



PROPOSED FLOOD LIGHT AND SPECTATOR STRUCTURE
AT
BLACKBURN ROVERS ACADEMY, BROCKHALL VILLAGE
DESIGN AND ACCESS STATEMENT

BY
SUNDERLAND PEACOCK AND ASSOCIATES

1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant, Blackburn Rovers Football Club.

It is to be read in conjunction with all drawings and supporting documentation.

- 1.2 The following documents are submitted in support of this planning application:

- Application Form
- Design and Access Statement (this report).
- Drawings - Sunderland Peacock and Associates:
 - 7445-E00-Location Plan
 - 7445-E02-Existing Site Plan
 - 7445-E05-Existing Site Plan
 - 7445-P01-Proposed Site Plan
 - 7445-P02-Proposed Floor Plans and Elevations
- Associated lighting assessments and design.

2.0 THE SITE

- 2.1 Address:
Blackburn Rovers Football Club Academy
Franklin Hill
Brockhall Village
Blackburn
BB6 8BA
- 2.2 The existing dwelling is located to the northern boundary of Brockhall Village. It is positioned at the bottom of Franklin Hill within a mature landscaped area at a lower level than the remaining village. The site consists of a large grassed training area split into a number of pitches used by the Academy. It also includes a club house with associated facilities and car park.
- 2.3 The site has been in operation for decades, supporting the youth teams of Blackburn Rovers for training and matches.
- 2.4 This proposal includes an existing pitch to have new flood lights and a small spectator structure in order to meet the Academy criteria.



Fig 1.
Google map location

2.5 EXISTING SITE ANALYSIS



2.6 EXISTING PHOTOGRAPHS



3.0 CLUB STATEMENT

3.1 Blackburn Rovers Football Club has been successful in retaining their Category 1 Academy status for the 14 years since the start of the Elite Player Performance Plan (EPPP).

There is an annual financial commitment from the Club and the criteria to retain status increase(s) on a seasonal basis.

A Category 1 Academy is a prestigious status for a football club to hold and shows real investment in the development of youth football, with many recent graduates coming from the local area. It is considered and proved to be an essential source of revenue for the club

One of the new criteria to enable us to retain this status is to provide existing spectators for Academy games with a covered viewing platform. The project has to provide a 500-capacity structure with an option to occupy a mix of seated and standing accommodation together with four LED corner floodlights. There is currently sufficient space for both installations at the Academy show pitch.

The current spectator levels for the 2025/26 season averaged 161 supporters. It is not expected that the upgrade to a covered viewing platform will increase attendances.

There is an onsite car park with space for 90 vehicles, which has proved adequate until now and is expected to remain the case going forward, however, should there be a particularly high-profile match that will generate greater interest we have the opportunity to utilise car parking space at our Senior Training Centre site at the entrance of Brockhall Village along with access to two minibuses that could offer a park and ride facility. This would eliminate any disruption to residents.

The academy building already has adequate welfare facilities, including toilets, and it is expected that we will house a vending machine in an onsite Portakabin to provide hot and cold beverages on match days.

We are acutely aware of our location within a predominantly residential area and take our responsibilities within the local community seriously. Recent examples of this have included working with the local parish council to satisfy concerns surrounding the upgrade of floodlights to LED versions and working with residents on ensuring footballs didn't encroach onto residents' land which resulted in the installation of new ball control netting.

The above project would be viewed in a similar manner to ensure we worked with our neighbours whilst improving the onsite amenities of our world-class facility for the good of the Club and the local community.

4.0 PROPOSAL

- 4.1 The proposal is to provide associated flood lights and spectator structure to an existing pitch. The pitch is located within the well established landscaped area and the flood lights will be located on a 16m lighting column. A supporting light assessment is provided as part of the application to support the application and prove there will be no light spill into neighbouring properties.
- 4.2 The spectator structure will be in the form of a container style aesthetic which will be positioned on the centre line of the pitch. It will consist of eight separate units which will be connected together and provide seating and standing space for approximately 500 spectators to meet the client requirement. It will provide covered seating and powder coated in club colours as illustrated in the adjacent image.



6.0 CONCLUSION

The scheme has been designed to sensitively reflect and adhere to the site location as well as the surrounding context. The training academy facility has been in place for numerous years and requires this proposal in order to meet the associated criteria.

All associated lighting and structure detail is provided to ensure a complete application and compliance with lighting guidelines.

