

Pod Systems

The pod system presents a one stop approach to provision of highly vandal resistant, compliant team changing accommodation, with options for officials changing, kitchen and tearoom / coaching area and further toilet accommodation for spectators. This document provides information on the processes that clubs may face when developing this type of project including planning, budgeting, building regulations, club liaison, services searches, ground conditions, construction, installation, commissioning and hand over. The document offers a comprehensive list of finishes and fixed costs, enabling clubs to ascertain an outline budget early in the project process.

Pod systems offer, in most cases, a reduced cost solution for changing facilities. The system is based on a modified steel container offering several internal layout options that have been designed to suit a variety of needs for clubs operating at grass roots level.

The construction consists of a 3mm plate which is welded to a heavy steel channel frame, providing a high level of security and long building life. The doors are recessed and additional protection to the key locking mechanism is provided by a welded 20mm flat steel plate.

The pods are fitted with lifting lugs allowing for ease of transportation and windows are protected by a shutter system.

Ventilation is built into the pod at both high and low levels, covered by a weather protection flange.

Internally, the pods are lined with a vinyl covered impact resistant board. Sanitary Ware is standard vitreous china. Benches are 3mm steel welded and powder coated and the flooring is a steel plate covered with a moisture resistant chipboard and heavy duty vinyl covering.

Services are generally electric with instantaneous heaters for the showers but gas and other energy types can be accommodated. Lighting is provided by low energy bulkheads and space heating is via electric tube heaters or convector heaters.

There are a range of options for amending the external appearance of the building either to satisfy local planning conditions or to add aesthetic features to the pods. The finishes come in a range of brick slips, stone feature or timber cladding and are identified in the photographs below. The brick slips are 15mm thick and fitted individually then pointed with conventional mortar. Basic timber cladding is softwood fire treated and stained with options for other types of timber cladding at extra cost eg Natural Cedar.

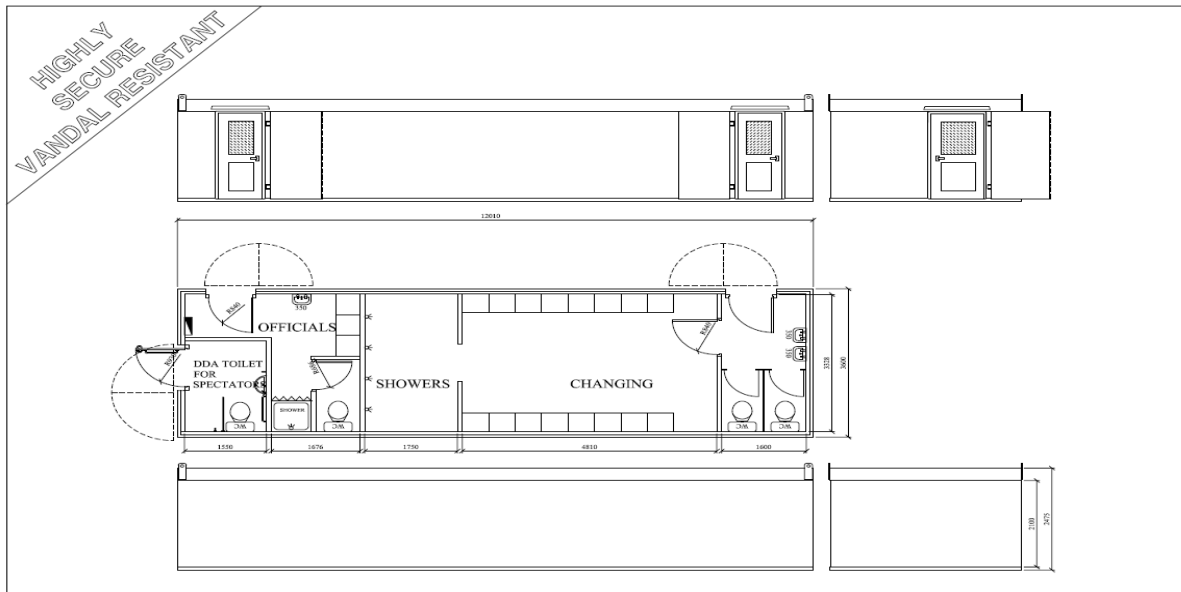
Installation of the pods requires a suitable base construction and connection of services. These can be designed to suit the local conditions prior to installation. Appointment of a Project Manager to oversee the end to end process from choice of design layout, site investigation survey, liaison with the Pod Supplier, surveys for all service connections and compliance with Planning Regulations may be required and outline fees are highlighted below. Consideration needs to be given to appropriate external access to the facilities such as hard-standing. The Pods must be DDA Compliant.

