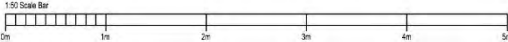
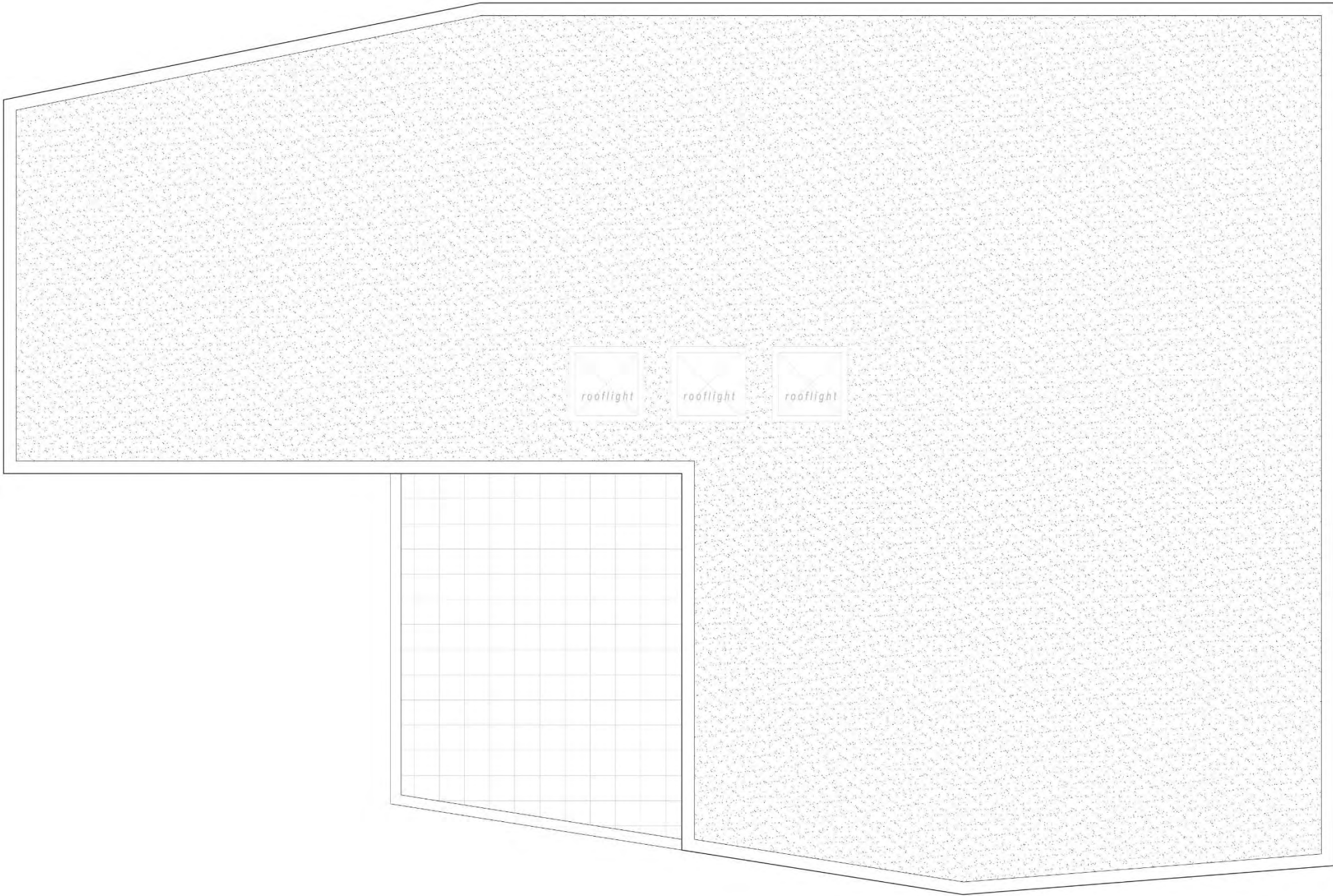


# Proposed Roof Plan



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REV A - Amended to suit revised plans in response to feedback from planning department (17.11.2014)

STANDISH COMMUNITY LEISURE CENTRE

ROOF PLAN

14011 (08) 102 A

# Landscaping Strategy

## **Hard Landscaping**

Careful attention to detail and appropriate selection of materials, textures and colours are proposed to create an attractive safe and well designed external environment, all contributing to the quality and character of the proposed scheme.

Tarmac Macadam will be used on all pedestrian access routes, used in conjunction with contrasting kerbs and edgings will assist in defining a clear and legible pedestrian route designed to DDA standards.

The existing car parking will be resurfaced with Tarmac Macadam with white painted markings for the car parking bays. The road ways will also be constructed in black macadam with all road markings in a white reflective thermoplastic. There will be provision for flush transitions from road to footpaths to allow for disabled access.

## **Soft Landscaping**

For proposed landscaping layout and planting, please refer to the Soft Landscaping Plan prepared as part of the main housing development application.

## **Circulation Strategy**

- The Site aims to create a pedestrian friendly environment whilst allowing for controlled vehicular access.
- Visitors to the site are welcomed by distinctive gateway features and focal points. These features will guide visitors into the scheme and provide informal information on events.
- There is also a more informal route into the site from the Park corner which will take visitor's through the southern façade of the site. The square off the park provides, open pathways to the leisure centre and areas to sit.
- Routes from the car park towards the main entrance are clear of obstacles and clear vistas are made.
- The attention is directed at the new square created at the front of the building.

