Saunders Boston Architects

South Holland Health & Wellbeing Hub

Design and Access Statement Revisions Addendum

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Design and Access Statement Revisions Addendum

for

South Holland Health & Wellbeing Hub

at

Castle Sports Complex Site, Spalding, PE11 2AJ

on behalf of

South Holland District Council

QA

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1.0 INTRODUCTION

This Design & Access Statement Addendum picks up proposed alterations from the original application document.

This document picks up any amendments that have occurred in the format of the original Design and Access Statement, thus allowing easy identification and comparison

The amendments noted within this document are necessary as a result of:

- Consultation with Sport England with regard to the size and configuration of the proposed Sports Hall
- Further engagement with England Athletics, British Cycling, Football Association and the Football Foundation on the external facilities.
- Challenging ground conditions and the need to raise the swimming pool tanks out of the ground, and rationalise the basement construction, to assist with buildability.
- The limited structural capability of the existing sports centre to accommodate structural alterations

The sum of these alterations retain the ethos and look of the original application, with minor visual impact where they occur

2.0 IDENTIFICATION OF NEED

Unchanged

2.1 STATEMENT OF NEED

Unchanged

2.2 THE BRIEF

Following consultation during the planning consultation period, Sport England advised that a traditional form of 4 badminton court sports hall would be required.

Sport England requested a 33m x 18m sports hall with 4 badminton courts set out in accordance with policy 32 in the South East Lincolnshire Local Plan.

Activity Area	Existing Facility Provision	Proposed Facility Provision
Dry side Sports Hall	8 court sports hall.	Traditional 4 court sports hall

3.0 SITE LOCATION AND ANALYSIS

Unchanged

4.0 STAKEHOLDER CONSULTATION

Unchanged

4.1 CLUB AND NGB ENGAGMENT

Further engagement has taken place leading to minor amendments to accommodate the requirements of each sport:

- England Athletics - Inclusion of an Active Track.
- British Cycling - Inclusion of dedicated cycling features to help with cycling skill development.
- Football Foundation - adjustment artificial turf pitch position.
- England Netball - adjustment to the multi-use games area.

4.2 STATUTORY CONSULTEES

Sport England – requests to accommodate a traditional 4 badminton court hall (33m x 18m standard)

