

Welcome to our public consultation event that showcases our emerging plans for a new leisure centre to be developed by Spelthorne Borough Council.

Please get involved and share your thoughts with us on the latest proposals as we work towards preparing and submitting a planning application later this year.



Your views are important to us!

Please take time to review the proposals which show how the new building may look and speak to a member of the team if you have any questions.

We would be grateful if you would fill in one of our feedback forms and let us have your views.

The new proposed site is on the site of the existing leisure centre including the adjacent field at Knowle Green, Staines-upon-Thames, Staines, TW18 1AJ.



Project Background and Process

2017

- An updated needs assessment was undertaken to establish Spelthorne's future leisure needs.

2018

- A feasibility study was undertaken demonstrating Spelthorne's need to update and increase its leisure facilities.
- The feasibility study concluded that the existing leisure centre was near the end of its design life and would need major capital investment to extend it. A refurbished centre would not be as cost effective or energy efficient as a new build and would have a significantly lower design life compared to a new build.
- Sports clubs, disability and community groups were consulted.
- First Public Consultation held resulted in **2,233** responses. Whilst this concluded strong support for a new leisure centre there was significant concern about its parkland location.

The following groups/organisations were consulted in 2018:



- User Groups including;
 - Spelthorne Community (inc. Landowners and Local Residents)
 - Disability Groups & Dementia Group
 - Existing Leisure Centre Staff
 - Swimming, Badminton, Basketball, Martial Arts, Fencing, Archery, Squash, Boccia, Para Sport

Aims and Objectives

Sports and fitness activities play a fundamental role in the health and wellbeing of our community. Spelthorne Borough Council is determined to play its part in supporting a healthier and more active community, which is better for individuals and for their families as well as for society as a whole. Spelthorne Borough Councils strategy aims to improve wellbeing through increased participation in sport and physical activity.

Spelthorne Borough Council has worked closely with the project design team and operator using feedback from the first public consultation event to inform the brief and prioritise the key objectives for this project.

The project aims to create a community destination which visually connects to the park setting and enhances the local area.

You Spoke, We Listened..

Location: There was concern about the parkland location. It is now proposed to build the leisure centre to the north of the park boundary. Staines Park would remain unchanged.

Artificial Grass Sports Pitches: There was concern about the location of pitches and impact on access routes, biodiversity and flooding. 4 small artificial grass sports pitches are now proposed at roof level within the footprint of the building.

Facility Mix: Pool facilities were a priority during the last consultation. Enhanced facilities such as a 25m 8 lane pool, learner pool, splash zone, steam room and sauna are proposed.

Access: There was concern about access routes. The new leisure centre is proposed adjacent to the existing facility therefore access routes will remain with better visual connections formed with Staines Park.



Opportunities

- Close to existing provision
- Serving the same catchment
- Close to the council's municipal operations
- Minimum disruption
- An available and council held site
- Close to railway station and bus services
- Ability to walk & cycle from the town centre

- **Size:** The site is positioned close to buildings of similar scale allowing a building of sufficient size to accommodate the facilities required.
- **Activity:** The site provides good prominence onto key vehicular and pedestrian routes as well as the park.
- **Views:** The south facing position provides strong visual connections towards Staines Park.
- **Pedestrian Access:** The site is central with good pedestrian access from the town centre, railway station and the park.
- **Visual Impact:** The proposed location would result in minimal visual impact on Staines Park and adjacent buildings with existing vegetation within the site boundary retained where possible.
- **Staines Park:** The proposed leisure centre will complement the existing facilities in the park.
- **Parking and Vehicle Access:** Parking is proposed on the existing leisure centre site. Access will be off Knowle Green.
- **Continuity of Service:** The existing leisure centre is to remain open and fully functional to ensure continuity of service during the construction of the new leisure centre.



- | | | |
|---------------------------|-------------------------|---|
| — Proposed Site | ▲ Key Views of the Park | ⊞ Key Building Frontage |
| Ⓟ Existing Leisure Centre | ✳ Key Corner | 🚌 Bus Stop |
| ➔ Vehicle Access | ↔ Key Connections | ● Existing Landscaping/Buffer |
| ⋯ Pedestrian/Cycle Routes | ☀ Sun Path | ⬇ Topography (minimal level change over the site) |

