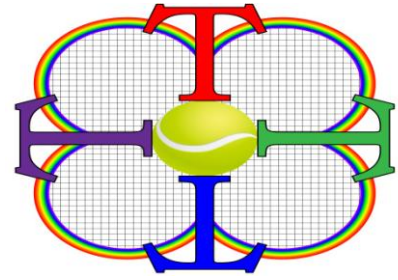


# Tin Temple Tennis Two



## Report 1: Indoor Football 5-a-side



A commercial analysis of the World of Football (Corn Exchange, Edinburgh) supported by evidence from other venues and estimates of commercial revenues at the Grange from letting two pitches in the sports hall/tennis facility for two days a week.

An analysis by Calum Baynham L.L.B (Hons) instructed by Douglas Lowe.

28/01/2013

## PREFACE: INDOOR FOOTBALL

The indoor football illustration is just that: an illustration. It highlights the availability of outside letting income and how indoor football could assist in funding an indoor sports hall/tennis facility.



Specifically:

- A “stand alone” facility
- Outside letting
- Similar to Arbor Green Nursery
- No Grange “football” constituent club
- No uses of Grange Clubhouse
- Hours, times to suit the Grange Club
- Control by Grange Club

Note: All proposals are subject to approvals by the Grange Club and all other appropriate stakeholders.

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## I. INTRODUCTION

Indoor football is an excellent option for the sports facility. 5-a-side football is very popular in Scotland and with our weather conditions it allows the sport to take place without cancellation. The World of Football (WOF) at the Corn Exchange site at Chesser is the only indoor football facility in Edinburgh. I know from personal experience that this is a very good facility and this analysis demonstrates that it generates very large revenues.

The WOF facility is the best comparison for the Grange Club. However, brief notes on two other indoor football facilities, both in Glasgow, are included, as the information available on them largely corroborates that found at the WOF.

The costs of running such a facility are very low. At the WOF there is no heating and lights are only turned on when pitches are in use. It is very easy to set up online payment systems with no or minimal staff. The WOF has one member of staff. This role is only to oversee the facility, make sure everything runs smoothly and to sound the horn every half hour (an indication of half time and full time).

Indoor football charges a high amount in comparison to indoor tennis but because it allows more players to benefit from the facility the cost per player is lower. It is usually £50-60 to hire such facilities for an hour during peak times (only £5/6 per person), and between £30-40 during off peak times for an hour (£3/4 per person).

Indoor football is a worthwhile option to consider because it could assist in the funding of the indoor tennis facility. The WOF peak time during the week is between 5.00pm-11.00pm Monday to Friday. Usage of the facility during peak times is between 80-100%. At £52.00 a pitch per hour, the facility generates revenues of between £374.40- £468.00 an hour (9 pitches). The revenue per annum for 9 5-a-side indoor football pitches is estimated to be over £1 million (II d below). The analysis suggests that indoor football would be a valuable, productive and profitable option to consider and that it would assist the funding of a sports hall/tennis facility.

The analysis of the revenue earning capacity of indoor football has been undertaken to indicate the revenue possibly available at a new Grange indoor facility, if that facility was marketed as a football venue on one or two days per week.

I attach a letter (Appendix 1) Douglas Lowe received from Colin Perry who has booked a pitch on a Wednesday for two years at WOF. Colin Perry gives his personal view of the demand for indoor football.

## II. WORLD OF FOOTBALL, EDINBURGH

World of Football provide indoor football facilities at Edinburgh Corn Exchange, 11 New Market Road (see frontispiece). The pitches are covered permitting play all year round. The pitches have been in use for about 20 years.

### a Facilities

- There are 9 five-a-side indoor football pitches.
- There is 1 seven-a-side indoor football pitch (for the purpose of this report this will not be reviewed).
- It has two car parks (free parking). The front car park has 60 spaces and the back car park has 20.
- It is a converted industrial shed (84m x 72m) clad on the gables with canvas sheet and is surrounded by a 2m wall area.
- It has no heating.
- It includes changing facilities, but these are rarely used.
- Until 2011 the floor was 'carpet' on top of concrete but this year advanced '3G turf' was installed.

### b Court Measurements

The 5-a-side indoor football pitches (9 pitches) at the world of football have the following dimensions:

- 4 are 36m x 17m
- 4 are 30.4m x 17m
- 1 is 36m x 16m

These are above the minimum recreational standard for indoor football (30m x 15m).<sup>1,2</sup>

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<sup>1</sup> David Littlefield, 'Metric Handbook Planning and Design Data,' (3<sup>rd</sup> Edition, 2008) 18.21

<sup>2</sup> The facility available to the Grange could accommodate 2 indoor football pitches (43m x 16.5m), also above recreational standards.

### c Estimated Revenue at the World of Football- Analysis

The estimated revenue is the product of the court pricing and the court usage. The court pricing (per court per hour) varies between days and on weekdays between peak and non peak times and on all days between casual and pre-booked as shown in the table below:-

Table 1 **5-a-side pitches**

Day	Time	Casual use	Pre booked use ('Bond')
Mon-Fri	9.00am-5.00pm	£37.00	£30.00
Mon-Fri	5.00pm-11.00pm	£60.00	£52.00
Sat	9.00am-10.00pm	£40.00	£35.00
Sun	9.00am-10.00pm	£57.00	£47.00

The usage is difficult to establish accurately and evidence has been gathered from varied sources.

I have played football at the WOF for seven years. Currently I am playing on a pre-booked ('bond') pitch every Wednesday at 9pm. Every night I have played all 9 indoor pitches have been in use before, during and after my match. Colin Perry is another regular player at the WOF who provides evidence of the usage of the pitches (see Appendix 1). Colin says that the pitches are booked solidly through the week at peak hours (5pm-11pm).