4.3 PUBLIC CONSLTATION

Unchanged

4.4 LOCAL PLANNING POLICY

Unchanged

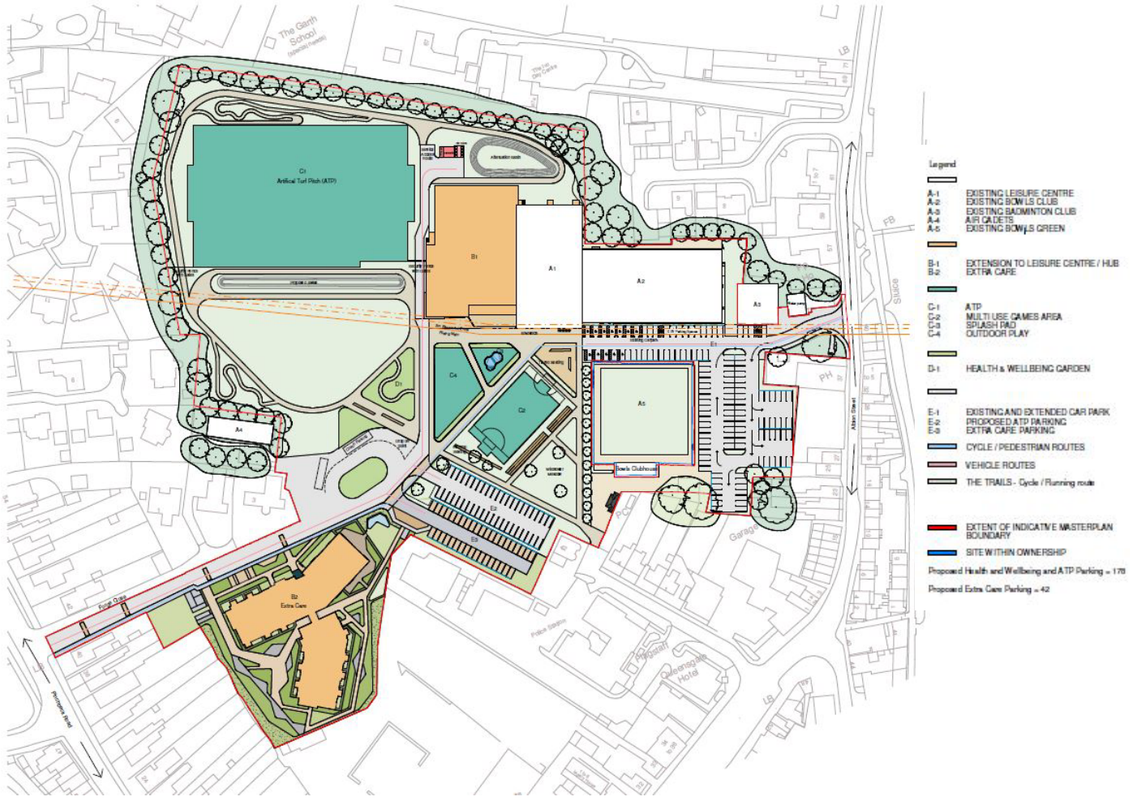
5.0 THE LUF BID

Unchanged

6.0 THE MASTERPLAN

The revised master plan illustrates the key site wide amendments:

- Revised running trail to accommodate England Athletics feedback
- Revised cycling track to accommodate Pedals Cycling feedback
- Reconfiguration of Health and Wellbeing Garden
- Splash Pad relocated into outdoor play area
- Formalisation of the Multi Use Games Area



Sketch visual of wider masterplan

7.0 HEALTH AND WELLBEING HUB DESIGN PROPOSALS

7.1 INTRODUCTION

Unchanged

7.2 SITE SELECTION

Unchanged

7.3 DESIGN DEVELOPMENT

Further design development has occurred to accommodate feedback through-out the planning process and to minimise constructional challenges. This further development has resulted in the alterations occurring in 3 main areas:

1. Reconfiguration of facilities within the existing sports centre (A1) to accommodate the limited structural capabilities of the existing building.

2. The new building swimming pools and village change raised 1m higher than the original application to assist with buildability around the high-water table.

3. Alterations to the outdoor running and cycling routes to accommodate feedback from the respective NGB's / users

7.4 SITE CONSIDERATIONS

Unchanged

ORIENTATION

Unchanged

SITE MASSING

The new build element of the application (swimming pools and village changing) are all raised out of the ground by 1m greater than the original application. However, the internal volumes of these spaces have been reduced so that the ridge / parapet height remains the same as the original application.

The original massing remains unchanged despite the changes described above

WASTE COLLECTION

Unchanged

SITE SECURITY
Unchanged

SPATIAL APPROACH AND SPORTS PROVISION

Whilst the ethos is unchanged the exact format of the running tail and cycle track have been amended. The splash pad has been relocated away from the new building into the play area where it becomes a complimentary part of the outdoor activities

KEY
A. Multi Use Games Area
B. Play Areas
C. Health & Wellbeing Gardens
D. Cycle and Run Circuit
E. ATP (by others)
F. Splash pad
G. Plaza space with seating



Sports Provision Diagram

VEHICULAR ACCESS AND MOVEMENT

Unchanged

SITE BOUNDARIES AND PEDESTRIAN MOVEMENT

Unchanged

GREEN INFRASTURTURE

The arrangement of green infrastructure is amended to reflect the new cycling and running routes, but with the same quality of landscape as the original application



Green Infrastructure Diagram

7.5 BUILDING CONSIDERATIONS

HEALTH & WELLBEING HUB

The internal layout of the proposed new centre has been amended to reflect the consultation and engagement feedback received.
Broadly:

- The plan layout of the changing village and plant is the same
- The pool has moved to the west by approx. 3m.
- The existing building internal layout has been following omission of additional accommodation at first floor level.
- The bowls club remains unchanged

Entrance – The building is entered via a draught lobby located within the central pedestrianised area of the site. The entrance glazing has a copper colour frame and will have signage on the glazing to provide prominence but to be subtle within the park environment. Double automatic doors provide access from on arrival and prevent either draughts entering the building or heat being lost. A buggy store area with a lockable rail is located within the lobby and is visible from reception to assist with security.

