BowkerSadler

MCFC Pump House Facility

Manchester City Football Club

Design & Access Statement BSA Project No: 24-017 | Issue No: 900-01 | March 2025



BowkerSadler

City football

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BSA Project No: 24-017

Report No: 900-01 Issue No: 02

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Checked By: Andy Suddrick

Tracker

Issue	Date	Revision	Received By	Comment	Approved
01	20/01/2025	01		Report issued for Planning	
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Consultant Team

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1.0 Executive Summary

1.1 Introduction

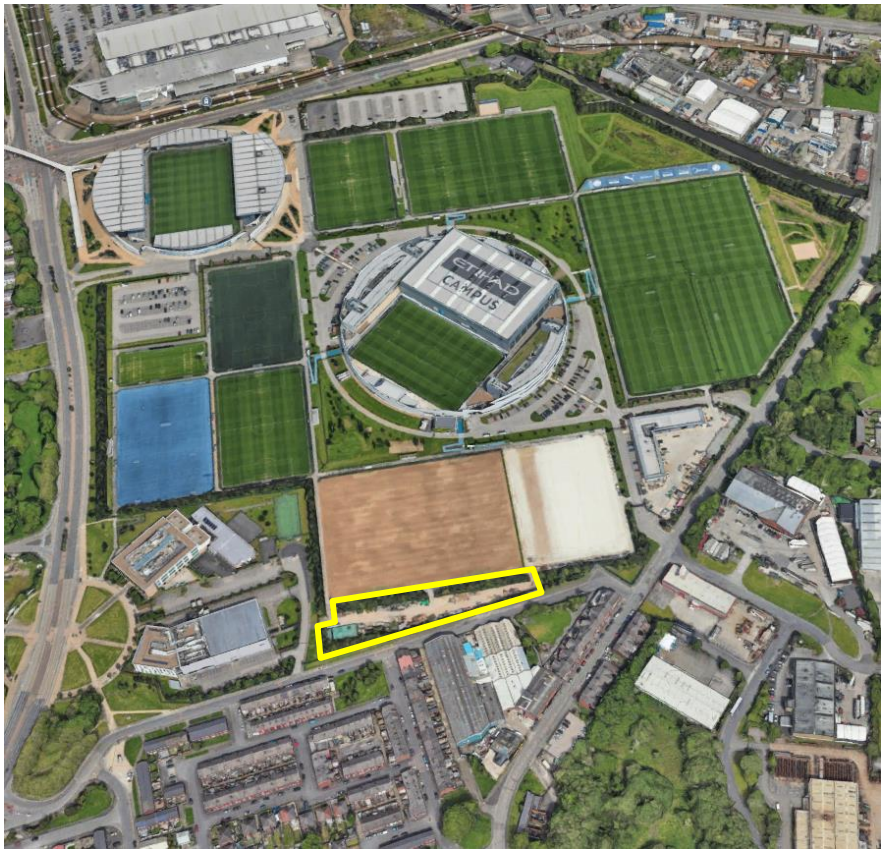
Bowker Sadler Architecture have a history of undertaking architectural project work for Manchester City Football Club dating back to 2018. In 2024, we were asked to look at the feasibility, design and subsequent planning application for a small building to house a number of specialist boilers in connection with an underground pitch heating installation programme. The plans included in this statement show a simple single storey industrial type unit located in what is termed the Ground Maintenance Yard (aka '*The Boneyard*') – an area within the Etihad Campus used for the storage of pitch maintenance apparatus (as indicated by yellow bounding box opposite).

The preferred plans indicated a footprint of circa 114.5 square metres (GEA) of a steel framed (portal) building clad in composite panels and a shallow pitched roof together with the required roller shutter access door, personnel doors, ventilation grilles and rooftop flue outlets.

We have arranged for a full topographical survey of the site as well as a sub-scan of the site to show underground services and any potential constraints.

This allowed us to explore options for the project as part of our work up to RIBA Stage 3, taking into account client budget, end-user requirements, site constraints and future 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.