# Soft Landscaping

## Soft Landscape

The aim of the planting scheme is to provide a strong landscape structure for the development.

- Semi mature trees are used to create a landscape that is appropriate in scale to the building and provide a visual link from Rectory Lane and the housing development.
- Deciduous planting, with autumn colour have been chosen to provide seasonal change and interest. Maintained to ensure the opportunity for natural surveillance is not compromised.
- The landscaping proposal will be designed to tie into the overall masterplan for continuity.



### Acer campetre

Location: Plaza & Street edge  
Size: 25-30mm girth, 2.5m clear stem  
Overall tree height 5m

### Carpinus betulus – Boxhead Hornbeam

Location: Park Street and Plaza  
Size: 30-35mm girth, 2.5m clear stem  
Overall tree height 5m

### Tilia cordata 'Greenspire'

Location: avenue planting to connect Byron Street and the Park.  
Size: 30-35mm girth, 2.5m clear stem  
Overall tree height 5-6m



**1. Herbaceous perennial**

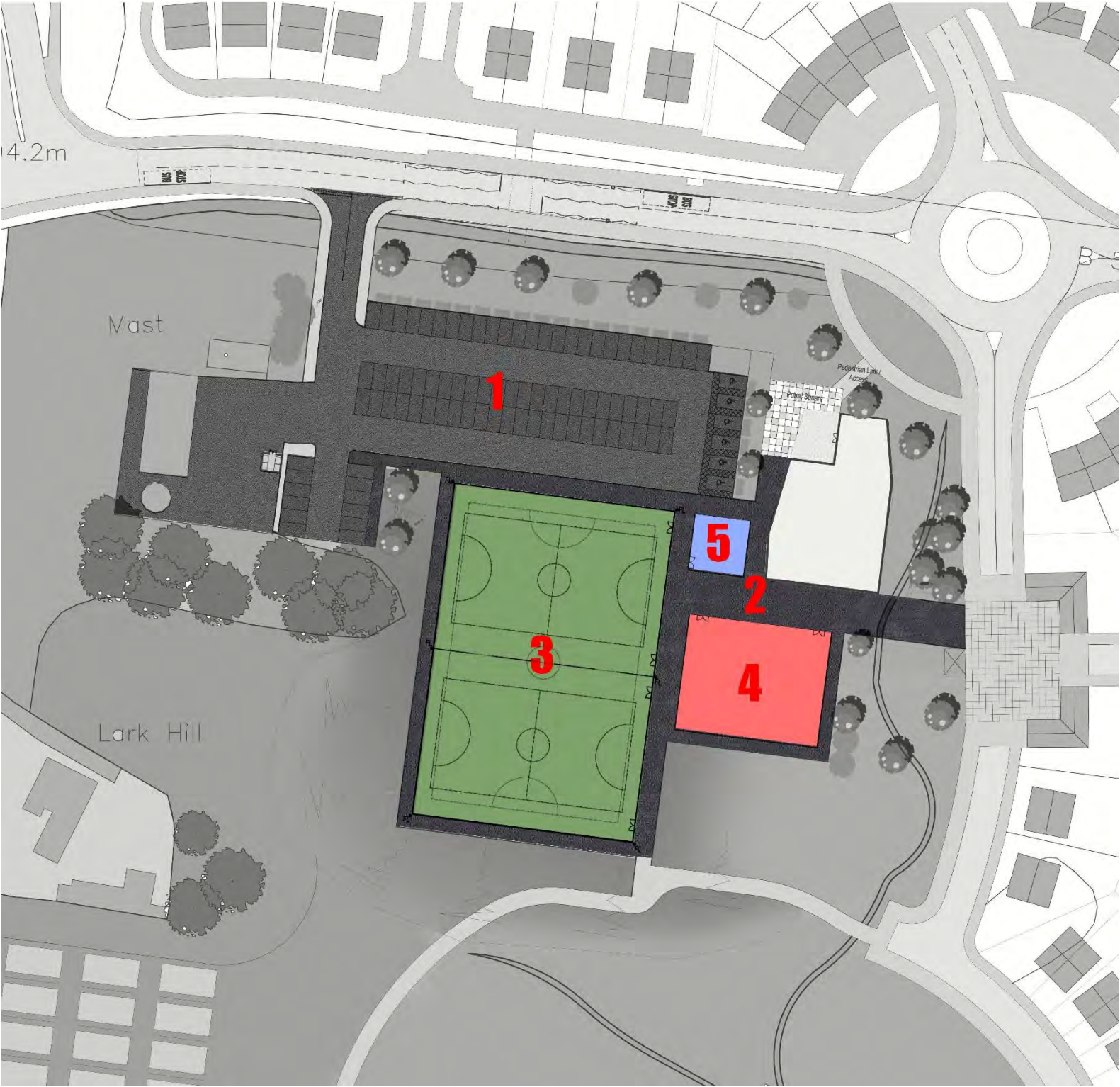


**2. Ornamental Planting beds**

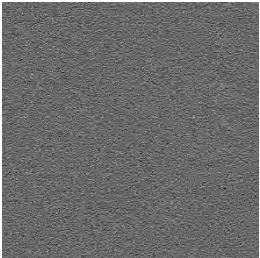


**3. Quality / Durable Turf**

# Hard Landscaping



1



Tarmacadam Finish (grey)

2



Tarmacadam Finish (buff)

3



3G Synthetic surface pitch

4



Polymeric rubber surface pitch

5



Tarmac surface pitch

# Street Furniture

## Seating

### Standard Bench

The style and design of street furniture can contribute to the character of the space in which it is located. The intention is to have simple range of carefully selected seating options which respond to and enhance the area. Where necessary anti skate elements will be included in the specification.

