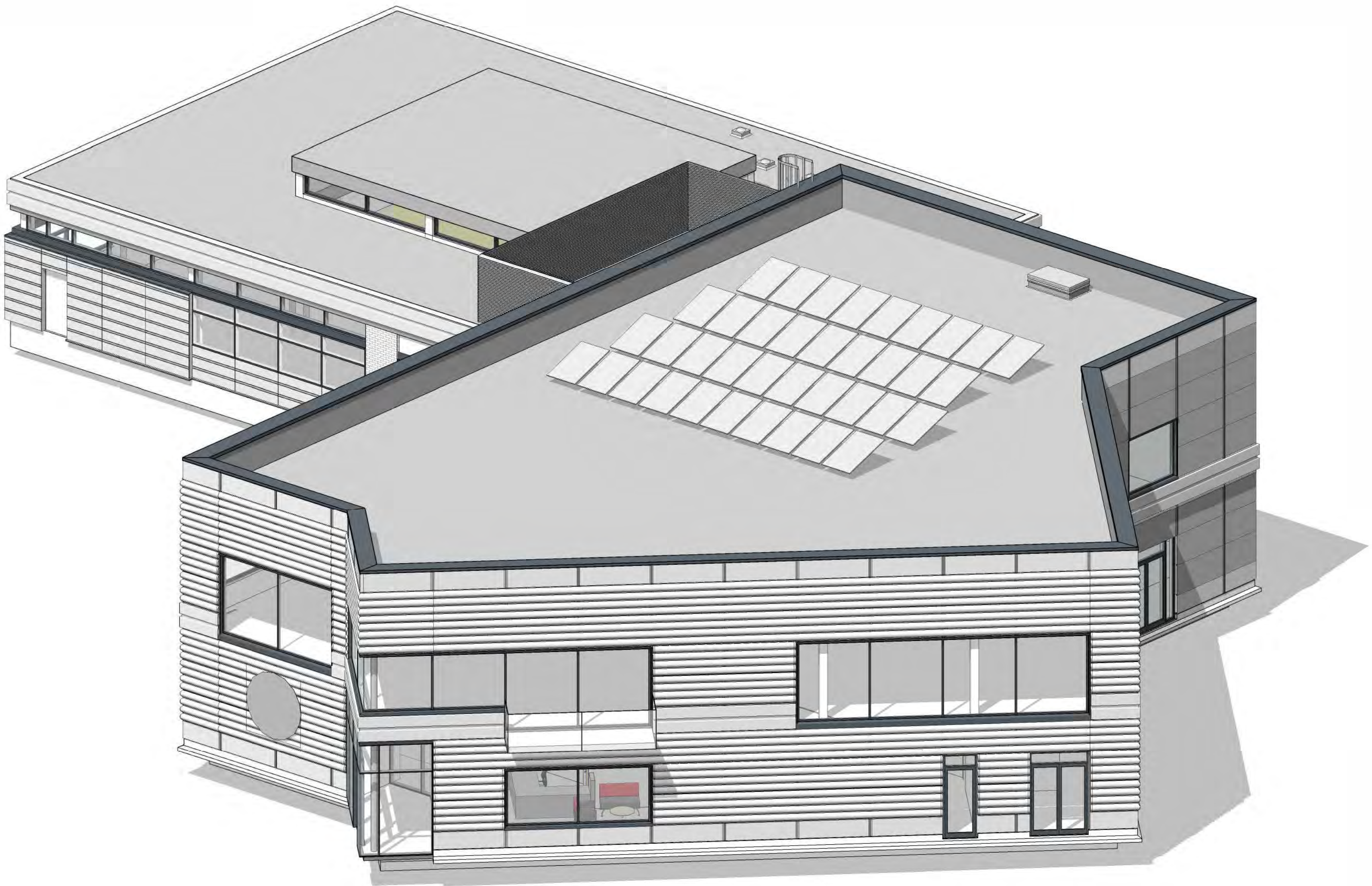
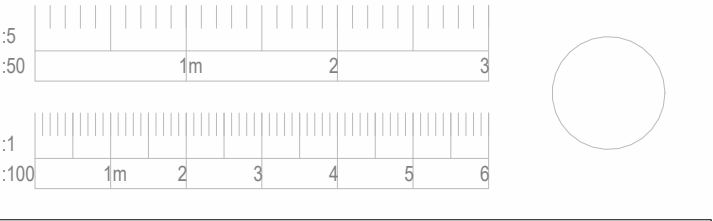
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Drawing
Proposed Elevations - Sheet 3

