



An Roinn Turasóireachta, Cultúir,
Ealaíon, Gaeltachta, Spóirt agus Meán
Department of Tourism, Culture,
Arts, Gaeltacht, Sport and Media



Sports Capital Programme Workshop

Facility Development Department - 2023



Clubhouse design & Requirements

Technical Guidance and References

Site Analysis

UEFA/FAI Category requirements

Planning Application & Post Planning Application Processes & Requirements

Clubhouse positioning

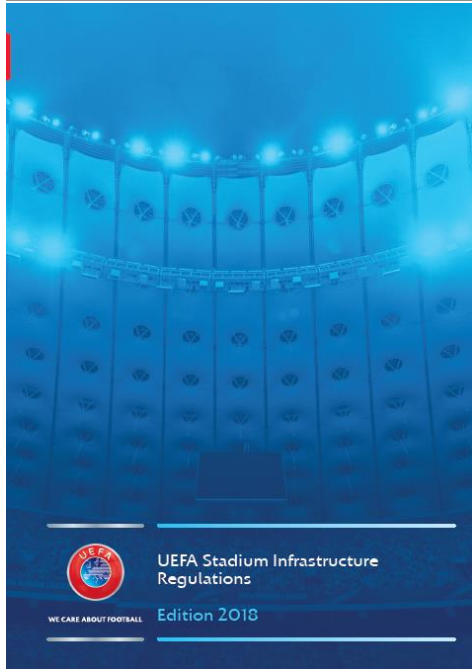
Clubhouse Internal space requirements

Clubhouse Phasing – Working Example

Alternative forms of Construction

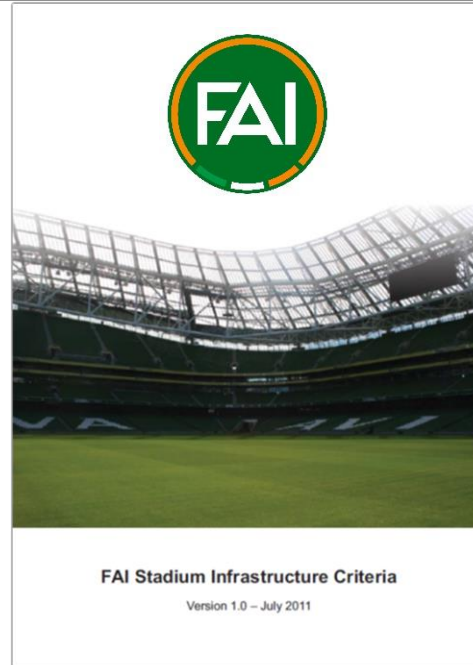


Licensing Requirements



UEFA Stadium Infrastructure
Regulations 2018

Statutory Requirements

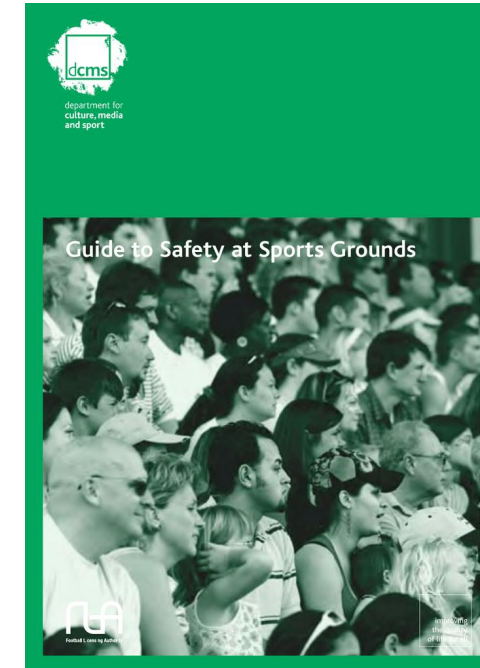


FAI Stadium Infrastructure
Criteria 2011

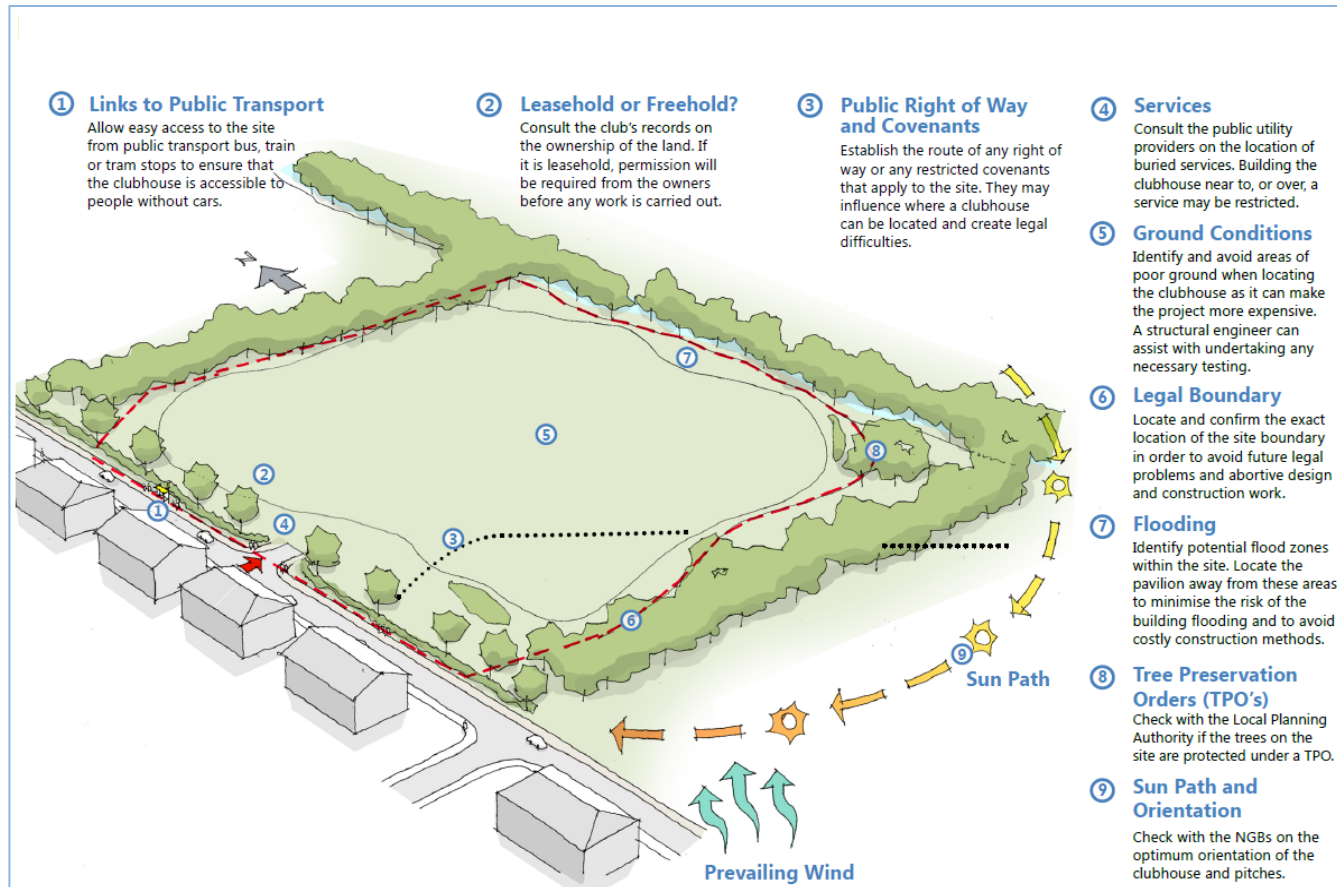


Building Regulations & Technical
Compliance

Good Practice

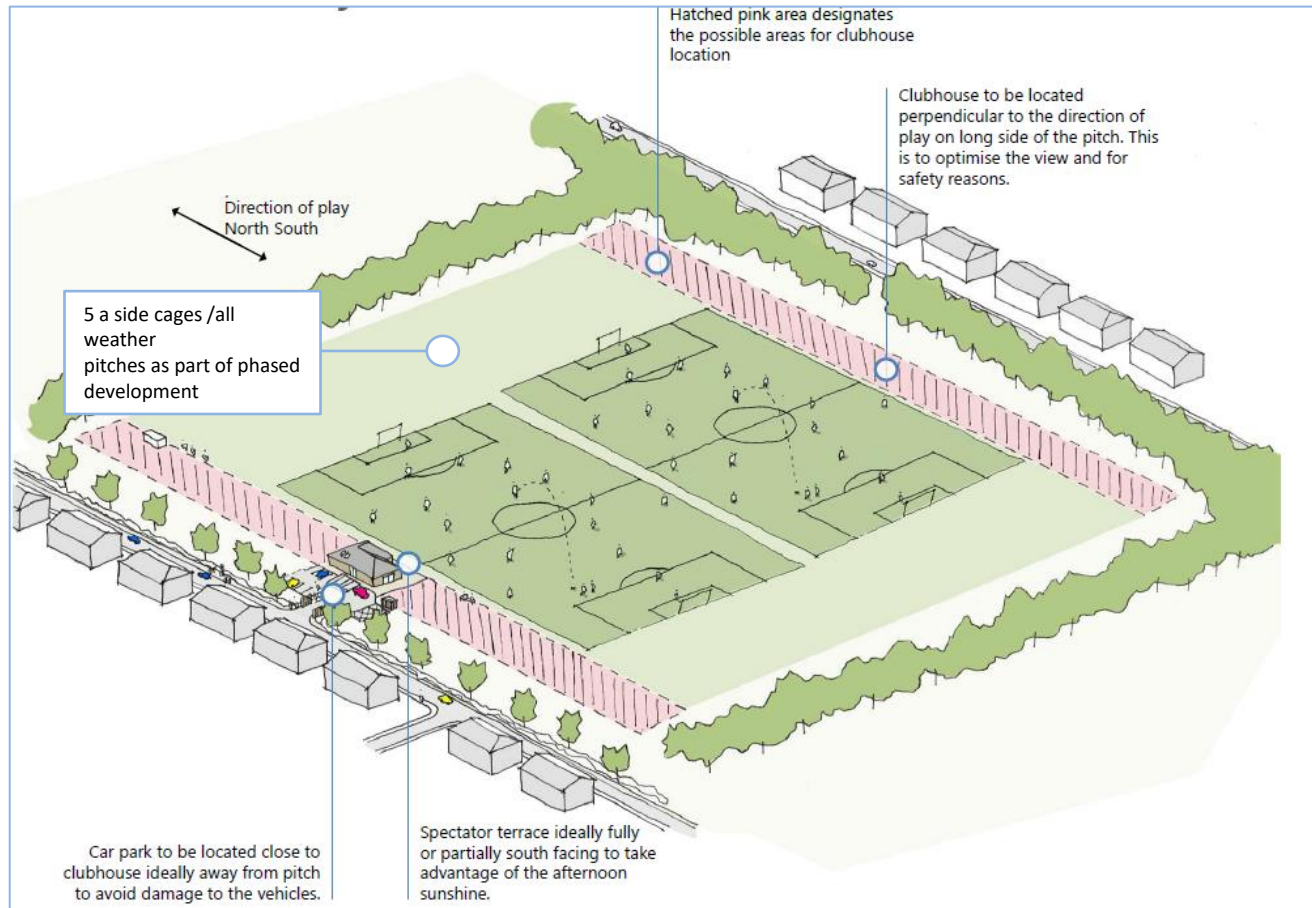


UK Guide to safety at Sports
Grounds – “Green Guide” 2018



Initial Site Analysis/ Feasibility

- Access to and From site/ Public Transport links
- Site zoning
- Development Plan objectives – Local Area Plans etc
- Planning History
- Existing services
- Legal mapping – site boundary/rights of way etc
- Listed structures/ Tree Preservation/Archaeology
- Orientation of site
- Site Survey - levels
- Soil Analysis – reclaimed land?



Typical Site Layout - Main Pitch & training/Junior pitches

Location

Locating the clubhouse close to an existing access road will reduce the cost and length of new access routes and services connections

Pitches

Pitches should be orientated North South to minimise the risk of teams playing in the direction of the setting sun.

Spectators

The spectator area should be sheltered from the prevailing wind and ideally facing South-East to maximise the afternoon and evening sun.

Arrival

Positive first impressions are important when approaching the site. A view of the entrance from the road should be welcoming to draw people in.