All furniture elements will be simple, contemporary design representing a good balance between visual and accessible requirements.

Each element is high quality, low maintenance and durable.

### General Furniture

In addition to the above mentioned seating, bins and bollards will be incorporated into the public realm design. All the standard street furniture items have been selected to form a co-ordinated palette of units that complement the landscape proposals.

Cycle stands will be provided adjacent to the entrance where they can be monitored by passive surveillance. The location of all street furniture will be carefully considered to ensure that the visual clarity of the scheme is maintained.



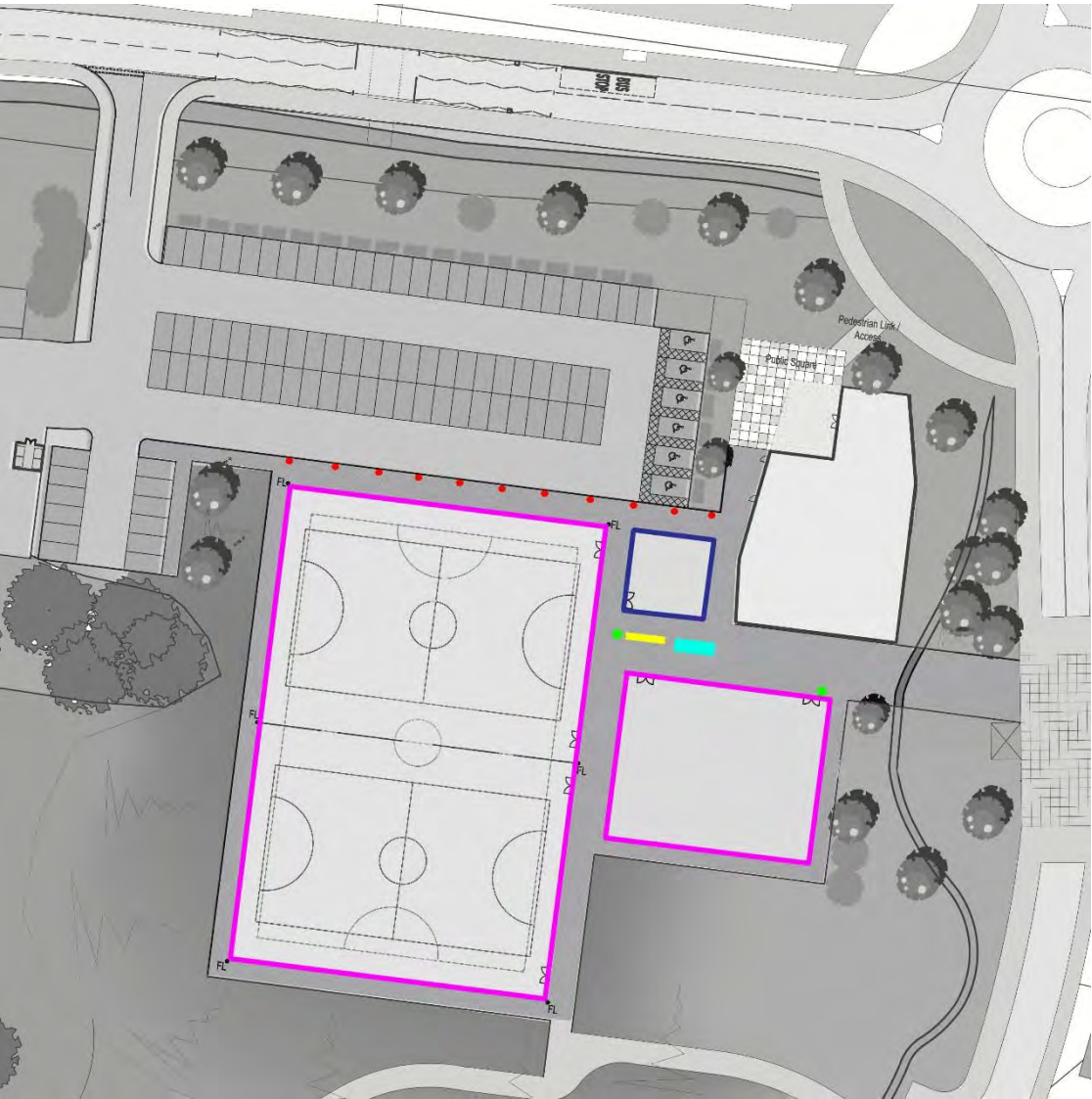
2200 high weldmesh perimeter fence - green



1100 high fencing - green



Cycle Stands– Stainless steel, brushed finish – size tbc



**Benches** – High quality concrete bench, Factory wood top



**Litter Bins** – Stainless steel, brushed finish – size tbc



**Bollards**



# Lighting

Artificial lighting will be provided to the development to provide the following:

- safe movement of pedestrians and vehicles,
- to offer security to the site with the aim of crime prevention and allow quality recording of CCTV images ,
- to provide the correct levels of illumination to outdoor surfaces to allow activities to take place safely.
- to take due cognisance of the ecological requirements for the site to allow the encouragement of species development and minimise disturbance to habitats.