Unfortunately, the booking sheets, which would provide the best evidence of usage, are not available for scrutiny. However the attendant said that during peak times (5pm-11pm) 8 of the 9 indoor 5-a-side pitches are pre-booked (bonds). The company keep the 9<sup>th</sup> pitch for casual bookings, which are picked up for a higher price 6 days before the date of play. The attendant told me on (4/09/12) that there is a 2 year waiting list to secure peak time slots. Currently there are 14 people on the waiting list for Monday, 20 for Tuesday, 24 for Wednesday and 12 for Thursday. I interpret the facility at 80% occupancy at peak times (Mon-Fri) in the summer and at 90% occupancy in the winter.

The attendant said for non peak times that during Mon-Fri several pitches are usually available. To gather further evidence samples have been taken at different times during the week. The facility opens at 9.00am. During the first 3 hours of business the pitches are largely unused. On three visits Monday – Wednesday (24<sup>th</sup>-26<sup>th</sup> Sept) the site was empty between 9.00am and 10.00am and again

from 10.00am and 11.00am and from 11.00am-12.00pm. After 12 use of the facility picks up and from 12.00pm-4.00pm there are between 2 and 3 pitches being used each hour (2.5 pitches per hour). From 4.00pm-5.00pm there is a further increase in usage as 5 or 6 pitches are used (5.5 per hour). Therefore 15.5 are used a day during off peak times. This works out as 22% usage of the 72 pitch slots available from 9.00am-5.00pm Monday-Friday. Although the samples gathered are not conclusive it is my best guess is that off peak usage at off peak time ranges between 15% and 30%. My analysis below is based on 20% usage in the summer and 25% in the winter.

Saturday is busy in the morning, but then quiet in the evening. Much of Saturday afternoon is taken up with Birthday party bookings. I estimate Saturday's usage as 15% percentage points lower than the equivalent Sunday times, or 50% usage in the summer and 60% in the winter (see Sunday below).

Sunday is the inverse of Saturday. Sunday evenings are fully booked (pre-booked bonds), but during the day its usage will be about 50%. In the winter there is an increase in the morning as Edinburgh junior teams play tournaments inside when outdoor football pitches are unavailable. Accordingly, I have taken an overall usage for Sunday of 65% in the summer and 75% in the winter.

Revenue has been estimated in Table 2 and 3 below on the usage estimated above at the pre-booked pricing (see Table 1) and no account has been taken of the premium of £5-£10 (see Table 1) payable for casual bookings.

d Estimated Revenue for the World of Football - Summary

Table 2 25 summer weeks (April-September)

Time	Estimated Usage	Hours a week		£ per pitch	£ per pitch per week	£ per pitch per 25 weeks
		Available	Used			
Mon- Fri Peak	80%	30	24	£52	£1,248.00	£31,200.00
Mon-Fri Off Peak	20%	40	8	£30	£240.00	£6,000.00
Saturday (all day)	50%	13	6.5	£35	£227.50	£5,687.50
Sunday (all day)	65%	13	8.45	£47	£397.15	£9,928.75
<b>Total</b>					<b>£2,112.65</b>	<b>£52,816.25</b>

Table 3 25 winter weeks (October-March)

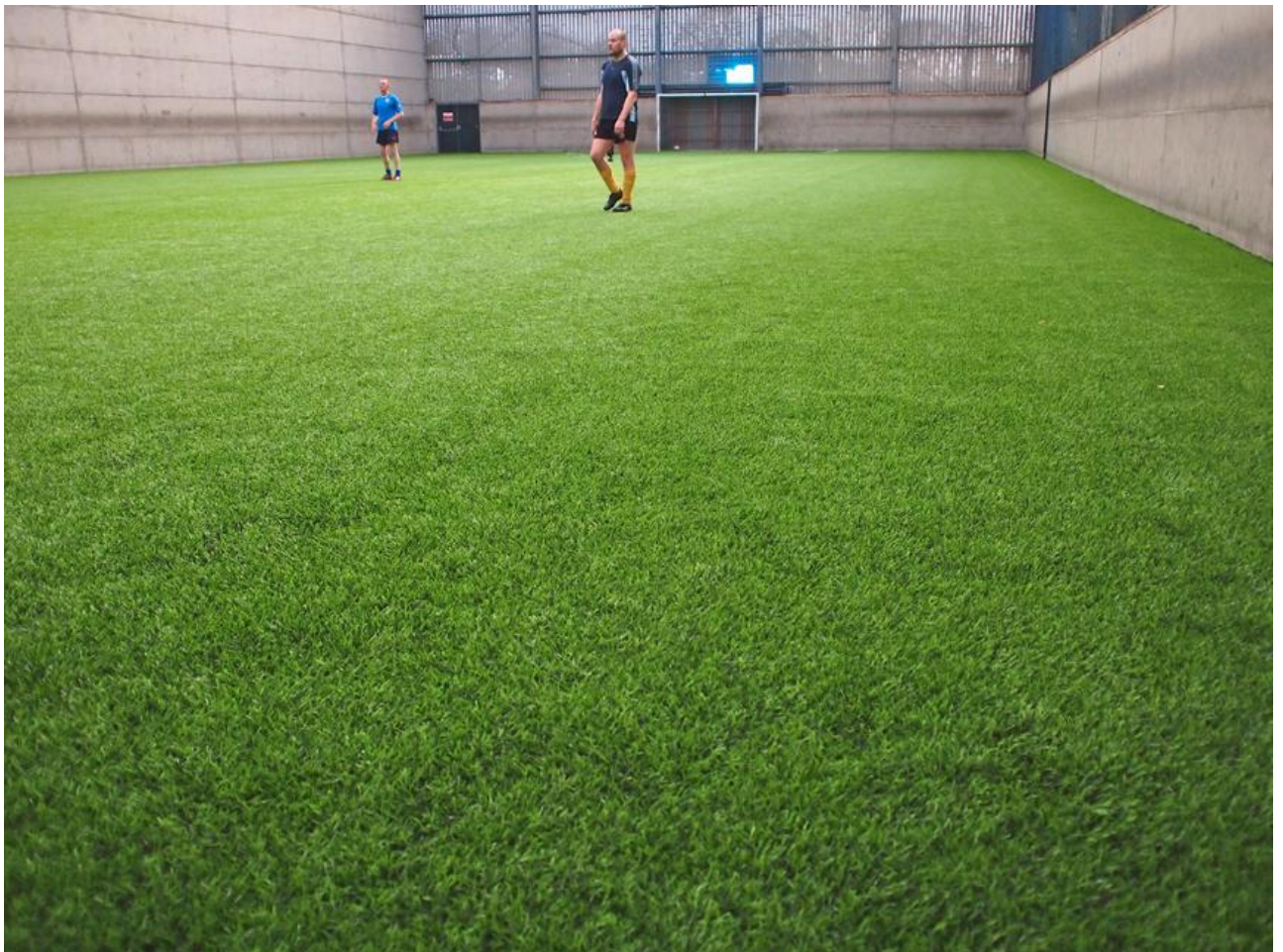
Time	Estimated Usage	Hours a week		£ per pitch	£ per pitch per week	£ per pitch per 25 weeks
		Available	Used			
Mon- Fri Peak	90%	30	27	£52	£1,404.00	£35,100.00
Mon-Fri Off Peak	25%	40	10	£30	£300.00	£7,500.00
Saturday (all day)	60%	13	7.8	£35	£273.00	£6,825.00
Sunday (all day)	75%	13	9.75	£47	£458.25	£11,456.25
<b>Total</b>					<b>£2,435.25</b>	<b>£60,881.25</b>

