



CASCADES LEISURE CENTRE

DESIGN & ACCESS STATEMENT
November 2022

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Executive Summary

In June 2021, **SPACE & PLACE** were appointed by Gravesham Borough Council to prepare a feasibility appraisal for a new facility to replace the existing Cascades Leisure Centre on the wider Thong Lane site. The feasibility appraisal was intended to contribute to the wider cost and business case analysis that would collectively inform both the Council Leadership and Cabinet to move the project forward.

Once the decision to proceed with the project was formalised the Council appointed **SPACE & PLACE** together with the wider design team beginning July 2022 onwards to provide a replacement leisure centre that will facilitate long-term health and wellbeing benefits for the residents of Gravesham and the wider region.

The Thong Lane site encompassing the Cascades Leisure Centre and Regans Bar and Cafe is owned and managed by Gravesham Borough Council. This document has therefore been prepared and submitted on behalf of Gravesham Borough Council; hereafter referred to as the applicant.

This Design & Access Statement (DAS) supports the formal full planning application for the erection of a replacement family focused sports and leisure centre with associated external ancillary car park and external landscaping.

Permission is sought for the following development:

"Demolition of the existing Cascades Leisure Centre and public house and redevelopment of the Site to provide a new leisure centre with community pool, training pool, leisure water, café, soft play, 'clip n climb' facility, a six court sports hall, fitness suite, spin studio, 2 no. fitness studios, 2 no. squash courts, a new tennis/netball court, improvements to the existing play area, landscaping across the site and associated car parking".

The proposals supported by this statement follows an extensive period of rigorous research to establish the level and mix of sporting and leisure facilities and subsequent design development. They have also evolved as a result of wide-ranging consultation and collaboration with stakeholders and operators, the wider local community, Gravesham Borough Council's Planning Team and other third parties.

The purpose of the DAS is to communicate the design process and considerations that have informed these proposals, and also how the design considers and responds to the site's opportunities and constraints. This statement also demonstrates how the design considers accessibility both of the external facilities and the building itself. This statement follows the best practice document *'Design and Access Statements How to write, read and use them'* by the Commission for Architecture and Built Environment (CABE), now a subsidiary of the Design Council.

This document follows Central Government guidance for the provision of analysis of design and access considerations associated with Town Planning applications. Accordingly, this statement captures the 3No. distinct themes of context, evaluation, design & access.

The report is structured as follows: -

Section 01 – Introduction: Provides a background to the scheme and introduces the team

Section 02 – Project Background: Gives an idea of the key driving principles and ambitions for the project, client and stakeholder input.

Section 03 – Site History: Explores the site location in Gravesend, considers the development to date and wider site history.

Section 04 – Site Analysis: This section provides a review of connectivity, site context and location together with information on the existing facilities and site layout.

Section 05 – Design Development: Gives an insight into the design ethos and underlying principles behind the scheme together with scale and massing and the advantages of co-location the facility mix.

Section 06 – Landscape DAS: This is a mini landscape *"design and access statement"* highlighting the design development and context behind the external landscaping proposals.

Section 07 – Design Proposals: Outlines the scheme in more detail including plans, elevations, sections, area schedule and site arrangements with 3D visuals. Section 08 – Materiality: Summarises the proposed external materials palette together with the underlying design drivers for the various materials and cladding systems.

Section 09 – Sustainability: Outlines the energy saving and sustainability strategies undertaken on the project.

Section 10 – Access & Servicing: Provides the background on access issues, the Equalities Act and servicing arrangements on site.

Section 11 – Servicing: Outlines servicing and waste strategy

Section 12 – Security: Commentary on Secure by Design review

Section 13 – Conclusion

Section 14 – Appendices





Introduction | 1.1 Project Team

This design and access statement is in support of an application for full planning permission for the new Gravesham Family Sports & Leisure Centre (Gravesham FSLC), ancillary car park, external facilities and associated site landscaping.

The Gravesham FSLC is a new destination community hub aimed at improving the health and well-being of residents by bringing sport, leisure, public and community services together into one exciting building in Gravesend.

The design team associated with this project consists of: -

- **Faithful & Gould** as Project Manager, Cost Consultant & Commercial Services
- **SPACE & PLACE** as Architects & Principal Designer
- **Lichfields** as Planning Consultants
- **Colour Urban Design Ltd** as Landscape Consultants
- **Furness Partnership** as Civil & Structural Engineers
- **Desco Ltd** as M&E and Pool Filtration Consultants
- **Jensen Hughes** as Fire Consultants
- **Stantec** as Acoustic & Transport Consultants
- **Stantec** as Air Quality Consultant
- **Lloyd Bore** as Ecologist & ARB Consultant

SPACE & PLACE

FAITHFUL & GOULD

LICHFIELDS

colour

Furness Partnership
Consulting Structural/Civil Engineers

Stantec

desco

JENSEN HUGHES



2

Project Background

Project Background | 2.1 Client Brief

The brief was developed through close engagement with Gravesham Borough Council, various stakeholders and sporting bodies and by working alongside the design/cost consultant teams. Sport England design guidance was used as the primary compliance document, cross referenced where required with individual sports governance codes. The wider external facilities are dealt with by Colour Landscape Architects.

The design reflects the requirements for a community hub with the emphasis on family focused sport and fitness offering albeit both the sports hall and main pool include spectator facilities. The main pool itself is equal to regional standard for competition level swimming galas.

The brief has been subject to incremental change throughout the design process, developing as a consequence of client, operator and stakeholder feedback and now comprises of:

- Main entrance public circulation space (pre-turnstile)
- 25m x 8 lane main pool
- 17m x 7m learner pool
- Zero water aqua play and water flumes area
- Poolside steam and sauna
- Spectator seating & casual viewing
- Wet changing village and group changing
- Community rooms
- Soft play & Clip n Climb
- Reception/servery
- Cafe
- 2 x squash courts
- 6 court sports hall
- Sports hall spectator seating
- Dry changing facilities
- 100+ station fitness suite
- Spinning studio (30+ bikes)
- 2 x multi-use studios
- Administrative facilities
- External children's play facilities
- Outdoor gym
- Outdoor tennis & netball court
- External parking & landscaping

Gravesham Borough Council's Cabinet meeting of 7 November 2022 agreed that it would use a range of proven CO2 reduction approaches, targeting an approach, to deliver a net-zero-ready building, which would be built on the site of the current Cascades leisure centre car park on Thong Lane, Gravesend. The new Cascades leisure centre will be built to the highest environmental standards while providing regional standard sports facilities alongside fun activities for families after a preferred scheme was chosen this week (8 Nov2022).

Speaking after the meeting, Cllr John Burden, Leader of Gravesham Borough Council, said: *'This is a once in a generation opportunity for us to provide a leisure centre to be proud of for our current and future families of the borough.'Any one who uses our centre at Cascades knows that it has reached the end of its natural life and a replacement is needed. We need to take this opportunity to create a centre fit for the 21st century, both in terms of the facilities available and its impact on the environment.'*

Cllr Burden added that the current Cascades leisure centre was the second biggest emitter of carbon in the council's estate of buildings after Gravesend Civic Centre and a replacement would make a significant contribution towards the council's pledge to become a net zero borough by 2030.

Cllr Shane Mochrie-Cox, Cabinet Member for Community and Leisure, said the new centre would be expected to attract both serious sports competitors and those looking for more relaxed, family-orientated activities.

He said: *'As a listening council we know through our engagement with the community that an improved leisure offer in the Borough is something that residents and visitors have asked for some time.'*

'As an administration we are determined to deliver on this improved offer in line with our long-term Sports, Leisure and Active Recreation Strategy which seeks not only to develop this Borough-wide sport and leisure offer and also tackle the wider health inequalities that have plagued our Borough for too long.'

'Our new leisure centre at Cascades represents just the first phase of this approach, facilitating a holistic experience for people to live a healthier lifestyle, enjoy fun, new experiences and develop their sport and training expertise as well as hosting competitions up to regional level right here in Gravesham.'

Project Design History

- **June 2021:** Leisure Facilities Feasibility Study undertaken.
- **July 2021:** Cabinet consider Feasibility Study and agree to further investigate business case and facility mix.
- **July 2022:** Cabinet agree to formalising project and Design Team appointments begin.
- **October 2022:** Public Consultation - Key issues – Outdoor gym, community facilities on the ground floor, increased parking, no loss of facilities during construction stage, wave pool.
- **November 2022:** Public Information Updates - To date very positive response, online questionnaire showing significant support.

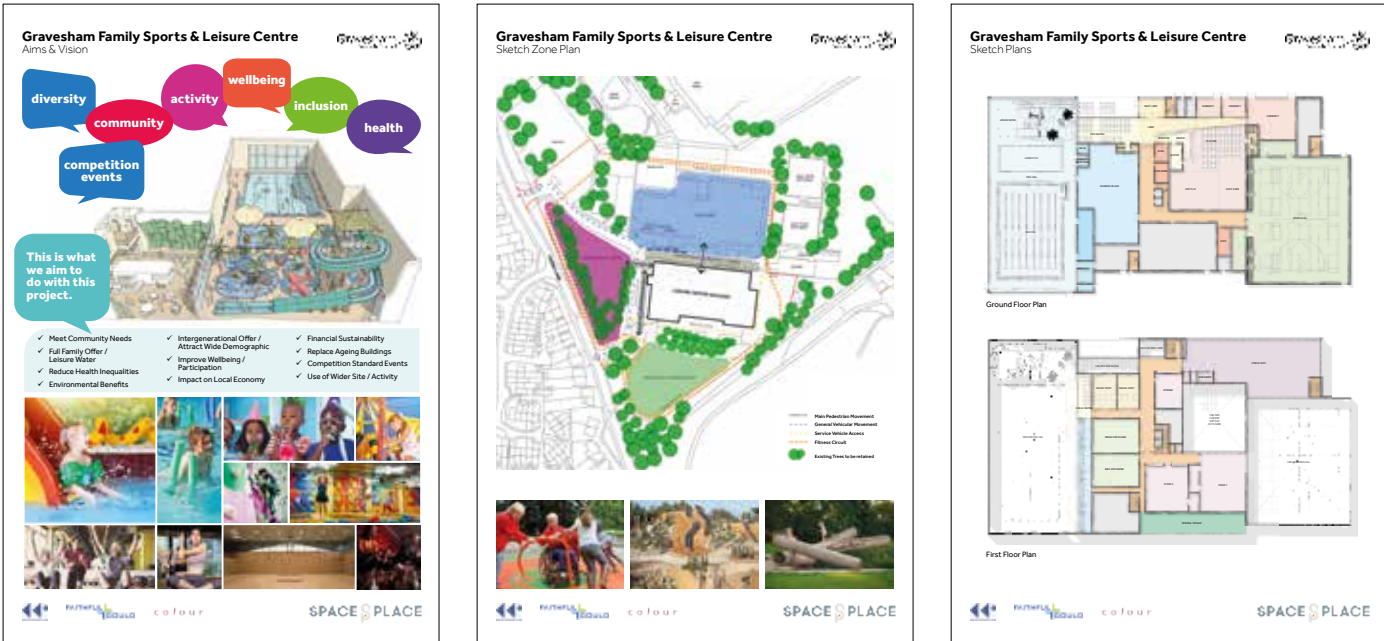


Diagram: Public Consultation Boards at Cascades LC 7 November 2022

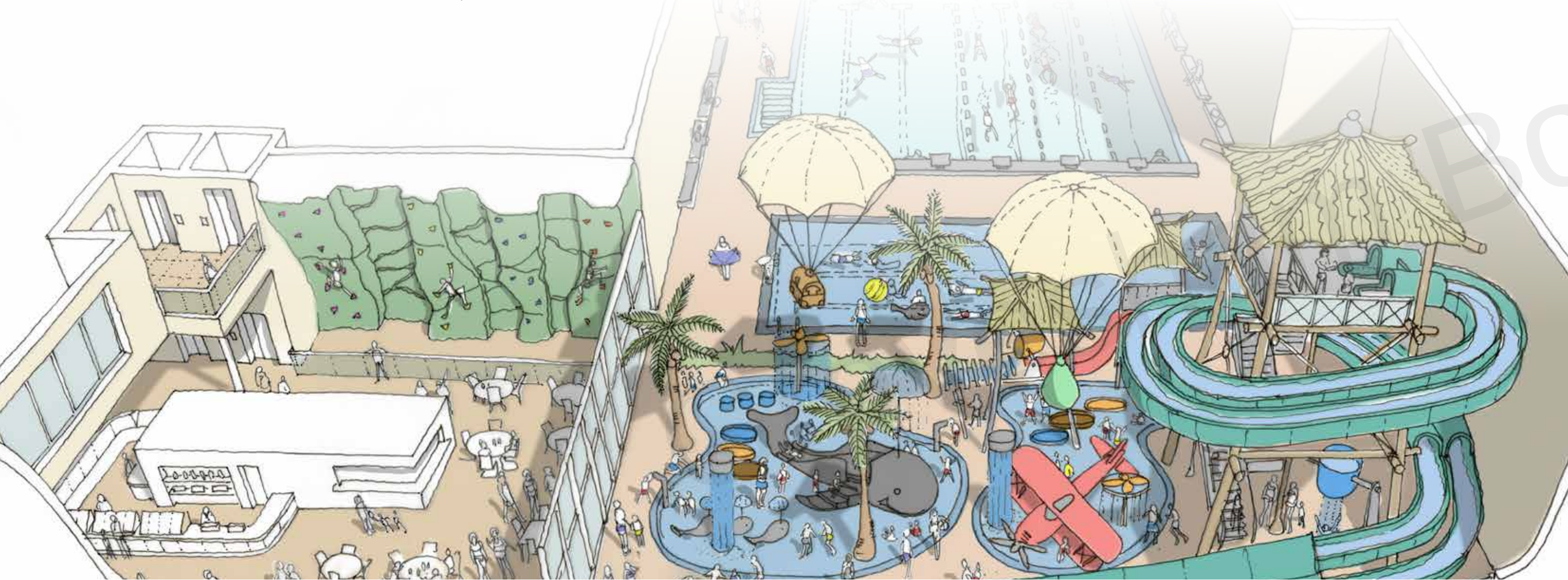
Family Sport & Leisure Centre Gravesham
‘Delivering a Gravesham to be proud of’

In seeking to deliver against that ambition, Gravesham have established a suite of objectives designed to work with and support the local community.