The low illumination level lighting will generally be provided by the use of low maintenance, high efficiency LED lamps using a combination of building-mounted, or low height, column-mounted luminaires.

All lighting will be as unobtrusive as possible and will be designed in liaison with the architect and the architectural liaison offer to provide a visually attractive solution making use of under canopy downlights, where appropriate, and where columns are necessary these will be carefully selected using column lengths that are not excessive and lanterns that provide good light control characteristics to avoid glare, minimise light intrusion into neighbouring areas and habitats and avoid upwards light pollution to the sky.

The style of lighting has still to be determined but it will be carefully selected by the design team to provide an attractive solution that compliments the building and the surrounding area whilst at the same time meets the functional requirements of the scheme.

Fully adjustable and zone-controlled lighting controls will be provided that will allow all functional requirements to be met at all necessary operational times and allow security lighting only at all other material times.

Lighting levels will be provided in accordance with BS EN 13201, BS EN 12193 and The FA and Sport England's recommendations as follows:

## General Lighting

Location	Design Standard	Illumination level
Pedestrian Areas	S2, as defined within table 3 of BS EN 13201	10lux average
Roadways	CE4, as defined within table 2 of BS EN 13201	10lux average

Access ramps and stairway entries into buildings for disabled persons use will be illuminated to 100lux as required by Buildings Regulations Approved Document Part M and BS 8300.

## Sports Lighting

Table 3 – performance requirements for lighting		
Property	Requirement	
	Class 2	Class 3
Maintained average luminance	200	75
Uniformity (Min/Ave)	0.7	0.6

Class 2 refers to regional and or club competitions and class 3 refers to general training and recreational/school competitions.



# 04. Sustainability & Energy Efficiency

# Sustainability & Energy Efficiency

Creating sustainable and energy efficient buildings is desirable in today's society. The issue has been at the forefront of the design process. Careful consideration has been given to the merits of making the buildings more efficient during the construction and operational phases of the development.

The proposed end operator is WLCT, who incorporate the following measures into their stores to promote sustainability and energy efficiency:

## **Sustainable Construction**

- The modern design of the building, which benefits from simple clean lines, means it is 'greener' than pseudo-traditional designs. This is on the basis that fewer more sustainable materials are used and the construction time is shortened and more efficient.
- The materials applied to the building are low maintenance and in the case of the timber veneer panelling means minimal upkeep is required. The guttering and downpipes are a PPC finish and therefore do not require repainting or maintenance.

## **Energy Efficiency**

- To ensure that the centre does not waste energy through unnecessary lighting, all internal and external lighting would be remotely operated. This means that the lighting within ancillary areas uses sensors to turn on when someone enters the room and turns off after a specified period of inactivity.

Energy efficiency is a long term lifecycle issue, which should not only be addressed in the short term build such as through materials but also, in the long term through the operation and maintenance costs.



# DDA Access Strategy

A fundamental consideration in the design of the scheme, has been the focus around accessibility of the whole scheme – internally and externally.

A high priority is given to making the building as accessible as possible to all taking into account the special needs of people with disabilities, children, ethnic/cultural diversity and women as well as the varying levels of sporting ability.

In general large disabled shower and changing facilities have been provided in each changing area to allow for carer access. Accessible WCs and ambulant disabled cubicles have also been incorporated.

We have strived as a design team to provide facilities that go beyond those required in current Building Regulations. Shower seats that have padded backs and privacy screens to accessible toilets are just two examples where this occurs.