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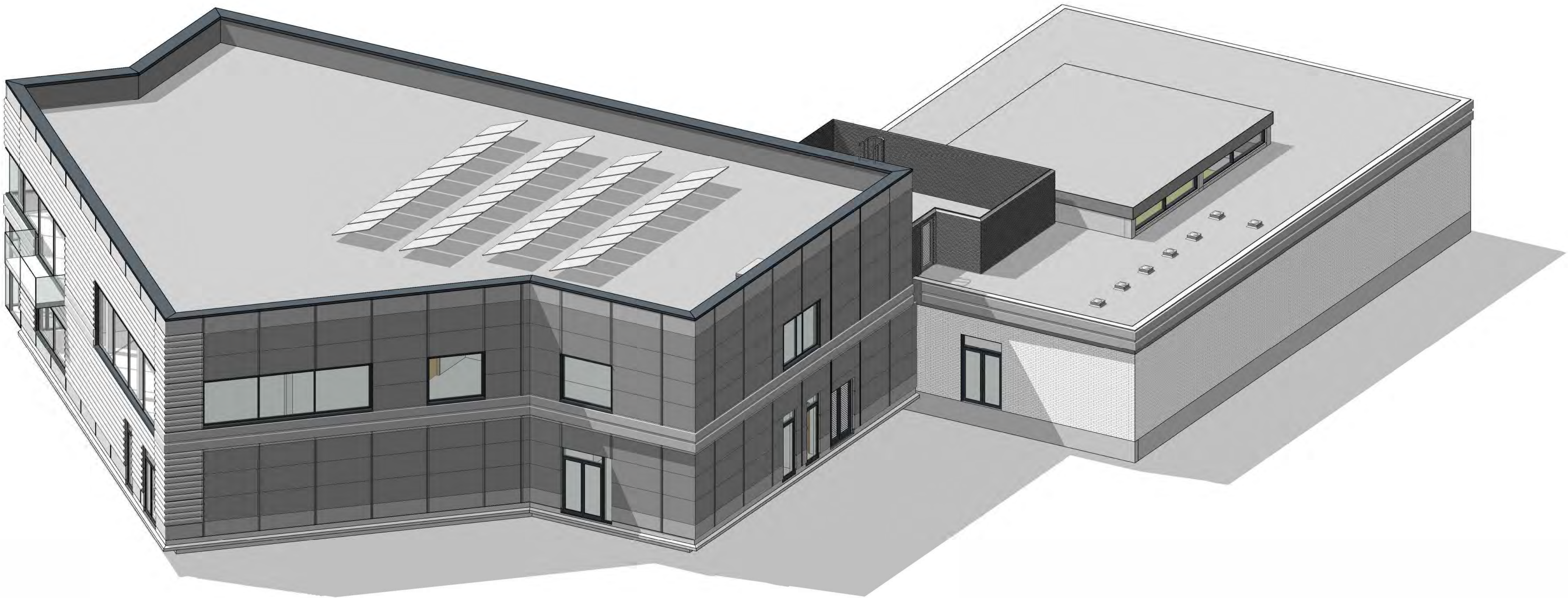
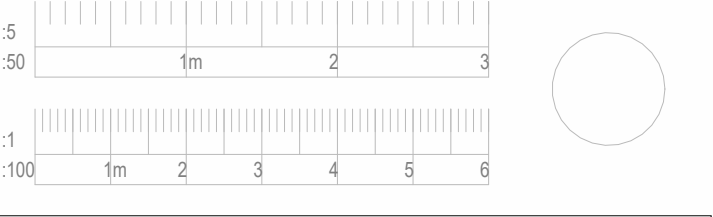
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Drawing
**Proposed Isometric View
from South**

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Project No.	Originator	Zone	Level	Form Discipline
22-053 -				1140 A
Status	Planning			