People:
A proud community; where residents can call a safe, clean and attractive borough their home.

Place:
A dynamic borough; defined by a vibrant and productive local economy taking advantage of growth in the area, supported by its strong and active community.

Progress:
An entrepreneurial authority; commercial in outlook and committed to continuous service improvement, underpinned by a skilled workforce and strong governance environment.



Project Objectives

Aim:
To work towards creating safe, healthy and cohesive communities. This is achieved by addressing the health inequalities and the needs of children, the elderly and the most vulnerable in society.

Approach:
The new Gravesham FSLC will impact on improving health and well-being by bringing together leisure, public and community services in a single exciting accessible building.

Outcomes:
Improving activity in Gravesham Borough and the surrounding areas. Bringing facilities together encourages users to try and enjoy widely different activities.

The decision by Gravesham Borough Council to design the new Gravesham FSLC is the culmination of extensive strategic assessment, service planning, feasibility studies and community and stakeholder consultations.

The Council, in conjunction with its stakeholders in the community, has developed a vision to create a true community hub. A centre that provides sport and leisure activities and community facilities that will be available to everyone regardless of age or ability and fully accessible to all users.

The new Gravesham FSLC will replace the ageing Cascades Leisure Centre complex and in addition to health and fitness facilities, will provide a community space, soft play and clip n climb facility - all under the one roof. Spiralling running costs, and the level of maintenance required just to keep the existing Cascades at functional standard, is becoming a factor for the comparatively poor quality of facility they now provide. The new centre will provide vastly improved and expanded facilities.

Gravesham Borough Council have actioned key recommendations of the 'Indoor Sport & Leisure Facilities Strategy' (produced by KKP) - to undertake a feasibility study to consider replacing Cascades Leisure Centre.

The SWOT analysis suggested opportunities as follows: -

- Optimise accessibility to leisure facilities on foot, by bicycle and via public transport;
- Increase community accessible water space in Gravesham as the borough population increases to meet increased demand;
- Provide a Regional Standard swimming competition and schools gala venue for the Borough; and
- Improve 'below average' existing pool changing facilities
- Replace 'tired' existing Sports Hall provision;
- Provide a fitness gym with the number of stations over and above that currently on offer at Cascades; and
- Work more closely with the health sector and formalise relationships which will lead to increases in participation from all sectors of the community.

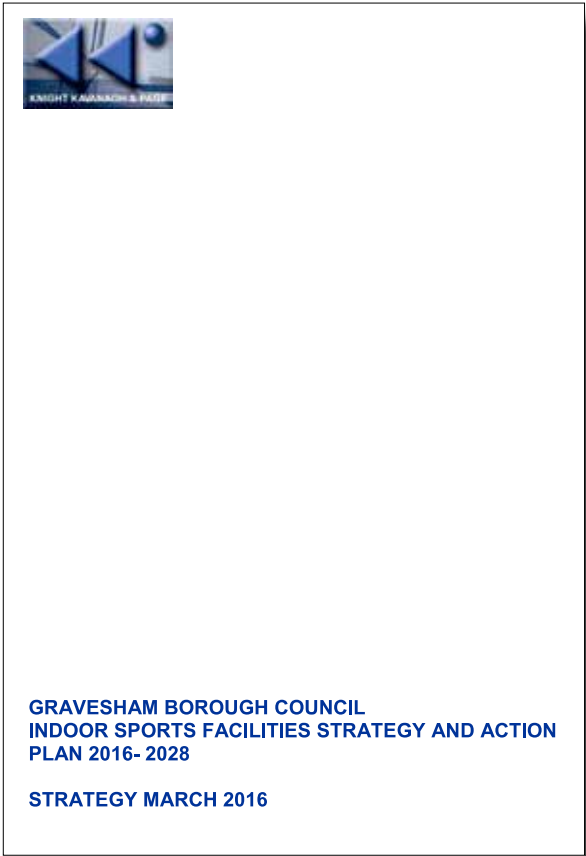


Diagram: Indoor Sport & Leisure Facilities Strategy' (produced by KKP)

Project Background | 2.2 Vision

Health & Wellbeing

The new centre will add civic infrastructure to Gravesham Borough, providing an additional focal point and helping to build a sense of community. It is also a key enabler of the Council's strategy to improve the health and wellbeing of the residents generally and especially in harder to reach areas of income deprivation of Gravesend and Northfleet and the wider Gravesham Borough.

Persuading local communities to engage in physical activity is a priority for national government. Increasingly, sedentary lifestyles are leading to health conditions such as morbid obesity, Type 2 diabetes and chronic heart disease. These physical conditions combined with unprecedented levels of mental illness are placing unsustainable demands upon the NHS and social care systems.

The impact of increased physical activity in reversing these conditions is clearly evidenced and whilst local authorities must manage the demand for sports and leisure services against resource pressures, they also now have a responsibility to improve public health and wellbeing and facilitate a healthier, more active population.

It is within this national and regional context that Gravesham Borough Council developed its strategy for delivering sport and leisure facilities across the Borough and determined the facility and activity mix the new Gravesham FSLC would provide.

Located within the London commuter belt, the Gravesham area is slightly less affluent than the median comparative figure for the southeast more generally with higher than national average levels of poverty and deprivation especially in the more urban centres of Gravesend and Northfleet.



Diagram: (source: Gravesham Borough Council - Corporate Plan 2019-23)
<https://www.flipsnack.com/graveshamboroughcouncil/corporate-plan.html>

Project Background | 2.2 Vision

Economic Impact

There are both direct and indirect economic benefits that the new centre will bring to the area.

Gravesham has a resident population of 106,900 (2020 mid-year estimate Census) with 80% of these people living within the urban area of Gravesend and Northfleet. Gravesham's Indoor Sport & Leisure Facilities Strategy suggests that 78% of the population live within a 20-minute walk from Thong Lane (radial catchment).

People who live within more affluent areas spend a greater proportion of their time and income on sports and leisure activities; they also take more frequent and varied forms of exercise. The demographic of the less well-off such as families with children who have limited budgets and can struggle to make ends meet suggests a significant number are in the catchment area of the Thong Lane site. This should be seen as a positive financial indicator for the centre providing those less well off are catered for as part of the business case and operator model it is expected that the new facilities will attract additional members and increased frequency of visits from existing local users, thereby increasing revenues.

Gravesend is an historic maritime centre and port town set within a greenbelt. It is easily accessible from London and the surrounding area, by road and rail and as such is a popular commuter destination. A new community and leisure facility within Gravesham will attract additional visitors into the Borough and will provide further benefits to the wider retail sector and other local businesses.

Sport, leisure, recreation and culture are all important economic drivers. In 2010, sport and sport-related activity contributed £20.3 billion to the English economy; 1.9% of the England total. The contribution to employment is even greater with sport and sport-related activity estimated to support over 400,000 full-time equivalent jobs, 2.3% of all jobs in England.

The new centre will create additional employment in the form of both skilled and unskilled jobs. There is current shortage of local low skilled work so this will be an important contribution. The new centre will also create stimulus in the local supply chain through additional demand.

Substantial financial benefits can be expected from cost avoidance. The physical and mental health benefits from participating in regular activity are well documented. Government strategy is driving towards creating a healthier nation that in the long term, will reduce demand on the NHS and social services. Data developed and interpreted by the British Heart Foundation, Department of Health and more recently Sport England, calculates the financial cost of avoidable ill health.

Participation in sport is also a key tool in reducing anti-social behaviour and diverting young people in particular, away from crime. A juvenile criminal conviction increases the likelihood of repeat offending and the subsequent problems this causes for the individual and increased costs to society. Avoiding cost will also, by implication, reduce the number of working days lost through sickness and overall make a positive financial contribution through both monies saved and monies earned.

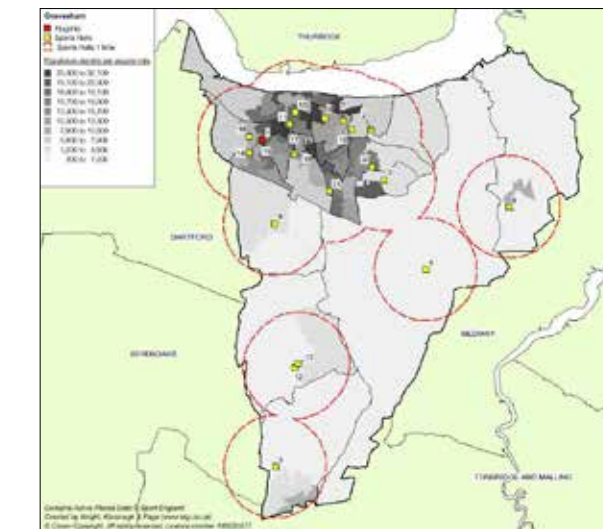


Diagram: Sports hall and swimming pool distribution across Gravesham (Gravesham's Indoor Sport & Leisure Facilities Strategy produced by KKP 2016)

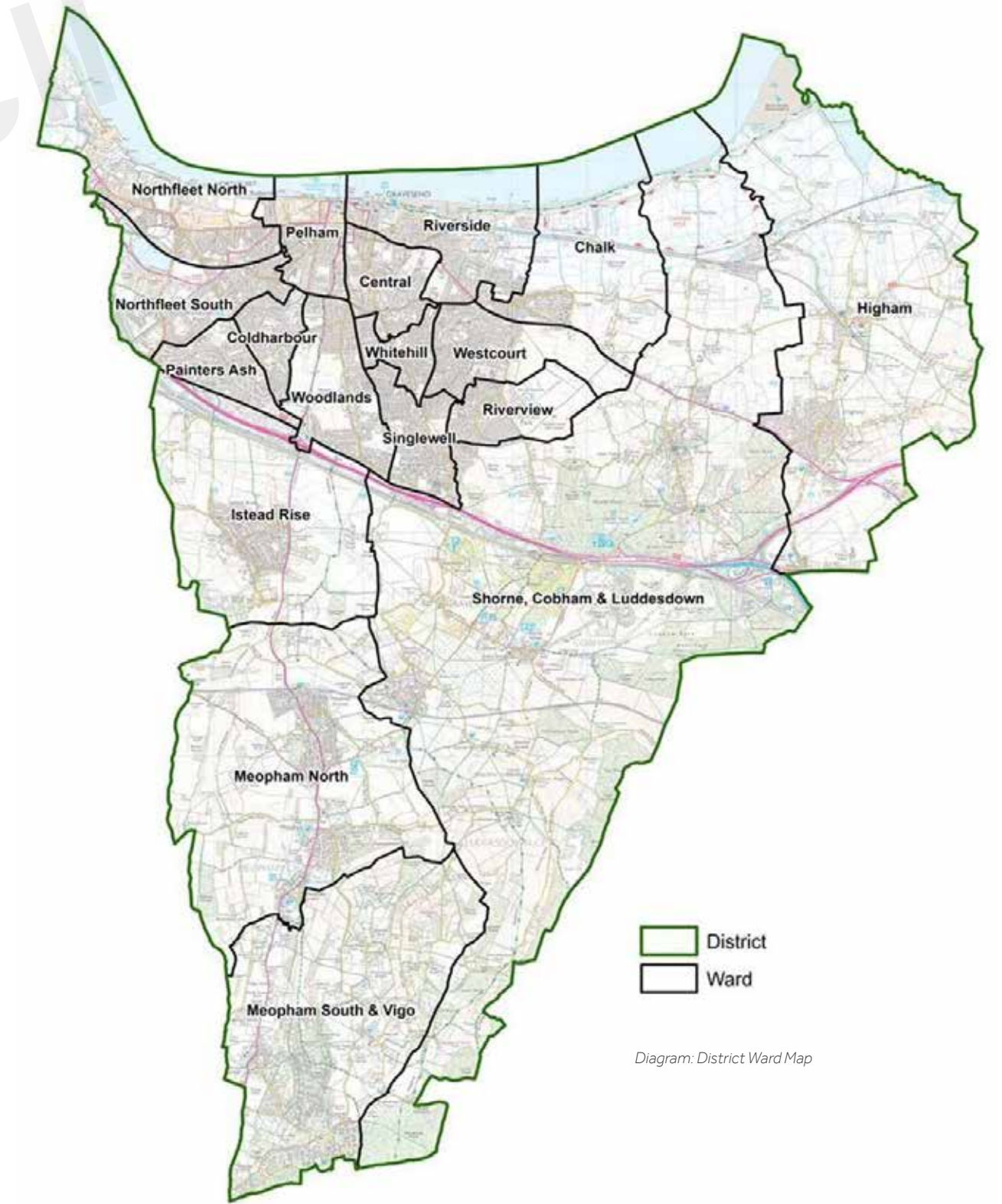


Diagram: District Ward Map

Project Background | 2.3 Strategy & Community Engagement

Strategy & Engagement

The Council's journey to making a decision to replace Cascades LC has been developed over a 7-year period and has included a range of stakeholder and community engagement processes in its development.