Positioning

The clubhouse should be located between the car park and field of play. Ideally the clubhouse will be located centred on the halfway line. Future phases should be considered such as spectator seating, technical areas, 1st floor accommodation in order to comply with future licensing requirements for Categories 1 and up.

Criteria	Category 1	Category 2	Category 3	Category 4
Field of play	100 to 105 m long, 64 to 68 m wide		105 m long, 68 m wide	
Minimum size of referee's dressing room	n/a		20 m ²	
Minimum floodlighting	to suit broadcaster	800 lux, to fixed cameras	1400 lux, to fixed cameras	1400 lux, all directions
VIP parking	20	50	100	150
Spectator standing allowed	yes	no		
Minimum Seated capacity	200	1,500	4,500	8,000
Minimum total VIP seats	50	100	250	500
VIP seats for visiting team	10	20	50	100
VIP hospitality area	n/a			400 m ²
Minimum media working area	50 m ²	100 m ² for 50 people		200 m ² for 75 people
Minimum number of photographers	n/a		15	25
Minimum space for main camera platform	4 m ² for at least 1 camera	6 m ² for 2 cameras		10 m ² for 4 cameras
Minimum number of seats in the press box	20, 5 with desks	20, 10 with desks	50, 25 with desks	100, 50 with desks
Minimum number of commentary positions	2	3	5	25
Minimum number of TV studios	1 room that can be converted	1	2	2, at least 1 with a view of the pitch
Minimum post-match interview positions	n/a			4
Minimum outside broadcast van area	100 m ²	200 m ²		1,000 m ²
Minimum number of seats in press conference room	at least 1	30	50	75

Note - There are differences in Category requirements between UEFA & Local Associations (FAI)



- Is Planning Permission required?
- Are Works **Exempted Development** under Section 5 of S.I. No. 600/2001 ?
- If Yes- get letter from professional consultant confirming same
- Certificate of Exemption can also be applied for from local Authority – 21-day process.

