



Stallan-Brand

Date: 30/11/2022

Violet Bank & Whitestone Park

Peebles - Recreational Opportunities

Violet Bank & Whitestone Park

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- 2.0 Violet Bank Design Options
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- 8.0 Appendix

Revision	Date	Reason for Issue	Checked	Approved
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Violet Bank & Whitestone Park

Document Briefs - Violet Bank

Peebles Rovers Site

Peebles Community Trust
Violet Bank

- This document is to capture the requirement for Peebles Rovers Football Club and will be used to develop a feasibility design up to RIBA Stage 2 for the enhancement of Violet Bank, Peebles

- Peebles Rovers site requirements

Item	Description	Requirement
1.0	Footpath enhancement	Enhancement of the existing footpath which connects to Kingsland Road bridge and for this footpath to extend around the football pitches external wall
1.1	Cycle storage	Cycle rack to be provided
1.2	Parking & Vehicle Access	A hardcore area for parking of approx. 40 cars required. Access road to accommodate ambulance access and a turning space for a coach is required.
1.3	Perimeter Wall	A wall or fence is required around football grounds to restrict access and viewing.

Peebles Rovers Pitch

Peebles Community Trust
Violet Bank

- Peebles Rovers pitch requirements.

Item	Description	Requirement
2.0	Pitch & Goals	Grass pitch with fixed goal posts. Works to commence prior to Summer 2023 to allow 12 months for new grass to settle and be ready for the 2024/2025 season.
2.1	LED flood lights	Energy efficient flood lighting for the football pitch
2.2	Pitch Fence	Enclosed playing surface with spectators separated from the pitch by a solid barrier/fence, potentially a wall or fixed post and tubular rail which will be used for advertisement.
2.3	Spectator Standing Area	A standing area for spectators required adjacent pitch barrier/fence, roof cover not required.
2.4	Whitestone Memorial Stand	Disassemble of the existing memorial stand at Whitestone Park and assemble at Violet Bank
2.5	Technical areas	Two technical areas required adjacent to the playing field, one per team, and marked in accordance with the laws of the game. Technical areas to be covered and each able to accommodate twelve persons.
2.6	Pitch access for players and officials	Direct & protected access from changing rooms to pitch for players & officials which can be of a temporary nature.

Peebles Rovers Club House

Peebles Community Trust
Violet Bank

- Peebles Rovers club house requirements

Item	Description	Requirement
3.0	Team Changing Rooms	Two changing rooms required, each to accommodate 22 people and have dedicated toilets and showers. Minimum of 5 showers per changing room required.
3.1	Referee Changing Room	One referee changing room with a dedicated toilet and shower. Changing area to accommodate 4 people
3.2	Small Kitchen	Small kitchen for tea/coffees, filling of water bottles and a serving hatch to outside.
3.3	Spectator and Accessible Toilets	Appropriate spectator and accessible toilets required.
3.4	First aid room	Emergency facilities which will consist of a first aid room with sink and able to accommodate a stretcher.
3.5	Club room	Small club room adjacent to kitchen to accommodate visiting committee pre-match and at half time.

Violet Bank & Whitestone Park

Document Briefs - Whitestone Park

Tweeddale Rover

Peebles Community Trust
Whitestone Park

- Tweeddale Rovers requirements

Item	Description	Requirement
1.0	Extension to pavilion	To provide an extension to the existing pavilion adjacent Kerfield pitch 1 and include storage, small hospitality area and a new boiler.
1.1	Removal of storage container	Tweeddale Rovers green storage container to be removed with contents stored in pavilion extension.
1.2	Spectator stand	A low-level sheltered spectator stand adjacent the pavilion and running parallel with Innerleithen Road height not to obstruct views from houses along Innerleithen Road.
1.3	LED flood lights	LED Flood lights required for Kerfield pitch 3 and to connect into existing flood lights behind the memorial stand. Flood lights to take into considering flooding of the River Tweed.

Peebles County Cricket Club and Whitestone Park

Peebles Community Trust
Whitestone Park

- Peebles County Cricket Club and Whitestone Park requirements

Item	Description	Requirement
2.0	Artificial wicket lane	Additional artificial wicket lane on opposite side of the cricket square and adjacent Kerfield pitches, running parallel with existing lane.
2.1	Practice lane	Two practice lanes adjacent new facility and running parallel with the Innerleithen Road. Both practice lanes to be enclosed with nets.
2.2	Storage Containers	Existing storage containers for the cricket to be removed and storage provided within new building.
2.3	Footpath	Enhancement of existing dirt footpath along River Tweed and connect into Innerleithen Road.

Peebles Football Club

Peebles Community Trust
Whitestone Park

- Peebles Football Club requirements

Item	Description	Requirement
3.0	Storage Containers	Existing storage containers for Peebles football club to be removed and storage provided within new building.
3.1	Portable Goals Storage	External storage area required for portable football goals
3.2	Peebles Football Pitch	Timber fencing to be removed with holes filled. Existing pitch and grass surface to be retained and used for football, existing football pitch marking cut into surface to be removed and replace with grass. Pitch markings to be flush with surface
3.3	Memorial Stand	If feasible, the existing memorial stand to be relocated to Violet Bank.
3.4	Footpath	Enhancement of existing dirt footpath along River Tweed and connect into Innerleithen Road.

Peebles Rugby Club

Peebles Community Trust
Whitestone Park

- Peebles Rugby Club requirements

Item	Description	Requirement
4.0	Existing Rugby Pitch	No works required (Option)
4.1	Gytes Leisure Centre Spectator Area	A small spectator and hospitality area on the first floor of the Gytes Leisure Centre overlooking the rugby pitch.
4.2	Gytes Leisure Centre Changing Rooms	Existing eight changing rooms to be converted into four larger changing rooms, each able to accommodate 22 people and have dedicated shower and toilet facilities.
4.3	Spectator Stand	Covered standing or seated spectator area adjacent the rugby pitch, directly opposite the Gytes Leisure Centre.
4.4	Flood Lighting	Energy efficient flood lighting for the rugby pitch
4.5	All-weather warm up area	An all-weather warm up area for football and rugby. Proposed location is where the memorial stand is located.
4.6	All-weather rugby pitch	Convert existing grass rugby pitch to an all-weather pitch (Option to be costed)
4.7	Grass pitch enhancement	Upgrade of existing grass rugby pitch surface and drainage (Option to be costed)

Whitestone Park Club House

Peebles Community Trust
Whitestone Park

- A Club House to be built on footprint of existing storage containers with the following requirements.

Item	Description	Requirement
5.0	Team Changing Rooms	Six changing rooms required, each to accommodate 22 people and have dedicated toilets and showers. Minimum of 5 showers per changing room required.
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5.2	Hospitality & Indoor Spectator Area	Catering style kitchen to be provided along with indoor seating area for up to 100 people.
5.3	Small Kitchen	Small kitchen for tea/coffees and filling of water bottles
5.4	Spectator and Accessible Toilets	Appropriate spectator and accessible toilets required.
5.5	Storage	Existing storage containers for the cricket and football clubs to be removed and storage provided within new build. External storage area required for portable football goals.
5.6	Car park	The Gytes Leisure Car park is a shared space with users of Whitestone Park. The car park is to be enhanced with signage installation and white lining and converted into a one-way system. Car park also requires a manually operated entrance barrier gate and extend towards the existing cricket pavilion area.

Context & Setting

1.0

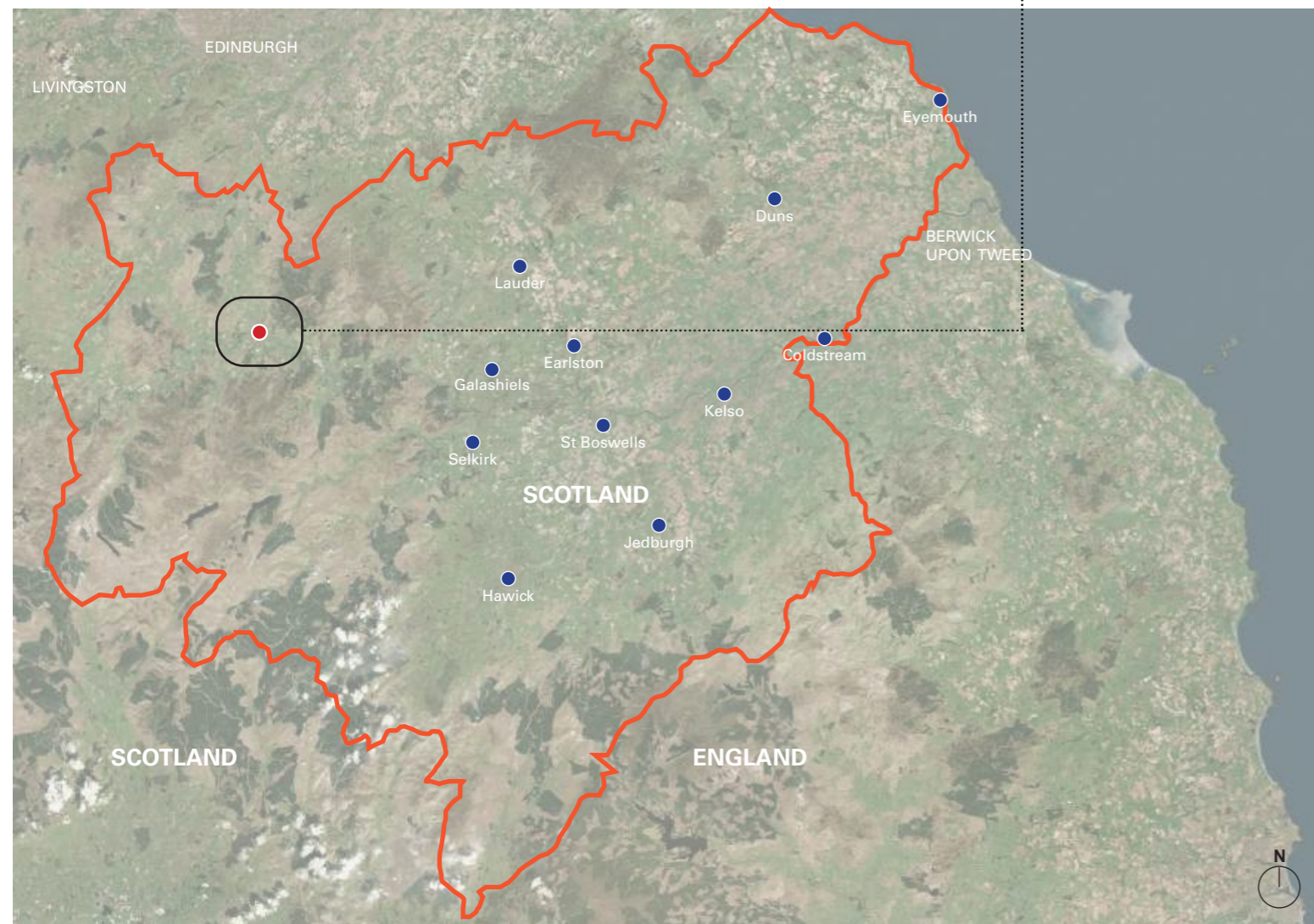
Context & Setting

Peebles is located at the heart of the Scottish Borders, benefiting from a beautiful urban and rural setting of wooded rolling landscapes and historic townscapes.

Peebles

Located at the confluence of the River Tweed and Eddleston Water, Peebles evolved from an historic market town, into a key industrial town of the Borders. Today it is as a vibrant destination with a variety of cultural, social and leisure opportunities evoking a rich sense of cultural heritage.

Peebles has a distinctive character which includes streets with attractive rhythms and proportions, often relating strongly to the landscape setting including trees arranged in a formal manner. A key element of the urban character is the integration of open green spaces and playing field sites that establish a strong connection with recreation and sport, playing a key role in driving forward the collective health and well-being of the Peebles.



Map showing Peebles location in the Scottish Borders



Scale, character & rhythm of streets in Peebles

The urban and landscape contexts of Peebles

Context & Setting

Peebles: Townscape

Townscape of Peebles

The historic town lies within the Peebles Conservation Zone which defines the character and beauty of Peebles. The townscape is comprised largely of a wide variety of attractive blond sandstone architecture, and an array of three/ four-storey urban blocks hosting a consortia of retail occupancies & residential dwellings define the Town Centre & High Street. The town is scattered with prominent bricked villas and terraced houses, displaying architectural features, such as; bay window and vernacular accents which overlook the town and surrounding landscape. The urban fabric is injected with parks and open green spaces which provide urban breathing space for the residents of Peebles, while the River Tweed provides urban focal point which is central to the identity of the urban composition of Peebles.

Violet Bank

The Violet Bank site is located to the North of Peebles lying within the residential suburbs. The open green site is bordered by 2 storey residential properties, a burn, vegetation and trees, with limited connections to existing urban infrastructure.

Whitestone Park

Whitestone Park is an existing sports & recreation hub that accommodates a variety of football pitches, a cricket pitch, rugby pitch, leisure centre, and supporting facilities. The site lies on the banks of the River Tweed, with various connections to existing footpaths/trails, and the Town Centre & wider townscape of Peebles.

Legend

- Town Centre boundary
- Peebles Conservation Zone
- Peebles High School



Violet Bank & Whitestone Park site locations relative to the Peebles Conservation Zone & Town Centre

Site Boundary

Context & Setting

Peebles: Routes & Green Spaces

Recreational Green Spaces

The residents of Peebles inhabit a town that offers a variety of open green spaces that fan out from the River Tweed & Town Centre. Interjected throughout these green corridors are facilities and landscaped spaces that support a range of sports, encourage exercise & recreational activities, and provide valuable outdoor space that promotes health, well-being, and a connection to natural environment.







Routes & Trails

The Scottish Borders Council have developed a mechanism to catalogue existing routes that connect the town and surrounding landscape. This establishes foundations that are critical to understanding the existing public access framework in Peebles, and the opportunities that each strategic intervention can bring to benefit the local community.

Recreational Opportunities

There is an opportunity to further establish Peebles as a recreational centre in the Borders by encouraging connectivity between each of the major recreational nodes. These connections and green corridors can encourage activities such as walking, jogging, and dog walking, while enhancing the flow of movement & well-being throughout Peebles.

Legend

-  Open Green Spaces
-  Core Path
-  Promoted Path
-  Permissive/ Customary Path
-  Motor Vehicle Routes
-  Peebles High School



Trails, foot ways, and recreational green spaces

 Site Boundary

Context & Setting

Peebles: Sports & Recreation

Existing Playing Fields

Across Peebles there are 14 playing fields within a 1.5 mile radius. These pitches are predominantly located in clusters around Peebles High School and the Gytes Leisure Centre at Whitestone Park. The development of the new Peebles High School will incorporate a new 3G pitch to add to the two grass pitches and hockey pitch. The Sports Block is also being extended to provide a new gymnasium and changing facilities.

Potential Development

Violet Bank and Whitestone Park are the two key sites identified by the Peebles Community Trust as opportunities for development to expand the existing sports & recreating infrastructure. It is proposed to develop a new playing field grounds, clubhouse, spectator stand, and associated facilities at Violet Bank. At Whitestone Park, it is envisioned that the existing Gytes Leisure Centre, playing fields, and associated facilities can be developed & expanded. Combined with the provision of a new build clubhouse, the site can evolve to further establish it as central hub of sports & recreation for Peebles and the Scottish Borders.

Legend

-  Recreation & Sports Hub
-  Rugby Pitch
-  Indoor Well-being Club
-  Tennis Courts
-  Golf Club
-  Biking Trails
-  Hockey Pitch
-  Football Pitch
-  Outdoor Basketball Court
-  Cricket Ground
-  Bowls Green



The sport & recreation landscape of Peebles

 Site Boundary

Violet Bank Design Options

2.0

Violet Bank

Violet Bank Design Briefs

Peebles Rovers Site

Peebles Community Trust
Violet Bank

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- Peebles Rovers site requirements

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1.1	Cycle storage	Cycle rack to be provided
1.2	Parking & Vehicle Access	A hardcore area for parking of approx. 40 cars required. Access road to accommodate ambulance access and a turning space for a coach is required.
1.3	Perimeter Wall	A wall or fence is required around football grounds to restrict access and viewing.

Peebles Rovers Pitch

Peebles Community Trust
Violet Bank

- Peebles Rovers pitch requirements.

Item	Description	Requirement
2.0	Pitch & Goals	Grass pitch with fixed goal posts. Works to commence prior to Summer 2023 to allow 12 months for new grass to settle and be ready for the 2024/2025 season.
2.1	LED flood lights	Energy efficient flood lighting for the football pitch
2.2	Pitch Fence	Enclosed playing surface with spectators separated from the pitch by a solid barrier/fence, potentially a wall or fixed post and tubular rail which will be used for advertisement.
2.3	Spectator Standing Area	A standing area for spectators required adjacent pitch barrier/fence, roof cover not required.
2.4	Whitestone Memorial Stand	Disassemble of the existing memorial stand at Whitestone Park and assemble at Violet Bank
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Peebles Rovers Club House

Peebles Community Trust
Violet Bank

- Peebles Rovers club house requirements

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3.5	Club room	Small club room adjacent to kitchen to accommodate visiting committee pre-match and at half time.

Violet Bank

Violet Bank - Site Analysis

Peebles Rovers

Site Overview









The site is situated towards the North-eastern region of Peebles, between Violet Bank/Standalane Way to the West and the Eddleston Water to the East. The site is predominantly open green space with trees running the length of the North-west boundary, and rougher vegetation cut by a public footpath to North-east.

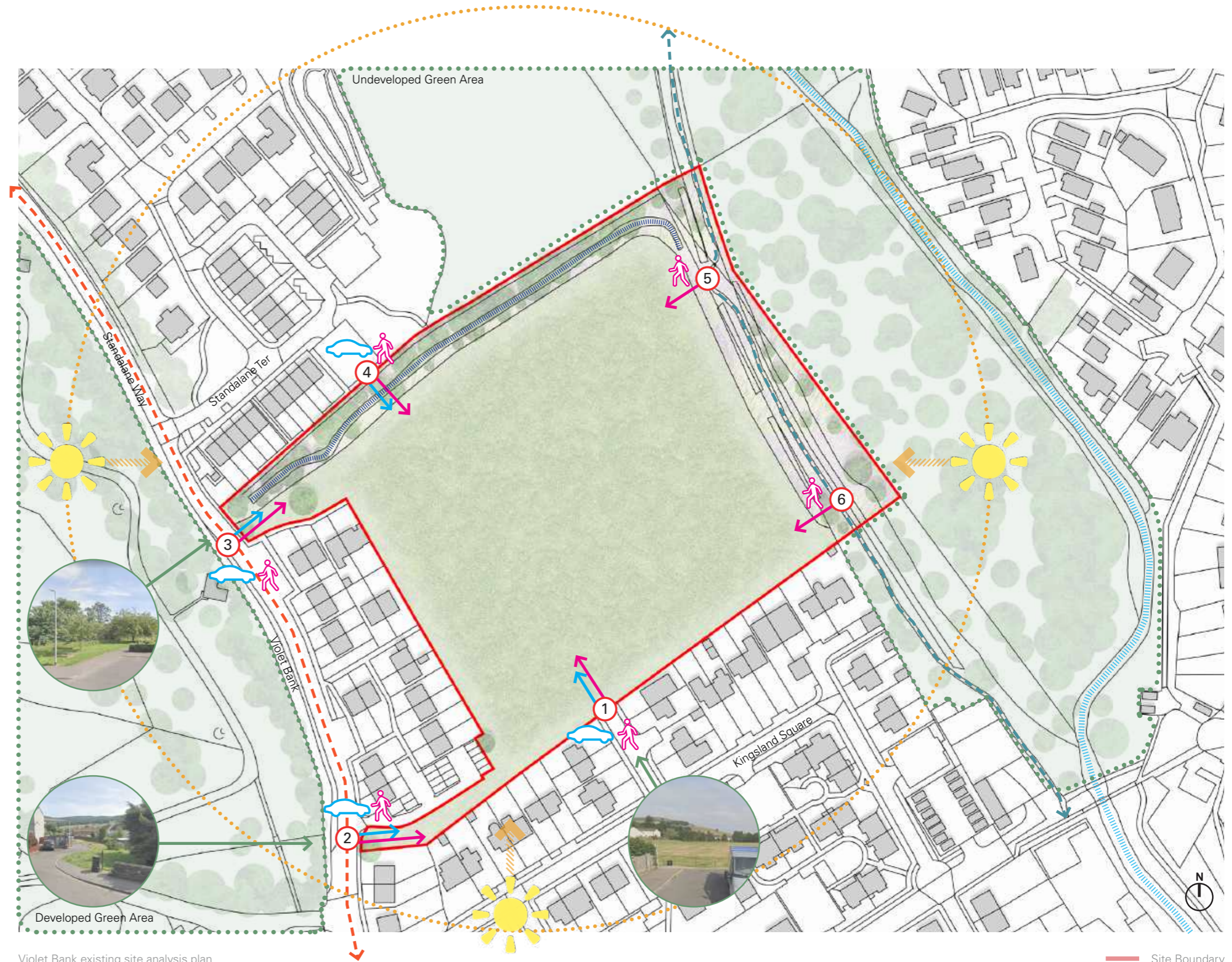
The immediate context is made up of the rear gardens to residential areas that look onto the North-west, South, and Western boundaries of the site, while the North-east and eastern boundaries face on to undeveloped green areas composed of build-up of trees and dense vegetation.

Opportunities

The clear openness of the site offers a degree of flexibility as a number of layout options can be explored to facilitate the requirements of the brief. There are a variety of locations for potential vehicular and pedestrian access from existing roads to the North, South, and Western boundaries which provide various accessibility options, while the public footpath running the length of the North-Eastern boundary can create a new pedestrian connections to the surrounding area & green corridors.

