



Chase Lodge New Development

Building Capacity - Growing Participation

March 2014



About Chase Lodge

Camden Community Football and Sports Association (CCFSA) is the registered charity operating Chase Lodge. They purchased the 16 acre site from Camden Council in March 2010 with funding provided by The Marathon Trust to create a permanent home for Hampstead Football Club (HFC). HFC has over 30 teams including 9 girls' teams, an all-abilities academy and 2 womens' teams. The youngest members are just 3 years old (non-competitive) and the oldest are 18.

The club is a Football Association Charter Status club and with over 400 playing members is the largest youth football club in North London.

to a full size seniors pitch. The changing facilities have been amended to allow both boys and girls changing and in 2013 the disused tennis courts were transformed into 2 artificial turf, five a side pitches, a multi-use games area (MUGA), along with two basketball practice half courts.

On a typical weekend, all 12 pitches are fully utilised on Saturdays and Sunday mornings. On Sunday afternoons the site hosts a number of Jewish Football League teams. During the week the site is open to adult teams who train at the facilities and it is used by many local schools, as well as being the home for Middlesex University's football teams.

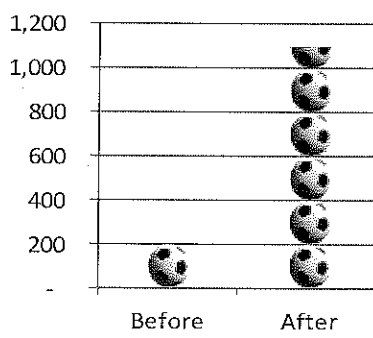
Key Statistics:

- 12 grass pitches
- 2 new 4G 5-a-side pitches
- New MUGA
- Up to 48 matches played each weekend
- Up to 750 players on a Saturday and over 1,100 players per week using the site
- Changing rooms enhanced
- Site entirely re-fenced
- New five a side pitches
- Up to 180 volunteers in attendance each Saturday
- Over 50% of junior players are girls
- 2 womens' teams created
- Over £1 million of grant funds accessed to redevelop the site
- CCFSA is entirely self funding with no cost to Barnet Council

New development will add:

- New high quality junior pitch
- Full size 4G 'Trophy Pitch'
- Capacity for additional 240 players each weekend
- New bark trail
- New outdoor gym equipment

Players using Chase Lodge each week

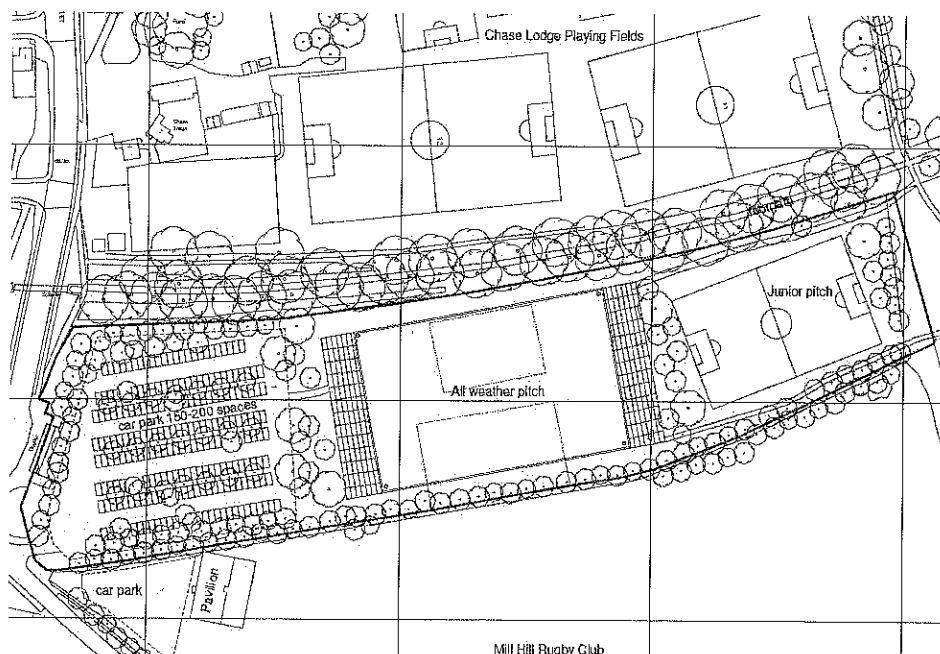


Usage of Chase Lodge has risen more than five fold since being taken over by CCFSA

At the time CCFSA acquired the site, there were four pitches which had limited usage, typically a total of 8 matches per week. There were derelict buildings and abandoned tennis courts with only one single communal changing room which restricted the usage of the site and prevented girls' teams from playing.

