



This guidance is intended as an aid for use in the design and construction of changing accommodation either for new build or as an extension to your existing facility. The Football Foundation in partnership with The FA have a number of years of experience in the provision of facilities and best practice and the following information should assist both you and your appointed consultants when undertaking the feasibility study, scheme development and application details.

Data sheet Ancillary Works should also be consulted along side this document. If you require clarification of any items then please contact your regional Technical Advisor for advice. Their details can be found at [www.footballfoundation.org.uk/apply/facilities-grant/help-with-your-application/facilities-grant-staff](http://www.footballfoundation.org.uk/apply/facilities-grant/help-with-your-application/facilities-grant-staff).

## Project brief

It is recommended that prior to the selection and appointment of your professional team; you should look to gather the following information:

- A site plan that shows the extent and scope of your land ownership, legal agreements, covenants, way-leaves and rights of way, existing buildings, mains services and pitch layouts, local knowledge of ground conditions and any other site factors.
- Who will be responsible for pitch maintenance and what will your annual budget need to be to provide good quality pitches that will ensure your new pavilion will get the use that it is intended to.
- Who will be responsible for maintaining the building and what budget will you need to service the building.
- Existing and future programme of use, including age and sex of players ie: senior, junior, male and female and Mini-Soccer. This should determine the number of changing rooms that are required. It is recommended, for example, that adult male football is played at different times to junior and female games and it may be helpful to draw up a user matrix.

- What other accommodation will you require in your new pavilion? For example a coach education room or kitchen can often enhance a simple changing pavilion.
- What are your car parking requirements? The local planning authority will be able to guide you with this decision.
- Access must be provided for use by spectators, players or coaches with disabilities.
- Any other sports uses and events that the facility may host
- Devise a project programme including realistic timetable for commencing and completing your project.
- Initial consultations with the Local Planning Authority, are recommended in order to gauge the likelihood of gaining planning permission before expenses are incurred in obtaining detailed plans. Although funding organisations may accept grant applications for projects where planning permission has yet to be secured, the Planning Authority should have at least given an indication of support in principle. Your building and facilities may also require approval from The Environment Agency regarding any effect on existing floodplains.
- Possible funding sources and initial capital provision should be explored. The Football Foundation expects you to have exhausted all other possible funding avenues and be able to show evidence of this.
- Access arrangements, for example if your facility is on a school site who will be responsible for it out of school hours.

**Remember – your Football Development Plan and user matrix should be in place before your design. This is the driving force for your project and will establish the needs for your facility.**

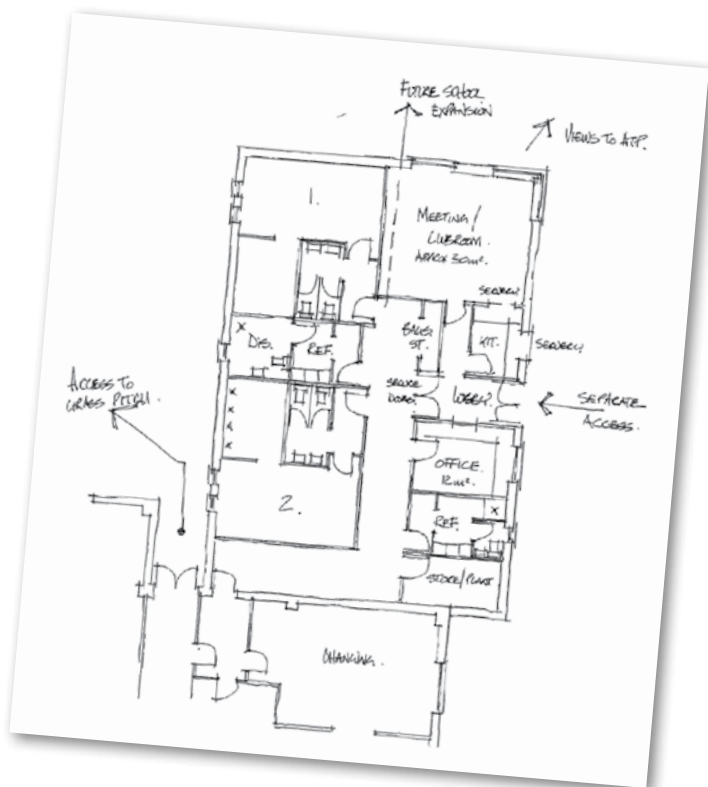
## Professional advice

The selection and appointment of your professional team is an important process. You will be expected to seek a minimum of three tenders from contractors for the building of your facility to ensure best value is achieved, so why not carry out your selection of an architect or consultant in a similar fashion?