e Conclusion

This estimated revenue for the WOF indicates that the total annual revenue for one pitch would be £113,697.50 (£52,816.25 + £60,881.25). Therefore the annual revenue for all nine pitches is £1,023,277.50. These figures suggest that indoor football could provide a means to an end at the Grange club and support the funding of the sports hall/tennis facility.



f Photographs of the World of Football







### **III. OTHER VENUES**

#### **a Soccerworld Glasgow**

Visited the facility on 31/08/2012 to enquire about pricing and usage

- The facility runs in a similar fashion to the WOF.
- Pitches appeared to be standard size (30m x 15m), although the manager was unsure of the exact measurements.
- Pitches cost £50 per hour for one off bookings, £44 for pre booked block bookings.
- In terms of usage the manager says between September and March it is very busy during peak times Mon-Fri and during the weekends due to the weather.
- In the summer months it is still fairly busy. This week he had a few hours available in the evenings, but not many. There were a couple slots Monday and Wednesday and one on Tuesday. Thursday and Friday were fully booked in the evening.
- They have other indoor football pitches in Inverness and Dundee.

#### **Contact details**

- Soccerworld & Kidsworld  
Junction 22 of the M8  
Croftcroighn Road, Glasgow  
G33 3SE  
Tel: 0141 774 9050

**b The Pitches, Glasgow**

Visited the facility on 31/08/2012 to enquire about pricing and usage

- The facility is run in a similar fashion to the WOF.
- £50 per hour for a pitch peak times (5pm-10pm).
- £30 per hour off peak (9am-5pm).
- Weekend set price of £50.
- The manager that I spoke to said that in the evenings during the week it is very busy. Weekends also are busy throughout. Off peak times during the week can be quiet but there usually are some bookings. When I was there (2.00pm-3.00pm) 2 of the 5 pitches were being used.
- Manager said that in the winter season (October-March) bookings increase as winter approaches.

**Contact details**

- 137 Shawbridge Street,  
Pollokshaws  
Glasgow  
G43 1QQ  
Tel: 0141 649 9345

## **IV. GRANGE- COMMERCIAL RETURNS**

### **a Introduction**

This section attempts to establish the likely revenues to the Grange from the allocation of some capacity to indoor football 5-a-side. In this analysis 5-a-side capacity has been limited to two days per week to allow the Grange use on five days out of seven days. Two days 5-a-side use is consistent with a 5-a-side being a means to an end, sufficient to generate funds to support the development and in keeping with very preliminary estimates of demand for the sports hall/tennis facility.

### **b Demand**

The demand for 5-a-side football at the Grange has many separate elements:

- 1) Overflow:** The WOF is the only indoor football 5-a-side facility in Edinburgh. Currently during peak times there is a waiting list of two years. If the Grange were to allow two evenings for indoor football, it would provide an alternative facility to accommodate those currently waiting.
- 2) Location preference:** There is no central indoor 5-a-side football facility in Edinburgh. The Corn Exchange is out of town and many customers would prefer the Grange's desirable central location.
- 3) New demand:** The availability of a small less institutional sports hall in central Edinburgh would generate increased demand for 5-a-side indoor football.
- 4) Club members:** Some current Grange club members would provide additional new demand for 5-a-side football.
- 5) Schools:** The Grange is close to many schools, many of which have football teams. The sports hall/tennis facility would offer a facility for them to train, and for children to book to play with friends, providing further demand

- 6) Local football clubs: In the winter many football clubs struggle to find facilities to train, particularly junior teams. An indoor facility would attract demand from the many local clubs that play near the Grange, such as Spartans, Inverleith and Craigleith, Clubs that I have played with or against.

## c Pricing

The analysis above demonstrates the excellent prospects for 5-a-side indoor football at the Grange, based on a wide and varied demand for 5-a-side indoor football. The Grange has a significant locational advantage, especially during the day and it also has a large existing active sports membership. Colin Perry has given his opinion of the excellent prospects of 5-a-side indoor football at the Grange (see Appendix 2) in which he draws particular attention to the advantage of the central location.