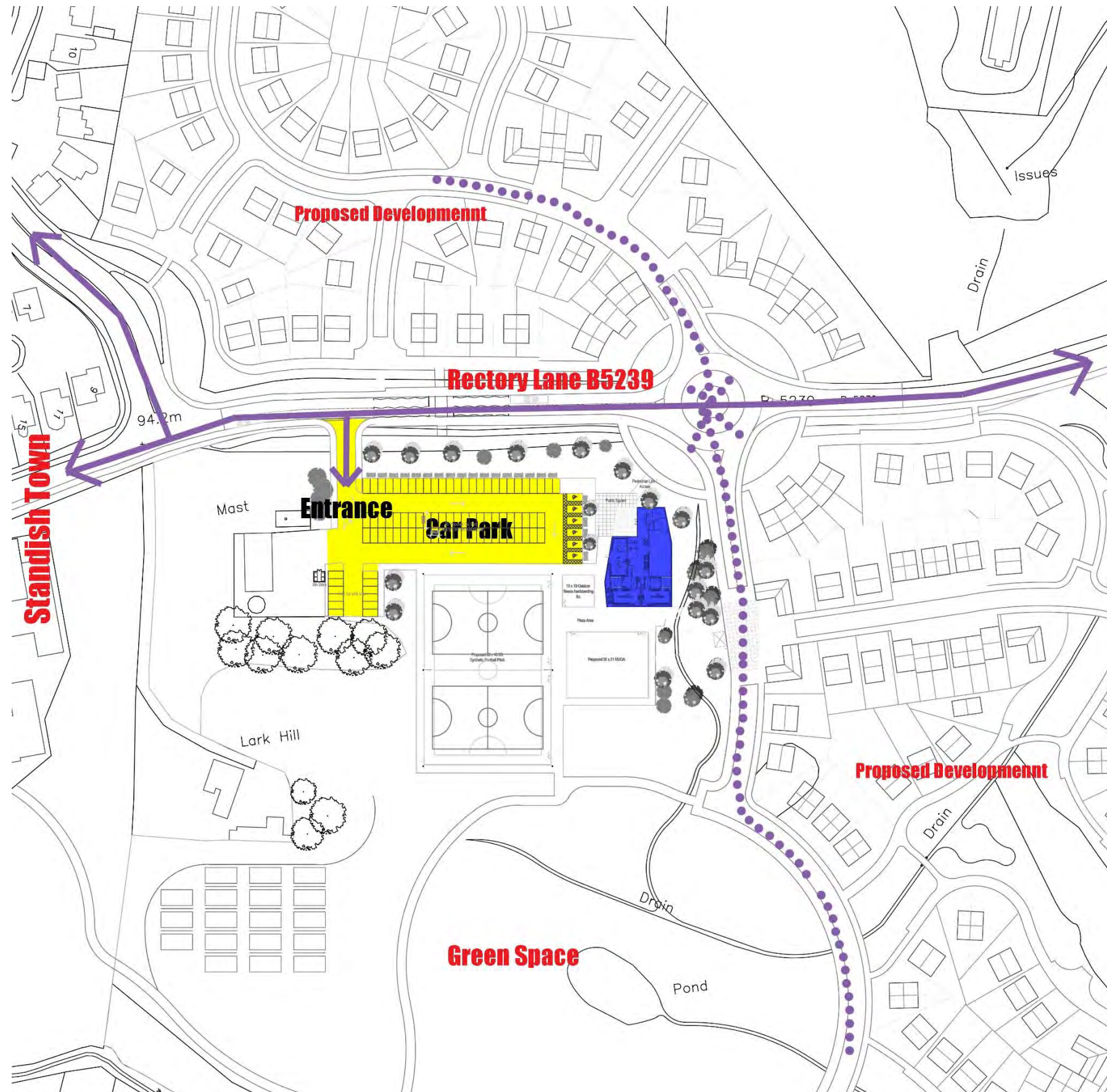
The design shall as a minimum comply with the following:

- Part M of the Building Regulations
- 1995 Disability for Accessibility produced by the Centre for the Accessible Environment
- The requirements of the council's Disabled Officer
- Sport England and ASA guidelines
- Disability and Equality Act (2010).



## Vehicle Access

Customers will access the new centre from the new access junction off Rectory Lane. A total of 93 car parking spaces (incorporating 6 Disabled spaces) and cycle spaces will be provided. At 4.8m x 2.5m wide, the proposed car parking bays are the recommended standard, this also applies to the parking aisles which are proposed to be 6m wide, to allow easy and safer vehicle manoeuvres for customers.

