



PROJECT POWER UP

Recharging ‘the Engine Room’ to create a modern sports facility and club house for Melrose FC

“In the past, the Engine Room at Gibson Park was used by the Fire Brigade to put out fires in our community. Now it is used to ignite the flame of sporting ambition in our young people as Melrose Football Club’s headquarters.”

“Project POWER UP will inject new energy into the Engine Room and spark a renaissance at Gibson Park, with a modern, safe and secure sports changing facility and a new activity space in the historic building for use by the Club and wider community.”

Greg Simpson, Melrose FC Chair

Supported by:

Melrose and District Community Council
Melrose Primary School
St. Mary’s School
The Ormiston Trust for Institute



What is Project POWER UP?

Project POWER UP is an ambitious development plan for Melrose Football Club. It will create a new modern changing room facility and club house by extending and remodelling the Engine Room at Gibson Park, which currently serves as the Club's headquarters.

Project POWER UP would see a new twin changing room built alongside the Engine Room with the historic building restored and opened up for the community as a multi-purpose activity space managed by Melrose Football Club.

The new community sports facility created by Project POWER UP will be a valuable long-term asset for the town of Melrose. It will provide:

- A focal point on Gibson Park for Melrose Football Club with room to grow our service to the young people of local area and improve physical and mental health;
- A new activity space for use by the Club, Melrose Primary School and the wider community that celebrates the town's heritage and history;
- Another jewel in the crown of the Melrose sporting community, creating an arc of sporting excellence around Gibson Park alongside our neighbours at Melrose Rugby Club, Melrose Waverley Tennis Club and Melrose Bowling Club.

Melrose Primary School supports Project POWER UP and recognises the direct benefits the new activity space will deliver for the school.

Additional changing facilities, close to Gibson park will improve learners experiences of outdoor exercise activities, improve learners experiences of Sport's Day events and allow the school to host visiting schools for community competitions

A new community activity space will facilitate meetings with school stakeholders in a neutral space including parent/partner meetings, parent workshops, community engagement meetings, a space to share displays of community linked projects and to assist in fundraising events.

Why is Project POWER UP needed?

The junior and youth playing membership of Melrose Football Club has boomed over the last 3 years, increasing by 27% since 2019. We now have over 300 registered players between the ages of 5-16. We also provide adult football to around 75 men and women. The growth in girl's football has been particularly strong and our girls squads now play competitive matches under the Scottish Women's Football pathway.



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This growth, while welcome, is placing our existing facilities under severe pressure. Our membership of the Scottish Youth Football Association and Scottish Women's Football requires us to offer specific facilities in order to play league football. This includes changing rooms, showers, toilets and space for referees. All of this is currently provided in the Engine Room building at Gibson Park which serves as the Club headquarters, storage space, changing room, shower, toilets and kitchen all crammed into 17 square metres.

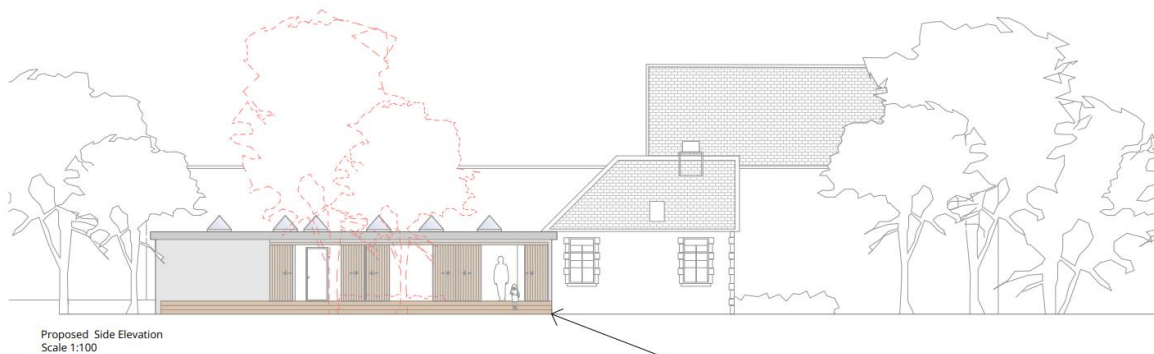
In particular, the Club lacks safe, secure and private changing facilities for our girls and women's teams. We are regularly hosting girls and boys teams from around the Borders and the Lothians and we are unable to provide an adequate welcome befitting of the town.

Project POWER UP development plans

The project includes the addition of a purpose built timber changing facility of up to 110sqm to provide home and away dressing rooms including showers and toilets, a referees room, equipment storage space, a disabled toilet and a kitchen.