In July 2015, Gravesham Council embarked on its Open Space, Sport and Recreation Strategy as part of its Local Plan evidence base. The three components to this study included:

- Indoor Sports Facilities Strategy
- Playing Pitch and Outdoor Sports Strategy
- Open Space Strategy

The Indoor Sports Facilities Strategy is the key document which highlighted the need to undertake a feasibility study into the future of Cascades and Cygnet leisure centres. This study was supported by a range of stakeholder engagement meetings.

The key result of this study was that the development of a replacement for Cascades needs to be considered within the same location (as there are no other available plots of land closer to Gravesend) and that the development of a new leisure facility at the Ebbsfleet Garden City development needs to influence the Council's thinking with regards the future of Cygnet.

The results of the feasibility study have led to the Council deciding to progress with the design development of a replacement for Cascades LC.

The design stage of the project is at RIBA Stage 2 and follows on from an options appraisal on initial design concepts and construction techniques.

The Council has made the decision to progress with the design development and set a target of submitting a planning application by the end of November 2022. Given the necessity to move at pace and to ensure there was sufficient public consultation to support the stakeholder engagement undertaken over recent years it was decided to progress with a full public consultation process to support the planning submission.

Public consultation

The consultation exercise commenced on Monday 24th October 2022 and closed at midnight on Wednesday 23 November 2022.

The Council launched the consultation process via a range of media outlets on 24th October and created a bespoke web page to promote the development. The Council's Communications Manager also assisted with regular social media activity to maintain the knowledge and interest in the consultation process with local residents. Added to this, there was direct communication and sharing of consultation links with established groups and clubs in Gravesham, as well as a final 'push' in the last week of the consultation period.

The online survey generated 550 responses which is a reasonable response for a localised consultation process for a local development and given the four-week period for the consultation. This level of response provides confidence level of 95% with a margin of error of +/- 4.15%. Consequently, while the data is indicative of public opinion and behaviour it is recommended that individual results are not used in isolation but are used as part of a wider suite of opinion on the development.

Members of the Design Team were present at Cascades Leisure Centre on 8 November 2022 to talk through the project with the public as a part of the Community Engagement process and listen to feedback and all comments received were fed into the wider online consultation for review and integration into the scheme where possible.

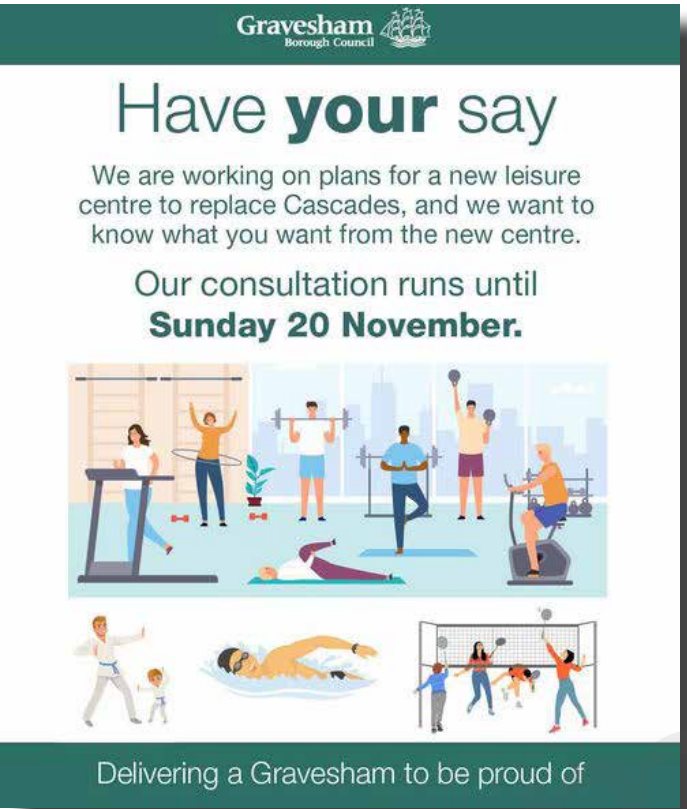


Diagram: Public Consultation at Cascades LC 7 November 2022

Project Background | 2.4 Needs Assessment

Needs Assessment

Leisure Consultants KKP undertook a leisure strategy review for Gravesham Borough Council in March 2016 identifying the needs in the area and a high-level review of the condition of the Council's existing facilities. In summary the recommendations were as below: -

The vision of the strategy is to:

- Consider the financial viability of (the) Cascades... leisure centre given the likely increases in maintenance costs over the coming years and the potential for replacing with cost efficient, fit for purpose facilities which will reflect the changing demands of an ageing population.
- Ensure facilities across the Borough contribute to reducing health inequalities in ensuring that they are accessible for the harder to reach communities
- Increase participation across a range of sports and advocate and co-ordinate activity across the Borough.
- The population is likely to increase in the next 20 years, significantly among those aged over 65. This will lead to increased demand for facilities during the daytime
- Work more closely with the health sector and formalise relationships which will lead to increases in participation from all sectors of the community. This is specifically relevant given the health challenges faced in the light of the current level of health deprivation in the Borough and the projected ageing population

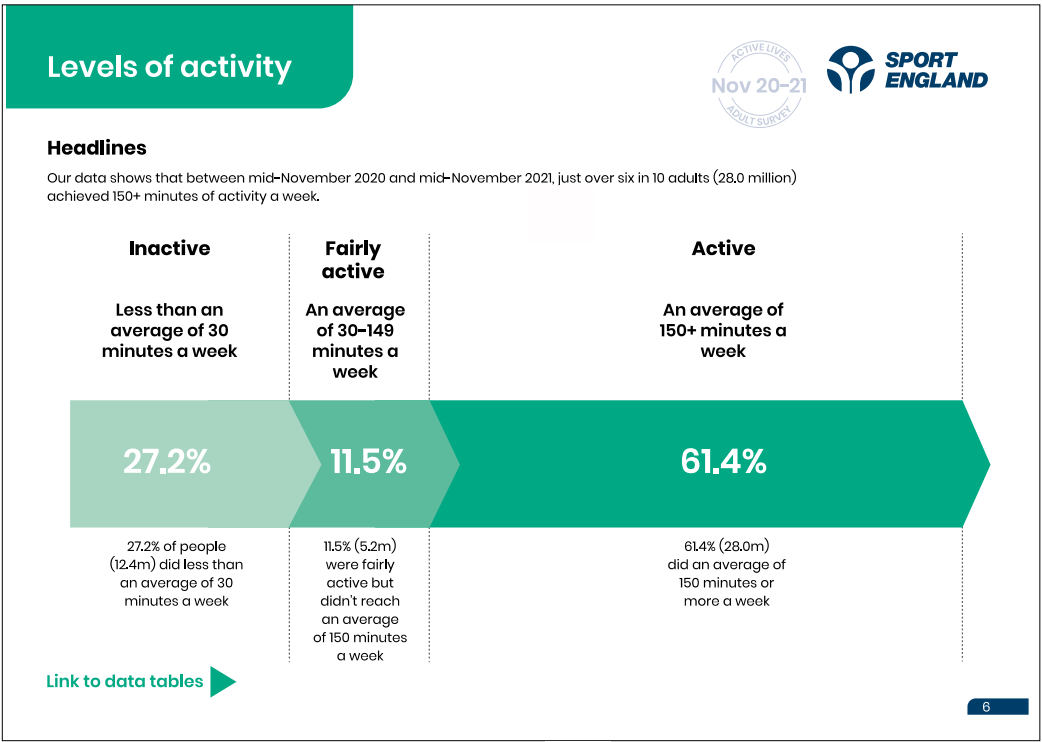
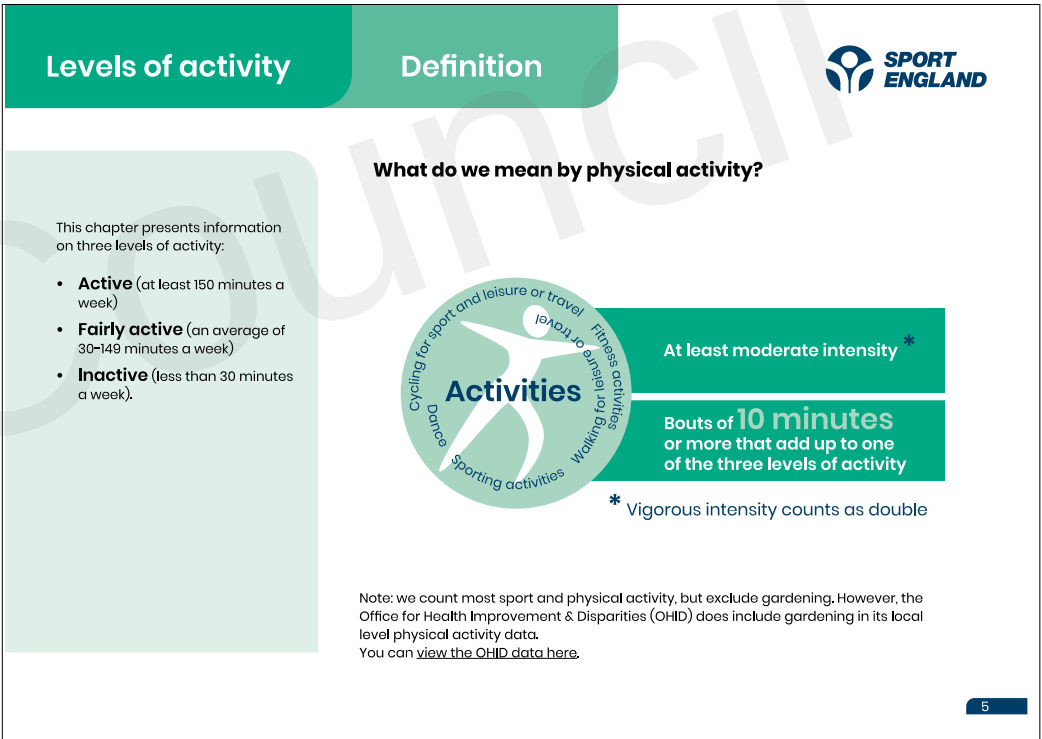
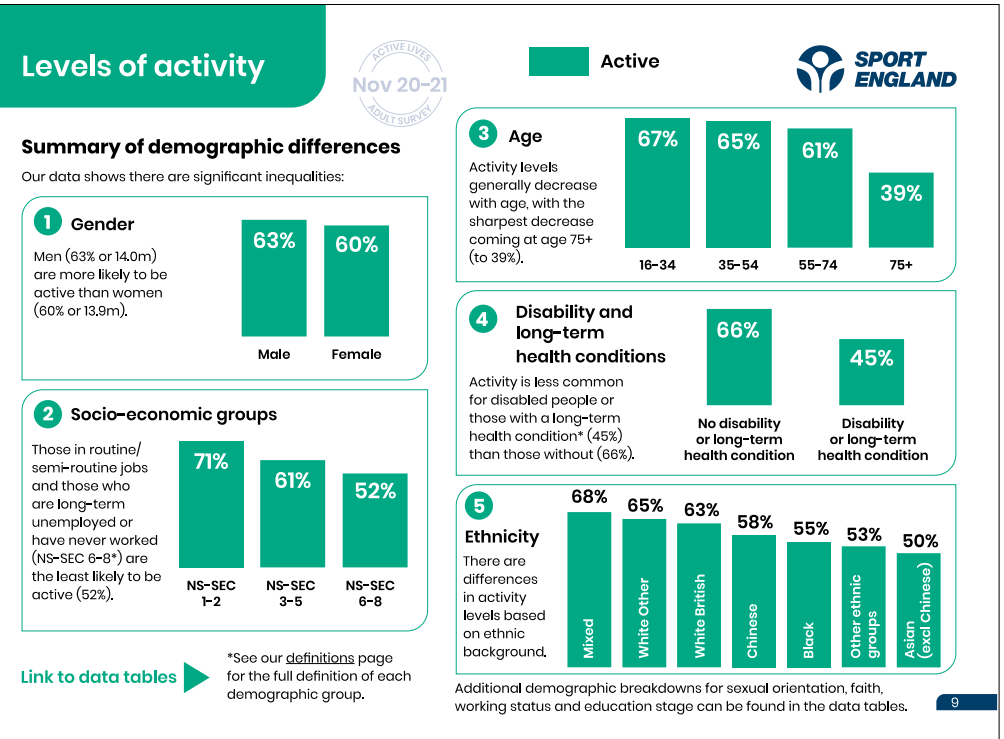