Once through into the centre you are greeted by the central reception which serves the Health and Wellbeing areas to the right, or the sport and leisure facilities to the left. The atmosphere and environment will welcome everyone at this central point of access to the building and will clearly indicate the routes to follow with minimal signage.

Food and Beverage – The reception area has the ability to serve food and beverage centrally into the Hub and is supplemented by vending through-out the key common areas. Food and Beverage can be easily offered into the Activity Zone directly in front of reception. The kitchen and servery have been removed and reception will have a small 'grab and go' style catering offering, which will be supplemented by vending throughout the key common areas.

Health and Wellbeing – Turning to the right on entering the building accessed via a short corridor brings you out at the waiting area for the Health and Wellbeing. The area comprises individual consultation rooms for either multiple organisations or rooms as a permanent base. A community group / activity space is provided to support the consultation rooms, located on the first floor (Studio 1). All of this area is set in a tranquil part of the building away from large groups or noisy activities. The health and wellbeing are adjacent to the existing indoor bowls club facility.

Bowls Club – The existing Bowls club is retained in its current form, but the first bay of the external envelope is re-clad to connect in with the new extension and refurbishment works. Whilst the bowls club has its own food and beverage facilities the arrangement of the new building will encourage better inclusion with the rest of the community.

Leisure Centre viewing – On arrival at the Health and Wellbeing Hub, directly ahead takes you to the activity zone with its integrated viewing area. Visitors can take the steps or the level change lift up 1m to view into the Teaching pool on the raised level. This area also views back onto the activity zone.

Reception Area – Positioned centrally is the leisure centre reception, which has space for 2 members of staff and a cash office to the rear. Anyone wishing to use any of the sport and leisure facilities will have to pass through the barrier control area from which the usage of the building can be monitored on both a day to day basis and for historical data.

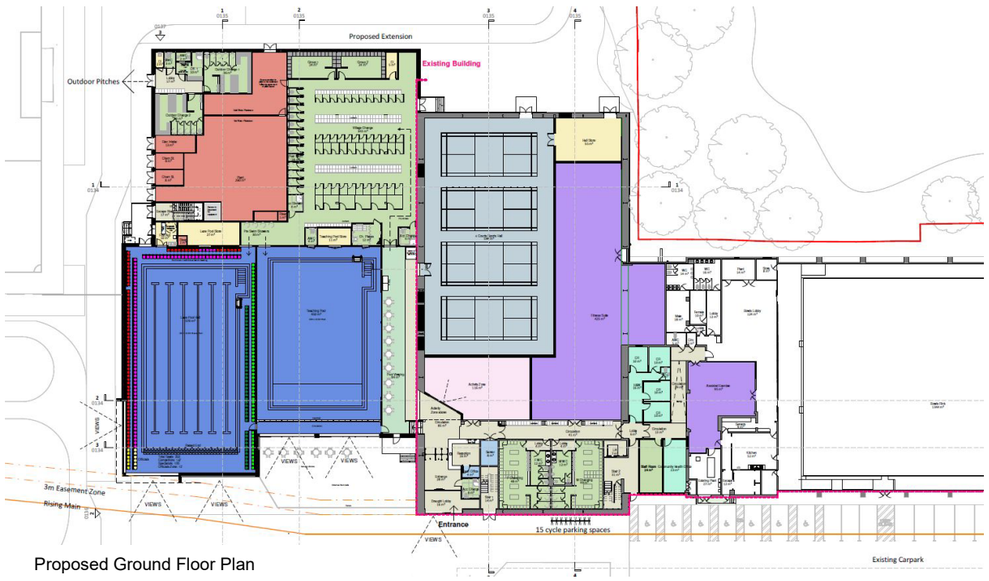
Activity Zone – This area offers over 900m3 of activity volume over two full storeys of the building. Once inside there is a briefing area where inductions and any necessary clothing / equipment is provided. This area will be divided into zones with features such as adventure climb, soft play or TagActive which can be used by all age groups and individuals or groups.