In the four years CCFSA have been running the site they have transformed the facility. With a permanent on-site groundsman, the site now has a total of 12 football pitches ranging from U8 pitches through

The New Development



CCFSA have identified a derelict site sitting between Chase Lodge and Mill Hill Rugby Club. Land Registry suggests the front part of the site is owned by the former Middlesex County Council (possibly inherited by Barnet Council) and the rear part of the site appears to be unregistered land. Research would suggest that both pieces of land were part of the original Chase Lodge site and was separated only by the building of the railway line. CCFSA have received funding from Marathon Trust to commission a site masterplan including this derelict land. It would allow the creation of two new pitches and provide sufficient on-site parking for the expanded site. CCFSA have held discussion with Marathon Trust and, at this stage, they have indicated that they would be prepared to consider funding to acquire and redevelop the site.

We are therefore seeking to clarify and, if necessary, purchase Barnet's interest in the site.

Development Impetus

Prior to Saracens moving into Copthall, parents and family members of players could park on the surrounding streets. The new parking restrictions have limited the support team members can bring. With only 20 on-site parking spaces and 30 visitor parking places for the whole community on Page Street, it has restricted the number of family members that players can bring in support, typically grandparents who cannot walk the very long distances from outside the CPZ. It has also deterred some teams from using the site on Saracen match days. In a few cases, volunteers have received verbal abuse from away team supporters when they have been ticketed for parking in the wrong place on Saracens' matchdays which are not clearly signed

CCFSA have investigated expanding on-site parking but the only potential area has severe access limitation and it would also take up the space where two new junior pitches could be located.

The new development also offers the option to develop a 'Trophy Pitch' – a floodlit, full size artificial turf pitch with a small grandstand holding up to 200 people (100 seated and 100 standing). This would allow a semi professional team to play on site. As part of the original proposal it was intended that Kentish Town FC would play at Chase Lodge – they previously played in Copthall but were evicted when Saracens took over the site. Kentish Town FC play in the Spartan South Midlands League Division One, Step 5 in the National League System and need facilities that meet FA specification. Currently they are playing at Hillingdon, well away from their established fan base. Developing the 'Trophy Pitch' with artificial turf would enable Kentish Town to return to their previous fan base, re-establish the link between the junior player pool and a senior club. It would also allow much greater usage as it could be used as a full sized pitch or be subdivided into three five-a-side pitches when Kentish Town are not playing at home, a fantastic community resource for the Borough.

In total, the new development could create capacity for an additional 240 players each weekend in high quality, well maintained facilities, as well as creating ancillary sports facilities for their families and friends.

The new development includes provision for a bark trail and outdoor gym equipment to allow other family members to participate in sports activity whilst their children/siblings are participating in football and sport on the main Chase Lodge site.

The Short Term Need

In the immediate short term, there is a need to find at least 50 car parking spaces to meet the demand of the current users. The pitches are let in three, 2 hour slots on Saturdays and Sundays with up to 240 players plus officials in each slot. Currently there are only 20 on-site parking places plus between 10 and 20 available on-street visitor spaces. Even with car sharing, there is a significant deficit of parking spaces which means that some parents simply drop off their children but do not come in to spectate. This can create safeguarding issues with younger children.

The derelict site has hardstanding in the section immediately fronting Page Street which we believe, with very little effort, could act as temporary car parking for approximately 50-60 cars and which could be brought into use in a matter of weeks. Granting a temporary licence to use this space, while the Council's broader strategy for Copthall is finalised, would overcome an immediate problem.

CCFSA have been trying to address this problem since the CPZ was announced over a year ago but to date no resolution has been found. The longer the current situation continues, the greater the risk that it will stifle growth of Chase Lodge and prevent hundreds of children playing sport in high quality, safe surroundings and threaten the investment made by funding bodies, such as Sport England and the Marathon Trust to name but two.

We hope that, at the very least, Barnet will grant permission for the temporary use of the derelict site for car parking while the Council's strategy is being finalised, with the objective of purchasing and redeveloping the site in the longer term. We would ask Officers and Councillors to kindly consider our request.