Estimates are made below of optimal pricing and of the likely demand and usage. Necessarily these are almost wholly subjective. The longer the sports hall is open the higher the revenues will be, but each additional day of supply will yield diminishing uptake. Restricting five-a-side indoor football to say, two days a week, but making it more valuable allows the Grange the majority of the potential usage.

The analysis that follows is based on an 'established' facility. During an initial period prices will have to be discounted steeply to establish the facility and usage will be below 'established' levels. Provided there is adequate publicity, I estimate this period to be 3-6 months.

It is my best guess that two day usage at WOF prices less 10% would result in WOF usage less 10% points. In my view there is an equal chance that both these variables would be higher or lower for a two day use. For illustrative purposes I will show pricing 10% and 20% lower than the figures generated from the WOF and usage 10% points lower and 20% points lower than the figures generated at the WOF during peak times and usage 5% points and 10% points lower than the figure generated at WOF during off peak times.

d Estimated Revenues for the Grange Club (per pitch per day)

The tables below represent the annual revenue (50 weeks) for two days of football at the proposed indoor facility at the Grange. The best days to provide an indoor football facility are between Monday and Thursday as this is when the demand is at its highest. As an illustration Monday and Tuesday have been chosen to complete the analysis.

Two days of indoor 5-a-side football would provide 12 peak hours and 16 off peak hours of usage. Table 4 and 5 are produced using 10% the price of WOF and 10% points lower than the WOF estimated usage during peak times and 5% points lower than the WOF estimated usage during off peak times. Accordingly the price for peak times is £46.80 and the price for off peak times is £27.00 per pitch per hour.

Table 4 25 summer weeks (April-September)

	Estimated Usage		Hours per day		£ per pitch	£ per pitch per day	£ per pitch per 25 weeks
	WOF	Grange	Available	Used			
Monday							
Peak	80%	70%	6	4.2	£46.80	£196.56	£4,914.00
Off Peak	20%	15%	8	1.2	£27.00	£32.40	£810.00
Tuesday							
Peak	80%	70%	6	4.2	£46.80	£196.56	£4,914.00
Off Peak	20%	15%	8	1.2	£27.00	£32.40	£810.00
<b>Total per pitch</b>						<b>£457.92</b>	<b>£11,448.00</b>

Table 5 25 winter weeks (October- March)

	Estimated Usage		Hours per day		£ per pitch	£ per pitch per day	£ per pitch per 25 weeks
	WOF	Grange	Available	Used			
Monday							
Peak	90%	80%	6	4.8	£46.80	£224.64	£5,616.00
Off Peak	25%	20%	8	1.6	£27.00	£43.20	£1,080.00
Tuesday							
Peak	90%	80%	6	4.8	£46.80	£224.64	£5,616.00
Off Peak	25%	20%	8	1.6	£27.00	£43.20	£1,080.00
<b>Total per pitch</b>						<b>£535.68</b>	<b>£13,392.00</b>

The estimated revenue for the Grange for one pitch would be £24,840.00 (£11,448.00 + £13,392.00).

Therefore the annual revenue for two pitches would be £49,680.00.



Table 6 and 7 are produced using 20% the price of WOF and 20% points lower than the WOF estimated usage during peak times and 10% point lower than the WOF estimated usage during off peak times. Accordingly the price for peak times is £41.60 and the price for off peak times is £24.00 per pitch per hour.

Table 6 25 summer weeks (April- September)

	Estimated Usage		Hours per day		£ per pitch	£ per pitch per day	£ per pitch per 25 weeks
	WOF	Grange	Available	Used			
Monday							
Peak	80%	60%	6	3.6	£41.60	£149.76	£3,744.00
Off Peak	20%	10%	8	0.8	£24.00	£19.20	£480.00
Tuesday							
Peak	80%	60%	6	3.6	£41.60	£149.76	£3,744.00
Off Peak	20%	10%	8	0.8	£24.00	£19.20	£480.00
<b>Total per pitch</b>						<b>£337.92</b>	<b>£8,448.00</b>

Table 7 25 winter weeks (October- March)

	Estimated Usage		Hours per day		£ per pitch	£ per pitch per day	£ per pitch per 25 weeks
	WOF	Grange	Available	Used			
Monday							
Peak	90%	70%	6	4.2	£41.60	£174.72	£4,368.00
Off Peak	25%	15%	8	1.2	£24.00	£28.80	£720.00
Tuesday							
Peak	90%	70%	6	4.2	£41.60	£174.72	£4,368.00
Off Peak	25%	15%	8	1.2	£24.00	£28.80	£720.00
<b>Total per pitch</b>						<b>£407.04</b>	<b>£10,176.00</b>

The estimated revenue for the Grange for one pitch would be £18,624.00 (£8,448.00 + £10,176.00).

Therefore the annual revenue for two pitches would be £37,248.00.

If the Grange decided to let two indoor football pitches out on just Monday and Tuesday evening this would only occupy 12 hours a week for football. Based on the assumptions in Tables 4 and 5 this would generate £42,120.00 annual revenue. Based on the assumptions in Tables 6 and 7 this would generate £32,448.00 annual revenue. Such limited access for football would only occupy 12 of the 96 weekly hours covered in this analysis, leaving significant more opportunities for the other Constituent Clubs to benefit from the sport hall/tennis facility.

## **V. CONCLUSION**

An indoor football facility would prove most successful at the Grange. The information above demonstrates the high demand for such facilities, and the Grange has many special advantages. Such facilities can be run at low costs and they generate high revenues.