Fitness suite – The fitness suite will have a variety of zones to accommodate the following equipment:

- Free weights and stretch
- Cardiovascular
- Resistance
- Functional

In total the room is 425m2 and will accommodate 100 stations of equipment

Sports Hall and changing facilities – A new 4 badminton court sports hall (33m x 18m in accordance with Sport England requirements) has been created within the existing part of the original leisure centre. This will have a semi-sprung floor and walls all painted in Sport England blue providing a large multi-space for multiple sports. A dedicated sports hall store is provided which is 10% of the size of the floor area in the hall.



Proposed Ground Floor Plan

Dry Change
Adjacent to reception are the changing rooms. The changing comprises male, female and access rooms in an open plan format with shower enclosures and changing cubicles in the corners.

This will service those using the facilities on both floors and comprises male, female and access changing. The specification is higher for these changing rooms as they are part of a membership package and thus will have lockers around the perimeter with corner changing cubicles and central bench seating. The showers will all be individual cubicles and there will be individual vanity units with hairdryers and mirrors

Outdoor Changing – Dedicated outdoor changing is provided for use of the Artificial Turf Pitch. These rooms comprise male, female and 1 officials' room with the access changing room. The format is open plan with shower enclosures and changing cubicles in the corner – the floor finishes are specific to outdoor footwear. These have been designed in accordance with Football Foundation guidance.

Changing Village – Swimming is much more of a family or group activity, therefore the changing for the swimming pools is a single space with different styles and sizes for changing depending upon the group size and gender, known as a changing village. The access to the village change is via a wide corridor that also accommodates a long vanity area with mirror and hairdryers for when people leave the swimming pool. Inside the village change there are changing cubicles for:

- Single persons
- Parent and Toddlers
- Access and Family
- Groups
- Changing Places

This arrangement allows all groups of people to experience going swimming together but with the privacy of their own changing cubicle. The changing village opens out to the Lane swimming pool and Teaching pool allowing each pool to be closed off when not in use. The village change will also be used to service the outdoor splashpad.

Swimming Pools
25m Lane Pool – The lane swimming pool is 25m long x 6 Lanes with a fixed profile with depth from 1.2m to 1.8m. The pool is designated as a community pool by Sport England but can be used for galas and other activities other than just lane swimming. This pool will be deck level with all surrounds etc complying with Sport England guidance. There is a single raised end on the south end of the pool with fixed starter blocks utilised for training or in any competitive event. This pool can be used by anyone for lane swimming, learn to swim or general water time.

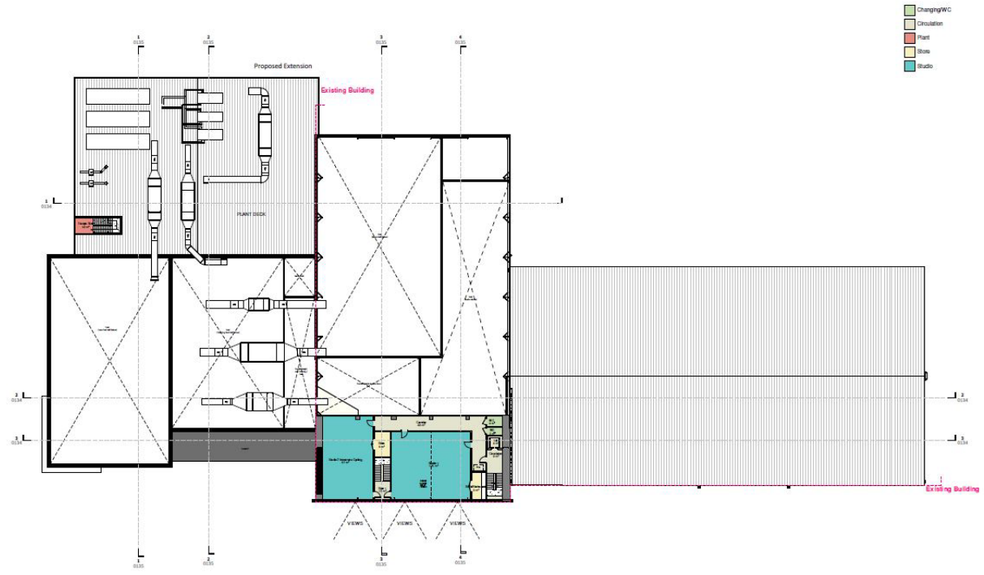
The pool hall is to have a fixed bench surface that wraps around the eastern and southern walls which can be used by waiting competitors in any gala event there will also be an area of fixed fold down seating along the eastern wall for spectator seating. This will be supplemented with benches that will be brought in on occasions where more competitor and spectator seating is required.