Diagram: Sport England Level of Activity Stats





Site History | 3.1 Site Location

Location

Gravesham is a local government district with borough status in northwest Kent. It is located on the south bank of the river Thames approximately 32km (20 miles) east of London. Covering an area of 105 km2 (40 square miles) it stretches from the river Thames in the north to the crest of the North Downs in the south. The Borough has an urban rural split; the rural area to the south and east of Gravesend, makes up 78% of the whole authority area and is virtually all Green Belt land. The Authority borders the Borough of Dartford and Sevenoaks District to the west, the Borough of Tonbridge and Malling to the south and the Medway Unitary authority to the east; Thurrock Unitary authority in Essex is due north on the opposite bank of the river Thames.

Gravesham Borough has a population of 105,261 of which 51,954 are males and 53,307 are females (according to mid-year estimate 2014).

The Borough has a rich historic built environment, much of which derives from its extensive maritime, military, industrial and transport history. This includes conservation areas in both the older parts of Gravesend and Northfleet and in a number of the rural settlements. Gravesham also has significant natural resources. These include sites of international and national significance for wildlife such as the Thames Estuary and Marshes as well as local wildlife sites. It also includes the Kent Downs Area of Outstanding Natural Beauty; a nationally important landscape as well as large areas of accessible countryside.



Diagram: Existing Site Location

Application Site

The site sits to the east of Gravesend, within the diocese of Rochester and the administrative jurisdiction of Gravesham Borough Council and falls within the Metropolitan Greenbelt. Approximately 2.5km inland of the southern bank of the river Thames the site is some 35km from Central London (to the west), and close to Tilbury on the northern bank of the river Thames in Essex. Immediately to the north of the site lies the village of Chalk which adjoins the eastern edge of Gravesend and opposite the Riverview Park neighbourhood of greater Gravesend.

The site is fronted by Thong Lane which connects to the A2 arterial road to the south and with Gravesend to the north. The wider site area offers a range of sport and leisure facilities comprising golf course and driving range, playing fields and grass pitches, model railway, indoors sports facilities known as Legends Sports Club, the existing Cascades Leisure Centre and Regans Bar & Cafe. Beyond the wider sporting and leisure facilities the area comprises farmland and woodland to the north, east and south of the site.

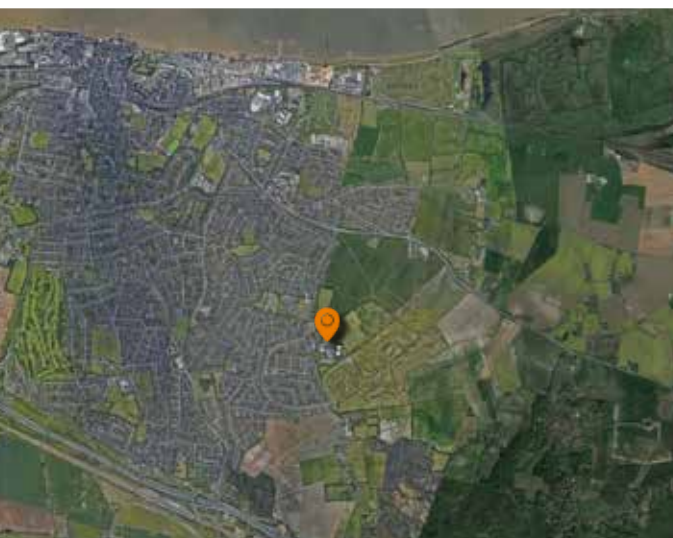


Diagram: Existing Leisure Centre Location

Site History | 3.2 Historic Overview

Historic Overview of Gravesham

Much of Gravesend and Northfleet's history lies in their strategic location beside the river Thames and on the route between London and the Channel ports. King Richard II first granted the watermen of Gravesend and their successors the sole right to ferry passengers to London which gave great impetus to the growth of Gravesend as a maritime centre and port. Gravesend's defensive role was strengthened in Tudor times by the construction of block houses at Gravesend such as New Tavern Fort in the 1780s.

Travellers would pass through the Borough on their way by road to or from Dover making the trip between London and Gravesend by ferry. As a consequence, inns and places of refreshment abounded. In the first half of the 19th Century, with the coming of the steamboats and the construction of the piers at Northfleet and Gravesend thousands of day-trippers poured in from London. By the mid to late 19th Century, came the first commuters, London businessmen who were responsible for building many of the fine houses in the area. The railway also opened up the hinterland and attracted industry to this now thriving and rapidly developing area, which had deep-water berthing facilities and was in close proximity to the new Tilbury Docks, which opened in 1886. Today, the thirteen conservation areas add character and richness of building design to Gravesend and Northfleet.

Modern Gravesham

With a growing population of 106,900, with 80% of these people living within the urban area of Gravesend and Northfleet (2020 mid-year estimate Census) and with above average participation in sport (at least 1 x 30 minutes moderate intensity sport per week) and above average sports club membership (just over a quarter) the demand for sport participation would seem to be strong. Focusing on the growing 65+ age range and those of greater deprivation in the more urban centres of Gravesend and Northfleet with targeted and affordable programmes could increase participation yet further. Gravesham has good train connectivity (22 minutes to London St Pancras Station on the High Speed 1) and decent road links with the Lower Thames Crossing estimated to start construction in 2024 (if approved) which collectively makes the Thong Lane site more accessible to a wider demographic.

Policies Map

In accordance with the Gravesham Local Plan Core Strategy and Policies Map (adopted September 2014), saved policies in the Gravesham Local Plan First Review (November 1994) the site is located within the Green Belt (Policy CS02).

Thong & Thong Lane

Thong is a hamlet southeast of Gravesend in the civil parish of Shorne. The area was historically undeveloped open countryside and agricultural until the early 20th century when a number of chalk pits were dug along Thong Lane to improve the soil for the surrounding farm land. The site was subsequently developed in 1932 as a flying school and commercial airfield.



Diagram: Reproduced with the permission of the National Library of Scotland under the Creative Commons Attribution (CC-BY) licence



Diagram: Source: Promap/Landmark Information Group
Published date: 1961



Diagram: Source: Promap/Landmark Information Group
Published date: 1982

Site History | 3.3 Site History

Gravesend Airport

The airfield continued to operate as a commercial airport and flying school between 1932 and the outbreak of World War 11 in 1939, when it was requisitioned and became 'Royal Air Force Gravesend'. The airport was extended during World War 11 to include the present site of Cascades. Initially a satellite of Biggin Hill, it became a station in its own right in 1940.

The War Years

During the wartime period it was home to more than 40No. fighter and fighter bomber squadrons. A variety of types of aircraft were based at the station, including Spitfires, Hurricanes, Defiants, Typhoons, Lysanders, Blenheim bombers, mosquitoes and others. The civilian air field was enhanced with the facilities which a military airfield required. These included Somerfield tracking for run ways, concrete perimeter roads with dispersal points for aircraft, fuel stores, administrative buildings, living accommodation, air raid shelters and anti-aircraft guns. It played an important role in the defence of the UK and later in the advance into Europe. In excess of 100No. aircrewman were lost during operations from the base.

Post War

Some of the civilian buildings in Thong Lane were taken over for temporary living accommodation. Dispersed accommodation camps were set up outside the immediate area, on either side of the Watling Street at Cobham. After a resumption of civilian use in post-war years, the site was sold off in 1956 and became a large housing development, now known as the River View Park estate. Subsequently the Cascades Leisure Centre was built on part of the site. Nothing remains of the airfield, except some open spaces it once contained. There is a commemorative plate near the entrance to the Cascades Leisure Centre. (Thanks to John Tate, Gravesend Airport Heritage Project and High Profile Limited)



Famous Aviators at Gravesend

Amy Johnson left from Gravesend Airport on 4th May 1936 to make her record-breaking solo flight to South Africa and back. Beryl Markham used Gravesend Airport as a base for her attempt to be the first woman to fly solo from England to America in October 1936. Jean Batten the famous New Zealand aviator took delivery of her new Percival Gull aircraft at Gravesend. Alex Henshaw (MBE) made his record-breaking flight return flight from Gravesend Airport to South Africa in 1939.

Recent History

Cascades Leisure Centre

The Thong Lane Sports Centre was built in the late 1960's and 1970's on what was broadly speaking the site of RAF Gravesend's light ant-aircraft gun emplacements. Originally simply a 'dry' facility it was only following a £2.6 million transformation project and extension in 1988 that the leisure pool was added and the centre was renamed Cascades Leisure Centre. The Cascades Leisure Centre in totality comprises 2No. large building volumes supporting the sports hall and pool hall connected by a single storey entrance reception and changing facilities. The building is faced in brick and blockwork at low level and profiled metal cladding at high level.

Regans Bar & Café

The two storey Regans Bar & Café was built in the late 1960's and early 1970's alongside the original Thong Lane Leisure Centre. The building has facing brickwork at ground floor and rendered above with corner feature windows with a flat roof typical of buildings at the time. Regans Bar & Café was still operating at the time of writing this Statement.



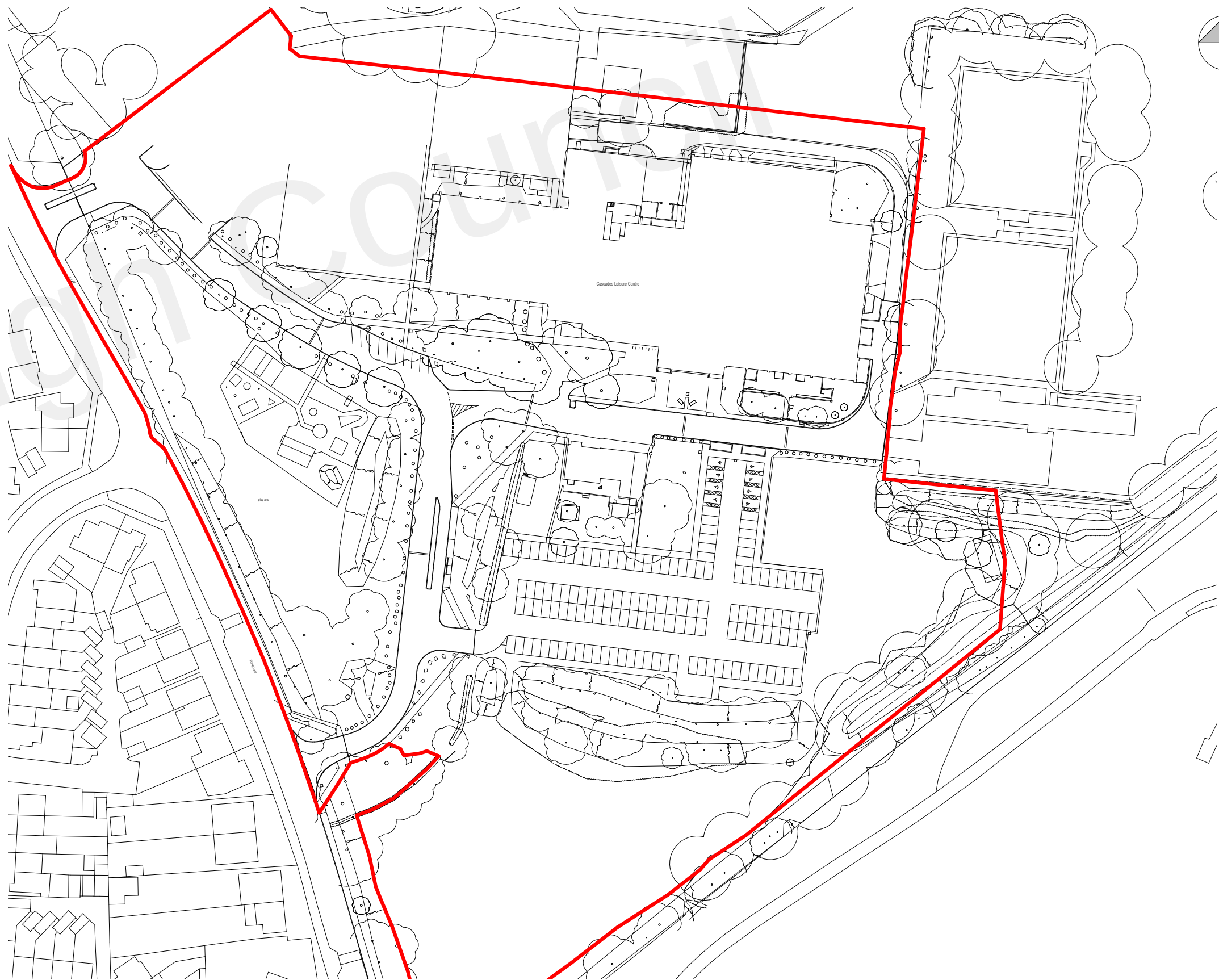
Construction of Riversview Park with the control tower still in situ. Cascades now stands on the field at the foot of this photo



Diagram: Information extracted from the Amersham Museum website.