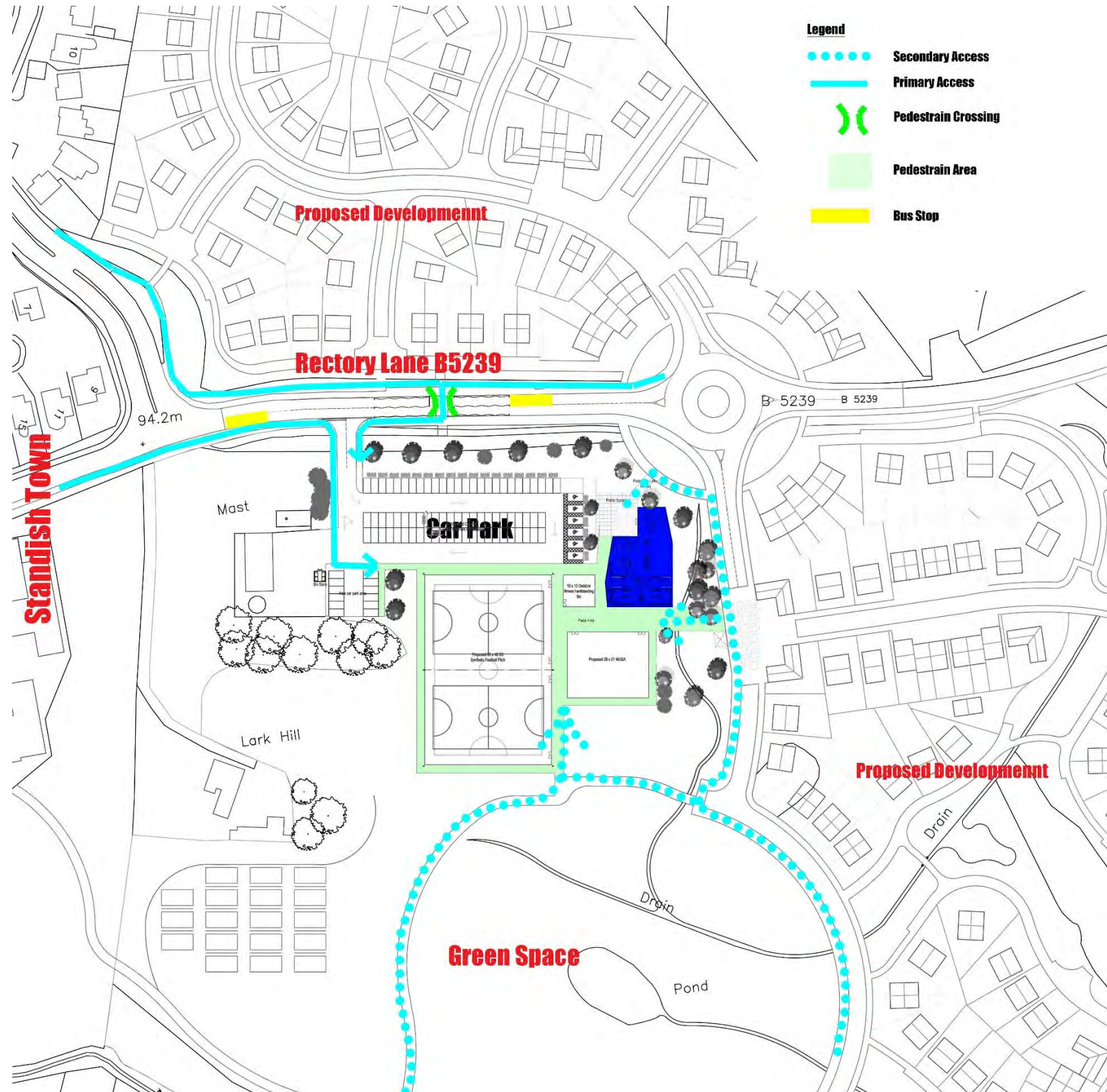


## Access on Foot

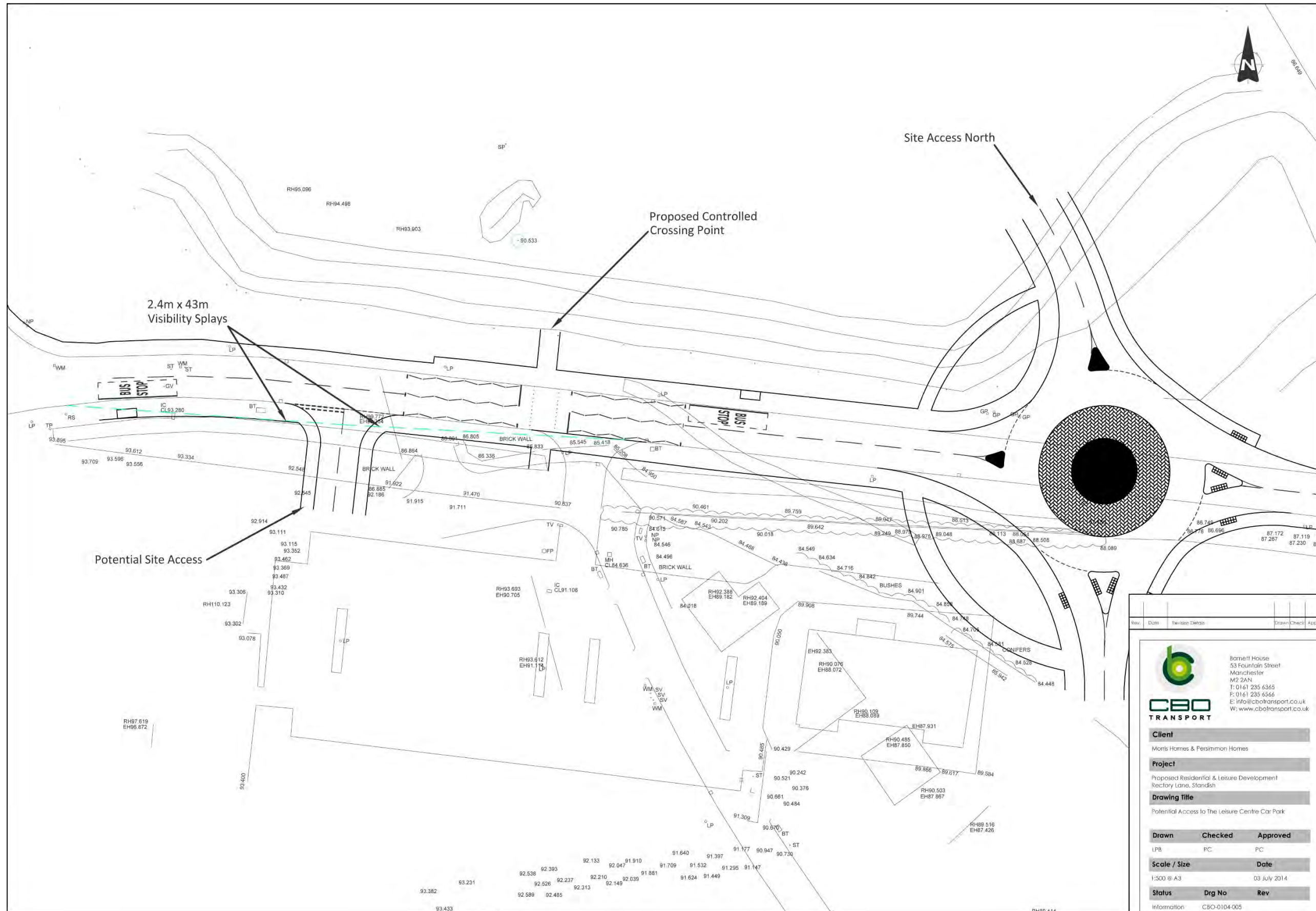
The area surrounding the site is will have a good pedestrian network as designed as part of the proposed overall development. The proposal will include, well lit pedestrian footways on both sides Rectory Lane, linking the site with the town and the surrounding residential areas.