Legend

-  Open Green Spaces
-  Existing Pedestrian Footpaths
-  Existing Roads to boundary
-  Sun Path
-  Potential Pedestrian Access
-  Potential Vehicular Access
-  Eddleston Water
-  Burn



Violet Bank existing site analysis plan

Site Boundary

Violet Bank

Football Pitch Layout

Peebles Rovers


Facilities Layout

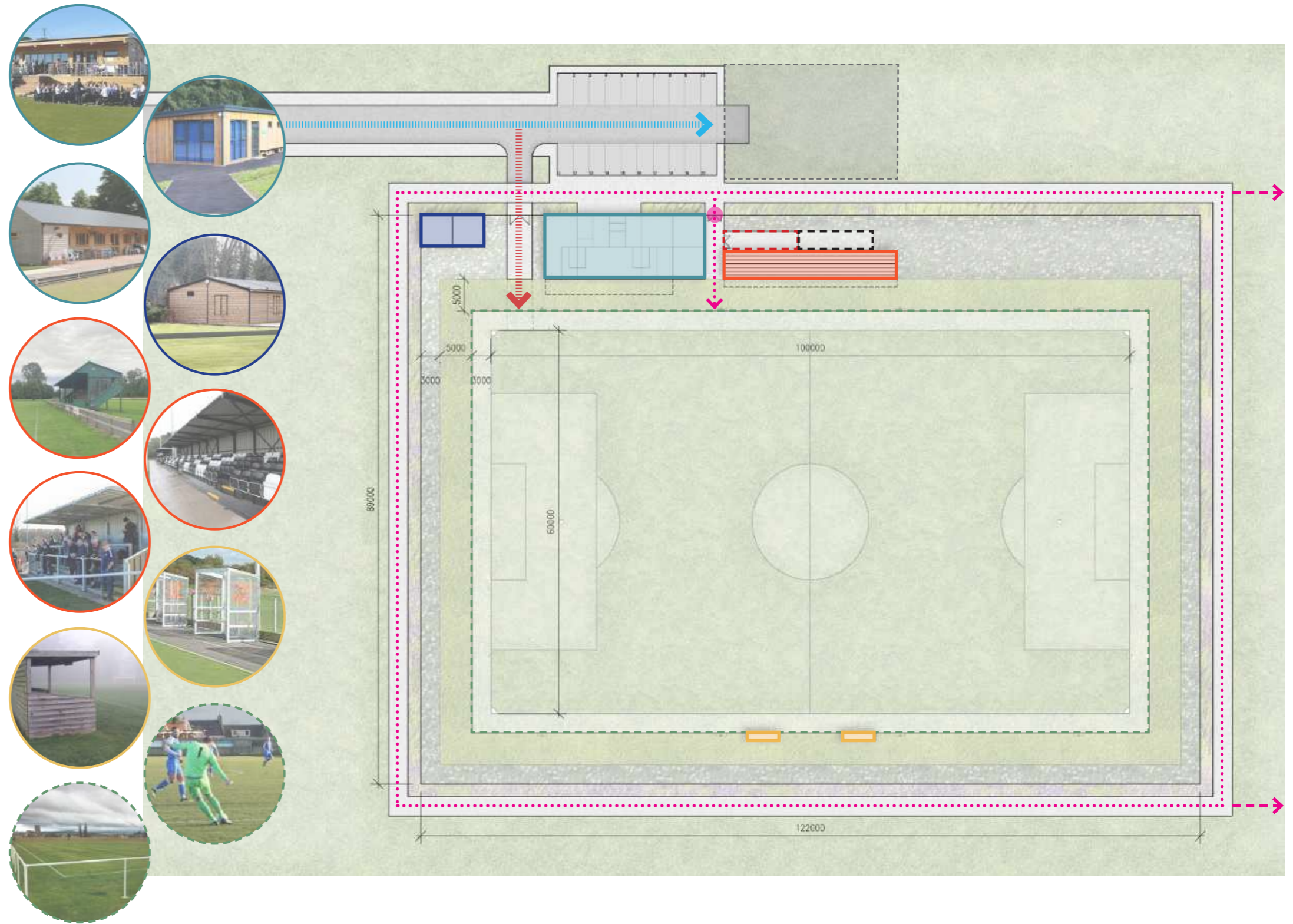
The proposal provides a 100x60m Sports Scotland compliant flood-lit grass football pitch with a clubhouse, pitch storage, and the sheltered memorial stand from Whitestone Park enclosed within a timber fenced boundary to allow public access to be controlled during football matches. The plant space for the flood lights is contained to the rear of the spectator stand with clear access for maintenance adjacent to the bicycle storage area.

A 20 space carpark is provided, accessed via a connecting road that links to the existing roads to the boundary. There is scope to extend the carpark should it be required. Ambulances can access the grounds (and pitch) directly from the public road through a dedicated route to avoid obstructions.

A public footpath follows the boundary of the grounds with opportunities to connect to any existing public footpaths.

Legend

-  Vehicle Access
-  Emergency Ambulance Access
-  Pedestrian Access
-  100x60m Grass Football Pitch w/ 3m boundary
-  Footpath connections
-  Controlled access to grounds
-  Clubhouse
-  Pitch storage
-  Spectator stand
-  Player dugout shelters
-  Potential Space For Additional Parking
-  Cycle storage
-  Floodlight plant area



Proposed playing field grounds & supporting facilities arrangement

Violet Bank

Clubhouse Pavilion Layout

Peebles Rovers

Clubhouse Pavilion

The Clubhouse Pavilion layout expands upon the layout principles of a series of Sports Scotland layouts to accommodate the additional facilities required as outlined in the East of Scotland Football League criteria and the Client brief.

The two team changing facilities provide dedicated showers, W/C, and direct & protected access to the pitch. Provision is made for an additional changing space (with a W/C and shower) for match officials, and an emergency room to provide a medical facility which can serve as a private area in the event that doping control measures are required.

The clubroom, with a small kitchen and storage spaces, creates an open plan space for on site hospitality for players and officials. The glazed frontage to space provides direct views to the pitch, leading out to a sheltered spectator area adjacent to the pitch. Given the pavilion's adjacency to the pitch, accommodation is made for public toilets to the public access frontage.

Legend

- 1. Team Changing room - 25m²
- 2. Shower Room w/ 5no showers - 12.5m²
- 3. Changing W/C - 3m²
- 4. Pitch Access
- 5. Clubroom - 40m²
- 6. Clubroom Storage - 3m²
- 7. Laundry - 3m²
- 8. Accessible W/C - 6m²
- 9. Match Officials Changing w/ shower - 12m²
- 10. Changing W/C - 3m²
- 11. Emergency Room / Private Area - 12m²
- 12. Private W/C - 3m²
- 13. Public W/C - Male - 25m²
- 14. Public W/C - Female - 25m²
- 15. Plant Room - 9m²

Total GIFA: 250m²



Violet Bank - Proposed Clubhouse floor plan

Violet Bank

Violet Bank - Option 1

Peebles Rovers

Opportunity

The proposed site arrangement creates a new access road leading from Violet Bank/Standalane Way at the Western corner of the site, leading directly to the 20 vehicle car park where there is an opportunity to expand the capacity. This road will also provide ambulances with direct access to the pitch in the event of a medical emergency.



The playing field arrangement accommodates layout and adjacencies outlined on pages 7 & 8. The pedestrian footpath that follows the boundary of the playing field and establishes a connection to the existing footpath towards the North-east boundary of site.

Constraints

- The removal of existing trees to create the new vehicular/ pedestrian access.
- Proximity of proposed access road to the frontage of onlooking residential properties.
- Proximity to the burn running parallel to the access road will have ground level implications.
- Neighbouring properties to the Southwest/Southeast boundary - potential acoustic/LED floodlight pollution challenges

Legend

1. 100x60m Grass Pitch with fixed post and tubular rail to perimeter for spectators
2. Clubhouse and Team Changing Facilities
3. Sheltered Spectator Stand
4. Equipment Storage
5. Dugouts - one per team
6. 20 Space Public Car Park
7. Ambulance Access
8. Cycle Store
9. Flood Light Plant Store
10. Potential Space For Additional Parking

-  Proposed vehicle access / primary pedestrian access
-  Proposed footpath link



Violet Bank - Option 1 Site Layout

 Site Boundary

Violet Bank

Violet Bank - Option 2

Peebles Rovers

Opportunities

This site arrangement creates a new access road leading from Violet Bank/Standalane Way at the Southern corner of the site, utilising the existing road that leads to the residential parking. This access road leads directly to the 20 vehicle car park whilst providing ambulances with direct access to the pitch in the event of a medical emergency.

The playing field arrangement accommodates layout and adjacencies outlined on pages 7 & 8. The pedestrian footpath that follows the boundary of the playing field and establishes a connection to the existing footpath towards the Eastern boundary of site.

This arrangement limits the need to remove existing trees to clear a vehicular route into onto the site. In addition to this, the levels to the proposed access point are more favourable here than to the North (as per option 1).

Constraints

- Land ownership of the existing road from Violet Bank/Standalane Way could inhibit site access from this point.
- Proximity of proposed access road to the frontage of onlooking residential properties.
- Proximity of neighbouring properties to the Southwest/Southeast boundary - potential acoustic/LED floodlight pollution challenges

Legend

1. 100x60m Grass Pitch with fixed post and tubular rail to perimeter for spectators
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8. Cycle Store
9. Flood Light Plant Store
10. Potential Space For Additional Parking

▶ Proposed vehicle access / primary pedestrian access

▶ Proposed footpath link



Violet Bank - Option 2 Site Layout

— Site Boundary

Whitestone Park Design Options

3.0

Whitestone Park

Tweeddale Rover

Peebles Community Trust
Whitestone Park

- Tweeddale Rovers requirements

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Whitestone Park

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Whitestone Park

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Whitestone Park

Whitestone Park - Zone Partition

Zone 1 - Gytes Leisure Centre and Peebles Rugby Club

- 4.0 Existing Rugby Pitch
- 4.1 Gytes Leisure Centre - Spectators Area
- 4.2 Gytes Leisure Centre - Changing Rooms
- 4.3 Spectators Stands
- 4.4 Flood Lighting
- 4.5 All-weather Warm Up area
- 4.6 All-weather Rugby Pitch
- 4.7 Grass pitch Enhancement

Zone 2 - Peebles County Cricket club, Club,

- 2.0 Artificial Wicket Lane
- 2.1 Practice Lane
- 2.2 Storage Containers
- 2.3 Footpath

Zone 2 - Peebles Football Club

- 3.0 Storage Containers
- 3.1 Portable Goals Storage
- 3.2 Peebles Football Pitch
- 3.3 Memorial Stand
- 3.4 Footpaths
- 4.5 All-weather Warm Up area




Zone 2 -Whitestone Park Club House

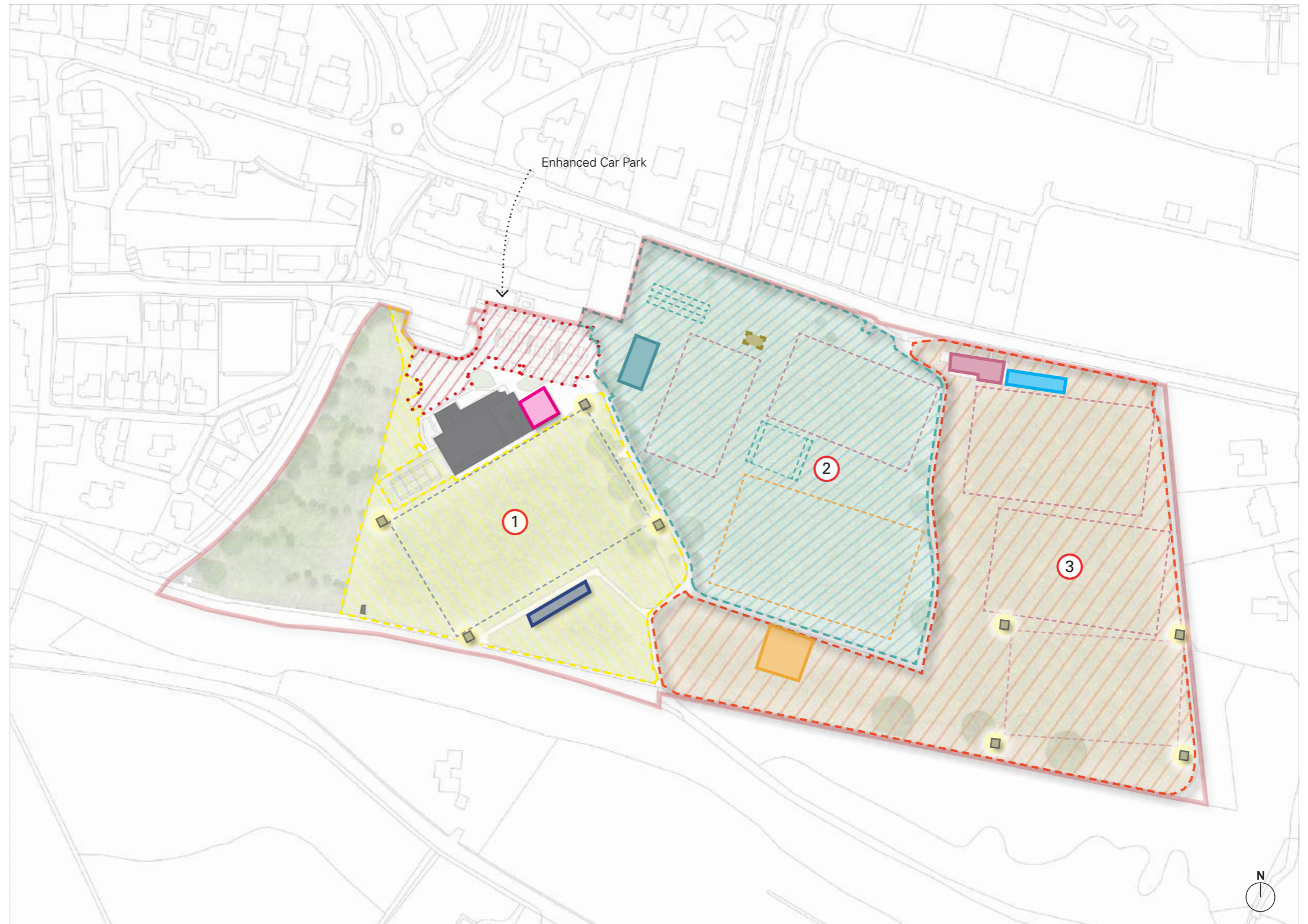
- 5.0 Team Changing Rooms
- 5.1 Referee Changing Rooms
- 5.2 Hospitality & Indoor Spectator Area
- 5.3 Small Kitchen
- 5.4 Spectator and Accessible Toilets
- 5.5 Storage
- 5.6 Car Park

Zone 3 - Tweeddale Rovers

- 1.0 Extension to Pavilion
- 1.1 Removal of Storage Container
- 1.2 Spectator Stand
- 1.3 LED Floor Lights

Legend

-  ① Yellow Zone 1. Peebles Rugby Club & Gytes Leisure Centre
-  ② Green Zone 2. Peebles County Cricket Club, Peebles Football Club, new build Clubhouse
-  ③ Orange Zone 3. Tweeddale Rovers



Zone Partition for Whitestone Park

 Site Boundary

Whitestone Park

Whitestone Park - External Site Analysis











Site Overview

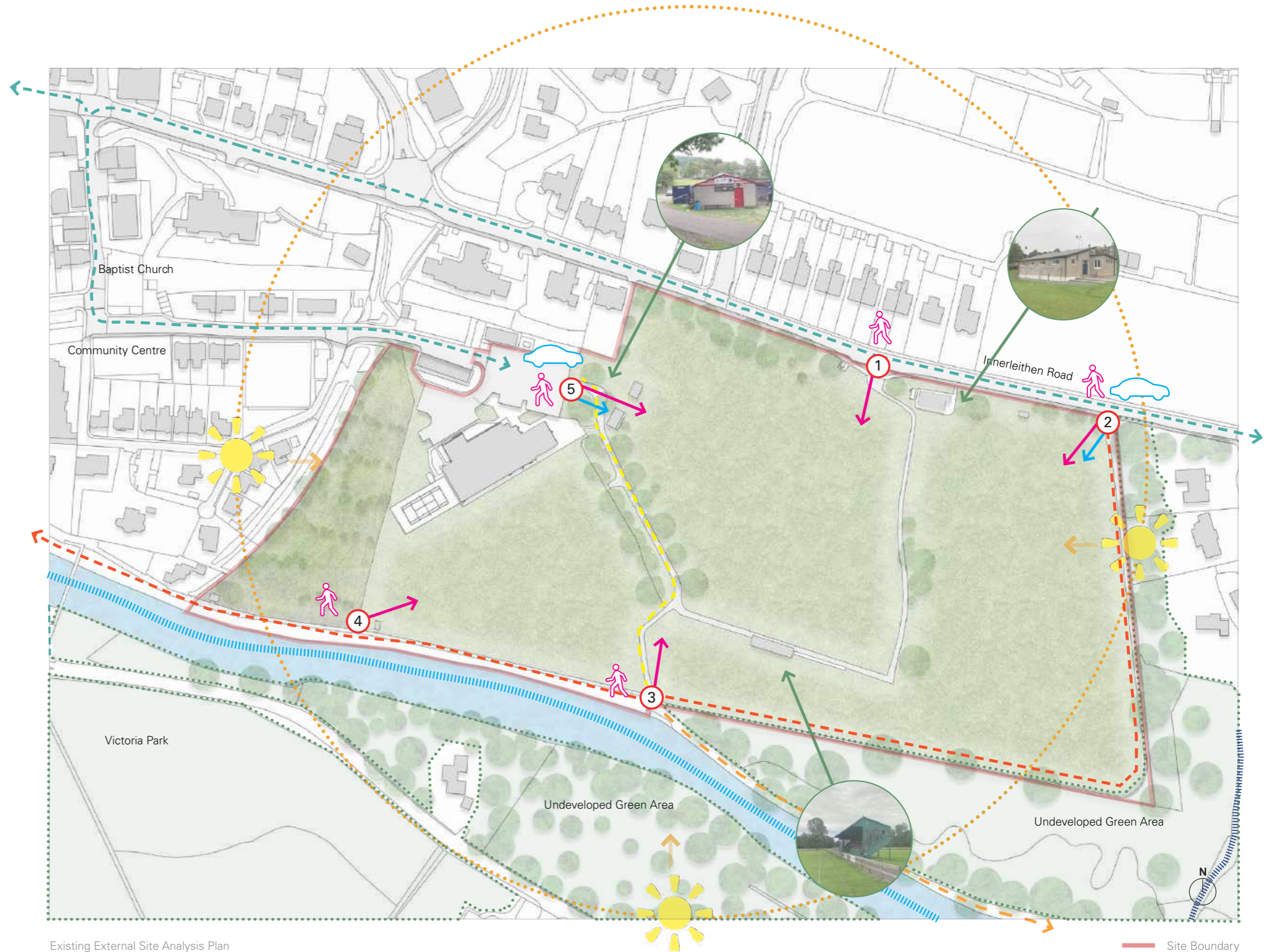
The site is situated within the Southern region of Peebles, between High Street to the West and the Soonhope Burn to the East, with the A72 to Northern boundary and the River Tweed to the South. The site is available by various means of transportation - a Car park currently serves the Gytes Leisure Centre which can be expanded to increase capacity, and prominent cycle routes & footpaths along the Tweed to allow connectivity between the site and the open green spaces of Peebles.

The immediate context is predominantly made up of residential housing where several community buildings are located Westwards. To the North, residential housing overlooks the site from an elevated position towards the River Tweed. Interventions to the site should consider roof heights and pitches to not obstruct their view.

The current emergency vehicle access to the site is restricted to Northward and limited Westward entries. The upgrading of existing paths and vehicular infrastructure could improve wider access to the site, with opportunities to provide emergency or medical facilities in pavilions located throughout the site.

Legend

-  Open Green Spaces
-  Existing Pedestrian Core Footpaths
-  Existing Pedestrian Promoted Footpaths
-  Existing Pedestrian Promoted Footpaths
-  Existing Road infrastructure for Vehicles
-  Sun Path
-  Potential Pedestrian Access
-  Potential Vehicular Access
-  River Tweed
-  Burn



Existing External Site Analysis Plan

Site Boundary

Whitestone Park

Whitestone Park - Internal Site Analysis

Site Overview

The internal components of the site are comprised of several buildings and outhouses which support the green open spaces, pitches, and playing fields, all in varying size and condition. There are three 'permanent' pitches with timber / metal fencing to define the perimeters. Alternate playing fields are outlined with white markings, capable of supporting a variety of sport-specific uses.

The Western extremity of the site contains a series of allotments and shared communal spaces for the growing of produce. Directly East of the Car Park congregate a series of storage containers and outhouse buildings (2) to provide additional storage adjacent to the Cricket grounds.

The site is connected through a series of dirt paths covered by Trees and shrubbery which link the River Tweed, Innerleithen Road, and the Gytes leisure centre to the Memorial stand (5), a prominent and central element of the site.

Legend

- ① The Gytes Leisure Centre
 - ② Storage Container
 - ③ Tweeddale Rovers Club house
 - ④ Dugouts Shelters
 - ⑤ Memorial Stand
-
- ← - - - - - → Existing Pedestrian Footpaths
 - ▤ Fenced MUGA Pitch
 - ▥ Fenced Rugby Pitch
 - ▧ Fenced Multi-functional sports ground
 - ▨ Sports Ground Occupied by Football Goals
 - ▩ Sports Ground Occupied by Cricket Wickets
 - Green Space Occupied by Allotments
 - Steep embankment for Flood Prevention



Existing Internal Site Analysis Plan

— Site Boundary

Whitestone Park

Whitestone Park - Proposed Masterplan

Facilities Layout

The masterplan proposal considers the enhancement and upgrading of existing structures while developing strategic interventions to consider the intended purpose and volume of persons inhabiting each zone throughout the site.

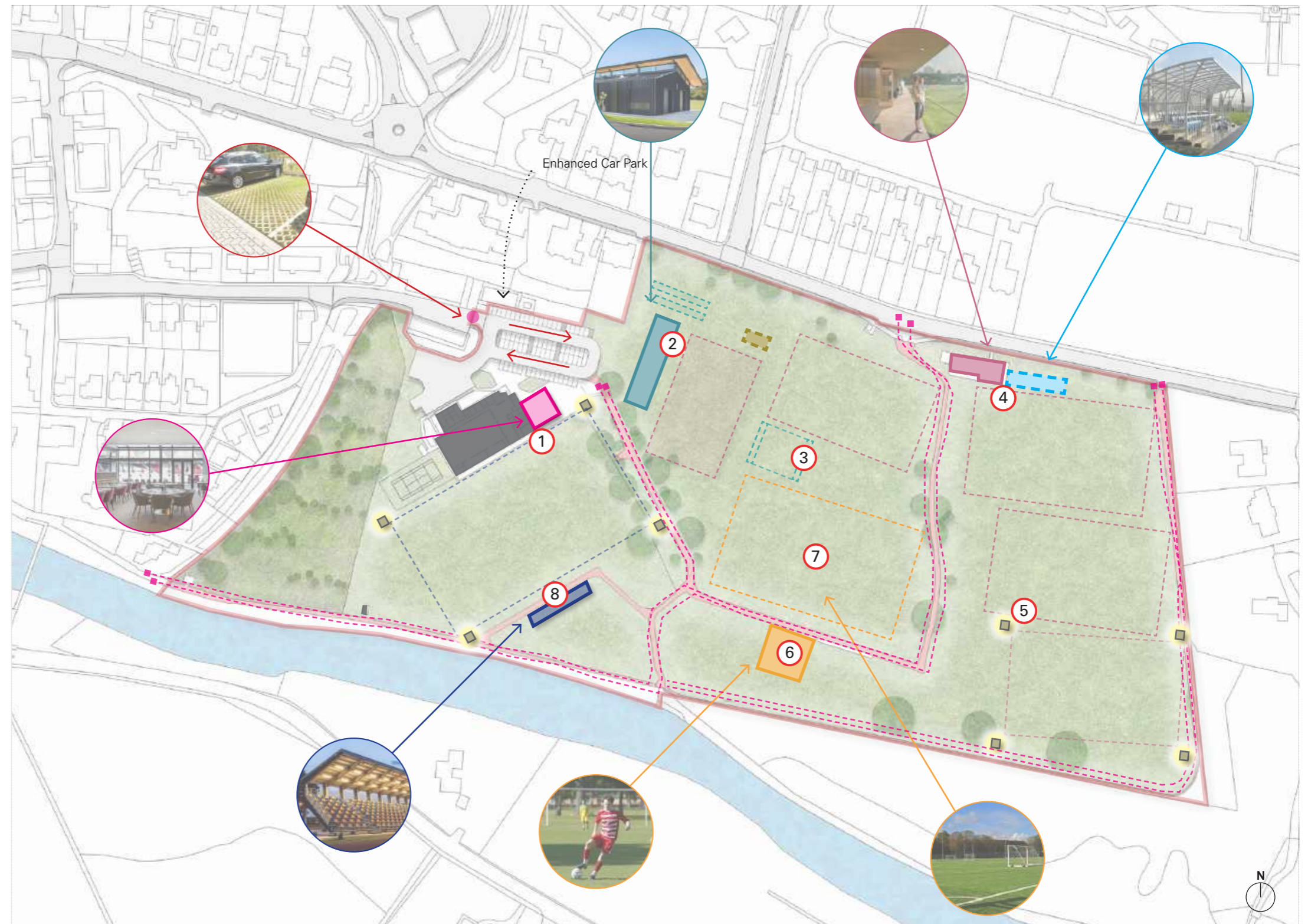
The shared car park with the Gytes Leisure centre has been extended, integrating a one-way traffic system with a dedicated manually operated entrance barrier.