A project can be submitted for funding without planning permission.
But most points are awarded based on have A) Full planning or B) Planning submitted.

If Planning Permission Application Is Required:

S.I. No. 600/2001 - Planning and Development Regulations, 2001

Planning Process

1. Preplanning Meeting – Not Compulsory
2. Planning Application – Minimum 8 weeks if no EIS
3. Planning Notification of Decision to Grant
4. Planning Appeal submission period – 4 weeks, if no appeal Grant issued.
5. If appealed to An Bord Pleanála – Minimum 16 weeks

Post Planning Process:

Option 1

6. Fire Safety & Disability Access Certificates (FSC & DAC) applications – Minimum 8 weeks
7. Commencement Notice (Building/Structure) on BCMS website with commencement 14 days later.

Option 2

6. 7-day notice /Commencement notice submitted with FSC & DAC applications online allows commencement of works within 7 days without granted FSC.
7. Building cannot be occupied without FSC/DAC Grant and a Completed Construction Completion Certificate (CCC) from local Authority Building Control



Entrance

The main entrance should be obvious, welcoming and clearly defined.
A canopy can provide shelter while drawing the eye to the entrance area.

Car parking

Accessible parking located close to main entrance

Car parking should be illuminated

Bicycle parking

Bicycle parking should be provided that is secure and sheltered

Storage

A detached and secure hut or metal shipping container, concealed by planting or a fence, can be a more economical solution than including storage area within the clubhouse building.

Ensure adequate space for lockable refuge/ equipment store with vehicular access for collection of waste and recycling.

Security

Locating the clubhouse close to the site perimeter will encourage natural Surveillance from neighbouring properties and passing traffic.

Site security can also be increased by gates, barriers, and appropriate perimeter fencing.



Player Entrance

The player/official entrance should be separate to public area of clubhouse

Officials room

2 official rooms (male/female) with shower/WC, desk and 5 seat changing area

Full Height Glazing

Full height glazing from Clubhouse area to terrace with direct access to terrace area.

Terrace

Located S-E facing with access to clubhouse and access hatch from kitchen/bar. Ideally covered and direct views of pitch.

Corridors

Corridors to be sufficiently wide to accommodate lockers.

First Aid Room

Directly Accessible from Pitch



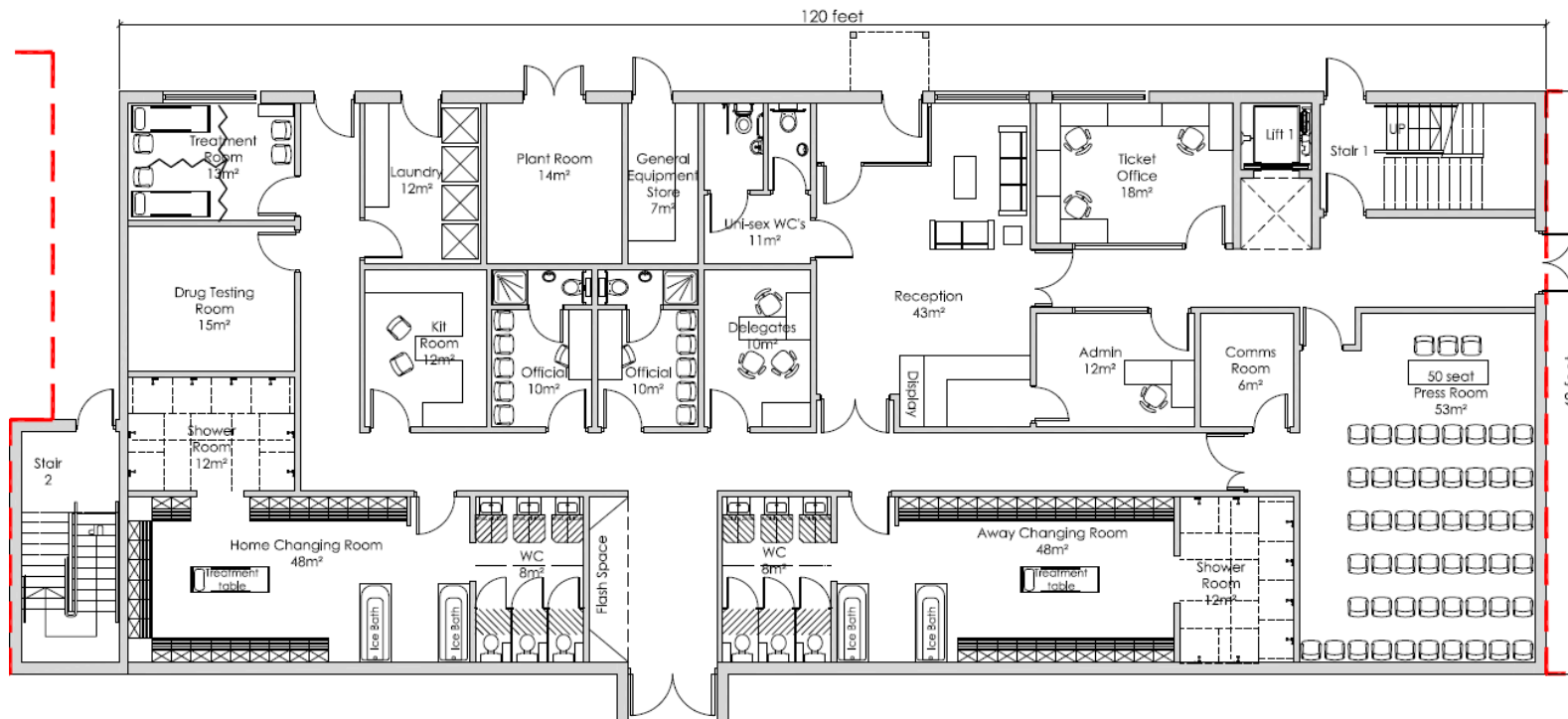
Typical Layout – Additional Changing Rooms can be added in phases

Changing rooms

Bench seating, allow nominal 500 mm per person.
Site screens to all changing rooms to prevent views inside.
Separate entrance to changing rooms from pitches helps prevent clean areas becoming dirty.
WC accessed directly from each changing room. Essential for child protection.
Access from changing areas convenient for access to pitches.
Changing for 25 -34 people in each changing room
1.1m²/person.
5-7 showers per changing room required, 3 W/C & WHB
1 Drop down seat to be provided to each shower area to cater for users with disability or sports injury.
Showers to be located at the far end of the changing rooms to help ensure wet and muddy areas remain separate.
Valuable lock up in each changing room with digital key

Other Areas

A lockable cleaners store must be provided.
Independent Accessible WC & Shower
Multiple changing rooms should have direct access to pitch for every 4 changings rooms. 1st team changing rooms independently accessed.

