

Design and Access Statement

to accompany the

Planning Application for a new

Gym Extension

and

Indoor Play Facilities

at

Waterlooville Leisure Centre

with ancillary accommodation and

associated hard landscaping

and additional parking facilities

January 2014

Design and Access statement

Gym Extension & Indoor Play Centre

Waterlooville Leisure Centre



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1.0 Introduction

pdp architecture llp were commissioned in September 2013 to prepare a scheme for the extension and refurbishment of the GYM facilities at Waterlooville Leisure Centre together with creation of a new indoor play centre. The scheme includes proposal for a new building to accommodate the new facilities with associated external hard landscaping and additional parking bays.



Location Plan

2.0 Context of site and surroundings

The site for the works is within the existing Waterlooville Leisure Centre, Waterberry drive, Waterlooville, Hampshire PO7 7UW. It is located within an industrial estate and business park. The building itself is surrounded by car park on the East, South and West sides and an unused grassed area to the North side .

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There are some areas of mature landscaping along Hambledon Road and along Waterberry Drive to the South of the site. Due to the dense foliage of the existing trees to the North side, the site currently is not seen from the road.

The immediate area has little architectural merit and most of the buildings are industrial type steel framed with brickwork and large elements of cladding.

The main movement around the area is via Waterberry Drive which serves all the existing development and is located on the southern boundary of the site.



Photo from adjoining motorway



Photo from Waterberry Drive

The immediate area has little architectural merit with most of the buildings being of an industrial type. There is a combination of traditional steel frame clad buildings and more traditional brickwork buildings, with distinctive entrances made up of large elements of glazing.



Samples of Industrial Units

The main movement around the area is via Waterberry Drive which serves all the existing development and is located on the southern boundary of the site.