A new Multi-purpose Club house (2) is positioned to the Eastern edge of the car park, alongside the path - both act as a gateway and mark of reference in the grounds. The building will be able to accommodate 6 changing rooms with integrated toilets & showers, a catering style kitchen with an indoor seating area for up to 100 people, external storage space for football goals and two practice cricket lanes.

The Existing Rovers Club Pavilion (4) will be upgraded to contain additional storage space with an adjacent spectator shelter that looks Southwards across the site.

Legend

- ① Introduction of Spectators Box & Hospitality Facilities Inside The Gytes Leisure Centre
- ② Clearing of Existing Storage Containers with Purpose-built Sports Pavilion
- Football Goals External Storage
- ③ Additional Artificial Wicket Lane
- ④ Upgrading of Existing Rovers Club Pavilion and Adjacent Team Dugouts
- ⑤ Installation of Energy-Efficient Flood Lights
- ⑥ Memorial Stand Moved to Violet Bank - Proposed All-Weather Warm Up Area
- ⑦ Timber Fencing Removed. Sports Ground Upgraded to Football Pitch
- ⑧ Spectator Stand Positioned Adjacent to Rugby Ground
- Upgraded Dirt Paths along River Tweed and Connection to Innerleithen Road



Whitestone Park Masterplan

Site Boundary

Whitestone Park

Zone 1: Proposed Masterplan

Peebles Rugby Club

Peebles Rugby Club Requirements.

4.0 Existing Rugby Pitch - No works required (optional)

4.1 Gytes Leisure Centre Spectator Area - A small spectator and hospitality area on the first floor of the Gytes Leisure Centre overlooking the rugby pitch.

4.2 Gytes Leisure Centre Changing Rooms - Existing eight changing rooms to be converted into four larger changing rooms, each able to accommodate 22 people and have dedicated shower and toilet facilities.

4.3 Spectator Stand - Covered standing or seating spectator area adjacent the rugby pitch, directly opposite the Gytes Leisure Centre.

4.4 Gytes Leisure Centre - Energy efficient flood lighting for the rugby pitch.

4.5 All-weather warm up area - An all-weather warm up area for football and rugby. Proposed location is where the memorial stand is located.

4.6 All-weather rugby pitch - Convert existing grass rugby pitch to an all-weather pitch (option to be costed).

4.7 Grass pitch enhancement - Upgrade of existing rugby pitch surface and drainage (Option to be costed).

Legend

- Zone 1 Boundary
- Gytes Centre
- Gytes Centre - Spectators Box & Changing
- External Storage Pavilion
- Proposed Spectator Stand
- Proposed Flood Lights



Whitestone Park Masterplan: Zone 1

Site Boundary



Whitestone Park

Zone 1: Proposed Masterplan

Peebles Rugby Club

Facilities Layout

The Zone 1 Masterplan looks to upgrade the existing Gytes Leisure Centre facilities to reconfigure the 8no ground floor changing rooms into 4no larger changing rooms with dedicated showers & W/Cs. The proposal also looks to extend the first floor out (above the reconfigured changing facilities) to accommodate a new Spectator Gallery with a 100 person Hospitality Catering Space & services.

The Rugby pitch is considered for enhancement with a refurbished grass topping or All-weather alternative, adjacent spectators stand flanked by energy efficient flood lighting to each corner extremity of the rugby pitch.

The existing grass pitch 3m clear boundary/technical area is currently obstructed when considering the overlap of trees, shrubs and existing footpaths.

Legend

- Zone 1 Boundary
- Vehicle Access
- Emergency Ambulance Access
- Pedestrian Access
- 120x70m Grass Rugby Union Pitch w/ 5m boundary
- MUGA Multi-sports Pitch
- Footpath connections
- Gytes Centre
- Gytes Centre - Spectators Box and Changing
- External Storage Pavilion
- Proposed Spectator Stand
- Proposed Flood Lights



Whitestone Park - Zone 1 Layout

White Marquee Removed

All-weather Warm Up Area Positioned on Memorial Spectators Stand

Site Boundary

Whitestone Park

Zone 1: Gytes Centre - Ground Floor Analysis

Peebles Rugby Club

Gytes Leisure Centre

The Gytes Centre building acts as a hub for leisure activity in Peebles, equipping the local community with a large multi-functional Sports Hall, Dance Studio, Gym, Changing Rooms and ancillary service facilities to support indoor and outdoor activities.

It can be primarily entered through the North-East corner with direct access to a stair core and lift leading to the first floor, Drama Studio and Gym.

The ground floor includes a Soft Play Zone which can be rented out for special occasions such as birthday parties. In addition, there are extensive equipment storage provisions adjacent to the sports hall alongside an external store to service the Rugby and MUGA sports pitches



Legend

- Sports Hall
- Existing Changing Rooms
- Storage
- Toilets
- Stair core / Lift

Existing Ground Floor Plan - Gytes Centre

Whitestone Park






Zone 1: Gytes Centre - First Floor Analysis

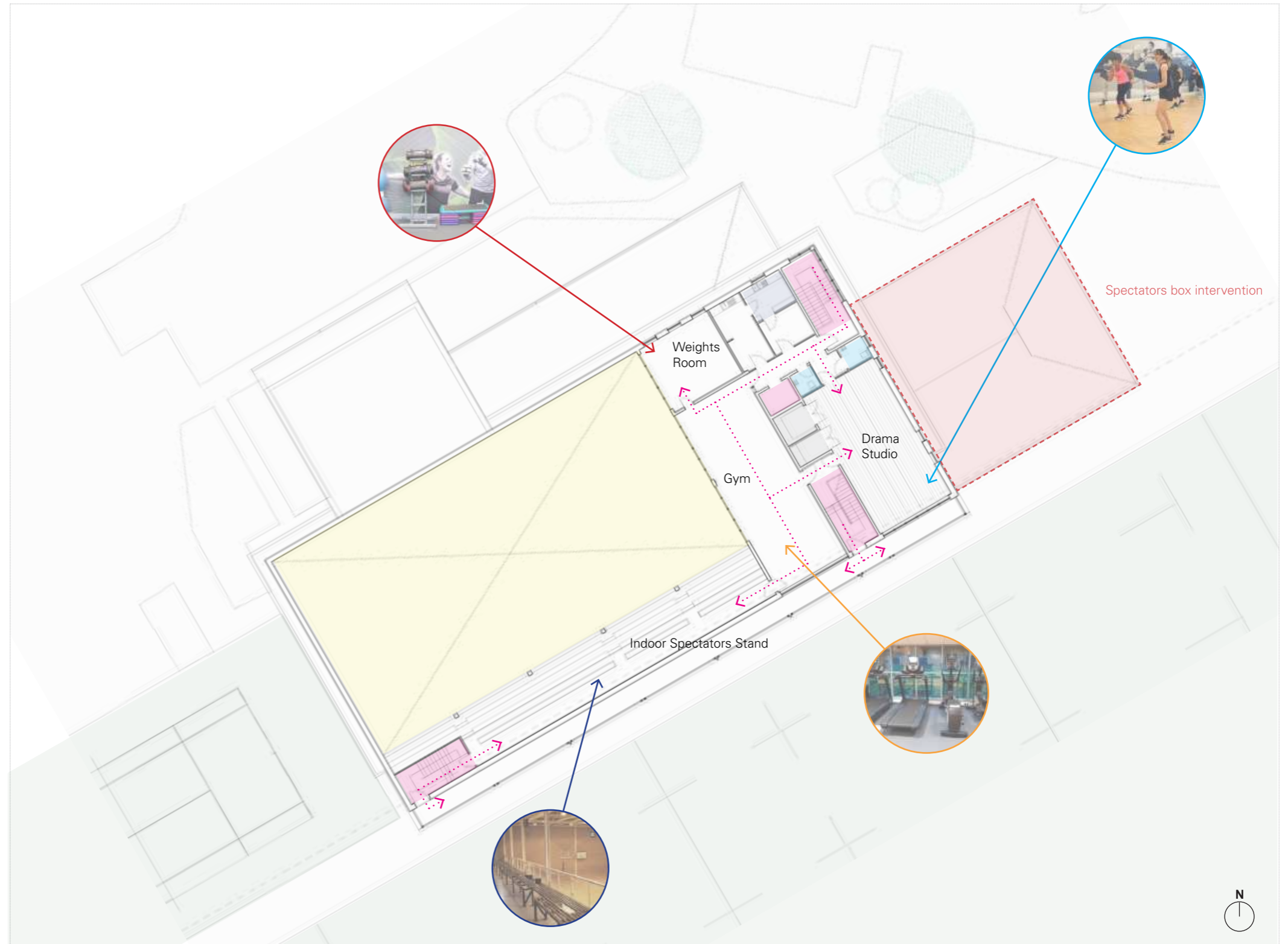
Peebles Rugby Club

Gytes Leisure Centre

The first floor is comprised of the open plan Gym space, Drama Studio, and an indoor spectators stand with benches to watch activities in the sports hall and exterior terrace accessible by two stair cores overlooking the rugby pitch. Connected to the main stair core include a Kit Room, Treatment Room and Reception.

Legend

-  Sports Hall
-  Kit Room
-  Storage
-  Toilets
-  Stair core / Lift

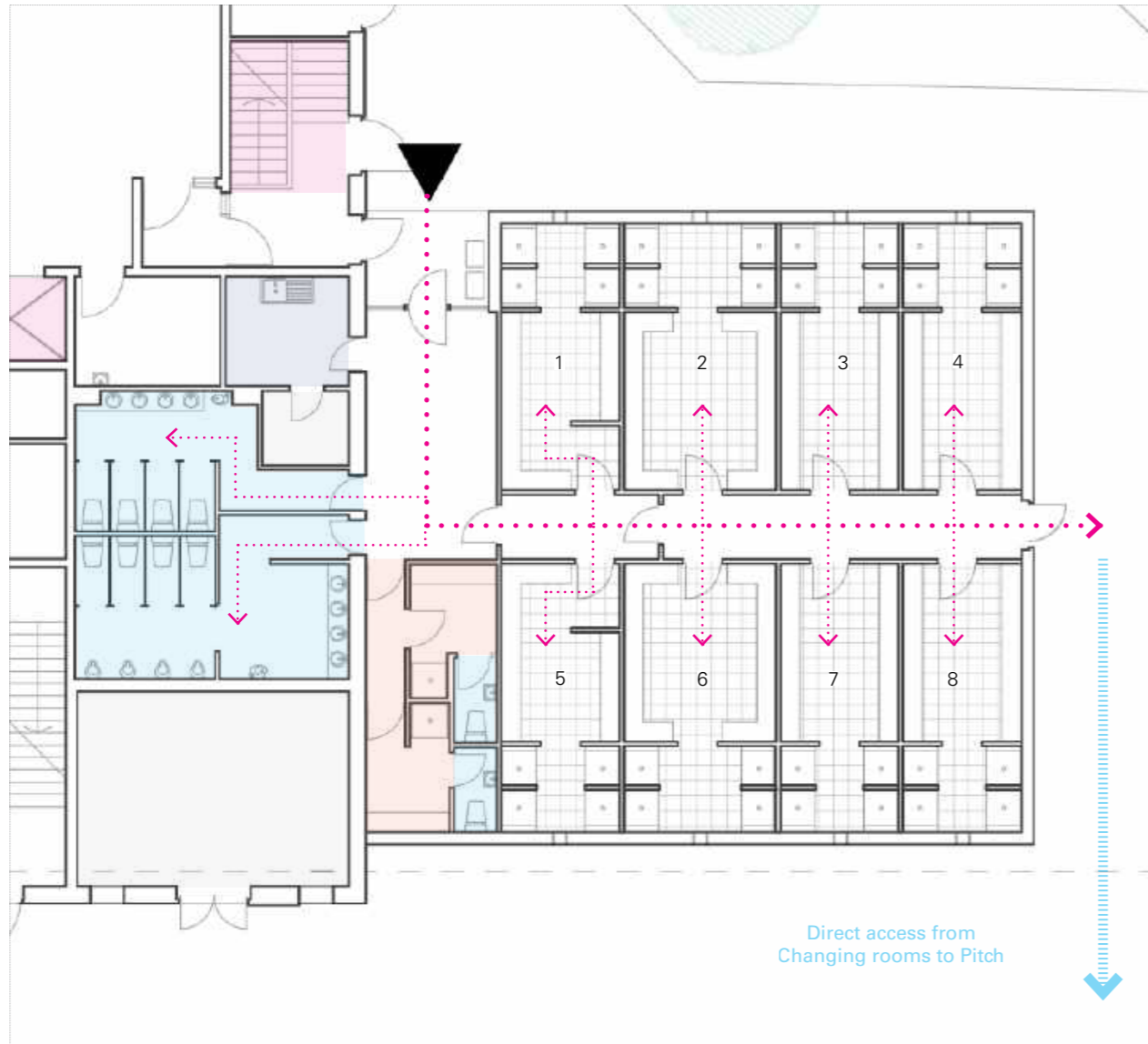


Existing First Floor Plan - Gytes Centre

Whitestone Park

Zone 1: Gytes Centre - Changing Room Reconfiguration

Peebles Rugby Club

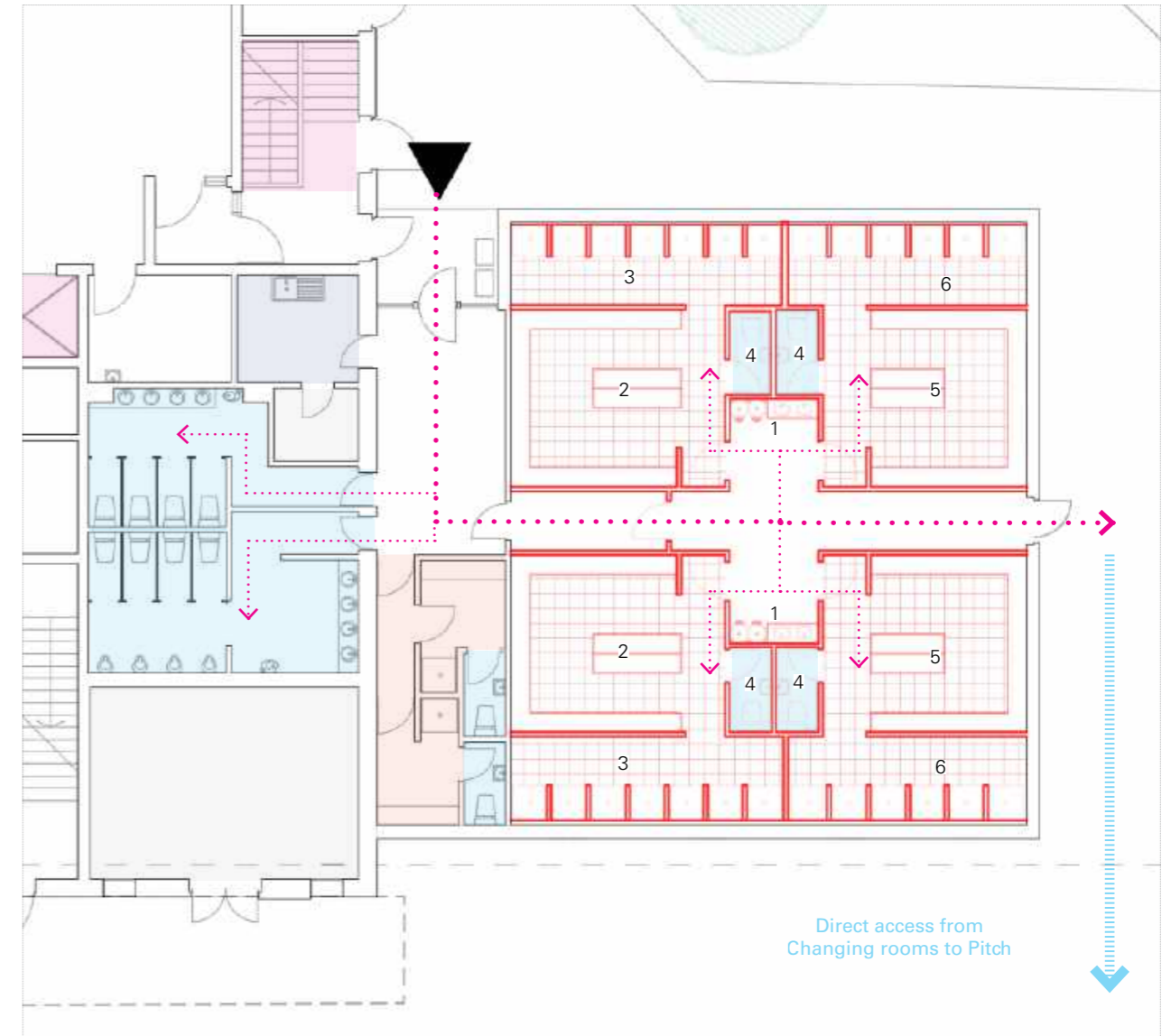


Existing Changing Room Layout

The existing Changing Rooms can be accessed directly from the car park by an external door - separate to the main entrance. The supporting facilities include dedicated male and Female Toilets, a small Kitchen with Storage Cupboard and Referee Changing Rooms.

Legend

- Referee Changing Rooms
- Storage
- Toilets
- Stair core / Lift



Proposed Changing Room layout

The existing eight Changing Rooms have been converted into four larger ones, each able to accommodate up to 22 people with integrated showers and W/Cs. Also featured is a player prep space which contains water coolers and washing facilities for dirty player apparel.

Legend

- 1. Player Prep Station - 2m²
- 2. Type A, Changing Room - 16m²
- 3. Type A, Shower Room - 12m²
- 4. W/C - 2m²
- 5. Type B, Changing Room - 14.5m²
- 6. Type B, Shower Room - 10.5m²

GIFA Breakdown

Total changing room configuration - 164 m²

Whitestone Park

Zone 1: Gytes Centre - Spectators Box & Hospitality Area

Pebbles Rugby Club

First Floor intervention

The Spectator Gallery and Hospitality Catering Space interventions overlook the rugby pitch situated on-top of the existing changing room complex which builds upon existing form and rhythm.

The existing viewing terrace lining the South Facade of the spectators seating has been extended to create a larger viewing platform with direct indoor access - weather permitting, glass partition screens can be manually opened onto timber decking and the viewing gallery.

Located adjacent to the Spectator Gallery, a small Kitchen / Bar with storage can accommodate small food plates/ snacks and beverages on game days or a recreational forum for the general public.