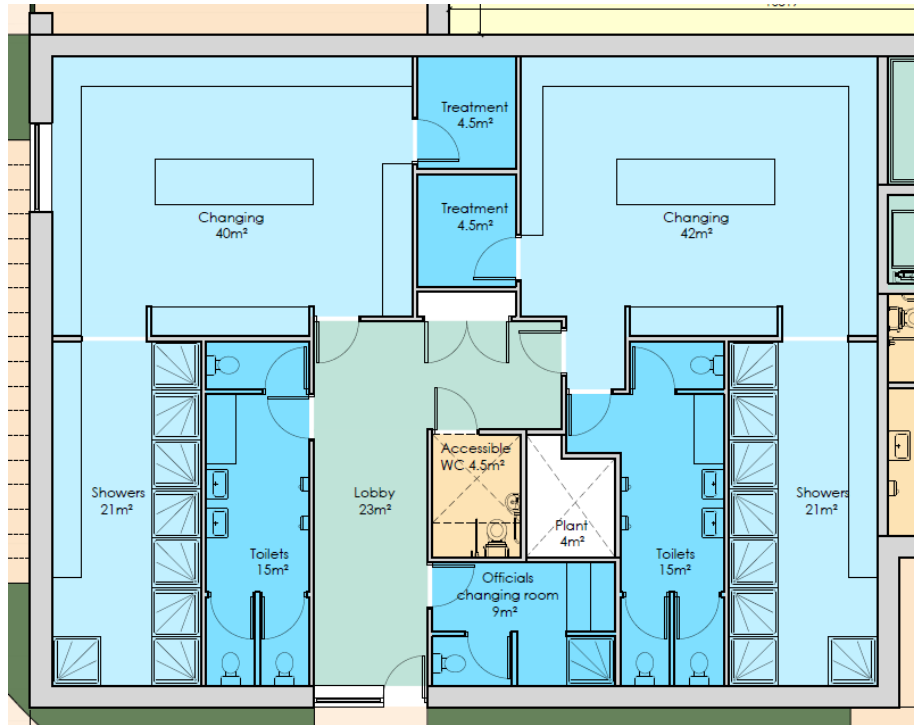


Typical Layout – Compliant with UEFA & FAI Category 1 requirements

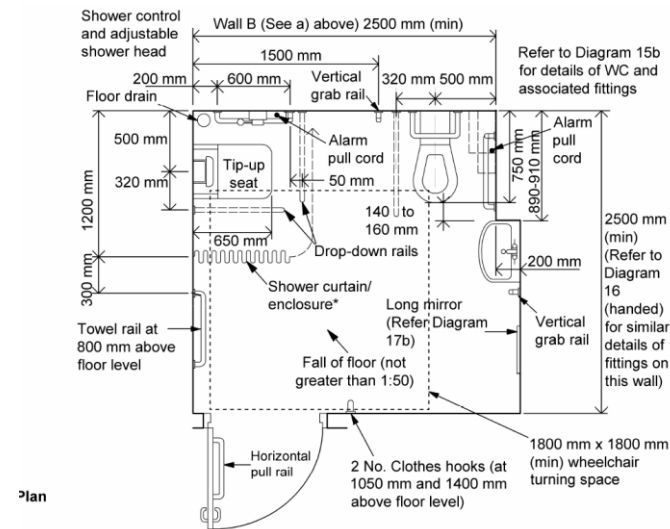
FAI Stadium Infrastructure Criteria 2011 – Key Points

- Article 69 – Delegate’s Room
- Article 70- First aid and treatment facilities for players and officials
- Article 71 - Parking for players and officials
- Article 72 – Doping Control Room / Area
It must be at least 20m2 and comprise a waiting room, testing room and toilet area, all adjoining
- Article 74 – Control Room / Area
- Article 76– Fire Safety Equipment
- Article 83 - Sanitary facilities for spectators
Seated toilets for all spectators of both sexes, as well as urinals, must be made available in each sector of the stadium. The minimum requirement for sanitary facilities are the following, based on an 80:20 ratio of male: female:-
 - a) 1 seated toilet per 250 males
 - b) 1 urinal per 125 males
 - c) 1 seated toilet per 125 females
- Article 84 - First aid facilities for spectators
- Article 120 - Facilities for spectators with disabilities

It is recommended the FAI Infrastructure Articles are check listed by club officials to ensure licensing confirmation prior to planning designs being submitted.



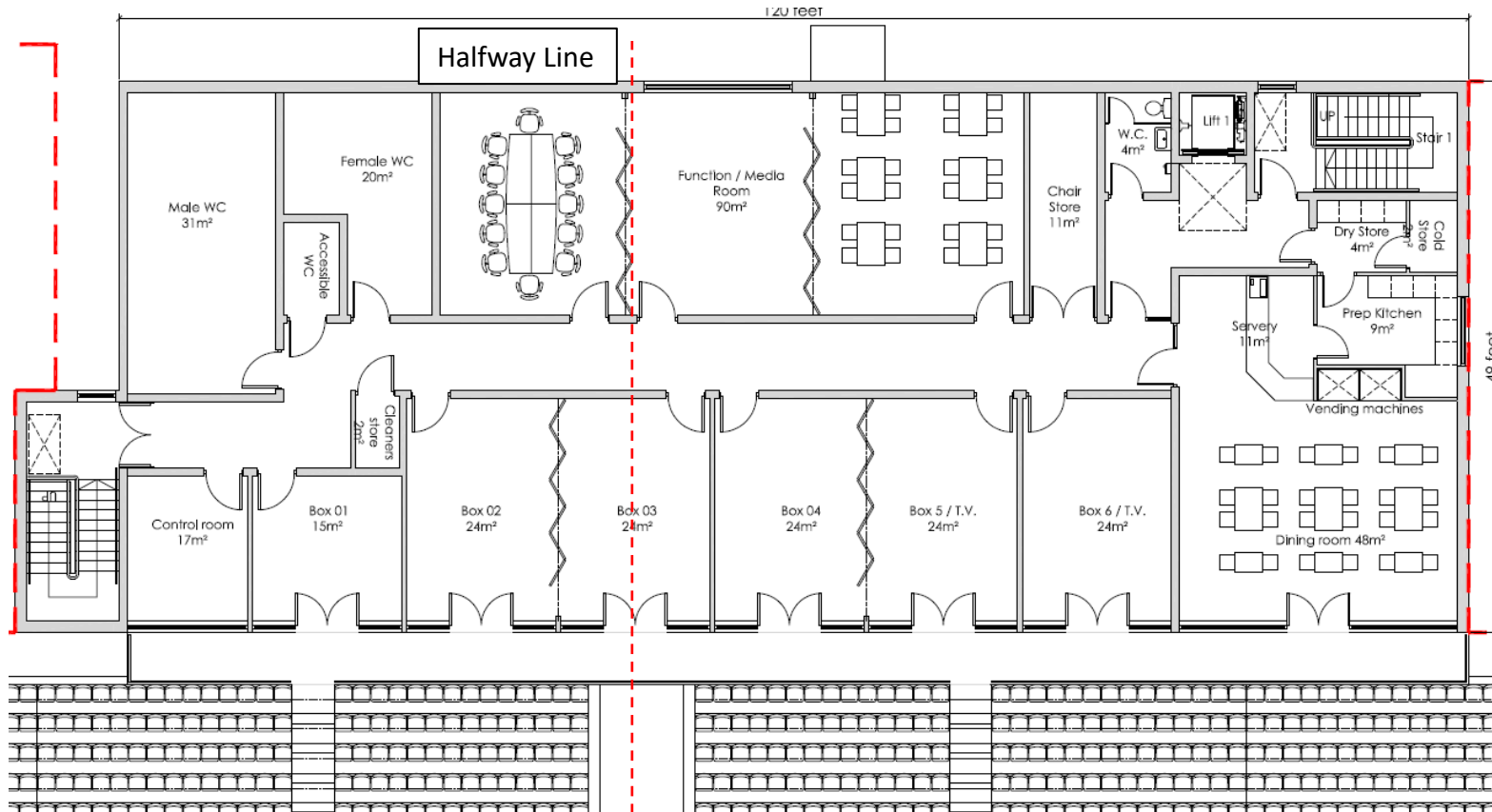
Typical Layout 25 -34 Person Changing Rooms