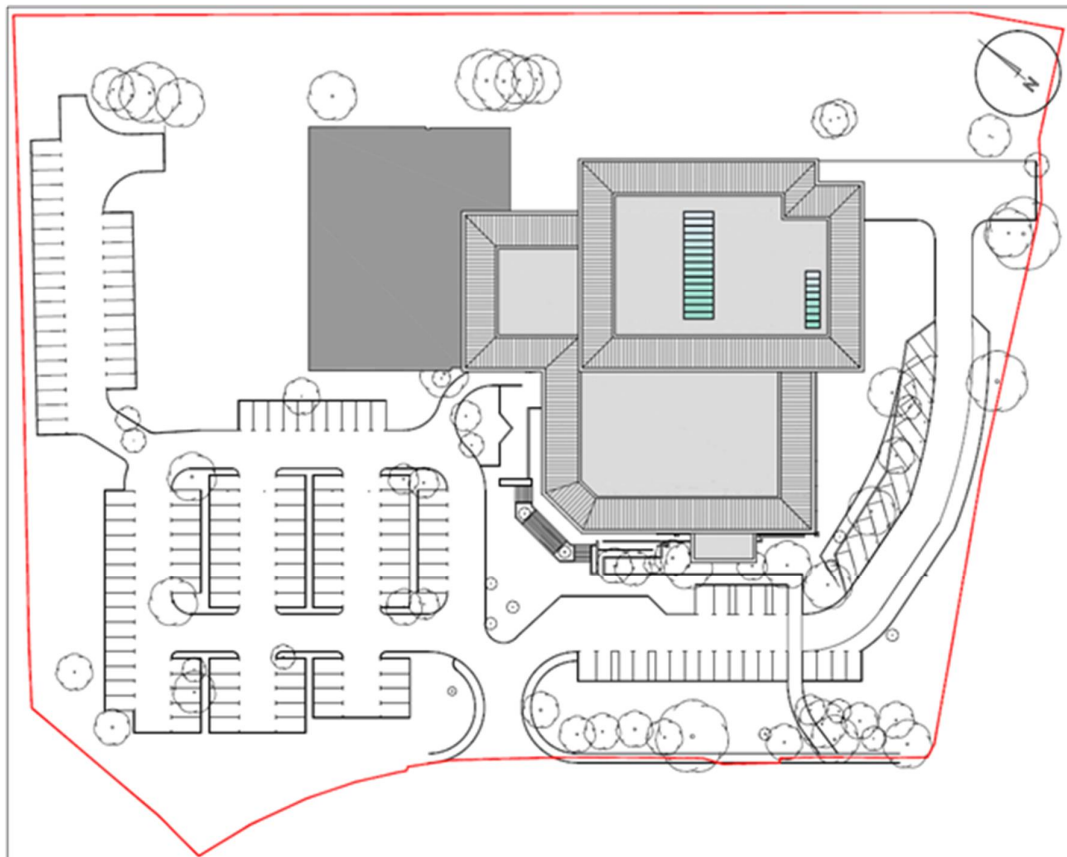
3.0 Use

The proposal is to extend the existing gym and construct a new two storey extension to provide extra facilities for the leisure centres existing customers, as currently the existing facilities are too small and inadequate to keep up with changing trends in the Leisure. Whilst also allowing for the future-proofing of the business and potential expansion of the Client base.

In addition construction of an indoor play centre for the local community will address the established need for play facilities for the younger children in the area.

4.0 Amount and Layout

Proposed site layout



The existing fitness studio is 202sqm and the proposal is to extend this out by a further 412 m², with an internal mezzanine floor which will add a further 238 m² floor area above for a studio and additional gym area.

The indoor play centre creates a further 357 m² of internal floor space in part single storey and part double height main hall area.

The total existing percentage of development on the site is 15.86 %, with the proposal adding an additional 5.5 %, creating a total of 21.36 % of development across the whole site.

The layout of the proposed extension has been designed and orientated to suit the existing internal layout of the leisure centre and the current fitness studio. It has been designed to create large open areas that can be easily sub-divided into multi-purpose fitness areas, whilst also allowing for future flexibility.

The indoor play centre provides 3 party rooms together with ancillary toilet facilities and seating areas.

5.0 Scale

There are a number of large two storey industrial buildings; therefore the proposal for a two storey extension is in keeping with the surrounding area. There is a natural slope to the site which will create a stepping down of the proposed extension by 1.6m, which reduces the overall massing of the development. As previously mentioned the site is heavily screened with mature trees.

6.0 Landscaping

The proposed extension is to be located on an area of existing well-kept grass. It is not proposed that we will add any extra soft landscaping as the site is currently heavily landscaped all around the proposed extension area.

The additional landscaping will be hard-surfacing such as pedestrian pavements and car parking spaces. The hard landscaping shall incorporate level access wherever necessary to provide access for people with restricted mobility. The materials shall also be non-slip and there shall be adequate external lighting provided.

A tree survey carried out by Bernie Harverson – Arboricultural Consultant accompanies this application. The intention is to retain the majority of the existing trees with some facilitative pruning to the north side tree screen to thin out the dense foliage. Group 8 trees which are currently categorised as B2 may also be removed as they have been affected by severe ivy growth and may present potential risk in high winds.

As the new extension will be cutting into the ground, tree groups 1, 2 & 3 are to be removed, however these are small young trees which will be replaced with equivalent trees in other parts of the site with agreement with the Planning Authority.

We propose planting semi-mature replacement trees to mitigate the loss of Trees 8, 9 and 12 which are barely visible from outside the site but would require removal due to the topography of the site.

7.0 Appearance

The extension to the Gym creates large open spaces on two levels accessed via a staircase with roof lights above. The intention is to create large, light and airy spaces with curtain walling to the South façade. To reduce the impact of solar gain it is proposed that the curtain walling system will incorporate brise soleil provisions. It is intended that natural ventilation is utilised within these spaces with high level windows and roof lights automatically operating to dissipate excess heat. The façade has been treated in a modern contemporary way, with a strong colour render to the stair core and a wraparound zinc clad margin to frame the new extension.

The rear elevation has a ribbon of glazing at high level again to allow natural light and ventilation to the main play area. The external cladding will be of a neutral colour to blend into the surrounding colour palette.



