



LITTLEHAMPTON LEISURE CENTRE

DESIGN AND ACCESS STATEMENT

Updated to support a Non-material Amendment to the consented application ref.LU/314/16/PL



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Rev A: 24/10/2016

INTRODUCTION

1.0 The Statement

Littlehampton Swimming and Sports Centre is owned by Arun District Council and operated by Freedom Leisure.

This document has been prepared by AFLS+P Architects for Willmott Dixon, on behalf of Arun District Council, hereafter referred to as 'the applicant'.

The proposals supported by this Design and Access Statement follow a period of design development and subsequent consultation with Arun District Council and other interested third parties.

The purpose of the Design and Access Statement is to communicate how the design considerations have informed these proposals and demonstrate how the design considers accessibility of the external approaches and the building itself.

This statement follows a structure originally suggested by the Commission for Architecture and Built Environment (CABE), now a subsidiary of the Design Council, and is split into 3No. elements:

Context	- Introduction - Physical Context - Social Context - Economic Context - Planning Policy
Evaluation	- Constraints and Opportunities - Design and Aims and Principles
Design and Access	- Use - Quantum - Layout - Scale - Landscaping - Appearance - Access

1.1 Overview

This statement has been updated to support a Non-material Amendment Application the consented planning application ref LU/314/16/PL, for the erection of a swimming pool and sports centre with ancillary car park and external landscaping.

Permission is sought for the following amendments:

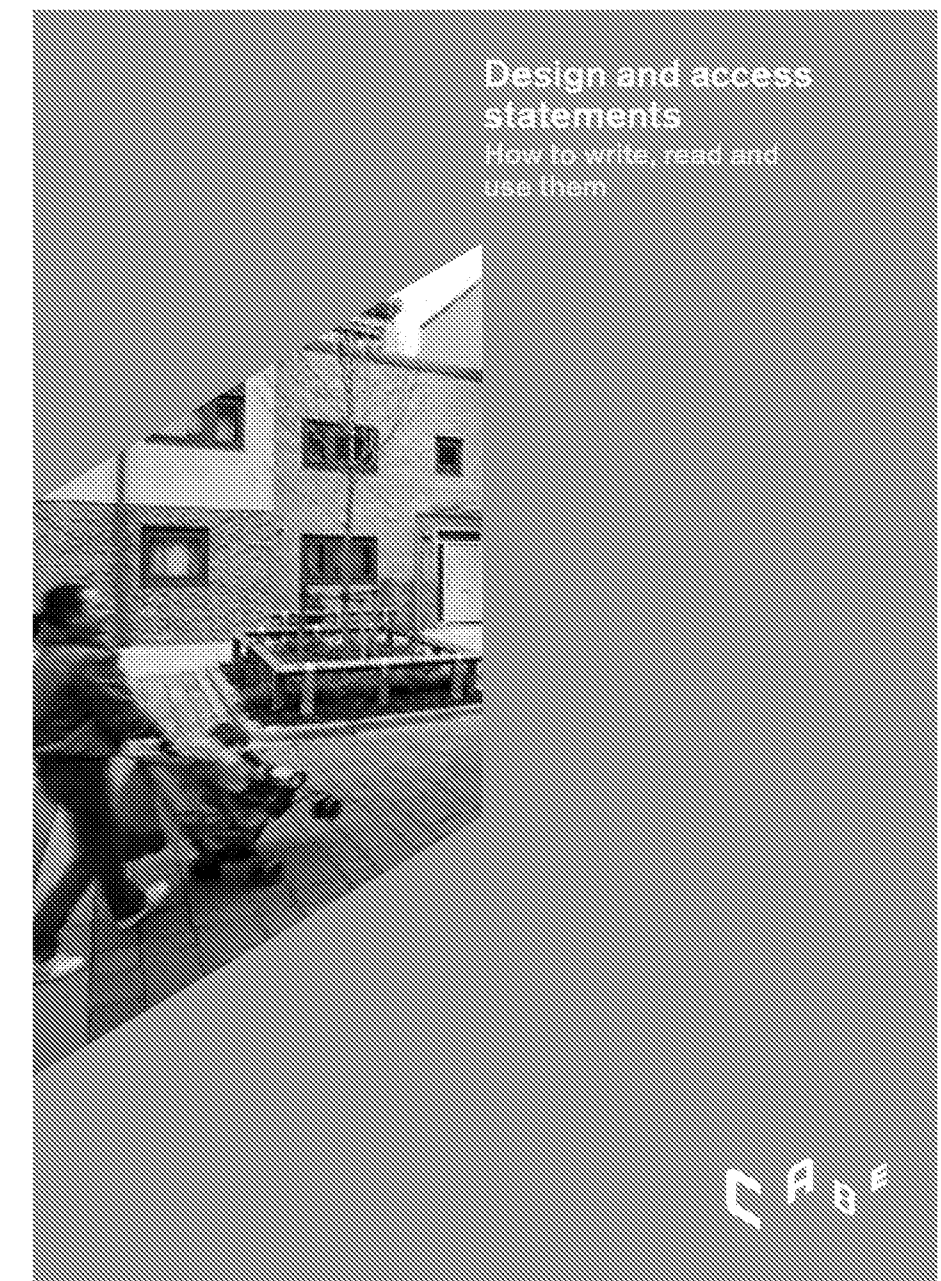
Approval is sought to rotate the building form in it's approved location and adjust the approved hard and soft landscape layouts to suit. The car park layout will be similarly amended within nominally the same area, but with an increase in number of spaces to 149 including controlled accessible spaces. It is proposed that overall building gross external area will be reduced reflecting layout amendments developed subsequent to the original submission, however the approved internal functions will remain. Similarly design development has enabled the building height to be reduced overall by 0.45m to reduce the visual impact.

The application proposal remains the replacement of the existing run down and outdated Littlehampton Swimming and Sports Centre with a state of the art new facility that provides wet and dry sports with equal measure.

The principle amenities comprise;

- An eight lane (16.5 x 25 metre) main swimming pool.
- Learner pool (10 x 17 metre) with moveable floor .
- Mixed male, female and family village changing including dedicated group changing provision.
- 4No. court (34.5 x 20 x min 7.5 metre) sports hall.
- Dedicated sports hall changing.
- 450m.sq fitness gym .
- 2No. multi-purpose exercise studios/flexible community rooms.
- Multipurpose /well-being room.
- Spinning Studio 20 No. station.

- Fitness and studio changing.
- Small cafe.
- Improvements to the car parks to provide 149 No. parking spaces of which 8 No. are accessible spaces, 5No. new motorcycle spaces & retained coach parking.
- 24 No. cycle spaces.
- New on site bus stop close to the entrance for a new service.
- Upgraded hard and soft landscaping .



CONTEXT

The following analysis considers the wider physical, social and economic context for the purposes of this statement.

2.1 Regional Context

The application site fronts Sea Road within Mewsbrook Park in Littlehampton in West Sussex. Mewsbrook Park is an established public park dating from the 1930's located to the east of the conurbation of Littlehampton close to Rustington.

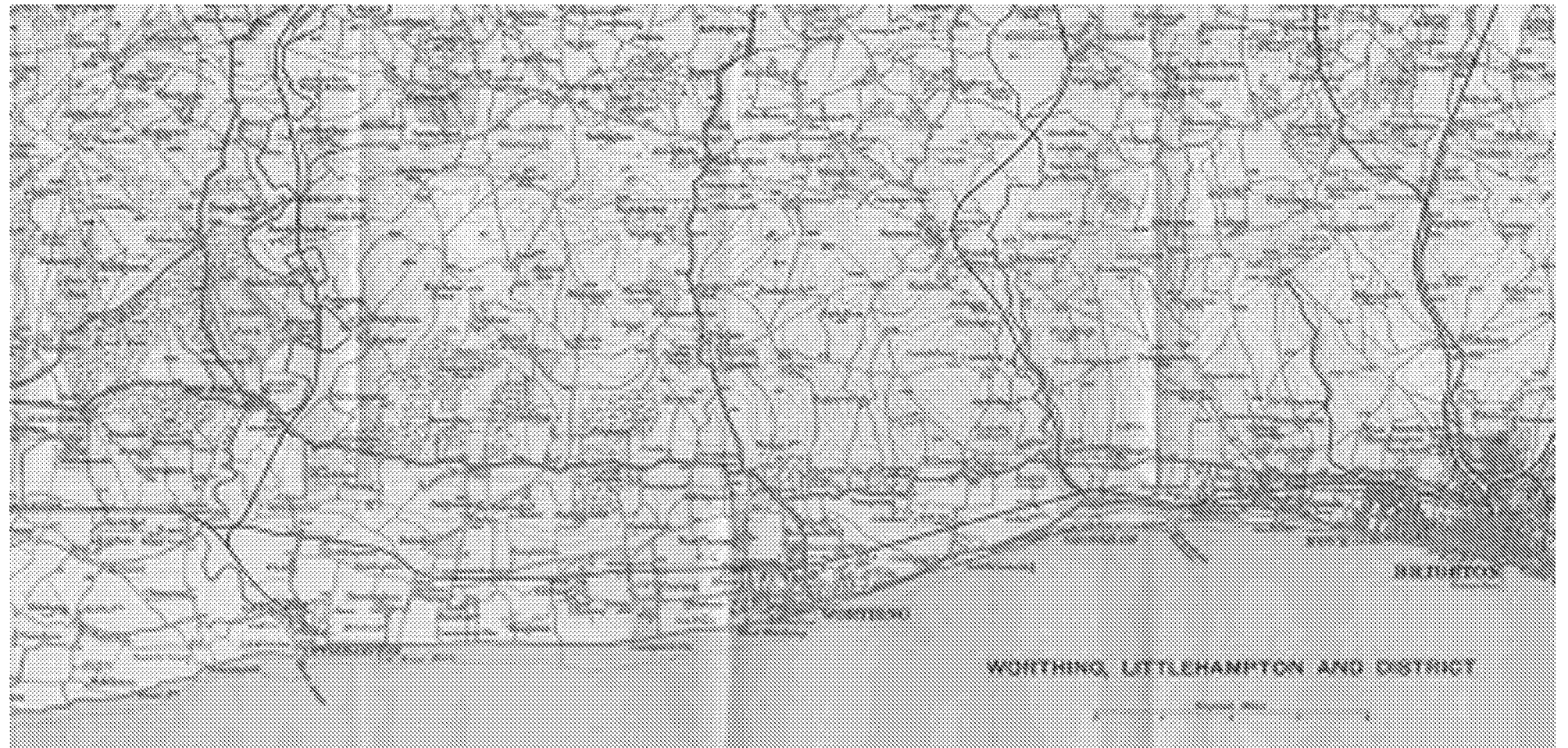
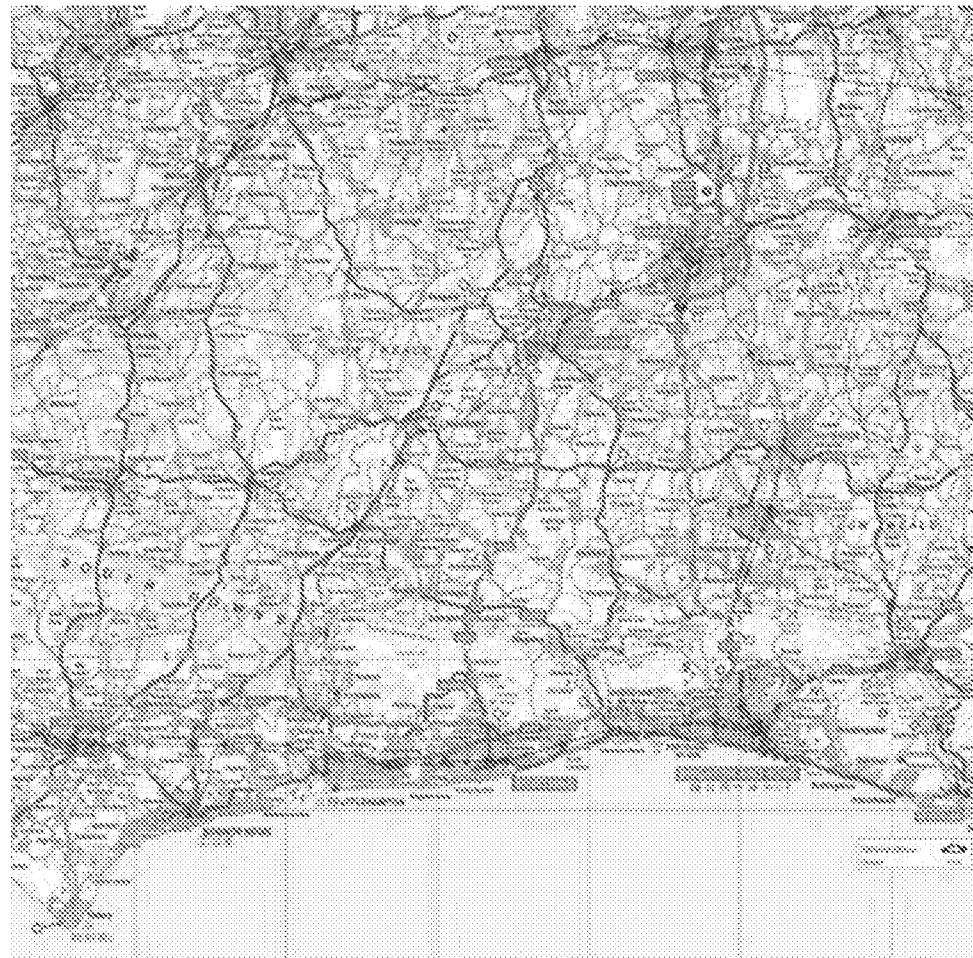
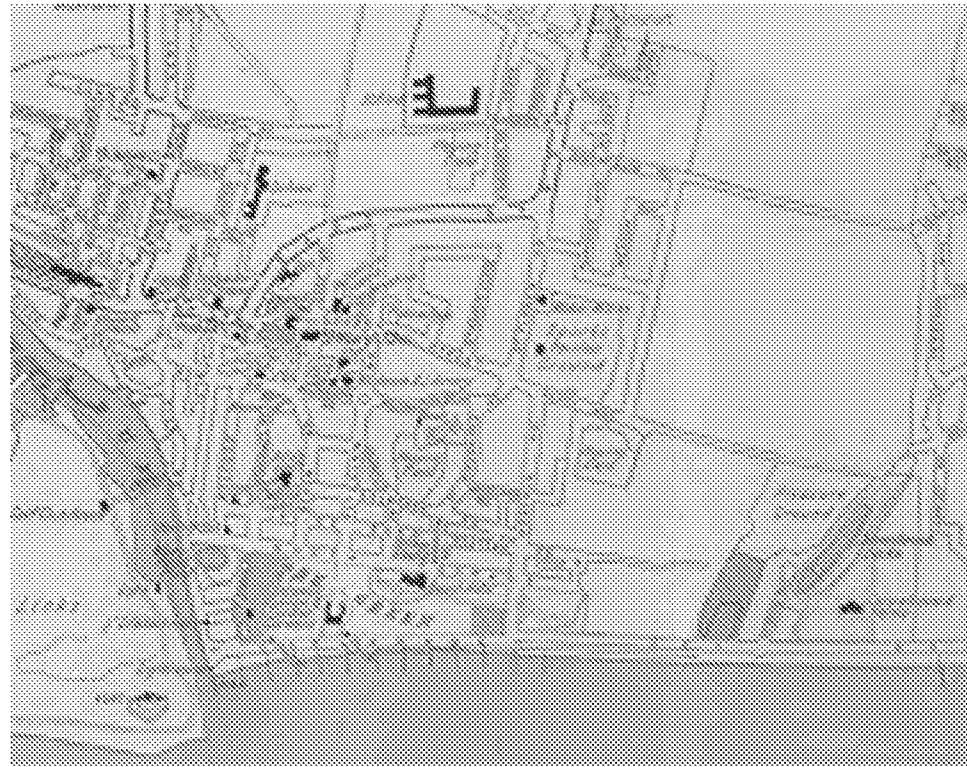
Application site grid reference: TQ029020

Latitude: 50.8111° N

Longitude: 0.5387° W

2.2 Local Context

The application site falls within Mewsbrook Park in the jurisdiction of West Sussex County Council, Arun District Council and Littlehampton Town Council parish authorities.