Typical Layout Part M - WC/Shower Room

FAI Stadium Infrastructure Criteria 2011 – Article 8

- A stadium must be equipped with a dressing-room for each team with a minimum of 5 -7 showers, 3 individual seated toilet(s), seating room for at least 25 to 34 persons, one massage table & one tactical board.
Allow 1.1m²/person.
- The dressing room area must include a referees' dressing-room with a minimum of one shower, one individual seated toilet, one wash hand basin, five seats and a desk.
- The surfaces of the corridors in the dressing rooms' area and stairs must be of material that protects players, referees and other officials from the risk of slipping.
- All dressing rooms must be heated, well-ventilated, and free from damp, secure and always maintained in a good state of decoration.
- A stadium must guarantee direct, private and protected access for both teams and the referees from their dressing-rooms to the playing area and ensure their safe arrival at/departure from the stadium.
- Ideally players are located on 3 sides of the changing room

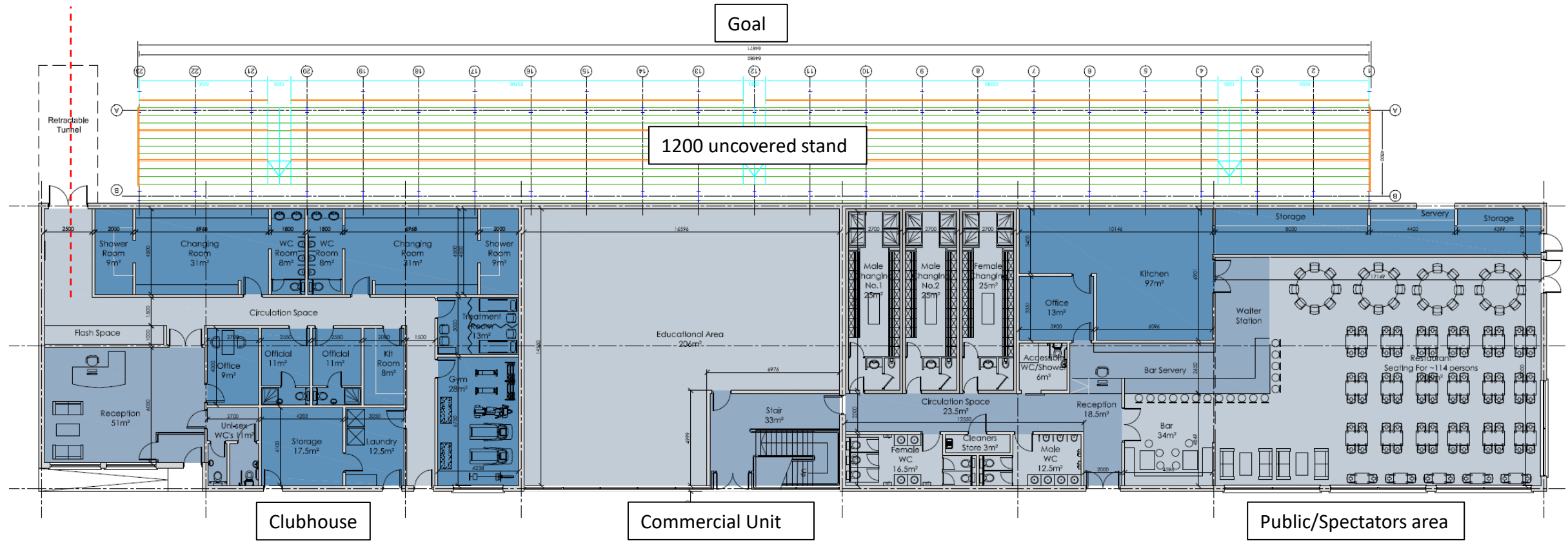


Club House / Social Area

- Provide a separate WC which can be accessed from social space and used by the public.
- Large clubroom for spectators and players. Can also be used as a social space in the evenings.
- Kitchen/bar with direct access to club room.
- Clear views of the pitch from the social space with full height glazing if possible.
- Direct access to covered seating from Boxes
- Press and Media facilities – Can double as coffee shop
- Control Room
- A lift is only required if the 1st floor area exceeds **280m²**