This changing room building will blend into the Engine Room building through a glass annex that will serve as a secure entrance with access to kitchen and disabled toilet facilities.

The historic Engine Room of 17.27sqm will be remodelled to provide a single open space. The doors will be restored to their original colours and able to be opened to the high street. A paved area will provide seating and picnic facilities with a view of Gibson Park and the Eildon Hills. Some minor exterior work is required and the interior will need to have a heating solution and made energy efficient.

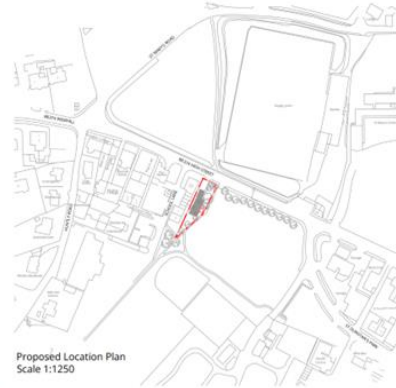




Project POWER UP

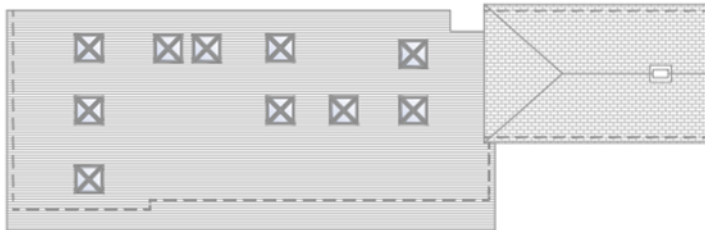


Proposed Front Elevation
Scale 1:100



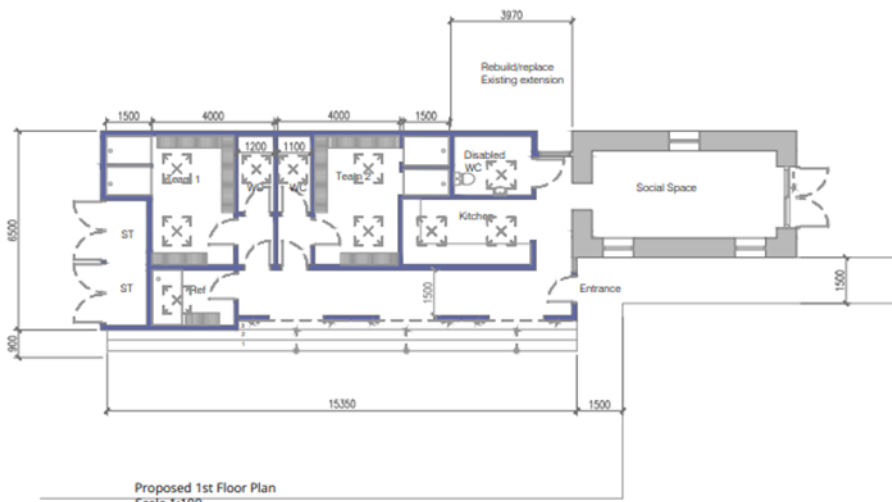
Proposed Location Plan
Scale 1:1250

CAMERONS STRACHAN YUILL ARCHITECTS
 10241 Melrose Football Club
 Melrose
 Proposed Plans
 10241-0-04
 10241-0-04



Proposed Roof Plan
Scale 1:100

Disclaimer:
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Proposed 1st Floor Plan
Scale 1:100

New Structure



CAMERONS STRACHAN YUILL ARCHITECTS

client:	Melrose Football Club
project:	10241 Melrose Football Club Melrose
site:	Proposed Plans
status:	Initial Design
scale:	1:100 @ A3
number:	10241-0-06
drawn:	NM & TT
date:	July 2022
rev:	



CAMERONS STRACHAN YUILL ARCHITECTS
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Project POWER UP



SKETCH VIEW FROM THE NORTH.

MELROSE FOOTBALL CLUB OUTLINE PROPOSALS: AUGUST 2022

CAMERON STRACHAN YUILL ARCHITECTS.

Project POWER UP status and management

Project POWER UP is currently in pre-planning application stage. The project will be fully costed in advance, with input from technical advisors and including contingency for unknown overspends. A funding structure will be agreed prior to commencement of the main build stage, with no debt incurred in the process.

As a community club, Melrose FC is supported by our officers, adult players and the parents of our registered junior and youth players. Our size provides us access to many professional skills through this network.