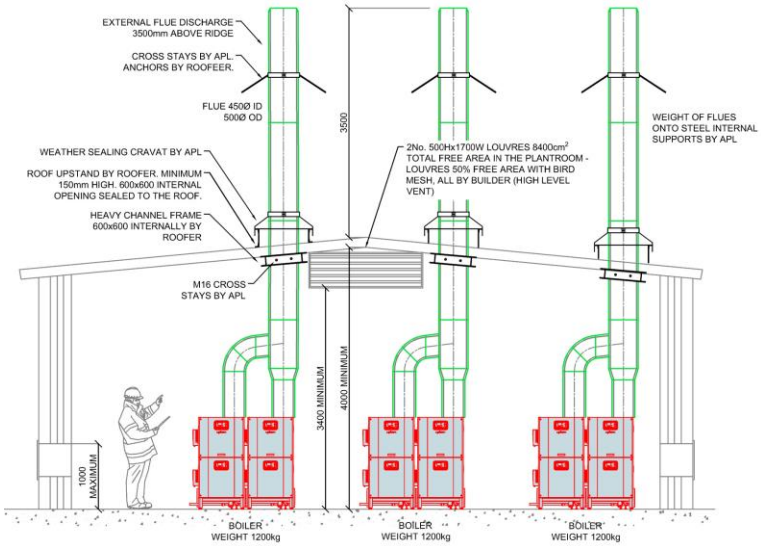


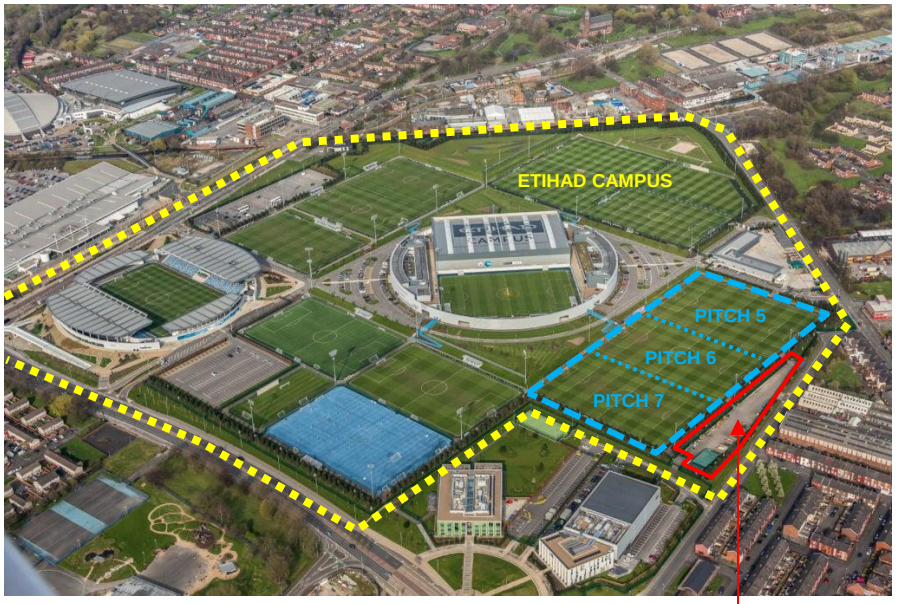
2.0 Proposed Development

The club's aim is to facilitate underground heating to training pitches 5, 6 & 7 which are located at the southern end of the Etihad Training Campus. The image to the right shows the overall setting within the Etihad Campus (yellow dotted line), the pitches in question that are to receive underground heating (blue dotted line) and the area proposed to locate the new pumphouse (red line – area known as the Ground Maintenance Yard aka *'The Boneyard'*)

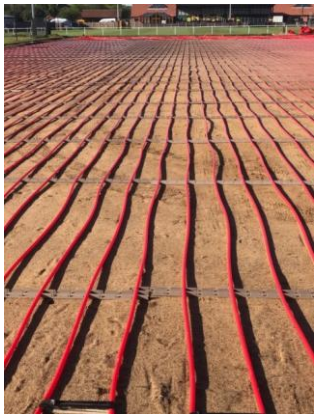
The Pumphouse Building itself is required to accommodate three large boilers with each boiler being dedicated to a pitch. The individual boilers are fairly large. In addition to this, the boilers are connected to Gas Burners and Flues and also needed to be spaced so as to allow access for maintenance and all connecting pipework (including incoming gas main).

The diagram below shows a typical cross-section through a typical enclosure and how each of the boilers sits within the space. Each boiler requires a flue (shown green) which protrudes through the roof and terminates a minimum of 3.5 metres above the ridge









Above: Aerial view of proposed site and adjacent pitches 5, 6 & 7

Far Left: Typical Boiler within it's required spatial parameters (indicative and shown in different orientation to proposal)

Left: Typical Boiler installation and under-pitch heating pipework

3.0 Assessment of Surroundings

3.1 Character & Landscape

Located on the southern edge of the Etihad Campus, the proposed Ground Maintenance Yard site (aka *'The Boneyard'*) fronts on to Wilson Street to the south, Clayton Lane to the east, the Connell Co-op College to the west and training pitches 5, 6 & 7 to the north.

Vehicular access is currently via a gated opening off Wilson Street but also via an un-named road that sits between the site and the Connell Co-op College – this access is similarly gated as per the one accessed off Wilson Street.

The site itself sits lower than the adjacent pitches and currently houses open silos for grass cuttings and earth movements as well as an existing building used for rainwater attenuation and pitch irrigation systems and known to MCFC as 'The Filter House'

There is a belt line of trees located on the northern edge of the site that effectively separate the yard from the higher level training pitches. These trees are relatively young and would remain unaffected by any proposals.

Similarly, there is a belt line of trees to the south, east and west of the site which sits among some flatter grassed areas that line the edges of Wilson Street – again these will remain unaffected. The site itself (as bounded by the red dotted line) is generally flat and tarmacked and occasionally used to store machinery needed to condition the grass pitches or by grass and spoil heaps. The eastern end of the site is considered inappropriate for the proposed development due to its tapered nature.



3.0 Assessment of Surroundings

3.1 Character & Landscape



Above: General view of the site looking east showing a generally tarmacked surface



Above: View of the access gate into the site from the un-named road to the west of the site



Above: View of the existing Filter House building on the south-West corner of the site and adjacent storage silos

Below: View of the site looking north-east showing general Equipment stored on site adjacent to the fence and trees



Below: View of the young trees that separate the site from the adjacent elevated training pitches



Below: View of the training pitches that are to receive under-ground heating and set at a higher site level than the site