Visit other similar schemes in the area; find out who the consultants and contractors were. Advice from other clubs or organisations that have already been through the experience can be very useful.

Interview potential consultants; ensure you would be happy working with them, find out what services they provide and at what cost and importantly what their experience is. A consultant

that has already had experience of similar grant aided projects should be aware of the requirements of the funding organisations. It is also worth noting that it might be effective to employ a consultant who can oversee the whole process from grant preparation to practical completion.



Begin with simple sketch layouts that you can seek initial approval from Football Foundation Technical Advisors. This is a much less costly option than a full set of design drawings and can ensure you and your architect are on the right lines.

Once you have initial approval for the layout a more detailed set of drawings can be produced to allow submission to the Local Authority for Planning Consent.

Work to RIBA stage C by your architect should, in most cases, be sufficient for initial consideration by the Football Foundation.

Alongside these drawings and specifications the application requirements allow for estimated costs prepared by your professional team and an elemental breakdown should include the following:

- buildings and external works
- services
- loose equipment
- suitable professional fees and statutory charges (planning and building regulation fees)
- inflation
- contingencies
- VAT, you should confirm your eligibility with your local HM Revenue & Customs office in order to obtain written confirmation of your status.

Further professional advice should, or could, also include:

- procurement method, form of contract, number of tenders to be obtained, etc
- outline programme with key dates and cash flow information for the business plan

- project management of the construction phase
- party wall advice
- project programme
- planning and building regulation applications
- guidance on CDM Regulations
- sustainability.

Consideration should be given to appropriate Professional Indemnity Insurance held by any design consultant to ensure your organisation and potential funders risk is protected.

**Remember – It is important you seek advice from the Football Foundation and your FA Regional Facilities Manager before engaging in potentially costly consultant advice.**

### Project viability

You should be able to provide a good case for the need of your project. A feasibility study will help with this and with the development of the design.

Items that should be included in a study are;

- access, car parking and emergency vehicle access
- site boundaries and adjoining owners, including uses
- topography (levels, trees and special features)
- existing mains services, loading and capacity
- orientation, view of pitches and exposure to wind and weather
- site locations (alternatives)
- geotechnical investigation (ground conditions)
- town planning issues including land designations
- audit of existing buildings and facilities including; condition, access for people with disabilities, safety and security, child protection, female use.



# Your building

## Design principles

Effectively the pavilion is split into two; functional and operational. The functional section includes the changing areas and the operational area which consists of the main entrance lobby, toilets, clubroom and kitchen.

Each site will vary and have specific factors that will influence design solutions and project details. It is important you can submit a considered and well-designed project. Changing facilities can be provided for a wide range of sports activities, not just football and this should be considered when determining the accommodation. What can be accommodated within your building is often likely to be determined by cost and the funding organisations guidelines. Attention should be paid in particular to the following:

- Orientation of the building in relation to access to the site and the location of any existing utilities.
- Security issues relating to your site including adequate lighting around the facility and consideration to secure by design issues.
- The building must comply fully with the Building Regulations and the Disability Discrimination Act (DDA).
- Consideration to the operational management of the site in terms of circulation space, child protection issues and simultaneous use by male and female groups in accordance with any football development plans and usage charts submitted with your application.
- Depending on your organisation type, Club/School/Local Authority, this may impact on the usage of the facility and amounts of circulation space required.
- How easy it is to get between outdoor pitches/courts and changing rooms?
- Will there be any loss of playing fields as part of the process? If so, there needs to be good evidence of an improvement in provision.
- Usability, including ease of maintenance and cleaning.
- Consider the robustness of the building and its fittings and fixtures.

Your clubhouse and changing room development needs to be considered in the context of the site as a whole.

