Saunders Boston Architects

South Holland Health & Wellbeing Hub

Design and Access Statement

South Holland Health and Wellbeing Hub

Job Number; M00514

Date; May 2024



Design and Access Statement

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

South Holland District Council (SHDC) instigated a review of leisure provision initially in 2019 and completed post covid pandemic 2022, due to the age and deteriorating state of the existing site of Castle Sport Complex and Swimming Pool. The facility was opened in 1974.

Whilst Castle Sports Complex was reported to be structurally sound in 2014 it is extremely inefficient and costly to run (particularly considering increasing energy tariff).

The condition survey for Castle Sports Complex and Swimming Pool highlights maintenance, repair and redecorating costs required, the sports centre ceilings, floors, stairs, external walls, windows and for the swimming pool installing an external DDA compliant lift together with re-surfacing and decorating the existing ramp. The swimming pool also requires overall mechanical and electrical work. It is recognised that the key components and plant room parts required can no longer be replaced. Costs are exacerbated by the fact that the site is split across two sites, making overheads, and staffing costly. The building itself is inflexible in terms of changes to current leisure trends and sports provision.

Since this work commenced, the Council has been considering options of replacing or re-developing the complex.

The Council's leisure facilities are owned by the Council and managed by Parkwood Leisure on a short-term contract.

Following the initial report, a thorough design process was undertaken, and a wider team of specialists have been involved. The brief has developed to suit both community and specialist feedback and incorporates an extension to the existing leisure centre to form a new Health and Wellbeing Hub (H&WH) to provide further sport, activity, and wellbeing facilities.

The 2022 round 2 Levelling Up Fund presented the Council opportunity to consider the whole site more holistically and the concept of a district-wide Health and Wellbeing Hub was developed through further consultation. In October 2023, the Levelling up Funding was awarded.

This report illustrates the work undertaken to investigate how the site can be best developed to fulfill this requirement while also sensitively enhancing the local area in the process in a considered and holistic fashion.

2.0 IDENTIFICATION OF NEED

2.1 STATEMENT OF NEED

The South Holland Sports Facilities Strategy 2019 identifies the need for improvements to Castle Sports Centre and highlights the following:

> *"The pools at the Castle Sports Complex were built in 1974 and are therefore nearing the end of their planned life. As a result, the quality of provision of many elements of the facilities is poor. Many users are highly critical, and it is evident from the responses to the local community survey that many people are travelling outside the district to access better quality facilities elsewhere."*
>
> *"One of the pools is a diving pit, with a depth of 5m. This has very little use for its primary purpose, its dimensions are not well suited to other forms of swimming for which there is higher demand, such as swimming lessons and the volume of water is expensive to run in terms of utilities costs."*
>
> *"The location of the pools in a standalone building separate from the dryside facilities at the Castle Sports Complex creates additional operational complexity and extra management costs."*

The strategy went on to say that the "Facility Planning Model (FPM) run for swimming pools in South Holland calculates that the district is a significant net exporter of swimming demand. It estimates that 19.0% of all swimming demand is exported to facilities in neighbouring areas, compared with 0.7% of demand which is imported from neighbouring areas. This is supported by the survey of local users which identified that significant numbers of South Holland residents have stopped using the Castle Sports Complex pools because of the poor quality of facilities and are travelling as far as Kings Lynn to access alternative, better quality provision."

The facility planning model estimated the unmet demand and calculated that this was 145m2, however, this is due to the population being outside the catchment area, so building more water space at Castle Sports Complex would not solve this unmet demand. However, the FPM report did go on to say that due to future population growth, there is potential demand for a 20m lane pool by 2036. Therefore, there is a clear need to re-develop / provide a facility in Spalding to meet swimming requirements for residents, provide a facility which is fit for purpose and replaces the old aging facility. The new facility will provide 60m2 of additional water space and an outside splash pad.

The current sports hall provision has eight badminton courts. There are 2 x four court halls in Spalding schools – the Grammar and High School. Both require a community use agreement to be put in place to agree formal opening times and use by the community. Spalding Badminton Club use their own purpose-built facility. Utilisation (pre Covid) of the sports hall is approximately 77%, however, income is below benchmarks. The existing Castle Sports Centre sports hall is used by martial arts groups and fitness groups that can be programmed into new studio rooms. There is an option to work with Spalding Academy –to re-introduce community use to replace the loss of the four badminton courts. There are options for local developments in other parishes with S106 funds.

Given the consultation undertaken, it is not believed that by simply providing eight badminton courts is a solution to impact inactive people with lower proportions at the 'Active' stage or 'Preparation' stage of the behaviour change models. Therefore, it is proposed to provide a four-court hall, but with the equivalent space for specific activities for younger people for example, adventure play and TAG Active and multi-purpose studios.

The fitness gym is proposed to be larger than the existing gym providing one hundred fitness stations and a separate space for assisted fitness equipment for older and/ or less mobile people.

The Outdoor Leisure facilities – For facilities to be successful they need to create a community around them. The café within the health and wellbeing hub opens and spills out to the outdoor areas which include areas of outdoor play park and community garden. The play park encourages parents to introduce their children to physical activity at a young age whilst they can meet at the café. The community garden is a place of tranquillity and relaxation in the landscape surrounding and links the health and wellbeing hub with the proposed extra care housing within the site.

Outdoor sports facilities – This scheme is designed to promote health and wellbeing for all members of the community irrespective of background or ability to be active. To achieve this, facilities and programmes are varied to reflect the interests and cultures in the area. A 91x55m artificial turf pitch and an informal outdoor games area provide opportunities for sport and informal activities to appeal to a wide range of the community. Both pitches will be floodlit which allows complete access for the community.

It is proposed to ensure continuity of sports at the site until the new health and wellbeing hub is complete. The two football clubs using the existing natural grass pitch would be accommodated at an alternative grass pitch site in the area during construction of the new centre and artificial turf pitch (ATP) but would return once completed.

The 2019 Sports Facility Strategy identified that there is no identified strategic need to provide additional athletics track in South Holland to replace the unsafe closed cinder track. Although provision of a Compact Athletics Facility would provide opportunities for introductory level athletics for young people. This would be more suited to a school site. Very little "traditional" athletics is undertaken on the existing track, which is only really used for very informal and independent recreational running and walking. The proposed site will facilitate usage, and the improve the quality of that usage, by providing informal trails to facilitate recreational/community running, walking and cycling, and some more formal track features to facilitate club running. The trials will also provide a route for organised Park run events.

Extra Care housing – The existing swimming pool will be demolished once the new one is operational, and this will release the site for Extra Care housing. The access off Pinchbeck Road will lead to a scheme of sixty-two extra care apartments which are designed to enhance independent living for a variety of age groups and abilities within the community. The Extra Care housing overlooks the park setting and has its own dedicated and enclosed south facing garden. It is located to form a gateway into the park, but links with the community garden and the facilities within the health and wellbeing hub which can support both mental and physical fitness. While this element of the scheme is included in a master plan for the site, planning will be sought for this scheme independently from this current planning application.

Surrounding facilities – Within the site there are multiple existing clubs and organisations representing both sport, community, and health. A number of these organisations have their own premises, such as Spalding Badminton Club and Spalding Bowls Club. The health and wellbeing hub provide expanded facilities such as the café and the opportunity to further integrate with neighbouring organisation.

Town centre – The new pedestrian and cycling links will make this site part of the new expanded town centre and bring additional vibrancy to the area.

2.2 THE BRIEF

The brief for this project is to fulfill the identified needs as set out above for sports facilities. This brief has been provided by the Council following Stakeholder engagement. Recommendations on the content requirements for the building were formed from which the spaces, arrangement, scale and form of the building were generated. See table below highlighting the existing and proposed facility mix:

Activity Area	Existing Facility Provision	Proposed Facility Provision
Separate Swimming Pool Building to Dry Side Sports - The site is currently split with the existing swimming pool being accessed from Pinchbeck Road in the west and the dry sports from Albion Street to the East.	Main Pool 25m x 12.5m = 312.5m2 Teaching Pool 12m x 7.5M = 90m2 Diving Pool 10m x 10m =100m2 Total 502.5m2	The new health and wellbeing hub will be accessed from Albion Road and the new extra care scheme will come off Pinchbeck Road. Indoor Swimming provision within same building as dry side facilities: Main pool 25m x 12.5m = 312.5m2 Teaching Pool 20m x 12.5m = 250m2 **Total 562.5m2** Splash Pad – Outdoor
Dry side Sports Hall	8 court sports hall.	4 court sports hall with improved spacing and runoffs. Additional separate adventure zone and Tag Active.
Studios	1	3
Health Space	N/A	4 consultation / physio rooms (2-3 people). Reception; small office area; storage area; Tea / coffee making area (food etc from café) a room for 35-person theatre style
Fitness Room	46 Fitness Stations	100 fitness stations and Innerva equipment (assisted exercise) – power assisted exercise technology that provides a 'helping hand' in a low impact, full-body workout circuit.
Indoor Bowls Green	6 Rinks	6 Rinks
Cafe	N/A	Yes - The café within the health and wellbeing hub opens and spills out to the outdoor areas which include a play park and a community garden.
Natural Grass Football Pitch	One adult 11v11 natural	1 x 3G Artificial Grass Pitch (AGP) 91m x 55m with sports lighting
Informal outdoor games area	N/A	New provision with sports lighting
Outdoor Changing	Part of swimming pool building	Purpose built as part of new health and wellbeing hub.
Disused Athletic Track	Cinder track	N/A see trails below
Children's Play Area / Community Garden	Existing play area	Outdoor children's play area Community Garden
Outdoor Bowls	No change	Some improvement will be made to the bowls hall as part of this project
Trails	N/A	Cycle and running trails around the site to cater for parkrun, runners, walkers, and cyclists.
Surrounding Facilities	No change	Within the site there are multiple existing clubs and organisations representing both sport, community, and health. A number of these organisations have their own premises, such as Badminton and Bowls. The health and wellbeing hub provides expanded facilities for them and the opportunity to further integrate with neighbouring organisations.