The proposed site is tiered due to the existing site levels, however it is anticipated the gradients of the access roads and footpaths will not be steeper than 1 in 20.

This allows for easy walking and wheelchair accessibility around the site. All pedestrian routes will be overlooked to help ensure passive surveillance and pedestrian safety. All disabled parking spaces have been located closed to the main entrances to ensure the shortest possible travel distances.



## Proposed Site Access – by CBO



# 06. Structural Design Summary

# Structural Design

The proposed structure of the proposed centre will be predominantly load-bearing masonry, supporting precast concrete floors and timber flat roof.

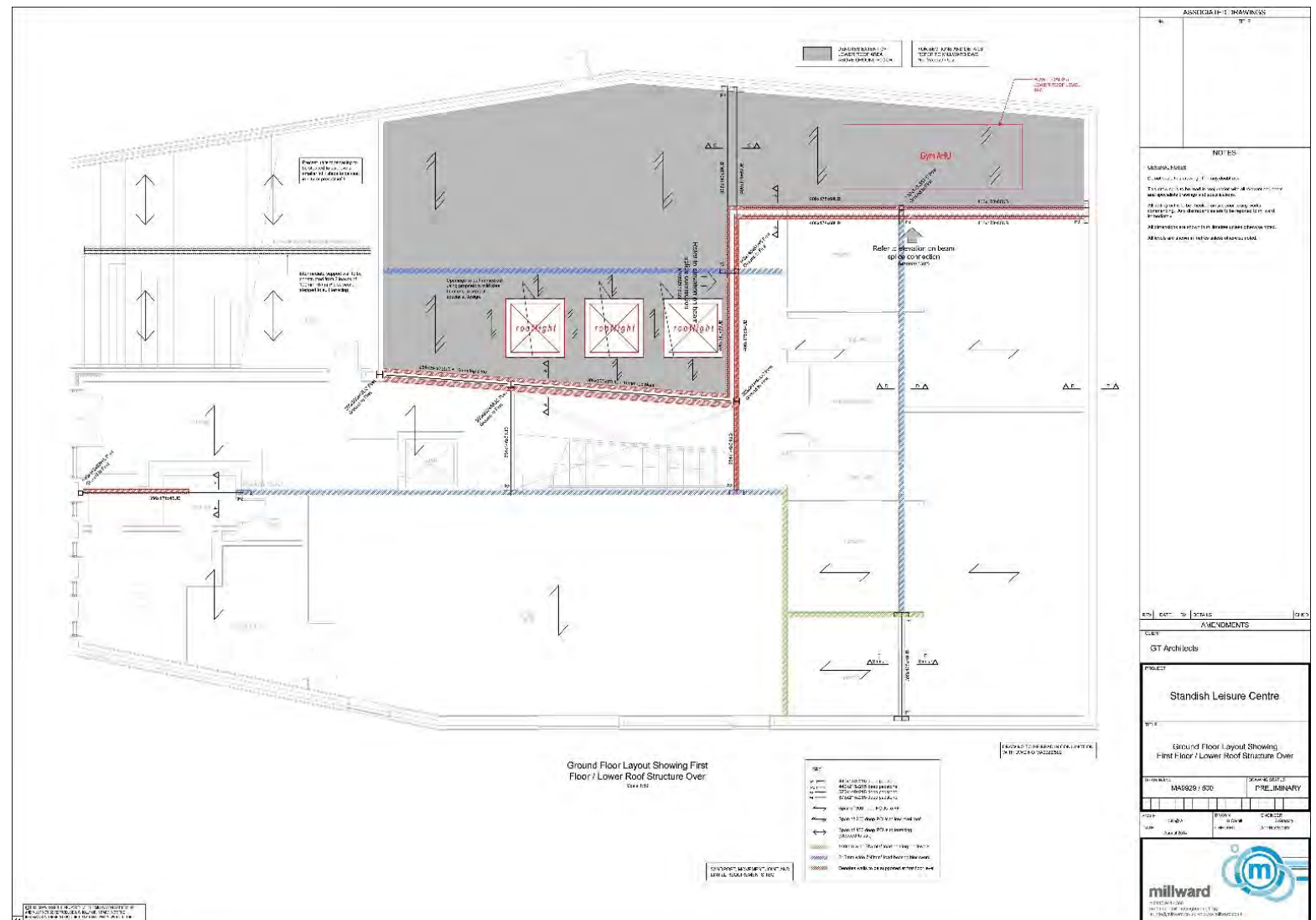
Where necessary, steel beams are introduced to support elements of structure at first floor level which do not continue down to ground floor level. A partial steel frame is also provided around the central glazed courtyard where limited masonry is present to safely transmit loading down to foundation level.

The foundations for the building will be designed in accordance with the recommendations of the intrusive Phase 2 site investigation, once available.