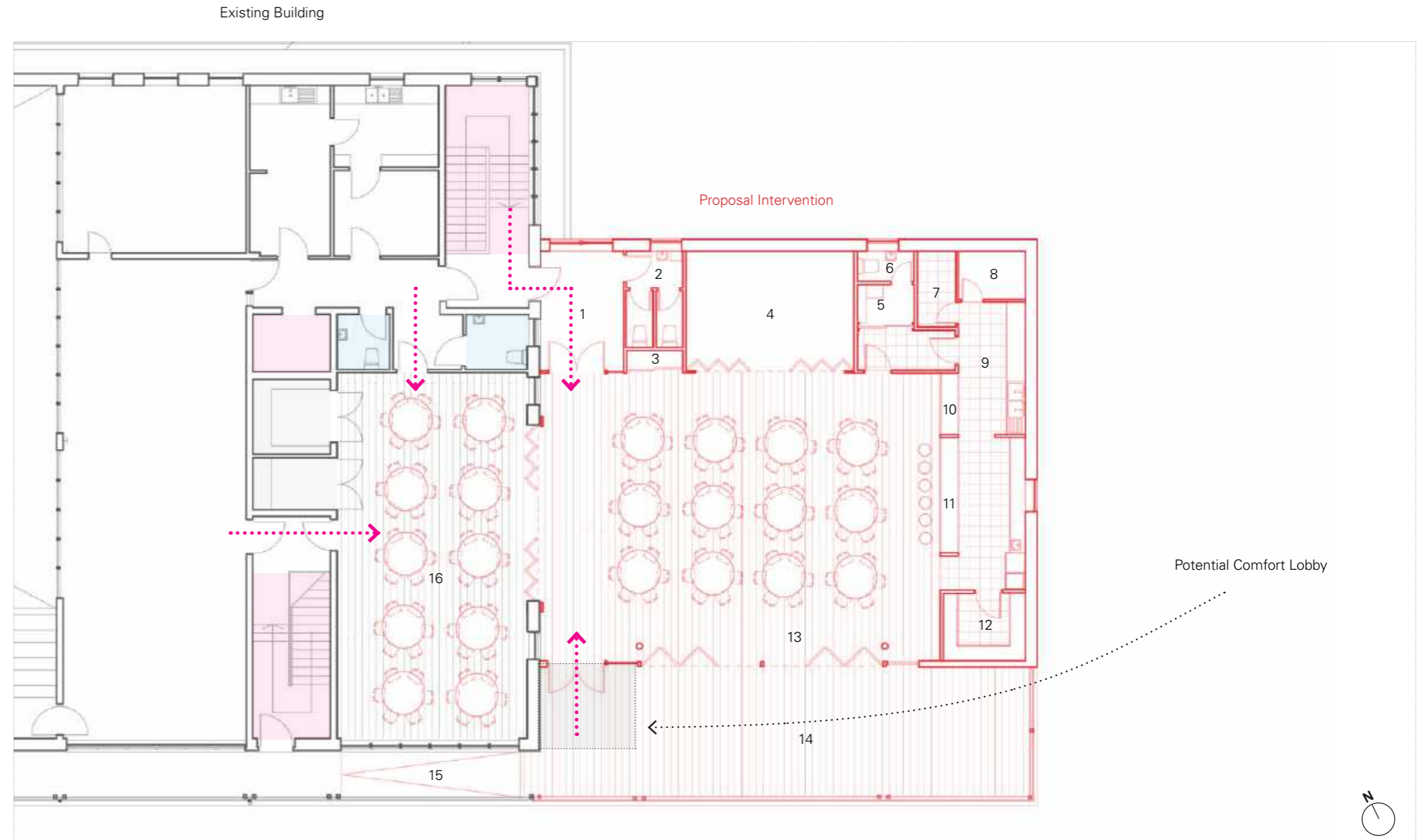
GIFA Breakdown

- Spectators Suite & ancillary services - 214 m²
- Exterior Terrace (incl ramp) - 85m²
- Drama Studio 75m²

Legend

- 1. Lobby - 11m²
- 2. Public Toilets - 6m²
- 3. Cleaner Store - 1.5m²
- 4. Furniture Store - 22m²
- 5. Staff Changing Room + Lockers - 3m²
- 6. Staff W/C - 2m²
- 7. Kitchen Store - 3m²
- 8. Boiler Room - 3m²
- 9. Kitchen - 15m²
- 10. Kitchen Pass/ Hot Plate
- 11. Bar - 14m²
- 12. Bar Store - 6m²
- 13. Multi-Functional Spectators Suite - 125m²
- 14. Terrace - 75m²
- 15. Ramp - 9m²
- 16. Transformational Drama Studio - 75m²

- Storage
- Toilets
- Stair core / Lift



Whitestone Park

Zone 2: Proposed Masterplan

Peebles Football Club / Peebles County Cricket Club / Whitestone Park Clubhouse

Peebles Country Cricket Club and Whitestone Park

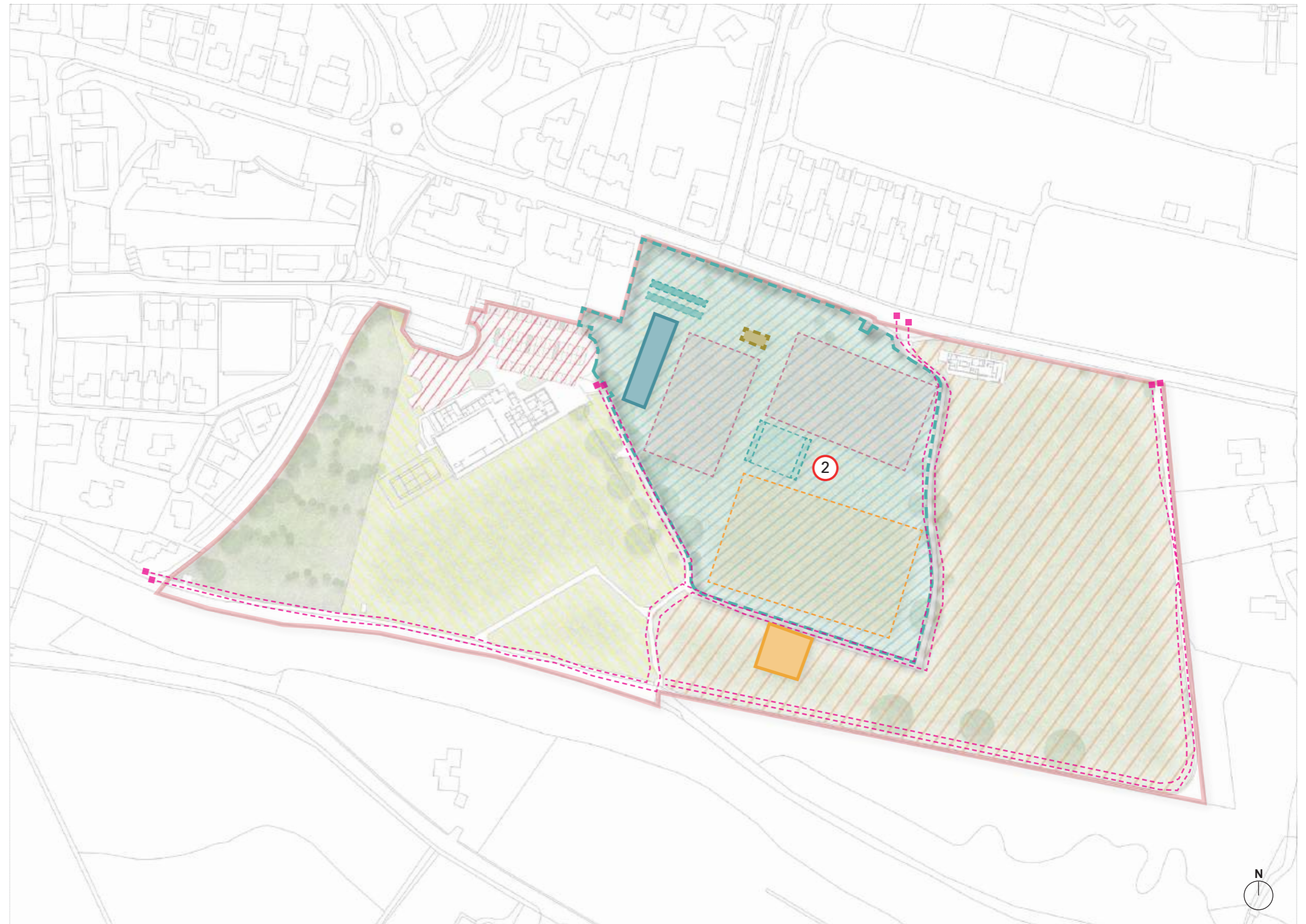
- 2.0 Artificial wicket lane - Additional artificial wicket lane on opposite side of the cricket square and adjacent to Kerfield pitches, running parallel with existing lane.
- 2.1 Practice lane - Two practice lanes adjacent to new facility and running parallel with Innerleithen Road. Both practice lanes enclosed with nets.
- 2.2 Storage containers - Existing storage containers for cricket to be removed and storage provided within new building.
- 2.3 Footpath - Enhancement of existing dirt footpath along River Tweed and connect into Innerleithen Road.

Peebles Football Club

- 3.0 Storage containers - Existing storage containers for Peebles football club to be removed and storage provided within new building.
- 3.1 Portable Goals Storage - External storage area required for portable football goals.
- 3.2 Peebles Football Pitch - Timber fencing to be removed with holes filled. Existing pitch and grass surface to be retained and used for football, existing football marking cut into surface to be removed and replaced with grass. Pitch markings to be flush with surface.
- 3.3 Memorial Stand - If feasible, the existing memorial stand to be relocated to Violet Bank.

Legend

- Zone 2 Boundary
- Upgraded Dirt Paths
- All-Weather Warm Up Area
- Sports Ground Upgraded To Football Pitch
- Existing Football Pitch
- Additional Artificial Wicket Lane
- Cricket Practice Lanes
- Whitestone Park Clubhouse
- External goals storage



Whitestone Park Masterplan: Zone 2

Site Boundary

Whitestone Park

Zone 2: Proposed Masterplan

Peebles Football Club / Peebles County Cricket Club / Whitestone Park Clubhouse

Whitestone Park Club House

5.0 Team Changing Rooms - Six changing rooms required, each to accommodate 22 people and have dedicated toilet and showers. Minimum of 5 showers per changing room required.

5.1 Referee Changing Rooms - Two referee changing rooms with dedicated toilets and showers

5.2 Hospitality & Indoor Spectator Area - Catering style kitchen to be provided along with indoor seating area for up to 100 people

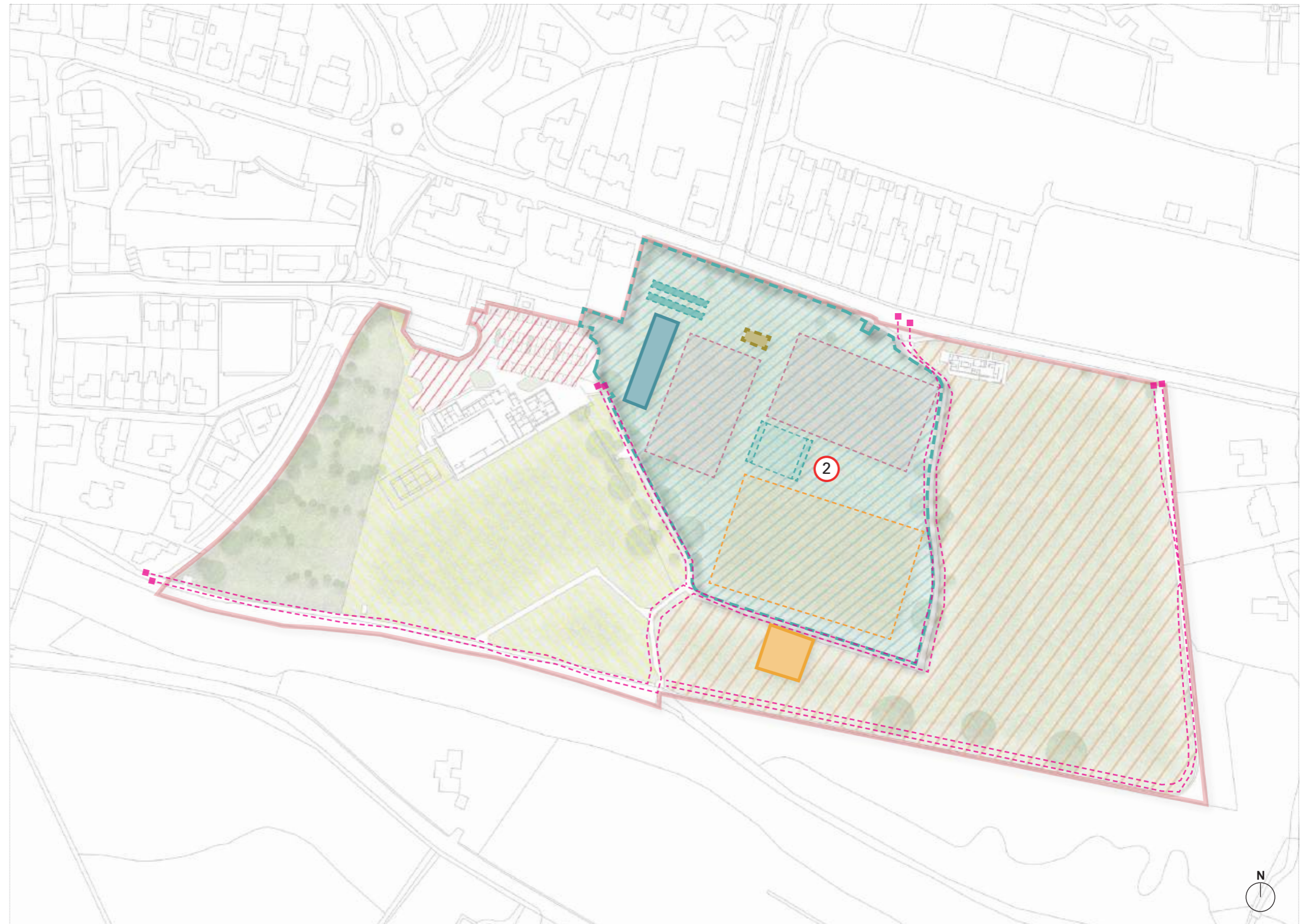
5.3 Small Kitchen - Small kitchen for tea/ coffees and filling of water bottles

5.4 Spectator and Accessible Toilets - Appropriate spectators and accessible toilets required

5.5 Storage Existing storage containers for the cricket and football clubs to be removed and storage provided within new build. External storage area required for portable football goals.

Legend

- Zone 2 Boundary
- Upgraded Dirt Paths
- All-Weather Warm Up Area
- Sports Ground Upgraded To Football Pitch
- Existing Football Pitch
- Additional Artificial Wicket Lane
- Cricket Practice Lanes
- Whitestone Park Clubhouse
- External goals storage



Whitestone Park Masterplan: Zone 2

Site Boundary

Whitestone Park

Zone 2: Proposed Masterplan

Peebles Football Club / Peebles County Cricket Club / Whitestone Park Clubhouse

Facilities Layout

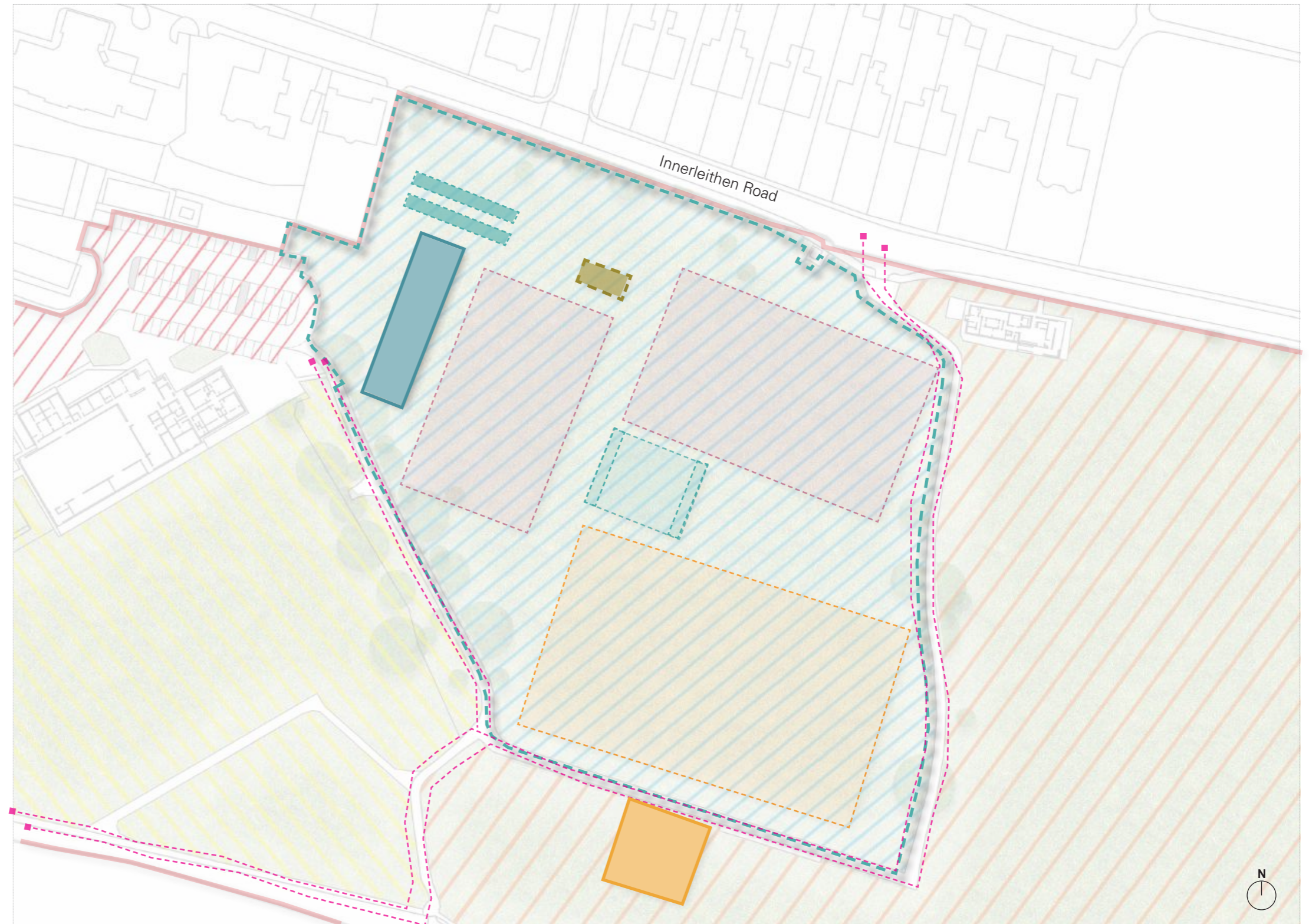
The masterplan proposal considers the enhancement and upgrading of the existing sports ground to the Southeast to a football pitch, replacing the surface with grass and flush pitch markings. A warm up area for the Peebles Football Club & Peebles Rugby Club is located on the site of the memorial stand, running adjacent to the enhanced football pitch. External goal storage is sited between the two existing football playing fields.

The County Cricket Club is provided with an additional artificial wicket lane across the square from the existing lane, and two practice lanes adjacent to the proposed clubhouse.

The proposed clubhouse sits between the playing fields and the extended carpark, providing a new frontage and focal point for the site. From the River Tweed and Innerleithen Road, the existing footpath is enhanced to improve access to and connections through the site.

Legend

- Zone 2 Boundary
- Upgraded Dirt Paths
- All-Weather Warm Up Area
- Sports Ground Upgraded To Football Pitch
- Existing Football Pitch
- Additional Artificial Wicket Lane
- Cricket Practice Lanes
- Whitestone Park Clubhouse
- External goals storage



Whitestone Park Masterplan: Zone 2 Layout

Site Boundary

Whitestone Park

Zone 2: Whitestone Park Clubhouse Site Plan

Peebles Football Club / Peebles County Cricket Club / Whitestone Park Clubhouse

Site Plan Overview

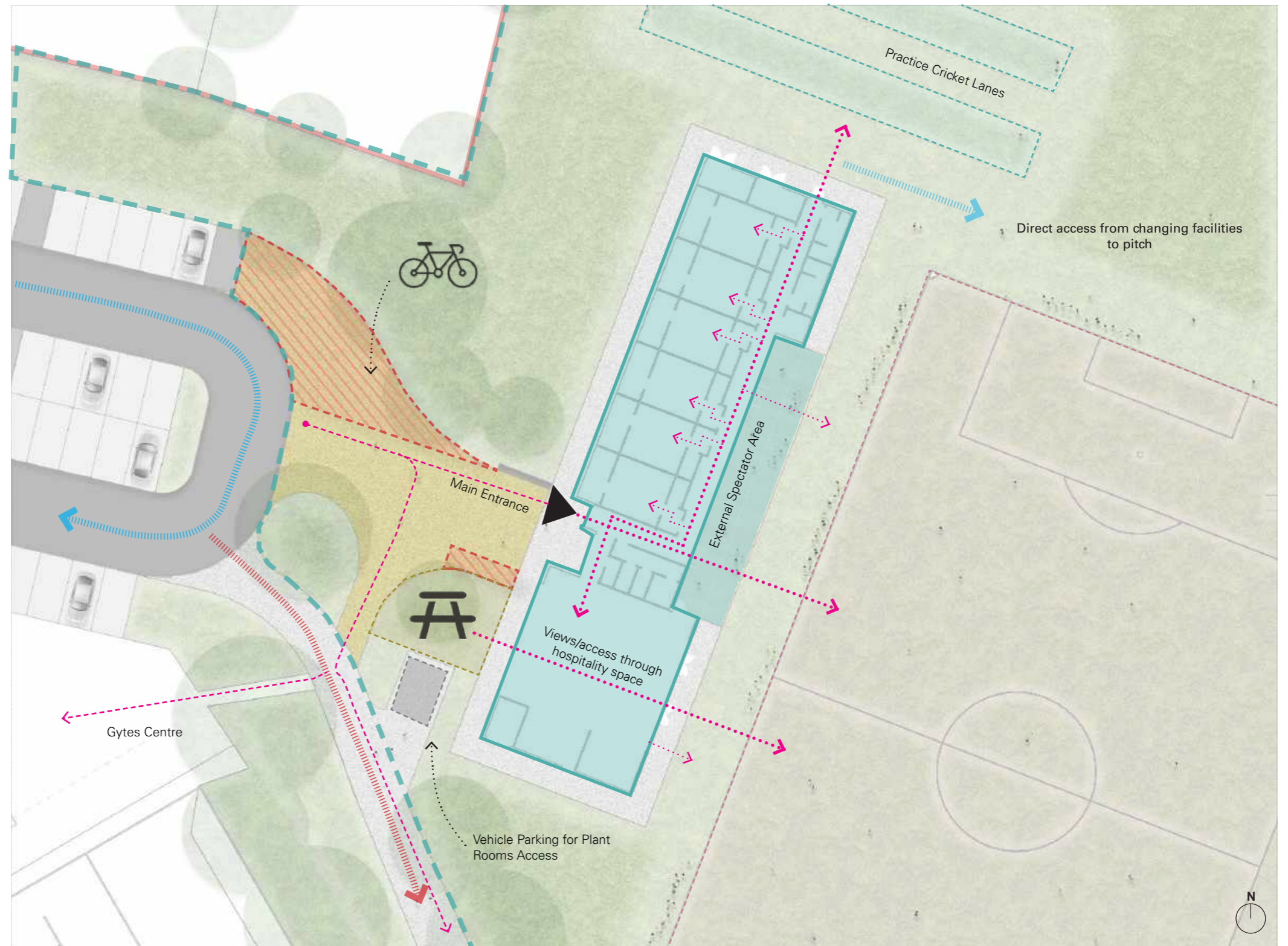
The proposed location for the new Whitestone Park Clubhouse allows the building to act as a threshold between the carpark to the West and the playing fields to the East, whilst directly serving both the cricket fields, wicket lanes, and football pitches.

The approach from the carpark creates an opportunity to install a small public plaza space that can provide seating, green space, and cycle storage. From the entry point, the users can access the clubhouse's facilities and the playing fields directly. Views from plaza though to the pitches are established through the glazed frontages of the Hospitality Space which opens out towards both, establishing a connection between the pitches and the plaza as the public approach the clubhouse.

Towards the pitch side facade (East) of the clubhouse a sheltered spectator area is provided, running adjacent to the pitch, accessed directly from the public plaza by the main entrance at the heart of the building.

Legend

- - - - - Zone 2 Boundary
- - - - - Vehicle Access
- - - - - Emergency Ambulance Access
- - - - - Pedestrian Access
- - - - - Footpath connections
- - - - - Grass Football Pitch w/ 3m boundary
- - - - - Cricket Practice Lane With Netting
- █ Whitestone Park Clubhouse
- █ Cycle Parking
- █ Outdoor Seating



Whitestone Park Masterplan: Zone 2 - Clubhouse Site Layout

Site Boundary

Whitestone Park

Zone 2: Whitestone Park Clubhouse

Peebles Football Club / Peebles County Cricket Club / Whitestone Park Clubhouse

Clubhouse Pavilion

The Clubhouse Pavilion is accessed centrally from the external plaza which allows visitors to access all of the building's facilities. The Multi-Functional Community Hall can host up to 100 guests, with opportunities to open out onto both the pitch and the entrance plaza space. A Catering Style Kitchen is provided to serve food during events. A furniture store is also provided to allow the floor accommodate both seated and standing events.

6no 22 person changing rooms with dedicated showers and W/Cs are provided. In addition to this, provision is made for 2no referee changing rooms with dedicated W/Cs. The Changing Rooms are accessed through a central circulation space with inhabited walls that can accommodate lockers and benches. The circulation space here provides direct access to the pitch and access from the Changing Rooms and the Community Hall.