CONTEXT

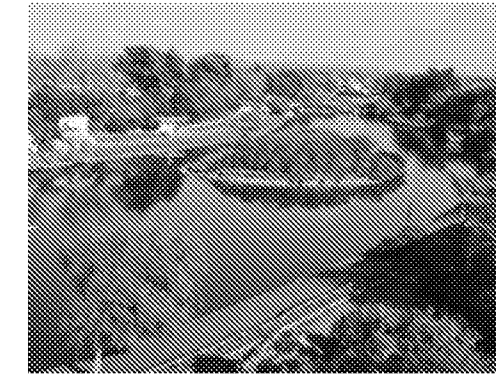
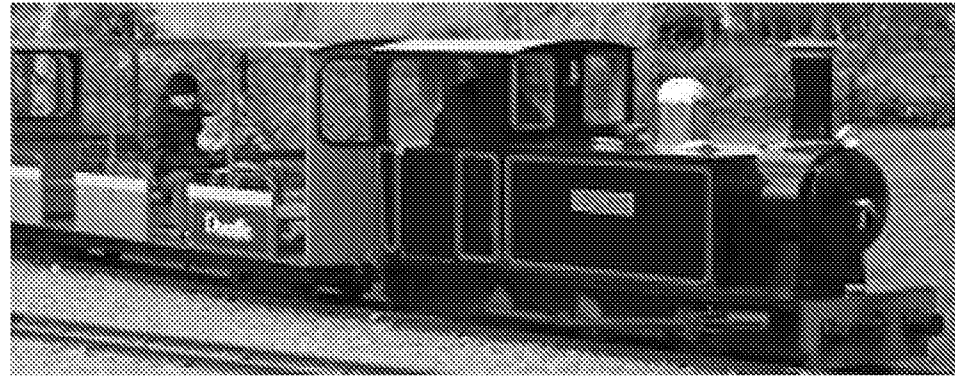
The public park is largely bounded by the sea and faces onto Sea Road (B2140) to the south, although the current Littlehampton Swimming and Sports Centre (LSSC) blocks the sense of connectivity with the sea front and extends inland as far as Neptune Way to the north.

The park incorporates a number of other existing sports and leisure facilities comprising; boating lake, miniature railway, children's play area, artificial football pitch and tennis courts, bowls green, mini-golf, 9No. hole golf course, skate park, café, public toilets, open grassland and planted copse together with the existing LSSC comprising a domed sports hall, swimming pool and small fitness gym.

The existing LSSC faces onto Sea Road and is surrounded by grass lawns and car park. The buildings comprise a 6No. lane 13 x 25 metre swimming pool and 12.5 x 8.5 metre learner pool together with a small fitness suite and separate 'sports dome' marked out with 4 badminton courts for recreational purposes.

The existing pool building is prominently located on Sea Road and made up of two distinct forms; the entrance, reception, café and learner pool is a simple brick structure with a mansard roof disguising roof top plant. The building entrance is identified by a large projecting brick form and over sailing roof. The second larger building volume to the rear comprises a simple asbestos cement clad pitched roof structure containing the main pool and associated changing and plant, a small fitness suite is located to one side in converted squash courts. The northern boundaries comprise low housing largely from the 1960's and 1970's onwards. The eastern park boundary is adjacent to further largely purpose built 3No. storey apartments and by Grade II listed Rustington Convalescent Home; a large purpose built late 19th century neo-Caroline style convalescent home and formal grounds and by further 20th century housing.

Adjacent to the existing centre is the local Southern Water foreshore pumping station; an exposed concrete rotunda with a brick base, perimeter glazing and recessed flint feature panels. To the south of the park lie the beach and the sea.



Mewsbrook Fun Day!

For CancerWise + Enable Me
Hosted by Mewsbrook Park Cafe
SATURDAY 1st AUGUST
10am - 5pm
FREE ENTRY

A great day out for all.

Stalls and Attractions from:

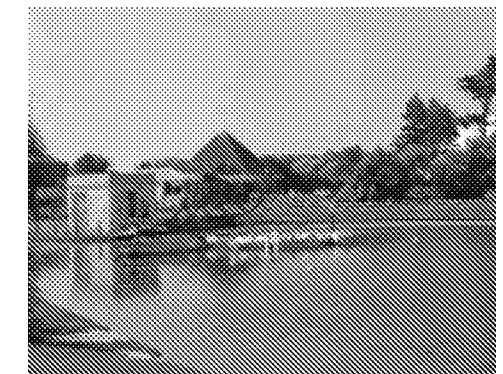
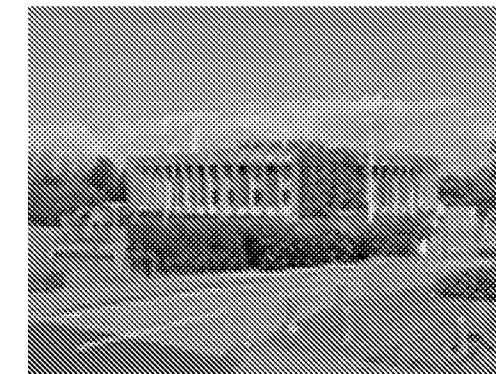
- Hosted by Studio One Disco
- Pro-Coaching Football Academy
- Wheelchair Sports
- Zumba with Sally and Dani
- The Wonder Girls
- Littlehampton Fire Engine
- 7th Littlehampton Scouts
- Rockabuzz Puppets
- Bounce Mania Bouncy Castle
- Sussex Tornadoes
- Face Painting
- A Bar
- Cake Stalls
- EMYC Children Games stalls
- Live Music from: LITTLE WHITE LIES

Plus lots more!

In aid of:

enable me 10 years

CANCERWISE



For more information, contact:
office@enablemeproject.org.uk
Or Tel: 01903 734400

CancerWise is a registered charity no. 2881078
Enable Me is a Registered Charity No. 1111888

CONTEXT

The gross external area (GEA) of the existing pool building measures 2226m.sq.

The sports dome is a temporary domed 'fabric' clad structure and measures 833 m.sq.

The gross external area (GEA) of both pool building and sports dome measures 3059m.sq.

2.3 Social and Economic Context

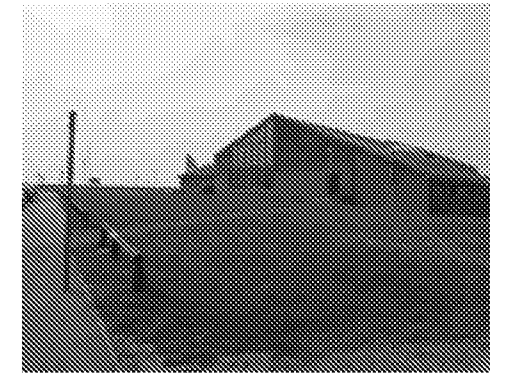
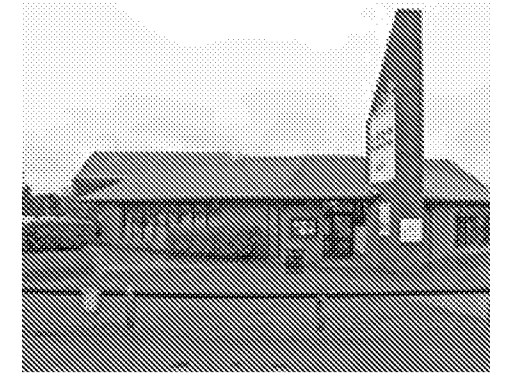
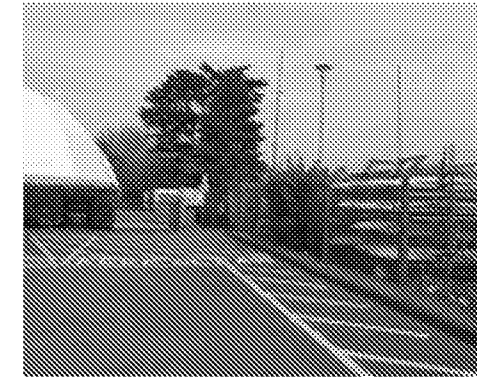
The conurbation of modern Littlehampton including Wick, Lyminster and Rustington has a population of some 55,000 people. Littlehampton largely comprises traditional family households and includes a significant pensioner population. The local population includes a higher than average number of people in the higher deprivation deciles.

The park plays a significant role in the community, providing sport, leisure, recreation and social facilities. Mewsbrook Park has an active community group who organise events and activities in the park and maintain the 'Friends' ornamental garden close to the proposed sports centre site.

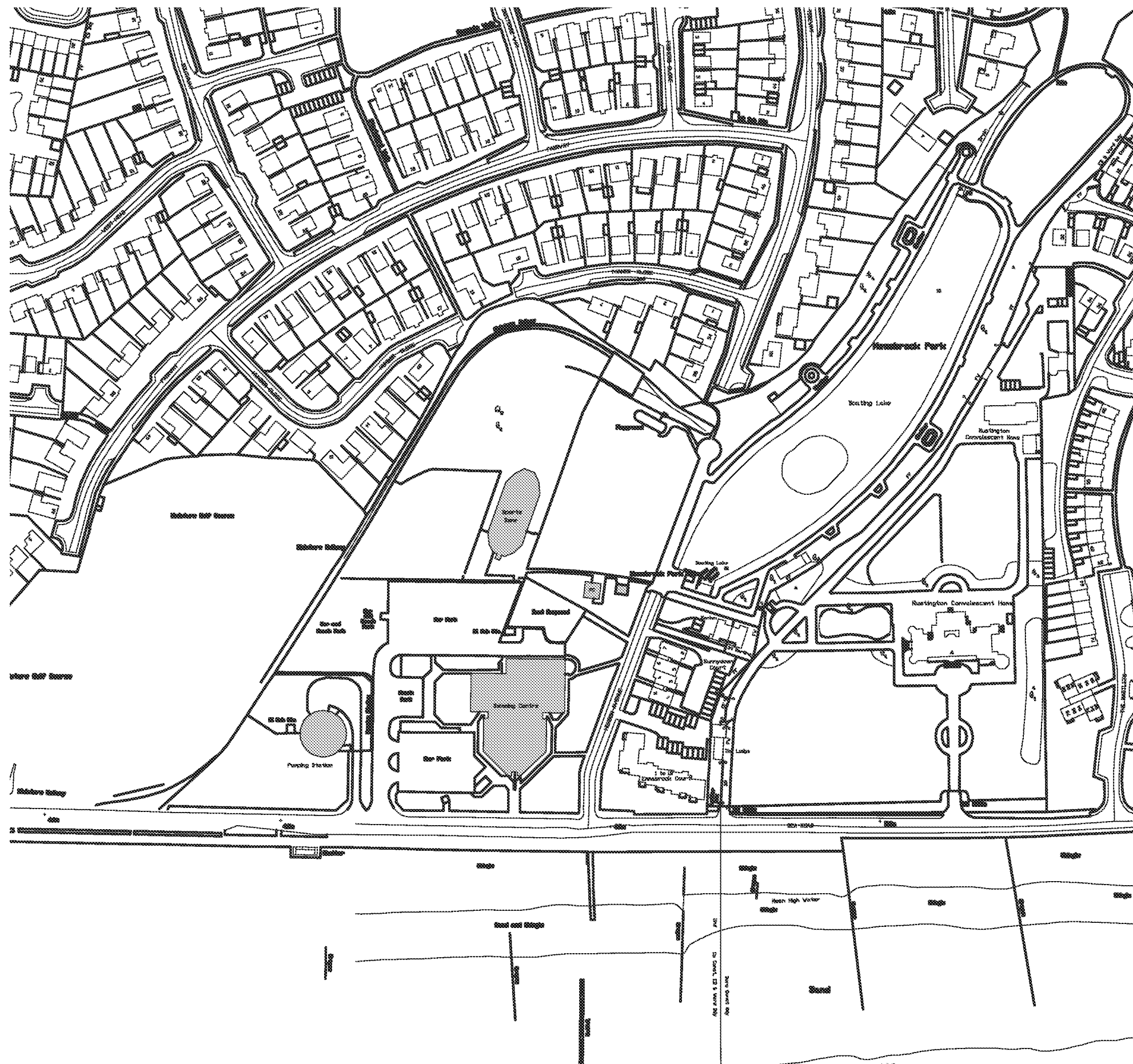
The proposals will provide facilities for a range of partner organisations and be in line with the recommendations of Sport England and national sporting governing bodies in addition to meeting the needs of local clubs and community. Partner organisations and clubs have been consulted by Arun District Council as can be seen in the proceeding section on consultation

The sailing club building remains in place however the associated compound boundary is adjusted enabling direct access from Hendon Avenue for improved access to the sea.

The existing Mewsbrook Park Cafe adjacent to the application site will be unaffected by the proposals.



CONTEXT



Existing site plan:

- Mewsbrook Park with the existing Littlehampton Swimming & Sports Centre.

Inside the sports dome.



Littlehampton Swimming & Sports Centre



CONTEXT

The existing site dropping down from Sea Road with the upper car park to the fore and lower car park beyond the coaches to the rear. The swimming centre is to the east (left) and the entrance is marked by the brick 'campanile' with the 3 storey flats along Hendon Avenue beyond. Directly in front the white sports dome is highly visible against the backdrop of the planted copse environmental space. To the west (left) is the circular concrete pumping station which the sewers that criss-cross the site enter or leave and it is these that steralise this area from development.



CONTEXT

2.4 Planning Policy Context

The design of the proposed development is informed by a range of national and local planning policies that are relevant to the site.

The National Planning Policy Framework (NPPF) came into force on 27 March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. The overriding thrust of the NPPF is the presumption in favour of sustainable development, through the promotion of economic growth, social progress and environmental enhancement. The framework supports growth and innovation whilst achieving improved development standards and environmental protection and requires that these gains should be sought jointly.

Section 7 of the NPPF refers to design and Paragraph 56 states as follows:

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of

sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 60 of the NPPF outlines that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 of the NPPF states as follows:

"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

Section 8 of the NPPF refers to the promotion of healthy communities and Paragraph 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

Further to this, Paragraph 70 of the NPPF states as follows:

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."

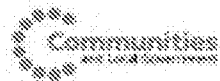
Paragraph 73 of the NPPF states as follows:

"Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required."

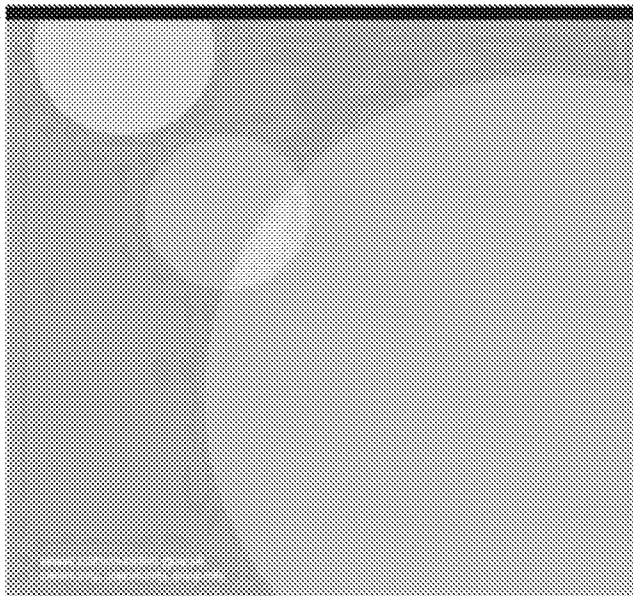
The National Planning Practice Guidance (NPPG) came into force on 6 March 2014 and sets out the guidance that will sit alongside the policies in the NPPF.

The NPPG sets out how good design can guide planning and development proposals:

"Local planning authorities are required to take design into consideration and should refuse permission for development of poor design. Local planning authorities should give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated



National Planning Policy Framework



CONTEXT

by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits)."

The NPPG states that planning should promote a network of green spaces, which is guidance that was carefully considered as part of the proposed redevelopment of Littlehampton Leisure Centre:

"Development should promote public spaces and routes that are attractive, accessible, safe, uncluttered and work effectively for all users – including families, disabled people and elderly people. A system of open and green spaces that respect natural features and are easily accessible can be a valuable local resource and helps create successful places. A high quality landscape, including trees and semi-natural habitats where appropriate, makes an important contribution to the quality of an area.

Public spaces should be designed with a purpose in mind, and wherever possible deliver a range of social and environmental goals. They can take many different forms (for example path, street, square, park, plaza, green), and can serve different functions (for example informal, civic, recreational, commercial).

Space left over after development, without a function, is a wasted resource, can detract from a place's sense of identity and can increase the likelihood of crime and anti-social behaviour occurring (a function could include informal spaces and design elements that add character, and should not be limited only formal functional uses). The benefit of greenspaces will be enhanced if they are integrated into a wider green network of walkways, cycle ways, open spaces and natural and river corridors."

The local planning context relating to the site comprises the 'saved' policies from the Arun District Local Plan, which was adopted in 2003. The policies were saved from 27 September 2007.

Policy GEN 1 refers to 'Sustainability' and ensures that

development takes full account of the need to protect the environment so that present-day demands do not compromise the ability of future generations to meet their own needs or enjoy a high quality environment. This is in order to meet the primary aim of the Local Plan which is the importance of environmental considerations in maintaining the quality of life.

Policy GEN 7 refers to 'The Form of New Development' and sets out that development will be permitted where:

- It makes efficient use of land or buildings;
- Demonstrates that it responds positively to the identified characteristics and resources the site and the area to create attractive places and spaces;
- Doesn't have an unacceptable adverse impact on adjoining neighbours;
- Takes account of unacceptable impacts arising from adjoining land uses;
- Allows for safe movement of pedestrians and vehicles;
- Provides for vehicle parking in accordance with Policy GEN12 and open space in accordance with GEN20.