## Changing rooms

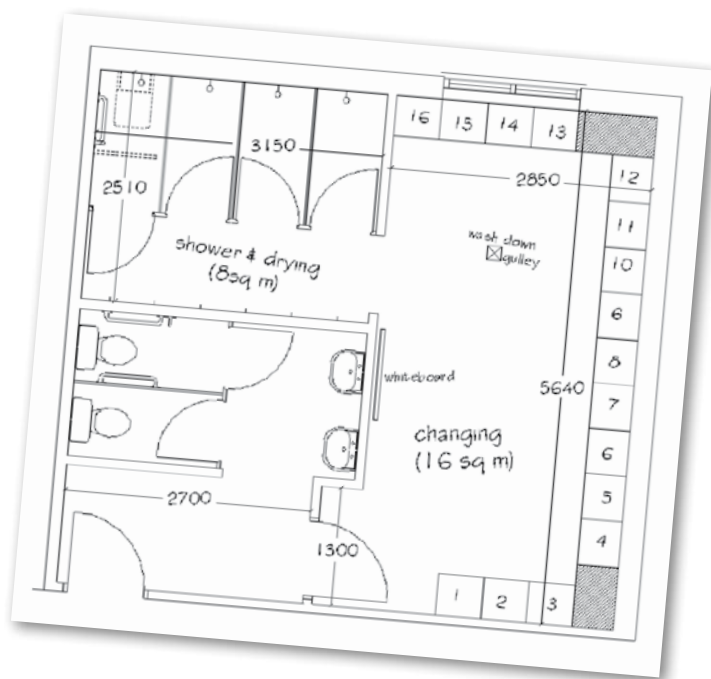
Probably the most important part of your building is the changing rooms. The number of these will be determined by your usage plans and the number of pitches on the site. It is usually considered unnecessary to have a pair of changing rooms per pitch so you should consider staggered kick-off times and separate bag storage areas. This will ensure value for money for you and your funding partners.

Changing rooms should always be at ground floor level unless site constraints make this impossible. In particular, never plan upper storey changing rooms where studded boots will be worn.

The safeguarding of children is very important and therefore the interior of the changing room itself should not be visible by anyone on the outside. This may require either a lobby area or privacy screens. Once inside there are many different layouts for a changing room, however you should consider how players and coaches will use these areas. For example, a changing room with

benching set out in a U shape means a coach can maintain eye contact with all his/her players at all times and at the same time they can be focussed on the coach and view the tactics board.

The size of the changing area for grass roots football should be 16 sq metres (including bench space) but excluding toilets, shower areas and entrance/lobby areas (see the example below). For schools a larger area may be required in which case a connecting door/opening may be included to allow a larger area during school use but can be shut off to form two smaller units for community use. The Foundation will not accept single changing rooms that are significantly larger than 16 sq metres although allowance may be given in certain situations.



Each changing room must have en-suite shower and lavatory provision.

Two WCs and two washbasins should be provided. It is advisable not to include urinals, as the changing rooms can then be made available for male and female use.

Shower provision should ideally be located away from the changing room entrance door to avoid mud from boots and water from showers mixing. Allow for a minimum of one shower outlet per 4 persons and nozzles should be positioned at 750 mm centres with the end nozzle set 450mm from the wall. Each shower position allows for 1 sq metre in which to shower and 1 sq meter in which to dry off.

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

When developing designs and specifications for sports pavilions whether new-build or improvement works, account must be taken on a proportionate basis of the needs of players, staff and visitors from ethnic or minority groups in the catchment area of the facility.

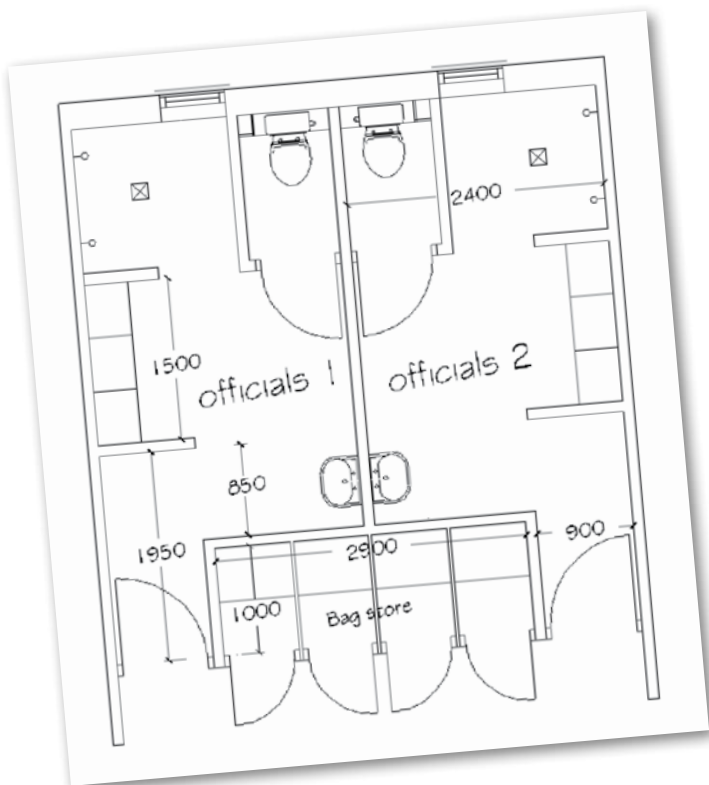
Examples include enhanced levels of changing privacy, and particular hygiene requirements in toilets. The design of the self contained change/shower/toilet unit for people with disabilities, may also serve to meet the requirements of a range of user groups.