Currently WOF is the only indoor football facility in Edinburgh. Due to its success they have planned to open another facility in Granton. However there is more than enough demand for both of these facilities and the Grange. The Grange has special advantages of location, amenity, proximity, reputation and existing membership.

On my central estimate revenue for two days a week is £46,920.00 and using the slightly more optimistic figures detailed earlier in the analysis (Table 4 and 5) is £49,680.00. Estimated revenue from only two evenings of 5-a-side indoor football is £42,120.00.

5-a-side indoor football could provide a solid foundation for the development of the sports hall/tennis facility at the Grange Club.

## **VI. APPENDICES**

- 6 Colin Perry Letter 1 (06/09/2012)
- 7 Colin Perry Letter 2 (12/09/2012)
- 8 'New Metric Handbook'
- 9 World of Football Drawing
- 10 'Sports Hall Uses,' Iain Gaul Architects

Douglas Lowe  
Caledonian Trust PLC  
61a North Castle Street  
Edinburgh  
EH2 3LJ

6<sup>th</sup> September 2012

**RE : WORLD OF FOOTBALL @ CHESSER**

Dear Douglas,

Further to our conversation and having played my weekly 7-a-side game at the World of Football complex last night, I can report back on the availability of pitches. I spoke to one of the representatives at reception, asking whether there were any evening slots free.

World of Football has ten pitches at their Corn Exchange site at Chesser, to my knowledge the only indoor 5-a-side facility in Edinburgh (also including a 7-a-side pitch). They keep one pitch open for "casual" bookings and, I was to discover, the rest are booked solid through the week at peak hours (6pm – 11pm). Bond holders such as myself retain the hourly slots for their weekly games and there is a waiting list to secure any slots which might become available — 14 people on the list for Monday, 20 for Tuesday, 24 for Wednesday and 12 for Thursday. Sunday is also fully booked by bond holders through the evening; Friday and Saturday are the only days where there is any availability whatsoever.

Asked to estimate how long the wait might be for a slot to open up, the receptionist estimated two years! It should come as no surprise that the World of Football company are opening a new complex at a site in Granton later this year. It is worth mentioning however that there is no centrally located offering for 5-a-side football in Edinburgh. It is more than likely that a city centre football venue would draw a lot more custom at off-peak times than those facilities further removed.

I trust this information is useful for you and wish you all the best with your plans.

Yours truly,

Colin Perry



Douglas Lowe  
Caledonian Trust PLC  
61a North Castle Street  
Edinburgh  
EH2 3LJ

12<sup>th</sup> September 2012

**RE : CITY CENTRE FOOTBALL PITCHES**

Dear Douglas,

I have been thinking about your proposition to establish a new 5-a-side football facility at the Grange. I trust that the information I provided as to the oversubscription at the the Corn Exchange World of Football complex was helpful. As I mentioned, they are opening a new site at Granton very soon. Peak times are 6pm to 11pm which means 5 hour long slots. Given that they have between 12 and 24 people waiting to secure weekly "bond holder" bookings Sunday through to Thursday, it is easy to understand why they are opening up a new facility.


It is evident that there is ample demand, certainly exceeding what World of Football will be able to accommodate at their new site. As I expect you are aware, World of Football's main competition comes from Powerleague who run outdoor sites at Sighthill and Portobello. Both these companies have recently invested in resurfacing their pitches with the 3G synthetic grass. There are other pitches for fives in Edinburgh such as those operated by Edinburgh Leisure — these outdoor pitches feature the older all-purpose all-weather surface and there are some indoor gym hall options.

World of Football has an advantage because their pitches are covered. It is likely that their new site will quickly prove very popular. I thought it worthwhile however to draw your attention once more to the one thing all the existing 5-a-side facilities lack: they are not centrally located. It would seem that securing pitch bookings at peak times is not a worry - the demand still exceeds the supply. That said, all the providers struggle to sell off-peak slots and I believe that one reason is accessibility. Moreover, I believe there would be a market for daytime 5-a-side football if it can be marketed correctly (to students and to corporate customers) and if the playing facility is in the city centre. It is perhaps worth investigation as to whether centrally located businesses would be interested in slots around lunchtime for inter-departmental games or even for corporate leagues, for example where law firms enter teams in competition.

At any rate, I can say one thing for sure: if you were indeed to proceed with any plan to provide 5-a-side football in the city centre, I would be first in the queue...

Yours truly,

Colin Perry

A handwritten signature in black ink, appearing to read 'Colin Perry', with a long horizontal stroke extending to the right.

**New Metric Handbook**

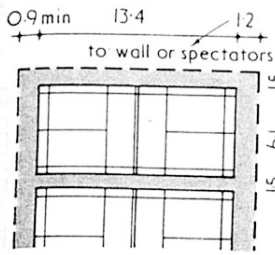
Edited by Patricia Tutt & David Adler  
Published 1979, Reprinted 1984

Table 1 Definition of sizes: maximum number of courts related to standards of play