Policy GEN 12 refers to 'Parking in New Development' and sets out the parking standards for new development in line with the standards referred to in Appendix 2. For leisure uses such as the proposed, the standards are:

- 1 space per 15sqm of floor area for rural/edge of town centre locations;
- Disabled parking should be provided at a ratio of 1:20 spaces provided;
- Cycle provision of 1 space per 8 vehicle spaces;
- Motorcycle provision at 1 per 30 spaces subject to a minimum of 1 space.

The emerging local plan is currently available as a Publication Version and is entitled the Arun Local Plan 2011-2031. Whilst the emerging Local Plan is not yet adopted, Full Council resolved that the remaining sections of the Local Plan, the policies map and key diagram of the Local Plan be agreed and that any minor

changed to these policies be delegates to the Assistant Director of Planning and Economic Regeneration, in consultation with the Cabinet Member for Planning and Infrastructure.

Policy D SP1 Design states the strategic objectives to plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity. In addition, the policy aims to create vibrant, attractive, safe and accessible towns and villages and to provide a wide range of uses including quality shopping, entertainment, leisure, tourism and cultural activities.

Policy D DM1 Aspects of Form & Design Quality advises that the council will have regard to the following aspects in their determination of planning applications such as the proposed:

- Character;
- Appearance/attractiveness;
- Impact;
- Innovation;
- Adaptability;
- Crime Prevention;
- Trees and Woodland;
- Solar Gain;
- Public Realm;
- Layout – movement;
- Layout – legibility;
- Public Art;
- Density;
- Scale.

Policy HWB SP1 Health and Wellbeing relates to leisure development and states that all development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular, the policy states that where new health, recreation and leisure centres are proposed, they should be located along public transport corridors that are easily accessible to members of the wider community.

In addition to the above policy, it is noted that in respect of the policy, facilities must meet the minimum technical specification

CONTEXT

and design guidance set out in the Technical Appendix. This is in relation to facilities provided as a contribution or obligation from another development. The Health Recreation & Leisure Technical Appendix states that the Council uses three types of standard:

- Quantity Standards – how much provision is required for a given number of people.
- Quality Standards – the quality and specification of the facility, including a commitment to the on-going quality through appropriate maintenance.
- Accessibility Standards – how far users will travel to the facility and by what mode of transport.

Policy OSR DM1 Open Space and Recreation in relation to the protection of indoor sport, arts and cultural facilities states that they should not be built upon or redeveloped for other uses unless the loss resulting from the proposed development would be replaced by equivalent or better provision of indoor sport, which will be assessed in terms of quality, quantity and suitability of location as per the technical appendix.

The Littlehampton Neighbourhood Plan 2014 – 2029 was published by Arun District Council in November 2015. Policy 11 of the Neighbourhood Plan reaffirms the local community's expressed desire to see the refurbishment or redevelopment of Littlehampton Leisure Centre and states as follows:

“The Neighbourhood Plan supports the refurbishment or redevelopment of the Littlehampton Leisure Centre on the current site. In the event that the leisure centre facility is to be relocated elsewhere in the town and the site is to be redeveloped, then any redevelopment should not take place until:

- A development brief detailing future design and usage of the existing site has been fully consulted;
- The replacement facilities are available for use.”

The policies contained in the Arun District Local Plan 2003, the Emerging Local Plan and the Littlehampton Neighbourhood Plan

2.5 Site Context

Mewsbrook Park was established in the 1930s and has been a holder of the prestigious Green Flag award since 2005. The application site area lies behind the existing leisure centre building and overflow car park and includes the sports hall dome building and an area of open grassland and scrub woodland to the north west of the park.

The application site boundary measures 3.064 hectares.

Whilst there are a number of pedestrian entrances to the park and the application site, the main and vehicle entrance is via the leisure centre car park from Sea Road to the south with Hendon Avenue to the east being mainly pedestrians.

Site ownership

The whole park and entire application site is owned by Arun District Council.

Surrounding and Adjacent land uses

The application site is located within a primarily C3; residential area. The park itself comprises sui generis open space; A3 café; D2: assembly and leisure.



CONTEXT

The neighbouring leisure and recreational uses comprise;

Beach & sea including beach huts.

Littlehampton skate park

Mewsbrook Park boating lake

Park Café

Children's playground

Norfolk Gardens Putting Green Café

9No. hole golf course

Pitch and putt

Adventure golf

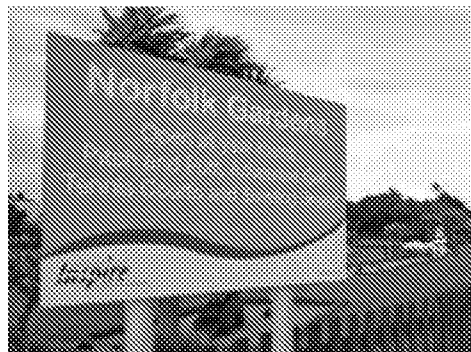
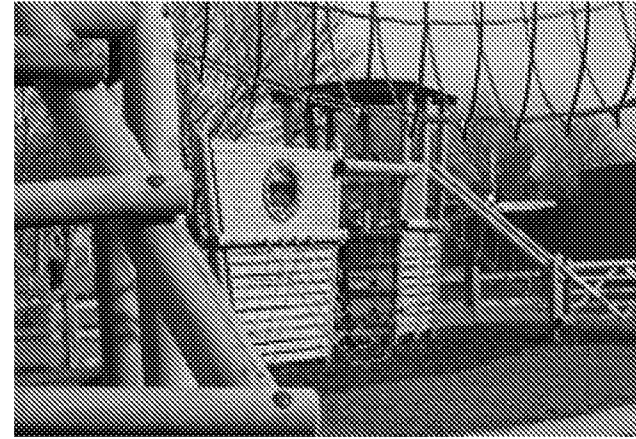
Bowling green and associated bowling green clubhouse

Tennis courts (3No. full size and 4No. mini tennis courts)

Miniature railway

Boat Club

The existing centre is small by modern standards and doesn't meet current Sport England guidelines in a number of areas including changing provision, accessibility and technical sporting standards. The main pool is too small for competitive swimming, whilst the fitness suite in converted squash courts no longer attains the standards expected by most users. The sports dome is marked out with 4 badminton courts however doesn't meet the standards set out by Sport England out the NGO therefore can be used for recreation purposes only.



EVALUATION

3.1 Needs Analysis

Arun District Council identified that improved swimming and sports facilities in Littlehampton are of key importance in addressing both existing demand and potential future demand for sports participation opportunities in the area.

The feasibility study that took place in 2015 highlighted that the current and future demand for swimming required the equivalent of two extra swimming lanes over and above the 6No. lanes of the existing pool.



The continuity of sports provision was deemed an essential requirement of any redevelopment proposals by Arun District Council to minimise disruption to the community. To this end the north of the car park presented the best opportunity whilst minimising the impact on Mewsbrook Park.

The current centre will be operational whilst the new centre is being built; however the sports dome will be closed when building works commence as this is the location of the proposed centre.

3.2 Site Analysis

There are a number of major constraints associated with the sea front site along with a number of opportunities which need to be explored and exploited and that were considered by AFLS+P through the previous work undertaken. These studies have been reassessed including input from the Contractor team and with emerging information as further surveys are undertaking.

- Continuity of service; retaining operation of the existing leisure centre for the duration of the construction means that this prime spot cannot be redeveloped.
- Continuity of service; access to and provision of parking is required for the public during construction for the existing facilities to work.
- Sewers; the car park adjacent to the existing centre and facing the road contain a large number of foul and storm water pipes excluding this area from redevelopment.
- Mewsbrook Park; park settings can provide a magnificent opportunity to integrate public buildings such as the LSSC with public open space, but it is important that this is done in a sensitive way to minimise loss and ensure the design is of sufficient quality that it enhances the park.
- Mewsbrook Park; visual connections between the park and the centre and an active frontage will be

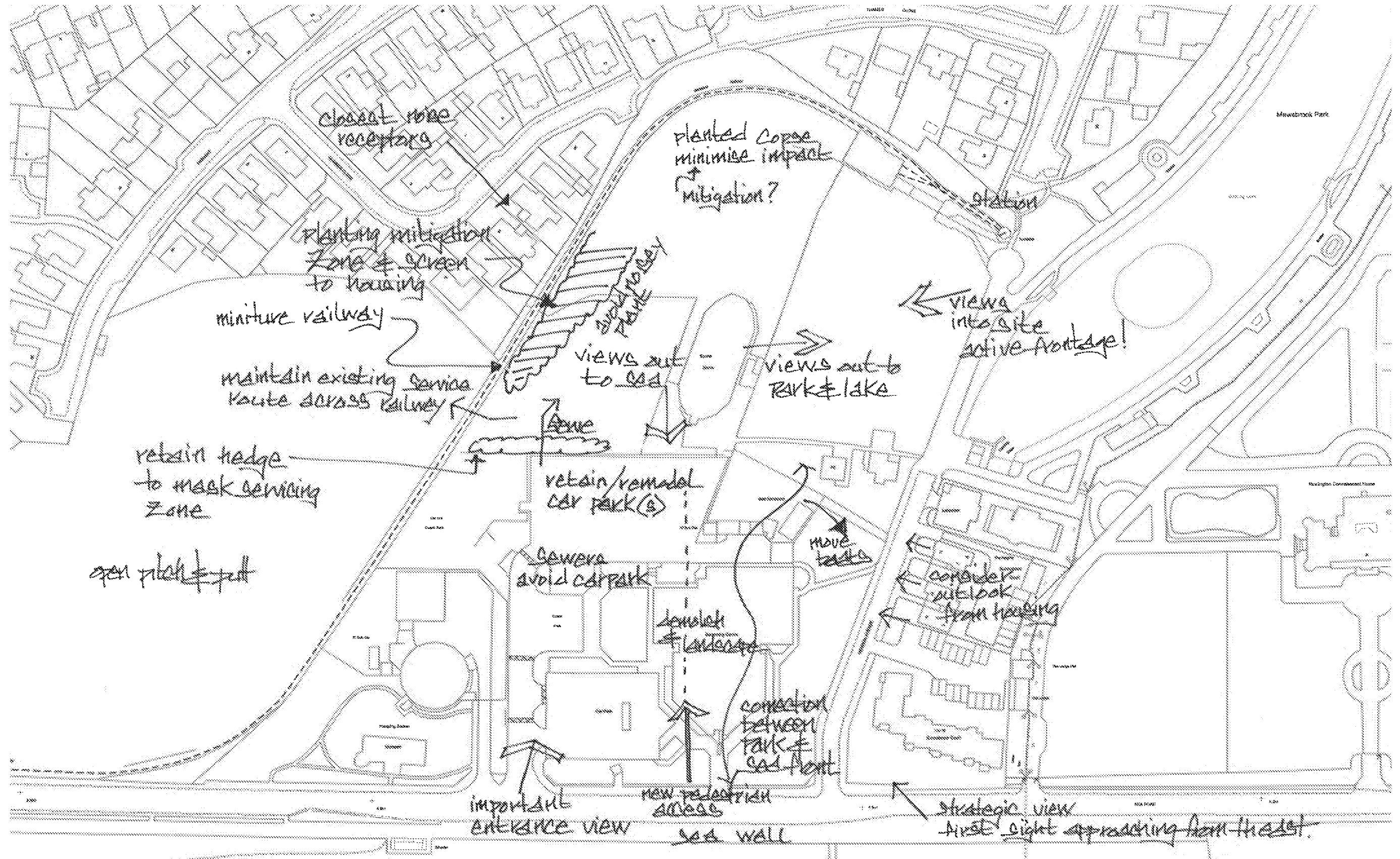
important looking to the park.

- Sea views; very few sports centres have the opportunity to offer users such magnificent views, in particular from a first floor fitness gym.
- Southern aspect; this provides the opportunities for views out to sea, however these will need to be balanced and mitigated with the need to minimise the impact of solar gain to the cooled fitness gym.
- Eastern aspect; this provides opportunities to utilise solar gain in the swimming pool halls, an area normally heated even in summer, to assist in reducing energy use, this will need to be balanced with issues of glare and system of control.
- High water table; this may impact on construction methods in particular trying to reduce the extent and depth of excavations.
- Flooding; the site is identified as being on the edge of the flood zone (sea) and following consultation with the Environment Agency has determined the preferred building elevation.
- Raised sea front road and sea wall; these are higher than the ground level on the proposed site therefore will need to be addressed to ensure views, but most importantly access.

Even where constraints may appear to have a negative impact the design has been developed to turn these into an opportunity such as the new centre will have an improved relationship with the existing park which provides the opportunity for an enhanced café to service leisure centre, park and sea front users.

Sewers; there are two major sewers that bound the proposed location of the centre and their locations have been determined through a series of detailed surveys. The larger of these, a 700mm diameter pressurised mains has been plotted and found to run beneath the proposed sports hall and accordingly it is proposed to rotate the whole leisure centre in order to avoid this and provide sufficient clear service space.

EVALUATION



DESIGN EVOLUTION

4.1 Design Aims and Principles

Using the client base facility provision and feasibility study; the design was developed more in line with the guidance published by Sport England, which is generally accepted as best practice.

As a council facility it is recognised that the centre should be available for use by all members of the community and be designed to remove as many barriers to participation as possible; to this end the design was reviewed against both the minimum statutory requirements of the building regulations and British Standards and best practice such as Sport England guidance notes.

The proposed site of the existing sports dome provides a positive relationship with the park and draws the park down to the seafront, whilst maintaining views towards the sea and a woodland boundary to the north and west and broadly maintaining existing vehicle access and parking.

The building form has been split into 2 main forms, each sloping as a response to the technical requirements of the activities inside whilst these have similarly been located in consideration of their impact and interaction with the surrounding environment. To the north-west, closest to the adjacent housing, the blank box sports hall is one of the lowest elements of the centre, this roof slopes up to the gym, the highest element of the centre to signify the entrance. To the north-east the high element con-

taining the studios flows down towards the south to reduce the visual height close to the entrance and particularly cafe terrace.

The proposals are spread over two floors to minimise the building footprint and ensure it both fits on the site (between the existing sewer pipes), reduces the impact on open space and ensures through a compact building form the team can ensure maximum benefit from the budget by minimising expensive building envelope. In turn the whole building is to be raised above the existing ground level, in a similar manner to the current Centre, in order that the amount of dig into the water table with the associated dewatering costs can be minimised with the added bonus of providing better visual connections with the sea. In addition the internal ground floor level has been influenced by information received from the Environment Agency in respect of the potential flood level. A sloping access path plus wide steps up to a generous entrance and café terrace ensure good access for all visitors. The ground floor is occupied by the entrance, café, swimming pools and sports hall along with associated changing rooms plus the multi-purpose community room, whilst the fitness gym and studios are currently located at first floor to benefit from the wider views out.

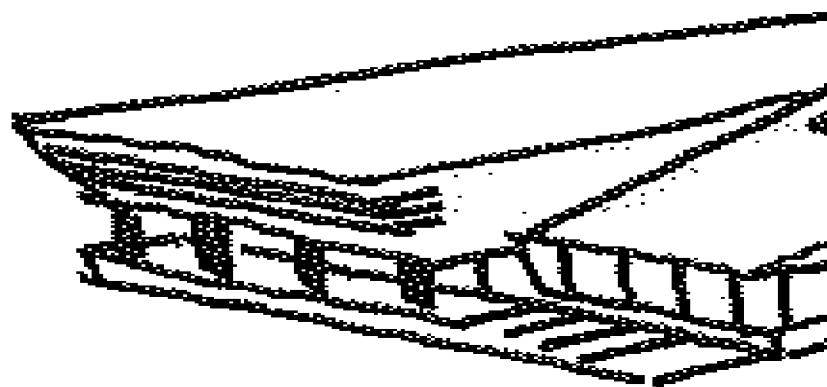
In response to the very specific site with the very public south and east facades and the more private north and west where the new centre faces out to the neighbouring housing the design has developed to reflect these differing circumstances. To the north and west the sports hall, without windows and the limited glazing of staff, admin, plant and changing are preminent reducing occasion for overlooking. In contrast facing the sea and out to the park the layout has been developed to specifically reach out and engage with the public. To this end the main 25m swimming pool and fitness studio look out across Mewsbrook Park and provided with generous areas of glazing provide an active facade and shop window. To the south is the entrance facade, what is probably the most public and certainly it's relationship with Sea Road, the car park and bus route will make it the first

impression for many visitors. Again active functions are located here including the cafe and pool, but particularly the first floor fitness gym. These spaces act as the shop window of the centre, but equally important the glazed nature of these facades is open and welcoming to help remove barriers to participation.