Benching to the changing room should be 500mm width (per person) x 450mm from the floor x 450mm min depth off the wall. Consideration should be given to cantilevered legs to assist cleaning underneath and to avoid injuries to feet. To enable this the blockwork and the fixings of the bench must be of appropriate strength to carry the load. Remember to allow for leg room in the corners.

### Officials Changing



It is essential to provide good quality changing facilities for both male and female match officials. Therefore, two changing rooms



should be provided, each to accommodate three people and separate genders.

Each official must have the same changing space criteria as is required for the players; 5sq meters of changing space are recommended.

Within the match officials changing room there must be a minimum of one shower separate from the changing area; one WC and one wash hand basin per three persons or part thereof. More match officials would require greater provision though not necessarily at the same ratio. Allow for privacy screening into the changing area as with players changing rooms. A larger officials room may also double up as a first aid room.

Secure lockers may be required in rooms used by more than one official.

Other accommodation may include health and fitness room, storage, offices and committee room, cleaner's store and plant rooms, however you should check the eligibility for funding of these areas with the Foundation Technical Advisor.

### Finishes

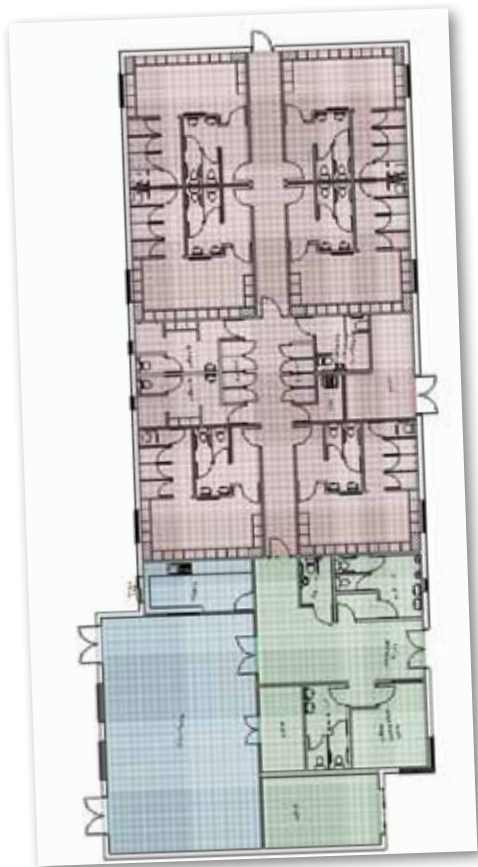
Changing room floors including showers, and toilets if they are integral with the changing rooms, and disabled shower/toilet



rooms, must be finished in a non-slip surface. Consider surfaces that are easy to clean, the provision of wash down gullies enables changing rooms to be power washed.

Changing room walls can be fair-faced block work as this is often a cheaper and more robust finish than plaster. Shower areas should be tiled or covered floor to ceiling by waterproof panelling. Changing room ceilings are prone to vandalism and must cope with water vapour, condensation and high temperatures. The risk of vandalism can be reduced or eliminated by setting the ceiling height above 2.7m. Where this is not practical, suspended ceiling systems are not recommended.

## Ancillary areas



A changing pavilion can be broken down into three separate modules;

1. **Changing Rooms** – Players and officials only.
2. **Ancillary Accommodation** – Spectator toilets, storage, plant room.
3. **Multifunction** – Education/meeting space, kitchen.

Therefore within your design you should consider the following;

### Entrance

This should be a welcoming area that allows space for notice boards, club honours and photographs etc.

### Spectator toilets

These should consist of separate male, female and wheelchair accessible facilities and ideally be located off the entrance foyer. This allows control over the rest of the building as the need for anyone other than players and coaching staff to enter the changing area is negated which is important in maintaining child protection.

### Storage

Consideration should be given to appropriate storage space both internally, for items such as cleaning equipment, chairs and tables, players bags, etc and externally for ground maintenance and sports equipment including goal posts.

### Social space

Essentially a social area within a building can provide your club with a real community focal point. The flexible social and catering area provide adequate space for refreshments, coaching, and community activities. An area such as this should provide valuable income for the club and an external serving hatch from the kitchen, preferably facing the pitches, allows refreshments to be sold without the need for spectators having to come into the building whilst games are on.

If it is proposed to have a licensed bar area, consultations and requirements for this should be addressed at an early stage. The Football Foundation do not fund bar areas, however in certain circumstances these can be valuable sources of revenue and therefore their inclusion and licensing implications should be considered carefully.