3.0 SITE LOCATION AND ANALYSIS

3.1 SITE LOCATION

The proposed Health and Wellbeing Hub is situated to the north of the town centre of Spalding at the site of the existing Castle Sports Complex.

The site is irregular in shape, covering a total area of approximately 4.99 hectares. The area includes an existing swimming pool building, car parking, children's play areas, a bowls lawn, an old disused cinder running track with a full size grass pitch in the centre, (changing provided in swimming pool site), a leisure centre comprising an upstairs gym, a sports hall, and reception with vending provision.

The swimming pool and car park is accessed from Pinchbeck Road; and the remaining facilities are accessed from Albion Street. There is a wide tarmac walkway connecting the two facilities. The river Weiland runs parallel with Albion Street and is located approximately 85 m to the south-east of the existing Leisure Centre buildings, on the opposite side of Albion Street.



Site Location Highlighted in Red

Site analysis looking at all of the following aspects of Castle Leisure Site has been undertaken:

- Site Massing
- Sports Provision
- Vehicular Access and Movement
- Site Boundaries and Pedestrian Movement
- Orientation
- Landscape

This information was used to develop the design and in particular the location of the facilities and their relationship on the site.

3.2 SITE MASSING

The existing Castle Sports Complex sits within a large open site surrounded by predominately residential properties to the northern and western boundaries. The dry side centre sits to the north east of the site and is a large two storey building running north - south attached to a single storey volume that houses the indoor bowls.

The existing swimming pool is located in the south west corner of the site and has been sunken in to the surrounding land to reduce the massing and enable access to the building via a series of ramps.

In addition to the Castle Sports Complex and swimming pool there is also the existing badminton club and Air Cadets that are immediately adjacent the site. These are smaller in massing but share the same form as the larger sports centre.

3.3 SPORTS PROVISION

The site currently houses external sports facilities in the form of a large area of open green field that is set as grass football pitch, with a cinder running track around the perimeter. The site selected for the construction of the Health and Wellbeing Hub will require the removal of the cinder tack and the existing grass pitch. The remainder of the site comprise from a mixture of open green space not of a sufficient area, width or quality to be used for competitive pitch play and existing footpaths and hard standing that cross the site.

The existing indoor sports facilities have been scheduled in the table above within the Brief section (2.2) of this document.

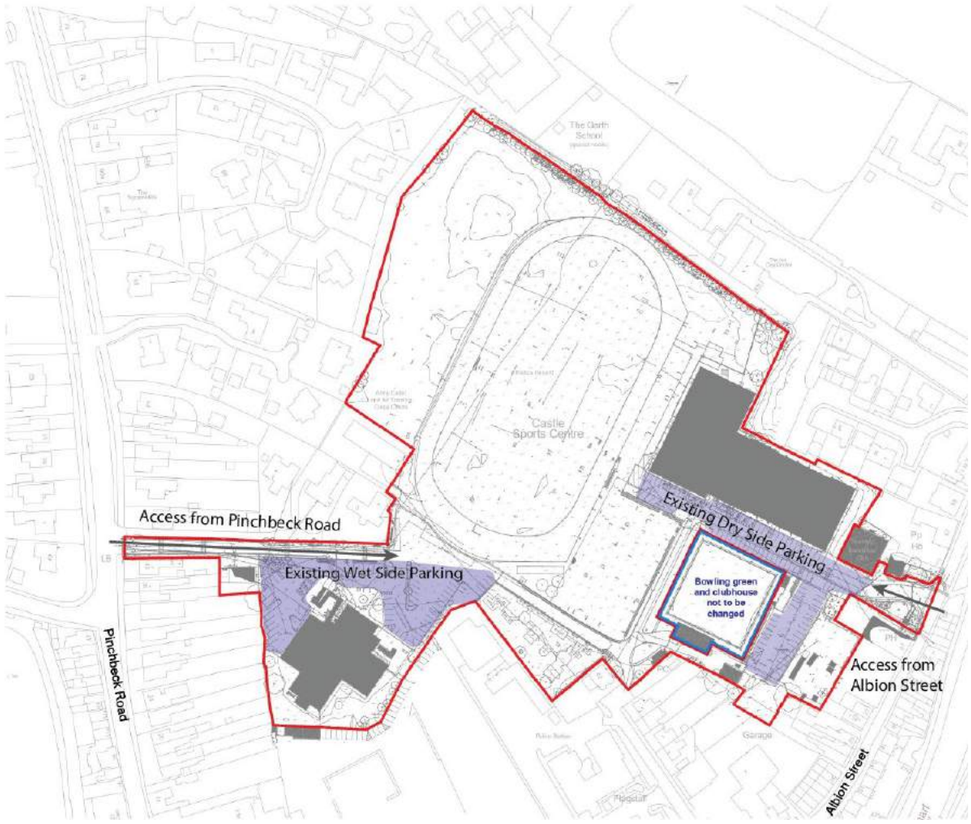


Birdseye view of the existing site highlighting the cinder track and football pitch

3.4 VEHICULAR ACCESS AND MOVEMENT

Two points of access for vehicles currently exist on site; Albion Street accessing the main car park and entrance to the dry side Sports Centre, the other is off Pinchbeck Road which provides access to the existing swimming pool to the south west of the site.

An analysis of accessibility and existing parking provision on the site while considering pedestrian movement on site and the frequency of use has led the design team to the conclusion that the best option for access to a new building will be for the use of the Albion Street entrance for all the public with all service vehicles accessing from the western access road.



Existing site plan highlighting access and parking areas

3.5 SITE BOUNDARIES AND PEDESTRIAN MOVEMENT

General access onto the existing Castle Leisure site is open to the public. People cross the site both east to west but also access from the south via The Green. Boundaries are open to the public and the site serves as a thoroughfare from Albion Street to the centre of Spalding.

There are formal fenced and tree lined boundaries to the north, north east and north west boundaries of the site. Beyond these boundaries are the neighbouring residences of Castle Fields, The Ivo resource Day Centre, Springview campus and Chambers Court.

As mentioned above there is no formal or secure boundaries when accessing the site from the east or west access roads.

The southern boundary of the site is generally secured by fences or mature vegetation however there are two points of access one from The Green and the other more informal access between the neighbouring car park and the existing swimming pool site.

The Health and Wellbeing Hub will be operated open to the local community and general public. Access to the facility will be controlled through access control systems. Outside of hours of operation the Health and Wellbeing Hub along with access to the artificial turf pitch and the land that sits behind the centre with be secured to prevent access by a series of secure, lockable barrier control measures. This will provide security for the Health and Wellbeing Hub but also increase the security for the neighbouring properties who share a boundary with the site in these locations.

3.6 ORIENTATION

The main drivers for the orientation of the extension on the site will be its position relative to the existing buildings on site, visibility with regards to frontage to the wider site and the passage of the sun, to prevent issues of overheating, excessive daylighting and glare.

The southern portion of the site that will normally bear the greatest amount of sun is fairly open so positioning of glazing, and solar shading will need to be carefully considered to avoid prolonged period of direct sunlight to any of the internal spaces.

In addition to the above the position of the existing rising main that crosses the site has had an impact on how the building is orientated.

3.7 LANDSCAPE

There are a number of established trees along the northern, eastern and western boundaries of the proposed site. Maintaining root protection areas for these trees will be important in landscape proposals. Starting with a mostly clear plot, the landscape proposal should incorporate hard and soft elements, providing parking, flood resilience, safe pedestrian access, improving site biodiversity and providing visual interest to the proposal.

There is a gentle fall across the proposed site towards the Extra Care housing site which will need to be incorporated into the landscape design proposal.

4.0 STAKEHOLDER CONSULTATION

Please refer to the Statement of Community Involvement (May 2024) prepared by JEH Planning for a comprehensive breakdown of all consultation, from the initial consultation in 2012 through to the consultation completed in March of this year as part of this planning application.

Throughout the spring to winter period 2023, several stakeholder engagement sessions have been held by way of sharing RIBA Stage 2 project design development proposals, taking feedback to help in further shaping and refining the project design, where practicable.