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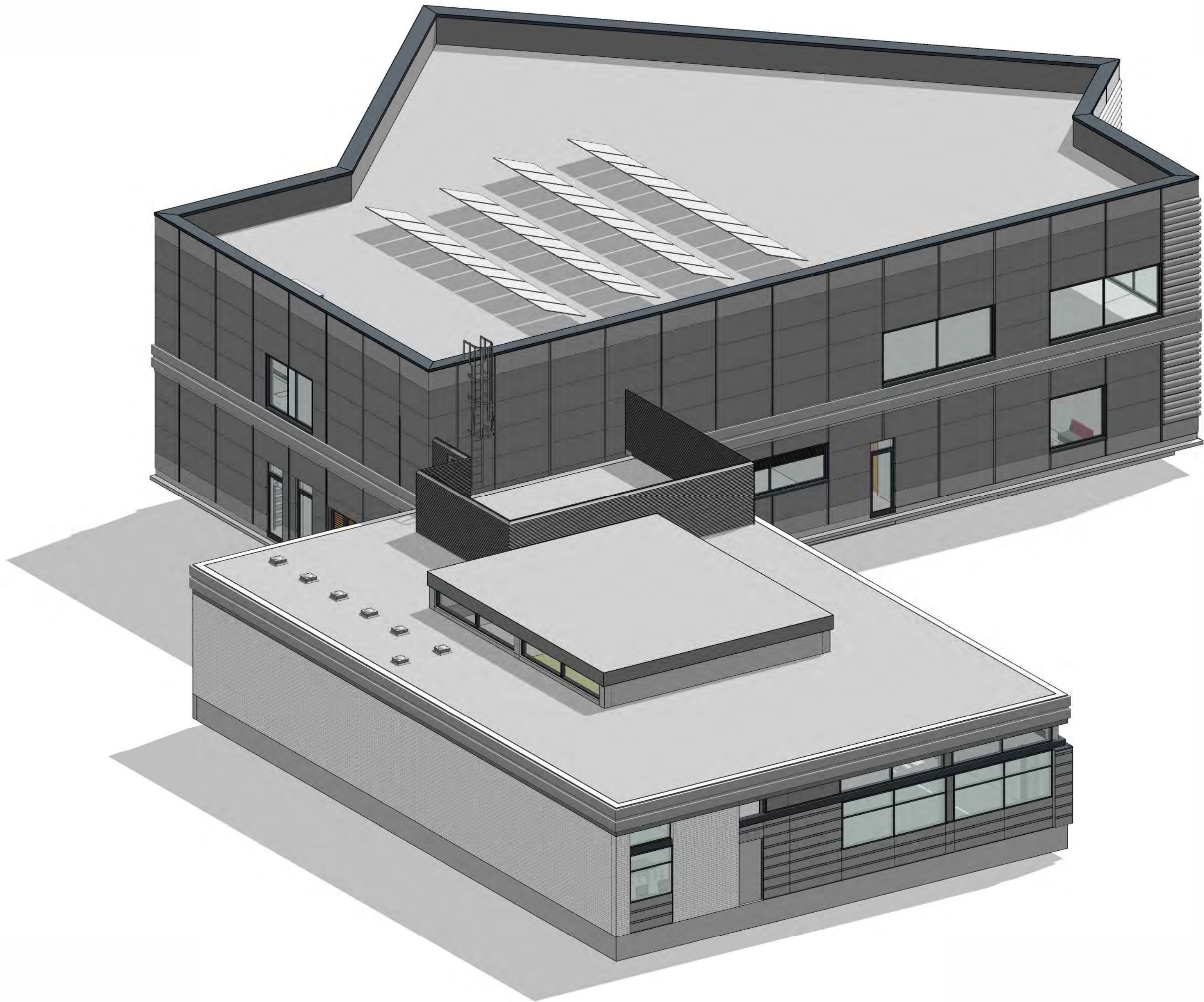
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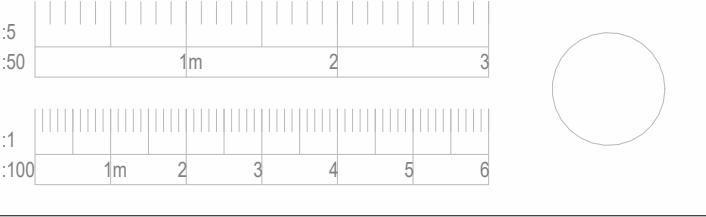
Client
City Football Group