3.0 Assessment of Surroundings

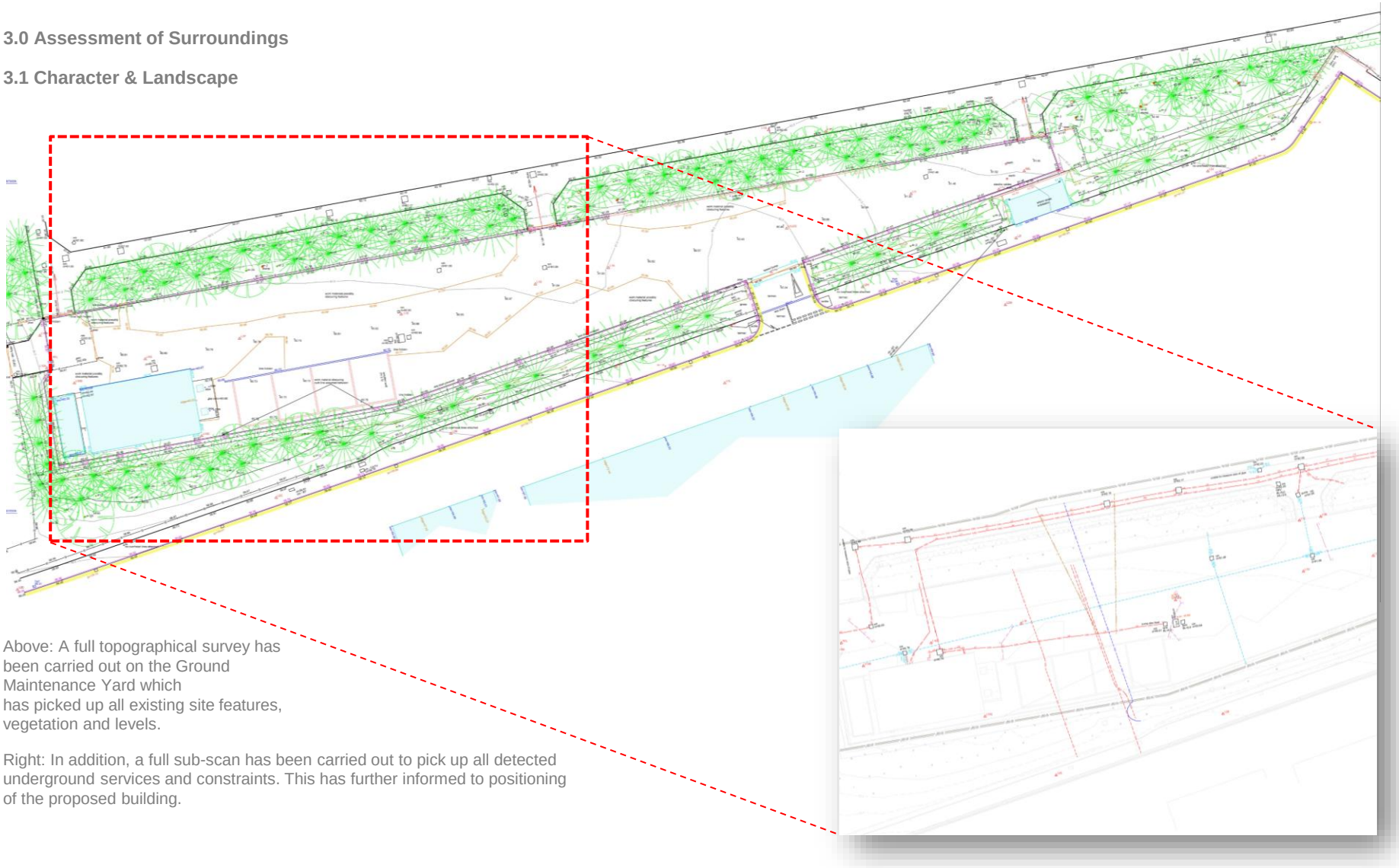
3.1 Character & Landscape



Left: Plan of the Ground Maintenance Yard and adjacent pitches as provided by Manchester City Football Club

3.0 Assessment of Surroundings

3.1 Character & Landscape



Above: A full topographical survey has been carried out on the Ground Maintenance Yard which has picked up all existing site features, vegetation and levels.

Right: In addition, a full sub-scan has been carried out to pick up all detected underground services and constraints. This has further informed to positioning of the proposed building.

3.0 Assessment of Surroundings

3.2 Social & Economic Characteristics

East Manchester (Sportcity) provides an example where sport was used as a planning catalyst for city regeneration, and the conversion of an area of social and economic deprivation. There is clear evidence of a strategy to combine economic and social benefit planning to create the regeneration of the area as we see it now.

The New East Manchester regeneration programme is notable for its considerable and explicit emphasis from the outset on the need to ensure that local people are able to share in the benefits of investment in the area.

Manchester's globally-renowned pre-eminence in football is due to the presence of two world leading teams, with Manchester City Football Club based at the Etihad Campus. Manchester's prowess in sport extends well beyond football. The City is home to the HSBC National Cycling Centre, which hosts the British Cycling Team. Additionally, the National Squash Centre has developed as a global centre of excellence, the GB Water Polo Team uses the pool facilities at Beswick, and the GB Taekwondo team is based at Ten Acres Lane. With world leading facilities, the recently opened Manchester Institute of Health and Performance (MIHP) in Beswick is the home of the English Institute of Sport. Other major sports, such as rugby league, rugby union and cricket, have a significant presence across the conurbation.

On the 200 acre Etihad Campus further opportunities exist to build upon the City Football Academy, and the range of other sports-based organisations and facilities in the area including the Manchester Institute of Health and Performance (MIHP). These facilities have strengthened even further the Etihad Campus offer associated with elite and community sport. The Etihad Campus is now being planned in order to become the home of global and national sports organisations which can thrive and develop global best practice. In doing so the Etihad Campus can become the home to new sports related businesses in a new "SportsTech" cluster for the city-region.





Top Image: Site as original ringed red prior to redevelopment
Bottom Image: Site as cleared in preparation for new Etihad Campus

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 (Pre-App) – 15.01.2025
Present: Michael Pearson (MCC Planning Officer), Michael Gizauskas (MCFC), Dan Labella (Bowker Sadler), Andy Suddrick (Bowker Sadler)

Summary of Discussions:

- BSA ran through the draft D&A Statement and Planning Drawings for the benefit of Michael Pearson.
- The general principle of the proposal was accepted by the planning officer in respect of scale, size and materials. In terms of the materials, the Case Officer was assured that they matched the rest of the Etihad Campus buildings.
- The optioneering exercise was explained in respect of how the chosen site option (3) was the only option that did not impact upon the existing trees to the same extent as Options 1 & 2.
- A discussion was had with regards the visibility of the proposal and how the existing trees would provide a level of screening. It was explained that the site sits higher than the adjacent Wilson Street and lower than the adjacent pitches. In this regard, and in recognition of the existing trees that line the site, it was generally felt that there was sufficient screening and that this would be further enhanced as these young trees continue to grow.
- The Planning Officer confirmed that the drawings/D&A presented were sufficient to validate the application but asked for the following to be added:
    - An indication of the routes of underground pipework from pumphouse to pitches to illustrate that no existing trees or grassland are affected
    - A Ground Contamination Statement
    - An Arboricultural Statement outlining any effect on existing trees and any protection measures required as a result.
- A follow up email from the Case Officer advised that the need for a tree survey/aboricultural impact assessment will depend on how deep the foundations of the development will be. If sat on top of an existing concrete plinth then no need to submit a survey but if going deeper into the rootballs of the neighbouring trees, then a survey will be required to be submitted.



Top Image: Indicative Red Line Development Area

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 CO_2 Emissions by enabling Low and Zero Carbon Development
- Policy EN6 Target Framework for CO_2 Reductions from Low or Zero Carbon Energy Supplies
- Policy DM1 Development Management

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.