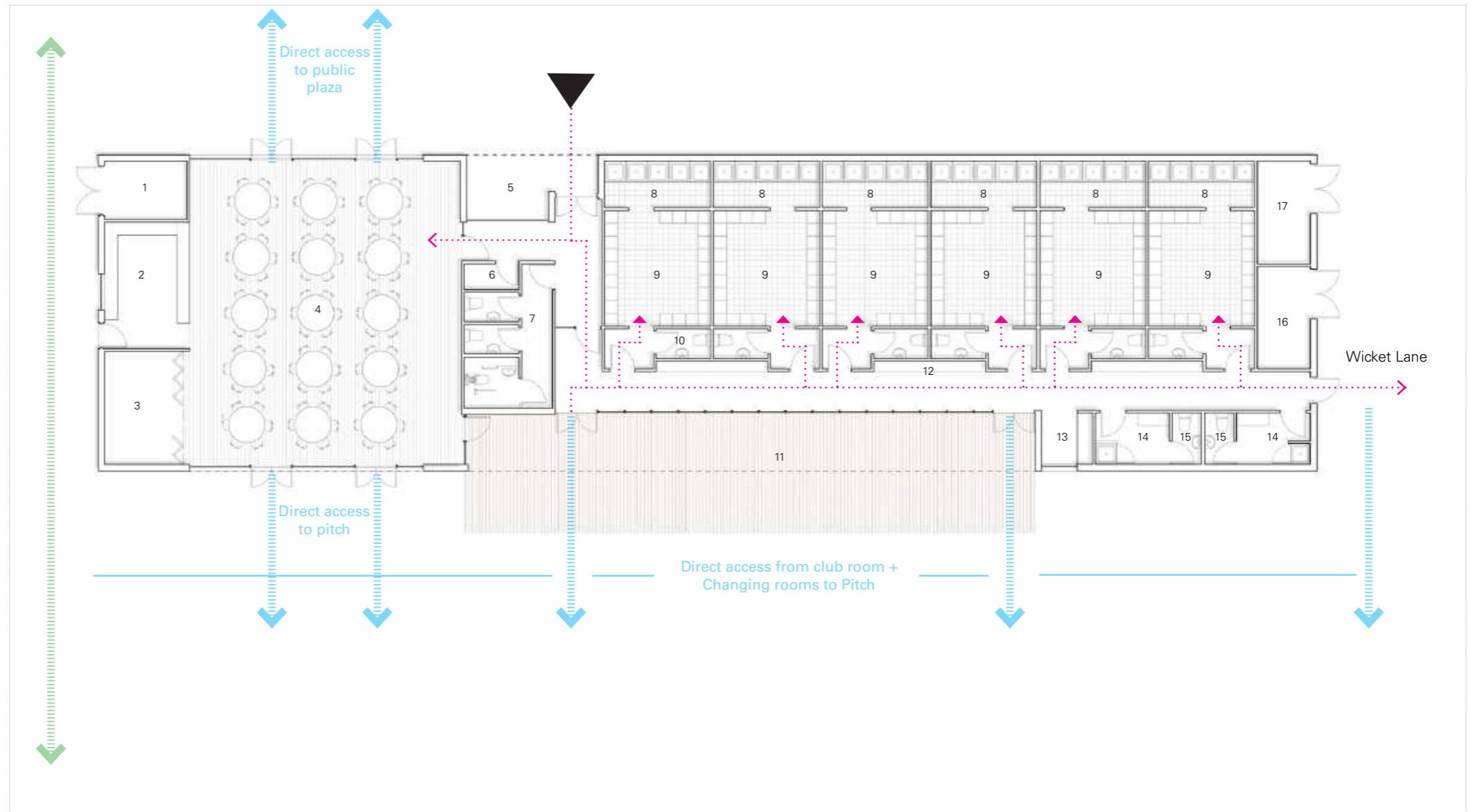
The football and cricket stores are accessed externally and are located at the end of the clubhouse where the football and cricket clubs can have shared access from their respective pitches.

GIFA Breakdown

Total GIFA - 492 m2
Exterior Terrace - 100m2

Legend

- 1. Plant Room - 7m2
- 2. Catering Style Kitchen - 16m2
- 3. Furniture Store - 14 m2
- 4. Multi-Functional Community Hall - 125m2
- 5. Recessed Entrance
- 6. Cleaner Store - 3m2
- 7. Public W/C (Including Accessible W/C)- 17m2
- 8. No.5 Showers - 8m2
- 9. Changing Room No. 22 people- 22m2
- 10. Private W/C - 2.5m2
- 11. Exterior Sheltered Terrace - 100m2
- 12. Seating - 2m2
- 13. Player Prep Station - Male - 4m2
- 14. Referee Changing (Including Shower)- 6m2
- 15. Referee Toilet - 2m2
- 16. Football Store - 9m2
- 17. Cricket Store - 9m2



Clubhouse Floor Plan

Clubhouse Programme Layout



Whitestone Park

Zone 2 :Whitestone Park Clubhouse

Peebles Football Club / Peebles County Cricket Club /Whitestone Park Clubhouse



NW Cambridge Pavilion - Robin Lee Architecture



Olympic Pool Pavilion - SORB Architects



Sports Pavilion - Niall McLaughlin Architects



Merrion Cricket Pavilion - Iaka Architects

Whitestone Park

Zone 2 :Whitestone Park Clubhouse

Peebles Football Club / Peebles County Cricket Club /Whitestone Park Clubhouse



Bathouse - Epitesz Studio



Bathroom - Matteo Foresti



House Extension - Dedraft Architects



Whitestone Park

Zone 3: Masterplan

Tweeddale Rovers

Tweeddale Rover Requirements

1.0 Extension to pavilion - To provide an extension to the existing pavilion adjacent Kerfield pitch 1 and include storage, small hospitality area and a new boiler.

1.1 Removal of storage container - Tweeddale Rover green storage container to be removed with contents stored in pavilion extension

1.2 Spectator stand - A low-level sheltered spectator stand adjacent the pavilion and running parallel with Innerleithen Road. Roof height not to obstruct views from houses along Innerleithen Road.

1.3 LED flood lights - LED Flood lights required for Kerfield pitch 3 and to connect into existing flood lights behind the memorial stand. Flood lights to take into considering flooding of the River Tweed.

Legend

- Zone 3 Boundary
- 100x60m Grass Football Pitch w/ 3m boundary
- Tweeddale Rovers Pavilion
- Proposed Spectators Stand
- Proposed Flood Lights



Whitestone Park Masterplan: Zone 3 Layout

Site Boundary

Whitestone Park

Zone 3: Masterplan

Tweeddale Rovers

Facilities Layout

The Masterplan proposal for Zone 3 considers the extension of an existing pavilion currently used by the Tweeddale Rovers, the instalment an adjacent spectators stand looking onto Kerfield pitch 1 and the removal of a storage container to the East of the existing pavilion - the contents integrated in the pavilion extension.

Key to these additions is considering roof heights and angles to not obstruct views from houses along Innerleithen Road.

LED Flood lights are to be fitted for Kerfield pitch 3 and to connect into existing flood lights behind the memorial stand in Zone 2.

Legend

- - - - - Zone 3 Boundary
- - - - - Vehicle Access
- - - - - Emergency Ambulance Access
- - - - - Pedestrian Access
- - - - - 100x60m Grass Football Pitch w/ 3m boundary
- - - - - Footpath connections
- Controlled Access to Grounds
- Existing Clubhouse
- Clubhouse Extension
- Proposed Spectators Stand
- Proposed Flood Lights
- Flood Prevention Embankment



Whitestone Park Masterplan: Zone 3 Layout

Site Boundary

Whitestone Park

Zone 3: Clubhouse Extension

Tweeddale Rovers

Clubhouse Pavilion - Existing

The existing Clubhouse Pavilion consists of two changing rooms, a Referee Changing Room, W/Cs, a Committee Room and a small Kitchen looking South towards the pitches. Notably, there is limited storage space - internally a 'Small Kit Room' and externally a container for sports equipment. The existing spaces constrain potential opportunities for the club's use of the building, at present there is no dedicated space for recreational leisure activities before, during or after sports games.

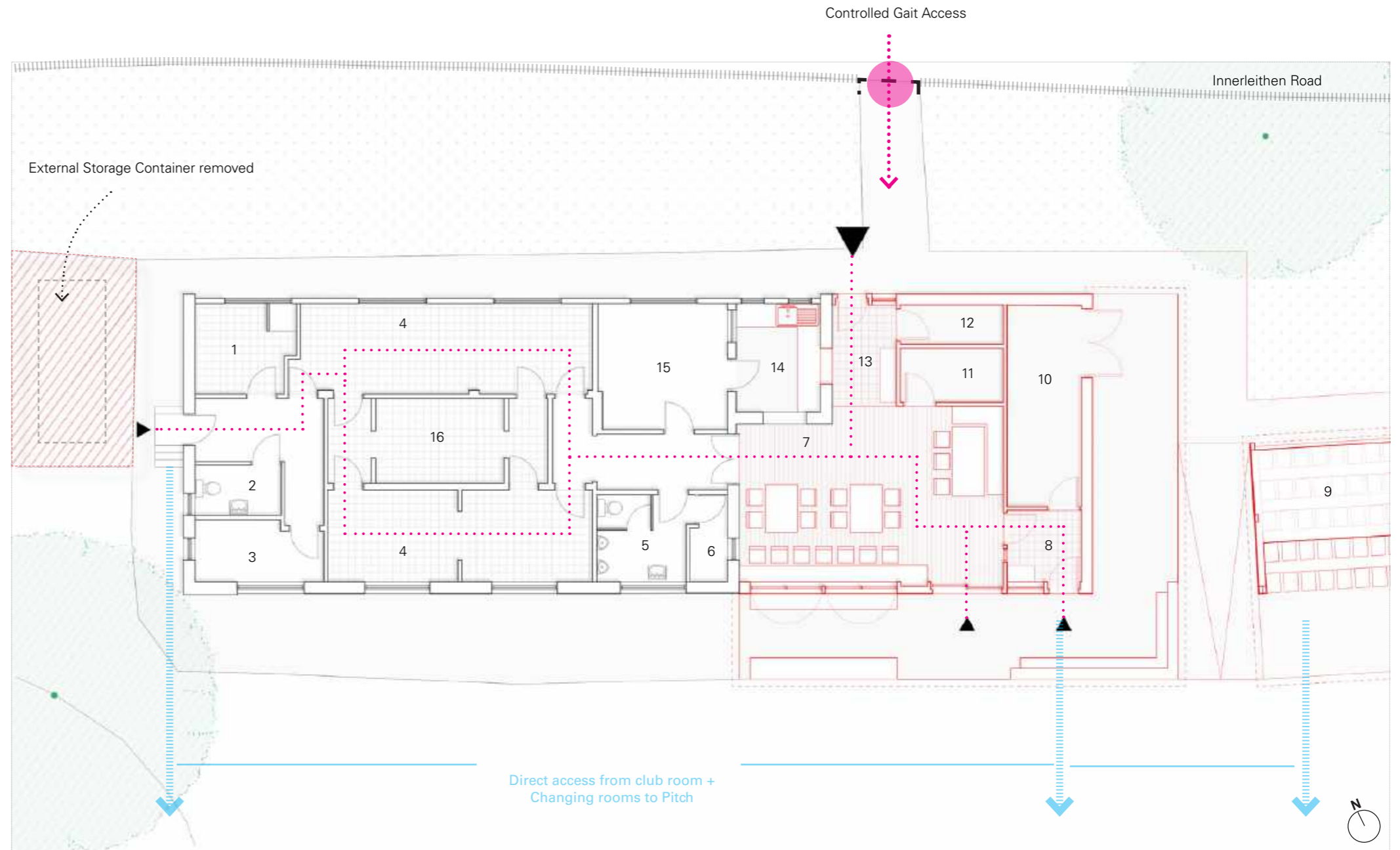
These constraints form the basis from which the strategic interventions to the site are proposed. The proposal aims to extend the existing building fabric to create an inclusive, multifunctional extension that can be used throughout the day for a variety of activities.

GIFA Breakdown

- Extension - 55m²
- Kitchen Alteration - 7m²
- Total GIFA - 73m²

Legend

- 1. Referee Changing Room + Shower - 7m²
- 2. Changing W/C - 3m²
- 3. Kit Room - 6m²
- 4. Changing Room - 21m²
- 5. Toilets - 6m²
- 6. Store - 2m²
- 7. Club Room - 35m²
- 8. Lobby/ Draft excluder- 4m²
- 9. Spectator Stand With Store - 22.5m²
- 10. External Storage - 12m²
- 11. Internal Storage - 4.5m²
- 12. Boiler Room - 3m²
- 13. Lobby - 5m²
- 14. Kitchen- 7m²
- 15. Committee Room - 13m²
- 16. Showers - 9m²



Whitestone Park

Zone 3: Clubhouse Extension

Tweeddale Rovers

Clubhouse Pavilion - Intervention

Situated East on the existing facade, the pavilion considers a cantilever roof spanning around the corner Northwards sheltering direct access to the external storage area, alongside depressions into the plinth shaping a seating arrangement and stairs.

The internal components function to support a club room facilitated by a re-arranged kitchen layout and storage spaces. The Club space acts as an informal meeting/ leisure space for the club to inhabit as well as wider use on game days by the local community.

Spectator Stand

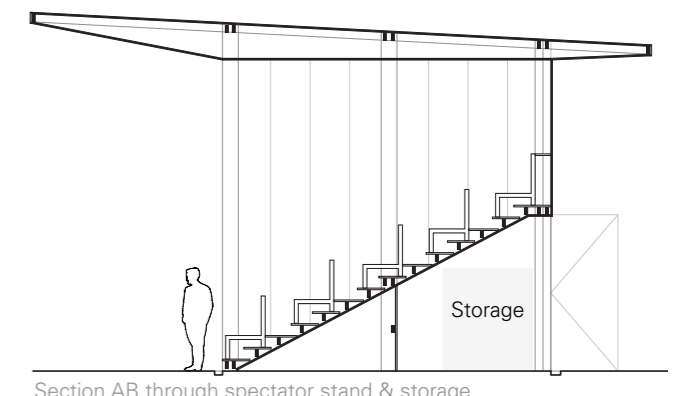
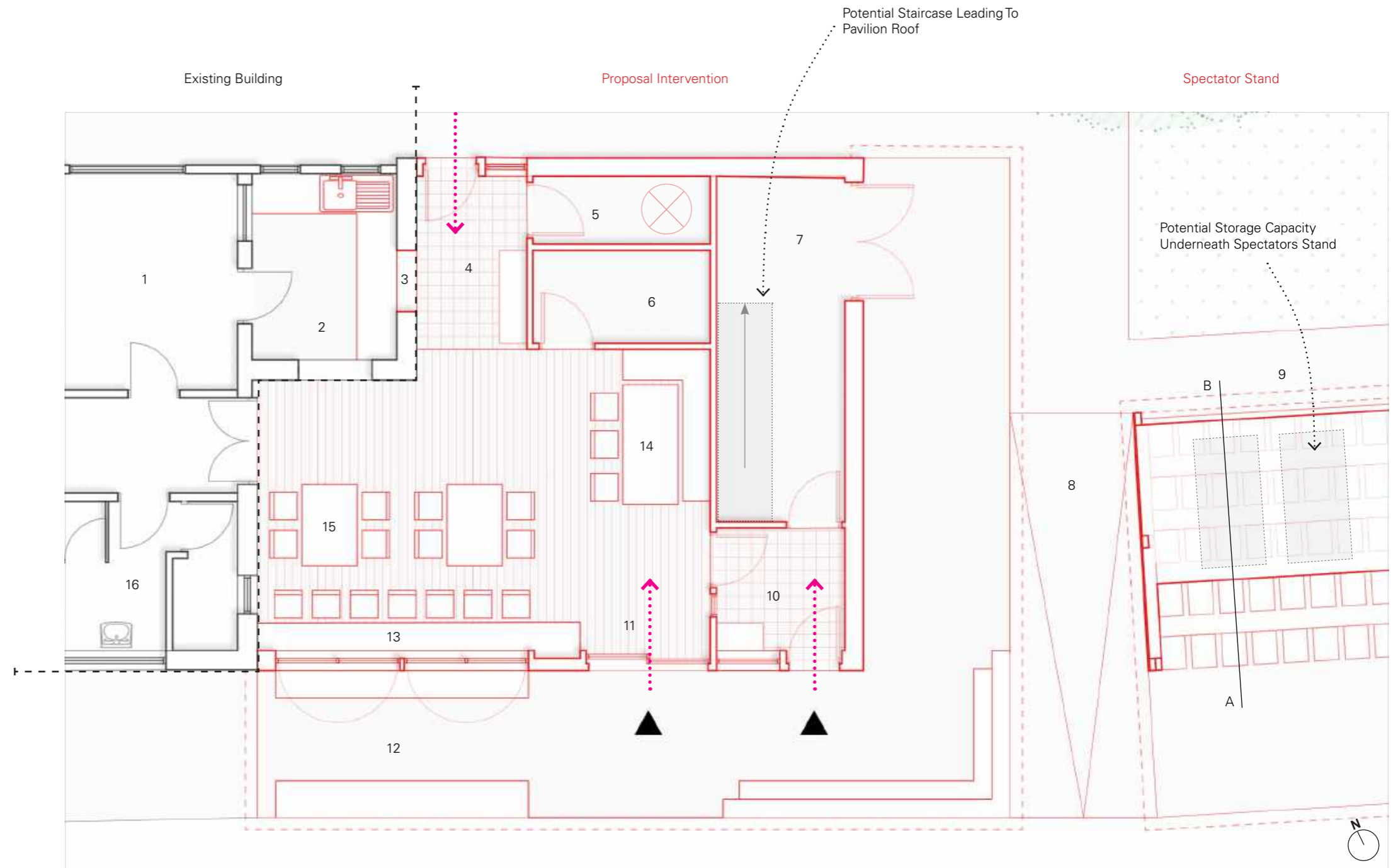
The 5 tier sheltered spectator stand offer views across Kerfield pitch 1, with public access from Innerleithen Road. The underside of the stand accommodates additional storage space for the pitch.

GIFA Breakdown

Pavilion Extension - 66m²
 Re-configured Kitchen - 7m²
 Total GIFA - 73m²

Legend

- 1. Community Room with Potential Medical Facilities
- 2. Kitchen with Re-Arranged Layout
- 3. Coffee Window Pocket
- 4. Lobby/ Entrance
- 5. Boiler Room
- 6. Clubroom Storage
- 7. External Storage
- 8. Proposed Ramp
- 9. Spectators Stand With Potential Storage
- 10. Draft Excluder/ Lobby
- 11. Double Partition Door
- 12. External Dropped Plinth Seating Area
- 13. Bar Seating Position
- 14. L - Shaped Bench Seating
- 15. Flexible Seating Arrangement
- 16. Toilets

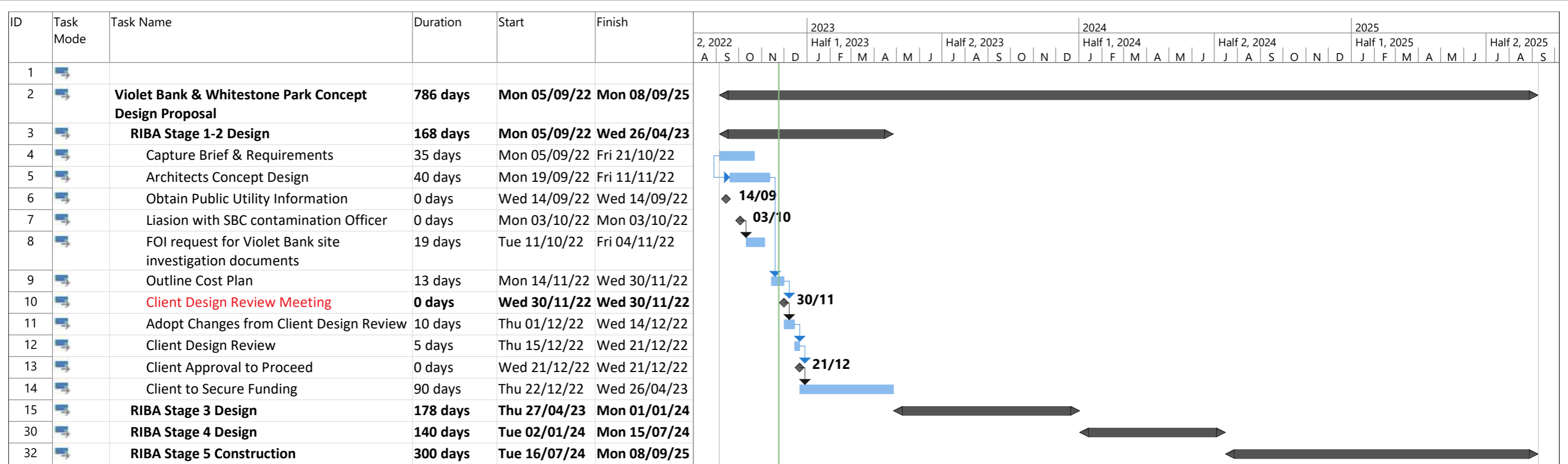


Section AB through spectator stand & storage

Master Programme

4.0

Master Programme



Project: Whitestone Park & Violet Bank Programme Date: Thu 24/11/22	Task		Inactive Task		Manual Summary Rollup		External Milestone	
	Split		Inactive Milestone		Manual Summary		Deadline	
	Milestone		Inactive Summary		Start-only		Progress	
	Summary		Manual Task		Finish-only		Manual Progress	
	Project Summary		Duration-only		External Tasks			

Key Programme Assumptions

- 90 days for client review and secure funding to proceed to next Stage
- 60 days for competitive tendering process during RIBA Stage 3
- Construction period estimated at 10 months and consists of 2 months Contractor mobilisation and 8 months on site.

Risk Management

5.0

Risk Management

Risk Management

**Peebles Community Trust
Whitestone Park & Violet Bank Project
PROJECT RISK REGISTER**

23/11/2022

Calculation of likelihood cost is based on

1	20%
2	40%
3	60%
4	80%
5	100%

Nr	RISK EVENT	RISK DESCRIPTION	Likelihood	Impact	Score	MITIGATION
			L	I	L x I	
1	Inflation & market conditions	Project capital cost increase due to high inflation and market conditions.	3	4	12	Continued market testing to monitor inflationary pressure. Cost reporting to track inflation on budget and in cost plan. Higher contingency within budget
2	Material and Labour shortages	As a result of Brexit, Covid and war in Ukraine, longer lead time for materials and labour shortages on site could impact overall project programme and project cost	2	4	8	Monitor situation
3	Contaminated Land (Violet Bank)	Contaminated land is ground which contains substances that are or could be hazardous to human health and the environment. Land is determined as contaminated if it contains significant levels of a contaminant.	5	3	15	Additional site investigation required to determine an appropriate remedial strategy.
4	Flooding (Whitstone Park)	As per Scottish Environment Protection Agency (SEPA), the proposed site has a high likelihood of flooding from the River Tweed and surface water. High likelihood means that each year this area has a 10% chance of flooding which would cause significant impact to works on site.	2	4	8	Intrusion of water in buildings to be addressed through the design and use of water resistant construction. Onsite construction works to be programmed to commence from Spring.
5	Funding	Peebles Community Trust unable to secure funding for the Project	2	5	10	Peebles Community Trust to approach the relevant Government bodies for funding. Scope of the works to be scaled down to reduce over project cost.