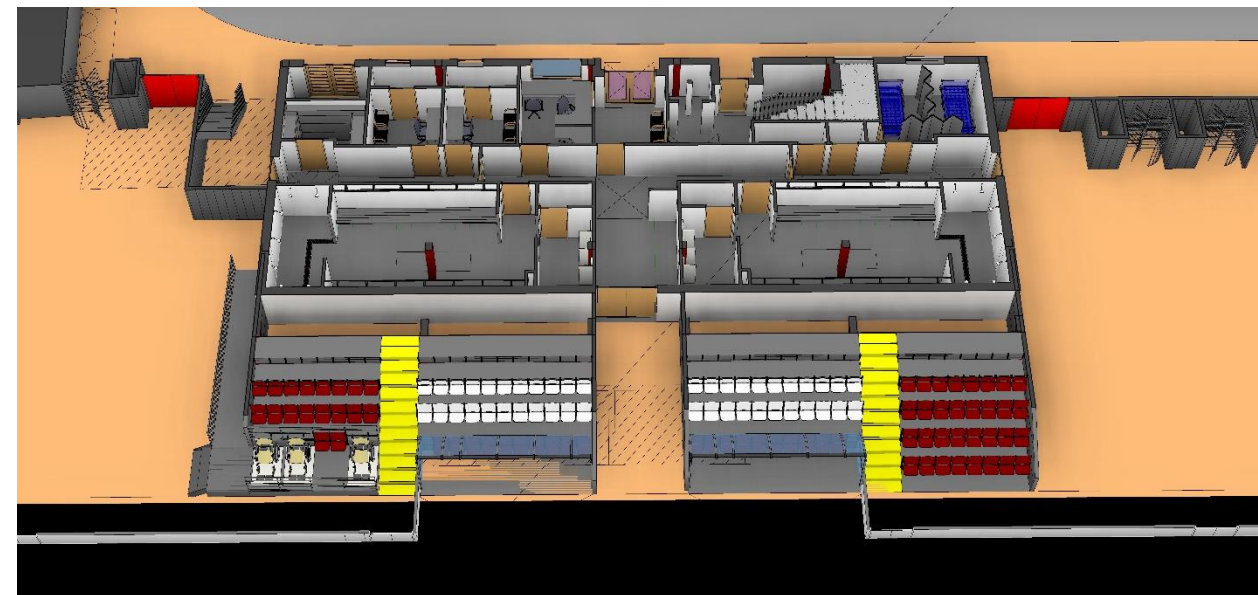
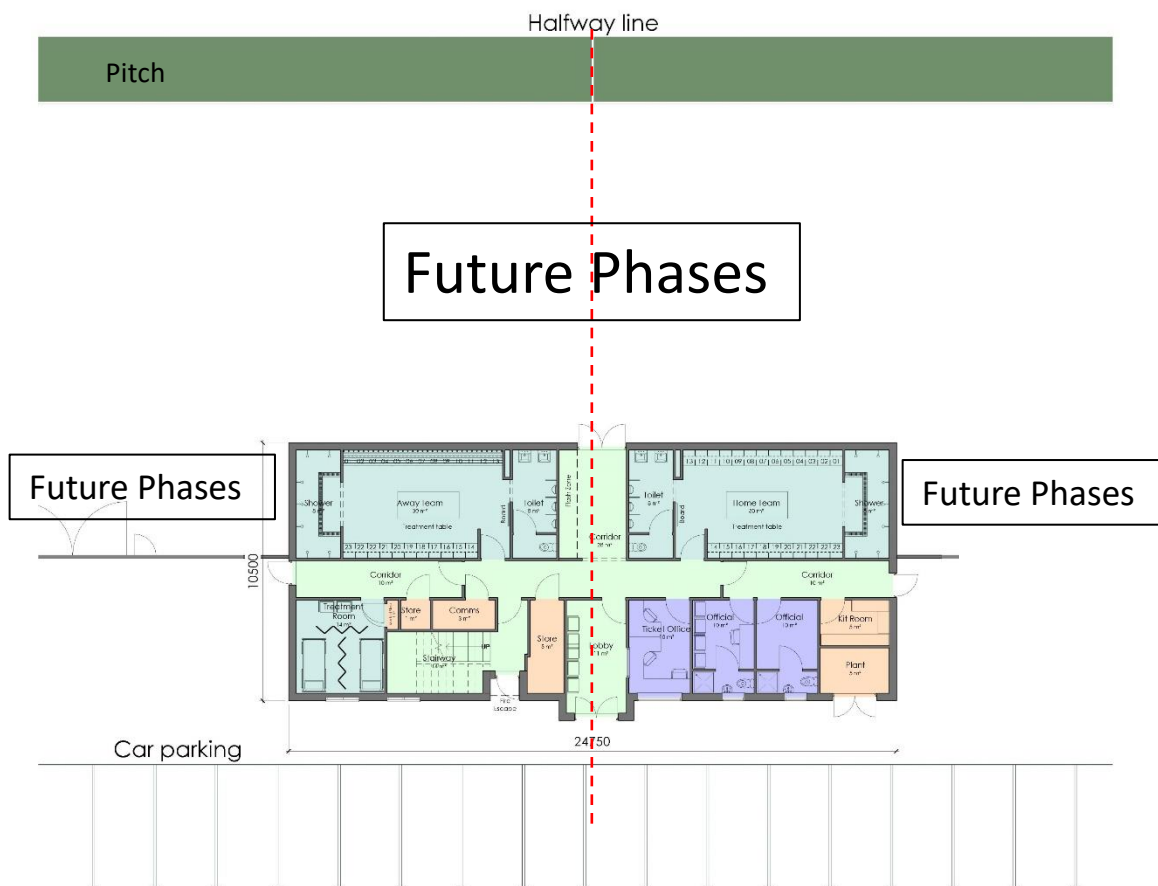
Typical Layout – 1st Floor Accommodation –

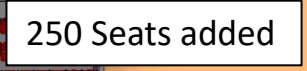
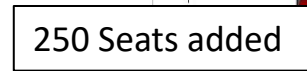
Can be included in initial planning application as a phase 2 development with planning permission application stating 10-year lifespan