4.1 CLUB AND NGB ENGAGMENT

Through the design development of the project there have been several stakeholder engagement sessions taking place with the following:

Swimming Clubs & Swim England

Spalding Indoor and Outdoor Bowls Clubs

Halmer Harriers Running Club

Volleyball

Netball

Spalding Cycling and British Cycling

The meetings with the groups above have been the catalyst for the early stage design, which outlines the key facilities, their respective size and how they relate to adjacent facilities.

4.2 EXTERNAL STAKEHOLDERS

Following a round of Pre-Planning Advice received from the Local Authority, detailed consultation was held with local residents, sports groups, and relevant public officials. Details of the feedback are presented in Statement of Community Involvement included as part of this Planning Application.

4.3 PUBLIC CONSULTATION

Public Consultation took place for the LUF Bid but also during the development of the proposals to inform the final designs. The public consultation took place during March – April and consisted of two more formal events held on the Castle Leisure site, one at the existing dry side facility and one at the swimming pool. In addition to this there was also representation at several of the markets around the area as detailed in poster, please see adjacent image.

A copy of the feedback along with the overall community engagement process and how this has impacted the deign proposal can be found in Statement of Community Involvement.



Advertisement poster for the public consultation

4.4 LOCAL PLANNING POLICY

Development management and new development design relevant policies

Southeast Lincolnshire Local Plan 2011-2036 Policy 2: Development Management Policy 3: Design of New Development.

National Policy – The National Planning Policy Framework (NPPF) Section 2: Achieving sustainable development. Section 6: Building a strong, competitive economy. Section 12: Achieving well-designed places.

Policy Extract Policy 2: Development Management Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

- size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses.
- quality of design and orientation.
- maximising the use of sustainable materials and resources.
- access and vehicle generation levels.
- the capacity of existing community services and infrastructure.
- impact upon neighbouring land uses by reason of noise, odour, disturbance, or visual intrusion.
- sustainable drainage and flood risk.
- impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
- impact on the potential loss of sand and gravel mineral resources.

Policy 3: Design of New Development All development will create distinctive places using high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

- the lighting of public places.
- ensuring public spaces are accessible to all.
- residential amenity.
- the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS)

It is necessary to demonstrate this proposal can be accepted as appropriate development at South Holland Health and Wellbeing Hub and that special circumstances may be applied to the proposal because other considerations sufficiently outweigh any perceived harm to surrounding land and local environment.

Please refer to JEH Planning Statement for a full and comprehensive review of planning policy and how the proposal is designed in line with policy.

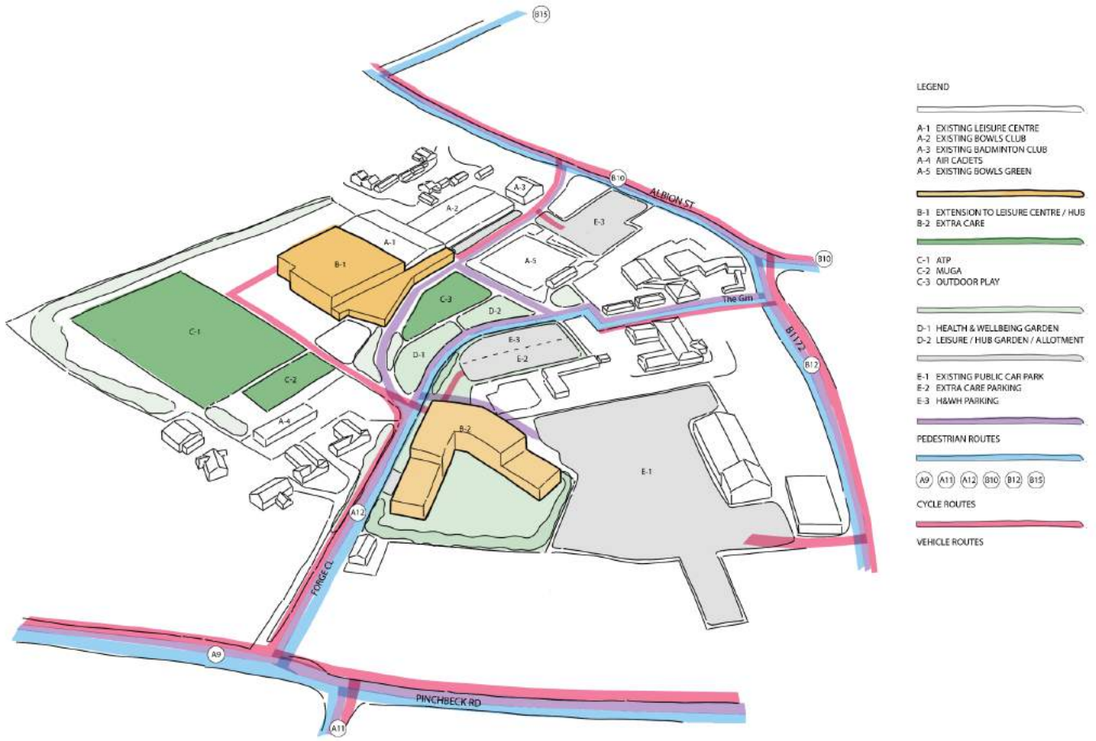
5.0 THE LUF BID

In 2022, South Holland District Council submitted a bid to the Government's Levelling Up Fund to assist with the development of a Health and Wellbeing Hub, to serve the needs of the wider South Holland community.

The council received £20 million of Government investment to address the health and wellbeing in South Holland. Achieved through the provision of improved sport, recreation, leisure, health and wellbeing services and facilities.

The Overarching goal for the Castle Leisure site was to:

- Remodel the Castle Sport Complex site to create a 'health and wellbeing hub' – a facility that meets a wide range of health and wellbeing needs, not simply leisure provision.
- Improve physical health, mental health, leisure, sport, recreation and wellbeing.
- Significantly update and enhance the leisure provision – a modern leisure, sports and recreation offer – better quality, higher energy efficiency – to increase participation and town centre football
- Move the 'wet-side' to the 'dry-side', to bring services together.
- Explore complementary development opportunities for the 'wet-side' site that can bring match funding investment e.g. Extra Care Housing.
- Investment in the outdoor space e.g. artificial football pitch, cycle connectivity, play space, sensory and fitness trails, community garden / green space.
- Create space for the co-location of other 'health and wellbeing' facilities e.g. non-clinical health space, expansion of community space.
- Overarching aim - to offer community facilities and infrastructure that can meet the growing needs of the district, and improve health and wellbeing.



Sketch visual of the wider proposal used within the LUF bid submission

Wider Proposal

- 'Health and Wellbeing Hub' building – part new build / part refurb and reconfigure
- Demolition of the wet side site to create opportunity to unlock regen e.g. Extra Care Housing
- Floodlit artificial football pitch and 'informal outdoor games area'
- New cycle and jogging trail
- New and expanded outdoor play provision
- Community café
- Community garden and allotment
- The creation of new cycle way to link Pinchbeck Road to Albion Street
- Investment in existing cycleway to improve access through the site

The LUF bid included the following facilities:

The Health & Wellbeing Hub

- 25m six lane main pool
- 20m learner pool
- 'Splash pad' – shallow water area aimed at educational and fun activities, for young children
- Climbing and play zone
- 3 court sports hall.
- 100 station, four zone fitness suite.
- Two sprung floor studios
- Separate changing facilities for indoor and outdoor uses
- Entrance lobby and café, open to the public
- Indoor bowls – retained, but re-clad to give higher thermal performance and air tightness
- Non-clinical community health and wellbeing space
- To co-locate wider wellbeing services alongside leisure, sport and recreation offer
- Services for mental health, dementia support, diabetes etc.
- Two multi-use community rooms – suitable for use by charities and/or the primary care network
- Eight individual consultation rooms
- Designed in partnership with:
    - NHS Lincolnshire
    - Local Primary Care Network
    - Lincolnshire CVS
    - Local health and wellbeing charities

Preparation of the existing swimming pool site for redevelopment

- The Bid included a commitment to costs to demolish and release the wet-site for redevelopment
- Bid does not seek funding for capital cost to redevelop the site
- However, in keeping with the concept, the submission to government will show the site as a 62 apartment Extra-care Housing scheme
- Highly complementary offer, alongside the Health and Wellbeing Hub

Partner Support that was Secured for the LUF Bid

Sir John Hayes MP
Marc Jones PCC
Boston College
University of Lincoln
NHS Lincolnshire
Lace Housing
The Football Foundation
Lincolnshire FA
Spalding United Youth FC
Lincs Community and Voluntary Services
Bakkavor
Freshlinc
Duncan and Toplis
Transported Arts
Lincolnshire County Council
Community Safety Partnership
Active Lincolnshire
Tonic Health
Tonic Health
Beechfield Medical
Munro Medical



