Saunders Boston Architects

South Holland Health & Wellbeing Hub

Design and Access Statement Addendum - Section 73

Job Number; M00514

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Design and Access Statement Addendum – Section 73

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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P01	Planning Draft	BH	07/08/2025	BH	07/08/2025
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1.0 INTRODUCTION

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

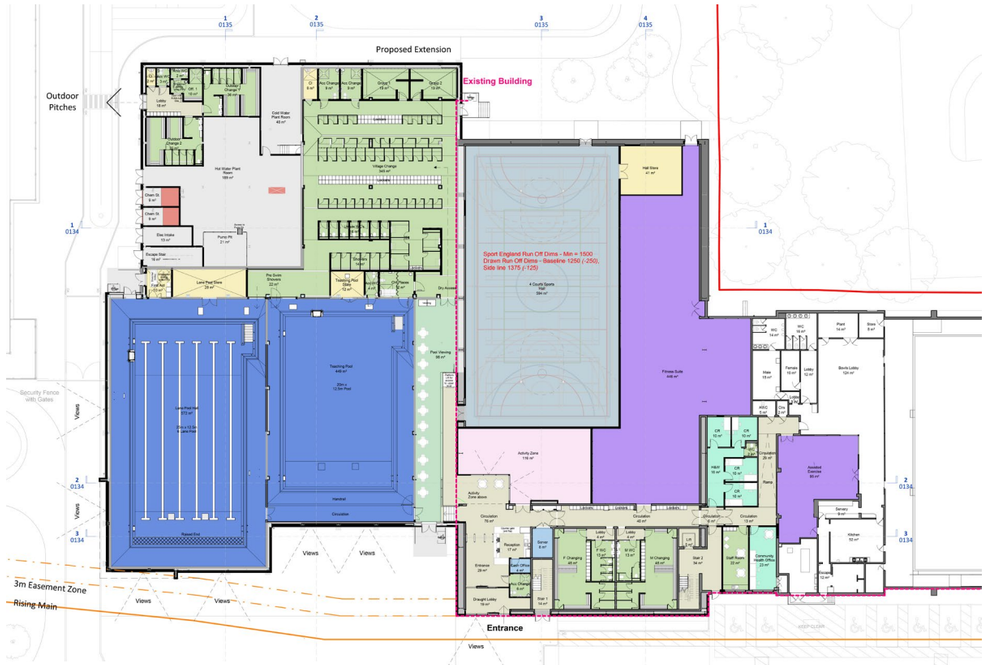
The changes are split into two parts:

- Changes to the building that have occurred during the design process working with the existing building.
- Landscape changes regarding layout and parking

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

2.0 DESIGN DEVELOPMENT - BUILDING CONSIDERATIONS

This document should be read alongside the compare and contrast document Planning Amendments – Section 73 which picks up key changes from the previous design proposal. The following identify the changes to that which was set out in the previous Design and Access Statement.



Proposed Ground Floor Plan

Pool 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.

Changes to this area include the point of access to the sports hall is closer to the entrance for the centre along with the platform lift. This had increased the size of the pool viewing.

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.

The wall between the activity zone and circulation has been straightened to enlarge the entrance foyer and create a more generous crush space. The activity zone has not reduced in size.

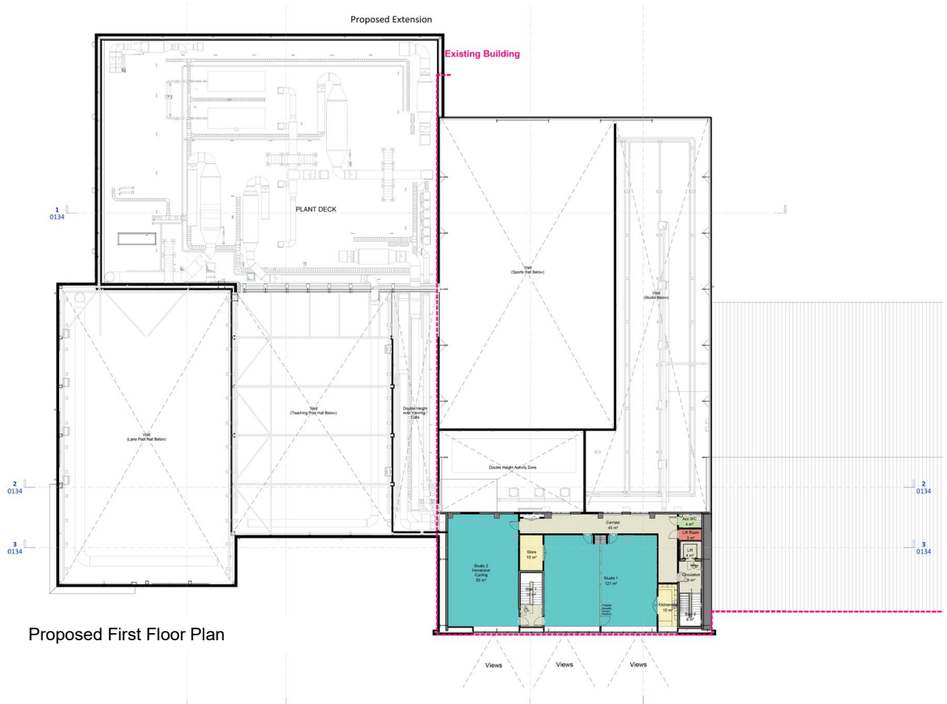
Changing Village
Swimming is much more of a family or group activity, therefore the changing for the swimming pools is a single space with different styles and sizes for changing depending upon the group size and gender, known as a changing village. The access to the village change is via a wide corridor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

