



INTRODUCTION

CAD Architects are acting as the agent for the client, Truro City Football Club. The applicant wishes to construct a new football stadium and the associated works within a parcel of land adjacent to Langarth park and ride.

THE SITE

The application site is located within the Kenwyn parish. The application site covers an area of 4.41 hectares, and is part of the former land holding known as Langarth Farm which totals approximately 65 hectares. The site is located approximately 5km west of Truro city centre and immediately north of Threemilestone.

LAYOUT

The proposed layout of the site allows for two full sized football pitches, a clubhouse and all associated works such as four covered spectator stands, turnstiles, coach parking, fan zone and attenuation pond.

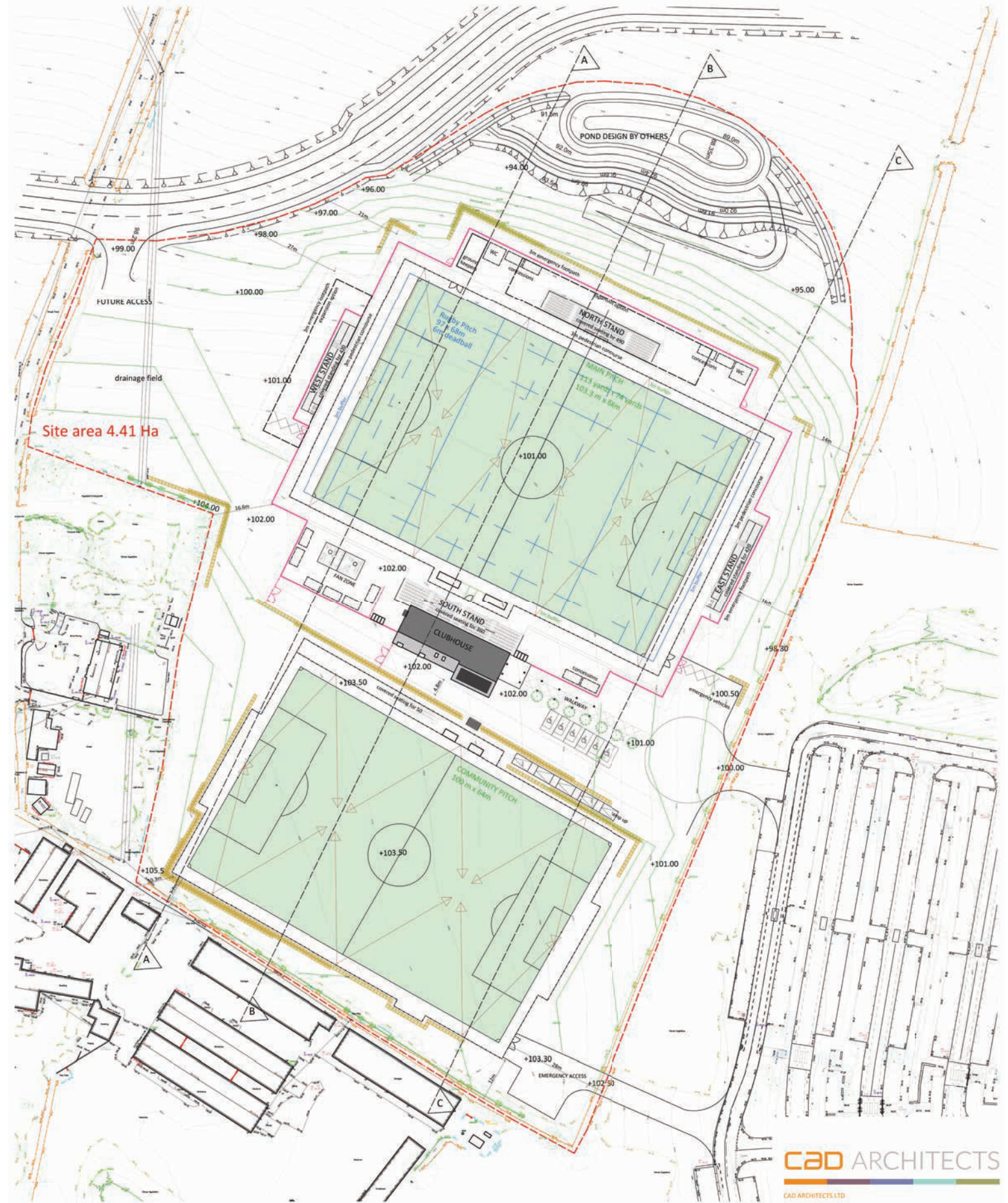
AMOUNT

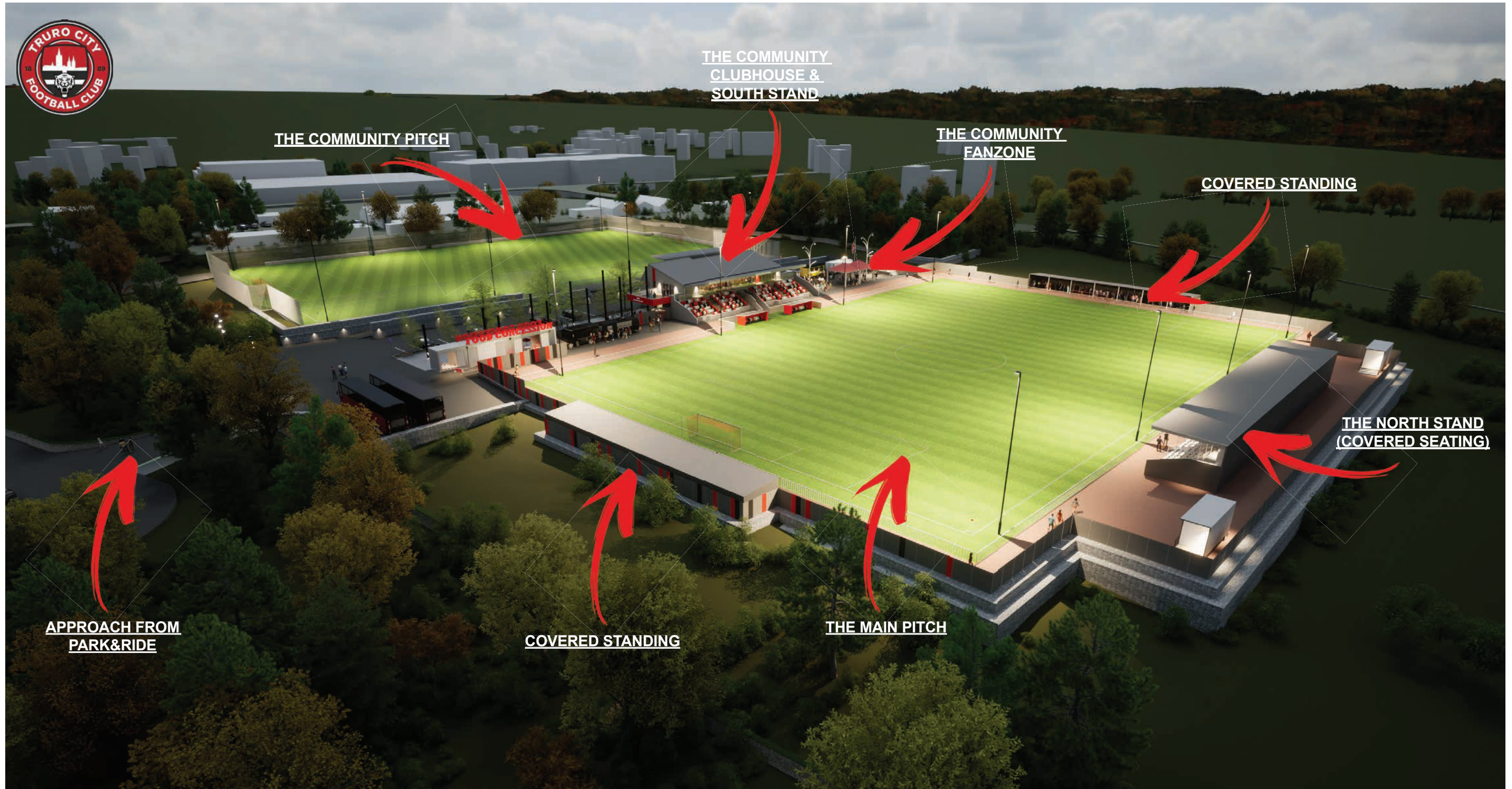
The proposed clubhouse has a gross internal floor area (GIA) of 559m² provided over two storeys. The main pitch and community pitch are 103.3x68m and 100x64m respectively, with the main pitch providing covered spectating for up to 1690 spectators, and the community pitch providing 50 covered seats.