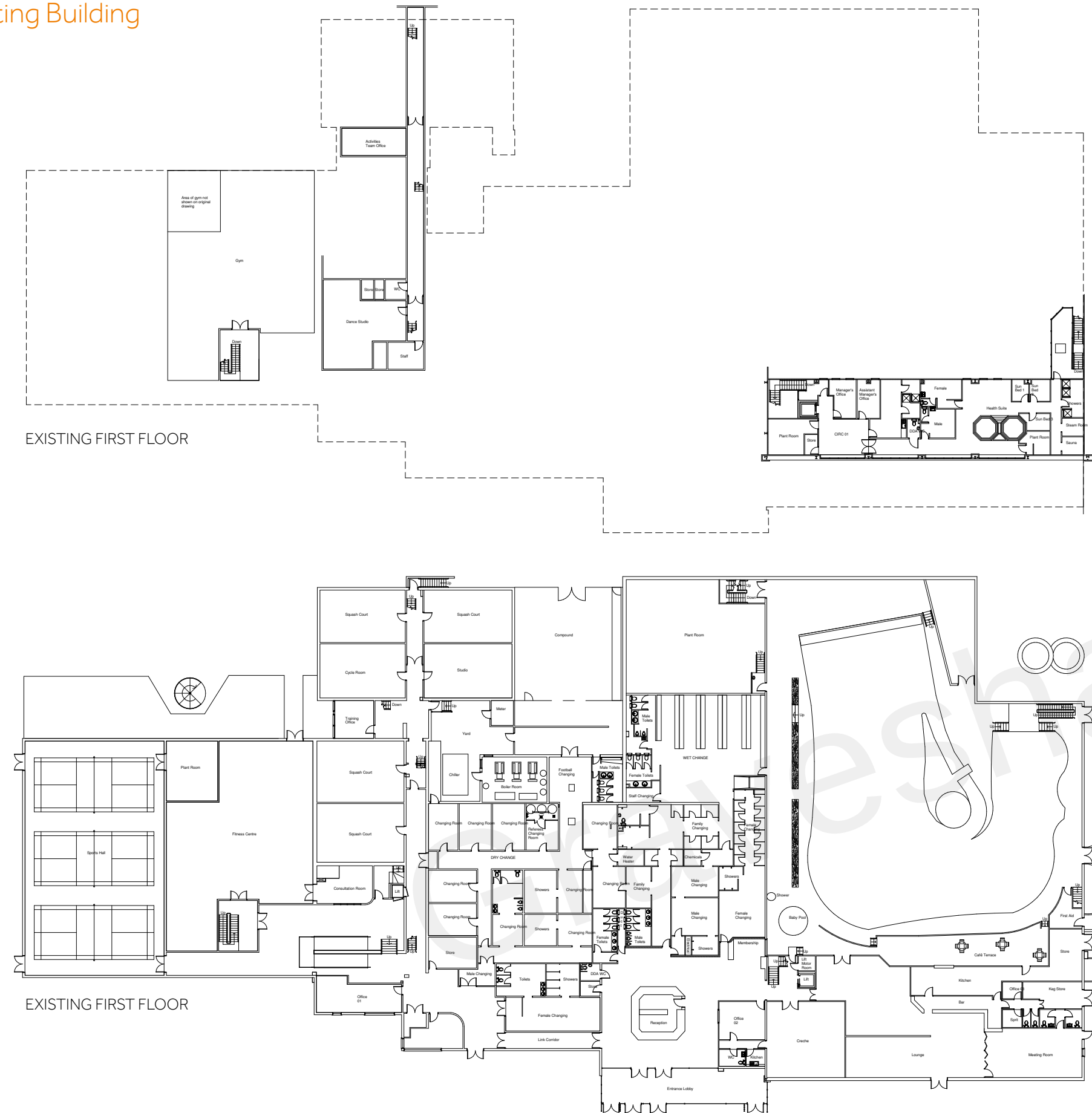


Site Analysis | 4.1 Existing Site Plan



EXISTING SITE PLAN

Site Analysis | 4.2 Existing Building



Site Analysis | 4.3 Existing Facilities

The proposed scheme will replace the existing facilities currently located in Cascades Leisure Centre, children's playground and tennis courts. The existing Regans Bar & Café will be demolished. These facilities are spread over the Thong Lane site. The buildings are approaching the end of their useful life and it is becoming no longer financially justifiable to continue to operate and maintain some of them. The existing Legends Sports Clubhouse and associated air inflate domes are outside the scope of this redevelopment proposal.

The existing site is essentially a large and disparate collection of buildings and activity areas that have spread out over the site as the facilities have been extended over the years. The leisure centre buildings have also been adapted resulting in the current rather unfocussed group of volumes arranged around a patchy tarmac car park.

Cascades Leisure Centre - The centre currently comprises a free form leisure pool with 2No. water flumes and aqua play area with a casual viewing area. Of the dry side facilities, it provides a café, creche, 3No. court sports hall with climbing wall, 100No. + station gym on two levels, 15No. station studio and 6No. squash courts (of which 3No. are used for fitness & storage). The facility also has a health suite comprising steam, sauna and treatment rooms together with attendant staff and administration offices.

The Cascades Centre is now run down typical of a building of this type and age. The building fabric is reaching the end of its economic life and is inefficient and costly to run. The facilities no longer meet current Sport England design guidance nor provide adequate accessible facilities, is considered inappropriate in terms of child safeguarding and generally no longer fit for purpose.

Regans Bar & Café - The Regans Bar & Café was built around the time of the Cascades Centre (Thong Lane Leisure Centre). The ground floor licensed bar & café serves food and includes a 'beer' garden to the rear. The first floor comprises a 3No. bedroom flat. The building is in a serviceable condition typical of flat roof buildings of the period.



Site Analysis | 4.3 Existing Facilities



Site Analysis | 4.4 Materials Rationale

The new Gravesham Family Sports & Leisure Centre is proposed in an area that until very recent history was agricultural in nature. The site history as an airfield, the greenbelt location and undulating roofscape of traditional barns and farmsteads were the inspiration for the development of the materials rationale at Thong Lane.

To reflect these influences, we are using a mixed palette of green, copper, brown and grey colours to reflect the naturally occurring colours found locally together with the riveted metal cladding of aircraft dating back to the period of RAF Gravesend.

The greens and browns of the immediate surroundings have been used directly to influence the cladding colour for this project. These varying tones are reflected by the varying reflective and translucent qualities of the green and brown metal cladding panels.

The historic airfield use has been acknowledged and drawn upon by introducing a reference to the visibly rivetted metal panels of aircraft at the time. We have however taken a modern approach to this reference with grey surface mounted metal cladding panels arranged in a vertical pattern with random varying width panels.

A building of this scale and use cannot realistically be constructed from timber shingles, brick and tile like so many Kentish Farmsteads so the above palette of materials has been chosen to reflect the locality and the building function yet also operate on a scale proportionate to the project proposed.



VERNACULAR Palette



Colour Palette



Site Analysis | 4.5 Materials Research

Gravesend Reference - Vernacular

The key existing reference buildings in the Gravesham and wider Kent area are as follows: -

Traditional Kentish farm buildings & farmsteads (A) Found across the Kent countryside the traditional farmstead is many and varied in scale and form but were always pitched roof construction and often gable ended. Farmsteads were often adapted and extended over time resulting in a varied roofscape.

Caring Wood House (B) A private house that references the hop drying towers of the Kent countryside designed by British architects James Macdonald Wright and Niall Maxwell (RIBA House of the Year 2017).

Gravesend Library refurbishment (C) Extension and refurbishment to the Grade II Listed Carnegie library including reconstructing original elevations while creating a fully-accessible and contemporary library refurbished in 2011.

Town Pier (D) The Town Pier was designed by William Tierney Clark and built in 1834 and is the oldest surviving cast iron pier in the world and listed Grade 11*.

Borough Market (E) Gravesend Borough Market was chartered in 1268 and is one of the oldest markets in Kent.

LV21 (F) LV21 is a 40-metre steel-hulled lightship transformed into a floating cultural hub - an art space and performance facility.

VERNACULAR Reference



Kentish Farmstead Buildings (A).



Caring Wood House (B)



Gravesend Library (C)



Town Pier (D)



Borough Market (E)



LV21 (F)

Site Analysis | 4.6 Topography & Access

Site Context, Topography & Access

The site is bounded to the west by Thong Lane and to the east by the Legends Sports Clubhouse and air inflate buildings. The southern boundary is screened by an established treeline beyond which lies the Southern Valley Golf Club. The northern boundary abuts the Model Railway and Golf driving Range.

The site is accessed by way of a single direction access road which is retained for the purposes of this application. The entry is at the north western site boundary whilst the exit is at the south western site boundary.

Whilst the site might appear to be broadly flat the entire site slopes down from the higher south western corner to the southeast by over 5 metres with the building footprint sloping down around 1.5m in height to the proposed car parking area to the north. A retaining wall of a maximum of 1.5 metres runs along the southern service road perimeter edge to minimise the overall massing impact.

The Legends Sports Club, Model Railway and Golf Driving Range do not form a part of these proposals and will remain fully accessible and operational throughout the construction and demolition period. The proposed new building comprises five main elements: pool hall, entrance café, changing and squash, activity play zone, sports hall, community and fitness suite. Each element is designed to reflect the different activities taking place within.

The existing playground and informal kick about areas will be retained and enhanced whilst their overall setting enriched through significantly improved green spaces. These spaces will also provide distance and separation from the car park. The new car park will have 257No. vehicle spaces of which 15No. accessible bays, 14No. staff bays and 25No existing spaces in overspill car park. In addition, the scheme provides cycle and motorbike parking zones; drop off areas and appropriate turning circles and manoeuvring zones for large vehicles.

The scheme also provides a service zone to the south of the building immediately alongside the plant area. This service zone/service yard is clearly delineated and houses the bin store area and the service/access drop pit to the pool water plant. Wide turning heads have been provided and sufficient radius roadway corners allow for lorry access throughout.



Diagram: Topography



5 Design Development

Design Development | 5.1 Design Concept

The Family Sports & Leisure Centre is a modern building that reflects design best practice for sports and leisure amenities. It contains a wide range of wet and dry activities and will deliver the highest standard of functionality within an energy efficient and environmentally friendly building.

Modern sporting facilities are by their nature large in scale and inevitably of a larger scale than the largely domestic scale surrounding the site. We have taken an approach to provide a modern building that reflects the site history as an airfield and the greenbelt location in terms of materiality and of traditional Kentish agricultural vernacular in terms of massing and form. In this way, the centre will stand out on its own architectural merit whilst at the same time blending in with the local area. This design development section is divided into the design theory and solutions, scale, massing and materials and co-location.