Teaching Pool – The teaching pool is 20m long x 12.5m wide going from 0.9m to 1.2m. This pool will be deck level with all surrounds.etc complying with Sport England guidance. This pool can be used for learn to swim, teaching or by small groups that require shallower water.

Around the perimeter of the swimming pools, support facilities are located such as:

- First aid room
- Pool stores
- Changing Places
- Accessible WC
- Plant room

The chemical store and meters are positioned at the west side of the building adjacent to the service road for easy servicing and deliveries and also have their own external access.



Proposed First Floor Plan

Circulation – A central staircase and lift provide all of the vertical circulation up to the first floor. On arrival at the first floor there is a central landing and crush space that has access to the health and fitness facilities.

Studio One – This is the large 125m2 studio that has a sprung floor to accommodate a number of different exercise and wellbeing classes.

Studio Two Immersive Cycling – This is a smaller 97m2 studio that is a dedicated immersive cycling studio.

Splash Pad
This is an area of shallow water with education and fun water features installed. This pool will normally be used by parents with toddlers and children or young school groups. The splash pad is located within the outdoor play area.

Sustainability – Buildings such as leisure centres require large amounts of energy to heat and cool different aspects of the building. Key to a sustainable operation will be the performance of the external envelope of the building. Both the new and existing parts of the building will all be clad in a composite cladding system with high levels of thermal performance and air tightness. It is likely that the building will utilise the latest heat pump technology to reduce the reliance on fossil fuels. All lighting will be LED including the fittings with the pool halls and the sports hall. The use of renewable technology will feature on this building with photovoltaic cells mounted on the roof.

Plant
Three levels of plant are proposed: Filtration equipment for the pool at basement and general water, hot water and electrical distribution at ground level with air handling located on an external roof plant deck above. The roof plant area has a continuous parapet all around providing necessary visual and acoustic screening of equipment, while allowing it to operate in free air. The plant can be accessed from a dedicated staircase within the plant room or externally from a designated entrance located along the service road.

Roof
The main roofs are all set behind parapet walls to facilitate safe access for cleaning and maintenance. The surfaces of the roofs are to be robust enough to permit maintenance access. Roof level inbuilt gutters will be accessible for maintenance and rainwater downpipes are located externally on the face of the building wherever feasible. Solar panels will be accommodated on the Lane Pool hall, elevated away from public view but in good sunlight.

Elevational Treatment

To ensure that the building stands out visually and appeals to the community while also blending in with the local architecture, the primary focus on facade design is to create cohesion between the wet side extension, existing dry side centre and the existing bowls hall to create a combined Health and Wellbeing Hub that reads as one centre on the site.

To achieve this integration, the existing dry side and wet side extension will be wrapped in a combination of light and dark grey cladding with a continual height parapet. The main pool hall and fitness suite are to act as focal points when entering the site, these are to be finished in a weathered copper coloured panel contrasting the grey cladding used throughout the rest of the design. To address overheating in both of these areas, the glass will feature manifestation elements to create sufficient shading and privacy.

To facilitate the integration of the bowls hall, the brickwork on the existing bowls hall facade will be cleaned, and the connecting section meeting the extension will be finished in the same grey cladding panel used for the new proposal to tie it in to the overall hub.

Materials:



1.
Weathered Copper Coloured Panel



2.
Glass with manifestation



3.
Cladding Panel - Dark Grey



4.
Cladding Panel – Light Grey



Proposed Front Elevation of the Health & Wellbeing Hub

8.0 INCLUSIVITY AND ACCESSIBILITY STRATEGY

The proposed building is for the use by members of the community through local sports clubs, and the general public. An important aspect of this building from inception is that it should have access that is fully inclusive.

The accessible parking bays are situated close to the main entrance and the pathways outside of the building have suitable tactile surfaces to aid navigation. It is envisaged that all areas are to be level access.

Automatic Lobby doors allow hands free access into the Hub. The building has a lift, to allow for accessibility across both floor without the need for stepped access.