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 Landscape and Grounds Team
- MCFC Estates Team

In addition, the Design Team have consulted with the following professional teams for technical advice to support the proposed design:

- Hewitt Sportsturf – Underground Pitch Heating Installation Specialists
- Marston & Grundy – SE Engineers for advice on substructure & constraints



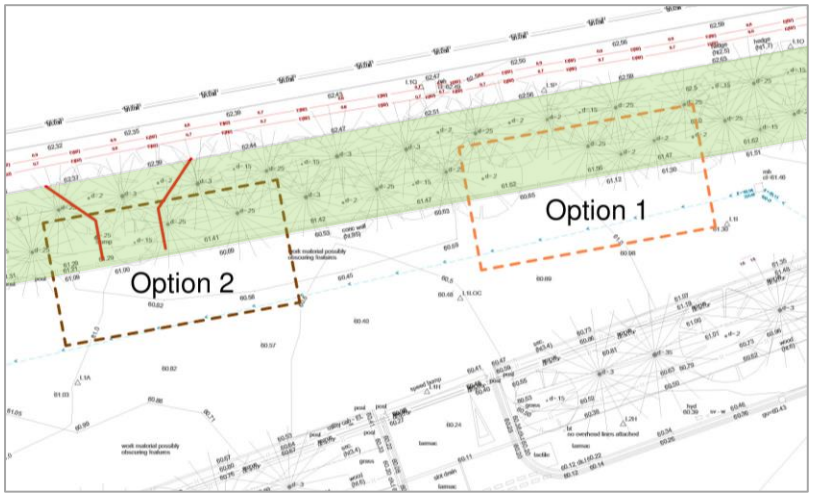


5.0 Optioneering & Evaluation

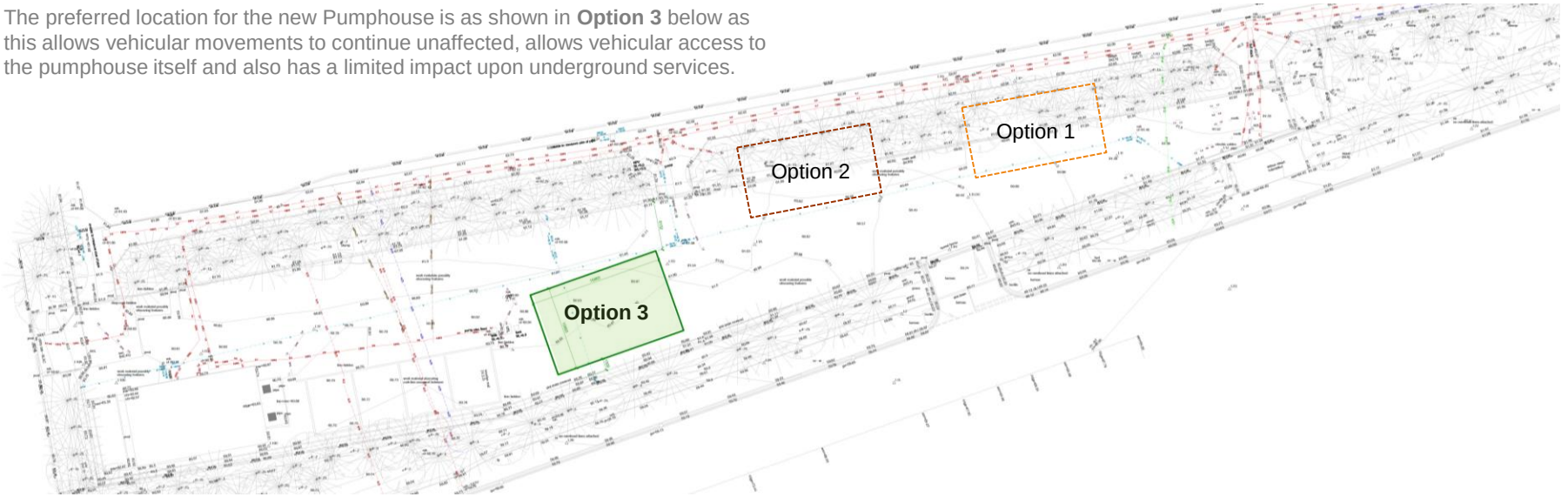
Our evaluation of the site characteristics and constraints, in addition to the previously mentioned consultation process has informed our design accordingly:

The design makes use of space within the existing ground maintenance yard and has no real visual impact upon the rest of the Etihad Training Campus or on the adjacent commercial and residential neighborhood. The site itself is screened effectively by an existing beltline of trees which will remain in-situ and unaffected.

The development footprint has been arranged on the site such that it minimizes the impact upon any significant underground services and constraints. We have looked at a number of options for the positioning of the proposed building (see image to right) but have concluded that the Options 1 and 2 have disadvantages that preclude their consideration. Notably, both Options 1 and 2 would require encroachment into the existing tree-planted banking, removal of trees and a cut and fill requiring retaining structure. Furthermore, Options 1 and 2 limit vehicular movements in terms of access to the proposed building and limitations on maneuvering for other large vehicles to the whole site.



The preferred location for the new Pumphouse is as shown in **Option 3** below as this allows vehicular movements to continue unaffected, allows vehicular access to the pumphouse itself and also has a limited impact upon underground services.



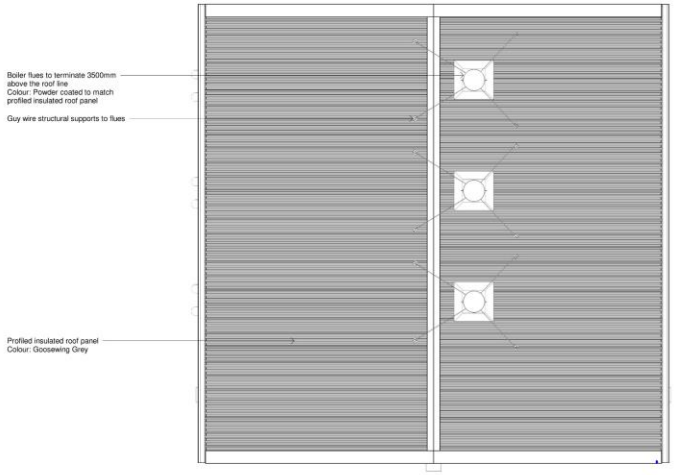
6.0 Design Components

6.1 Proposed Use

The proposed development will act as a modestly sized purpose-built facility to house three large boilers and associated support plant, pipework and flues. The building is designed as a small-scale industrial unit complete with sandwich panel cladding and roofing, a single roller shutter door (for access and maintenance), two personnel doors and a number of ventilation grilles in various locations of the façades.