Design Proposal Overview

The social agenda behind the building is wide-ranging and conforms to the following key areas: -

- The mix of facilities should provide for all demographics, for young and elderly people, the super fit to the infirm and also include those with physical challenges. It should also cater for the needs of all social and ethnic groups. As a result, the scheme has facilities ranging from swimming and fitness suites to soft play/play areas to community rooms, and all areas are fully accessible.
- The ethos is to provide new welcoming, exciting spaces with character and purpose.
- The development will be high quality; fully inclusive and accessible it will boost the local economy and help attract inward investment into Gravesham.
- The building, above all, must help users achieve their full potential physically and socially.
- The scale and massing are appropriate to the area and surrounding buildings and responds to the topography of the site. In addition, the scheme respects and responds to neighbouring buildings in scale and materiality.
- Environmental and sustainable factors are taken into account in the scheme with the new building being more than twice as efficient as the existing centre with a proportionally lower carbon footprint. The building will be designed to the highest environmental standards working to the principles of 'Passivhaus' whilst keeping the project affordable

Design and Siting Ethos

Prior to the ECP being prepared the building was positioned further south parallel with the southern site boundary perimeter tree screen. The rationale at that time, and in advance of the ecological appraisal, tree and topographic surveys, was to use the area currently used for informal kick about south of the children's playground. The Preliminary Ecological Appraisal (PEA) and attendant Ecological Constraints Plan (ECP) by Lloyd Bore quantified the areas of greatest ecological value and reasoned a new approach to the building location that minimised impact on the wider site.

Consequently the previous building location was discounted, and the design adjusted to reflect the new building location within the site. Using the existing car park location meant building on an area of 'low ecological value' deemed to have no ecological constraints and the existing informal kick about area could be retained and enhanced as detailed in the proposed landscape masterplan. The new building location described in this application also constitutes previously developed land comprising the site of the existing Regan Bar & Café and areas of hardstanding.

The proposed building location sits back from Thong Lane nestled amongst the surrounding trees and wider Greenbelt environment at the curtilage of the Gravesend conurbation. The building scale is a consequence of its function and in recognition of the increased scale compared to the established domestic scale of the adjacent Riverview Estate is set some considerable distance from the nearest residential dwellings fronting Thong Lane.

Whilst the site is protected by virtue of its Greenbelt status it has been previously developed as an airfield and subsequently for sport and leisure uses with the Cascades and Regans Café & Bar. In recognition of the site status at the periphery of the urban conurbation it was considered appropriate to sit the building away from the residents opposite and on previously developed land. The new building is located on the existing car park site that serves Cascades and Regan's Café & Bar.

The Energy Strategy seeks to provide a very low carbon building that achieves higher levels of efficiency. To that end the building location and orientation is a factor. Whilst the existing trees precluded the optimum building orientation of within 30° of due south the scheme does attempt to capitalise on solar gain to the pool hall and studios. The simple, broadly rectangular, footprint minimises the building surface to volume area whilst the cooler more highly serviced spaces are broadly located with a northerly aspect.



Diagram: Proposed Building relocation - Site plan

Finally, the design avoids the more exposed areas of the site and uses any natural shelter offered to minimise wind chill from the prevailing wind by presenting a narrow frontage in that direction.

The building sits within the site as far as possible from the adjacent houses on Thong Lane to give them generous amenity space. This also allows a useable 'breathing space' in front of the main building pool façade and main entrance and preserves the green edge of the site.

Generous green space has been allowed for around the building. Careful landscaping will enhance the naturalised setting to this whole area that was once an open airfield.

Parking spaces for 232No. cars have been provided on the new car park, with overflow parking spaces on the site of the redundant tennis courts and proposed tennis & netball court.

Carefully designed and orientated external lighting, integrated into the parking area, is essential to give a softer feel to the entrance frontage. The building addresses the entrance approach with the dynamic fitness suite overlooking the pedestrian entrance plaza.

Design Development | 5.1 Design Concept

The Family Sport & Leisure Centre is primarily designed to offer an open and welcoming facility most especially at the building approach past the pool hall and northwest corner leading to the main entrance that funnels pedestrian flow from Gravesend and the car park to the north.

The building is bounded on all sides by amenity spaces, trees and the wider greenbelt and as such they become major drivers on the design position and massing of the project. Massing, adjacencies and impact on the trees has been taken into account and numerous consultations have occurred with Gravesham Borough Council planning officers over the last few months, regarding set back and impact on the surrounding green spaces. The building is bounded on all sides by existing trees and tree groupings and the building height designed to minimise impact on Thong Lane and from public rights of way.

The external play and active areas, and tennis and netball court have all been positioned to offer both accessibility and the ability to benefit from the café and parking areas. The trim trail and outside gym are also a key part of the landscaping design and will be developed to encourage more community use.

Design Principles

A - Quality of Public Realm – Extensive landscaping and positioning of new trees to soften parking areas and give a clearly defined approach to the entrance area. Soft landscaping and comprehensive play and areas of active environment set the building in a quality setting.

B - Local Pride – The quality of the building and its materials, the welcoming and inclusive useable pre turnstile public areas and post turnstile facilities and the wide range of diverse activities for all ages on offer should make the project a real focus of civic pride.

C - Scale and Massing – The scale and massing were informed in part by the height context already on site to reduce visual impact scheme. The building broadly comprises five volumes of varying scale and use. The pool hall is contained within a multi-pitched form that slopes down to the southern façade to facilitate shading and reduce glare whilst the northern pool hall façade opens onto a large 'picture window' of curtain walling.

The community facilities and fitness suite element at ground and first floor respectively comprise another distinct volume once again topped by a series of pitched roofs. The sports hall is yet another distinct volume, dictated in scale by its particular sporting requirements and level of play. The entrance volume is identified by large glazing panels intended to make the entrance accessible and legible whilst allowing views into the centre.

The interior volumes are less apparent externally and comprise the soft play and clip n' climb, wet and dry changing and circulation. Whilst apparently flat the site falls to the north so to minimise the massing the building sits into the landscape as low as possible by introduction of a retaining wall to the southern perimeter extents.

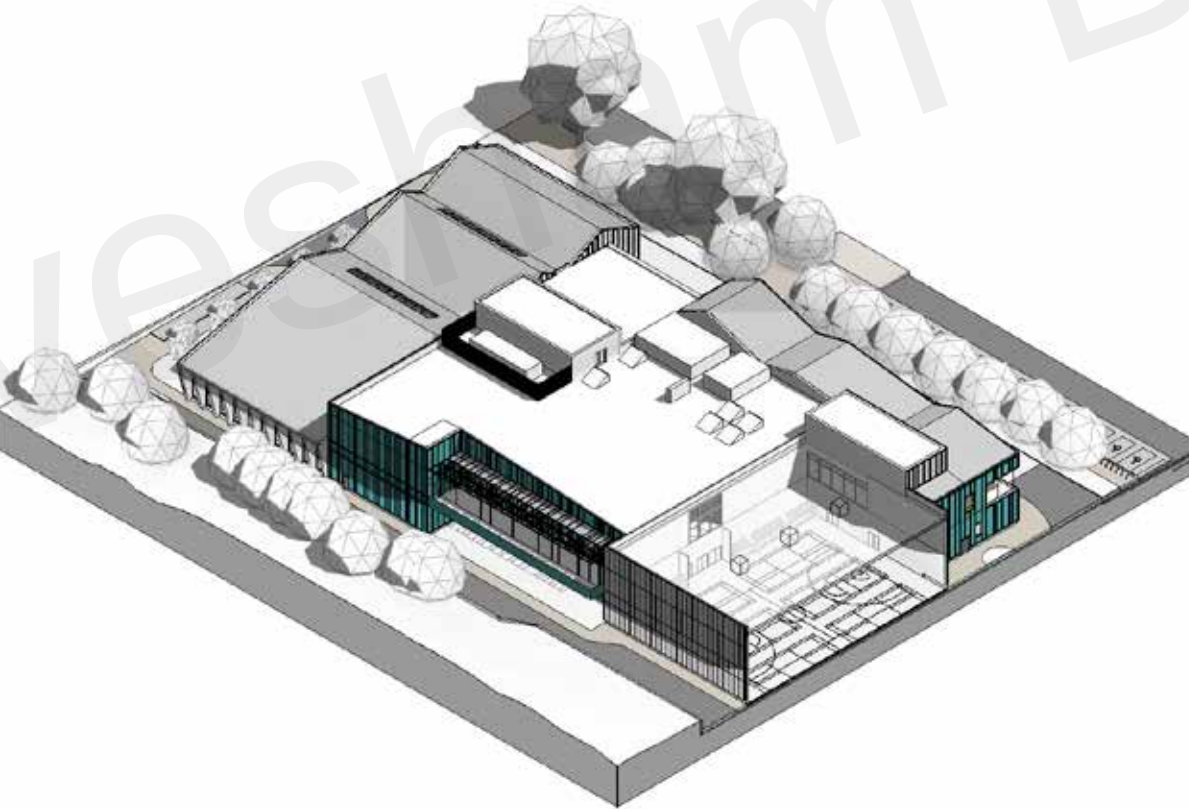
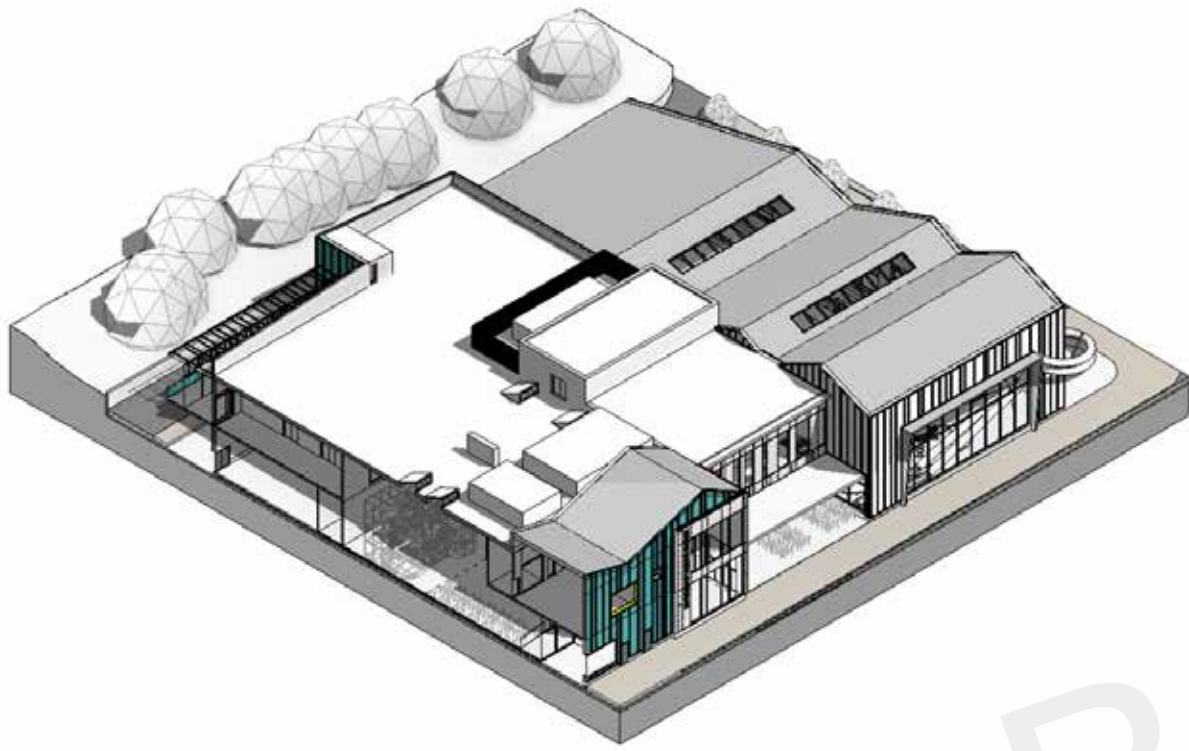
D - Active Frontages – The building has many active frontages to reflect the very energetic nature of the project. The fitness suite has large windows towards the approach and car park and the pool hall has includes a large picture window of curtain walling to give clear idea of the internal use. The entrance circulation and café seating area has a double height prominence and views into the aqua play area.

E - Building as a Route – The scheme is legible in its arrangement and interior adjacencies clearly organised around a large pre-turnstile and post turnstile public circulation providing an unambiguous route to all the various activities within.

F - Clarity of Entrance – Approaching a building and the clarity of its entrance zone is essential to its success. The main entrance is legibility is reinforced by a generous canopy and landscaping approach with attendant entrance signage, wide lobby and generous circulation made visible by a clear unobstructed and open paved area immediately in front.

G - Internal External Flow – To further reinforce the main route into the building and reinforce the physical links to the wider landscape the scheme will include substantial internal planting to the main circulation area linking directly to an external colonnade of trees and lighting bollards

H - Circulation – Internal circulation is efficient yet generous where required, such as when acting also as a meeting space, civic space or café / viewing area. The main circulation pre-turnstile has an east west orientation whereas the post turnstile circulation travels north south.