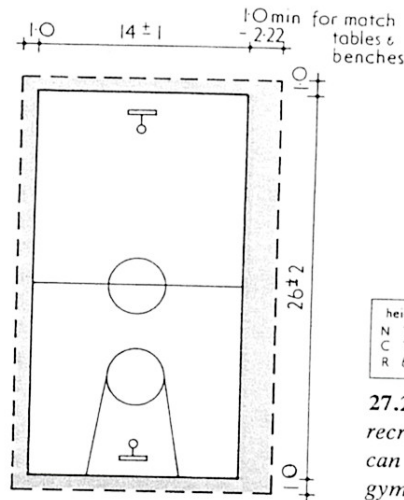
	Large hall <sup>1</sup>		Medium halls <sup>1</sup>				Small halls				Community halls									
	No.	Standard	No.	Standard	No.	Standard	No.	Standard	No.	Standard	No.	Standard	No.	Standard	No.	Standard				
Aikido	4	N	4	N	4	N	2	C	2	N	2	N	2	N	1	N	1	N	-	
	6	C					+3(*)	R	3(1*)	R					2	R				
Archery (length of shoot)			<sup>3</sup> 30 m		<sup>3</sup> 25 m		<sup>3</sup> 25 m		<sup>3</sup> 25 m		<sup>3</sup> 25 m		18 m	18 m	18 m	18 m	18 m			
			25 m		18 m		18 m		18 m		18 m		20 yd	20 yd	15 yd	15 yd				
			18 m		20 yd		20 yd		20 yd		20 yd									
Badminton	8	N	5	N†	3/4	NC	4	N†	4	C**	3	C**	3	C**	3	R	2	R†	1	
			6(2*)	R	4	R*	6	R	4	4	4	3	3	3	3					
Basketball	2	N	1	N	1	N	1	N	1	C**	1	C**	1	C**	1	R*	-	-	-	
			2	C*/R	2	R*									1	Mini BB	1	Mini BB	-	
Bowls (portable non-competitive rinks)	7	R	5	R	5	R*	4	R	3	R	3	R*	-	-	-	-	-	-	-	
Boxing (training rings)	9	N	6	N	4	N	6	N	3	C	3	C	2	C	2	C	2	C	2	
	12	R	12	R	9	R	8	R	6	R	5	R	5	R	4	R	4	R	-	
Cricket six-a-side pitches ns	1	N	1	C	-	-	1	C	1	R	-	-	-	-	-	-	-	-	-	
	2	C																		
Cricket nets	8	N	6	N	6	C	5	N	4	C	4	C	4	R	-	-	-	-	-	
Fencing (pistes)	12	N	8(3*)	N	7	N	6	N	3/4	N/C	3/4*	N/C	3/4*	N/C	3	N	3	C	2	
	14	C	9	C	8	C	8	C	2/3	R*	+2	R*	+1	R	4	C*				
Five-a-side football	1	N	1	C	1	R*	1	C	1	R*	1	R*	1	R*	1	R*	1	R*	-	
	2	R*	2	R*																
Gymnastics (Olympic)	-	N	-	C	-	P	-	C	-	P	-	P	-	P	-	P	-	P	-	
Handball, Mini handball	1	N*	1	C	1	R*	1	C	1	R	1	R*	-	-	-	-	-	-	-	
												C	1	C	1	C	1	R*	1	
Hockey	1	C*	1	R	1	R	1	R	1	R	1	R	1	R	1	R	-	-	-	
Judo	4	N	2	N	1	N	2	N	2	N	1	N	1	N	1	N	1/2	R	-	
	6	R	4	C	4	C	4	R	3	R	2	C	2	R	2	R	-	-	-	
Karate	4	N	2/4	N/C	2	N*	2	N	2	N	2	N*/C	1/2	N/C	1	N	1	N	2	
	12	R	6	R	4/6	C/R	6	R	6	R*	3	R	3	R	2	R	2	R	-	
Keep fit; Movement and dance; Yoga, ns		✓		✓		✓		✓		✓		✓		✓		✓		✓	✓	
Kendo	4	N	2	N	2	N*	2	N	2	N	2	N*	1	N	1	N	1	R	-	
	6	R*	4	C	4	C	4	R				C	2	C	2	R*	-	-	-	
Lacrosse F	1	N	1	C*	1	R	1	C*	1	C*	1	R	-	P	-	P	-	-	-	
Lawn tennis	1	N*	1	R*	-	-	1	R*	1	R*	-	-	-	-	-	-	-	-	-	
	2	R																		
Micro korfbal	1	C	1	C	1	C	1	C	1	R*	-	-	-	-	-	-	-	-	-	
Netball	1	N	1	R	-	-	1	R	1	R	-	-	-	-	-	-	-	-	-	
	2	C*/R																		
Table tennis/c	10	N	6	N	6	N	6	N	7/9	C/C	7	C/C	6/7	C/C	4	C/C	3-6	C/C	4	
	15/21	C/C	10/15	C/C	10/12	C/C	10/12	C/C	14	R	12	R	10	R	8	R	6-8	R	-	
Trampoline	12	N	8	N†	8	N†	4	N†	4	C**	4	C**	4	C**	4	R	2	R	1	
			12	R	8	R	8	C*/R	6	R										
Tug of war	-	N	-	C	-	R	-	C	-	C	-	R	-	-	-	-	-	-	-	
Volleyball	2	N	1	N†	1	N†	2*	N†/C	1	C**	1	C**	1	C**	1	C**	1	R*	-	
	3	R	3	C	2	R	2	R												
Weight lifting contests	-	N	-	N	-	N	-	N	-	C	-	C	-	C	-	C	-	C	-	
Wrestling	4	N	2	N	6	C	2	N	2	N*	3	C	2	C	2	C	2	C	2	
	12	C	6	C		6	6	C	3	C	8	R*	6	R	6	R	4	R	-	

**Key**  
 N National/international standard  
 C County/club standard  
 R Recreational standard  
 P Practice area only

c/c For table tennis there are two grades of minimum space allowances for inter-county/inter-club standards of play  
 fr Fire regulations and maximum compartment volumes should be checked. Halls of 7000 m<sup>3</sup> or over need a DOE waiver. 'Volume' can include an unenclosed structural roof spaces  
 ns No standards have yet been laid down  
 S Area behind shooting line is below safety standard recommended. Acceptable space can be provided with a slight lengthening of the hall, or existing spaces may be used for practice purpo  
 \* Below minimum space standard recommended by the governing body concerned, but capable of providing purposeful and enjoyable activity.  
 \*\* Recreational standard where the hall is less than 7.6 m clear height for badminton and trampolining, or less than 7.0 m for basketball and volleyball 6.7 m height is suitable for mini bask  
 and mini volleyball  
 † County/club standard where the hall is less than 9.0 m clear height