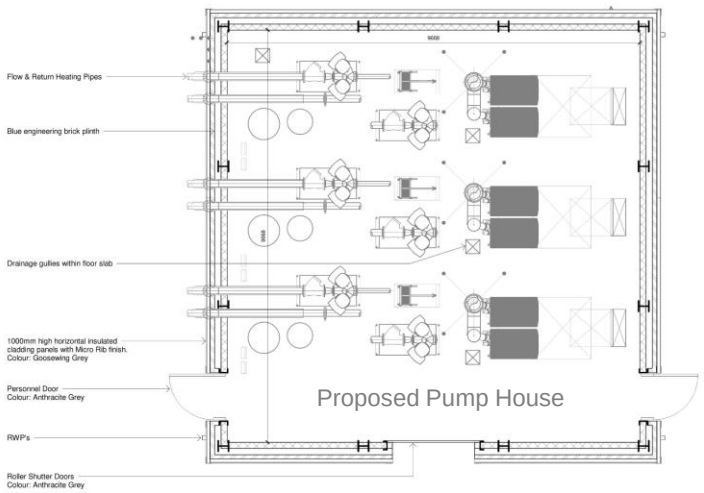
The components within the building will effectively supply hot water to pipework that will be trenched towards pitches 5, 6 & 7 with underground heating arrays beneath each of the pitches.

In addition to the proposed building, a small Gas Meter Housing will be installed to the west of the building to control the supply of gas to the boilers within. This will likely be an off the shelf GRP housing as indicated on the planning drawings.



Roof Plan

Ground Floor Plan



Proposed Pump House

6.0 Design Components

6.2 Amount & Density of Development

The proposed development is effectively a single storey building with the following parameters:

New Build Ground Floor GIA: 93.5 sq.m (9.67m x 9.67m)
New Build First Floor GEA: 114.5 sq.m (10.7m x 10.7m)

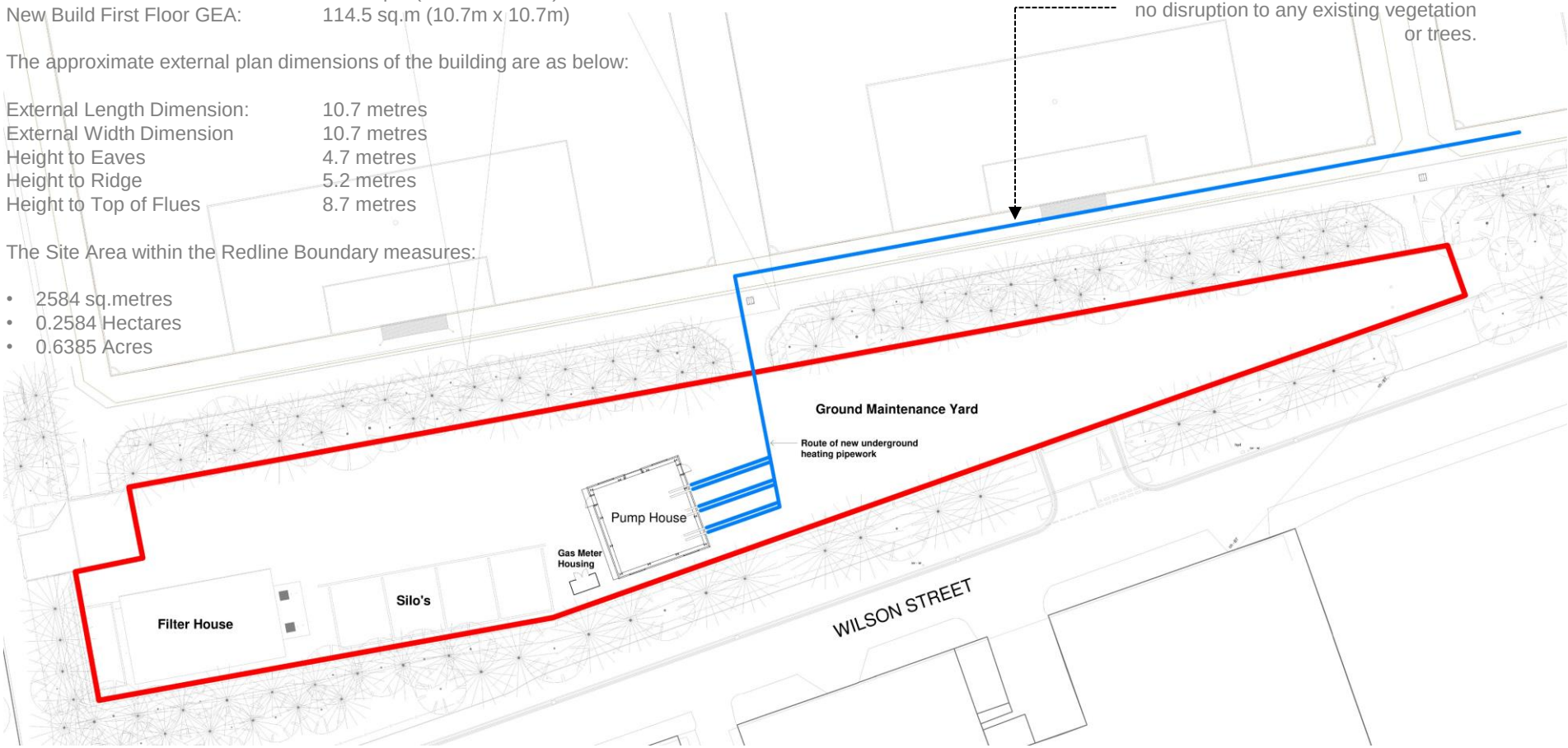
The approximate external plan dimensions of the building are as below:

External Length Dimension: 10.7 metres
External Width Dimension 10.7 metres
Height to Eaves 4.7 metres
Height to Ridge 5.2 metres
Height to Top of Flues 8.7 metres

The Site Area within the Redline Boundary measures:

- 2584 sq.metres
- 0.2584 Hectares
- 0.6385 Acres

Blue line on plan indicates route of new underground pipework from new pumphouse to pitches. The route chosen ensures there is no disruption to any existing vegetation or trees.