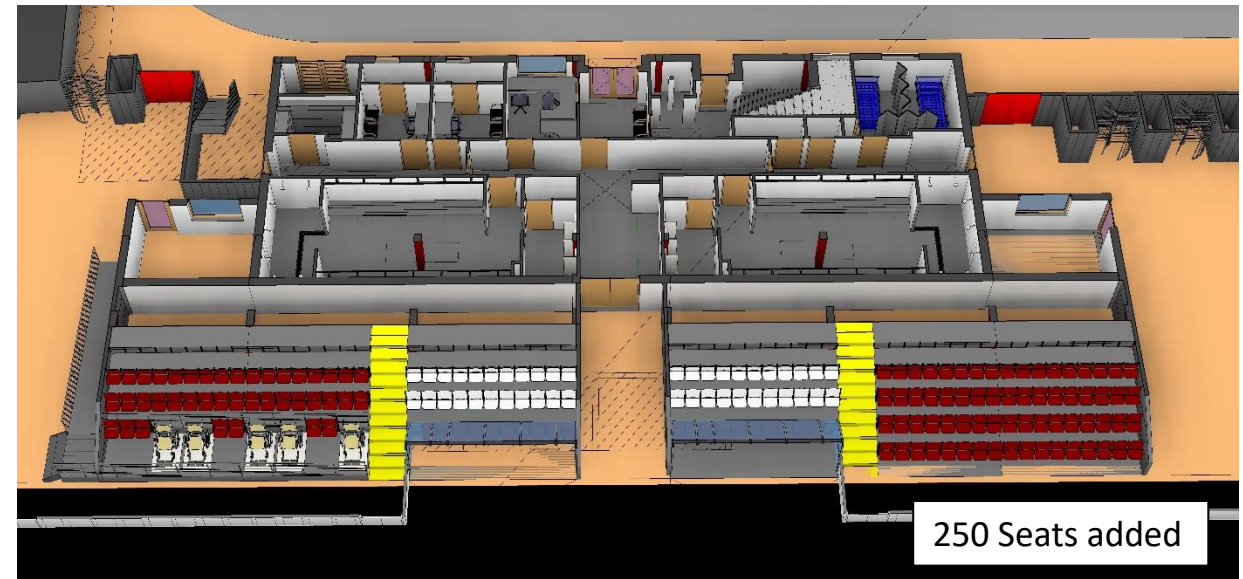


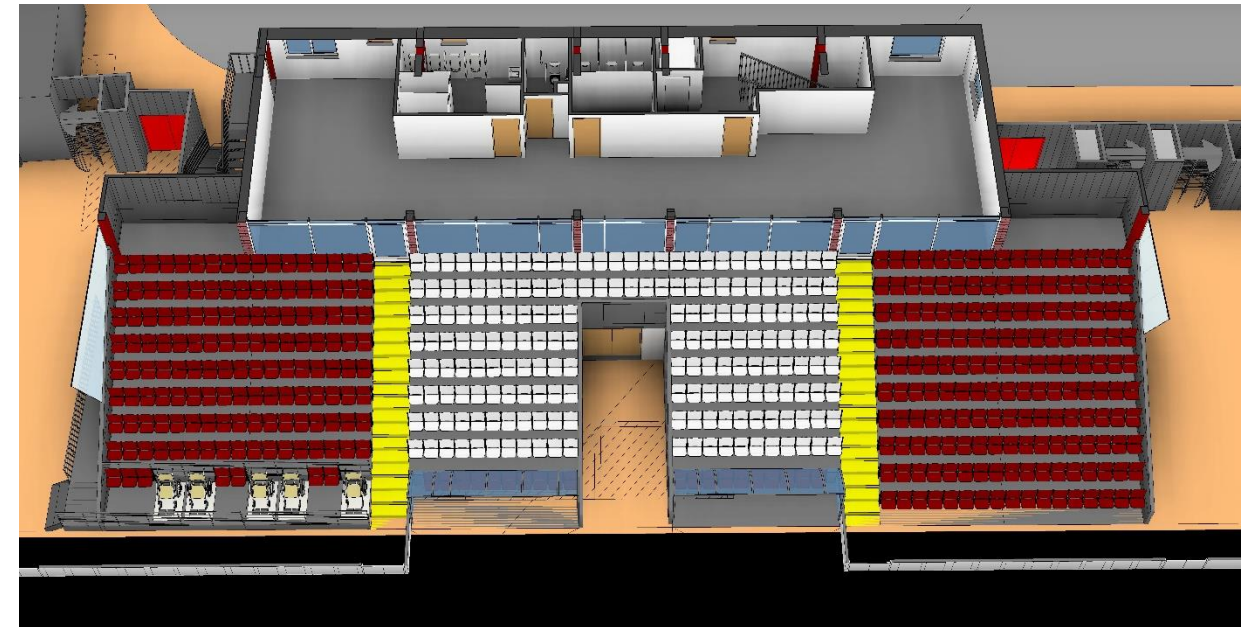
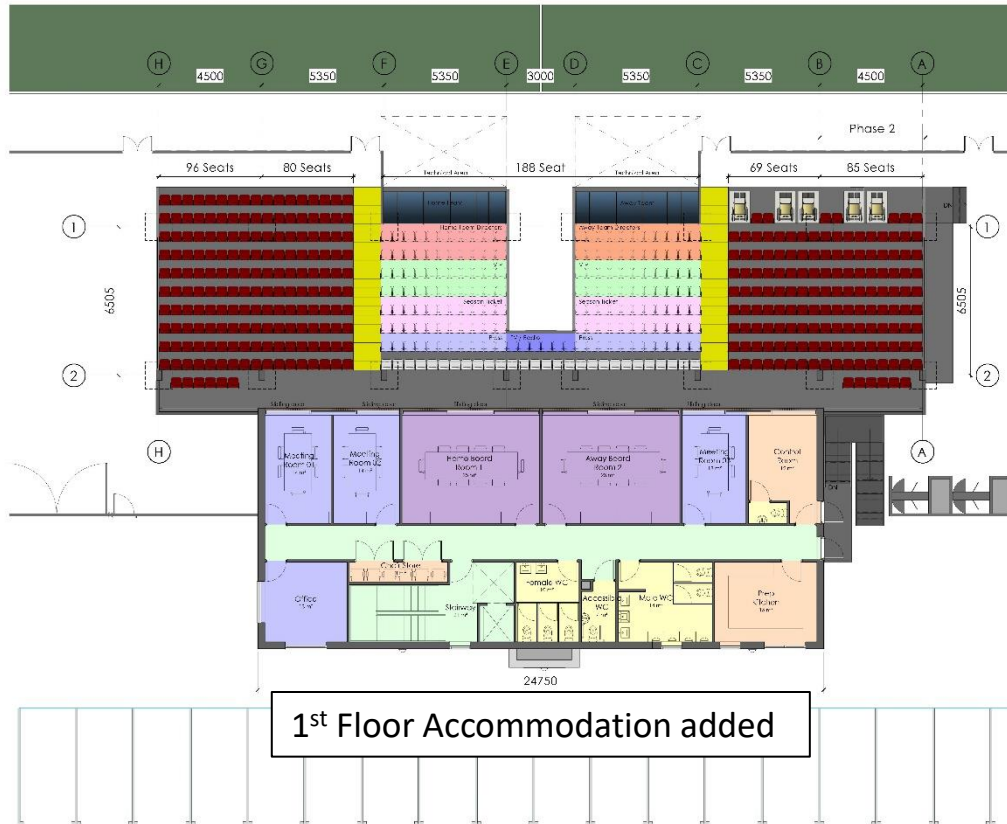
Clubhouse behind Goal Layout – Planning / Site restrictions

Main Entrance – Players & Officials with Commercial Unit with Public Bar, Restaurant and Junior Changing Rooms