Next Steps

6.0

Next Steps

Next Steps

- Peebles Community Trust to seek stakeholder approval of feasibility study.
- Develop a business case to secure funding for further design development beyond RIBA Stage 2.
- Peebles Community Trust to consider funding options.
- Appoint Design team once funding is secured.

Cost Plan

7.0

Cost Plan

Cost Plan: Violet Bank

Description	quant	unit	rate	cost (£)
Buildings				
Substructure	1	item	63,000.00	63,000.00
Superstructure	1	item	325,220.00	325,220.00
Finishes	1	item	85,120.00	85,120.00
FF&E	1	item	17,000.00	17,000.00
MEP	1	item	201,600.00	201,600.00
Externals	1	item	967,180.00	967,180.00
Subtotal				1,659,120.00
On Costs (26%)				431,371.20
Risk (20%)				418,098.24
Total				2,508,589.44
Extra Over; 3g Pitch	1	item	1,194,816.00	1,194,816.00

Cost Plan

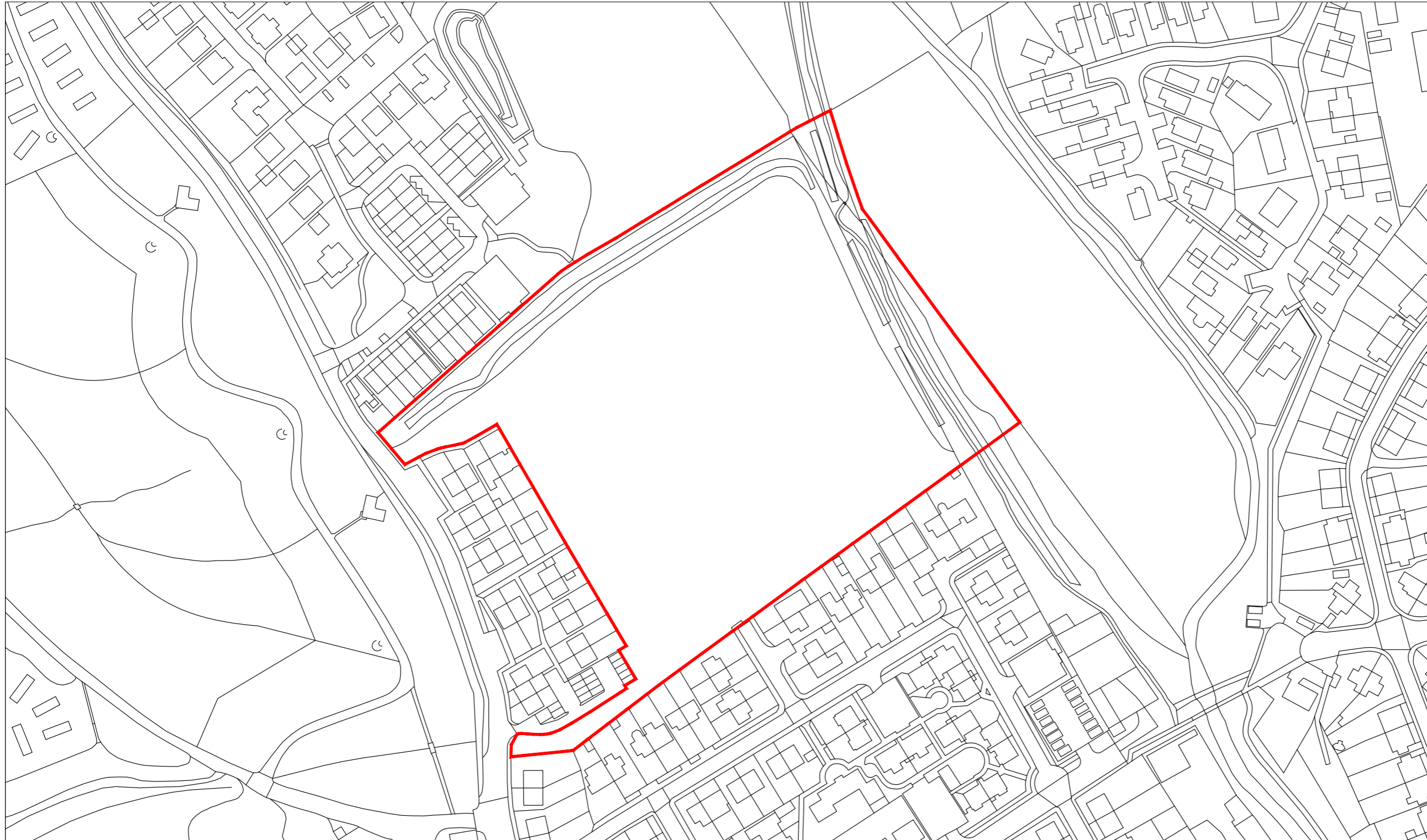
Cost Plan: Whitestone Park

Description	quant	unit	rate	cost (£)
<u>Buildings</u>				
Whitestone Park clubhouse	1	item	928,000.00	928,000.00
Gytes Changing and clubhouse reconfiguration	1	item	1,307,500.00	1,307,500.00
Tweeddale rovers; extension to existing	1	item	406,000.00	406,000.00
5 tier spectator stand	1	item	100,000.00	100,000.00
6 tier spectator stand	1	item	120,000.00	120,000.00
Removal of existing stand; allowance	1	item	100,000.00	100,000.00
Goal Storage	1	item	30,000.00	30,000.00
<u>External Works</u>				
External Works; across site	1	item	1,839,574.00	1,839,574.00
Subtotal				4,831,074.00
On Costs				1,062,836.28
Risk (20%)				1,178,782.06
Total				7,072,692.34

Appendix

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Appendix



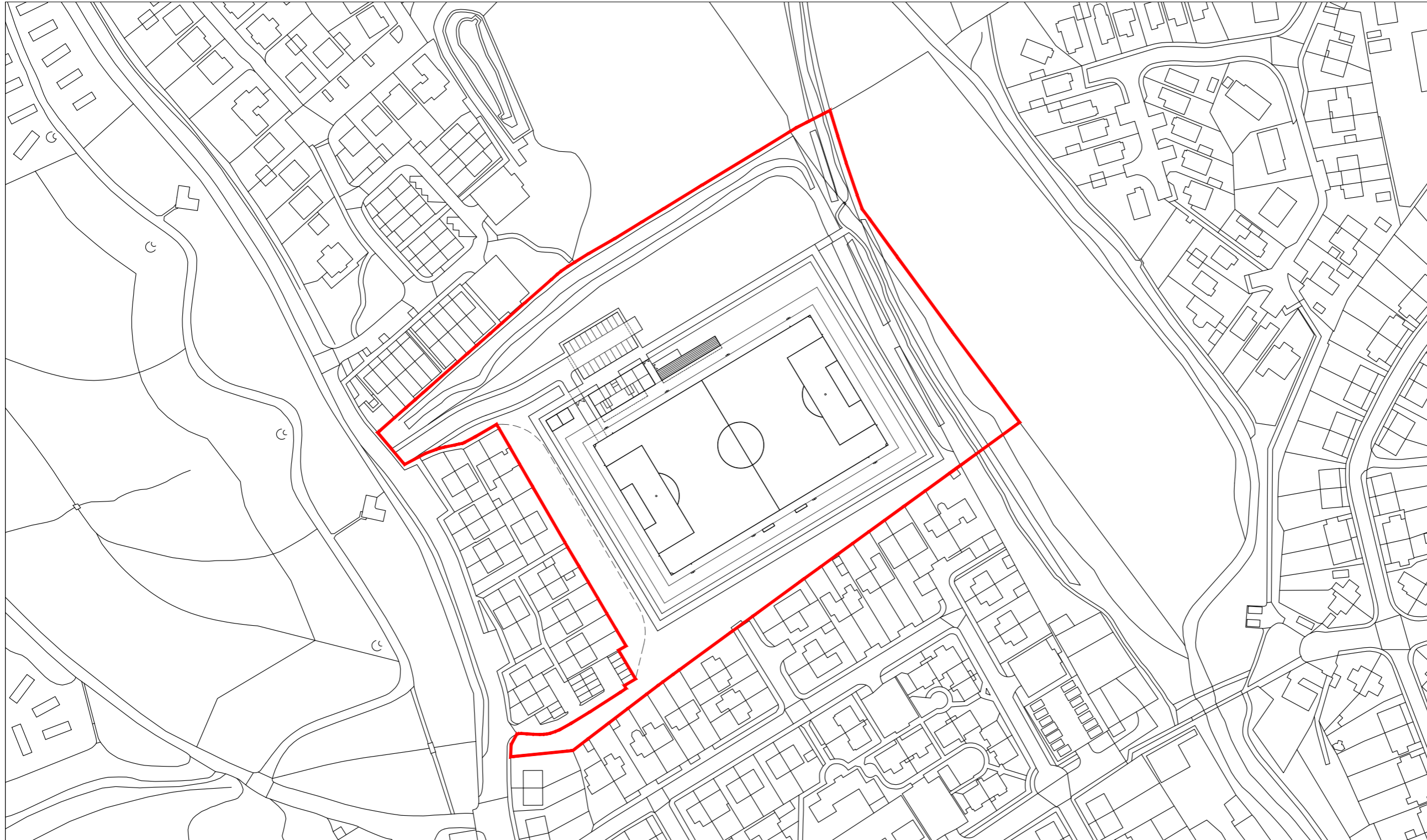
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					PROJECT PEEBLES - RECREATIONAL OPPORTUNITIES							
					TITLE EXISTING SITE PLAN							
					SCALE @ A2 1:1000	DATE SEPT 22	DRAWN JM	CHECKED PM	APPROVED S-B	PROJECT NUMBER 0000.00	DRAWING NUMBER (00)002	REVISION -

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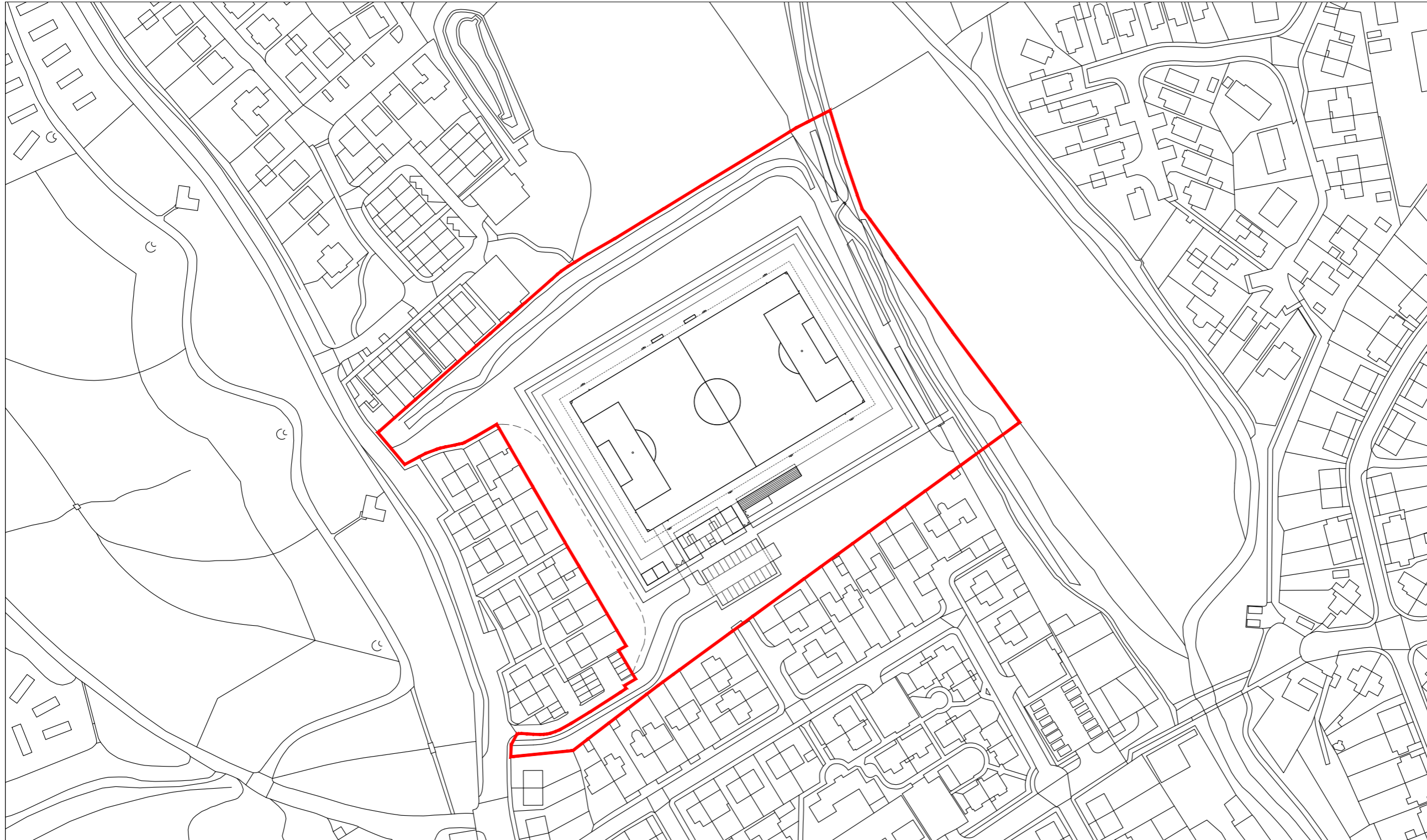
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					TITLE VIOLET BANK - OPTION 1	PROJECT NUMBER 0000.00	DRAWING NUMBER (00)010	REVISION -

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Scale 1:1

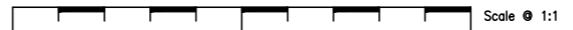
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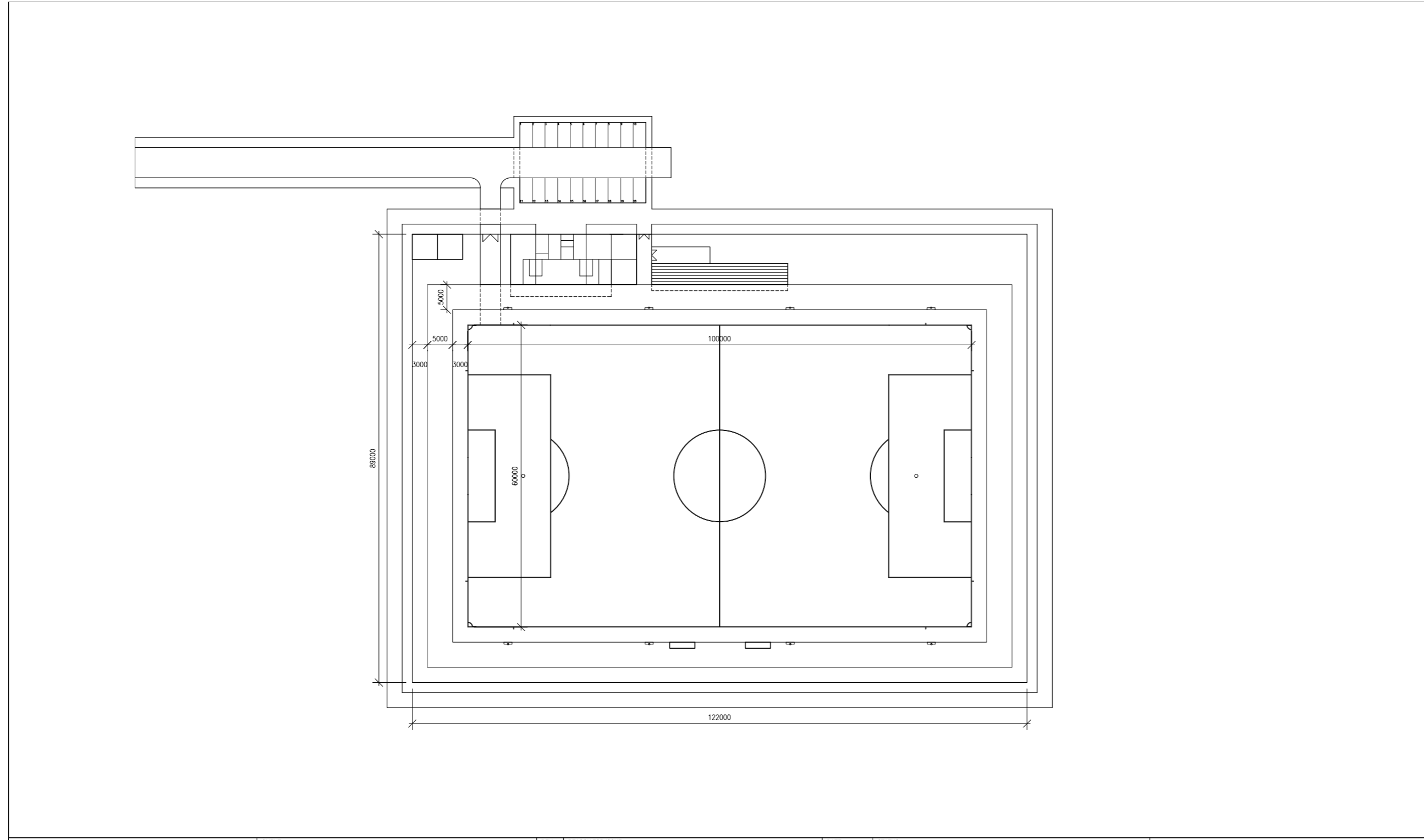
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					PROJECT			
					TITLE			
					OPTION 2			
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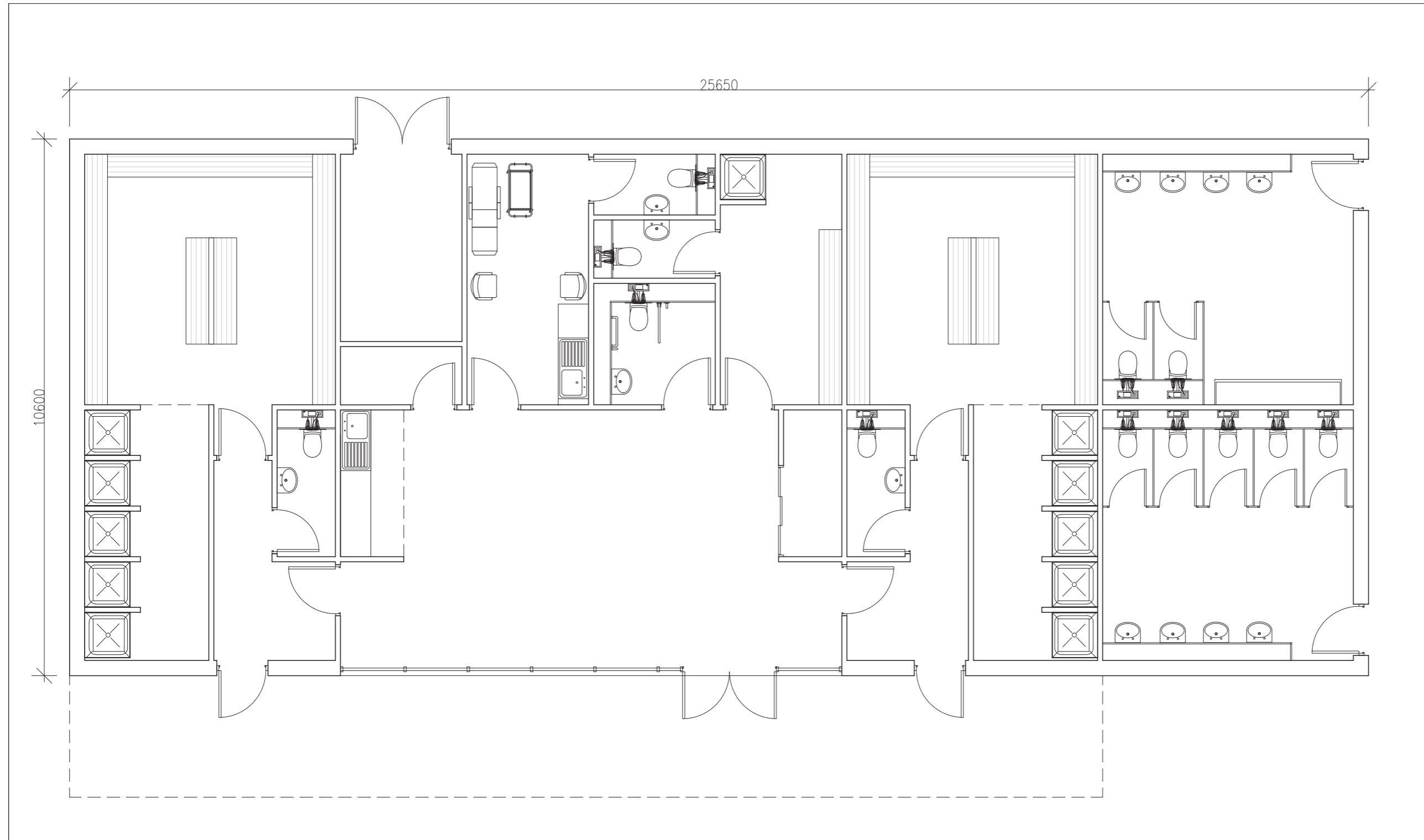
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	REV	REASON FOR ISSUE	DATE							
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<p>SCALE @ A2 1:500</p>	<p>DATE SEPT 22</p>	<p>DRAWN JM</p>	<p>CHECKED PM</p>	<p>APPROVED S-B</p>	<p>PROJECT NUMBER 0000.00</p>	<p>DRAWING NUMBER (00)015</p>	<p>REVISION -</p>			
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CLIENT
Peebles Community Trust
 Clubhouse Pavilion GIFA = 250m²