6.0 Design Components

6.3 Appearance

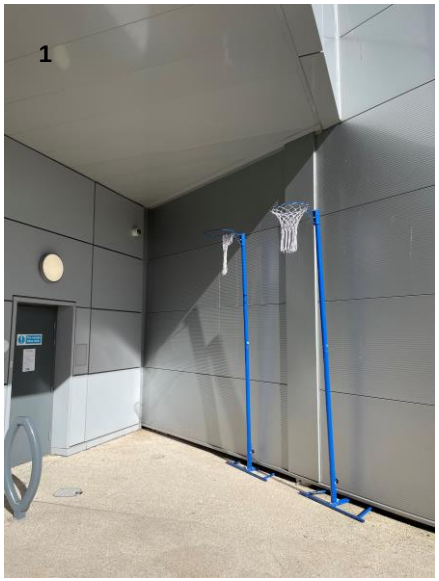
We understand from early client dialogue with planning officers that the external aesthetic of the new Pump House is to tie in with the existing Etihad Campus.

The majority of the existing campus is characterised by large-scale horizontal bullnose cladding or flat grey/silver (Goosewing Grey) 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 grey/silver aluminium sandwich panels – a suitable example being that shown bottom right.

The new-build element would be single-storey with a shallow pitched roof area that will be punctuated by 3 no. flues. Other elements of the façade makeup include a low-rise blue engineering brick plinth, ventilation grilles, a roller shutter door and personnel doors – all colour matched to the proposed cladding.







1: View of existing micro rib cladding in use at the Etihad Campus

2: Typical micro rib installation in silver grey

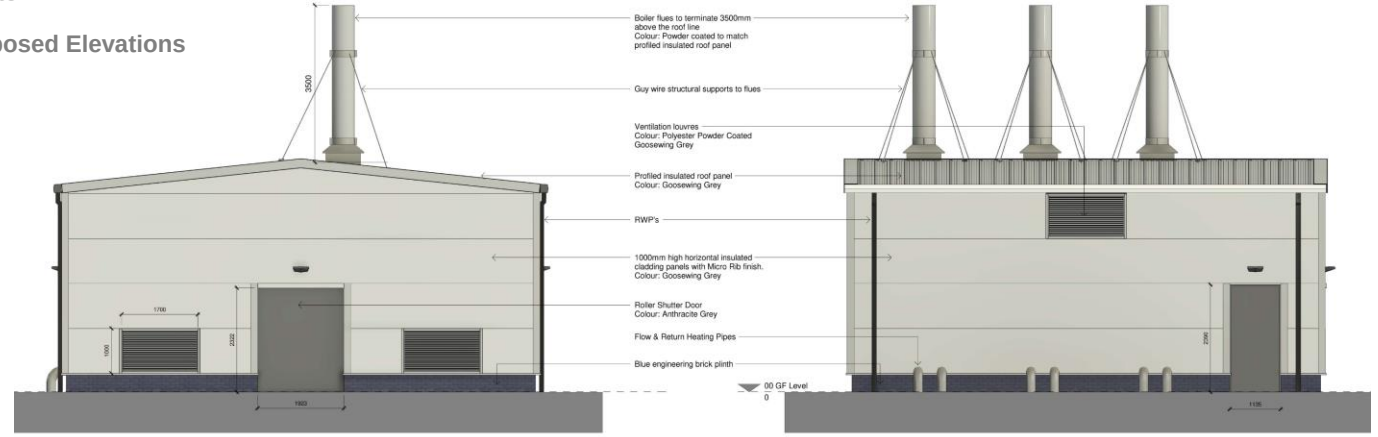
3: Typical micro rib installation in silver grey c/w louvres