LANDSCAPING

The site will be re-landscaped, and levels amended to suit the proposed works. Retaining walls will be used to help with any level changes. Existing boundary hedgerows and planting will be retained where possible. Where a new opening will be created to access the site from the east, a new Cornish hedgerow will be formed to bound the opening.

A new attenuation pond will be formed to the north of the site to deal with any rainwater run off and help drain the site due to its topography. This will also provide the opportunity for irrigation of the main pitch. This will be designed by a specialist to suit the needs of the site.





SCALE

Whilst the clubhouse has been provided over two storeys, the topography of the site allows for two full size pitches at different levels, with the clubhouse sited between the two. Thus reducing its perceived scale from any nearby public viewpoint.

CGI AERIAL OF PROPOSED SCHEME

APPEARANCE

The visible areas of the lower story of the clubhouse will be finished with split faced block, and the upper storeys will be finished with metal cladding.

The roof will be a similar metal profile cladding, and solar PV panels will be installed to the south elevation. Composite doors will be installed, and all windows will be grey uPVC. Red metal panels will be used throughout as blanking panels and cladding to the balcony area. Rainwater goods will be black uPVC units.

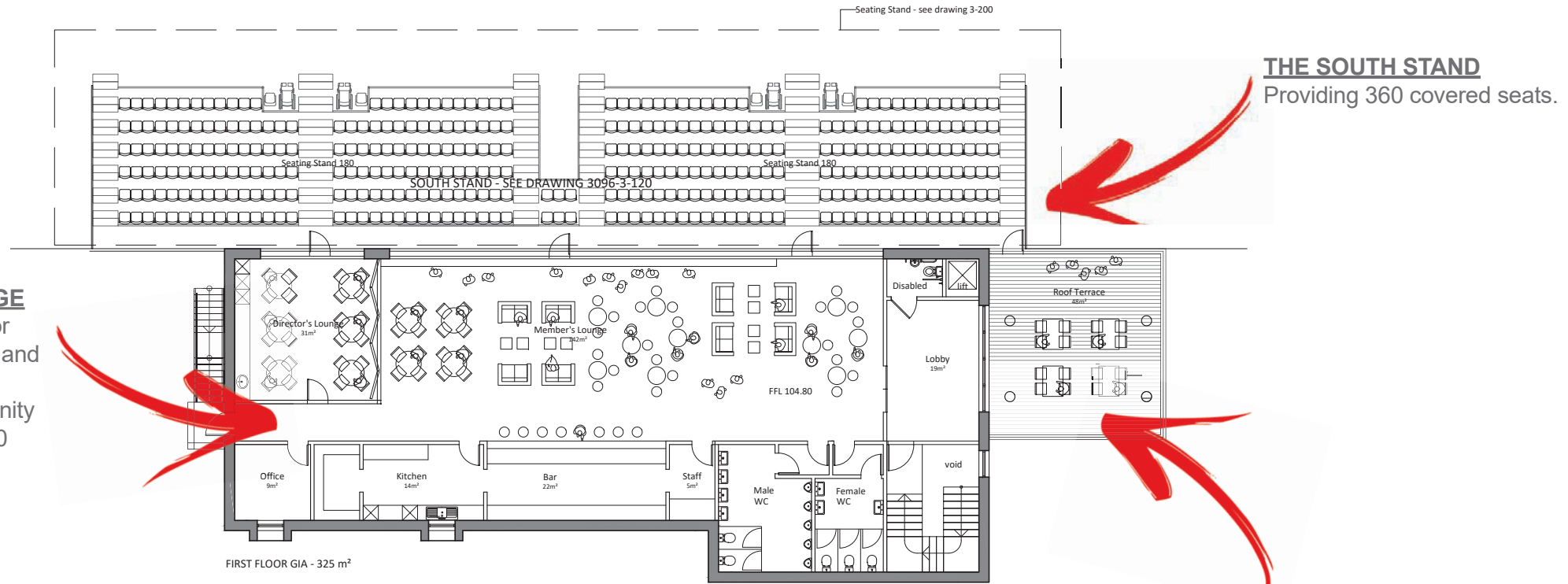
VEHICULAR ACCESS

Vehicular access will be limited on site to player coaches, emergency services and disabled parking. The site abuts the existing Langarth Park and Ride transport hub to its east, which will provide ample parking for users of the site. The car park within the Park and Ride consists of 1,209 spaces.



THE MEMBERS LOUNGE

- Match day hospitality for up to 250 club members and directors.
- Non match day community event space for up to 250 people.



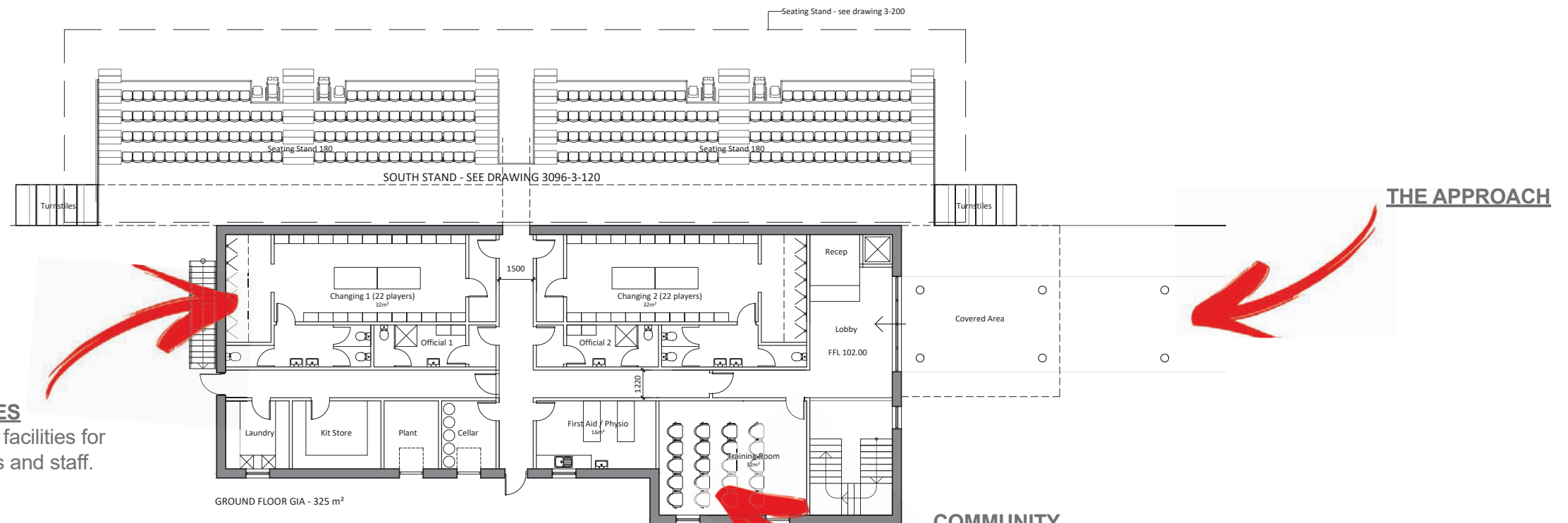
THE SOUTH STAND
Providing 360 covered seats.