Melrose FC has employed Cameron Strachan Yuill Architects and Ferguson Planning Ltd as project managers. This team shares the skills and experience to deliver projects of this size and the understanding required to provide community value.

Cameron Strachan Yuill have significant experience in developing community assets such as village halls and sporting pavilions.

Ferguson Planning is an independent and chartered planning and development consultancy offering leading independent town planning advice to both private and public sector clients and have a significant heritage portfolio.



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The Melrose FC Team includes Greg Simpson (Chair), Alan Milne (Vice Chair) and Alasdair Wright (Treasurer). Greg is the Head of Communication Strategy for High Speed Two (HS2) Ltd. Alan is the Financial Director of BSW Group. Alasdair is the Chief Marketing Officer for Broadway Partners Limited.

This team has excellent relationships with Scottish Borders Council political, planning and heritage officers.

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About the Engine Room

Commissioned in October 1901, the Engine Room was built to house the horse-drawn fire engine that served the town. By the start of the First World War, a new contract was drawn up with one Mrs Hamilton to use her “large motor car”. to pull the engine “owing to the heavy strain on the horses”.

A large fire at the Abbey School for Girls in Ormiston Terrace in 1919 prompted more change with a “hooter” being purchased to summon the Brigade. The hooter was replaced by an air-raid siren during World War Two which remains in place today.



The station finally closed in August 2007, with Watch Manager Gordon Blain pulling the doors down for the last time. “There were tears and a lump in the throat as Melrose Fire Station was consigned to the history books,” reported by the Border Telegraph.

But the old Engine Room got a new lease of life in February 2011, when Melrose FC adopted it as their changing rooms and HQ. This put the club on a firm footing and we have been growing ever since. The space is also currently used for local events such as the Melrose Festival, Melrose 7s and charity events.



The Engine Room is in good repair but to make best use of the building it will need extensive interior work, including central heating.

About Melrose Football Club

Melrose Football Club (MFC) was established in 1995, by a group of ‘footballing’ parents who identified the need to set up arrangements that would provide football training, development and match play for local youth. The primary aim was to provide



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boys and girls with the opportunity to enjoy playing football in a safe and friendly environment.

Based at The Engine Room, Gibson Park, Melrose, TD6 9RY, MFC is a non-profit making organisation run by volunteers who deliver the opportunity for junior and youth football participation from age 5-16+ for young people who live in Melrose and the surrounding area. The Club also provides a structure through which adults can enjoy recreational football.

As a community club, MFC seeks to increase participation in football among young people in the local area to improve mental and physical health. We do this by engendering a love of football in our players, so they want to come back week in week out, keep fit and healthy and learn life and social skills.

The Club is inclusive. MFC does not select players on their ability; rather, we offer kids of all abilities, and from all backgrounds, the opportunity to develop at their own rate. – players play and learn together, regardless of ability.

The Club is affiliated to the Scottish Youth Football Association (SYFA) and Scottish Women's Football (SWF) – as well as Scottish Borders Junior Football Association (SBJFA).

Our players are provided with a football pathway through junior and youth levels to develop their skills and maximise their football opportunities now and in the future to encourage sport's participation through the rest of their lives.

MFC currently has around 300 registered players, around a third of whom are girls. this represents a 15% increase on membership levels since 2019/20. Squads train at least once a week in addition to weekend match play against other clubs through the affiliated associations.

MFC also offers recreational football to adults and currently provides two nights a week of men's football to a membership of 50, and one night a week of ladies' football to a membership of 25.

Melrose FC current facilities

Playing space for matches and training during spring, summer and autumn is on public ground owned by the Ormiston Trust and managed by the Scottish Borders Council at Gibson Park, Melrose, which currently constitutes of:

- One 11 a side pitch, 'the School Pitch', opposite Melrose Primary School
- Two mini pitches and four 4v4 pitches on Gibson Park
- Training space for two 7v7 pitches on 'the Triangle'



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During winter months, in order to protect public areas from degradation and access lighted facilities, MFC hires space for training and match play on the 4g pitch at the Greenyards, owned by Scottish Borders Council and managed by Live Borders.

MFC is required to bid for space on the Greenyards alongside other sports clubs in the area including Melrose Rugby Football Club.

MFC leases its current facilities from the Scottish Borders Council on a long-term lease. The 'Engine Room' at Gibson Park consists of:

- One changing room
- Single shower
- Toilet and disabled toilet
- Referee space
- Kitchen

We also have an equipment store in the shed's opposite the Primary School and share facilities with the school and Melrose in Bloom to store our goals.