From the main lobby access can be provided to the changing rooms or functional area. It is advisable that allowance is made for the access to this area to be controlled, thus separating spectators from players. Separate access direct to the pitches should be considered, although it is important to be able to control all access points to the changing areas to enable the safeguarding of children.

Your attention should be drawn to the fact that some areas of your new facility may not be eligible for funding such as bars or excessive social space.

### Access and parking

Pedestrian and vehicle access for cars, mini-buses and coaches is important. Car parking for people with disabilities should be arranged close to your building with safe and easy access routes. The location and position of the building should also allow access for emergency vehicles, service deliveries, maintenance vehicles and equipment.

### Security

Security and protection of your buildings when unoccupied has to be considered and reflected in the design solutions and construction details.

Break-ins through windows and doors can be a common occurrence and easy access routes to roofs should be avoided. Consider roof types that are difficult to climb onto. Good external lighting, security systems and CCTV installations will greatly help to protect your building. Try to avoid dark secluded areas or comfortable sheltered lit areas that may attract people to gather in times when the facility is not in use.

### Sustainable design and construction

Everyone involved in the design, procurement or operation of any project should consider its sustainability, taking full account of all economic, social, environmental issues, design and specification standards. Your Local Authority Planning Authority may require clear statements and information on this topic. Your consultant should assist in providing an Employers Environmental Policy or a BREEAM (Building Research Establishment Environmental Assessment Method) assessment which measures the performance of buildings.



Longer-term developments and extensions should also be considered. Your sports development plan may anticipate a future increase in players and types of users. Potential for additional changing rooms and social accommodation should be explored. If it is an intention to phase your project this should be discussed with your Foundation Regional Technical Advisor or FA Regional Facilities Manager at an early stage.

It should be noted that whilst some types of modular or prefabricated building systems might be acceptable buildings that are not considered to be of a 'robust' construction will not be.

### Access for all

Designers must have regard to the requirements of the Disability Discrimination Act, and make such adjustments as may be considered reasonable to provide for access and inclusion. Where projects are receiving funding they must be inclusive and provide access for everyone. All of the facilities should allow for people with disabilities to visit, spectate or participate.

#### Please refer to:

1. The Disability Discrimination Act 1995 Part III 2004 at [www.drc-gb.org/thelaw/index.asp](http://www.drc-gb.org/thelaw/index.asp) and [www.disability.gov.uk/dda/](http://www.disability.gov.uk/dda/)
2. BS 8300: 2001, Part M and Approved Document M at [www.planningportal.gov.uk/england/professionals/en/4000000000988.html](http://www.planningportal.gov.uk/england/professionals/en/4000000000988.html)

### Refurbishment

Many clubs and sports groups run their football activities from facilities that are old and badly in need of repair and upgrading to meet modern standards and expectations. Whether to build new facilities or refurbish their existing buildings will often be a difficult decision. When related to the cost of carrying out a new build a refurbishment project may not be considered to be value for money in the long term. Some projects, however, may involve some new building and an element of refurbishment. There may also be compelling reasons why refurbishment is the only option. The strategic location of your proposed developments in relation to catchments and players will be of particular importance for larger projects.

This guidance lays out a recommended approach and methodology for deciding if the refurbishment and upgrading of your building is the way forward. It should also assist your steering group and appointed consultants in defining your brief, carrying out a feasibility study and putting together the scheme proposals for your application.

**Location** – Are your buildings in the best location when related to car parking, access and pitches?

**Structure** – Is the main structure suffering from structural movement through settlement or subsidence?

**Fabric** – Is the condition of external cladding materials causing major problems through water ingress?

**Services** – Do the existing services and plant, including ventilation, space heating and hot/cold water services, meet the demand and performance standards? What condition are they in?

**Energy and efficiency** – Are your energy running costs high and could they be reduced? Can the existing building be adapted to suit current Building Regulations and will this be economically viable?

**Health and safety** – Do your facilities meet current Health and Safety standards?

**Maintenance** – What is the cost of maintaining the fabric internally and externally? What are the ages of the buildings, future replacement costs and existing specification standards?

**Extensions** – Does the project require possible extensions to existing buildings? What are the costs and implications, town planning issues and constraints?

**Layout** – Do your existing changing rooms and clubhouse facilities provide an efficient and economic plan for your activities? Do they meet the recommended standards? Will upgrading and alterations enable a wider range of players eg: women and young people, to play football?

Are there issues of access and usage for players or spectators and for people with disabilities? What is the current and anticipated future legislation and what are its requirements?