Sketch visual of Health & Wellbeing Hub as part of the LUF Bid



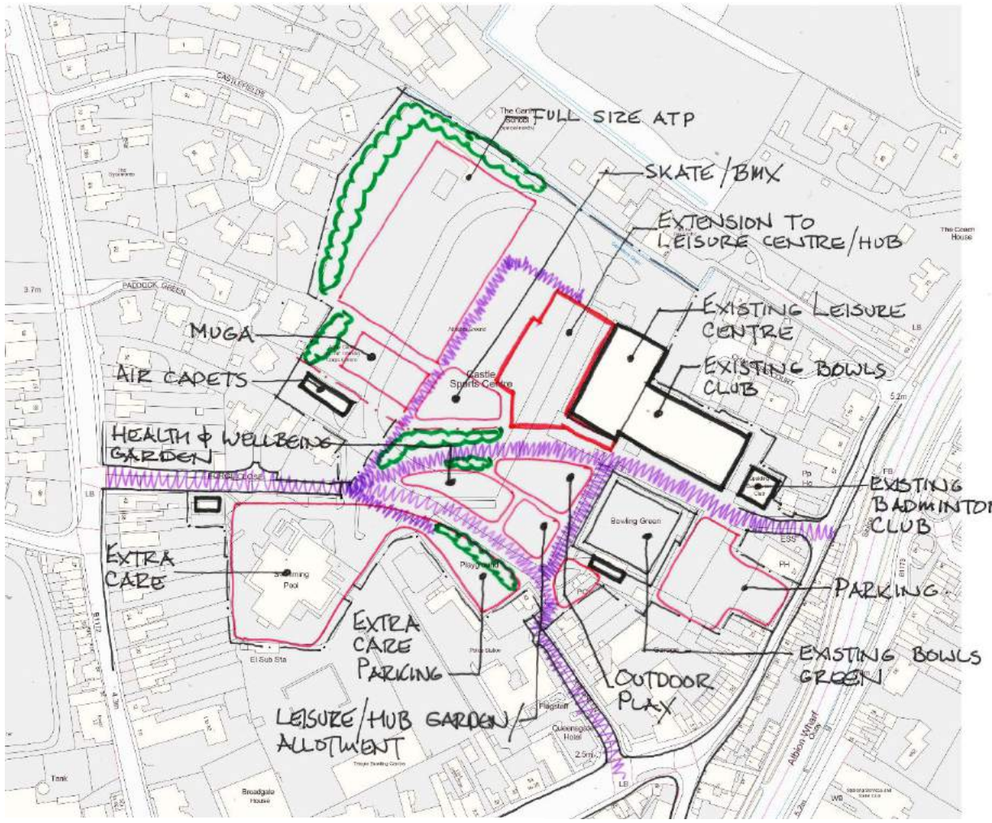
Sketch visual of Health & Wellbeing Hub as part of the LUF Bid

6.0 THE MASTERPLAN

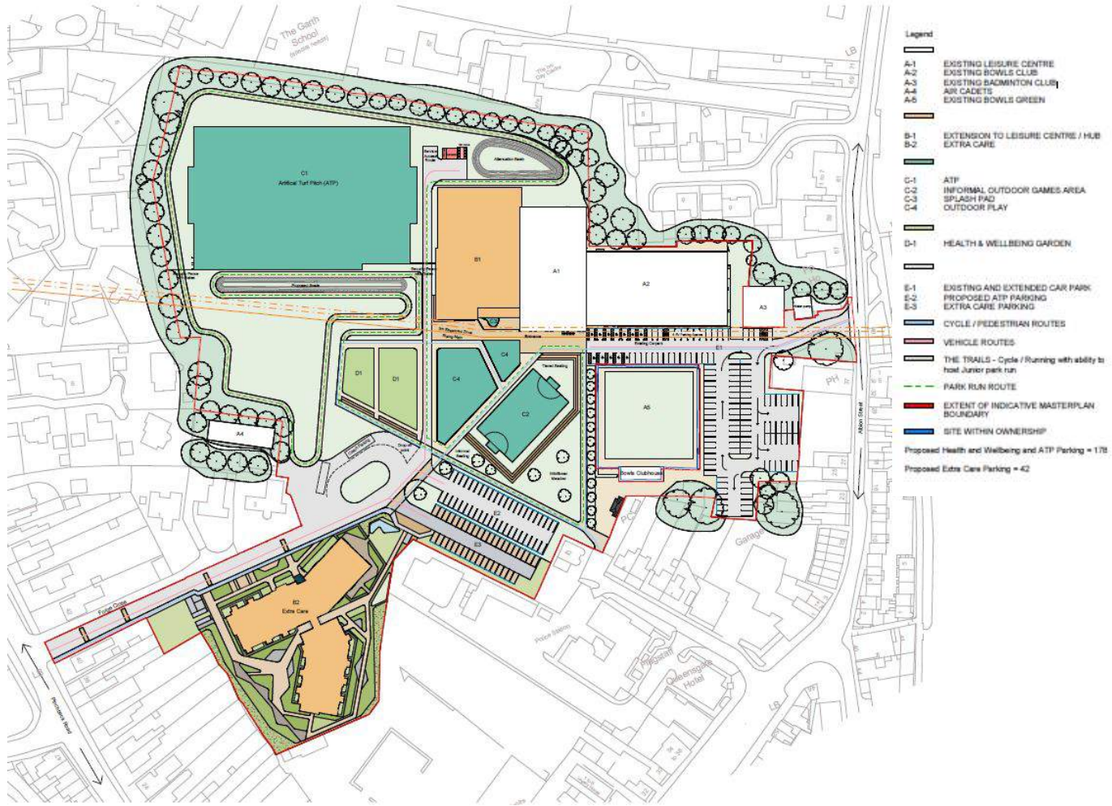
The master planning for this site does not stop at the physical boundary, but extends into Spalding and the wider community. The site itself sits on the northern fringe of the Town Centre and currently accommodates a variety of indoor and outdoor sports facilities spread between a number of buildings with limited integration.

The aim is to extend the true Town Centre by integrating this site and offering an increased range of complimentary facilities and opportunities to meet health and wellbeing outputs. The site would see a new Health and Wellbeing Hub constructed on the side of the existing bowls club and an Extra Care residential project on the site of the existing swimming pool

I**nfrastructure** – The site is currently split with the existing swimming pool being accessed from Pinchbeck Road in the west and the dry sports from Albion Street to the east. This scheme will see a network of cycle and pedestrian routes created across the site that will join up with the existing Town Centre but will also extend the network across to the Spalding Academy. The new Health and Wellbeing Hub will be mainly accessed from Albion Road, the new Extra Care scheme and service strategy for the H&WH will come off Pinchbeck Road. This arrangement will leave a completely pedestrian zone in the centre of site with a cycle lane to the south connecting the existing cycle network. The extension of the town centre pedestrian routes and the cycle links and a new cycle hub will encourage the community to use alternative more sustainable means of accessing the facilities.



Sketch visual of initial masterplan layout within the LUF bid



Sketch visual of wider masterplan

Health and Wellbeing Hub – This will be the main feature of the site comprising Health, Wellbeing, Sport and Leisure facilities all under one roof. The building will be the anchor for the site providing links and support facilities to the clubs and community that use the whole site. The building will have the ability to open up in the warmer months to the park amalgamating the indoor and outdoor space

Outdoor Sports Facilities – This scheme is designed to promote health and wellbeing for all members of the community irrespective of the age, ability or background. In order to achieve this, the facilities need to be varied to reflect the interests and cultures in the area. An Artificial Turf Pitch and an Informal Outdoor Games Area provide opportunities for football, netball, tennis, hockey and basketball, activities that appeal to a wide range of the community. Both of these pitches will be floodlit allowing maximum access to the community, especially those unable to access facilities during the working day.

Outdoor Wellbeing Facilities – For facilities to be successful they need to create a community around them. The café within the H&WH opens up and spills out to the outdoor areas that include a play park and community garden. The play park encourages parents to introduce their children to physical activity at a young age whilst they can meet at the Café. The Community Garden is a place of tranquillity and relaxation in the landscaped surrounding and links the H&WH with the proposed Extra Care Housing within the site.

Extra Care Housing – The existing swimming pool will be demolished once the new one is operational and this will release the site for Extra Care housing. The access off Pinchbeck Road will lead to a scheme of 62 Extra Care apartments that are designed to enhance independent living for a variety of age groups and abilities within the community. The Extra Care housing overlooks the park setting and has its own dedicated and enclosed south facing garden. The Extra Care Housing is located to form a gateway into the park, but links with the serenity garden and the facilities within the Health and Wellbeing Hub which can support both mental and physical fitness.

Surrounding facilities – Within the site there are multiple existing clubs and organisations representing both sport, community and health. A number of these organisations have their own premises, such as Badminton and Bowls. The H&WH provides expanded facilities for them and the opportunity to further integrate with neighbouring organisation

Town Centre – The redevelopment of this site will provide a hub for health, fitness and wellbeing in South Holland that will be complimentary with the existing facilities within the Town Centre. The new pedestrian and cycling links will make this site part of the new expanded town centre and bring additional vibrancy to the area.