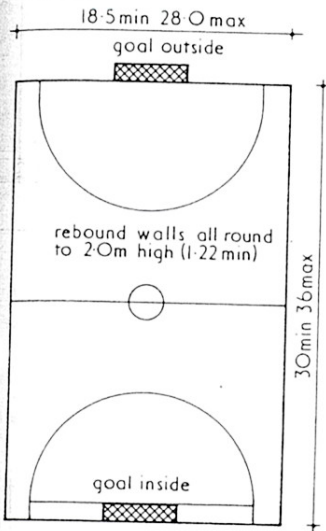
**27.19 Badminton, a doubles court for all standards of play.** Where courts are placed side by side, tournaments are held with seating and play on alternate courts. Heights lower than 7.6 m are discouraged by the Badminton Association of England



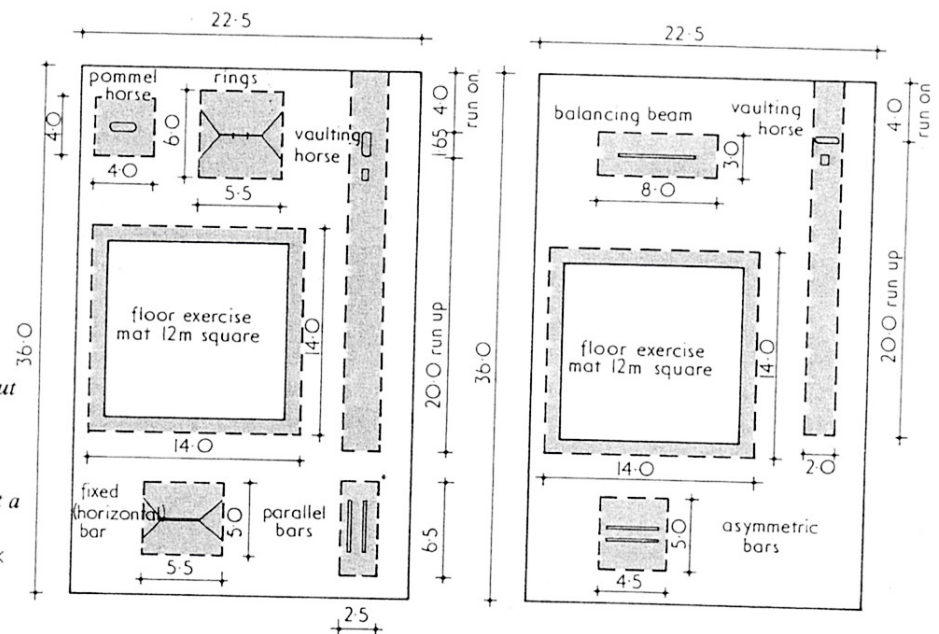
height  
N 7.0  
C 7.0  
R 6.7

**27.20 Basketball.** At a recreational level this game can be played in a school gymnasium 21.3 × 12.2 m

height  
N 9.1  
C 7.6  
R 6.7-7.6

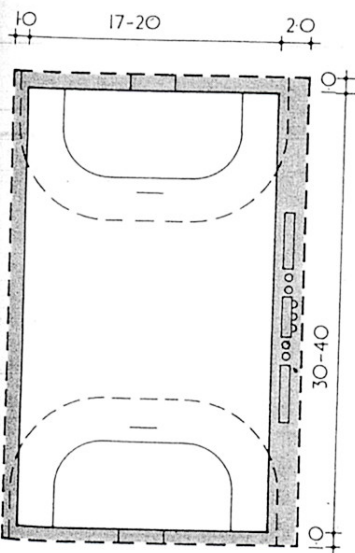


**27.21 Five-a-side football.** This game needs rebound walls all round to about 2 m height, but can be adapted to the size of the available space. In a medium-size sports hall, 27.10, the playing area is the floor of the hall. At a recreational level the game may be played in a small-size hall, about 30 × 15 m being regarded as a reasonable minimum. Depending on the age and sizes of players, their numbers on the pitch could be reduced as necessary for satisfaction



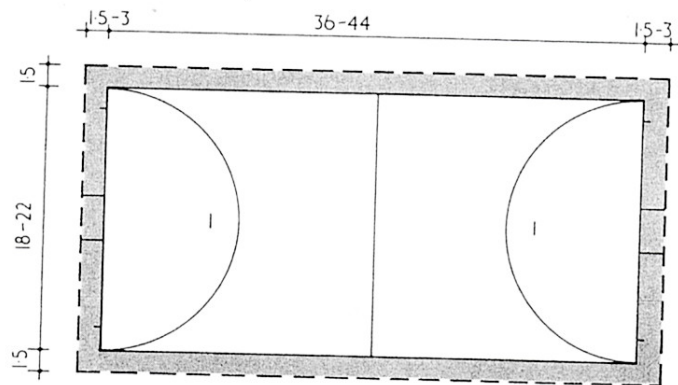
**27.22 Men's gymnastics.** See 27.55 for special practice spaces