Key Views of the Park

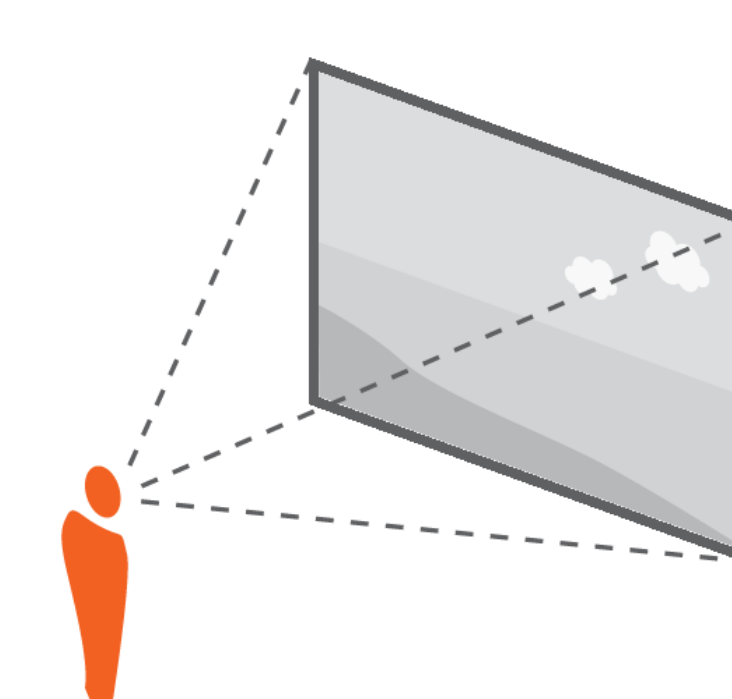
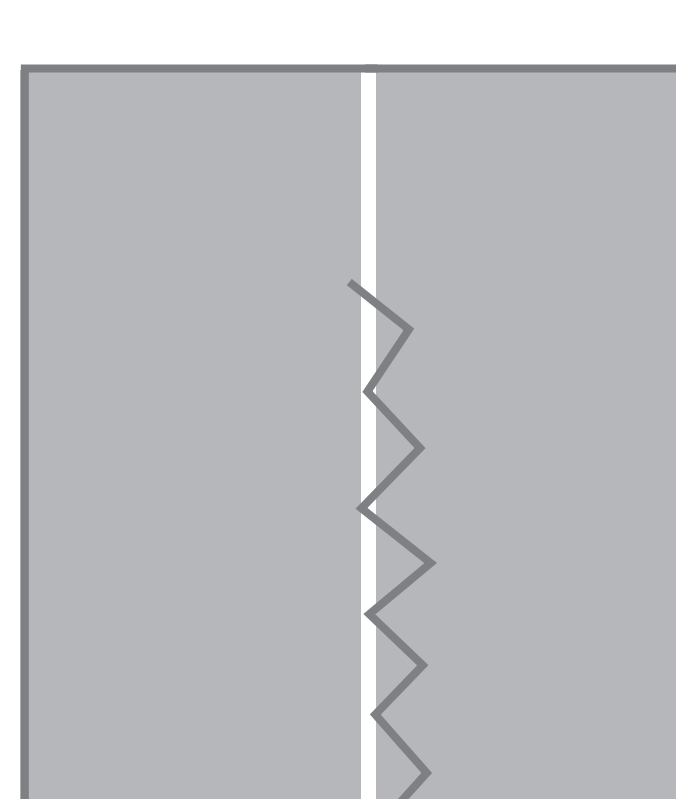
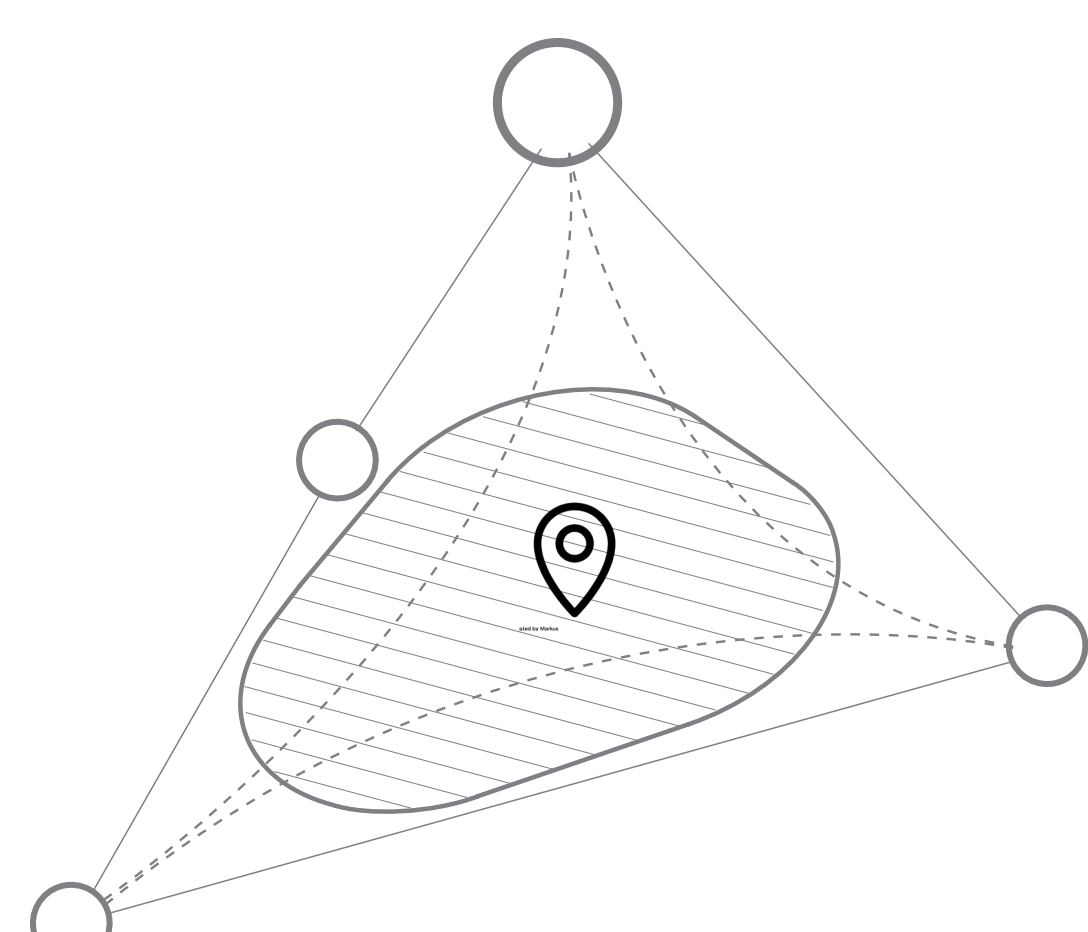


Proposed Site



Key Design Objectives

- **Fully Inclusive:** Facilities that meet a broad range of needs and age groups.
- **Dementia Friendly Design:** Ensuring the design of the physical environment both internally and externally is carefully considered.

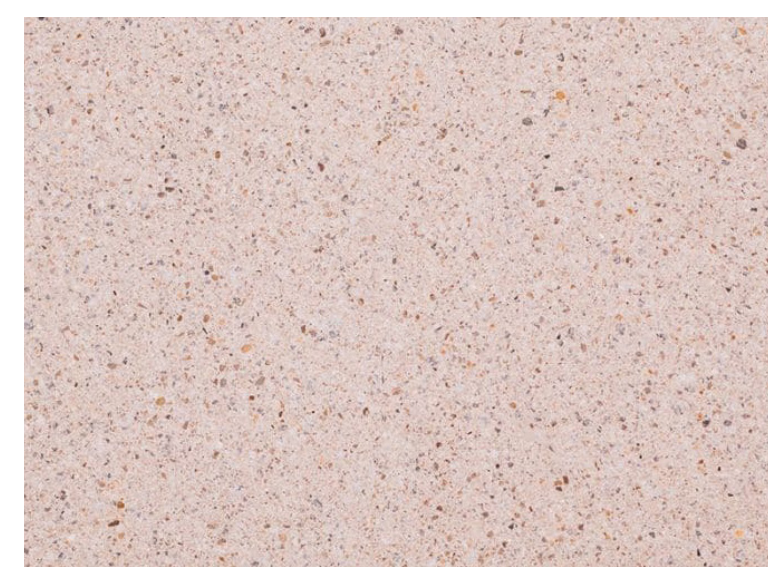


- **Create a Destination:** A destination for the whole community to enjoy, bringing people together for a variety of purposes
- **Connect with the Park:** A development allowing clear and visible pedestrian routes to Staines Park. Accessible from all directions
- **Provide Spatial Flexibility:** Ensuring the leisure centre can adapt internally to meet changing needs and both sport and community use.
- **Utilise Views:** The proposed location adjacent to Staines Park provides opportunities to capture key views and create connections