Sketch visual of Informal Outdoor Games Area



3G Artificial Grass Pitch



Informal Outdoor Games Area



Outdoor Play



Splash Pad



Community Garden



Park Run

7.0 HEALTH AND WELLBEING HUB DESIGN PROPOSALS

7.1 INTRODUCTION

The design proposes to retain and utilise the existing vehicular access from Albion Street, aiming to reduce the impact of any parking and vehicular movement of the site wide design on the surrounding area.

Along with retaining the existing access, the strategy is to retain and utilise as much of the existing dry side sports centre as possible along with the attached bowls hall which is to remain. As part of the proposal the existing swimming pool facility will be demolished once the new provision has been provided in the new extension to the Health and Wellbeing Hub.

The Health and Wellbeing Hub will be divided into 4 key components:

- The dry side facilities
- The wet side facilities
- Health and wellbeing support spaces
- The existing bowls hall

This arrangement of these spaces help shape the form scale and massing of the building whilst keeping all the facilities together in a single building.

- A visible, central space that directly accesses the dry side, wet side and health & wellbeing area.
- Form reflective of the different volumes to form the Teaching Pool and the Lane pool.
- A staggered form to provide relief to the front elevation whilst crating areas of seating and solar protection.
- Easily and safely serviced building strategy



Image showing the possible site locations

7.2 SITE SELECTION

Selection of a suitable site location for the Health and Wellbeing Hub considered the requirements for the facility and balanced this against possible impact to neighboring properties, the wider local community and the potential flood risk on the site. Through an appraisal of initial site options during the design process, an extension to the existing dry side facility was selected for the following reasons:

- The existing sports centre site has a dedicated point of access off Albion Street and a large area of existing parking with the ability to extend and increase this to serve a larger centre.

- Extending to the side of the existing sports centre allowed for re-using the majority of the existing building, reducing costs whilst providing an offer of combined dry side and wet side facilities still with continuity of the existing bowls hall.

- Three areas for possible extension were considered. Site 3 was selected for the extension to the H&WH.

7.3 DESIGN DEVELOPMENT

The contents, form and scale of the building have undergone revision throughout the design process informed by the consultation that took place to ensure that the needs of the client, the local residents, existing clubs and local community groups have been satisfied by the final proposal as best they can.

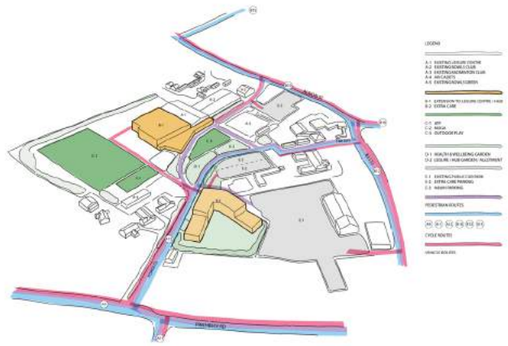
Initial design options had the extension orientated to guide people through the site by having the extended wet side facility at an angle. Throughout the design process further site investigation providing information on the position of the rising main had an impact on the position of the extension and helped inform the current design proposal.

As the design developed further, especially as the massing was assessed in more detail and the proposed operation of the building was fully evaluated, the design evolved in accordance with the priorities of the users in all respects.

Parking was retained in its current location and extended to increase the capacity of parking numbers for the H&WB Hub.

1. LUF BID

The LUF Bid's initial design proposal integrates aspects from the brief to create a Health and Wellbeing Hub serving the wider South Holland Community. Key features include improved leisure facilities such as an activity zone and active ageing amenities. Outdoor spaces include a children's play area and an artificial turf pitch to promote physical activity. Demolishing the current swimming pool will provide space for sixty-two extra care apartments, granting residents access to onsite health, wellbeing, and sports facilities.



Sketch visual of the wider proposal as part of the LUF Bid



Ground Floor Plan

2. DESIGN OPTIONS

As the design developed, numerous options were explored, leading to adjustments in the orientation of the swimming pools to accommodate the wet side facility at an angle. Further into the design process, a proposal for a four-court sports hall emerged, with its placement towards the rear of the leisure centre remaining consistent. Additionally, the climbing/play zone was relocated towards the back of the café area, facilitating simultaneous viewing between the learner pool and activity zone.



Ground Floor Plan - Option D



Ground Floor Plan - Option E

3. STAGE 2 DESIGN SUBMISSION

Through additional site investigations, the discovery of the rising main prompted a re-evaluation of the placement of the two pools, resulting in the configuration as seen below. Simultaneously, the design of the outdoor changing facility underwent refinement, and the health and wellbeing zone was seamlessly integrated further into the existing leisure centre provision.



Stage 2 Ground Floor Plan



Stage 2 First Floor Plan

4. REVISED STAGE 2 DESIGN

After additional design refinement aimed at cost reduction, a re-design was implemented, involving the relocation of the entrance and a reorientation of the activity zone to integrate a new café area with viewing opportunities for families into the teaching pool. Significant savings were achieved on the first floor, enabling the retention of the existing dry change facilities on the ground floor. As a result, the first floor now solely extends over the existing leisure centre and provides views across the surrounding site.



Revised Stage 2 Ground Floor Plan



Revised Stage 2 First Floor Plan

5. REVISED DESIGN AFTER PUBLIC CONSULTATION

After conducting additional site investigations regarding the rising main's location, it became necessary to adjust the wet side, moving it approximately 12 meters backward to align with the newly discovered position. However, the dry side remained unaffected at ground floor level and retained its previous configuration. In response to feedback from the public consultation, fencing to either side of the artificial turf pitch was added to enhance site security. Additionally, the design of the spectator seating was refined surrounding the main pool hall to better accommodate spectators' needs and preferences.



Proposed Ground Floor Plan



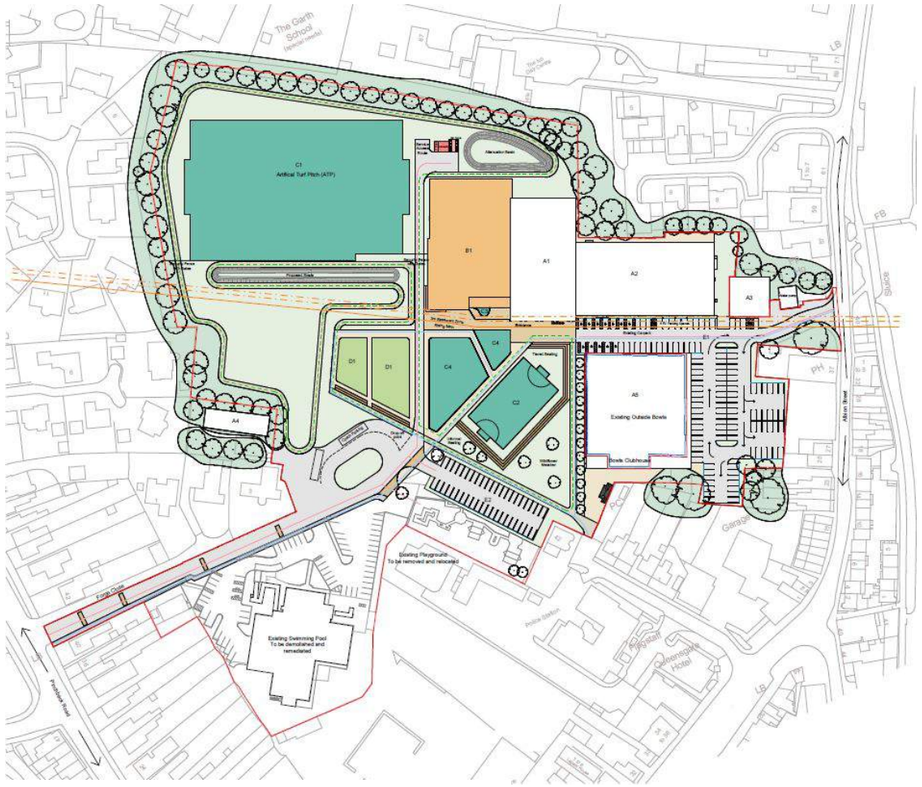
Proposed First Floor Plan

7.4 SITE CONSIDERATIONS

The selected site location for the H&W Hub is adjoining the existing dry side centre in the north east of the site. This will be adjacent to the existing parking, indoor and outdoor bowls. It is intended that the roadway from Albion Street will provide vehicular access to the facility for visitors. Service deliveries, bin collection and plant maintenance will be accessed via Pinchbeck Road and utilize the proposed service road.

The overall massing of the new H&W Hub has been broken down by allowing the form of respective uses to reflect the functional arrangement contained within. The proposed 'wet side' of the building comprises the two pool halls and associated facilities (changing rooms, pool, plant). The 'dry side' section of the building comprises the sports hall, dry change, fitness suite, studios and a central space with a reception, café and viewing area. The viewing area is positioned to provide views of both the wet side teaching pool and the dry side Activity zone.

Each of these components address the adjacencies of the site's setting - namely that the main entrance of the building is set to address the main axis across site and the proposed outdoor play spaces, the existing refurbished 'dry side' of the building and the 'wet side' of the building addresses the site and the all-weather pitch and follows the external street face to the building.