The site is brownfield with an existing positively drained car park and recently demolished club house, which has foul and surface water drainage. In general it is proposed to drain the new facility in line with the drainage strategy in the Flood Risk Assessment prepared by RSK ref 880325 for the outline planning permission and also reuse existing connections, where possible.

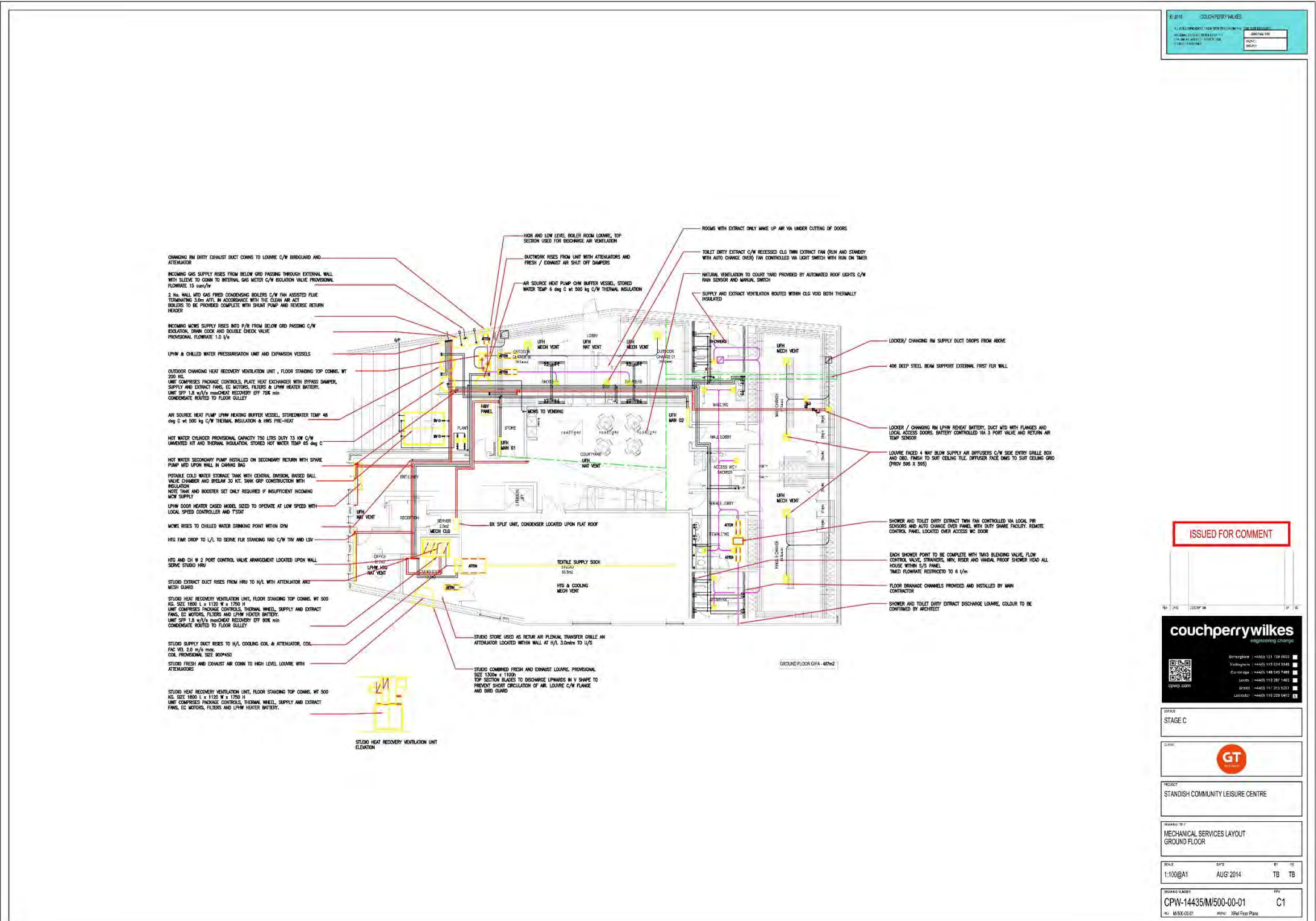
There will be a substantial earthworks exercise required on the site due to the requirement for creating a level plateau on which to locate the sports pitch and multi-use games area. A significant volume of cut material will be generated by this exercise.

Please see Structural design drawings in attached appendix.



# 07. M&E Design Summary

Please refer to Couch Perry Wilkes 'Mechanical & Electrical Services Outline Proposals Report Stage C' in appendix C



# 08. Conclusion

# Conclusion

The Characteristics of the site and the surrounding area, together with the need to provide an attractive community leisure centre have been taken into account in the design of the scheme. The scheme proposed will result in a strong and distinctive building that is reflective of the occupiers operational requirements. It forms the basis for a commercially viable scheme, but also with due regard to its location.

The proposed development will enhance the proposed housing development along with the existing local area, contributing to the sustainability of the locality through quality, modern building conveniently situated for the local community and accessible by all modes of transport.

A high quality landscaping scheme is proposed to integrate the development within its surrounding, and to soften its appearance from key viewpoints.

The development will be constructed from sustainable material, where sustainable procurement will be an important consideration. The design presents measures to reduce environmental impact, both through design and through the commitment of WLCT to follow best practice to reduce pollution during the construction and operational phase.