REV	REASON FOR ISSUE	DATE
-	-	-

STATUS
FEASIBILITY

PROJECT
VIOLET BANK & WHITESTONE PARK

TITLE
VIOLET BANK - CLUBHOUSE PAVILION PLAN

SCALE @ A2
 1:50

Stallan-Brand

80 Nicholson Street
 Glasgow
 G5 9ER
 Phone: 0141 258 5015
 Email: info@stallanbrand.com
 Website: www.stallanbrand.com

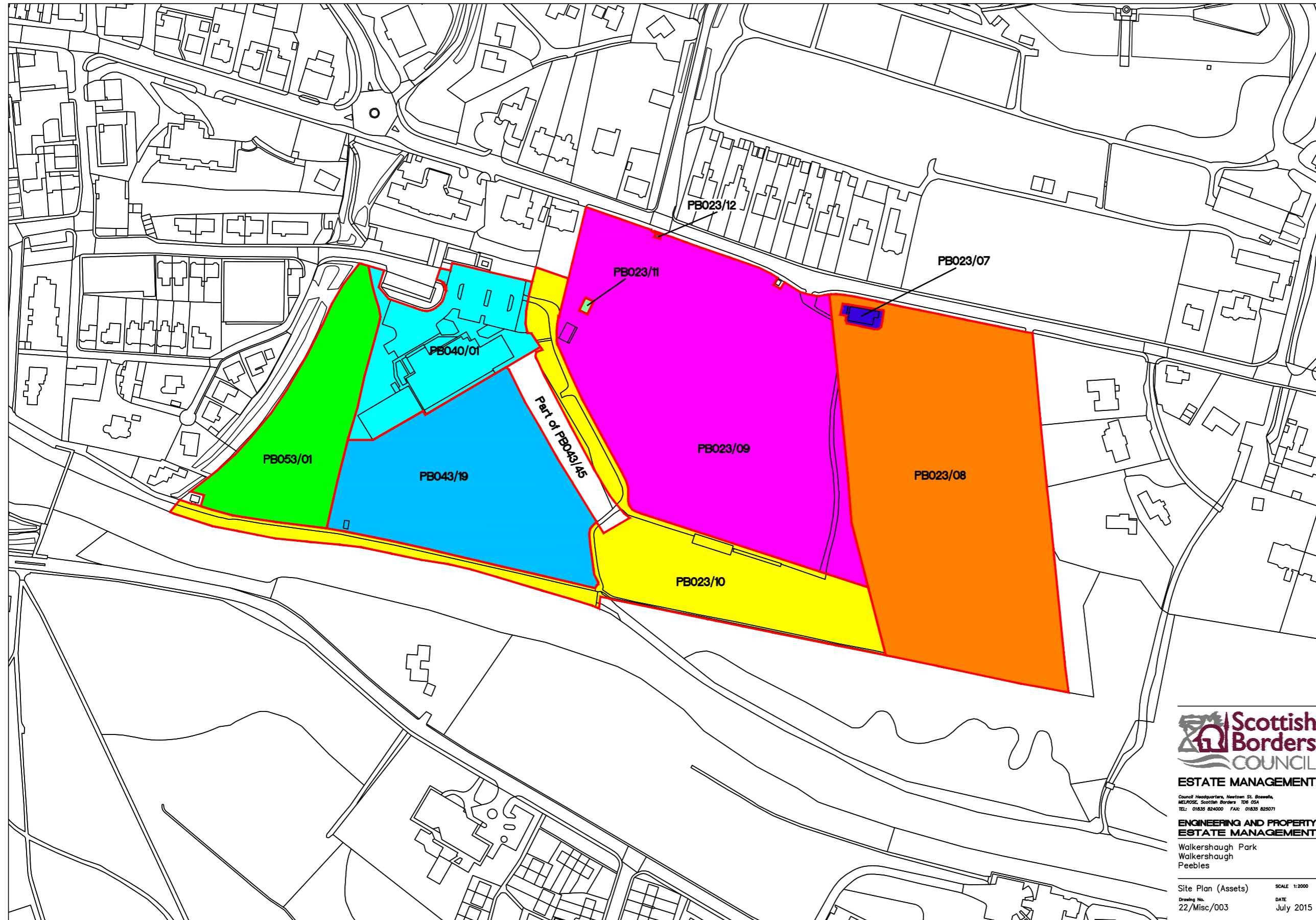
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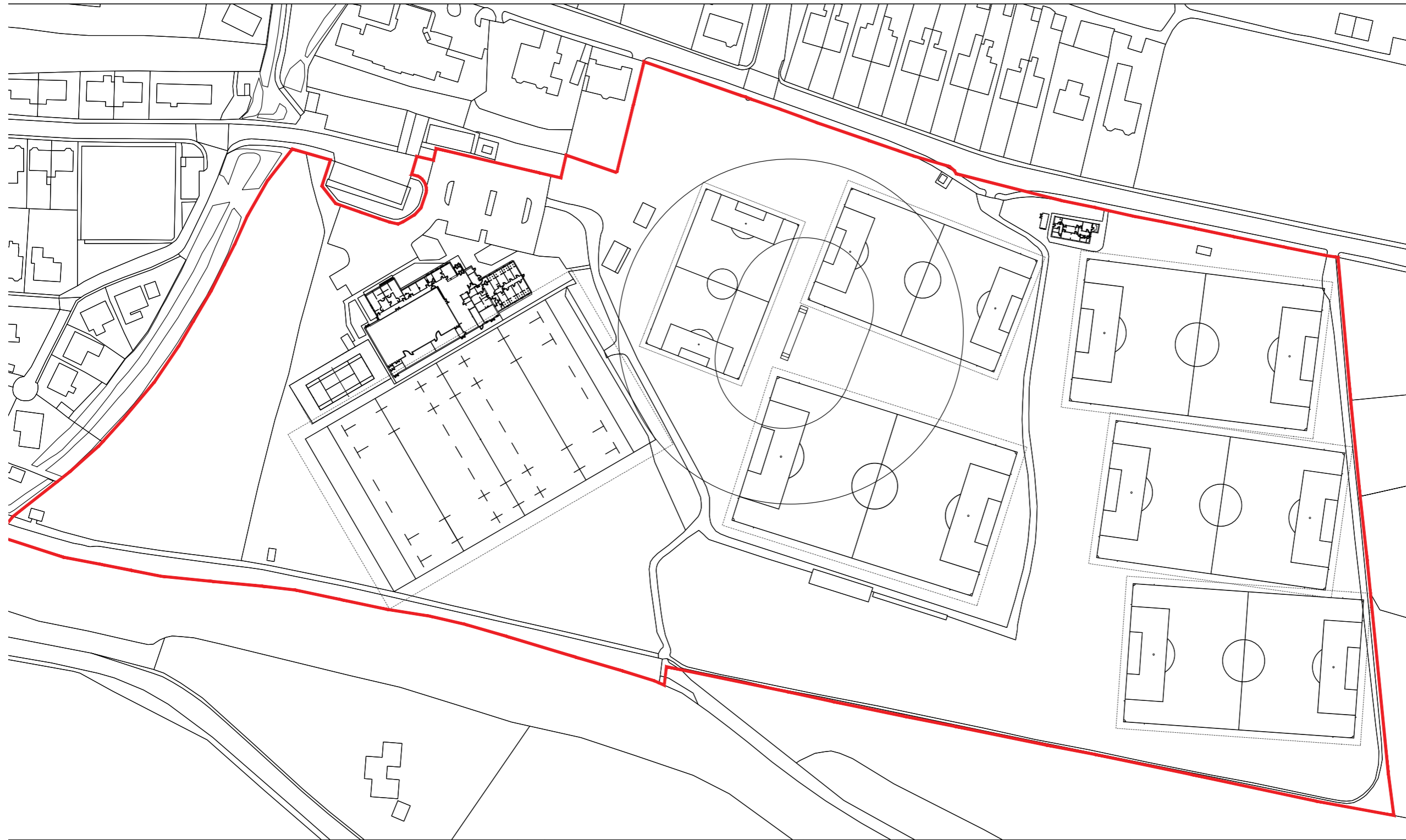


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REV	REASON FOR ISSUE	DATE															
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Appendix



LEGEND

Peebles Rugby Club - Gyles Centre - Ground Floor Changing Room Re-configuration	163m ²
Peebles Rugby Club - Gyles Centre - First Floor Spectators Suite Intervention	368m ²
Peebles Rugby Club - 6 Tier Spectators Stand	146m ²
Peebles Rugby Club - All-weather rugby pitch/ Grass Pitch Enhancement	8430m ²
Peebles Rugby Club - 4 LED Flood Lights	n/a
Peebles Rugby Club - All-Weather Warm Up Area	531m ²
Tweeddale Rover - Extension to Existing Pavilion	133m ²
Tweeddale Rover - 5 Tier Spectators Stand	100m ²
Tweeddale Rover - 4 LED Flood Lights on Kerfield Pitch 3	n/a
Peebles Country Cricket Club - Practice Lane (114m ² per lane)	228m ²
Peebles Country Cricket Club - Artificial Wicket Lane	68m ²
Peebles Football Club - External Goals Storage	87m ²
Enhanced Pitch	n/a
Whitestone Park Club House - Car Park extended with controlled access and enhanced signage	600m ²
Whitestone Park Club House - New build Clubhouse	492m ²
Enhancement of dirt foot path - Approx 371,000m in length	n/a

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CLIENT
Peebles Community Trust
 Site Boundary —

REV	REASON FOR ISSUE	DATE
-	-	-

STATUS
Feasibility Study

PROJECT
Violet Bank and Whitestone Park

TITLE
Whitestone Park - Proposed Masterplan

Stallan-Brand

80 Nicholson Street
 Glasgow
 G5 9ER

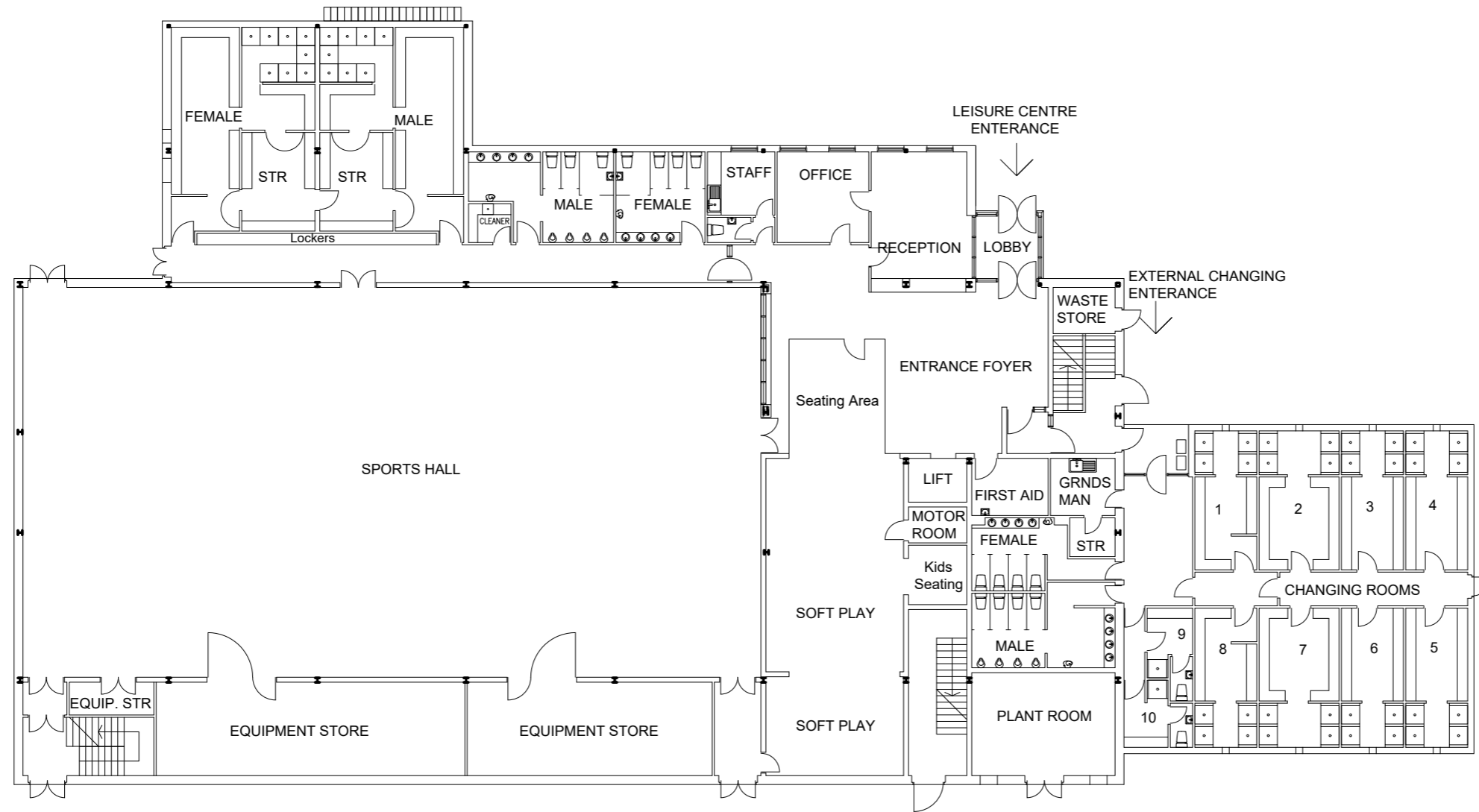
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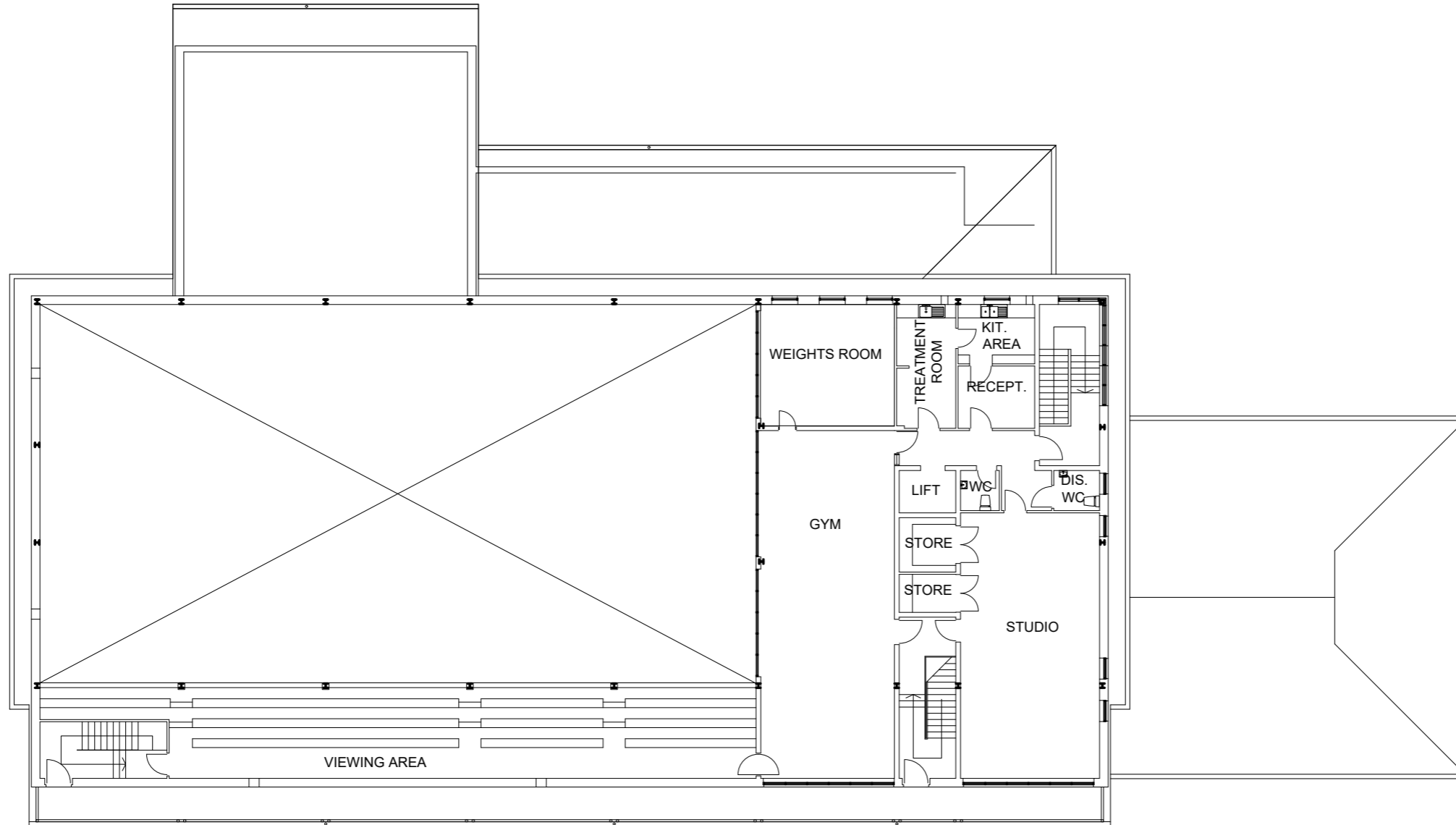
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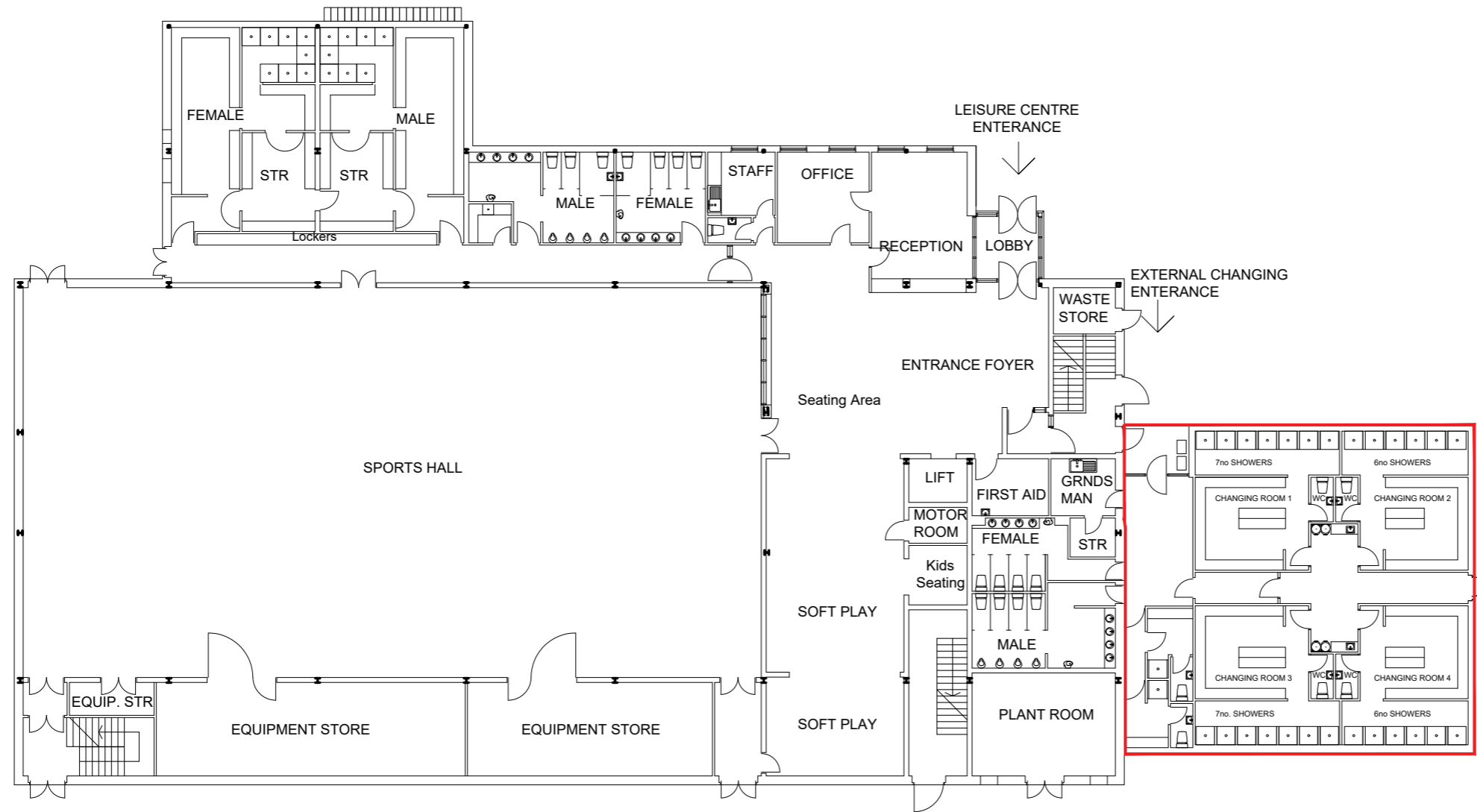
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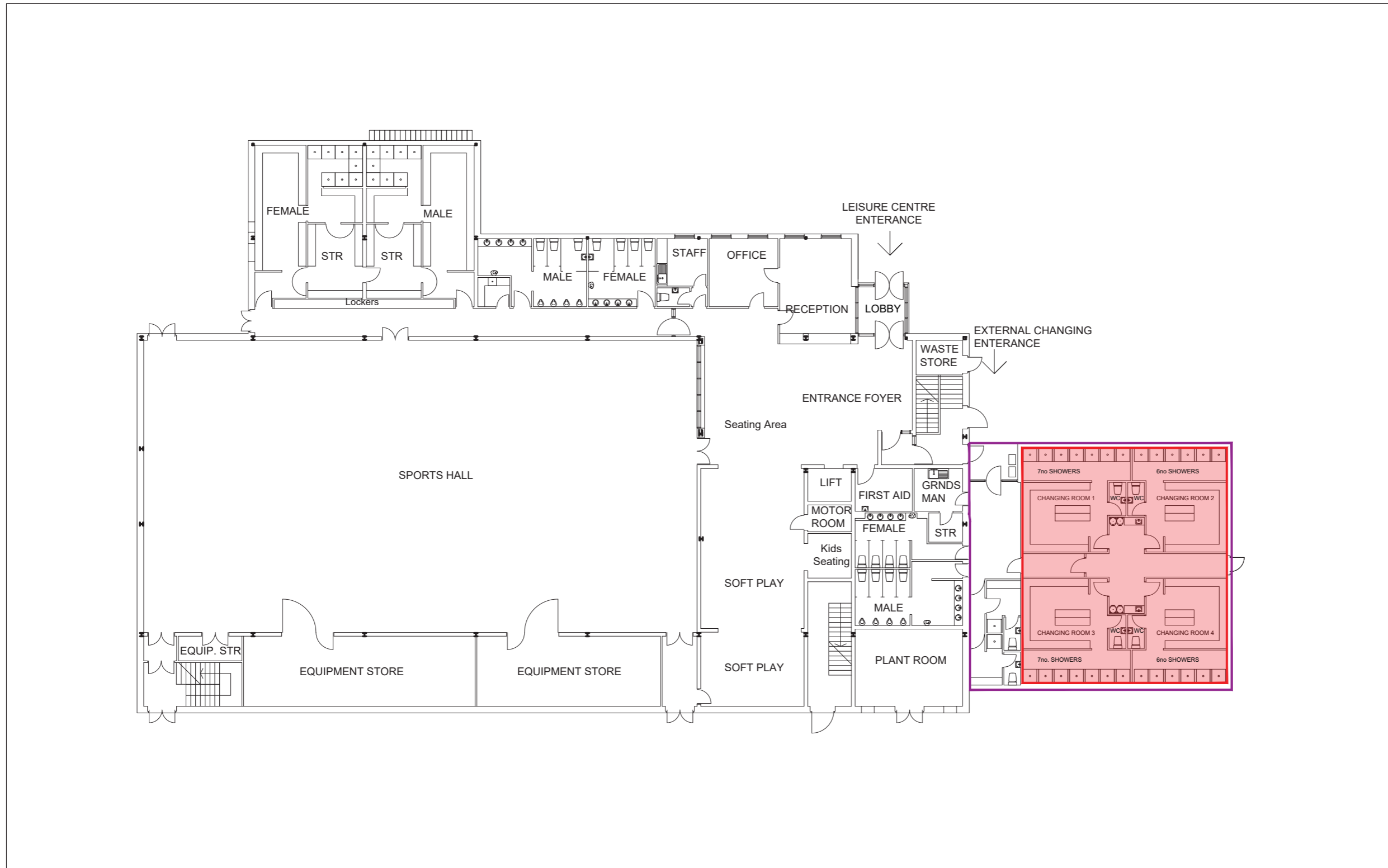
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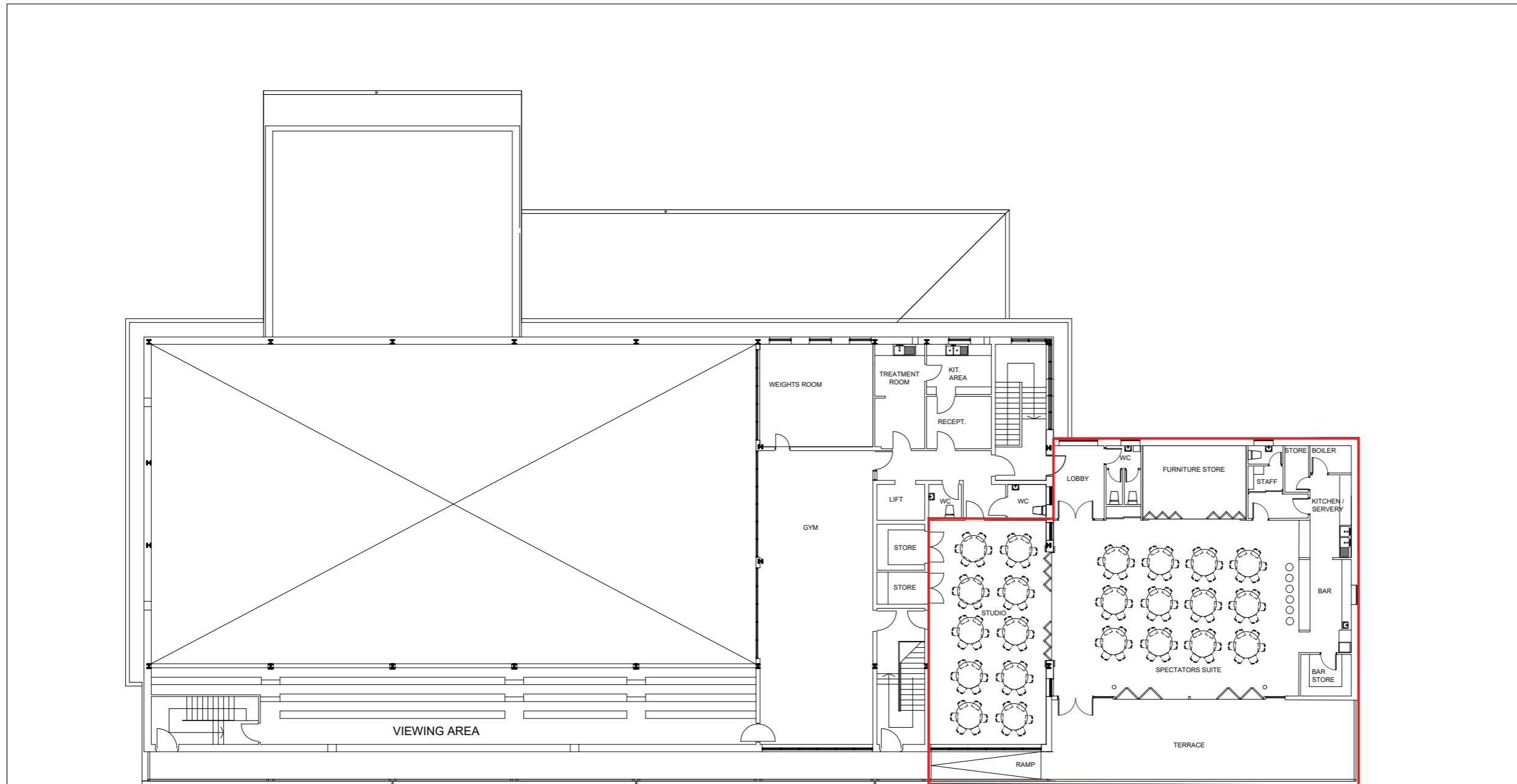
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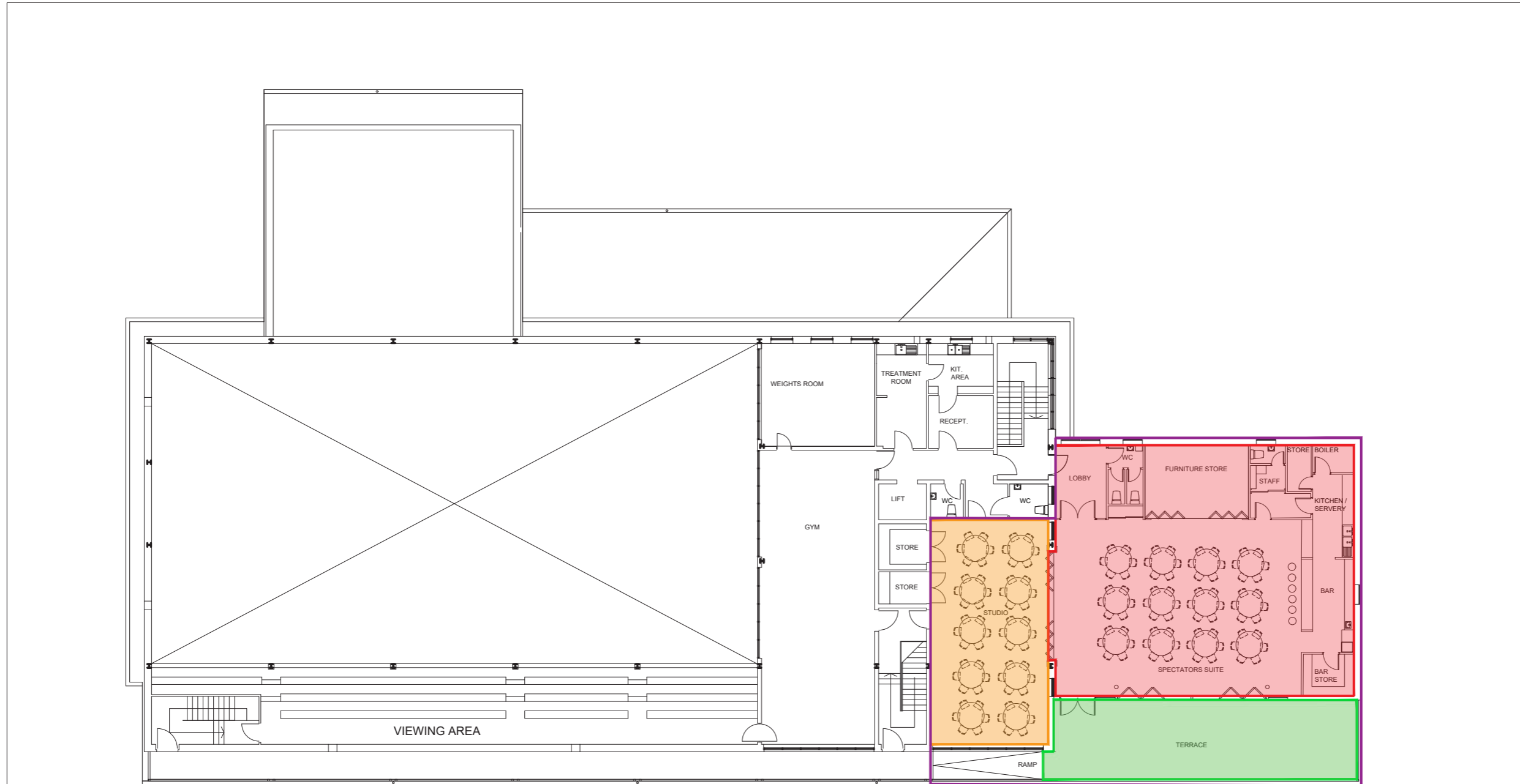
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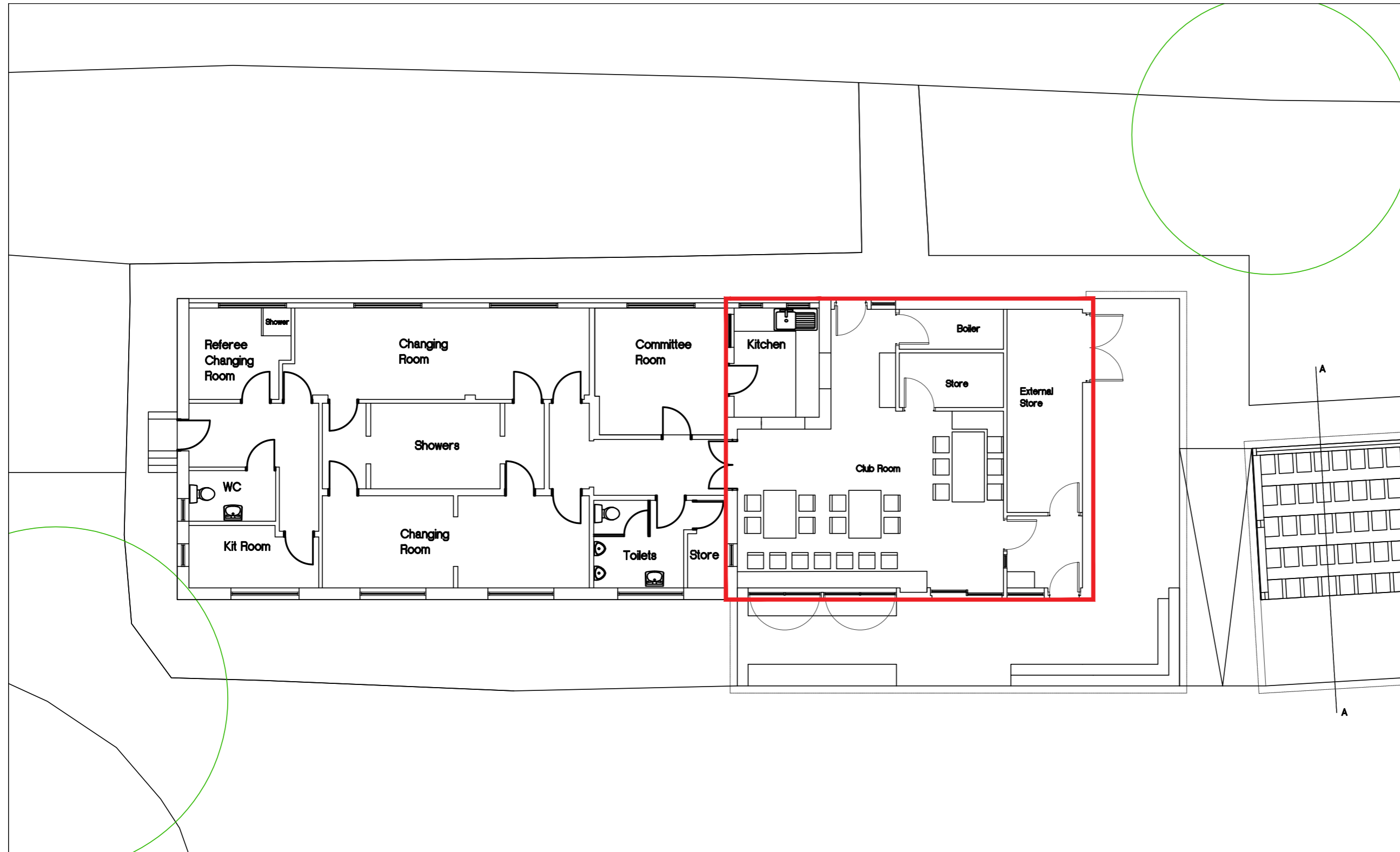