Health and Wellbeing Hub Masterplan

ORIENTATION

The proposed building stretches towards the western part of the site, seamlessly integrating with the existing leisure centre. Notably, the facades of the fitness area and pool halls are oriented towards the south, however this has carefully been taken into consideration with regards to overheating. Therefore, to effectively manage direct sunlight, and mitigate the possibility of overheating, the glazing features manifestation elements etched within the glass offering both sufficient shading and privacy. The position of the rising main and associated easement has impacted the layout resulting in no built form forward of the existing dry side centre.

SITE MASSING

The proposal recognizes the site's placement within a spacious open area, surrounded by residential properties to the north and west. The design responds to this by articulating the H&WH and breaking it down into forms that directly relate to the use of each space. Currently, the Castle Sports Complex comprises a two-story structure linked to a single-story indoor bowls hall. In response to this layout, the new design extends towards the west where there is available open space while preserving the two-story section of the existing building. Overall the proposed scale heights of the H&WH are to reflect the existing building on the site with regards to form and scale.

WASTE COLLECTION

Collection of waste is to be from a point adjacent the service road. Guidance on capacity for waste storage if it was judged in line with commercial office space would be 2,600 litres per 1,000 square metres (sqm) gross internal floor area (GIA). With an internal GIA of close to 7000 sqm this would be 18,200 litres of waste storage – the equivalent of 16 large capacity 1100 litre four wheeled containers.

In our estimation however – the fact that the proposed use of the site as a sports Centre, the floor area scale compared to a low general occupancy in spaces such as the Sports Hall when compared to dense occupancy and waste generation in a commercial office space skews this figure. Generation of waste will be limited to spectators using on site cafe, a low occupancy administrative office, some non-hazardous waste around pool maintenance and the general cleaning of the centre. Further discussion is required with the Waste Collection Authority to clarify final numbers on volume of waste to cater for but as an allowance at this stage, a site for the storage of waste in eight no. 1100ltr bins has been allocated adjacent the turning head at the end of the service road. The siting and sizing of the enclosure including space around containers, open air ventilation, floor specification, drainage and washdown infrastructure is to be confirmed.

SITE SECURITY

Movement through the site is currently unrestricted this will be maintained however security measures will be put in place in areas that it is required. The northern boundaries that surround the H&WH will be further secured through the use of secure fences and lockable gates, outside of hours of operation the H&WH along with access to the ATP and land that sits behind the centre with be secured to prevent access by a series of secure, lockable barrier control measures. This will provide security for the H&WH but also increase the security for the neighbouring properties who share a boundary with the site in these locations.

Street furniture to be provided will be of suitably vandal resistant and robust design and fixed to the ground where possible. Open approaches to entrances have been incorporated into the design to allow observation. Any planting in and around the building and car parking area is to be low level to prevent its use as cover. CCTV is proposed. Lighting to external areas is to be provided and will provide adequate security and vision without compromising neighbor amenity and ecological conditions.

SPATIAL APPROACH AND SPORTS PROVISION

The spatial design for the new leisure centre prioritises the preservation of boundary trees along the northern and western perimeters, enhancing its vertical prominence. Outdoor recreational spaces are thoughtfully integrated to meet a variety of user preferences, including an artificial turf pitch (ATP), informal outdoor games area and a park run circuit to encourage an active lifestyle. Catering to the younger users, the proposal includes a splashpad, complemented by an adjacent café offering family-friendly viewing options. Additionally, designated outdoor play areas provide children with engaging spaces for play and exploration.



Sports Provision Diagram

VEHICULAR ACCESS AND MOVEMENT

The scheme looks to ensure safety and segregation of pedestrians from vehicles. Car and cycle parking have been located in close proximity to the H&W Hub with both accessible parking bays and vehicle charging points to be incorporated. There is a total of 178 vehicle spaces provided (including accessible) across the site and 15 cycle spaces.

Vehicle access remains primarily via existing routes, with additional access for new parking. Service vehicles will utilize Pinchbeck Road and a proposed new service road to minimize interaction with pedestrian traffic, entering near the coach drop off point. Tracking has been undertaken for the proposed road layout and car park to ensure adequate access is provided for service vehicles, fire and emergency vehicles.

Tactile paving and dropped kerbs are to be provided as required to facilitate the ease of movement through the site for pedestrians, whilst a new park run circuit has also been incorporated into the layout which winds its way through the landscape.



Vehicular Access and Wider Site Movement Diagram

SITE BOUNDARIES AND PEDESTRIAN MOVEMENT

Design of pedestrian access to the proposed H&W Hub is fundamental to the success of the scheme. Ensuring that staff and public can safely navigate to and around the facilities in proximity to vehicular movements has been a key consideration in the design of hard and soft landscaping.

Safe pedestrian access has been created via introduction of new footpaths that lead from the existing parking across the site, via a new pedestrian and cycle route from Albion Street connecting into a footpath leading to Pinchbeck road. All of these have been carefully considered in order to minimise any contact with vehicles and vehicular movements.



Wider Site Movement Diagram

GREEN INFRASTURTURE

The proposal integrates extensive new greenery such as health and wellbeing gardens which include a range of plant species to provide seasonal interest. These will therefore enrich biodiversity and create a tranquil environment supporting both physical and mental wellness. New planting adjacent to the carpark and leisure centre comprise ornamental species, whilst extensive use of meadow/species-rich to grass areas contribute to a more diverse sward mix. Additionally, the inclusion of an amenity grass area significantly enhances recreational use.



Green Infrastructure Diagram

7.5 BUILDING CONSIDERATIONS

HEALTH & WELLBEING HUB

The H&WH sits at the centre of the site providing complementary facilities for the local community and the new Extra Care Housing and enhanced sports facilities. The new H&WH is designed to provide a seamless connection with the existing leisure centre building accommodating the existing bowls club to the east and the new swimming pools to the west. A canopy is located in the recess between the existing building and the proposed lane pool to provide a covered external café are with splash pad connecting building to the park.

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 reception and then the café 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.

Café – The café is at the heart of the building, providing confidence without intimidating any visitors. The café services both the health and wellbeing areas and those of sport and leisure too – both areas have their dedicated spaces for waiting for consultations or viewing through to sports activities. The café area also opens up to the park and the children's play area in warmer times, allowing parents to be able to look after children that are using both indoor and outdoor facilities. Behind the café sits a kitchen that is able to provide ready prepared food and beverage for visitors.

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. Two community group / activity spaces are provided to support the consultation rooms (Studio 3). 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 sport and leisure facilities. Visitors can view into the learner pool, splash pad and the climbing & indoor play zone using the seating area provided and the facilities that the café has to offer. This area is able to open up to the external areas via bi-fold doors and can seat in excess of 100 people.

Reception Area – Positioned adjacent to the café 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.

Climbing & Play Zone – This area offers over 200m2 of activity 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. The upper levels will allow views out across the site and passers-by will be able see the activities taking place.

Sports Hall and changing facilities – A new 4 badminton court sports hall 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 reception are the changing rooms which can also be used as overflow for outdoor changing. 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 this floor 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 depths adjustable depth from 0m down to 2m. 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 with a stepped approach 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.

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



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 120m2 studio that has a sprung floor to accommodate a number of different exercise and wellbeing classes.

Studio Two Immersive Cycling – This is a smaller 65m2 studio that is a dedicated immersive cycling studio. The room will be fully enclosed without windows to improve the immersive feel of the room

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 445m2 and will accommodate 100 stations of equipment

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, general water, hot water and electrical distribution at basement and 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 pool side 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



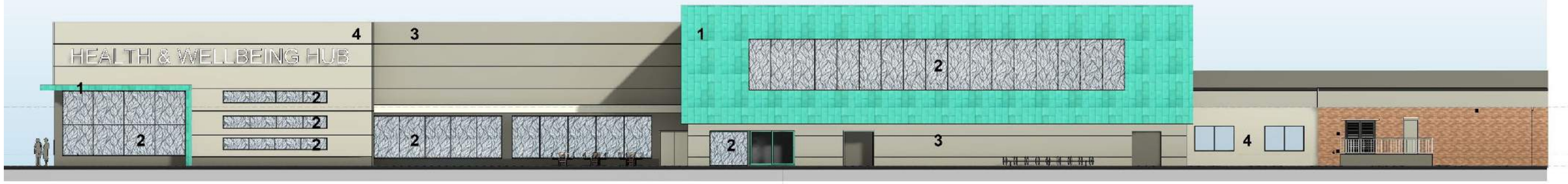
2.
Glass with manifestation



3.
Cladding Panel - Dark Grey



4.
Cladding Panel – Light Grey



Proposed Front Elevation of the Health & Wellbeing Hub



Sketch visual of Health and 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 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

Site Security Measures

The Health and Wellbeing Hub will be operated open to the local community and general public. Movement through the site is currently unrestricted this will be maintained however security measures will be put in place in areas that is required.

Design of pedestrian access to the proposed H&WH is fundamental to the success of the scheme. Ensuring that staff and public can safely navigate to and around the facilities in proximity to vehicular movements has been a key consideration in the design of hard and soft landscaping.