**27.23 Women's gymnastics.** See 27.55



height  
N 9.0  
C 7.6-9.0  
R 7.6

**27.24 Handball, seven-a-side**



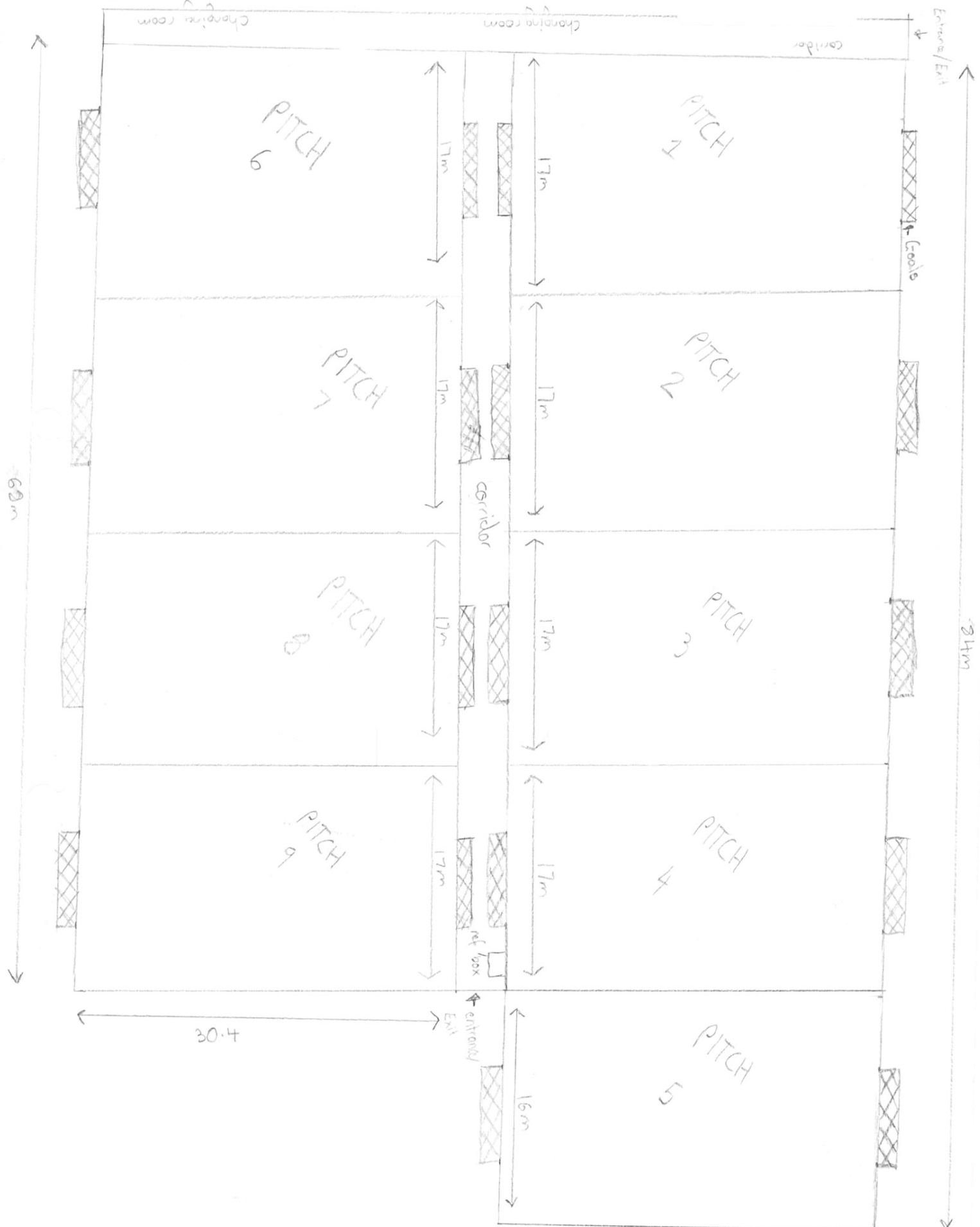
**27.25 Hockey.** Team sizes are adjusted according to the size of the pitch available. Side boards should be provided 102 × 102 mm with a 20 mm inward tilt



World of football (5-a-side)

- 9 Pitches

Appendix 4

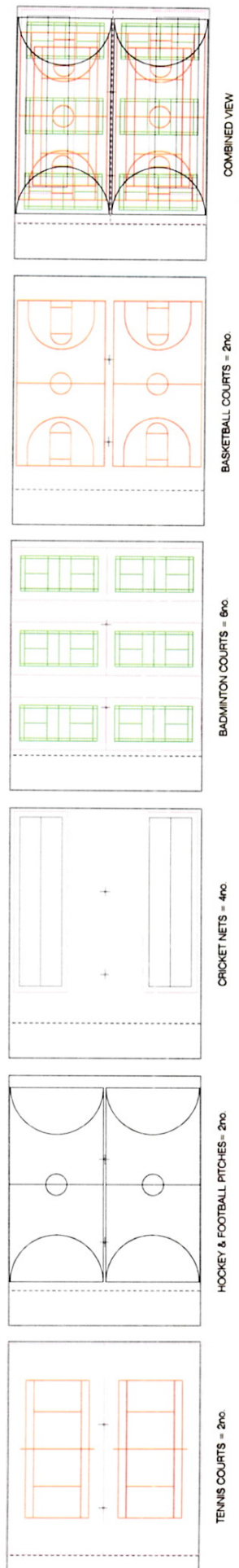


# Appendix 5

PROJECT  
SPORTS HALL LAYOUTS  
FOR DOUGLAS LOWE  
DRAWING  
PROPOSED LAYOUTS  
OPTION 1

ian gaul  
architects

DRAWING NO. 22-110-01 REVISION: 001 DATE: 11 AUG 11  
SCALE: 25000:1 CHECKED:  
1:100000:1 PKT  
4 - 6 colindale avenue, edinburgh, eh12 6uh  
tel 0131 337 5656 admin@ggaarchitects.co.uk



TENNIS COURTS = 2no.  
HOCKEY & FOOTBALL PITCHES = 2no.  
CRICKET NETS = 4no.  
BADMINTON COURTS = 6no.  
BASKETBALL COURTS = 2no.  
COURTS, PITCHES AND NETS SHOWN ARE OF 'RECREATIONAL STANDARD'