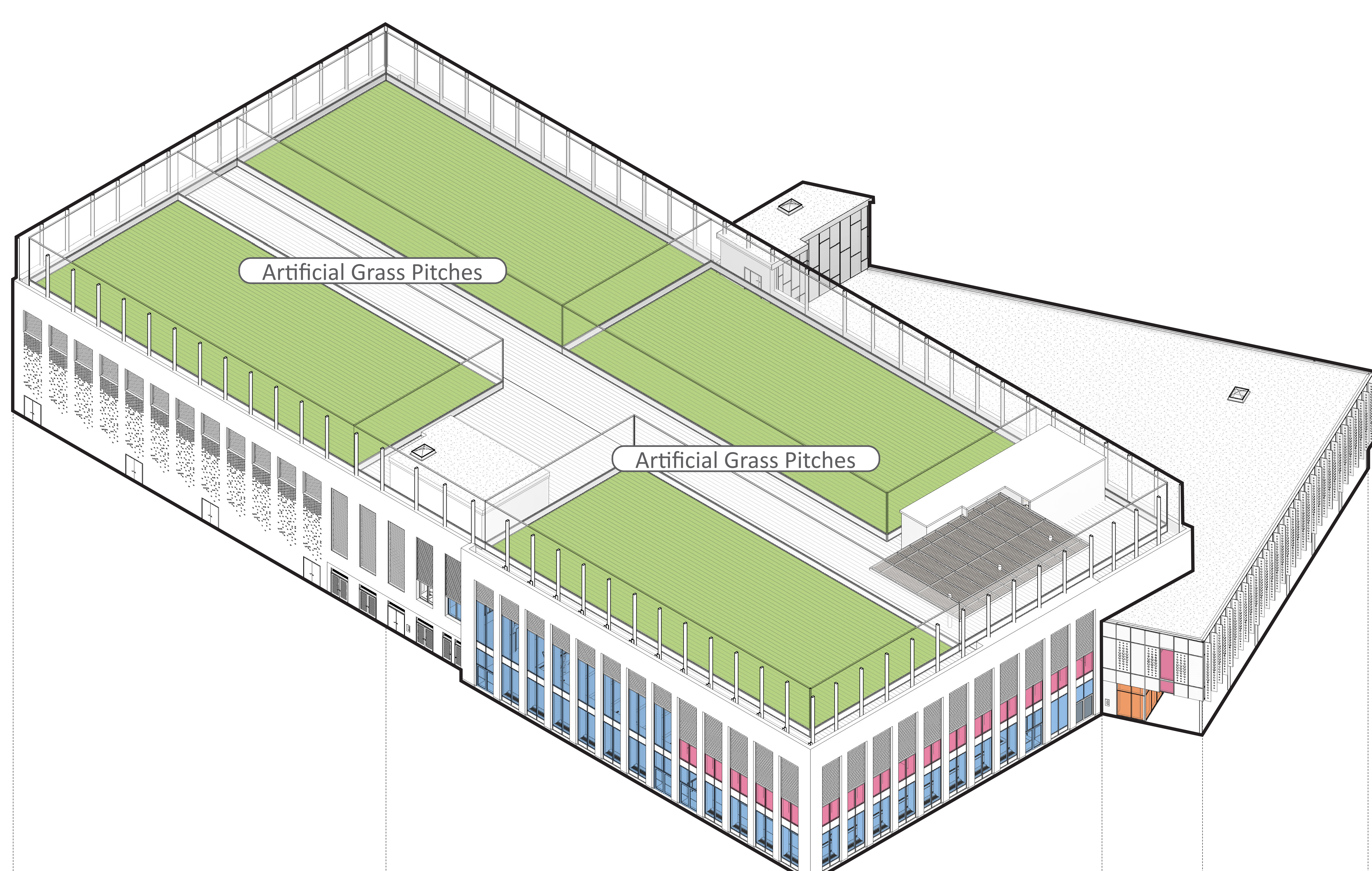
Park/Site Connection - Proposed Site Plan