The proposal reinforces the east to west movement across the site with safe pedestrian access has been created via introduction of new footpaths that lead from the existing parking across the site, via a new pedestrian and cycle route from Albion Street connecting into a footpath leading to Pinchbeck Road.

Access to the facility will be controlled through access control systems. The northern boundaries that surround the H&WH will be further secured through the use of secure fences and lockable gates, outside of hours of operation the H&WH along with access to the ATP and land that sits behind the centre with be secured to prevent access by a series of secure, lockable barrier control measures. This will provide security for the H&WH but also increase the security for the neighbouring properties who share a boundary with the site in these locations.

Street furniture to be provided will be of suitably vandal resistant and robust design and fixed to the ground where possible. Open approaches to entrances have been incorporated into the design to allow observation. Any planting in and around the building and car parking area is to be low level to prevent its use as cover. CCTV is proposed. Lighting to external areas is to be provided and will provide adequate security and vision without compromising neighbor amenity and ecological conditions.

Building Security Measures

Access control measures will be used to control access into the building. The building will have control gates operated by reception who will allow entry to the building.

The spatial layout of the H&WH has been designed to ensure natural surveillance to all key areas for staff. The reception has been positioned adjacent to the café 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.

CCTV is proposed with positions and views set in line with both safeguarding and security considerations. Alarms and communication systems will be used to increase the security on the site and for the new H&WH.

All plant areas will be access controlled and only staff / maintenance teams will have access to these areas.

Control, Segregation and Safeguarding:

Important to the operation of the building will be the ability to segregate school and community access. This is to ensure safeguarding is maintained.

The H&WH will be a public facility for community use and use by clubs and schools. Consideration has been given regarding safeguarding of all groups as part of the proposal. Important to the operation of the building will be the ability to segregate school groups and community access at specific times. This is to ensure safeguarding is maintained. This will be managed through the operation and timetabling of classes but also through the design of the village change that allows for this to take place. Two group rooms are provided that could be used.

Careful thought has been given to the design of the building in order for it to operate in a manner that protects both the visitors and staff of the centre.

Ensuring the safety and security of all users within the health and wellbeing hub and its surrounding premises is important to ensure safeguarding is maintained. Key features designed to achieve this include a perimeter enclosure around the splashpad area, providing a secure environment that prioritizes the safety of children and families. Manifestation to the glazing has been selected for the aesthetic appeal, provision of solar shading and for safeguarding by providing light and views out of the pool halls but restricting views in to these spaces.

The artificial turf pitch is enclosed by a perimeter fence, guaranteeing controlled access and protection against unauthorized usage, thereby fostering a safe and regulated environment for its users.

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 Informal Outdoor Games Area with hard surfacing and markings for a range of sports and activities
• New play spaces
• A new parkrun circuit
• 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.



Landscape Masterplan

10.1 LANDSCAPE MASTERPLAN

Please refer to One Environments Landscape drawings for more detail.



Landscape Masterplan

10.2 HARD LANDSCAPE STRATEGY

The overall hard materials strategy is to use a palette of robust materials to minimise ongoing maintenance while providing durable finishes that meet the required standards in terms of slip resistance and to define different uses and activities. Materials will include the following:

- Asphalt surfacing to car park aisles and vehicle circulation areas
- Permeable block paving to parking areas with contrasting blocks to define bays and markings
- Asphalt surfacing to footpath and main pedestrian circulation routes
- Use of concrete block paving to entrance plaza and building frontage
- Impact absorbing safety surfacing to new play areas
- Sports asphalt surfacing to the Informal Games Area
- Self-binding gravel to park run track and informal paths through garden spaces

Car parking has been kept to the edge of the site with servicing provision provided to the new building extension and ATP. Elsewhere external spaces are focussed on pedestrians with routes connecting the various facilities and spaces.

New seating is to be provided as part of the new landscape with a combination of seating types. Where more generous seating provision is required a gabion basket base with timber top will provide informal benches which can be used to create terracing adjacent to the Informal Games Area allowing a spectator space and helping contain ball games. In garden spaces and quieter areas, a more traditional seat will be provided comprising a steel frame with timber seats, backrest and armrests to allow for ease of use.

Lighting will be provided as part of a site wide strategy and to provide safe routes at night, this is to comprise mainly column lighting to provide suitable levels of illumination, together with building mounted lighting as appropriate.



Self-binding gravel finish to park run and informal paths through garden spaces



Standard kerbs laid with up-stand/flush



Permeable block paving to parking bays



Asphalt surfacing to vehicle areas and main pedestrian circulation



Block Paving to plaza area



Safety surfacing to playground (as part of design by others)



Sports grade asphalt surfacing to Informal Games Area with line markings



Low level fencing to play area (design by others)



Gabion basket seating base with timber top to be used to create terraced seating around Informal





Contemporary seat with back and armrests

Images showing hard landscaping features

10.3 SOFT LANDSCAPE STRATGEY

A planting strategy has been developed that incorporates the existing landscape features on the site while creating a rich and diverse series of external spaces to provide an attractive and welcoming setting to the new Health and Wellbeing Hub.

The soft landscape will contribute the character of the proposed landscape spaces with planting to respond to the different elements of the site, provide opportunities for habitat creation and create a diverse environment.

The existing vegetation on the site is limited with large areas of amenity grass providing sports provision, together with boundary trees which give a strong vertical component to the northern and western edges of the site. These are a prominent feature and are to be retained as part of the proposed works.

In order to provide a more varied structure to these boundaries native species planting is to be introduced to enhance biodiversity and contribute to habitat creation.

Planting associated with the car park areas is to comprise a range of shrub species to create a robust structure to provide year-round effects with plant selection to be based on lower growing species to maintain clear sight lines for drivers. New trees are to have a more formal character and will provide a vertical component and help break up the parking extents.

A focus of the soft landscape is to enhance biodiversity on the site, existing amenity grass areas are generally to be converted into areas of meadow or species rich grass to create a more diverse sward and provide greater interest. This will also provide an interesting backdrop to the park run route which will weave through this planting. Tree groups are to be set within these spaces providing shade and further seasonal interest.

Two new health and wellbeing garden spaces are to be created as part of the proposals with a focus on the use of a range of herbaceous species to provide interest and seasonal effects in terms of flowers, colour, scent and foliage. Evergreen species are to be incorporated into the planting to give year-round structure with new tree planting providing shade and a vertical component.

Trees and planting are to be used to provide a green structure to the proposed play spaces and Informal Outdoor Games Area and to soften the boundaries and help manage the micro-climate as part of the overall enhanced setting.

An area of amenity grass is to be provided as part of the outdoor activity hub to give an area of informal seating and picnic space as part of the overall network of soft landscape elements.

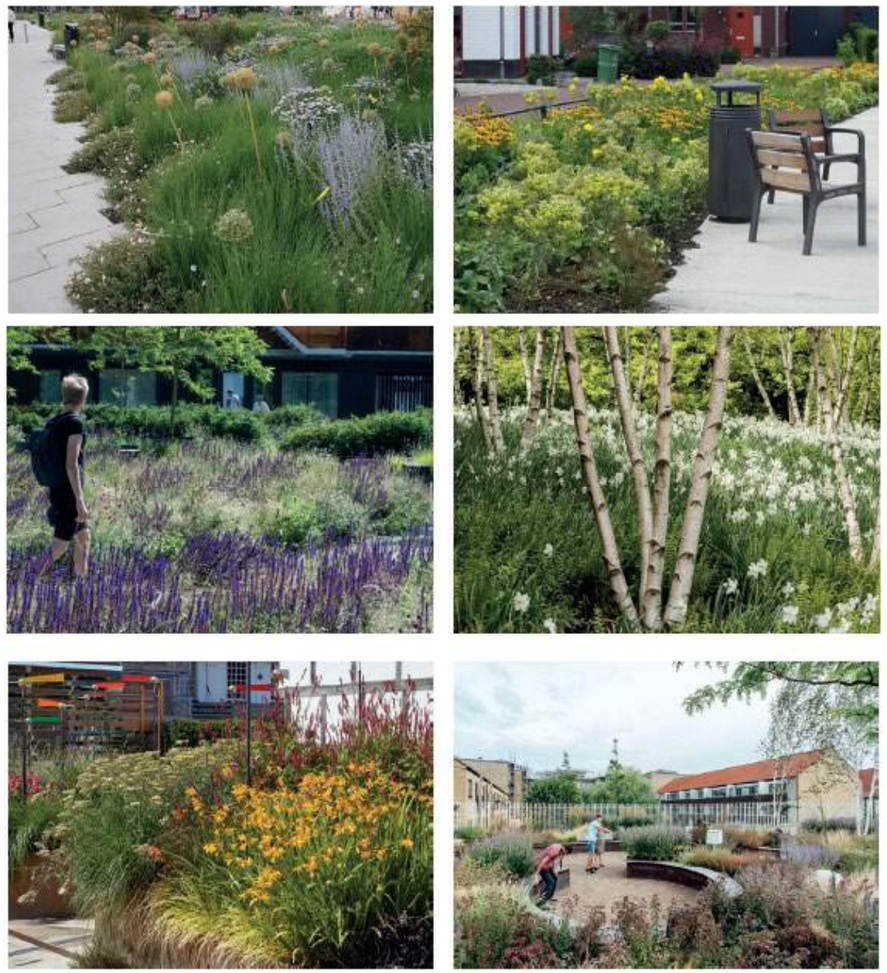
10.4 Arboricultural Implications

The proposed development of the site is unlikely to significantly impact the visual amenity of the local area as a result of the proposed tree removal as minimal tree removal is to be undertaken and ninety-four new trees are to be planted which will result in an increase in site tree cover.

