



Borderville – A Vision For Sporting Future

Combined sports and educational facilities

In a project that highlights the breadth and value of LK2's experience and specialist consultancy services, the practice was instrumental in bringing to life a project that had spent several years in discussions between Stamford AFC and Burghley House Preservation Trust (BHPT).

“Congratulations to Stamford AFC, local partner organisations and Lincolnshire County FA for making this stunning complex a reality. It is a wonderful example of how the Premier League and The FA Facilities Fund can make a real difference in supporting the grassroots infrastructure in football around the country.”

Greg Dyke
Chairman of the Football Association

Stamford AFC were negotiating to relocate to a new, purpose built stadium, primarily to allow BHPT to regain use of the land the existing stadium stood on. The stadium was then to be demolished to make way for a new housing development. This was initially set to be a developer-led scheme that would see part of the new stadium funded by the sale of land to be used for the new housing.

LK2 were originally approached by both the FA and Stamford AFC to support and advise on the relocation of the club and the concept and scope of a new stadium.

One of the key issues for the new stadium was its ability to meet exacting criteria set out by the FA and Sport England, this would have a critical bearing on the amount of grant funding the new facilities would be able to attract.

Following a feasibility study, LK2 concluded that only basic grant aid would be available for the initial concept for the facilities and that a stand-alone relocation of Stamford AFC was unsustainable from a commercial perspective.



LK2 identified in its study that if additional and complementary activities could be sought, these would help mitigate the risk and future-proof the project. As an extension to this potential solution, LK2 studied the wider need for improved sports facilities in the Stamford area and how these could link into the ongoing Sport England and FA strategies.

By proposing to create a more comprehensive shared facility LK2 achieved a better provision of sports facilities in

the area and the ability to attract multi-million pound grant aid, with reduced risk. This meant the project's stakeholders take ownership of far superior facilities and have a reduction in their individual capital investment.

To facilitate this, LK2 approached New College Stamford with the aim of it becoming the third partner in a joint venture with Stamford AFC and BHPT. LK2 demonstrated how each of the partners could share the new facilities to maximum potential and also, crucially, how the partner organisations could either extract value from their existing assets or achieve cost savings by consolidating activities from other locations to the new facility.



A feasibility and master-planning exercise of New College Stamford's campus was undertaken to secure its interest in the project. 3D modelling of the existing campus layout showed how it could be optimised, highlighting where value could be generated without compromising the future of the campus. The exercise also showed how much of its off-site facilities and activities could be moved back onto the campus or the new purpose-built facility, creating significant ongoing cost-savings.

The practice then undertook a detailed and intensive design process to both optimise the shared space and zoning for each of the partners and maximise grant aid alignment. Continuing to act as the interface between the partner organisations and the grant funding bodies throughout the process, LK2 ensured that the maximum amount of grant aid was achieved and that the facilities offer the optimum solution to each of the project's stakeholders.

Overleaf: Aerial view of
Stamford Sports Centre
Top: Sports Hall
Image courtesy of RG Carter



The final design process established a circa £6m sport & educational facility comprising:

- 4 court badminton hall and associated changing facilities
- Sports science facilities
- Flexible and multifunctional accommodation providing the following:
 - Three teaching rooms accommodating between 15 and 150 people
 - Function room and bar for up to 200 people
 - Management suites
- Third generation artificial grass pitch and associated changing facilities
- Bistro and cooking facilities
- Football kitchen prep areas
- Physio and meeting rooms
- Full size grass 1st team pitch and stadium
- Fitness suite
- Community grass pitches, associated parking and ancillary space