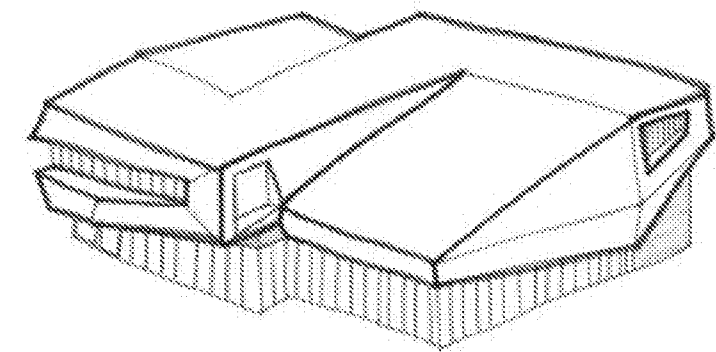
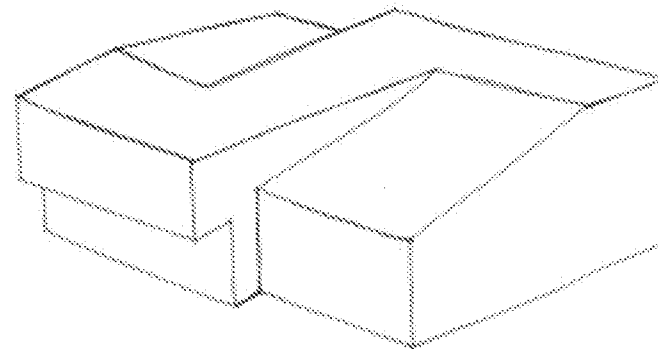
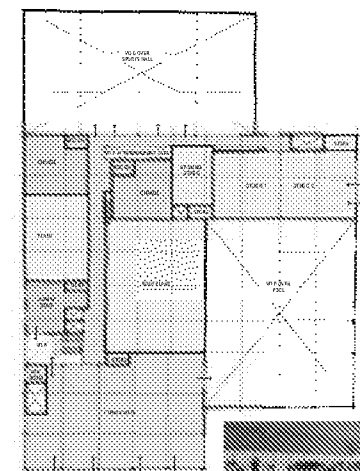
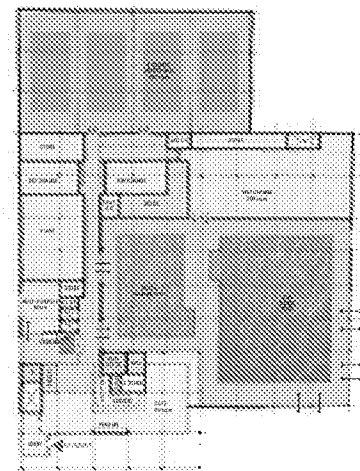
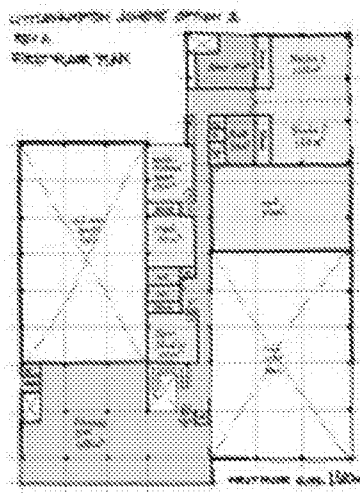
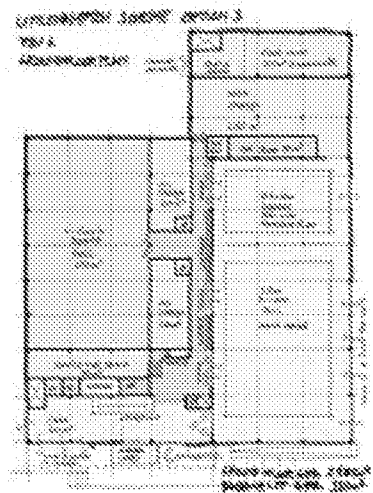
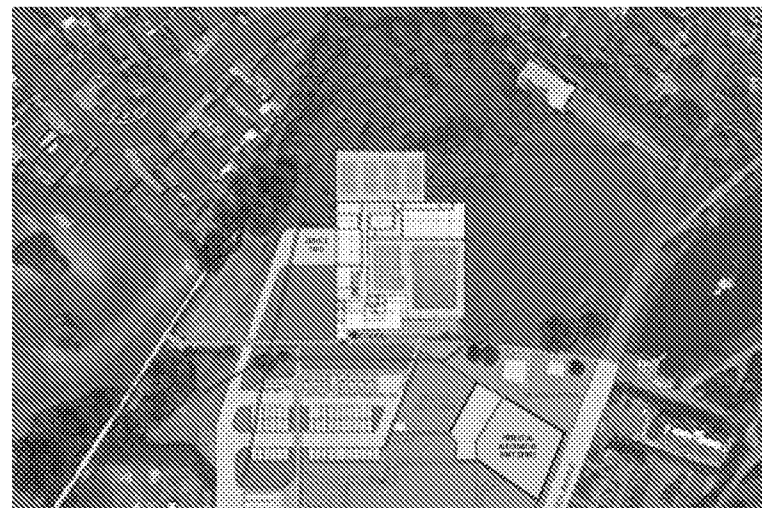
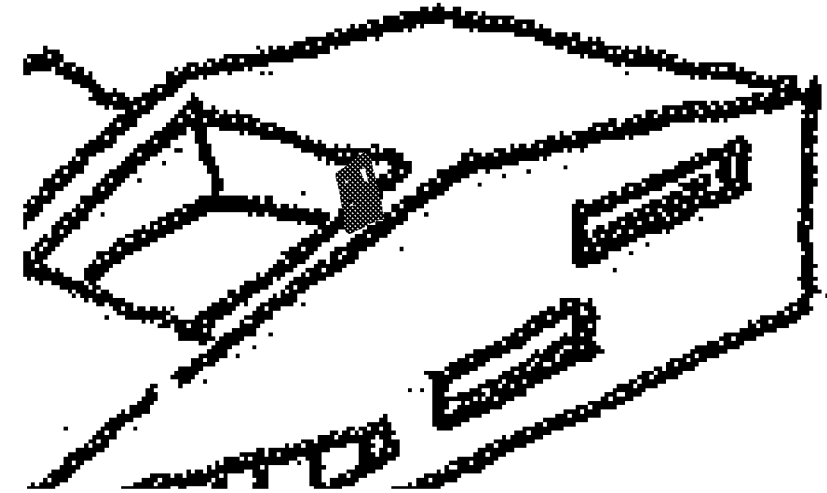
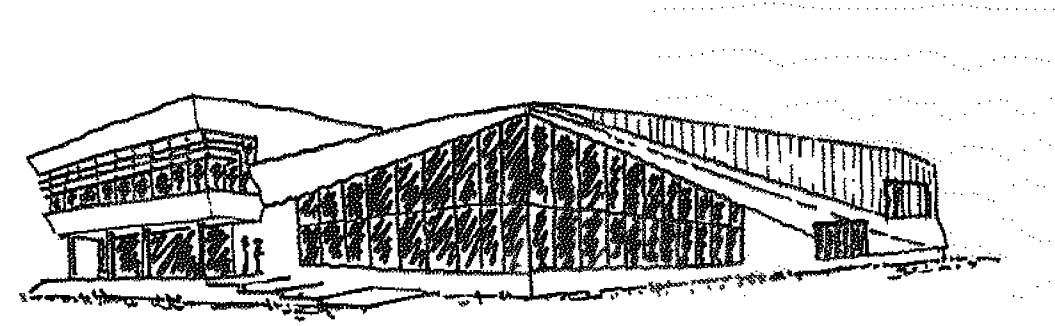
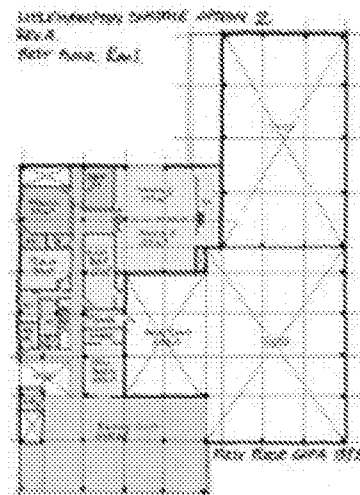
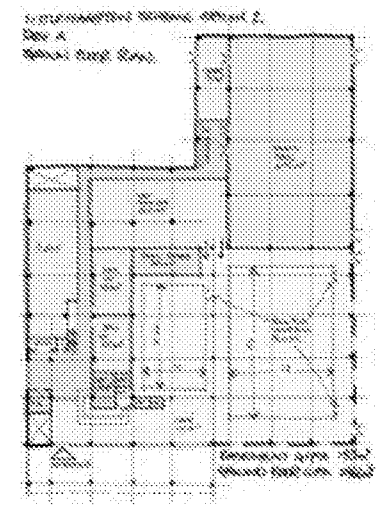
The layouts have been developed to provide a central plant room that can service the majority of spaces within the compact plan with minimal duct runs to minimise energy loss through duct resistance whilst locating this in a central well will reduce the noise impact at near neighbours by using the building as a sound buffer. Similarly the plan will be developed to try and avoid locating the coldest spaces, fitness gym and studios, over the warmest spaces, the swimming pools to reduce the impact of heat transfer through the internal building structure.

As part of the compact plan approach corridor space is kept to a minimum, with circulation routes repeated across floors to assist in way finding and understanding of how the building works. Circulation spaces are provided with views into occupied spaces such the gym and pools to provide natural security by overlooking of the open public corridors and interconnected over floors by voids and atria. The main reception not only controls the entrance, but has views of the public stair and main ground floor circulation route, whilst lifeguards in the pool hall can look into the village changing rooms; all intended to increase the sense of personal security of all visitors to the new centre.

Working with the Client the layout has been developed to provide further operational enhancements through a more compact arrangement of the facilities. This allows the Operator to monitor spaces more efficiently and ensure that the functional sports spaces are given priority over ancillary uses such as circulation. In addition the services strategy has similarly been developed in more detail and has enabled a reduction in the area required for plant therefore allowing an overall reduction in the net and gross areas.



DESIGN EVOLUTION



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5.1 Quantum and Use

The site is to be developed for a mix of sport and leisure facilities with an accessible curtilage of hard and soft landscaping.

The application site area is 3.064 hectares.

The gross external area (GEA) of the proposed leisure building submitted as part of the Non-material Amendment measures 4,712m.sq. this is a reduction in area from the approved scheme which measured 5,095m.sq.

The total ground floor footprint submitted as part of the Non-material Amendment measures 3,190m.sq although including first floor cantilevers this is 3,314m.sq. this is a reduction in footprint from 3,467m.sq. for the approved scheme. The total floor space submitted with the Non-material Amendment including both ground and first floor totals 4,290m.sq. (Net internal area) a reduction from 4,867m.sq. for the approved scheme.

Entrance

The main entrance to the building is located on the south façade overlooking the car park, but also orientated towards the park. This means that it is highly visible to users to ensure they know how to get into the Centre, whilst the east facing entrance doors face away from the prevailing wind. A generous lobby with a 90° turn will help reduce draughts during particularly the winter with the main reception desk whilst visible on entering the building is sufficiently distant to reduce the impact on staff. A good sized foyer area is provided to bring people deeper into the centre ensuring the automatic doors close and enough space is provided for self-service and fast track systems to speed up access.

Café

A café is located adjacent to the entrance with a combined servery and reception desk. The café is provided with views into

both the main and learner pools and a large terrace reaching out towards the park is intended to encourage both park users and visitors to the beach to use the facilities. It has been located on the south to ensure a light airy and sunny space, however a good overhang will reduce the possibility of solar overheating during the high summer months yet ensure light penetration from the lower winter sun.

The café will serve, and be ancillary to, the main sporting functions in and around the building. It is envisaged that the café will offer light refreshments including hot and cold food rather than be a fully catered restaurant.

Swimming

Swimming is provided in 2 pools; an 8-lane 25m pool plus a 17m community pool these will provide good level of flexible pool options that will enable the operations team to provide a good varied water use programme to meet the needs of the local community.

Main pool

The main swimming pool will be a 25 x 16.5 metre 8No. lane main pool has a pool depth of 1 metres to 1.8 metres maximum depth. The pool will be provided with a fixed pool base with the 'traditional' deep and shallow ends with the focus on meeting the requirements of as many different users as possible. It will have a level deck to the pool sides and ends with removable starting blocks and turning boards rather than permanent solid raised ends. This approach makes the pool more flexible as some users can find the raised ends intimidating whilst the level ends are better for lessons (particularly at the shallow end). Spectator seating is in a casual non-tiered format off the cafe, reflecting that fact that the existing Arun Leisure Centre having more spectator facilities will be a stronger focus for competition swimming; however this does not preclude the club training or for galas as the pool length will be such that timing pads can be used along with starting blocks that have integral turning boards (sockets to be provided at both ends for starting blocks/turning boards). It is proposed the depth will be such to allow tumble

turns in the shallow end by trained swimmers.

The existing swimming pool is only 6-lanes wide therefore the proposals provide a 30% increase in water area, but more importantly greater flexibility to provide different activities simultaneously within the one pool.

Learner Pool

This 17x10m pool will be provided with a moveable floor capable of changing depths from 0-1.2m therefore meeting the needs of a large number of different users. Learn to swim lessons can be taught at different times with the pool able to change from nonswimmer to improvers and able to accommodate a number of classes at the same time releasing the main pool for possible other users, or increasing the number of classes available. At deeper depths the pool can be used for low impact fitness such as aquarobics and aqua-gyms, particularly attractive to older users or simply to provide fitness swimming when the main pool is being used for club training. Programming flexibility is the main advantage of a 17m pool when integrated with a moveable floor.

Pool Access

Both pools will be provided with the normal ladder access in 3 corners, however these aren't easy for some swimmers to use so the pools will be provided with easy access steps which many swimmers with reduced mobility appreciate plus a platform lift for wheelchair and others who can't negotiate the steps. Whilst all pools accommodate wheelchair users the traditional hoist doesn't necessarily provide the most dignified approach to accessing the water, but the easy access steps are the greatest bonus catering for the widest possible spectrum of visitors.

Changing Village

The two pools are served by a mixed 'village' changing room comprising an open plan, mixed sex cubicle changing arrangement with a combination of single, double and family cubicles. There will be a mix of pre-swim open showers plus

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more private single sex private showers.

There will be provision for teams/group single sex changing rooms especially helpful for schools, ethnic change, school parties but also club swimmers which additionally can be used at peak times as single sex open plan changing for the public

Changing Places

This highly inclusive changing space is provided to ensure that access to the facilities is possible for users who find changing extremely challenging and requiring assistance plus use of mechanisms such as hoists and changing beds. It will be accessible from both wet and dry side spaces and include a shower and toilet. Once registered it will be made known to general visitors in the area for whom these facilities are crucial offering added benefit to both the park and seafront in addition to the leisure centre.

Fitness Gym

A large gym capable of accommodating in the order of 90 pieces of equipment will be provided, although this figure will vary depending on type, plus there is a slow move away from fixed equipment to more circuit type training and free weights. The effective ceiling height will be a maximum 4.5m as recommended by Sport England. The ceiling will comprise a partially exposed soffit and ceiling rafts, plus dedicated free weights areas strengthened to deal with impact point loads. The whole will be provided with comfort cooling when required in line with market expectations, but utilising an innovative mix of natural and artificial air treatment to help reduce energy costs. It is proposed that the gym will be located at first floor to benefit from views out to the sea; however this is a south aspect therefore the design will need to be developed to reduce the impact of solar gain through mechanisms such as glass specification and g-value glazing.

The fitness suite is capable of accommodating 90 No. pieces of equipment, a standard measure and sized to enable a range of equipment use including fitness assessment, stretching, cardio vascular, free weights and a resistance area compared with the existing centre.

The fitness gym can include a dedicated GP referral space/gym area.

Studios

The proposals include a large multi-purpose studio that can be split into two using a moveable acoustic partition. Flexible studio space capable of accommodating a range of movement and exercise activities including aerobics, dance, keep fit, circuit training, yoga, pilates, boxing aerobics and martial arts including Kendo and in line with Sport England recommendations will be provided in part with a 4.5m clear height and comfort cooling.

Spinning studio

A second small studio will be provided for use as a dedicated spinning room. This highly popular activity is extremely high intensity and loud and benefits from a dedicated room, in part because of the loud music, but mostly because the space required for storage varies little from the actual area in use.

Fitness gym and studio changing

Dedicated changing rooms are proposed for use by gym users to help foster a club like atmosphere, to help compete with the private sector and to meet the expectations of modern gym users. This club feel will be enhanced because the first floor contains only the gym and studios, in effect the principle elements of a 'health club'.

Sports Hall

A standard 4-court community sports hall is proposed at 34.5 x 20m by minimum 7.6m clear height. This will accommodate a wide range of sports for club, community users and training and provided with a timber sprung area elastic floor in accordance with Sport England recommendations. It is expected that the hall will be naturally ventilated as is now common practice. This space is to be provided with open viewing from the first floor corridor to the studios, whilst not providing event spectator

seating this helps tie the elements of the centre together and provide for casual viewing of participants or family.