An accessible WC is located just inside the main entrance of the building before passing through reception. After passing through the security gates there is an Accessible Change with WC to the right in close proximity to the dry male and female dry change. An accessible changing space is available as you enter the Village Change for accessing the pool hall but also to serve the rest of the H&WH. This changing facility servs both wet and dry facilities allowing for those with more advanced needs to be changed with the aid of their carers.

Within the outdoor change provision there is also an accessible WC and combined officials and accessible change facility. In addition to the ground floor accessible WC's there is also an accessible WC with the lobby to the first floor situated in close proximity to the lift and entrance door to the fitness suite.

Doorways into the facilities are of a suitable width to accommodate wheelchair access and floors are of a resilient and smooth finish, allowing them to be used throughout the building.

The raised level of the swimming pools is accessible via ambulant disabled steps and a level change lift

The swimming pools are accessed both from a set of dedicated steps with hand rails for the ambulant disabled, young children or those not water confident. Pool Pods that is a user-controlled pool lift that allows a dignified method of controlled entry for swimmers either in a poolside wheelchair or directly from its platform is available for those requiring greater assistance

Special attention has been made to the floor finish specification to ensure clear visibility of accessways and avoidance of visually confusing patterns on floors or walls that may impact those with dementia. The proposed colours of fittings and ironmongery will be selected to be clearly visible and have the correct LRV rates.

9.0 PUBLIC ACCESS AND SAFEGUARDING STRATEGY

Unchanged

10.0 LANDSCAPE AND ECOLOGY STRATEGY

The proposals to the Health and Wellbeing Hub will provide an important sports and recreational facility for residents in South Holland and the wider area. The external spaces will form a key component of the recreational offer and contribute to the facilities available and provide a welcoming and attractive environment for the existing and proposed built form.

The scheme that has been developed is the result of careful consideration of the existing site and context while creating an external environment that provides a greater level of interest and further external sports and recreational facilities responding to the future needs and aspirations of the client.

The design provides a sequence of engaging and diverse spaces that stitch together a range of different uses while enhancing the biodiversity of the site and providing important habitat creation opportunities.

To compliment the sports provision associated with the enhanced building a range of outdoor facilities are proposed including:
- An artificial turf pitch (ATP)
- A new Multi Use Games Area (MUGA) with hard surfacing and markings for a range of sports and activities
- New play spaces
- A new running trail
- A new cycle track
- Health and wellbeing garden spaces
- Amenity grass spaces for informal recreation
- Seating areas and plaza space to the new building

In addition, car parking is to be provided with the retention of existing spaces supplemented through additional parking bays to cater for future demand.

The landscape has been developed in collaboration with the wider project team and includes a number of sustainable drainage features in the landscape, these include swales and an attenuation basin which will help manage runoff and will be combined with below ground storage crates. Permeable paving is to be provided in areas of car parking to help manage storm-water in areas of hard surfacing.

Overall the proposals will offer opportunities to access a range of spaces catering to different user groups and numerous activities.

These facilities will be set in the context of a varied and diverse landscape scheme enhancing the sense of a new active destination for the community and visitors to the area.

10.1 LANDSCAPE MASTERPLAN

Please refer to One Environments Landscape drawings for more detail.



Landscape Masterplan

10.2 HARD LANDSCAPE STRATEGY

Unchanged

10.3 SOFT LANDSCAPE STRATGEY

Unchanged

10.4 ARBORICULTURAL IMPLICATIONS

Unchanged

10.5 SITE ECOLOGY

Unchanged

11.0 SUSTAINABILITY STRATEGY

Unchanged

12.0 SURVEYS, ASSESSMENTS AND REPORTS

Unchanged

13.0 SUMMARY AND CONCLUSION

The alterations contained within this Addendum are necessary to comply with statutory planning feedback and to enhance the use by the community, whilst addressing buildability issues as a result of site conditions

Key Amendments:

- Revised running trail configuration
- Revised Cycle track configuration
- Relocated Splash Pad to Outdoor Play Area
- Lifting of the new build swimming pools by 1m out of the ground, but with no impact to the ridge / parapet height
- Introduction of a standard 4 court sports hall configuration
- Fitness suite relocated from first floor to ground floor

The integrity of the proposed application remains unchanged, with only minor visual changes to the scheme that are described within this document and illustrated in the appended drawings