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 layout has been updated with the two accessible changing room moved to the north of the village change adjacent the two group changing rooms. The WC's and showers have been relocated closer to the pools adjacent the pre-swim showers.

Pool Hall
The inner layer of blockwork on the external walls will be removed and internal finish will be the back of cladding panel. On the eastern and southern walls, seating will be fixed to the top of the concrete upstands which can be used by waiting competitors in any gala event. On the northern and western walls, fixed fold down seating for spectator seating during an event. This will be supplemented with benches that will be brought in on occasions where more competitor and spectator seating is required.

Circulation
A central staircase and lift provide all of the vertical circulation up to the first floor. Removal of the second WC will make allowance for the lift plant. On arrival at the first floor there is a central landing and crush space that has access to the health and fitness facilities.

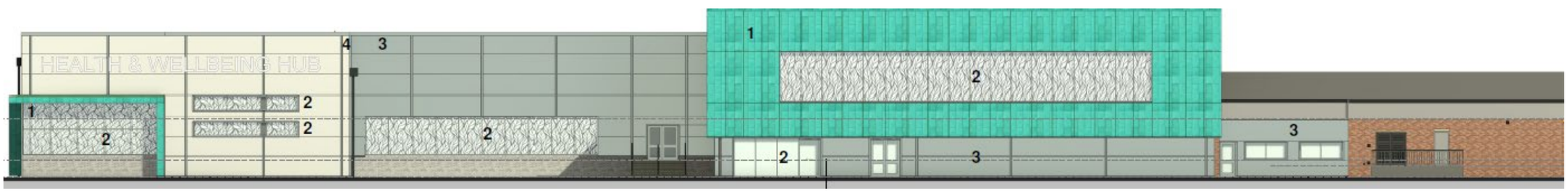


Proposed First Floor Plan

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.

Changes to the external building includes removal of the canopy, removal of the ‘HEALTH & WELLBEING’ sign on the east façade and retaining existing façade on the north and east existing sports hall walls which resulting in the removal of the parapet.



Proposed Front Elevation of the Health & Wellbeing Hub

3.0 DESIGN DEVELOPMENT - LANDSCAPE PROPOSALS
Please refer to One Environments Landscape drawings for more detail.

LANDSCAPE PROPOSALS

A compare and contrast diagram has been provided to pick up on the key changes from the previous landscape to the proposed landscape as part of this application.

The following identify the changes as set out in the previous Design & Access Statement landscape information.

MOVEMENT & ACCESS

The main access for vehicles will remain as the existing with further access to be provided to new parking, maintenance access and coaches via Pinchbeck Road. Fire tender access will be from Albion Street. Accessible parking bays together with vehicle charging points have been incorporated into the car parking. A new parking area has been provided adjacent to the bus turning area, and the existing car park to the east will be retained in its current state. A small accessible car park has been created close to the main building entrance.

Existing pedestrian access will be supplemented with additional routes across and through the site to create a network of paths serving the various facilities.

SPORTS PROVISION

The previous sports provision has been maintained with some minor changes in position

- Artificial Turf Pitch (ATP)
- Outdoor play area
- Splash Pad
- MUGA
- Bike track
- Sprint running sections

GREEN INFRASTRUCTURE

The principles of the green infrastructure strategy has been retained, including the retention of existing boundary trees, new planting adjacent to car park and building to comprise ornamental species and native species planting adjacent to existing trees to create a diverse under-storey. There is with extensive use of meadow/species rich grass areas to contribute to more diverse sward mix and provision of amenity grass area for recreational use

HARD & SOFT LANDSCAPE STRATEGY

The proposed hard and soft landscape materials have been retained from the previous application.