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<p>SCALE @ A1</p> <p>1:100</p>	<p>DATE</p> <p>NOV 22</p>	<p>DRAWN</p> <p>LA</p>	<p>CHECKED</p> <p>JM</p>	<p>APPROVED</p> <p>S-B</p>	<p>PROJECT NUMBER</p> <p>0000.00</p>	<p>DRAWING NUMBER</p> <p>(00) 000</p>	<p>REVISION</p> <p>-</p>				

Appendix

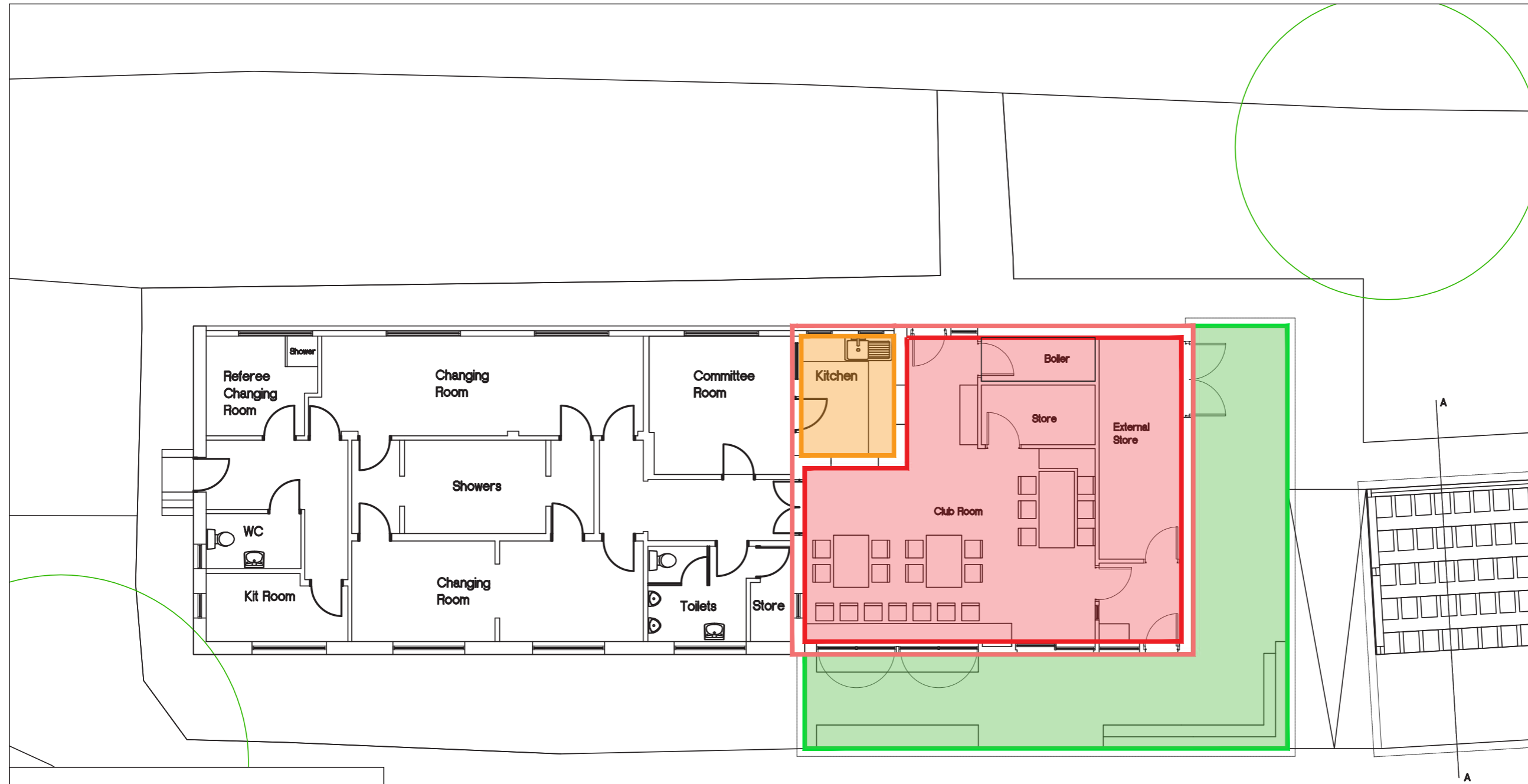


Appendix



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	PROJECT Violet Bank and Whitestone Park				TITLE Tweeddale Rovers Clubhouse Extension Proposed Ground Floor Plan		
SCALE B A3 1:100		DATE 00.00.00	DRAWN LA	CHECKED JM	APPROVED S-B	DRAWING NO. (00) 000	REV -

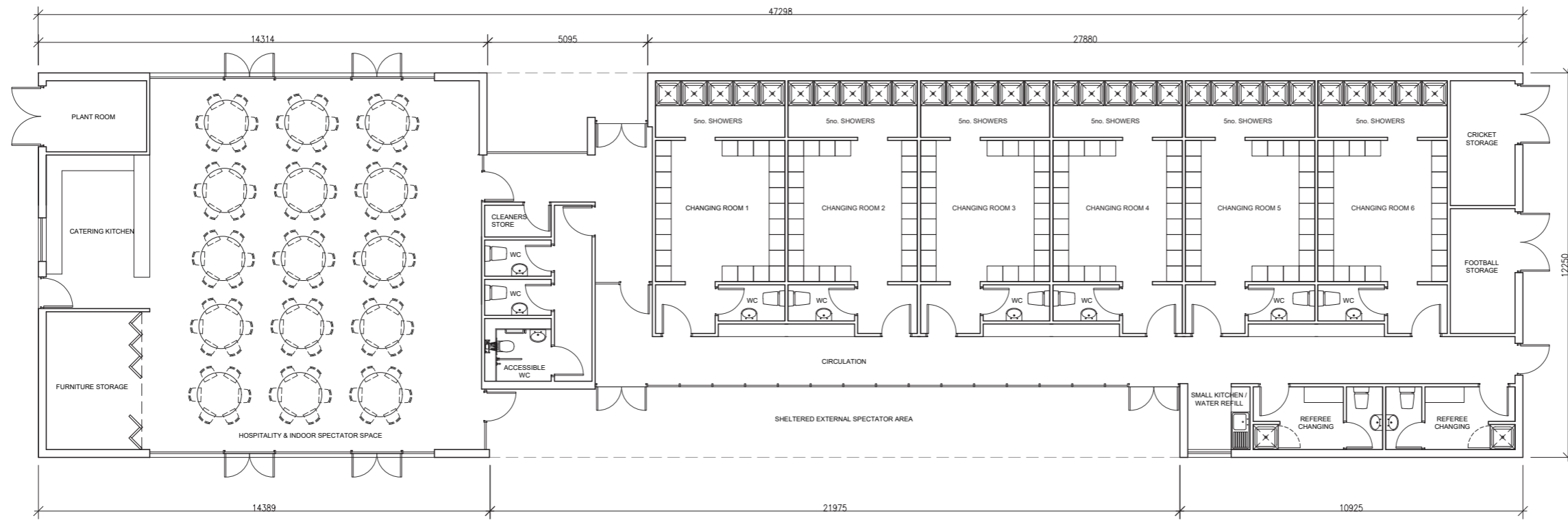
Appendix



Key	Space	GIFA
	Pavilion Extension	66m ²
	Re-configured Existing Kitchen	7m ²
	Total	73m²
	External Hard Surfacing	50m ²
	Masterplan Key Indicator	

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	REV	REASON FOR ISSUE	DATE	NOTES								
-	-	-	-									
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REV	REASON FOR ISSUE	DATE
-	-	-

STATUS
Feasibility

PROJECT
Whitestone Park & Violet Bank

TITLE
Newbuild Club House Pavilion

Stallan-Brand

80 Nicholson Street
 Glasgow
 G5 9ER

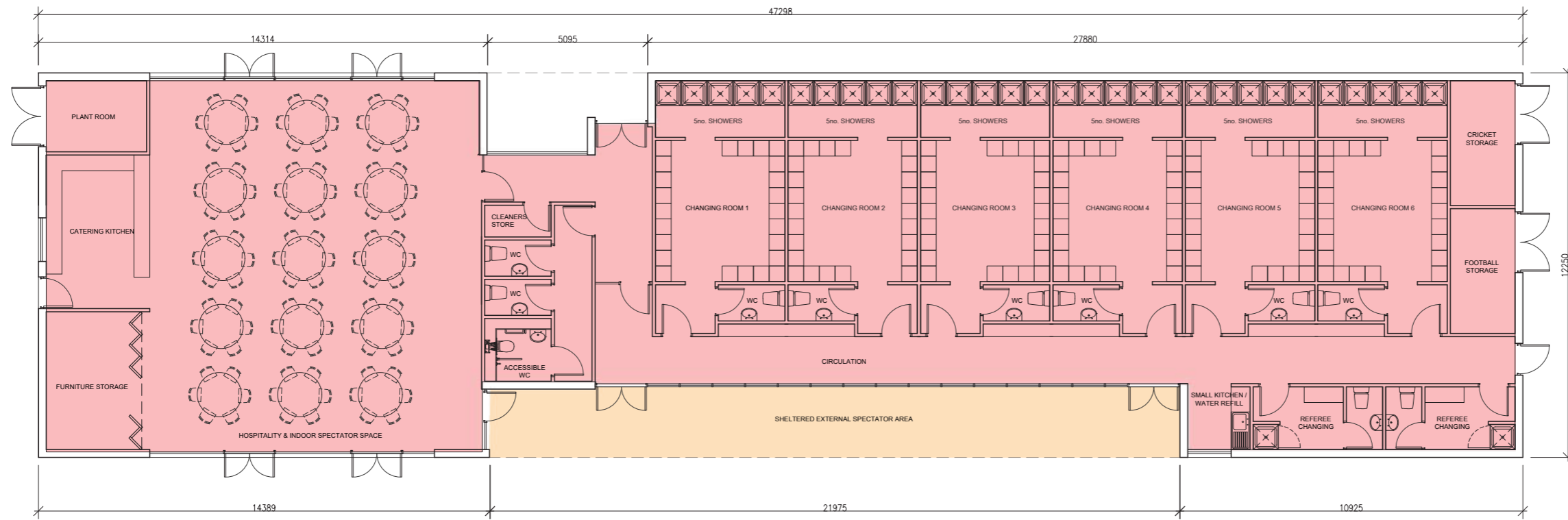
Phone: 0141 258 5015
 Email: info@stallanbrand.com
 Website: www.stallanbrand.com

SCALE @ A2	DATE	DRAWN	CHECKED	APPROVED	PROJECT NUMBER	DRAWING NUMBER	REVISION
1:100	NOV 22	JM	PM	S-B	0000.00	(00)000	-

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Key
 Clubhouse Pavilion GIFA = 492m²
 Sheltered External Spectator Area = 50m²

REV	REASON FOR ISSUE	DATE
-	-	-

STATUS
Feasibility

PROJECT
Whitestone Park & Violet Bank

TITLE
Newbuild Club House Pavilion

SCALE @ A2
 1:100

DATE
 NOV 22

DRAWN
 JM

CHECKED
 PM

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