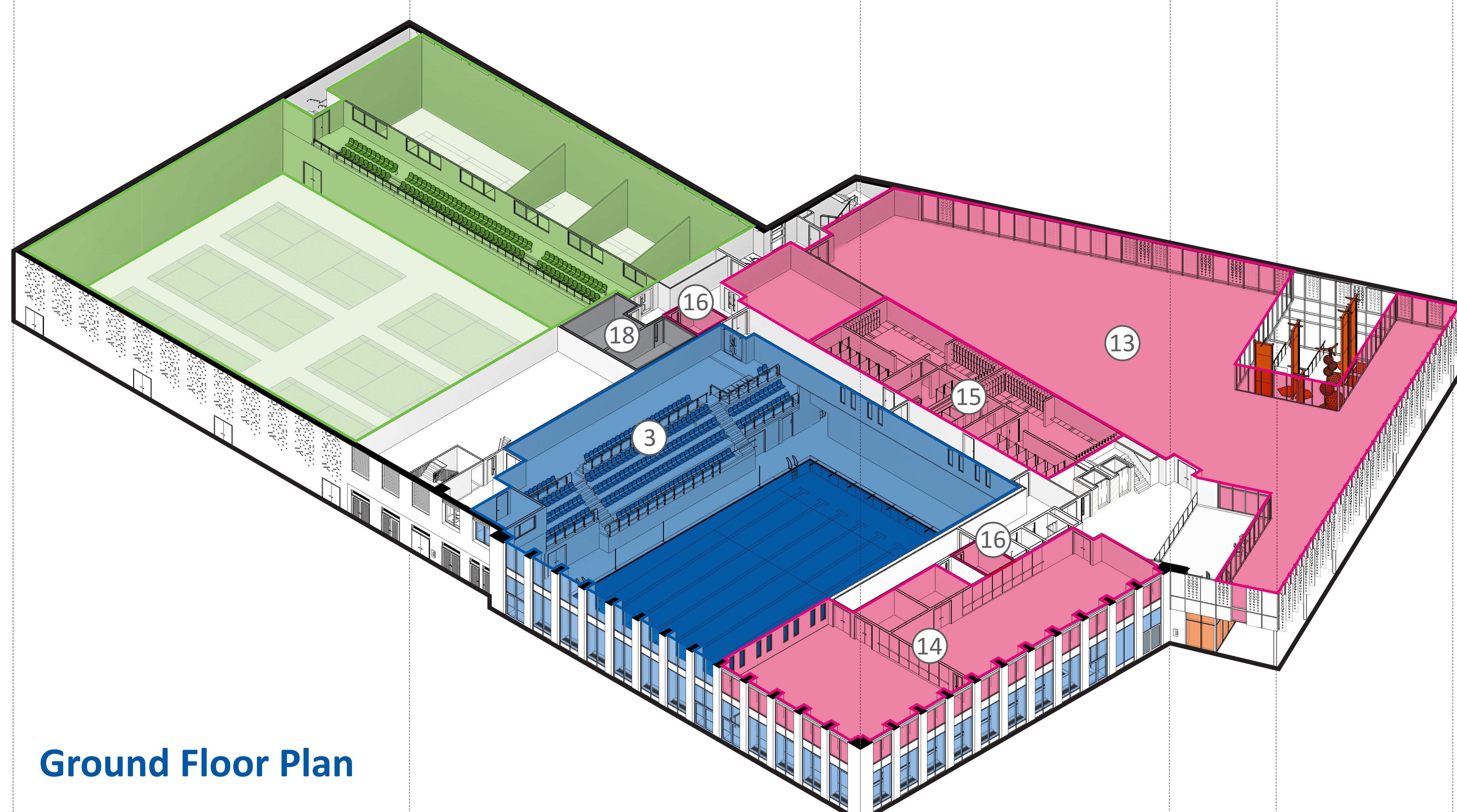
Proposed Landscaping



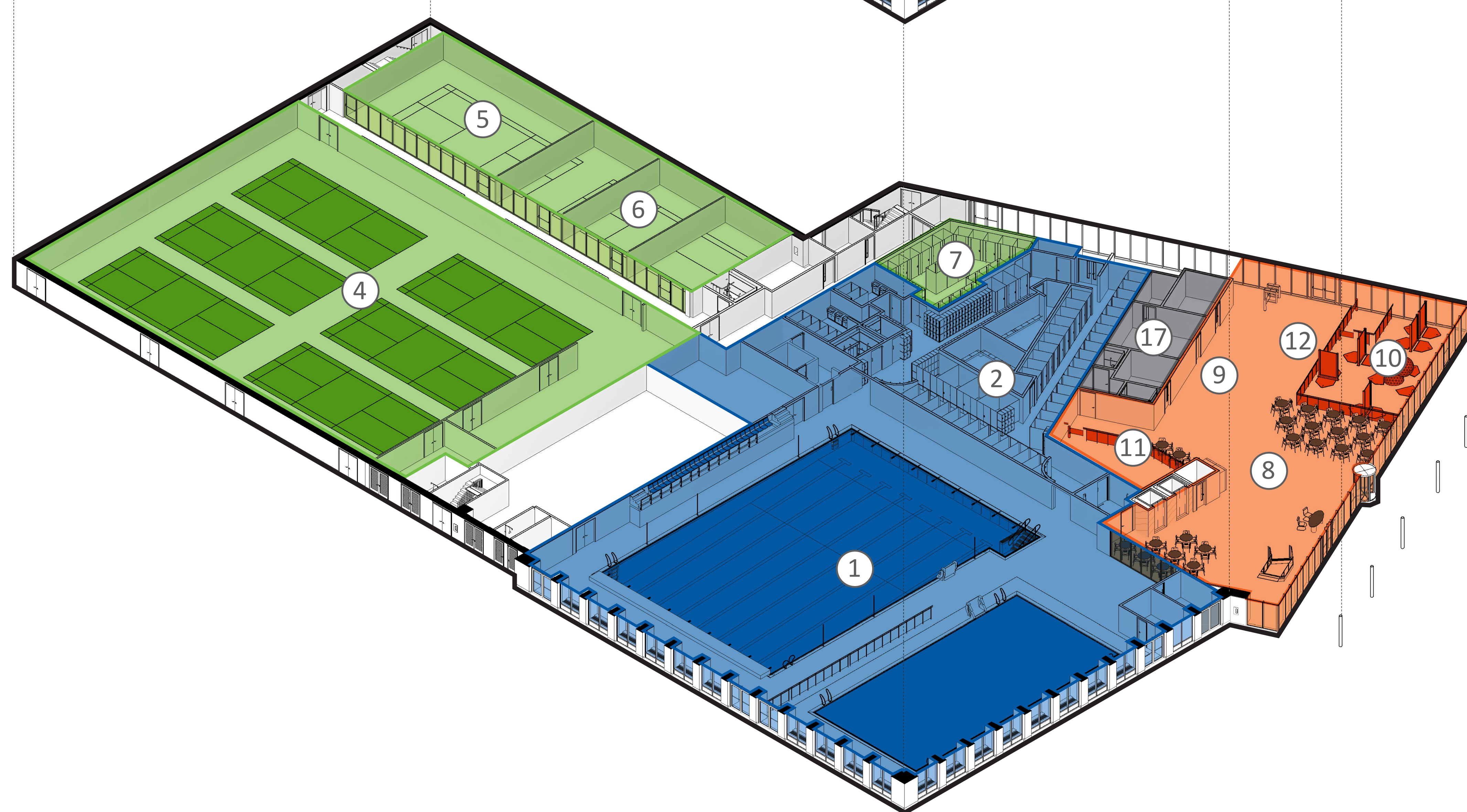
Roof Level Plan



First Floor Plan



Ground Floor Plan



- | | | | | |
|---|--|---|---|--|
| ■ Wet Side | ■ Dry Side | ■ Commercial | ■ Health & Fitness | ■ Support |
| ① Pool Hall | ④ Sports Hall | ⑧ Cafe | ⑬ Fitness Suite | ⑰ Admin/Kitchen |
| ② Wet Change | ⑤ Multi-Use Room | ⑨ Reception/Servery | ⑭ Studios | ⑱ Staff Room/Offices |
| ③ Spectator Seating | ⑥ Squash Courts | ⑩ Interactive Climbing Wall | ⑮ Changing Rooms | |
| | ⑦ Dry Change | ⑪ Soft Play | ⑯ Physio Rooms | |
| | | ⑫ Retail | | |

Wet Facilities:

25m, 8 lane swimming pool with spectator seating
 20m x 10m learner pool
 Micro filtration technology and Myrtha pool tanks
 Splash Pad
 Sauna and Steam Room
 Wet Change Village - 2no dedicated group changing rooms,
 4no family change, post & pre swim showers

Dry Facilities:

6 Court Sports Hall with spectator seating (fixed and movable bleacher seats)
 3no Squash Courts - next to 1no multi-purpose room (movable walls allowing potential for 2no additional badminton courts)
 Dedicated Dry Change

External Sport Facilities:

4 small artificial grass sports pitches at roof level

Commercial Facilities:

Cafe (100 covers) - key adjacencies include pool hall/view of learner pool/splash pad, clip n climb, soft play, reception. Associated kitchen facilities
 Soft Play
 Interactive Climbing Wall - 11 features, 15 climbing lines

Health & Fitness:

200 station fitness suite - dedicated free weights and warm up areas with views across the park
 Dedicated fitness change
 1no Spin Studio (25 person capacity)
 2no Multi-Purpose Studios (30 person capacity) with views across the Staines Park
 2 Physio consulting rooms

Parking:

300 car parking spaces

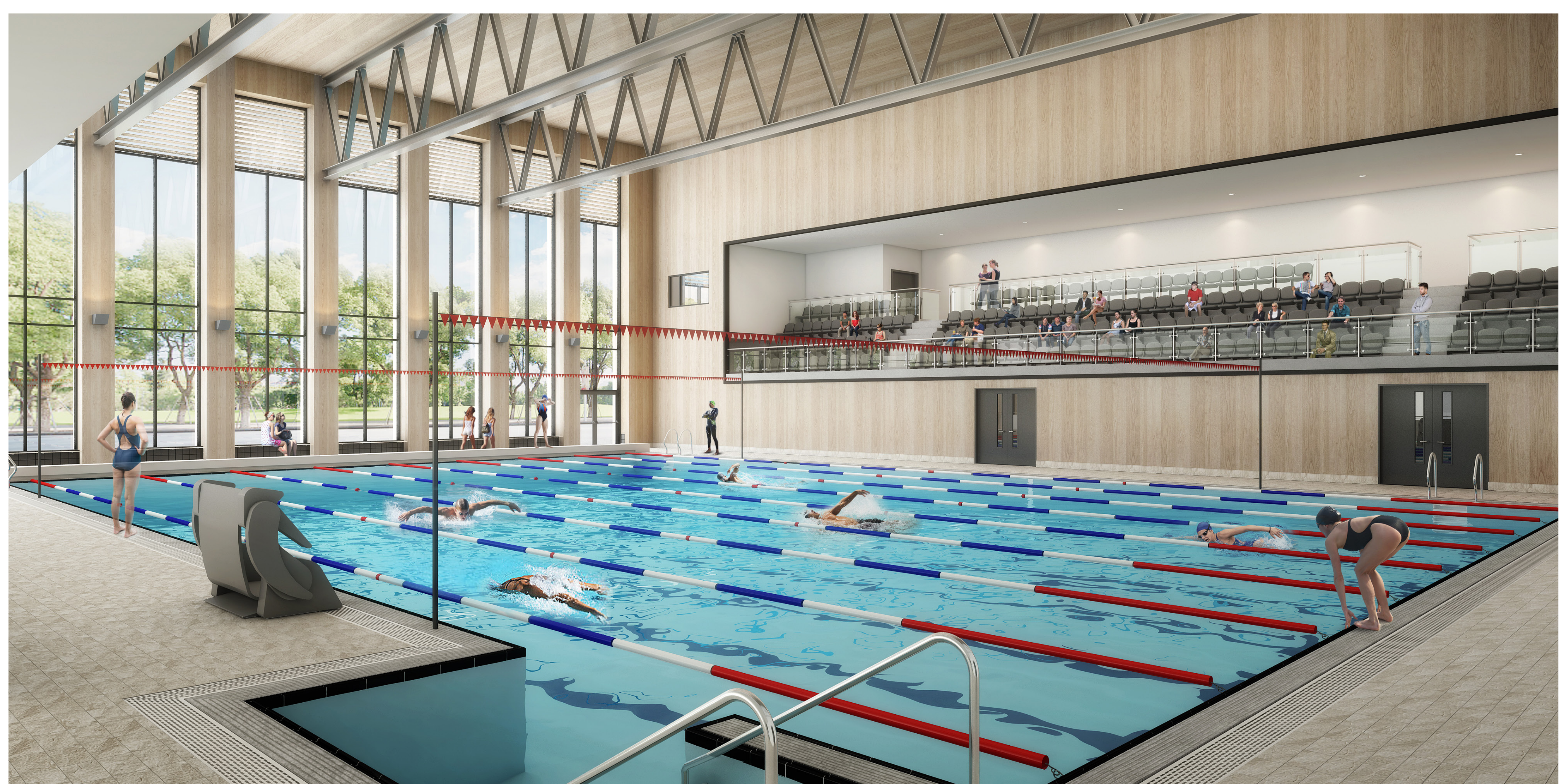