If a refurbishment or extension is the way forward for you then prior to submitting an application you should gather key information which should include the following:

- Condition surveys related to the existing building and services, type of construction and life expectancy. Surveys should establish whether there are any existing toxic substances ie: asbestos or any contamination in the proposed area for refurbishment.
- Measured surveys of the existing buildings (if this information is not in existence) and an audit of the existing facilities with shortcomings, space standards and provision for people with disabilities.
- Annual maintenance costs, energy costs and an assessment of the life expectancy of the buildings and plant.
- Safety, security and protection of your building and facilities.
- impact on usage of building during the construction programme. Need for temporary accommodation.
- Access and usage by people with disabilities in accordance with the DDA 1995.
- Options for funding fully explored.

### Top tips for your project

1. Do not apply for planning permission prior to consulting the Foundation as design compliance should be ensured first.
2. A strong Football Development Plan will determine your needs. Ensure this is in place before beginning the design process.
3. Visit other sites and talk to clubs/organisations that have already been through the process.

## Case Study Sleaford Town

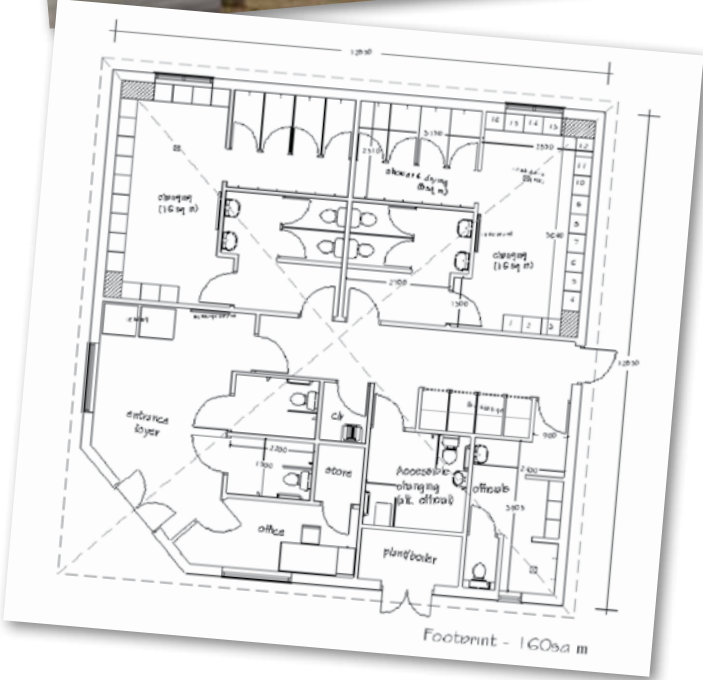
Total project cost – £1,016,956

Sleaford Town is a successful Community Club that prior to this project operated from local park and school sites. In 2006 with the aid of a Football Foundation grant the Club began the construction of a new football facility. The Club purchased a large area of land on the edge of Sleaford which now provides six grass pitches served by a six changing room pavilion complete with officials rooms, social room with bar and kitchen and a large car park. This very successful scheme has provided a permanent home for all playing members of Sleaford Town Football Club as well as leisure facilities for the wider community.



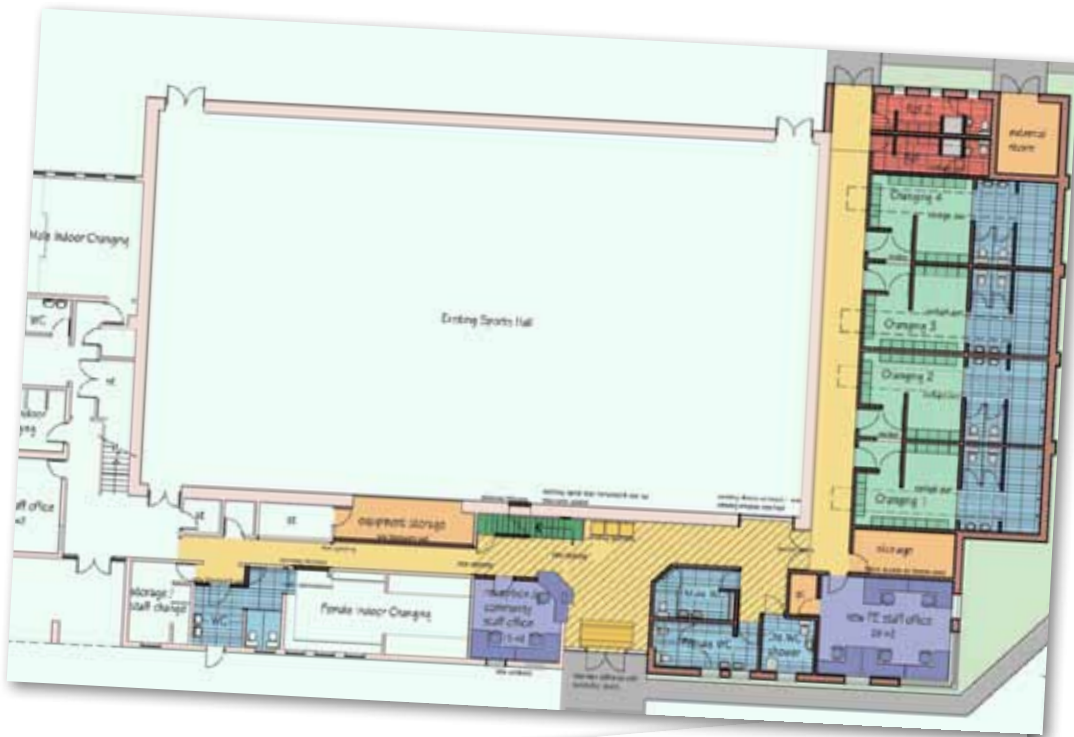
We believe we have covered all the major issues in this data sheet, however if you wish to contribute through innovation, comment or examples of best practice then please email [technical.advisor@footballfoundation.org.uk](mailto:technical.advisor@footballfoundation.org.uk).