The sports hall dimensions allow for a range of sports at various levels of play.

Badminton: club
Basketball: club / community / training
Cricket (max. 4 lanes): community / training
Gymnastics: training
Five-a-side football: club
Futsal: club
Handball: community
Korfball: community
Netball: community / training
Volleyball: premier / training

The hall dimensions accommodate cricket nets and a full length netball court with community level run off zones. Division nets can be installed in up to two locations between the badminton courts. This could extend the programme of use of the hall to include a range of additional sports activities such as short mat bowls, gymnastics, table tennis and martial arts which can be played concurrently with some of the other main sports noted above.

Dry-side changing

Single male and female changing rooms are currently proposed, however subject to operator and client input it may be that the changing rooms are designed without preference to sex so that they could both be used for females or males at the same time if required. These rooms will have integrated toilets and showers as recommended by Sport England; however we would expect to review provision with the Operator to agree a discount for users who come pre-changed.

Multi-purpose community room

A small function room is provided for on the ground floor for functions, parties and training, etc. It has a good and visible relationship with the most public entrance spaces and the café

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and is easily serviced from the kitchen.

5.2 Phasing

As previously described the proposed replacement leisure centre in Mewsbrook Park is intended to be undertaken in phases to ensure the local community have continual access to the high quality swimming they are used to. In effect this entails closing the existing facilities once the new ones are open and therefore on a temporary bases 2 leisure centres on the site although only one will be available to the public.

The development will however entail more than 2 phases as enabling and post opening works will be undertaken to minimise disruption to the public whilst ensuring the Contractor can undertake the work safely in this very public location.

The development will comprise of phases broadly in line with those listed below.

1. Relocation of the sailing club, enabling works to the existing car park to separate public and construction access into the site and enclosure of the main construction compound.
2. Demolition of the sports dome and erection of the new leisure centre building together with the lower car park modifications and pedestrian access.
3. Demolition of the existing leisure centre and back-filling any stored fill plus the hard landscape works to this area.
4. Final 'soft' landscape works across the whole site will follow on from removal of the existing centre, however this may be influenced by relevant growing seasons.

It is recognised by the team the importance of the planted landscape to the overall success of the new building, in particular when in a park setting and combined with the challenges of a coastal location, therefore we are keen that these works are undertaken at a time to provide the best opportunities possible for the planting to establish and flourish. It is to this end that the team propose these works are undertaken in the relevant growing seasons.

5.3 Layout

The development of the floor plan is a response to the twin challenges of providing a logical arrangement and relationship of individual and interconnected spaces whilst creating an appropriate setting within Mewsbrook Park and improving the connection with the seafront.

The layout of the centre is very simple with accommodation over 2 floors about a single corridor passing south to north through the middle of the building with a node point at each end; these being the reception/stair and the top lit double height orientation space in front of the sports hall. This central corridor with facilities ranged either side is reflective of the concept layout and massing developed at the earliest stages. The 2 nodes in effect provide access to all the public facilities whilst the connecting corridor becomes the heart of the building through use as 'information walls' with ample space for clubs, activities, fitness information, etc. ranged along one side whilst to the other windows offer glimpses into the pool halls.

The public entrance is located on the south, facing Sea Road and the car parks, this is the most public facade and the natural location for access. The building sits on a podium to address potential flooding issues accessed via a gentle ramp or either of 2 sets of easy access steps all covered by the large overhanging first floor that offers good protection from the elements. The entrance doors face east, away from the prevailing sea winds, whilst the generous lobby which turns through 90° to further assist in reducing problems of wind. On entry the reception desk is located directly ahead within a generous foyer that merges into the cafe creating a single spaces that encourages visitors to flow between uses. Access to the facilities is controlled using turnstiles by a mix of staff control and fast track cards (regular users) and these lead directly into the first node space providing options, up the stair to fitness facilities or the corridor to the more 'traditional pools and sports hall.

The 2 swimming pools are contained within a single hall however there are 2 distinct volumes, the higher and larger containing the 25m pool with the smaller pool located below the roof plantwell with a smaller scale reflecting the nature of

the pool. Although in a single hall the layout does allow the smaller pool to be closed off during low occupancy periods by positioning of the lifeguards. Additionally the larger pool gains most from views in and out being visible from Sea Road whilst bathers can look out across Mewsbrook Park.

The sports hall is accessed directly off the ground floor node which acts as a holding space for visitors before using the hall with glazed screens offering views in, for interest and security, and is in fact visible from the reception desk for improved staff monitoring.

At first floor a similar corridor connects the 2 nodes again the long information wall, with the fitness gym to the south and studios to the north. The gym is located to the south, whilst not the best environmental location, due to solar gain, the opportunities for views out across Sea Road and the beach to the sea will make this unique and a real draw. The black box spinning studio is also located at this end adjacent to the gym with access provided from either the gym or public circulation at the head of the stair.

The northern node is provided with a roof light drawing light deep into the building plan and through to the ground floor via a small atria that provides visual connection between floors and the space opens into the sports hall to create a gallery for casual spectating.

The main studio is located off this node on the eastern elevation benefiting from views out into the park, with the added bonus of bringing additional activity to this elevation when seen from the park.

The cafe is the final element of the centre positioned close to the exit route it provides for casual viewing into the pool and a generous space with views out to the south. Additionally the cafe has doors leading directly onto the raised terrace to encourage use by park and seafront visitors to maximise the economic viability, but most importantly to embed the centre further into the community and general activities in the area.

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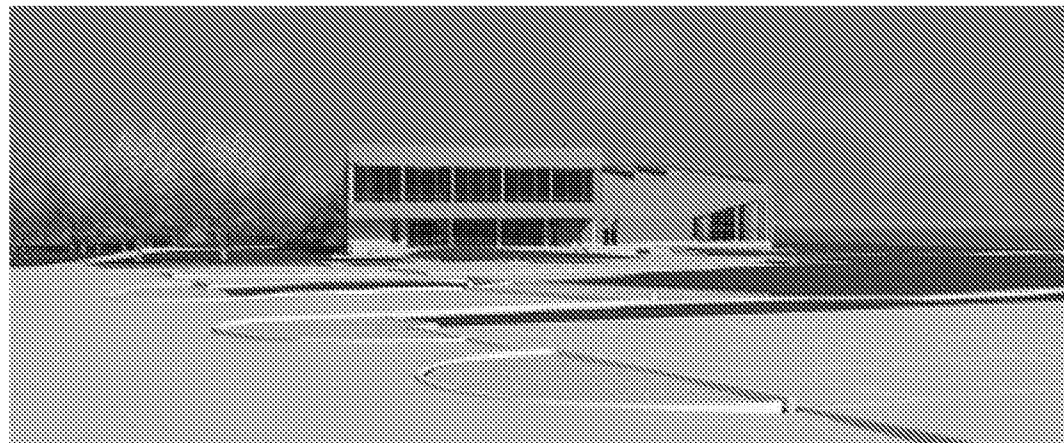
5.4 Scale

The new building has been designed as complementary masses each in a wedge form responding to both the site context and functionality within. The eastern and smaller faces onto Mewsbrook Park to reduce the visual impact on the park. Rising up from the south over the pool up to the highest point over the studios where height is required to accommodate the mix of sports to be accommodated within and snuggling into the existing tall trees of the planted copse.

To the west the larger mass drop from the southern entrance facade, again containing sports functions that require height, but also this height

emphasises the entrance quality of this facade. Sloping down to the sports hall, which although tall extends across floors and therefore one of the lower forms. This responds to the context of neighbouring houses to reduce the visual impact.

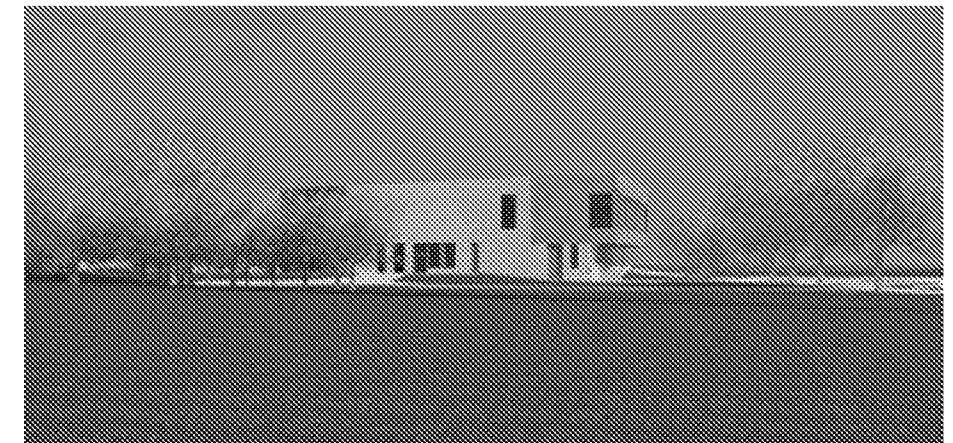
Following further design development and co-ordination of the mechanical services in the building it is possible to reduce the overall height of the building thus reducing the visual impact to both neighbours and park. This is to be covered by the proposed section 73 application.



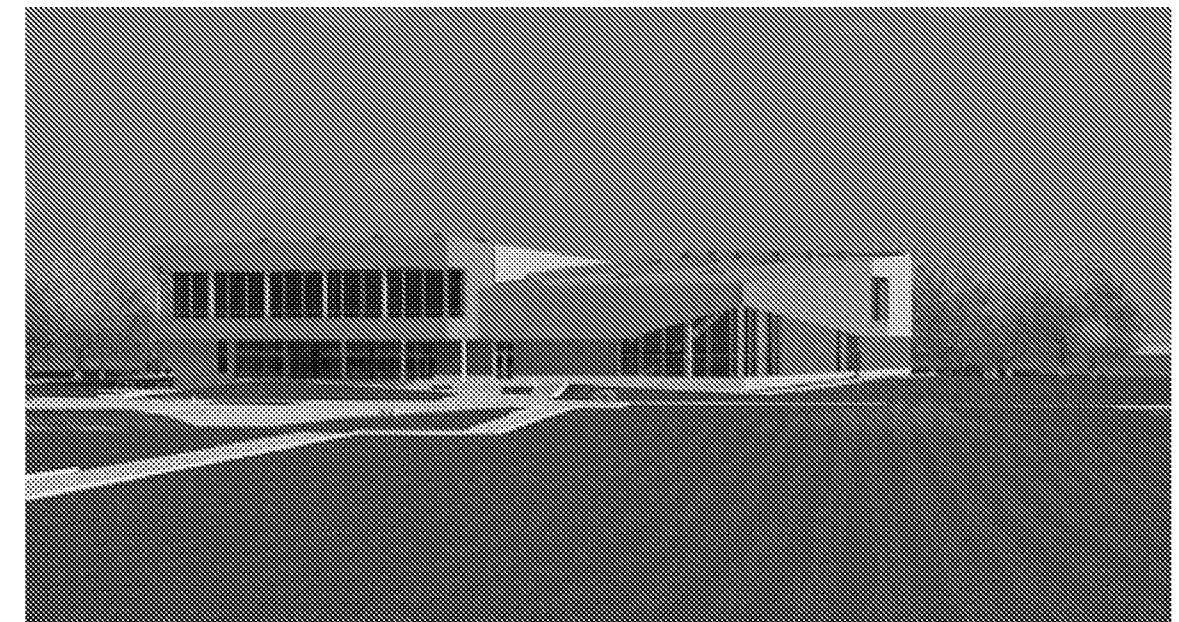
view from site entrance



view from the park

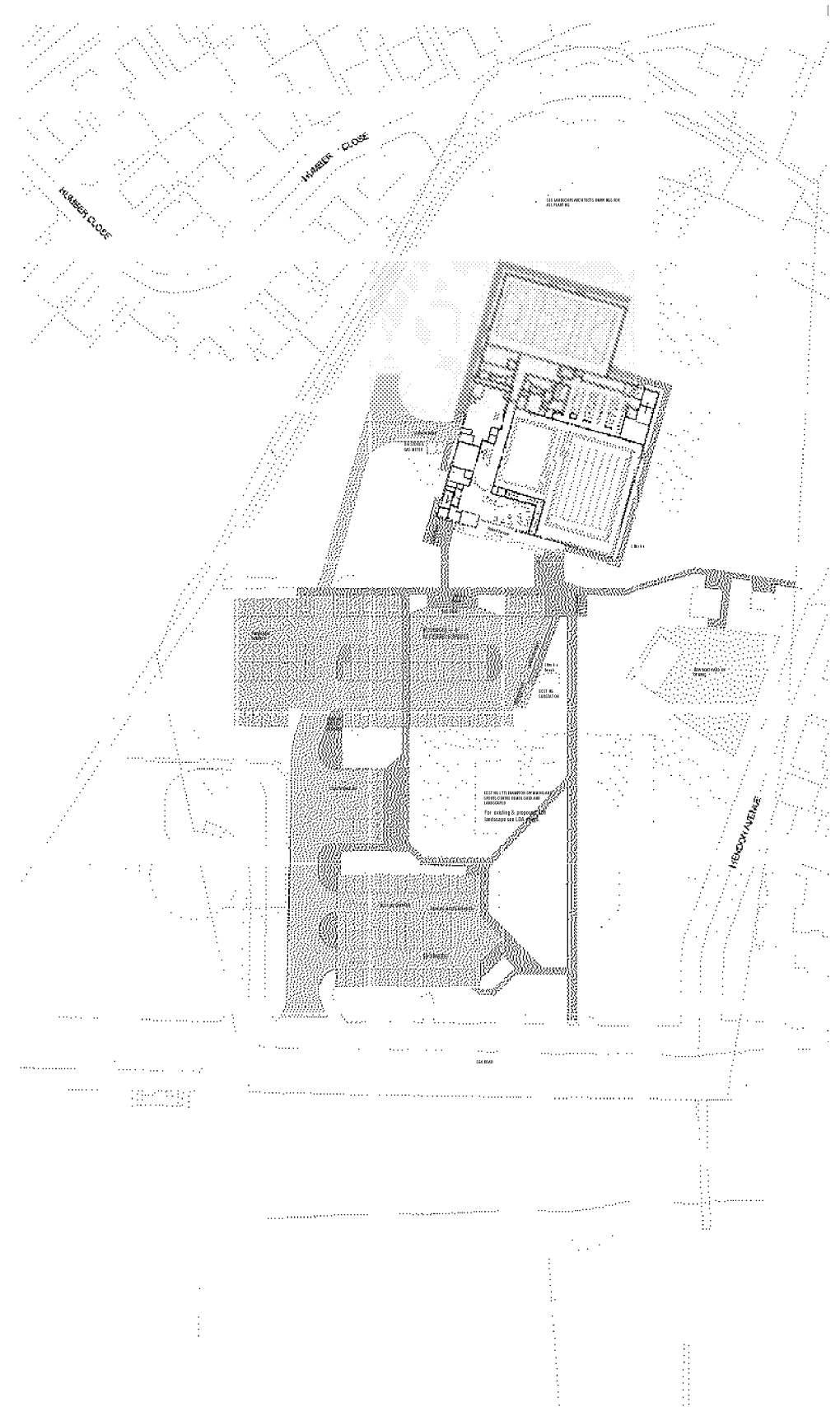
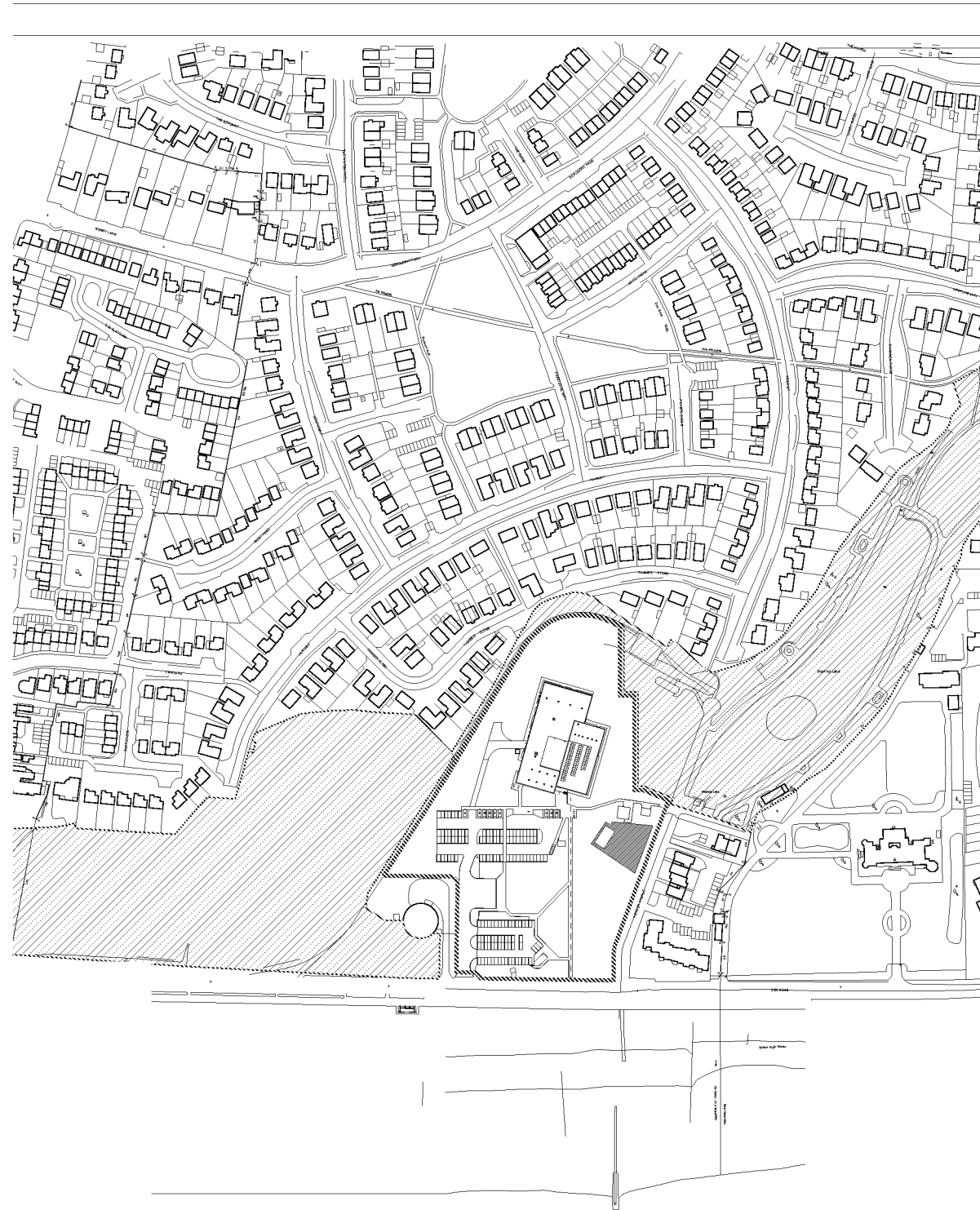