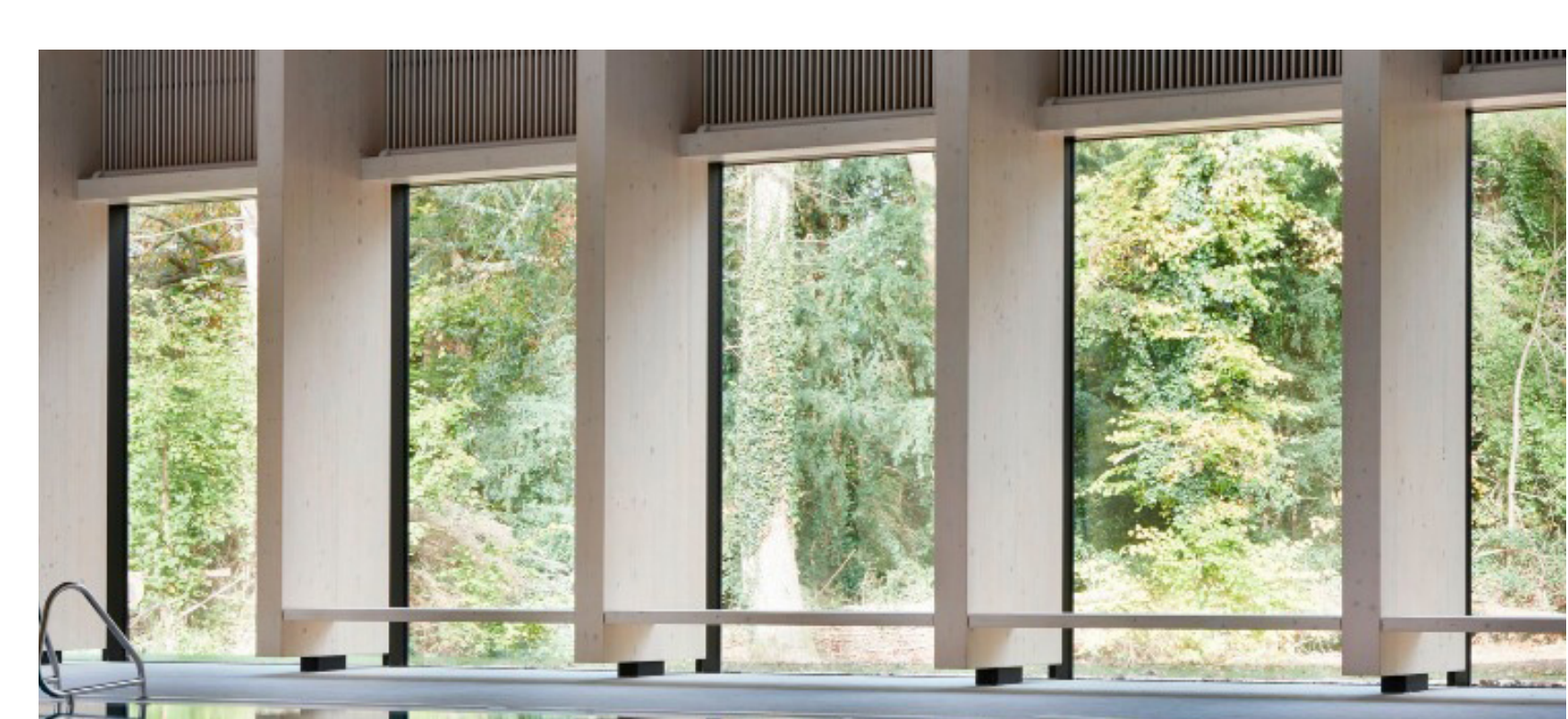
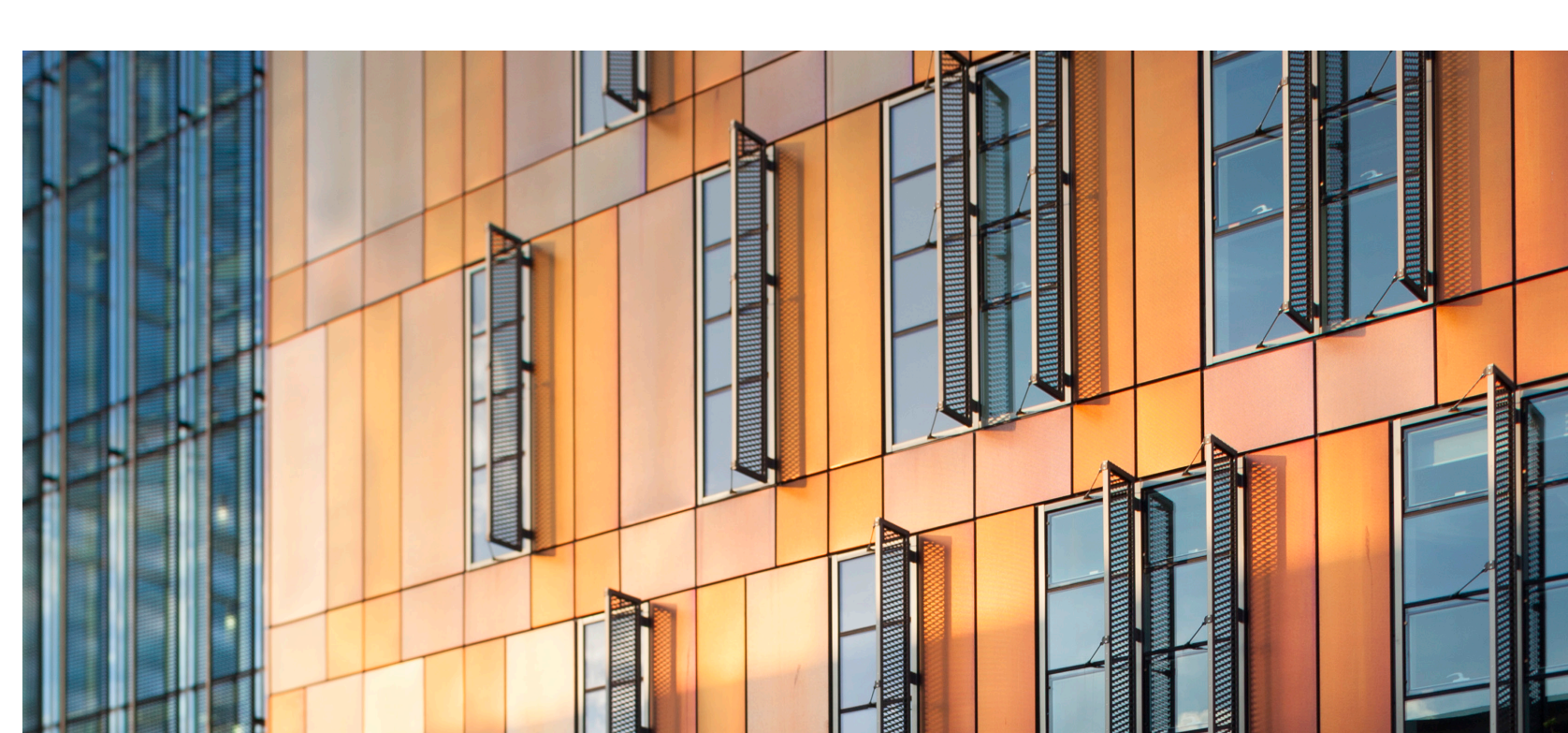
Proposal - Key Points