Existing Football Foundation Funded Projects



A simple two changing room pavilion





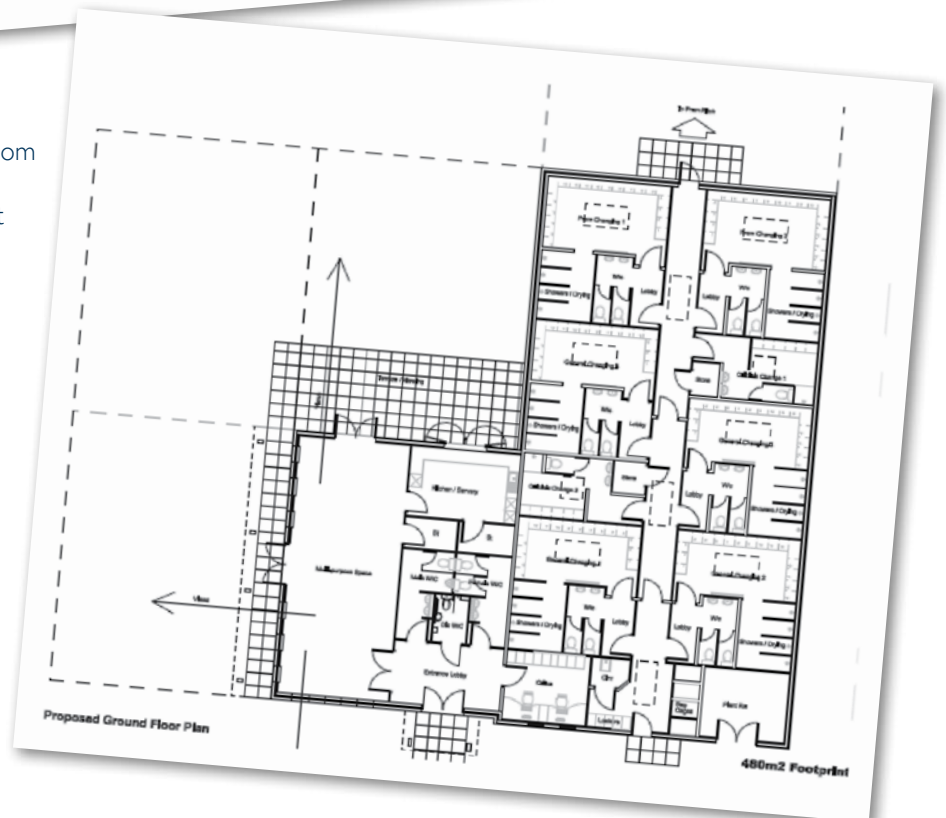
Example of wrap around changing facilities on an existing school sports hall.



A four changing room pavilion on a club site.