They have been designed to reflect the needs of clubs and organisations by providing options with showers, facilities for referee's and options for community space, refreshment areas and toilets accessible by spectators. Planning considerations must be taken into account and these should be discussed with your Local Authority.

There are further costs associated with the siting of the pods. A suitable site will need to be identified. The type of base required may need to be designed appropriate to the site conditions and ground investigation may need to be undertaken. Power supply will also need to be considered.

Clubs can identify their requirements based on the proposed usage and activity identified in their development plan and user plan in conjunction with the type and number of pitches to be serviced. The advantage of the pod system is that the building costs can be ascertained quickly and accurately depending on the choice and requirements undertaken. Clubs can choose options to suit their requirements and can also develop their projects in phases according to their financial situation. There are options available for club rooms and refreshment facilities in addition to changing rooms. Please discuss your requirements with your Regional Facilities Manager who will be able to assist in the project development process and advise accordingly.

Unit A.



Description.

Unit A provides a single changing room, complete with 2 wc's and 2 whb's (wash hand basins) and a shower room with 4 shower heads. In addition, an official's changing space is provided with separate access, a whb, wc and shower. Finally, an all access toilet is provided for spectators, again with separate access. The overall external dimension for Unit A is 12.01m x 3.6m

Technical.

Changing Space – $4.81\text{m} \times 3.328\text{m} = 16\text{m}^2$.

16 No. bench seats @ 500mm.

4 showers with spacing to meet Sport England specification.

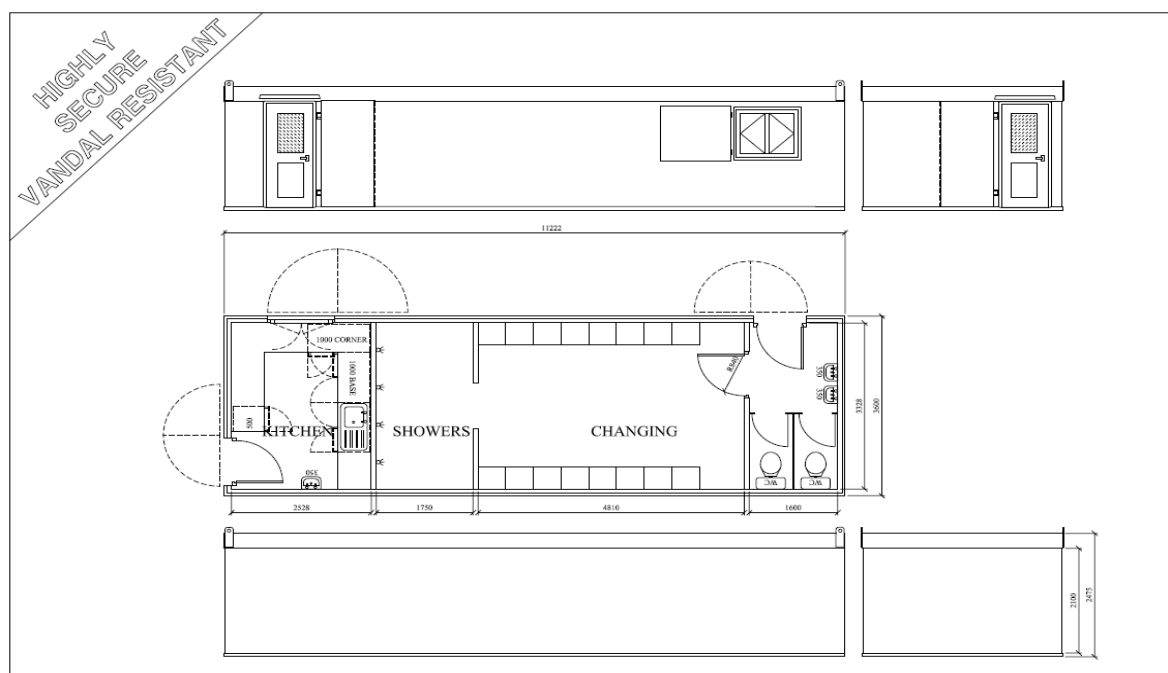
All access toilet – $1.55\text{m} \times 2.2\text{m}$.

Officials changing for 3 officials.

Costs.