- The site location allows good prominence onto the key vehicular and pedestrian routes as well as the park as visitors approach the leisure centre. Integrated landscaping allows for pedestrian priority and connection to Staines Park opposite.
- Materials and the use of solid and transparent elements define spaces such as the sports and pool halls. The pavilion accommodating the cafe provides a clearly defined entrance fronting onto the park and provides complementing facilities.



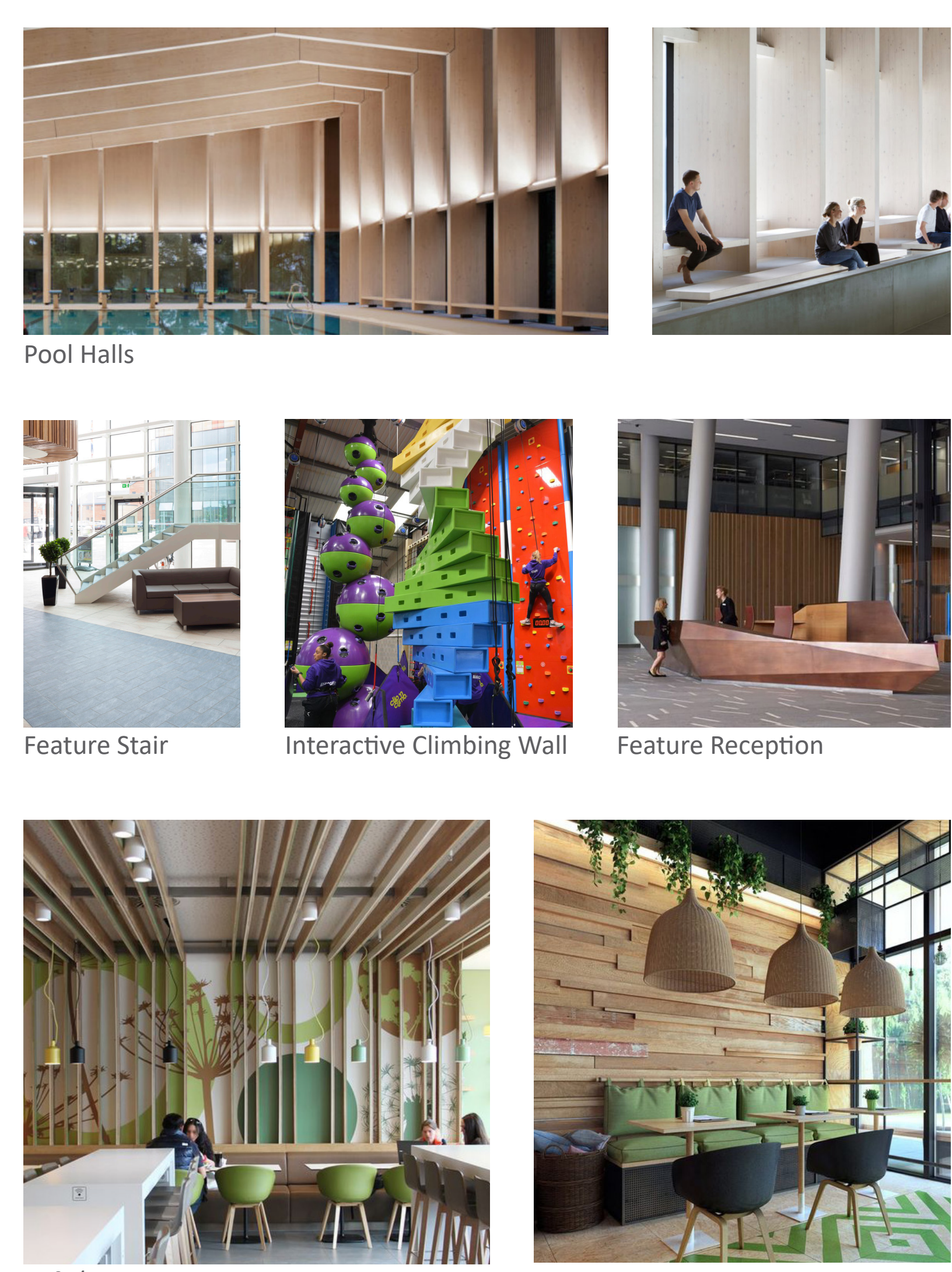
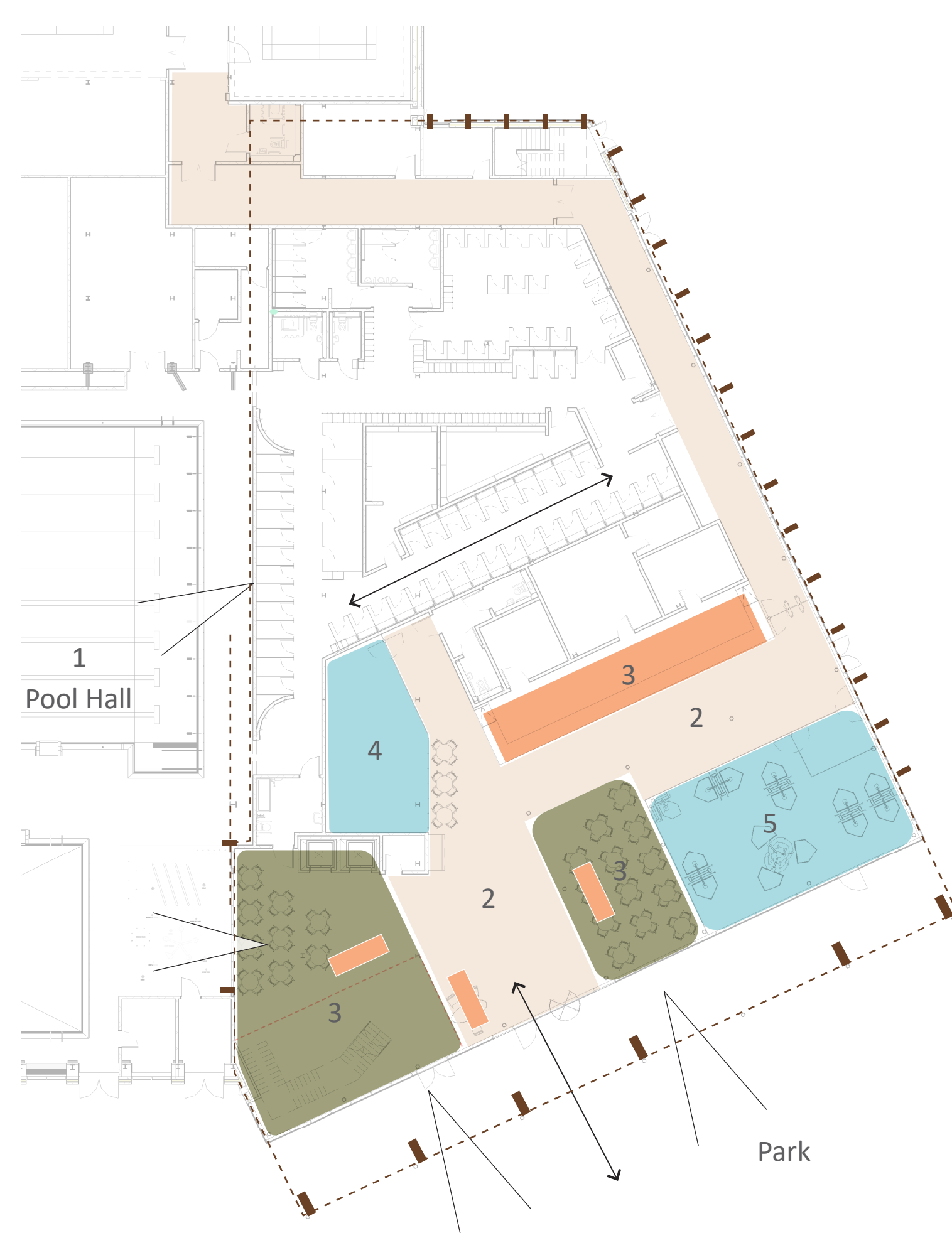
Materiality