Ground Floor Plan

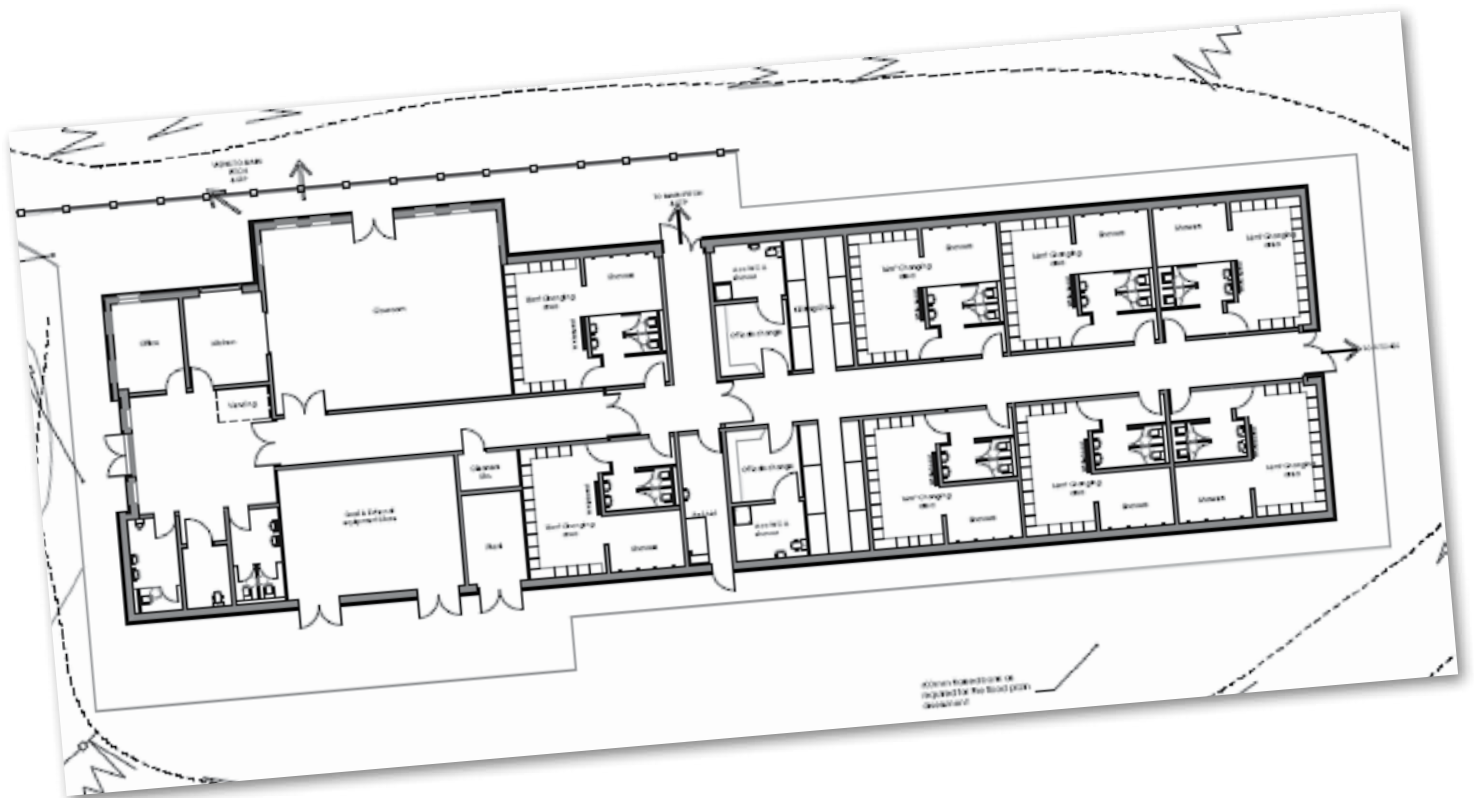
Six changing room pavilion Parish Council project



Proposed Ground Floor Plan

480m2 Footprint

A Local Authority multi pitch site with a single artificial grass pitch (AGP) and eight changing room pavilion.



## Disclaimer

This technical guidance note is part of a series produced by the Football Foundation. While every effort has been made to ensure that the contents are accurate the Football Foundation, its servants or agents shall not at any time be held responsible or liable for any loss, damage or expenditure arising from reliance placed upon the information in Technical Guidance Note. The information is intended as a guide, and should be supplemented where necessary by professional advice.

The Football Foundation reserves the right to amend, alter, add to or discontinue the advice contained in this Technical Guidance Note.

**Should you have any queries on this Technical Guidance Note, or anything on the wider work of the Football Foundation, please do not hesitate to contact us.**



**The Football Foundation Trading Limited** Whittington House, 19-30 Alfred Place London WC1E 7EA  
T 0845 345 4555 F 0845 345 7057 E [enquiries@footballfoundation.org.uk](mailto:enquiries@footballfoundation.org.uk) W [www.footballfoundation.org.uk](http://www.footballfoundation.org.uk)  
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