Planning Application Fee	£170
Construction of Base	£4,100
Indicative cost of services connections and commissioning	£4,000
Cost of Unit	£39,000
Total	£47,270

Unit B.



Description.

Unit B provides a single changing room, complete with 2 wc's and 2 whb's and a shower room with 4 shower heads. In addition, a kitchen facility is provided in order to provide clubs with the opportunity to supply refreshments and generate extra revenue. The overall external dimension of Unit B is 11.222m x 3.6m.

Technical.

Changing Space – 4.81m x 3.328m = 16m².

16 No. bench seats @ 500mm.

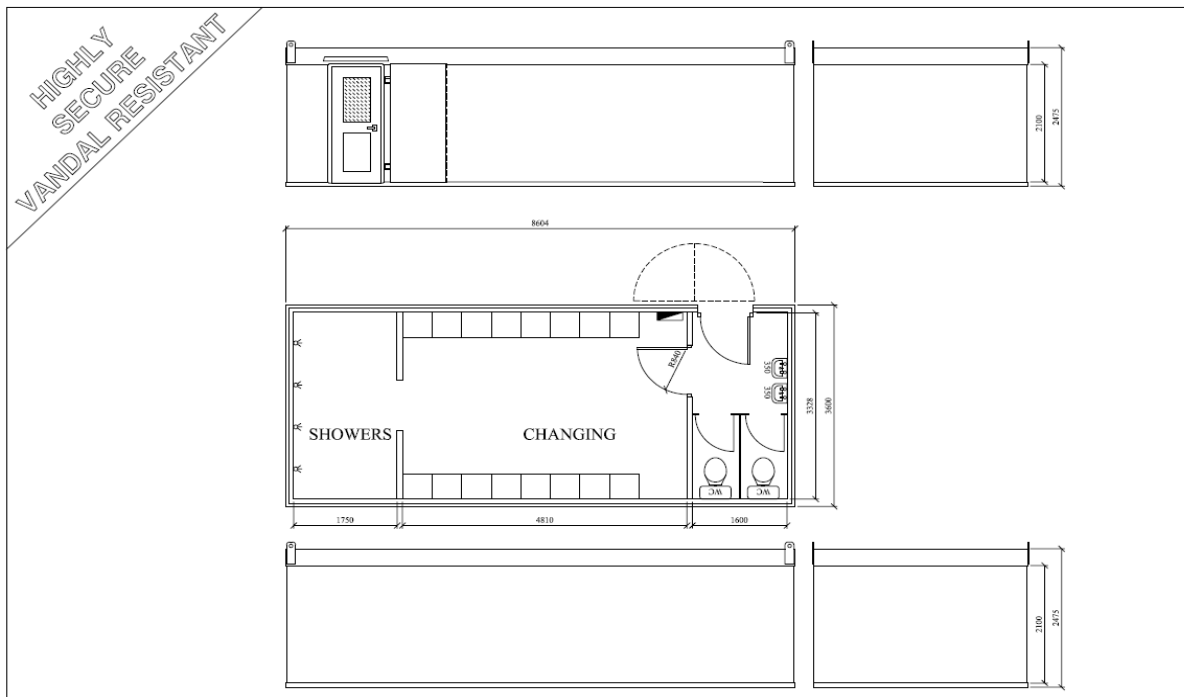
4 showers with spacing to meet Sport England specification.

Kitchen size – 2.528m x 3.328 = 8.41m²

Costs.

Planning Application Fee	£170
Construction of Base	£3,900
Indicative cost of services connections and commissioning	£4,000
Cost of Unit	£35,400
Kitchen fittings	£2,000
Total	£45,470

Unit C.



Description.

Unit C provides a single changing room, complete with 2 wc's and 2 whb's and a shower room with 4 shower heads. The overall external dimension for Unit A is 8.604m x 3.6m

Technical.

Changing Space – 4.81m x 3.328m = 16m².

