



KING GEORGE V PLAYING FIELDS PROJECT

Presented to Exeter City Council
January, 2024



BACKGROUND

- Site of great potential
- 40 Acres of recreational space
- Dilapidated Infrastructure
- Primarily in use by Central Football Club
- Situated between mixed-economic urban areas
- Arterial Route to the River Exe and Exe Valley River Park
- Identified as key location for Exeter's Playing Pitch Strategy
- 1.5m investment agreed in principle from the Football Foundation
- Working with ECC, residents and local stakeholders to identify the core needs and demands of the community







Project:

King George V Playing Fields - Exeter

Drawing Title:

Aerial View

Scale:

Not to scale

Date:

January 2024

Drawing No.:

NPS-DR-A-200 Rev P1

SOUTH WEST
norse

PROPOSED WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE BUILDING ACT 1984. THE DRAWING IS A REPRESENTATION OF THE WORK TO BE CARRIED OUT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE WORK SPECIFICALLY REFERRED TO IN THE CONTRACT DOCUMENTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE WORK SPECIFICALLY REFERRED TO IN THE CONTRACT DOCUMENTS.

DATE: 15/03/2018
 DRAWING NO: A1
 SCALE: 1:100

Client: City Community Trust
 Project: City Community Trust
 Location: City Community Trust
 Architect: [Faint text]

Area Schedule:

0.01	Stair	27.0
0.02	Changing Room 2 (M)	20.0
0.03	Changing Room 3 (M)	20.0
0.04	Changing Room 4 (M)	20.0
0.05	Support Space	5.7
0.06	Reception Area	3.2
0.07	Office	3.1
0.08	Support Space	2.8
0.09	Support Space	2.8
0.10	Support Space	2.8
0.11	Support Space	2.8
0.12	Support Space	2.8
0.13	Support Space	2.8
0.14	Support Space	2.8
0.15	Stair	44.6
0.16	Stair	2.0
0.17	Void	2.0
TOTAL		176.1

Spatial Colour Key

Colour	Description
[Blue]	Circulation Space
[Green]	Plant/Office/Event Space
[Orange]	Change/Support Space
[Purple]	Office/Administration Space
[Red]	Storage Space
[Yellow]	Education Space
[Pink]	Meet Space
[Light Blue]	Play/Activity Space



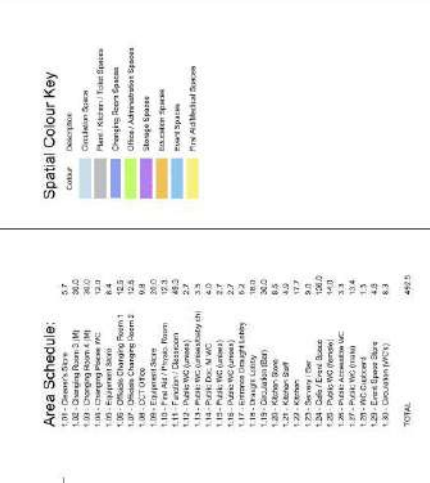
Level 0 Plan

Area Schedule:

5.7	0.01 - Office	
20.0	0.02 - Changing Room 2 (M)	
20.0	0.03 - Changing Room 3 (M)	
20.0	0.04 - Changing Room 4 (M)	
5.7	0.05 - Support Space	
3.2	0.06 - Reception Area	
3.1	0.07 - Office	
2.8	0.08 - Support Space	
2.8	0.09 - Support Space	
2.8	0.10 - Support Space	
2.8	0.11 - Support Space	
2.8	0.12 - Support Space	
2.8	0.13 - Support Space	
2.8	0.14 - Support Space	
44.6	0.15 - Stair	
2.0	0.16 - Stair	
2.0	0.17 - Void	
TOTAL		482.5

Spatial Colour Key

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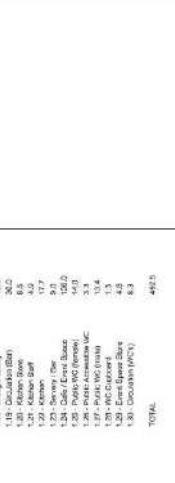
Level 1 Plan

Area Schedule:

5.7	1.01 - Office	
20.0	1.02 - Changing Room 2 (M)	
20.0	1.03 - Changing Room 3 (M)	
20.0	1.04 - Changing Room 4 (M)	
5.7	1.05 - Support Space	
3.2	1.06 - Reception Area	
3.1	1.07 - Office	
2.8	1.08 - Support Space	
2.8	1.09 - Support Space	
2.8	1.10 - Support Space	
2.8	1.11 - Support Space	
2.8	1.12 - Support Space	
2.8	1.13 - Support Space	
2.8	1.14 - Support Space	
2.8	1.15 - Support Space	
2.8	1.16 - Support Space	
2.8	1.17 - Support Space	
44.6	1.18 - Stair	
2.0	1.19 - Stair	
2.0	1.20 - Void	
TOTAL		482.5

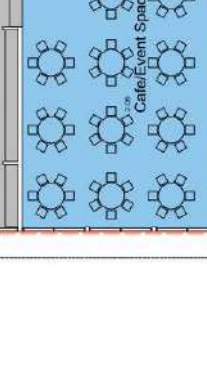
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Level 1 Plan

Dashed red line denotes outline of future Phase 2 first floor extension providing office and support accommodation for City Community Trust. Total area shown = 303sqm.



PROJECT COSTS

PHASE ONE

£3,700,000

- Refurbish and extend existing pavilion
- 3G full size floodlit pitch with spectator viewing area
- Building infrastructure
- 35 additional parking spaces

PHASE TWO

£1,500,000

- Second storey extension with lift and stairs
- 2 x floodlit play zones
- Improvements to existing pitches
- Upgraded Tennis Courts

PHASE THREE

£2,900,000

- 375 metres of bi-directional cycle paths
- Indoor sports community dome

All costs exclude:

***VAT * Feasibility *Surveys *Design Fees**

FUNDING SOURCES

FOOTBALL FOUNDATION

£1,500,000

COMMUNITY OWNERSHIP FUND*

£500K -£2M

EGCT INVESTMENT

C. £200,000

PREMIER LEAGUE

C. £125,000

DEVON FA

C.£100,000

OTHER SOURCES

TBC

Other sources e.g.,

***ECC * Royal Foundation *National Lottery Community**

Fund *Exeter City Football Club

TARGET TIMELINE- PHASE ONE

- **Completion of feasibility studies** - February 16, 2024
- **Sign-off on legal agreement and lease with ECC** - February 19, 2024
- **Instruct second phase of design work** - February 26, 2024
- **Second informal consultation** - May to June 2023
- **Full Planning submitted** – July 2024
- **Both tenders (3G and other works) are returned so that overall project cost certainty is known** – December 2024
- **The Football Foundation application needs to be submitted on the basis that planning is granted and overall project cost certainty is known** – March 2025
- **Both contracts are awarded at the same time, albeit 2 orders** – April 2025
- **Construction starts** - June 2025
- **3G available to use** – December 2025



OUTCOMES

- Community-Led Engagement
- Data-Driven Provision
- Reduced Barriers to Participation
 - Women & Girls
 - Para Sports
 - Lower Socio-economic
- Increased physical activity for all
- Broader Health Partnerships
- Outstanding Youth Development
- Embedded Social Inclusion
- First Class Alternative Provision
- Meaningful Life-long Learning
- Greater Cultural Exchange
- Increased Community Pride
- Enhanced Safety and Security
- Tangible Connections to Nature
- Sustainable Infrastructure