4: Typical micro rib installation to the Performance Centre at The Etihad Campus



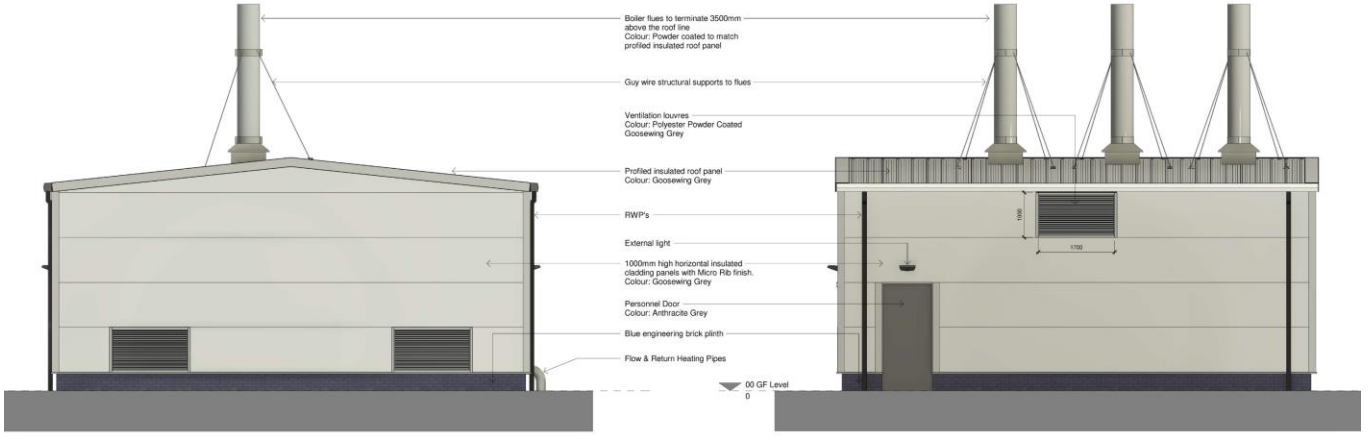
6.0 Design Components

6.3 Appearance – Proposed Elevations



Proposed North West Facing Elevation

Proposed North East Facing Elevation



Proposed South East Facing Elevation

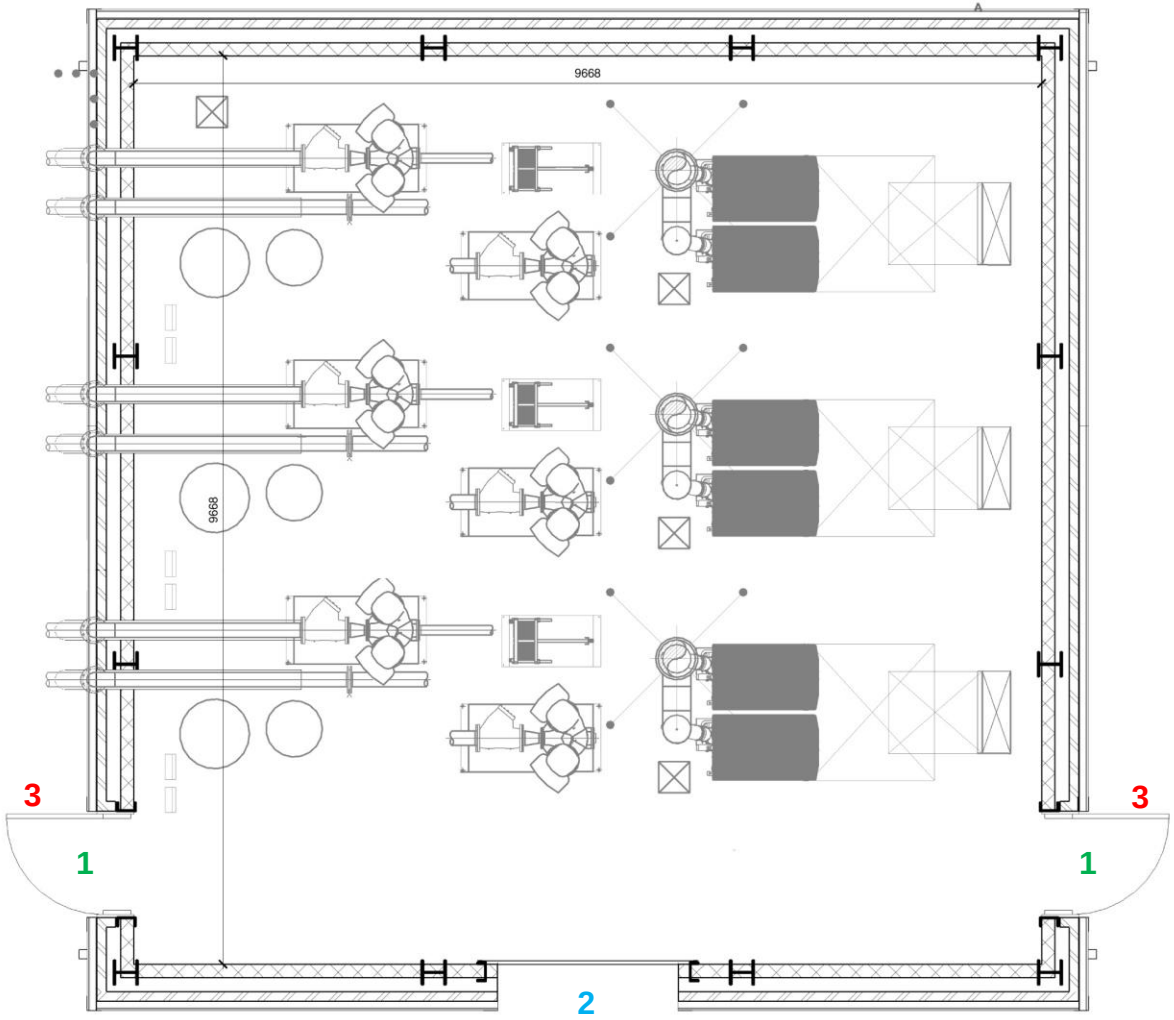
Proposed South West Facing Elevation

7.0 Access Components

Further to advice from the boiler installation consultant, we require a single roller shutter door access to the boilers within the proposed building. This is reflected in the diagram to the right and the key below. This allows the boilers to be installed following completion of the building (on skids) and also their removal should they need to be replaced or removed.

In addition, two personnel doors are also required – at each side of the building (as indicated within the side elevations). These doors will also act as a means of escape in the case of an emergency.

1 – PERSONNEL ACCESS/EGRESS
2 – VEHICULAR ACCESS TO BOILERS
3 – EMERGENCY ESCAPE OUT



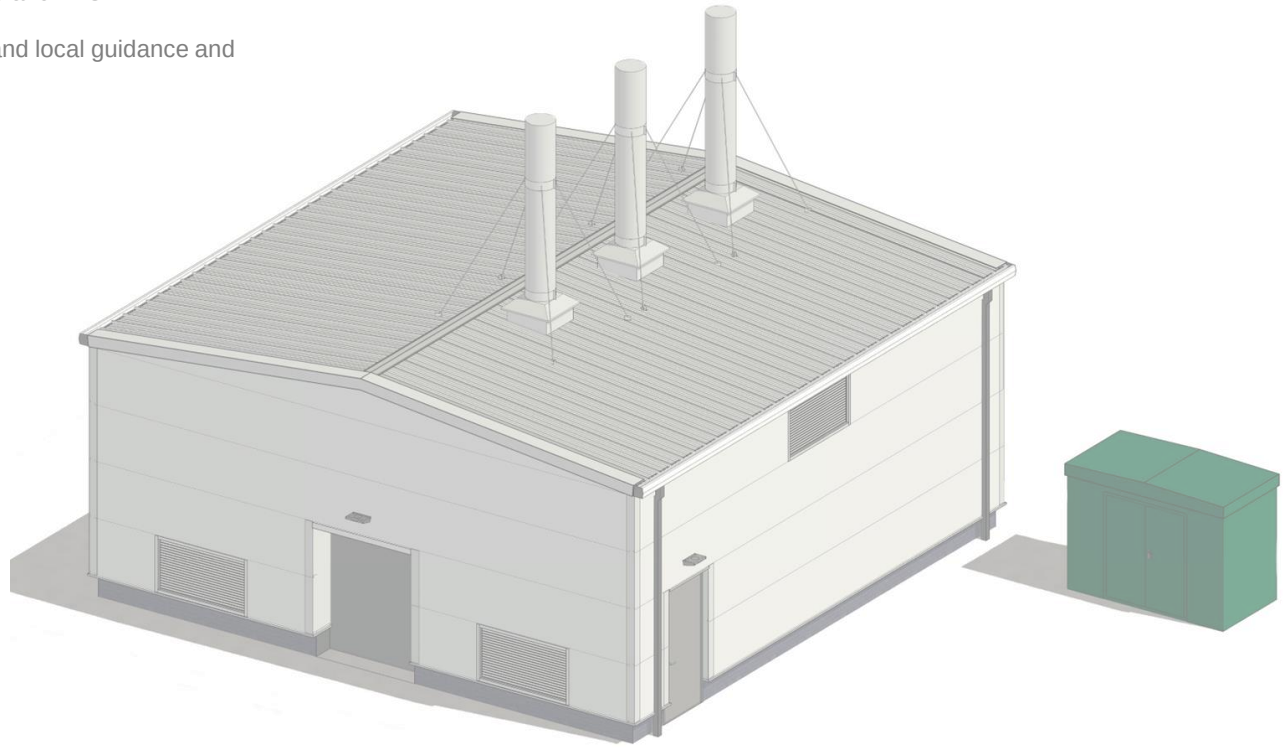
8.0 Summary & Conclusion

This planning application is submitted by Bowker Sadler Architecture, on behalf of Manchester City Football Club and is seeking full planning permission for the proposed new Pumphouse facility to be located within the Ground Maintenance Yard (*aka 'The Boneyard')*

The proposed application makes good use of an existing site which is already designated to serving the adjacent training pitches.