The single storey element will be in blue engineering bricks to match the existing with glazed apertures as punched holes in the façade to allow natural light and ventilation to each of the party rooms.



Artist's Impression

8.0 Access & Parking

It is not proposed that any of the existing vehicle or pedestrian accesses are to be altered. All new accesses will be DDA and Part M compliant. Extra car parking is proposed on the east and west side of the building, the intention is that the parking to the east side will be used as a staff car parking area allowing the existing and additional car parks to be used for customers.

There are currently 121 car parking bays available to customers including 8 disabled bays. It is proposed that 44 additional bays will be made available as part of the new development which would be a 36% addition to the total.

This will provide ample parking for peak hours at the Gym. The busy times of the Gym being after 5:30 pm, when other facilities such as the swimming pool and the play centre are far less in use.

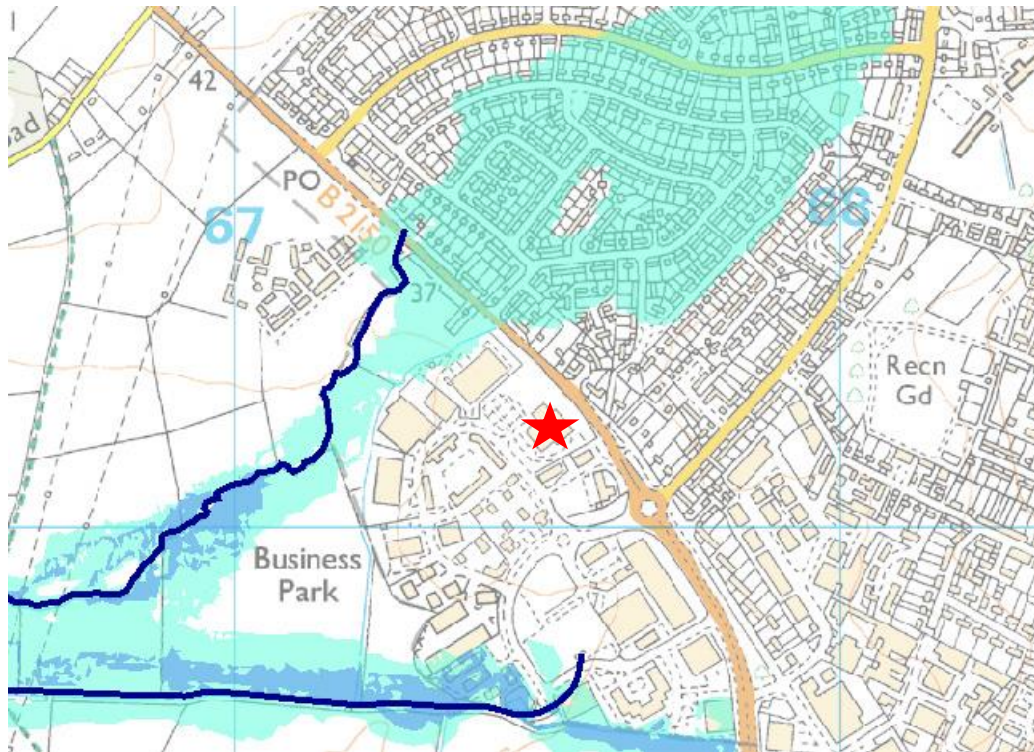
9.0 Public Consultation

An informal consultation has been carried out amongst a focus group at the Leisure Centre. However no formal consultation has taken place. The proposed drawings will be displayed in Waterloo Leisure Centre foyer and comments will be recorded as far as possible whilst this application is in process.

This extension would help increase the facilities for the local residents and is not visible from outside the site. Also there is currently a S106 in place for the leisure centre / council to provide extra facilities on this site in the long term for all the new residential development within the immediate area.

10.0 Flood Risk Assessment

The map shows that the site is not in a flood risk zone and therefore is not currently at risk from flooding. This map was sourced from the environment agency website and was correct as of 9th January 2014.



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