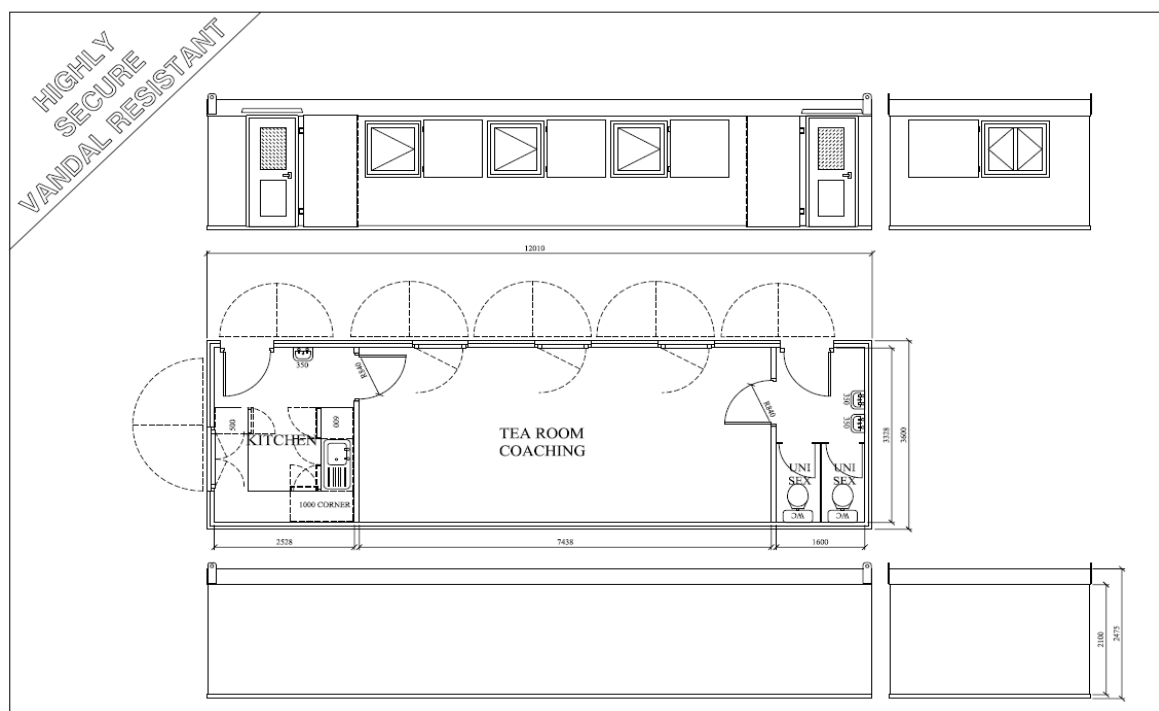
16 No. bench seats @ 500mm.

4 showers with spacing to meet Sport England specification.

Costs.

Planning Application Fee	£170
Construction of Base	£3,300
Indicative cost of services connections and commissioning	£4,000
Cost of Unit	£26,600
Total	£34,070

Unit D.



Description.

Unit D provides a tearoom / coaching area, complete with 2 wc's and 2 whb's. In addition, a kitchen facility is provided in order to give the end user an income source from refreshments. The overall external dimension of Unit D is 12.010m x 3.6m.

Technical.

Tearoom / coaching room – 7.438m x 3.328m = 24.75m².

Kitchen – 2.528m x 3.328m = 8.41m².

Costs.

Planning Application Fee	£170
Construction of Base	£4,100
Indicative cost of services connections and commissioning	£4,000
Cost of Unit	£33,200
Kitchen Equipment & Chairs and Tables	£4,000
Total	£45,470

Overall Project Costs - Summary.

Unit A	£47,270
Unit B	£45,470
Unit C	£34,070
Unit D	£45,470

The above costs are indicative, enabling clubs to identify required funding for their project at an early stage. The costs are exclusive of cladding options and professional fees for project management (typically 5-7%) which would include the following;

- Design.
- Preparation and submission of the planning application.
- Dealing with any planning queries and then discharge of planning conditions.
- All administration in dealing with the club and site.
- Provision of site plans.
- All administration in dealing with the governing body.
- Co-ordination with Cleveland Site Safe (manufacturer of the containers) and PLP Construction (base construction).
- Budget management.
- Overseeing project from inception to completion.

The variable costs (services connections) have been shown with a pc sum allowed of £4,000. The actual cost is site specific and those enquiries would be undertaken first to get a fixed cost and determine project feasibility.

Building Features

Additional cladding may be required in order to satisfy local planning conditions. These additional elements are broken down in the table below.

Item	Unit A	Unit B	Unit C	Unit D
Pitched Roof with Steel tiles	£4,600	£4,300	£3,300	£4,600
Brick cladding	£6,700	£6,400	£4,600	£6,500
Timber cladding	£3,500	£3,400	£2,400	£3,400
“Green” roof	£4,200	£3,900	£3,000	£4,200



Timber cladding system



Tiles to Pitched Roof



Stone Cladding



Brick cladding