Clubhouse – Phasing- Phase 1 - Ground Floor Accommodation



Single Storey Clubhouse



Phase 1-Single Storey Clubhouse & Pitches



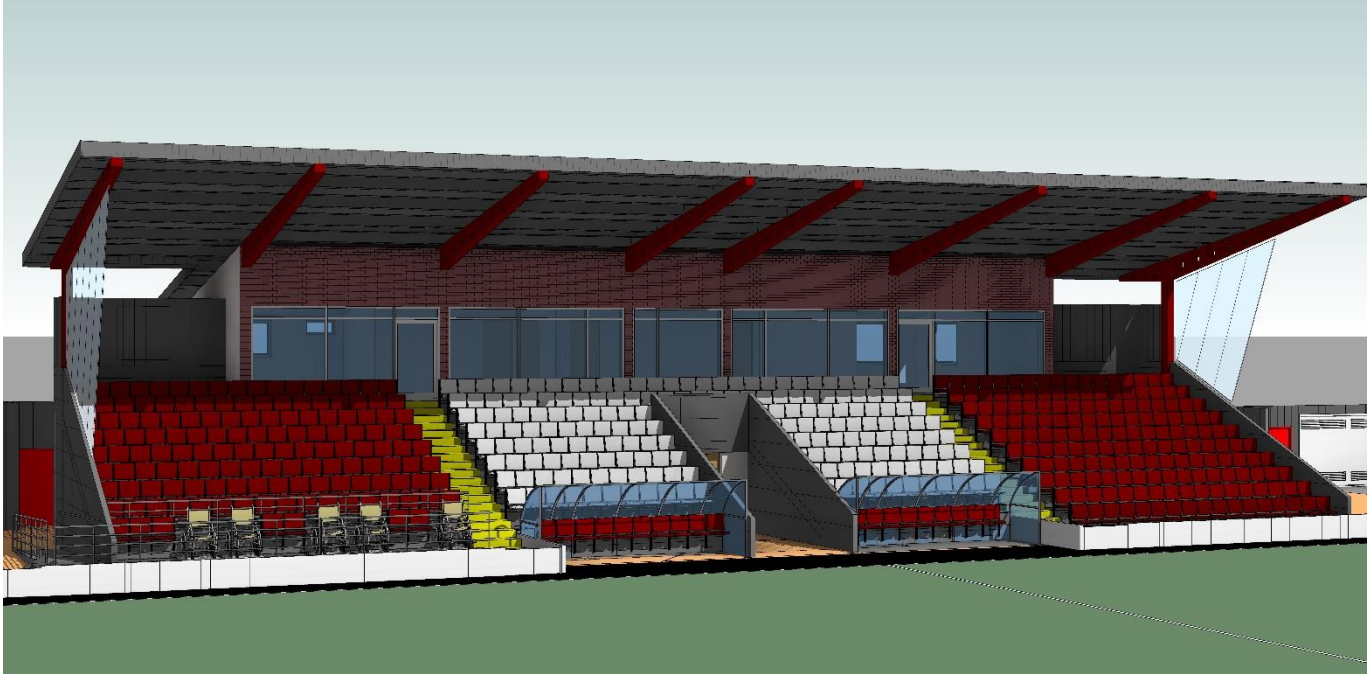
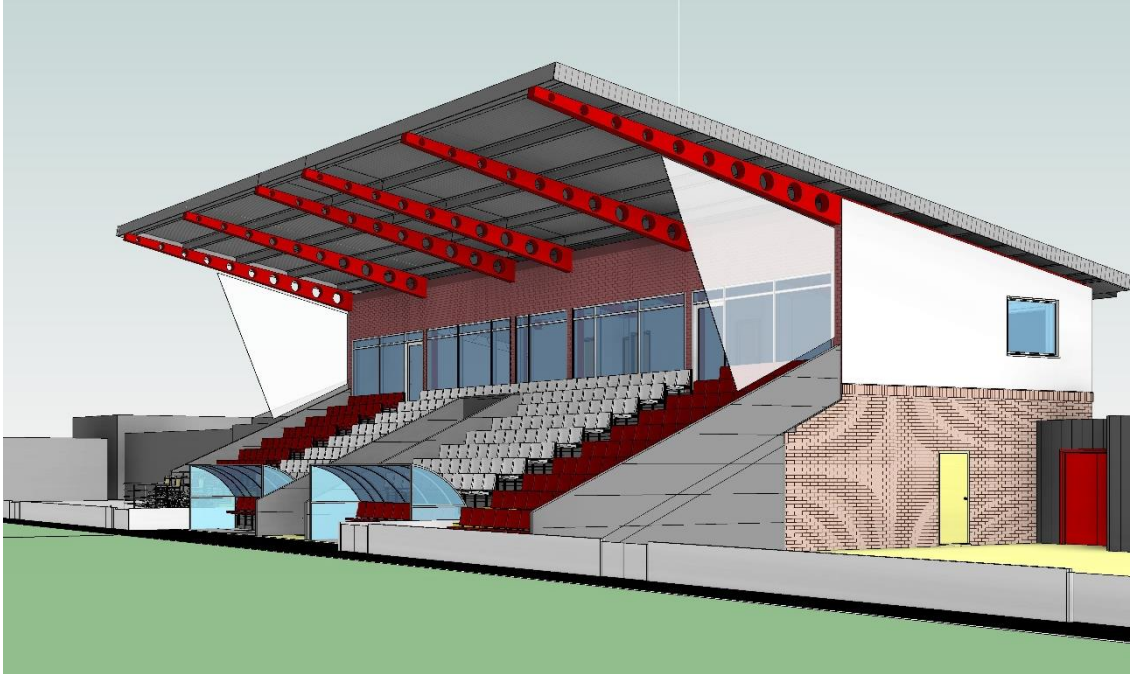
Phase 2- Additional Indoor Sports Hall

Clubhouse – Phasing- Phase 2- First Floor Accommodation



2 Storey Clubhouse/Main stand

Clubhouse – Phasing- Phase 3- Main Clubhouse & Stand



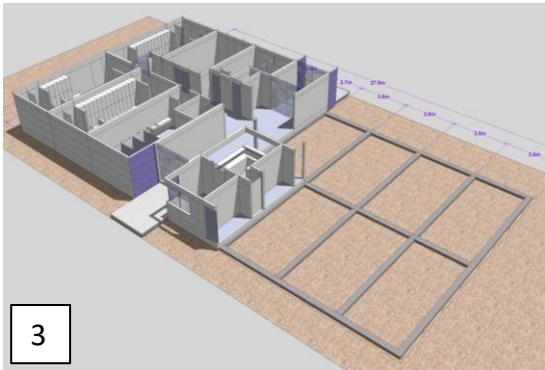
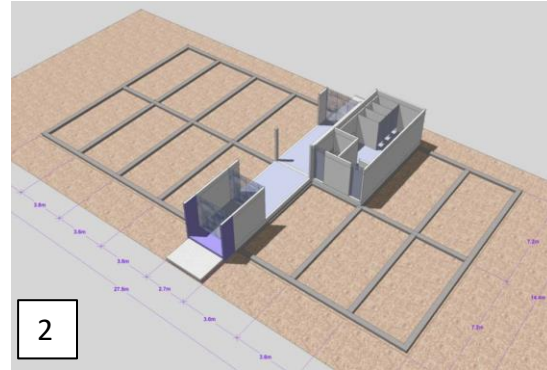
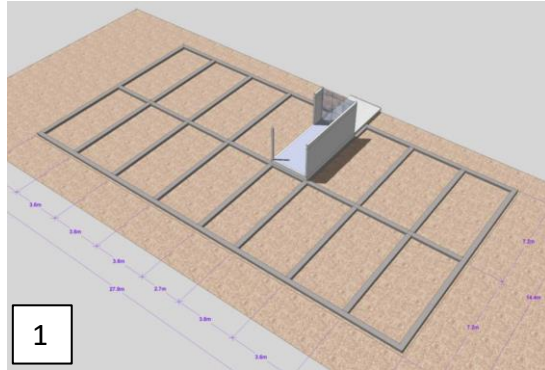
Phased 500 seated Clubhouse & Stand compliant with Category 2 Stadium Requirements

Clubhouse – Phasing- Phase 4 Plus –Full Stadium



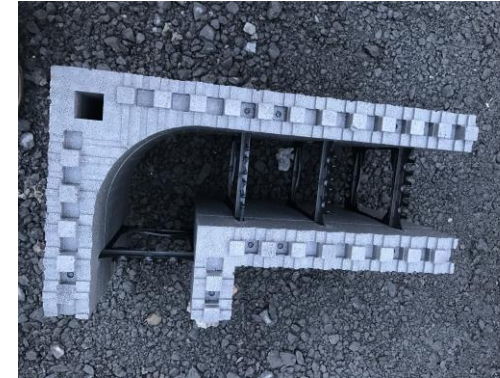
Phased 5,000 seated Clubhouse & Stands compliant with Category 3 Stadium Requirements – The 10-year plan

Traditional Build or Alternative Forms of Construction



Modern Methods of Construction

- (MMC) Modular Construction
- ICF
- SIPs Panels
- Tunnel Formed IPC
- SPS terracing



ICF-Insulated Concrete Formwork



IPC-Insulated Precast Concrete



SIPS –Structural Insulated Panels



SPS (Sandwich Plate System)

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