Drawing
**Proposed Isometric View
from East**

Scale	Sheet Size @ A1	Drawn AW	Checked DIL	Date Oct '23
Project No.	Originator	Zone	Level	Form Discipline
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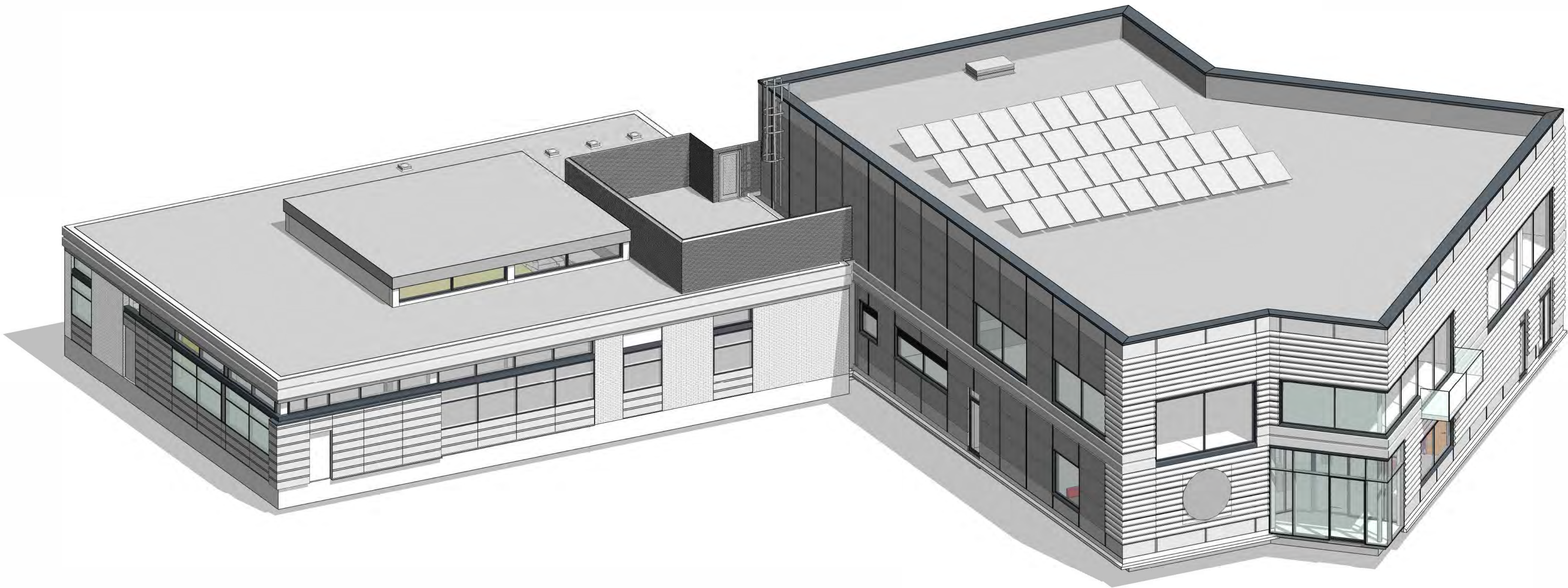
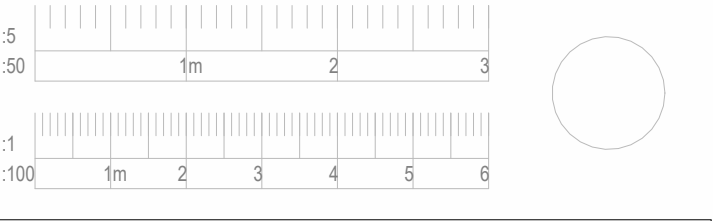
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MCWFC Site Development

Client
City Football Group

Drawing
Proposed Isometric View
from North

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Project No.	Originator	Zone	Level	Form Discipline
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Status				1142 A

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City Football Group

Drawing
**Proposed Isometric View
from West**

Scale	Sheet Size @ A1	Drawn AW	Checked DL	Date Oct '23		
Project No.	Originator	Zone	Level	Form Discipline	Number	Revision
22-053 -					1143	A
Status						