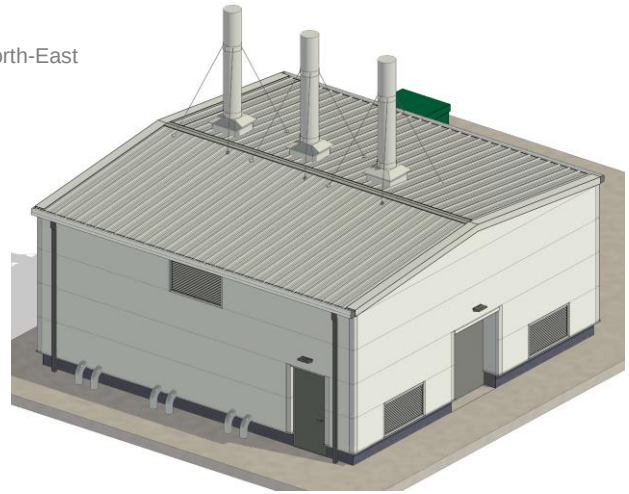
The proposed building has been designed to fit in with the general aesthetic of the rest of the Etihad Campus, by virtue of cladding type and finish.

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

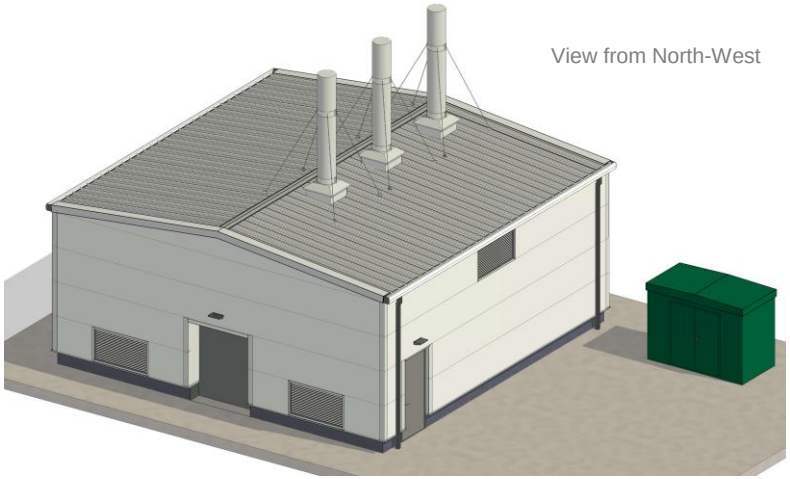


Appendix 1 – 3D Views of Proposed Development

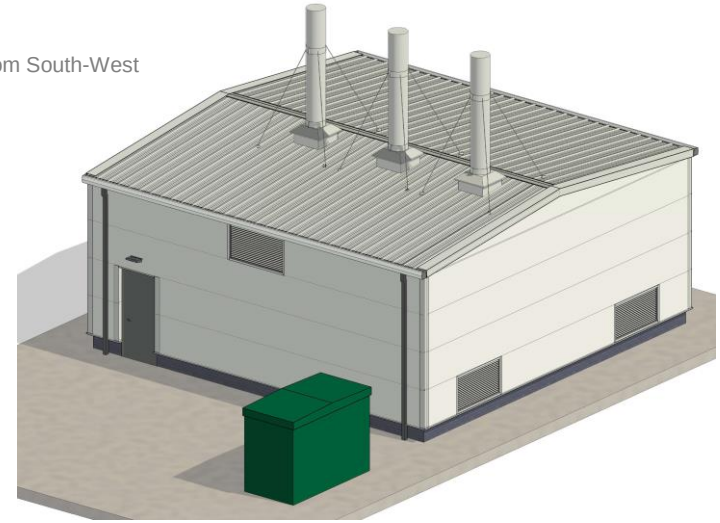
View from North-East



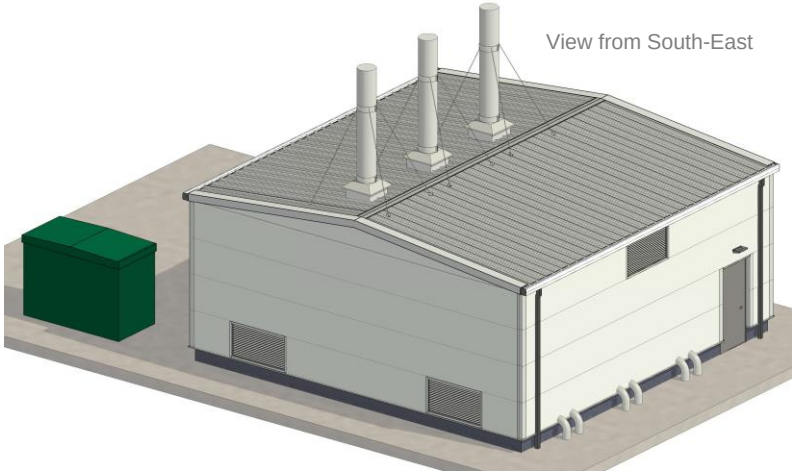
View from North-West



View from South-West



View from South-East



Appendix 2 – Relevant Planning Drawings

1000	Location Plan
1001	Existing Site Plan
1002	Proposed Site Plan
1010	Proposed Ground Floor & Roof Plans
1020	Proposed Elevations
1030	Proposed Building Sections
1040	Proposed 3D Views - 1
1041	Proposed 3D Views - 2
1050	Gas Meter Housing Plans & Elevations