- **Brick:** London brickwork drawing upon local architecture and traditional materials. The brick columns surrounding the pool hall reflects civic style architecture within the area.
- **Metallic Facade:** Distinguishes the entrance pavilion from the main rectangular sports building creating a modern, dynamic feature to match with the adjacent brickwork.
- **Cross Laminated Timber:** A form of timber construction creating a warmer, softer & natural appeal internally, drawing upon the parkland connection and differentiating the centre from the 'norm' of leisure interior architecture.



Interior Strategy

- 1. Pool Hall:** Simple, elegant and timeless in its approach, material and colour.
- 2. Entrance Pavilion:** The main entrance and cafe contrasts and responds to the park setting with materials and colour being as natural as possible to reference Staines Park.
- 3. Features:** Seating areas with natural colours could be formed with other contrasting feature elements (reception/seating) helping to define spaces and assist with wayfinding.
- 4. Soft Play** **5. Interactive Climbing Wall**



Sustainability

There is a three-stage approach to reducing the building's energy and carbon dioxide emissions.

- **Reducing CO2 emissions:**
 - The design includes various energy efficient measures and renewable technology
- **Passive Design measures including:**
 - Night cooling
 - Shading
 - Reducing air permeability
 - Enhanced thermal building envelope
 - Balance between daylighting and thermal gain
- **Active Measures including:**
 - Low energy lighting
 - Energy efficient heat recovery from extract air
 - Natural ventilation to the sports hall
 - High efficiency boilers
 - Metering for energy management
 - Efficient Heating Controls
 - Controls set up to dynamically adjust heating, ventilation, cooling, hot water generation
 - To reduce carbon emissions and maximise energy efficiency

Combined Heat and Power (CHP) has been included and will work as the primary heat source for the Leisure Centre.



Thank you for visiting our second public consultation event.

Next Steps...

A pre-application meeting has taken place with planning officers to discuss the current proposals and further meetings will be held prior to the submission of a planning application.

This is a fantastic opportunity and we are committed to engaging fully with the local community. We strongly urge you to provide comments using one of the following methods. All feedback will be considered as part of the ongoing design development helping to inform the final design and allow a planning application to be prepared and submitted to Spelthorne Borough Council.

We hope you can support the proposals. Thank you for your time.

Ways to Engage:



Questionnaire/
Feedback Form



If you'd prefer, please visit
[www.spelthorne.gov.uk/
leisurecentreconsultation](http://www.spelthorne.gov.uk/leisurecentreconsultation)



Email:
leisurecentre@spelthorne.gov.uk

Feedback needs to be submitted by **11.59pm on 27th March 2020**

The Team - Who we are...

Spelthorne Borough Council have assembled the following team to deliver this project.



Spelthorne Borough Council:
Client



Gleeds:
Project Manager



GT3 Architects:
Architect



Cushman & Wakefield:
Planning Consultant



Markides Associates:
Transport Consultant



Van Zyl & de Villiers:
Mechanical &
Electrical Engineers



Faithful & Gould:
Cost Manager/
Quantity Surveyor



Engenuti:
Structural & Civil Engineers