Design Development | 5.1 Design Concept

I - People Interaction – People interact in most buildings, but in this scheme, this has been magnified significantly by the numerous opportunities for chance meetings or deliberate planned social events to take place. Areas such as the community facilities, café seating and casual pool viewing and kids play areas all offer places for interaction, and the rest of the facilities such as the fitness suite, multi-use studios and sports hall all offer similar opportunities for meeting and interaction.

J - Natural Light – The scheme benefits from a glazed double height entrance circulation and café seating area. The pool hall has natural light pouring in from the south which is shielded from the most penetrating low winter sun by way of an overhanging roof. The pool hall is also naturally lit to the west and north. The western pool hall elevation is punched by a series of feature windows at low and high level whilst the northern façade has a large picture window revealing the interior aqua play area and water flumes. The pool hall also includes an element of north facing rooflights.

The family soft play & clip n climb zone also benefits from large north facing rooflights, again throwing natural light deep into the middle of the building.

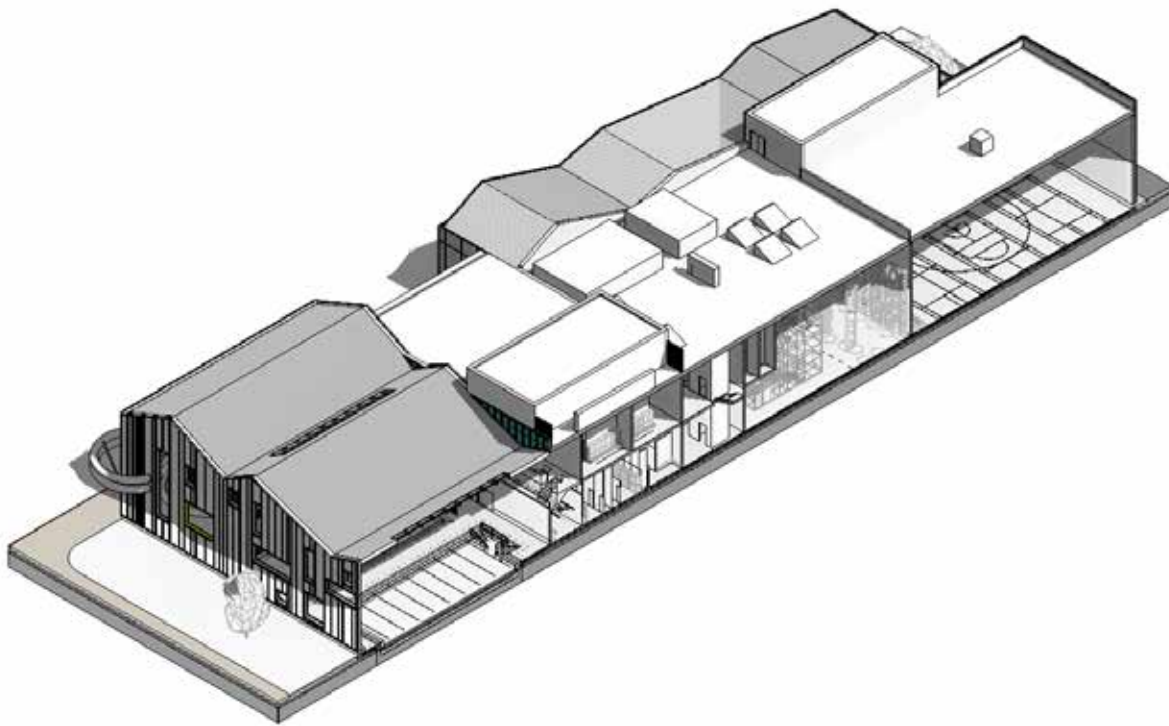
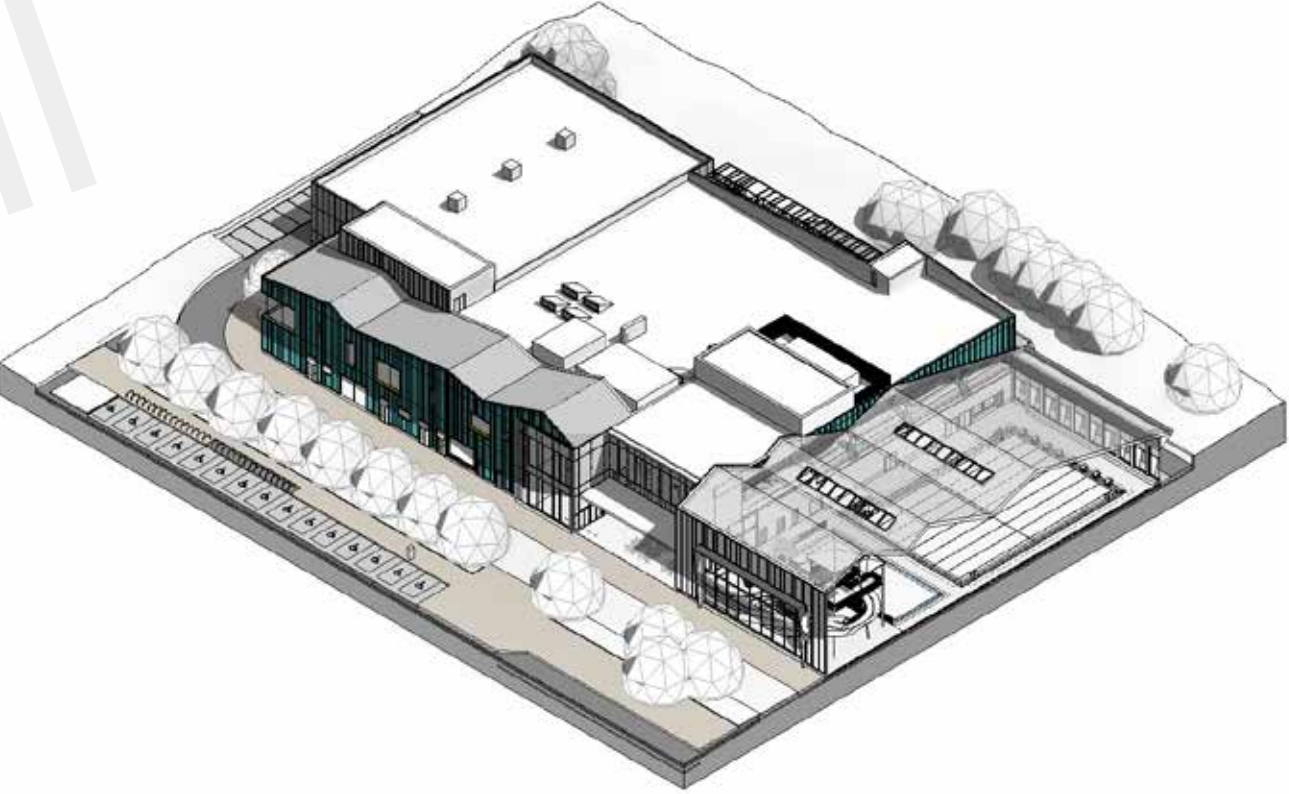
Other large areas of glazing to the fitness suite and studios significantly increase natural light and reduce the need for artificial light. The south facing studios open onto an external terrace that is shaded to maximise flexibility of use and offer shade to the studios from penetrating low winter sun.

K - Future Proof – Trends change in leisure as in many other sectors and to that end the building has been designed to allow for future modifications to the spaces within. The envelope is constructed from quality materials giving extensive life spans and the efficient energy heating and power installations will ensure low running costs into the future.

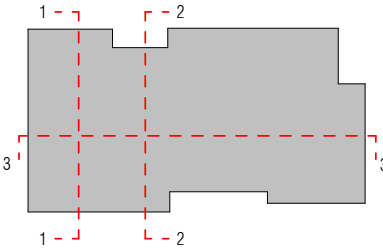
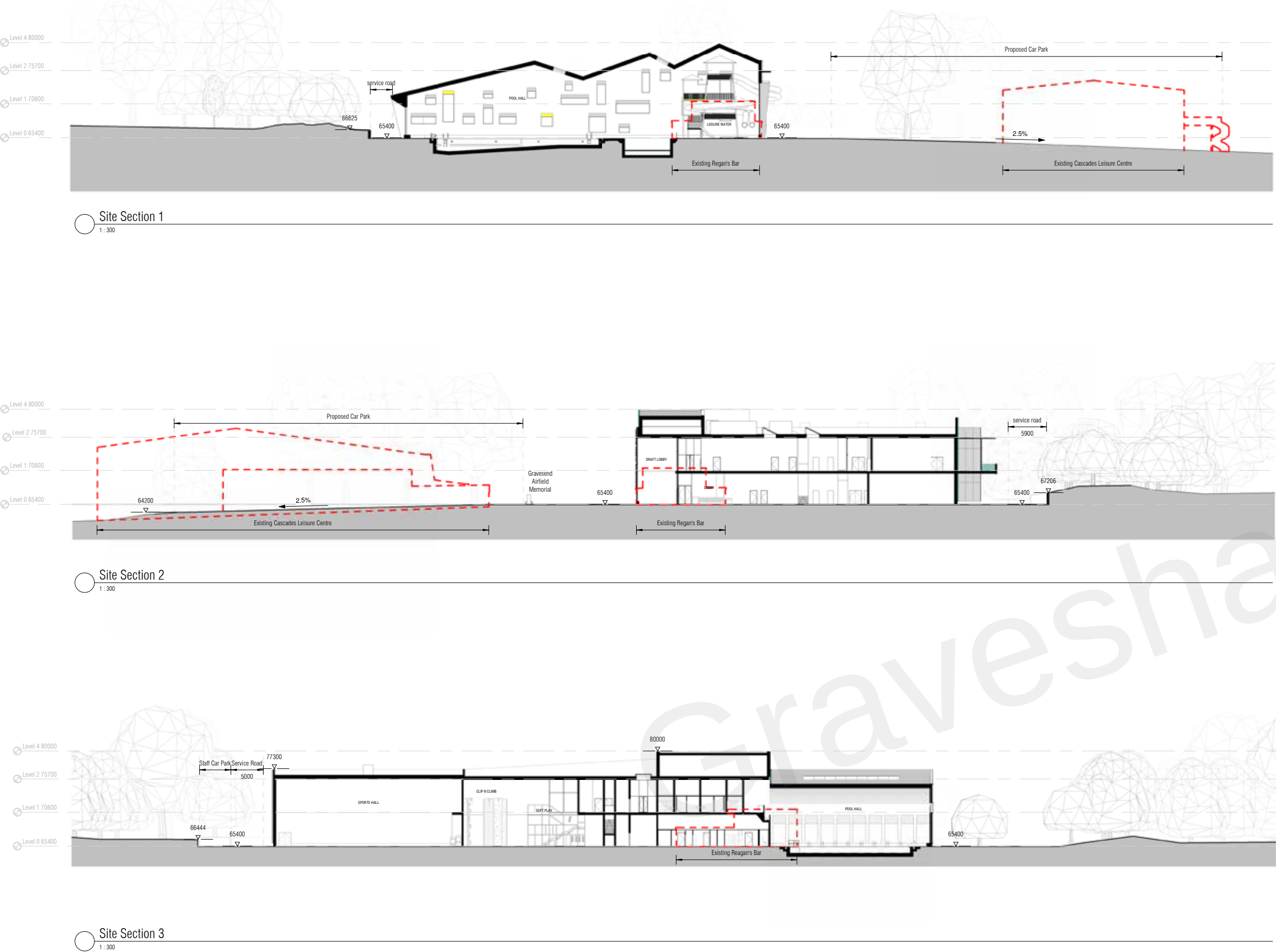
L - Relation to Civic Space – The Greenbelt location is a major influence on the scheme design. To address and reflect the natural environment the building is located as unobtrusively as possible whilst retaining as many existing trees as possible. As detailed in the Materiality Section of this statement the exterior finishes of brown and green cladding have been chosen to reflect the local hues and tones in the immediate vicinity.

Ecological Context
The site is bounded by Thong Lane to the west a Highways Network Local Distributer (Policies T1-T3) and beyond that the wider Gravesend conurbation develops; while on the north and eastern side the site is surrounded by golf facilities and green fields. Refer to Preliminary Ecological Assessment by Lloyd Bore for more detail. The initial designs developed from the original feasibility study undertaken in June 2021 which located the proposed new centre on the site of the existing kick about area of grassland in the southwestern corner of the application site parallel with the southern site boundary. It was felt at the time that the centre, whilst still some considerable distance from residents fronting Thong Lane, would have greater presence and visibility and the existing car park could be reconfigured to serve the new centre. Initial designs maintained the same building location which optimised the solar gains that building orientation would provide.