view from golf club

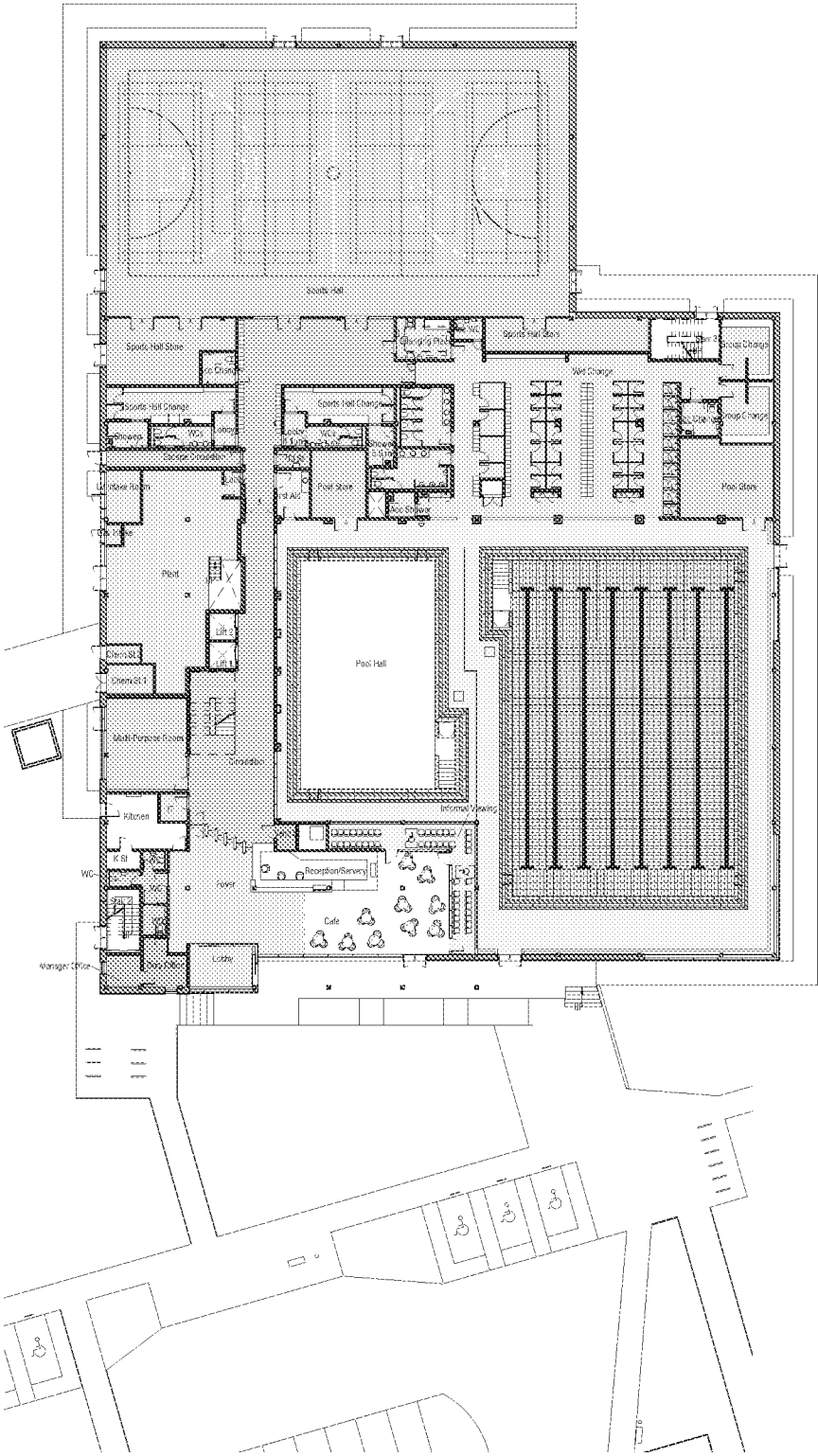


view from sea road

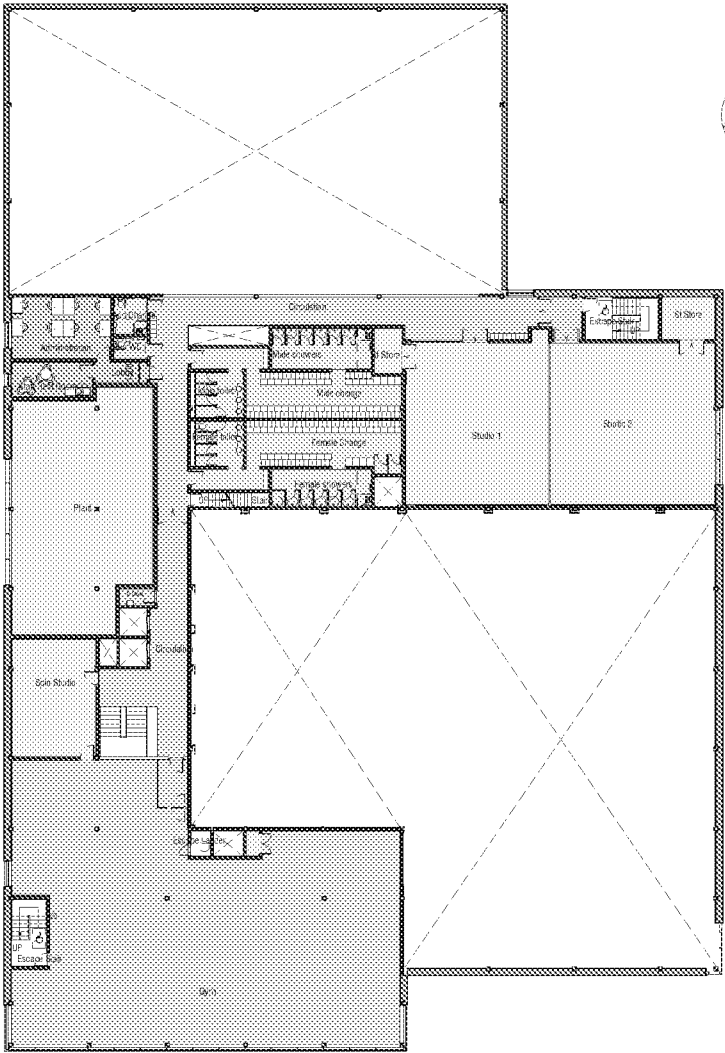
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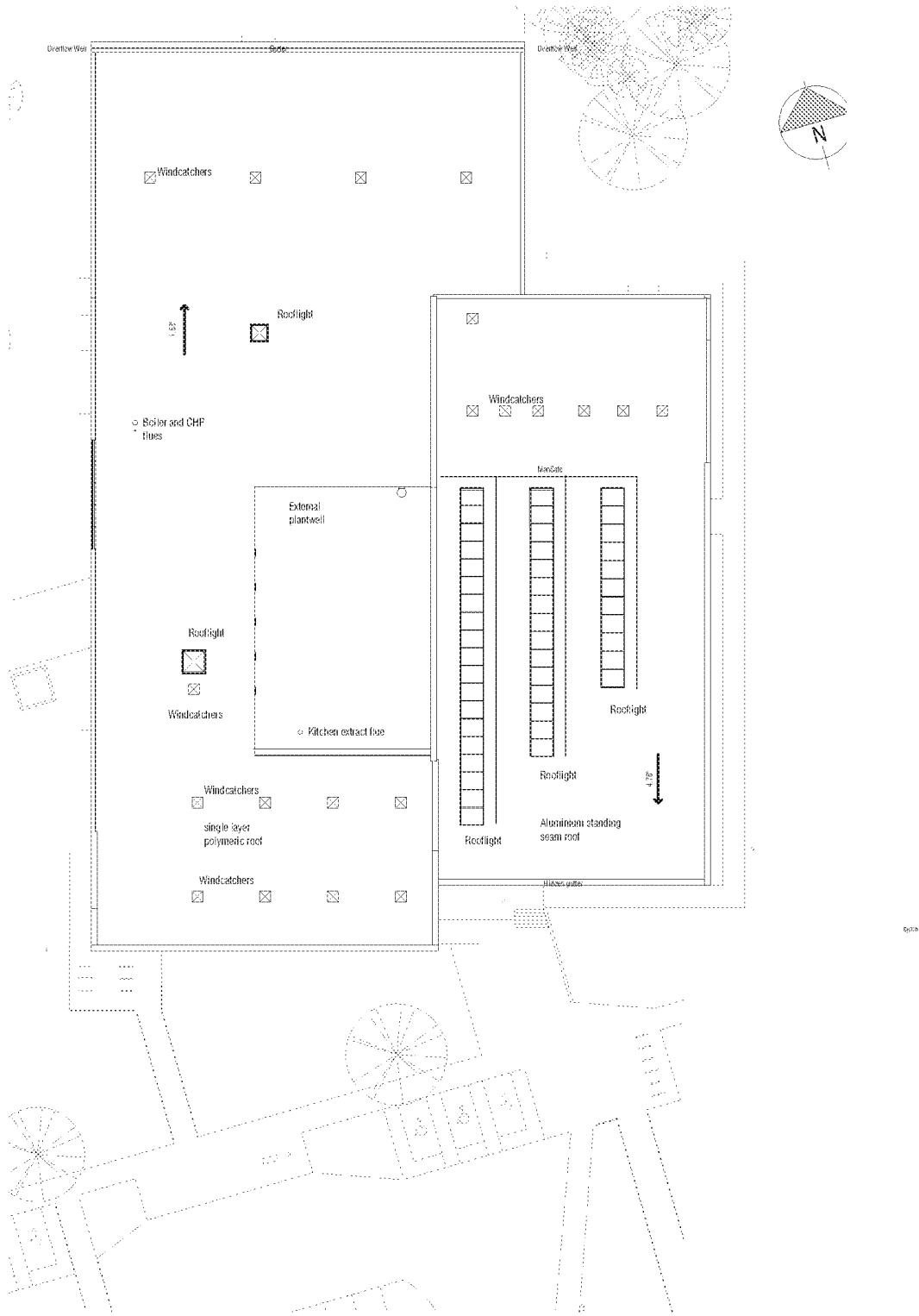
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Ground Floor Plan