THE ROOF TERRACE
Elevated pitchside views to take in the atmosphere.

02 PROPOSED FIRST FLOOR PLAN

REF SCALE 1:100

FACILITIES
Changing facilities for 22 players and staff.



THE APPROACH

COMMUNITY MEETING SPACE
Training, game analysis and interview opportunities.

01 PROPOSED GROUND FLOOR PLAN

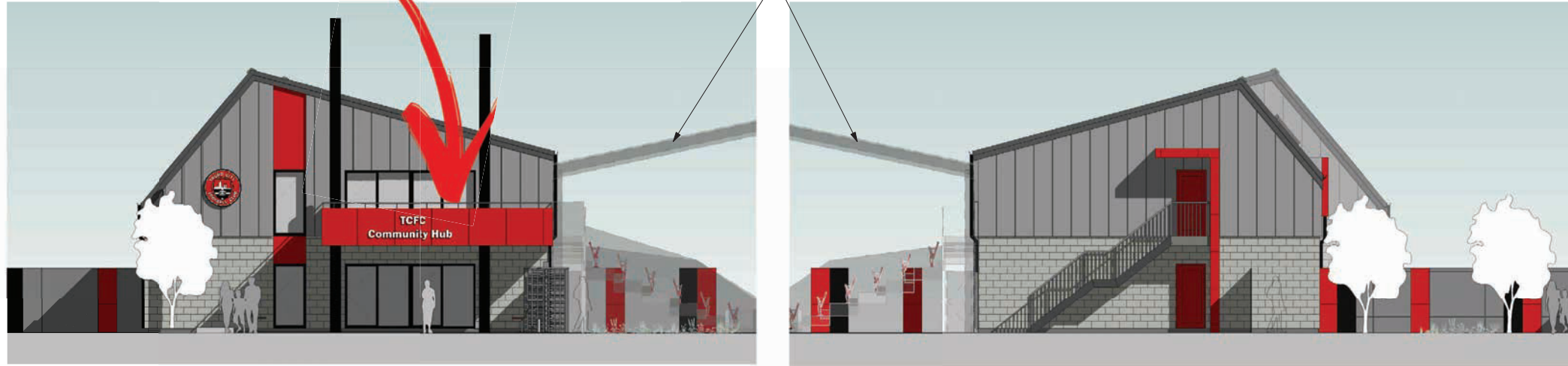
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THE ROOF TERRACE

Elevated pitchside views to take in the atmosphere.

See drawing 3096-3-... for South Stand Elevations



1 Proposed South East Elevation

REF SCALE 1:100

2 Proposed North West Elevation

REF SCALE 1:100

THE APPROACH



3 Proposed North East Elevation

REF SCALE 1:100

SECURITY
Turnstile access

THE SOUTH STAND
Providing 360 covered seats.

GLAZED ELEVATION
Unobstructed pitchside views from the members lounge/ bar.

SECURITY
High level metal perimeter fencing ensures a high level of security.



4 Proposed South West Elevation

REF SCALE 1:100

SUSTAINABLE DESIGN
South Facing PV Panels

SOFT LANDSCAPING
Creates a divide between pedestrian/ vehicle zones.



THE APPROACH



THE CLUBHOUSE AND THE SOUTH STAND



THE MEMBERS LOUNGE



FAN ZONE/ COMMUNITY MARKET