



Alliance Leisure



Full Site Refurbishment



April 2023



10 months

Having previously been the site of a Roman Settlement, the site has been steeped in a rich sporting tradition.

The racecourse Ground, as it was initially known was borne from the origination of a horse racing venue from as early as 1848.

The Racecourse Ground later became the County Cricket Ground after the Derbyshire County Cricket Club started playing there in 1871.

The dual facility also proudly hosted iconic sporting events including an FA Cup Final replay and an England international match. Following the closure of the Racecourse, the land was retained by the council for public recreation and partially converted into football pitches.

Universal Civils & Build were approached in early 2022 by Alliance Leisure to put together an outline proposal to refurbish and enhance the Football facility as part of their Leisure Framework programme.

This created several challenges with respect to the permanent works design taking appreciable cognisance to sustainability and the proposed works being on the flood plain of the river Derwent.

Working within a flood plain inherently creates several challenges and natural unknowns and was exasperated by an artificially high water table. During early contractor involvement, our fastidious and forward thinking approach allowed an innovative design to be adopted using modern water management techniques, holding rainfall within the site.



### Universal Group

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The design allows for a large amount of water storage before discharging into the existing system. This constituted thousands of tonnes of imported permeable stone, along with 2 large above-ground water storage areas acting as ponds/lakes which achieved our design requirements and additionally an aesthetically pleasing solution. The design outcome managed the rate of water egress from the surrounding area to prevent the river Derwent from breaching its banks.

An additional challenge was the site being founded on an archaeological site. This culminated in 20 archaeological trenches being dug prior to the main contracted works commencing. This was imperative to ensure a viable scheme and helped to mitigate any potential impact or elongate the already constrained programme of works.

The programme of these work had to pay cognisance to accommodate the needs of the two main football leagues that use the pitches on a weekly basis, prior to the handover of the site as the main construction work commenced.

The archaeological evaluation is to determine the presence or absence of archaeological remains that may be affected by the proposed development of the Football Hub, and to establish the significance of anything that may be found. The area has undergone very little modern development and part of the site lies within the area of Roman Derby.



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Universal Group utilised the expertise of our in-house ground solution and piling division to support the project through early contractor involvement to ensure the design solution was both robust and cost effective.

Universal Group were able to engage expertise at all levels with our extensive supply chain and feed this back through a single point of contact.

The works have seen Universal Civils & Build collaborate with more than 30 of our diligent supply chain partners on the scheme, all of whom should be commended on their commitment and their exemplary level of workmanship.

This state-of-the-art facility is set to breathe new life into the Racecourse, offering three new full-size 3G football turf pitches (FTP), and the refurbishment of the existing FTP. developed through the Football Foundation pitch framework and will enable the hosting of hundreds of matches every weekend. This development will provide high quality, sustainable facilities for year-round pitch use, ensuring a lasting future for grass roots football.

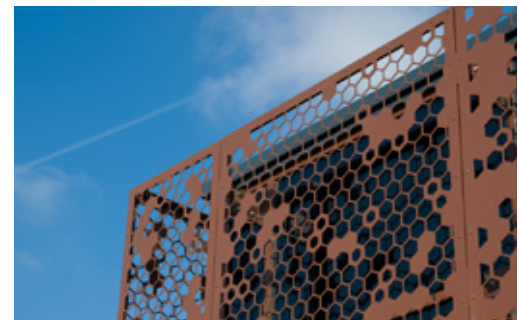
The community building features amenities like the community café, meeting spaces, and changing places toilet, along with enhanced community spaces to create gathering points for residents of all backgrounds.

The Racecourse Park has also seen improvements, featuring a recently added play area, basketball court, and outdoor gym and general landscaping to enhance the overall aesthetics. It will also include a large 200 space car park with improved entry and exit points to site, which will allow ample parking, which will end years of parking problems experienced during weekends.

This project has been an excellent example of successful partnership working. A combination of Alliance leisure and Universal Group working through the UK Leisure Framework, has brought expertise to this development at every level and stage of the project to deliver a fantastic facility that integrates superbly with the existing building and the pitch works completed by the football Foundation. Thanks to this combined effort, the community in Derby now has a facility that will support the activity needs of many generations.

The £11.9 million investment project, jointly funded by Derby City Council, The Premier League, FA and the Football foundation was successfully opened to the public in February 2023 and is operated by Leisure United.

Universal Civils and Build are proud to be part of such a wonderful project to help the local community put PRIDE within the Derby area.



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