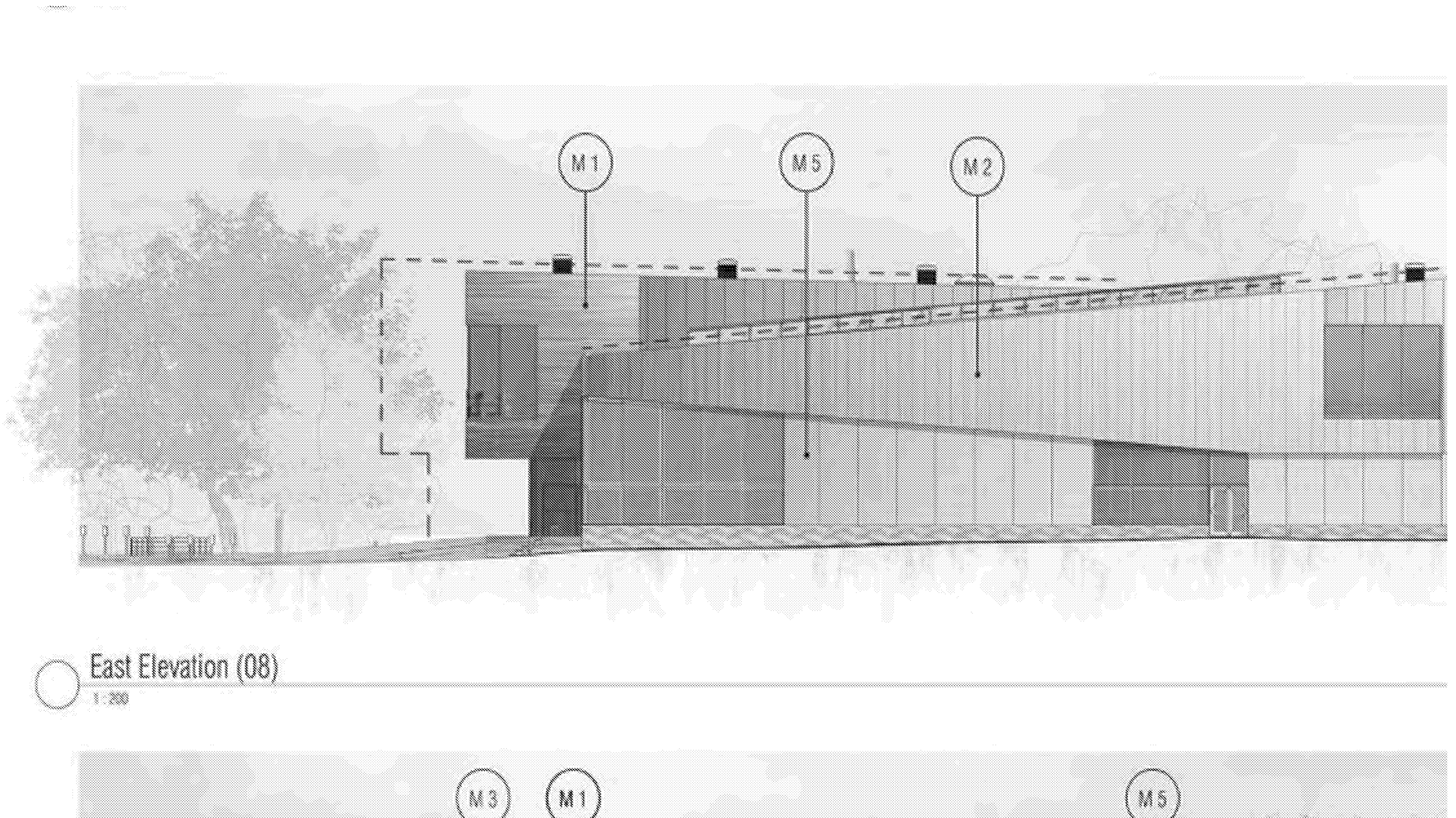


First Floor Plan



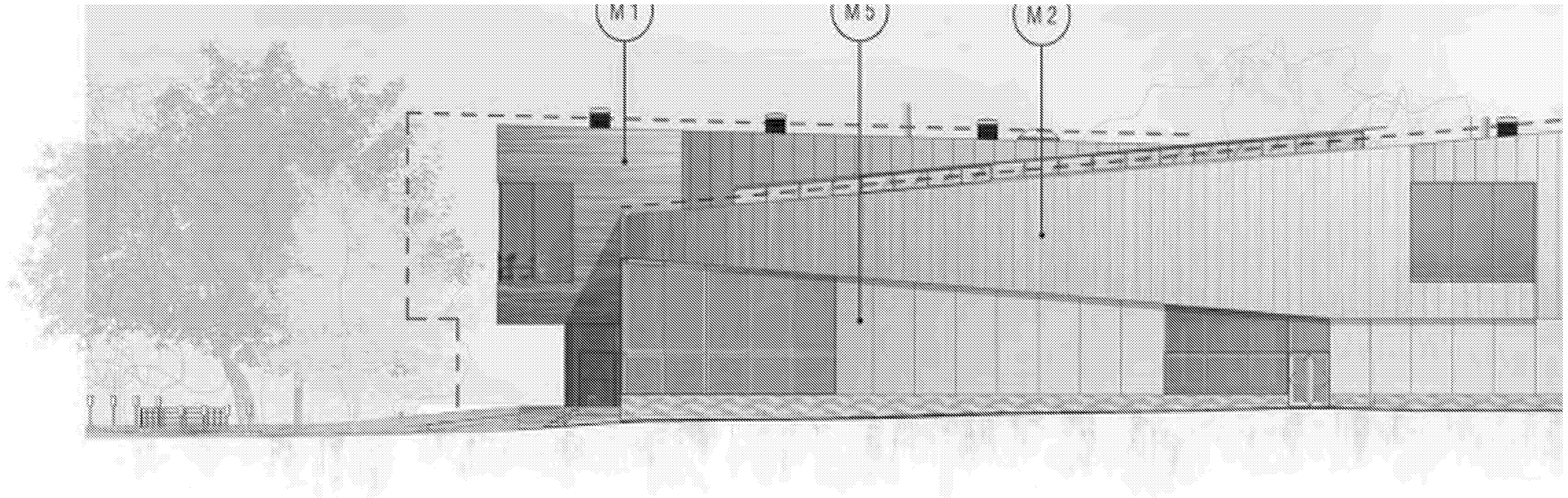
Roof Plan

THE PROPOSALS

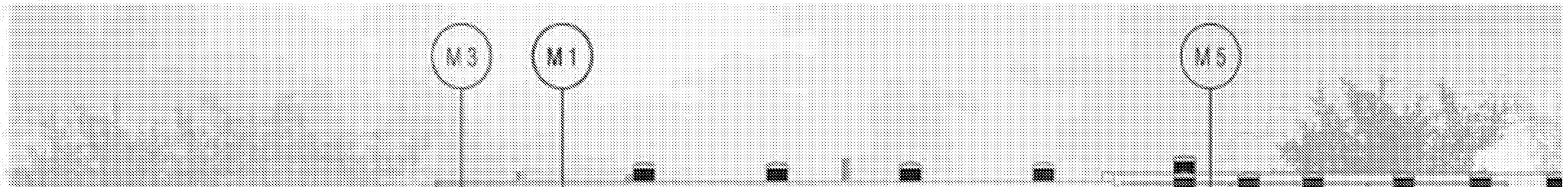


Dashed line indicates the building profile as consented application No. LU/314/16/PL.

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East Elevation (08)
1:200



Dashed line indicates the building profile as consented application No. LU/314/16/PL.

LANDSCAPING

This section is intended to outline the wider landscape objectives of establishing a strong green link through Mewsbrook Park along the eastern boundary of the site and should be read in conjunction with the Landscape Architects drawings and written report.

6.1 Context

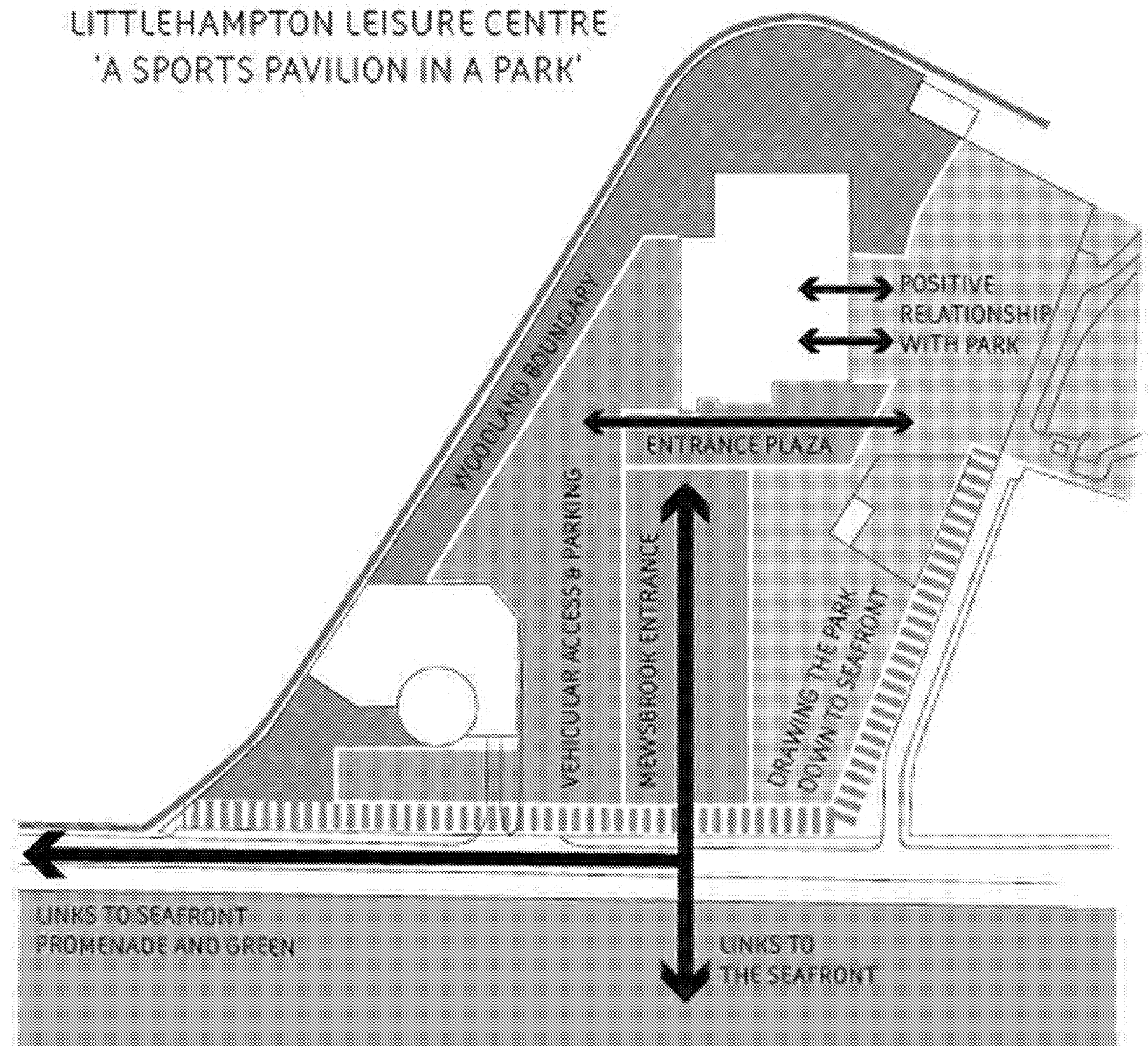
The proposed redevelopment of the Littlehampton Leisure Centre has always been seen as moving rather than development whereby existing established aspects are retained and enhanced and the opportunity to connect Mewsbrook Park with the sea front.

The existing southern and northern car parks are to be retained and relaid out to suit the new building location plus the chance to bring a bus service into the site. The new layout will increase the current 134No. parking spaces to 149 of which 9No. (6%) will be accessible spaces plus retention of the existing coach spaces.

The redevelopment will impact into the planted copse to the north whilst moving closer to houses on Humber Close, both of which will be addressed. Extending marginally into the existing open space this is seen as a potential to embed the new centre into the park with the mitigation of more open space to the south (sea front) and to provide openness on the facade to make the most of the setting inside and out.

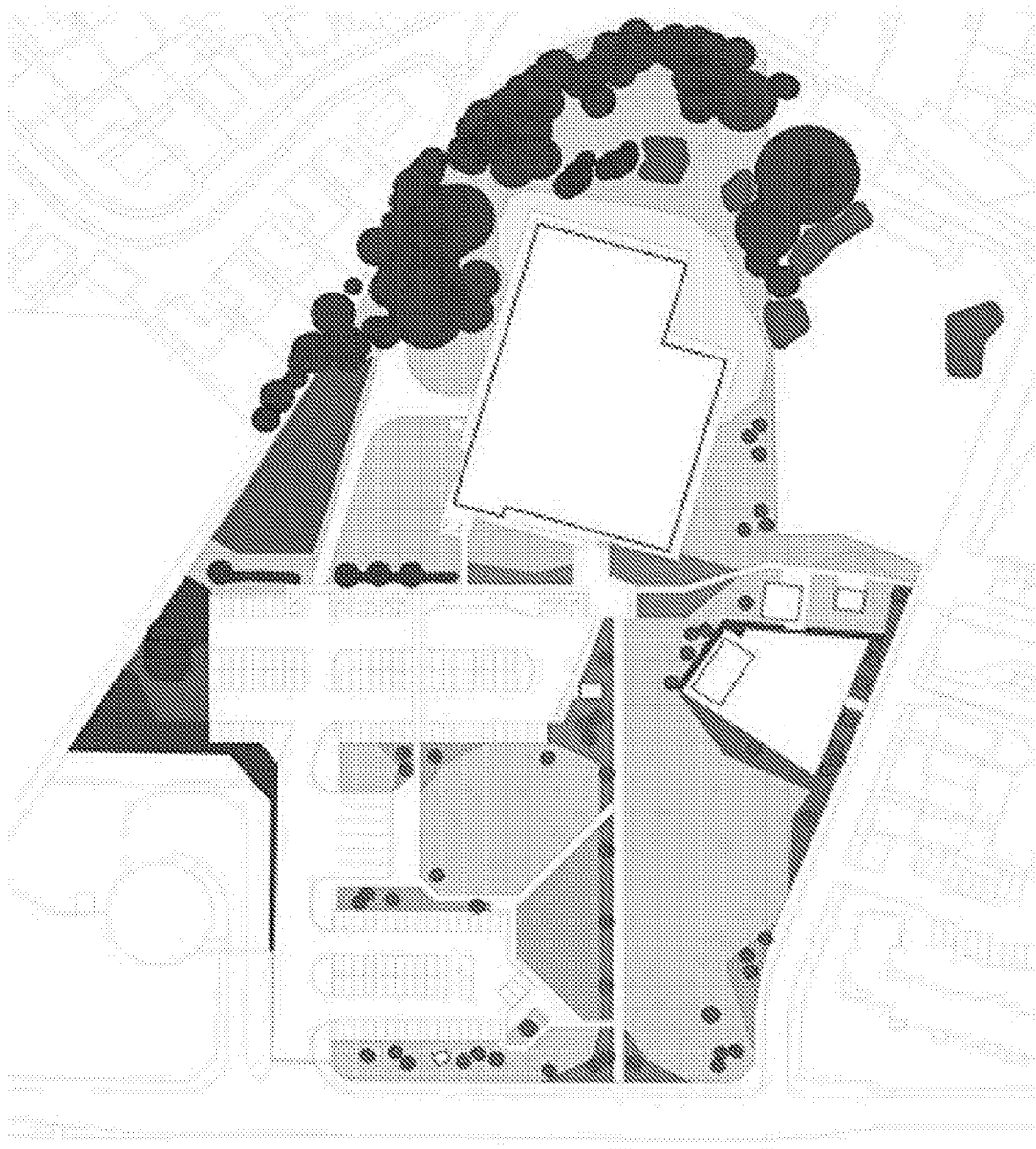
It is felt that the new building can become the centre of activity in the park, through provision of facilities that extend into the park including the new cafe and raised terrace along with creation of a focal point at the entrance.

Although moved further from the sea front, this is not seen as a negative as it improves the setting of the leisure centre, provides the opportunity for the entrance to become closer to the alternative pedestrian and cycle routes through the park from the north. Buses can now be brought onto the site and stop close to the entrance, but in a less exposed environment than up on Sea Road. It offers the chance for creating a more formal civic approach to the building.



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LANDSCAPING



- PLANTING CHARACTER
- LAWNS INCLUDING AREAS TO BE REINSTATED
 - WILDOFLOWER PLANTING
 - SPECIES HIGH GRASSLAND MIX / DRY COASTAL GRASSLAND
 - NATURALISTIC PLANTING
 - COASTAL PLANTING
 - SCREENING PLANTING / SCRUB
 - SPACE TO BE PLANTED AS PART OF COMMUNITY ENGAGEMENT
 - PROPOSED HEDGEROW
 - EXISTING WOODLAND RETAINED
 - AREAS AFFECTED BY BUILDING WORKS TO BE REPLANTED
 - COMPENSATORY WOODLAND / UNDERSTORY SHRUB PLANTING TO MITIGATE LOSS FROM CONSTRUCTION
 - EXISTING TREE PLANTING
 - PROPOSED TREE PLANTING

6.2 Landscape Strategy

The strategy is to create a landscape that builds upon the existing character of the surrounding coastal and woodland environment and blend the proposed building into a mature natural setting. In recognition of the impact of the building on the existing woodland it is intended to create additional areas of compensatory woodland with understory scrub along the border to replace and habitat lost and establish a naturalistic setting for the proposed development.

Small clusters of native trees are to be planted throughout the site framing views towards the building and sea front. A small group of trees located around the entrance to the building helps soften the main façade and blending with existing mature trees; with the added benefit of reducing the impact of direct light into the pool halls in summer.

Planting areas bordering Hendon Avenue and Sea Road creates a naturalistic edge to the lawns inside providing a sense of enclosure to a relatively exposed area. These planting areas are designed to evoke a spontaneous coastal planting appearance, helping blend the site with the surrounding coastal context. The planting mix contains sub-shrubs, ornamental grasses and herbaceous perennials with a balance of evergreen plants to ensure year-round interest.

The landscape design includes a strongly defined route linking pedestrians from the sea front to the building entrance. An arrival space is located at the end of this route where visitors will dwell at the café seating area or drop of areas. The planting within this internal area is more densely planted with swathes of grasses punctuated by accents of orange, purple and yellow. Beautiful use of colour, form and texture in combination with small groupings of trees enrich a naturalistic design with a more vibrant spine located at the heart of the site.

For layouts of parking and hard standing please defer to the Architects drawings.

ACCESS

It is intended that the design of the centre will be an, 'inclusive design' that works to break down the barriers many people face and to create a user friendly environment where all people can function with equal ease.

Issues such as horizontal and vertical circulation routes being of inadequate width can, for example, present problems for parents with buggies and young children in tow. Issue of race and culture need to be taken into account to ensure access to, often, the most marginalised in society such as the ability to change and access a swimming pool within a female only environment.

To ensure access for users of all ages through provision of specific activities to encourage participation and minor modifications such as minimising travel distance or where this is not possible providing a rest space to assist older visitors.

A synopsis of the means by which, 'inclusive design' has been applied from inception, through to detailed design and where the construction, management and operation are relevant to the accessible design solution.

An evaluation of the context through consultation, by identifying opportunities and constraints has formulated the access principles for the development.

Travel distances, gradients, and the orientation of the building have been considered, where possible, to provide optimum accessibility.

The choice of particular materials and textures impact upon the development's accessibility and colour contrast in areas such as the entrances, circulation routes or seating for example will greatly enhance access for everyone.

The considered location of lighting and lux levels around the site and in particular approaches to the building can greatly enhance the ease with which visitors access the Centre.

The Inclusive Design Process

Inclusive design should be seen as a continuous process - from the initial concept, the design brief or master plan, through to the detailed design; the planning and building control approval processes; onto construction and the operation, management and maintenance of the completed facility.

Each of these stages should be an inclusive process in themselves, involving potential users, including disabled people.

Involvement

The involvement of disabled people is a key element of Inclusive Design and is a requirement of the DDA 2005 for public authorities.

Local sports user groups and access groups can be useful points of contact in this respect. The latter are a useful source to consult on a design, as they are able to give advice based on personal experience and local knowledge. Access groups work in different ways and have different levels of experience and technical expertise.

In most cases the membership of volunteers includes people with mobility impairments. Many of these groups include people with hearing or visual impairments. However, only a small minority have members with learning difficulties or who use mental health services.

Sports wheelchairs are accommodated in circulation and facilities accessible to them including dedicated wheelchair storage for the transfer of standard to sports wheelchairs.

The 'sports wheelchair zone' includes;

- The route from the site entrance, car park, setting down point to the entrance and reception area
- The route from the entrance/reception to a safe, convenient and secure storage point for the sports wheelchair

- The route from the wheelchair storage point to the activity area
- The means of escape route from the activity area to a place of safety

7.1 Legislation

The major pieces of legislation which influence the access, service, employment and use of the building are The Disability Discrimination Act 1995 (DDA), Approved Document (Part M) of the Building Regulations, BS8300: 2001 and Planning and access for disabled people: a good practice guide (ODPM, 2003).

This requires that reasonable steps be taken to ensure that Service Providers do not discriminate against disabled people.