Whilst some works are to be undertaken within the root protection areas of retained trees, the nature of those works are such that they can be completed without causing significant impact, subject to the adoption of appropriate working practices as detailed in a future Arboricultural Method Statement following approval of the current planning application.

10.5 Site Ecology

Please refer to the Preliminary Ecological Appraisal (PEA) Survey and BNG reports that were carried out by Estrada and are included as part of this application.



Images showing soft landscaping features

11.0 SUSTAINABILITY STRATEGY

11.1 Overall Strategy

From the inception of this project, a lot of thought has gone into balancing the needs for the performance of the proposed building both in terms of minimising its environmental impact while also providing a space suitable for the sports and activities that are to occur within it. A swimming pool has technical and safety requirements that means that water and energy use for heating and maintaining the environment are a necessary part of operating the facility in a safe manner. Wherever feasible, efforts have been made to ensure that these requirements are met in the way that causes the least environmental harm, both to the local area and in terms of energy use, water use and carbon costs.

The following areas below have been reviewed in detail, please see the reports detailed in the next section that accompany the application. The review of each of these has shaped the proposal.

- Transport
- Energy and Carbon Reduction
- Water Efficiency
- Climate Change Adaptation
- Biodiversity and Geodiversity
- Noise
- Air Pollution
- Odour and Fugitive Emissions to Air
- Sustainable Drainage
- Heritage Assets and Climate Change
- Recycling and Waste Facilities Construction Waste

These following areas have been considered and used to design a centre that adheres to sustainable principles, producing a building that is sustainable not only in terms of its use but what it provides for the wider area and how the H&WH can have a positive impact on the community.

11.1 Heating and Ventilation Strategy

The centre utilises multiple strands in its heating and ventilation strategy to balance the needs of reliable performance, appropriate internal environments, low running costs, reduced energy use and futureproofing to adapt to global climate trends and services technology.

By the nature of the functions performed within the building, different areas emerge for internal environment: a highly managed environment requiring a set operational temperature and internal air quality to ensure performance in the space and longevity of built elements (the Wet areas) alongside an area of low occupation, large scale space that requires quality fresh air but is less dependent on constant temperature control (the Dry areas).

For the Wet areas of the building, air is supplied and warmed via Air Source Heat Pumps. For the pool hall, this warm, dry, fresh air is put into a plenum below the Pool Hall, the air entering the space at low level. The hot, wet air is extracted at higher level and heat recovered from it prior to discharge. In the changing areas this is done from a ventilation and extraction system distributed from the ceiling.

For the Dry areas, air is supplied via external vents on the wall, drawing in controlled amounts of air from the outside which can then permeate the space, flowing through a natural stack effect to air terminals mounted at high level.

Photovoltaic solar panels have been proposed to provide supplementary electrical power.

The ventilation system will be designed in accordance with:
- CIBSE Guide B
- Approved Document F
- Approved Document L2
- HVCA - DW144
- HVCA: Standard for Kitchen Ventilation Systems DW/172.
- Zone Data Sheet

The leisure centre will employ a mixture of ventilation strategies to best suit the requirements of the end user:

Mechanical supply and extract ventilation with heat recovery
- Café and foyer
- Pools
- Change rooms
- Admin offices
- Consultation rooms
- Kitchen
- Circulation areas
- Fitness suite
- Studios
- Sports Hall Stores
- Pool Stores
- Cleaner’s Stores

Natural ventilation strategy
- Sports hall

Local extract ventilation
- Pool chemical stores
- Plant rooms

Mechanical supply and extract ventilation with heat recovery:

All AHUs shall have the ability to recuperate heat from extract air, either through plate heat exchangers or thermal wheels as may be appropriate. The AHUs serving the pools and change rooms will be manufactured by a specialist pool AHU manufacturer, with the AHU components suitably protected against the harsh environment.

The ventilation to the pools will be based on supplying air at low level via a buried HDPE or concrete duct, and extracting at high level. Details of this will be developed in conjunction with the rest of the team during the next design stage.

Ventilation will be delivered via galvanised steel ductwork manufactured and installed by an approved HVCA member to DW144 and DW154 as appropriate. All ductwork shall be hidden within ceiling voids and services ducts.

The ductwork to the pools and pool plant room shall be internally and externally coated or painted to prevent corrosion. Extract ductwork to the village change room will be internally coated against corrosion.

All fresh air and supply air shall be externally insulated to comply with BS 5422. Return air ducts shall be externally insulated where the pass-through voids with a temperature difference in excess of 5K. Insulated ductwork external to the building will be rigid insulation board, finished with aluminium angles and wrapped with ProClad 350 Plus. All AHUs and fans will be procured from a reputable manufacturer with a proven track record in the UK, and to comply with ErP 2018.

Attenuation will be fitted to all ventilation plant unable to satisfy the internal or background noise levels as dictated by the local authority and detailed by the acoustic consultant.

Local extract ventilation
The local extract fans to the chemical stores and plant rooms will run under time clock setting adjusted via the BMS.

Extract fans to the chemical stores will be of suitable material for the corrosive environment, and extract air via uPVC ductwork to roof level.

Please refer to VZDV Ventilation Extraction Statement for further reading.

12.0 SURVEYS, ASSESSMENTS AND REPORTS

In order to ensure that any existing factors on site are properly considered when preparing the design and construction of the proposed building, it is best that the most up to date and relevant information for the existing conditions on site are ascertained as accurately as possible. To this end, the following surveys have been undertaken, the results of which are either summarised or included in full within the application documentation and have informed the proposed design.

- TRANSPORT STATEMENT
  Prepared by BWB Consulting.
- NOISE SURVEY AND ACOUSTIC PLANNING ASSESSMENT
  Prepared by Pace Consult.
- FLOOD RISK ASSESSMENT
  Prepared by Engenuiti.
- DRAINAGE STRATEGY (SuDs/Foul Water)
  Prepared by Engenuiti.
- NOISE AND VIBRATION ASSESSMENT
  Prepared by Pace
- ECOLOGICAL ASSESSMENT
  Prepared by Estrada
- BNG ASSESSMENT
  Prepared by Estrada
- BUILT HERITAGE ASSESSMENT
  Prepared by Marrons
- DESKTOP ARCHELOGICAL ASSESSMENT
  Prepared by Allen Archaeology
- FRAMEWORK TRAVEL PLAN
  Prepared by BWB
- SEQUENTIAL / EXCEPTIONS TEST
  Prepared by Jeh Planning
- VENTILATION EXTRACTION STATEMENT
  Prepared by VZDV
- LIGHTING STRATEGY AND IMPACT ASSESSMENT
  Prepared by VZDV
- ARBORICULTURAL IMPACT ASSESSMENT
  Prepared by Middlemarch
- HEDGEROW / TREE SCHEDULE AND PLAN
  Prepared by Middlemarch
- PRELIMINARY ARBORICULTURAL SURVEY AND IMPACT ASSESSMENT
  Prepared by Middlemarch.
- CEMP FRAMEWORK
  Prepared by Willmott Dixon
- GEO-ENVIRONMENTAL SURVEY INCLUDING PHASE 1 GROUND INVESTIGATION SURVEY
  Prepared by Applied Geology
- LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN
  Prepared by Estrada
- AIR QUALITY ASSESSMENT
  Prepared by BWB
- CONSTRUCTION METHODOLOGY STATEMENT
  Prepared by Wilmott Dixon.

13.0 SUMMARY AND CONCLUSION

The need for this Health and Wellbeing Hub has clearly been identified for both public use and that of the local community clubs. An extensive stakeholder consultation process has taken place that has demonstrated the demand for the proposed facilities.

A full range of surveys and reports have been undertaken to ensure that the context of the site is fully understood and that the design can respond to the locality without any adverse impact on the surrounding environment.

The design has holistically progressed, to incorporate the comprehensive design development, planning process and responses throughout. The final proposal not only addresses the Clients brief, but in addition to this, responds to both the Local and National Planning policies.

The scheme has fully considered opportunities for sustainable construction to provide positive environmental, social and economic benefits that are consistent with the policy requirements.

The proposal incorporates appropriate provision for access and parking, as well as a considered landscape design, which enhances the relationship between that and the public realm.

The redevelopment of this site will provide a Hub for Health, Fitness and Wellbeing in South Holland that will be complimentary with the existing facilities within the Town Centre. The new pedestrian and cycling links will make this site part of the new expanded town centre and bring additional vibrancy to the area.