Once the Ecologist was appointed and the Preliminary Ecological Assessment (PEA) was undertaken it became clear from the attendant Ecological Constrains Plan (ECP) what areas had the highest ecological and habitat potential together with protected species constraints and nesting bird locations identified. The area with the 'highest ecological value' was identified around the group pf established trees immediately south of the Legends Sports Club with 'moderate ecological value' placed on the wider site areas of established trees. Consequentially the building location was changed to the area of the existing car park. The current building location is on an area of 'low ecological value' deemed to have no ecological constraints.



Design Development | 5.2 Site Sections



Design Development | 5.3 Scale / Massing / Height

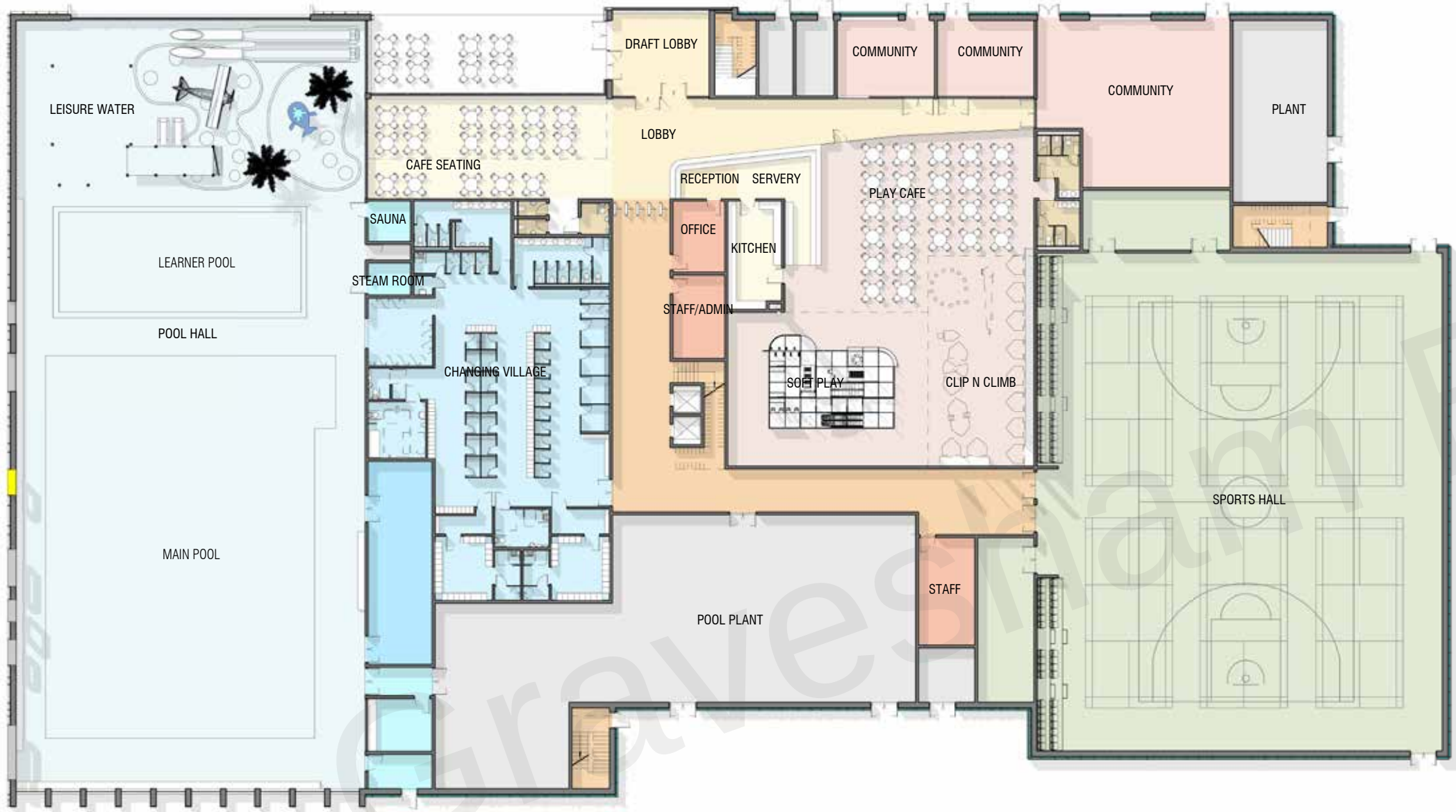


Design Development | 5.4 Co-location

Co-location engenders participation. To that end it has been a fundamental tenet of this project to co-locate sport and leisure but also community facilities. The project is organised around a wide single and double storey entrance circulation area. This provides easy and direct access to the interior facilities throughout the building and also creates informal meeting and social spaces. The entrance circulation naturally provides views into the pool hall, the soft play and clip n' climb zones, the community facilities and into the post turnstile leisure zone beyond.

An event in the community area could spill out in to the entrance circulation and café seating area or visa-versa. The sports hall can also function as an assembly space for community events much like the first-floor studios and squash courts (which will be divided by way of moving partition to facilitate flexible sporting and on-sporting uses).

The internal facilities are also arranged with regard to connectivity with the external facilities. It is envisaged that the centre facility mix and attendant café compliment and benefit users of the enhanced children's playground, kick about area and proposed trim trail that runs around the perimeter of the site. The landscape masterplan ensures pedestrian priority areas facilitate easy and safe access to and from the main building entrance and café to the primary external facilities and site boundary entry and egress points.



GROUND FLOOR PLAN

Design Development | 5.4 Co-location



FIRST FLOOR PLAN



6

Design Proposal

Design Proposal | 6.1 Use & Quantum

The scale of the development is to a large extent dictated by the technical sporting requirements of the primary leisure and sporting spaces comprising pool hall, sports hall, fitness gym and studios.

The new Centre and surrounds will serve a wide spectrum of users and consists of the following main key activity areas, although clearly many individual sports & activities can take place in the functional zones listed below.

Main entrance circulation space, 25m x 8 lane Main Pool, 17m x 7m Training Pool, Aqua Play splash pad area with water flumes, 100No. (minimum) spectator seating and casual viewing, Wet Changing Village, Soft Play & Clip n' Climb zone, Reception & Servery, Café seating area, 2No. Squash Courts, 6No. Court (27 x 35 metre) Sports Hall with 250No. (minimum) retractable bleacher seating, Dry Changing Facilities, Large 100No. (minimum) station Fitness Suite, Spinning Studio, 2No. Multi-use Studios, Administrative Office Facilities.

The Energy Strategy seeks to deliver a building that targets net zero. As noted in the accompanying Energy Strategy prepared by DESCO, this new building will be some 13 times more efficient in terms of carbon usage than the existing centre.

Externally it comprises a Children's Play Facilities, Active Play activity area, Outdoor Gym and Trim Trail, recreational Tennis & Netball Court, Parking & Landscaping.

BASE OPTION	
	NIA Area
Level 0	
Draft Lobby	39.39m²
Lobby	107.82m²
Reception	13.71m²
Sports Hall	996.90m²
Sports Hall Store	44.20m²
Sports Hall Store	46.01m²
Soft Play	152.39m²
Pool Hall	1,016.75m²
Changing Village	390.51m²
Pool Store	64.31m²
Pool Plant	426.38m²
Timing Room	16.65m²
Play Cafe	165.93m²
Clip N Climb	112.27m²
Cafe Seating	121.63m²
Gas	15.20m²
Servery	32.65m²
Office	18.52m²
Admin/Staff	21.61m²
First Aid	10.85m²
Community	34.90m²
Community	34.90m²
Community	145.91m²
Wc Male	2.16m²
Wc Female	2.16m²
Accessible Toilet	4.40m²
Plant	84.58m²
Female Wc	11.06m²
Kitchen	28.24m²
Male Wc	9.62m²
Switch	12.67m²
Cold Water Storage	14.26m²
Staff	30.40m²
Stair 01	18.60m²
Stair 02	16.22m²
Stair 03	14.93m²
Lift	4.00m²
Lift	4.00m²
Stair 04	19.40m²
Leisure Water	306.43m²
Sauna	8.55m²
Steam Plant	3.30m²
Steam Room	6.78m²
Main Circulation	179.15m²
Circulation	9.00m²
TOTAL NIA (excludes exterior areas)	4,819.30m²

BASE OPTION	
	NIA Area
Level 1	
Plant	166.29m²
Spectator & Casual Seating	128.71m²
Casual Seating	49.37m²
Studio 1	214.47m²
Studio 2	153.74m²
Studio Store	19.01m²
Studio Store	13.02m²
Cleaner Room	4.18m²
Spinning Studio	73.69m²
Store	5.43m²
Assessment Room	13.80m²
Cleaner Room	5.58m²
Male Gym Change	89.20m²
Female Gym Change	89.69m²
Circulation	17.58m²
Server Room	23.08m²
Acc Wc	3.74m²
Fitness Suite	485.88m²
Circulation	16.50m²
Male Wc	5.99m²
Female Wc	6.01m²
Acc Change	6.25m²
Squash Court	62.65m²
Squash Court	62.65m²
Stair 01	18.60m²
Stair 02	24.00m²
Corridor	9.18m²
Circulation	177.82m²
Circulation	56.84m²
Stair 03	14.95m²
Store	7.94m²
Stair 04	19.40m²
Studio Activity Terrace (Exterior Area)	166.02m²
TOTAL NIA (excludes exterior areas)	2,045.24m²
TOTAL GIA Level 0	4,934.62m²
TOTAL GIA Level 1	2,130.00m²
TOTAL GIA	7,064.62m²

Design Proposal | 6.2 Site Plan

The proposed centre sits on the site of the existing car park that serves both the Cascades Leisure Centre and Regans Café & Bar. This location was selected because it had the least impact on existing trees and raised planted bunds, maintained the children's playground and informal kick about play area to the south western limits of the application site. The proposed building site location is naturally screened by retained trees from the surrounding Riverview Estate.

The location also facilitates continuity of sport and leisure provision during the construction phase of the development. Subject to approval the existing Cascades Leisure Centre would only be demolished once the new centre is operational. The existing arrangement of single direction vehicle entry and egress is maintained and the existing control gates at the site perimeter with Thong Lane will be retained to control anti-social behaviour of which there is some record of unauthorised motorhome and caravan encampments on site in the past.

The existing vehicular access to the Model Railway and Golf Centre is maintained unchanged. The existing vehicular access to Legends Sports Club is maintained albeit the existing approach road access, where it passes the proposed centre, will be resurfaced and made pedestrian priority.

The existing children's playground is maintained and enhanced with new equipment. Where appropriate some of the recently installed play equipment will be maintained on site or relocated to other areas within the Borough. The existing informal football kick-about area is maintained and enhanced for self-initiated play.

The existing 3No. redundant tennis courts are replaced with a new multi-use enclosed and floodlit outdoor tennis and netball court. The anticipated recreational level of play allows the court to be used for overflow parking associated with regional level swimming galas and indoor sports for spectator viewing to the pool hall and sports hall as demand dictates. The remainder of the area currently occupied by the redundant tennis courts will remain as overflow parking.

The existing war memorial is retained on site. The existing bus stop is relocated further north along the access road and adjacent to the proposed tennis and netball court in site of the main entrance.

A dedicated service road circumvents the eastern and southern building perimeter. The service road would only be used by staff, service and delivery related vehicle movement which are anticipated to be modest in frequency. A dedicated service lay-by close to the main filtration plant room that serves the pool hall is provided to the southern approach.

A total of 257No. vehicle spaces are proposed of which 15No. accessible bays, 14No. staff bays and 25No. existing spaces in overspill car park. Additionally, 3No. coach parking bays, 13No. motorcycle parking bays and 18No. cycle stands (35No. minimum capacity) are provided. A dedicated vehicle drop-off bay is located close to the main entrance for assisted drop-off, taxi drop off, coach and mini-bus drop off. An area of overflow parking is located on the site of 2No. redundant tennis (whilst the third court is enhanced and resurfaced for tennis and netball). The overflow parking relates to occasional sporting use when spectators are anticipated in larger numbers.

Existing trees are largely retained throughout. The exception relates to a small cluster of trees within the grounds of, or adjacent to, Regans Café & Bar area that fall within the footprint of the proposed building. Additionally, a small number of largely immature trees are lost within the proposed car park area. Refer to Lloyd Bore report for total number of trees removed.

A trim trail (running track with occasional exercise equipment along its length) that runs along the site perimeter that includes a 500-metre straight section is proposed for self-initiated exercise and recreation.

Refer to separate Landscape Design Document attendant to this application for detailed masterplan design proposals.



Design Proposal | 6.2 Site Plan