This legislation isn't however the primary source for how the designer will respond in order to ensure there is no discrimination, instead the building will be required to comply as a minimum with Part M of the Building Regulations. This document is in part based on and references to, the guidance contained with BS8300:2009 'Design of buildings and their approaches to meet the needs of disabled people – Code of practice' and it is this document which gives far more detailed practical guidance on access to and use of buildings.

More specific design guidance will additionally be gained from the Sport England guidance note 'Accessible Sports Facilities' along with the specific data sheets for individual sports. Whilst these may not be Statutory Documents they are generally accepted as providing the best source for this very specific building type.

Sport England 'Accessible Sports Facilities' (2010) and DfT Inclusive Mobility: a guide to best practice in the design of pedestrian and transport infrastructure have been referred in the approach to accessible design.

ACCESS

7.2 Escape

Detailed guidance on means of escape for disabled people is given in BS 9999:2008 Code of Practice for fire safety in the design, management and use of buildings, Section 9 part 46 Evacuation of disabled people.

A fire evacuation plan will identify physical features that can support the means of escape for disabled people, the number of staff to provide assistance and a communications system to ensure information is conveyed to all disabled people using the building.

It is not possible to accurately determine the numbers of disabled people that will use the building; however it is likely that they will include the following:

- Mobility-impaired people
- Wheelchair users
- People who are deaf and hard of hearing
- Blind and partially sighted people
- People with cognitive disabilities
- People with unseen health disabilities such as asthma.

Each of these groups of people may require either:

- suitable physical features to enable them to exit independently
- assisted evacuation

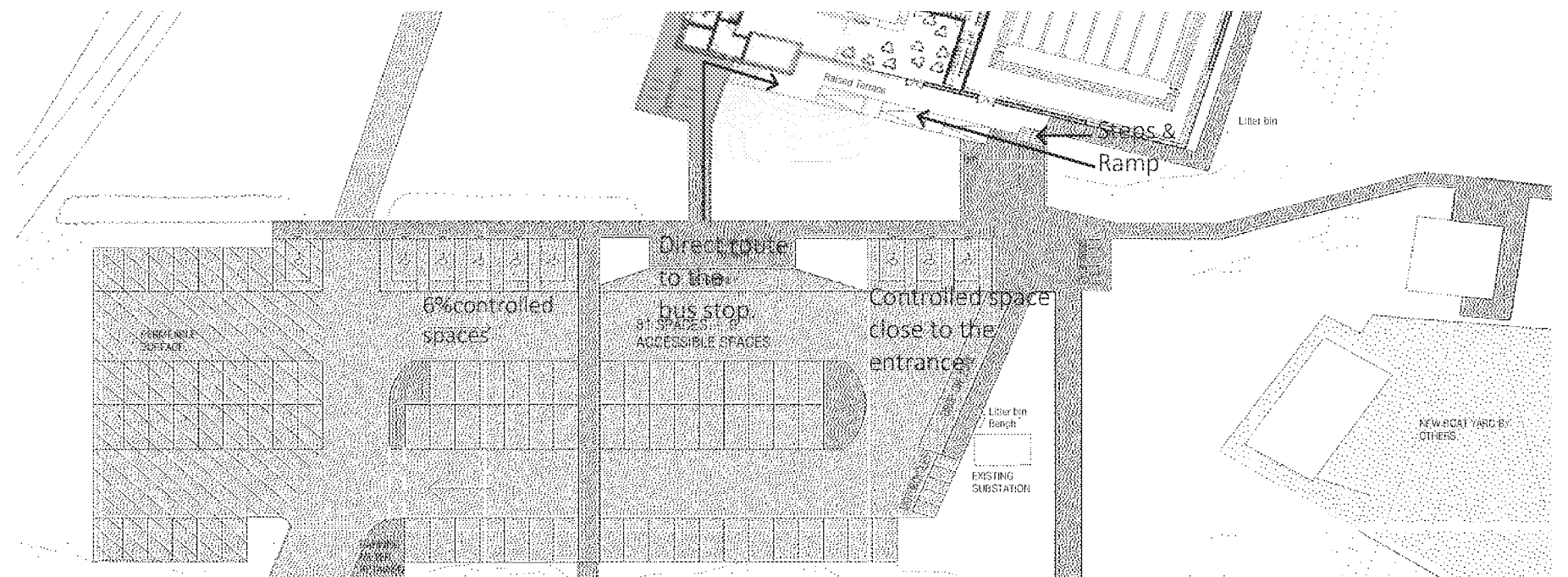
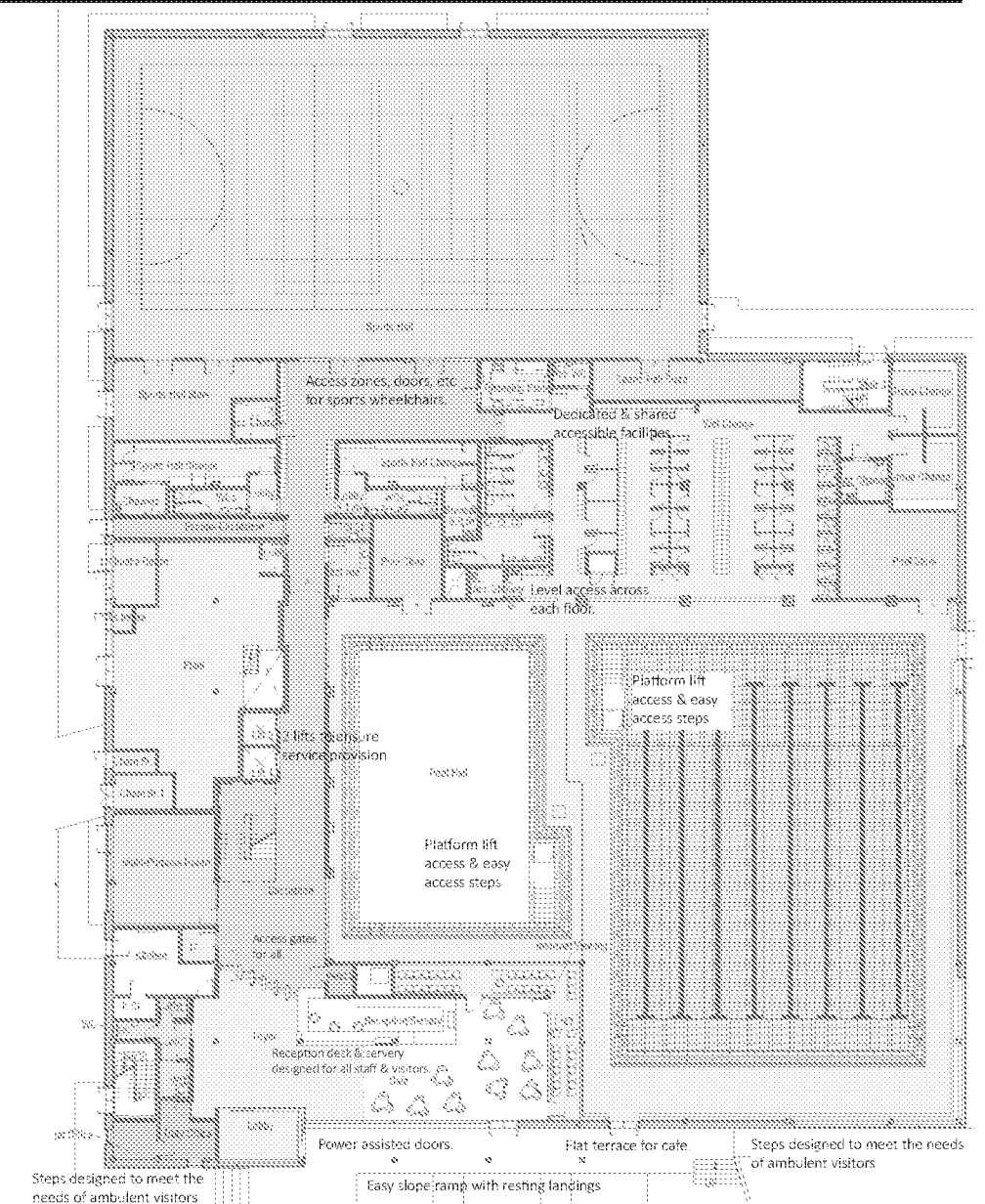
The evacuation plan will define a comprehensive management procedure for the evacuation of all occupants including disabled people. Fire safety refuges will be provided on escape routes.

Refuges are places of relative safety where disabled people can wait for short periods of time before making their way to the final exit or await assistance to the final exit.

A well-designed layout is critical to achieving maximum accessibility. Some disabled users may prefer the privacy of an individual cubicle and, wherever possible, these are provided.

All changing areas are designed so that disabled people can use them and includes unisex accessible changing complete with shower and toilet. This enables assistance to be given by someone of either sex.

This is far from exhaustive and an access audit will be undertaken on commencement of the next stage of detailed design identifying areas and elements of the building that need particular input to ensure the design develops in line with best practice.



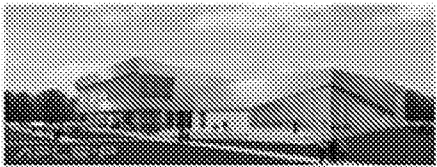
CONSULTATION

8.1 Community

Consultation has been undertaken during the Arun Lesiure & Culture Strategy Study, the needs analysis work and feasibility study and most recently based on the current proposals as a number of events and meetings with both targeted stakeholders and members of the public; in particular held at the existing leisure centre to help capture current regular users. This included providing static information, explanation and answers by the Council and their Consultants, in addition to questionnaires and web presence. These have been collated by the Working Group and a paper put to Council.

8.2 Outputs

From the questionnaires, stakeholder and public input there were 3 specific issues raised in respect of the approved proposals, as noted in the report put to Council below, from these the delivery team has undertaken a number of changes to address some of the most relevant including; ensuring the swimming pool length will accommodate timing pads at both ends and provision of additional dryside non-participant viewing within the pool hall. Further consideration is to be given to inclusion of a sauna subject to the detailed cost plan and economic viability considerations to be developed with the Operator.



New Littlehampton Leisure Centre
Public Planning Consultation
Have your say
3 October to 10 October
Information stands are available at
Littlehampton Swimming and Sports Centre
and the Civic Centre reception
For further information and to complete
a questionnaire please visit
www.arun.gov.uk/newleisurecentre



AGENDA ITEM NO _____

ARUN DISTRICT COUNCIL

ENVIRONMENT & LEISURE WORKING GROUP – 1ST NOVEMBER 2016

Information Paper

Subject : Update on Littlehampton Leisure Centre

Report by : Rachel Alderson Report date: October 2016

EXECUTIVE SUMMARY

This report provides an update on the current progress with the leisure centre project, including the planning public consultation.

1.0 INTRODUCTION

1.1 At the Environment and Leisure Working Group Meeting held on 6th September Members were given a presentation outlining the site investigations recently undertaken and the process for stakeholder engagement, which included early drafts of plans to be discussed at the forthcoming User Group Meetings.

2.0 STAKEHOLDER ENGAGEMENT

2.1 During early September the project team met with regular hirers of the current leisure centre which included sports clubs and user groups. These User Group Meetings provided an opportunity for the project team to discuss the new plans and gain a greater understanding of the hirer's requirements which may have an impact on the design. All comments received were reviewed by the project team.

2.2 The Planning Public Consultation took place during the period 3rd – 10th October 2016 with staffed exhibitions on 3rd, 6th and 8th October. Information was also available on the Council's website during this period. This enabled the wider public to view the plans and comment on the new leisure centre. All Members were invited to attend an exhibition and view the designs ahead of the consultation period.

2.3 Meetings have been held with Freedom Leisure, Sport England and the Amateur Swimming Association (ASA). These have assisted with understanding the future needs of the operator and potential funding requirements. Letters of support for the

new facility have also been received from Triathlon England, Exercise Movement and Dance Partnership and Badminton England.

3.0 PLANNING PUBLIC CONSULTATION

3.1 The consultation was well attended and 474 completed questionnaires were received. 97% of respondents agreed with the principle of replacing the existing centre with a modern, fit for purpose facility. 90% of people supported the proposals displayed at the consultation, either fully or generally supported with some concerns. A summary of the statistics results is attached to this report in Appendix 1. A copy of the full consultation report can be found on the Arun District Council website.

3.2 In collating the results of the consultation the project team identified the top 5 issues raised by the public in their comments. The table below lists these issues against the response from the project team:

Issues Raised	Project Team Response
Request to include sauna	- Not part of approved facilities mix - To be a provisional item in tender process
Request for additional spectator seating	- Viewing area has been increased to accommodate seating for 56 (previously 20), plus 2 accessible spaces - Additional viewing space available in café - Potential for temporary seating for galas
Request for splash park type facility	- Not part of approved facility mix - Would significantly increase building size and build cost
Request for 50m pool	- Not part of agreed facilities mix - Would significantly increase building size and build cost - Would impact on running cost and pool temperature - Other 50m pools located within 70 minutes travel time (ASA defined catchment area) for competition pools
Concern over impact on trees in Ruby Gardens	- Building positioned as far south as possible to minimise impact - Planning requirement to mitigate for tree removal

3.3 Other commonly raised issues were:

Issue Raised	Project Team Response
Comments regarding the arrangement of changing rooms	- Proposed village style changing rooms provides a variety of cubicle sizes and group change rooms to accommodate different needs - Overall shower provision will increase from 24 to 42

Capacity of new centre to meet future demand	Capacity reached through use of Sport England calculator
Inclusion of additional facilities	- Not part of approved facilities mix - Would significantly increase building size and build cost - Detailed Feasibility Study evaluated local demand for particular activities
Future capacity of car park	Parking requirements forms part of the transport assessment linked to the planning application

4.0 OUTLINE DESIGNS

4.1 The layout plans for the new leisure centre incorporate the approved facilities mix (Decision Notice C/034/161115) and benefit from views to the seafront and Mewsbrook Park. The plans were amended following the planning public consultation and presented at Cabinet on 17th October 2016. Cabinet approved that the outline design be signed off prior to the submission of the planning application (Decision Notice C/019/171016). In project terms these plans are considered to be the 'frozen design' and any changes in layout during the detail design phase will incur additional cost.

5.0 SPORT ENGLAND APPLICATION

5.1 The project team has met with Sport England to discuss the project and clarify the process for funding applications. Sport England has formally invited ADC to submit an Expression of Interest. Cabinet resolved that a grant application be submitted to Sport England for funding towards the leisure centre, should the Council be invited to do so, subject to the scheme meeting the requirements of the grant criteria (Decision Notice C/019/171016).

6.0 NEXT STEPS

5.1 It is anticipated that the planning application will be submitted w/c 24th October 2016 for consideration by the Development Control Committee on 1st February 2017. During this period the project team will be working on the detail designs for the building to feed into the tender process. It is expected that early enabling works to prepare the site will be undertaken in Spring 2017 with the main construction phase commencing Summer 2017.

Background Papers:

[Leisure and Cultural Strategy 2013 - 28](#)
[Full Council 15 May 2013, Final Resolution, Minute 522, Strategy 1, Stage 2](#)
[Leisure, Tourism & Infrastructure Working Group \(30 June 2014\)](#)
[Cabinet Report \(21 July 2014\) – A New Leisure Centre for Littlehampton](#)
[Detailed Feasibility Study 2015](#)

CONCLUSION

There is an identified need to upgrade the existing provision of swimming and leisure facilities that are currently on the site.

The existing building cannot be economically upgraded to provide facilities that meet current expectations or capacity.

There is a quantifiable need for improved and additional sporting facilities in the Littlehampton conurbation and wider Arun District.

The proposed accommodation would deliver a facility mix that has been proven by a robust business plan to be funded, developed and operated in such a way so as to generate maximum use of its facilities for the community, to give ease of management, to be responsive to public demands and to deliver fitness opportunities at a minimum cost in terms of staff, maintenance and energy.

The form, massing and appearance of the proposed development is responsive to the interior functions and specific location that is at once at the heart of the park, the seafront and Littlehampton conurbation.

The external materials are well considered and provide an appropriate palette, to be suitably robust to withstand the harsh coastal environment and suit the wider urban and parkland setting.

The development meets relevant planning policies both locally and nationally.

In view of the above the scheme is deemed to be an appropriate development.

The Non-material ammendment application to the consented scheme is a response to a number of external influences, however these have resulted in changes that provide an overall emhancement to the approved design.

Rotation: this has the effect of moving the building further from the nearest neighbours reducing mainly the visual impact with the potential for a wider planting buffer.

Reduced height: this will further reduce the visual impact from the near neighbours and the park.

Reduced building footprint: the more compact layout of the building will reduce the impact on both the park and the nature area to the north and has been achieved without loss of functionality.

Increased car parking: an overall increase in parking spaces when combined with the bus stop close to the entrance will ensure the centre is accessible to the maximum number of residents and can address local sports and fitness needs.

In view of the improvements to the approved scheme that these changes offer and lack of negative impact it is considered appropriate that the ammendments be approved.

