

# The Sands Leisure Centre

## *Stage 2 Report*

03/11/17 - First Issue



BURO HAPPOLD  
ENGINEERING



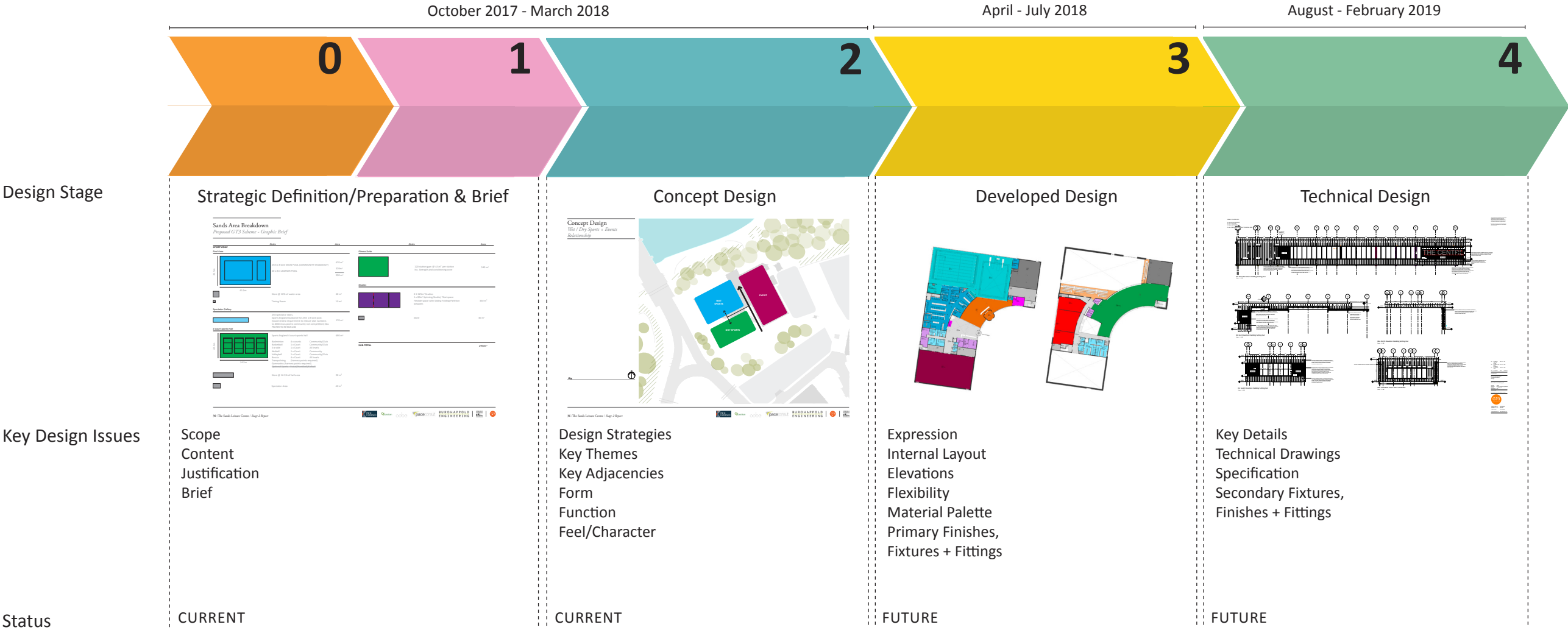
oobe



Checked by: PMR  
Issued by: PMR  
Project Number: 17024

# Design Programme

## RIBA Plan



# 1 / Site Analysis

---



# Site Analysis

Location



Key

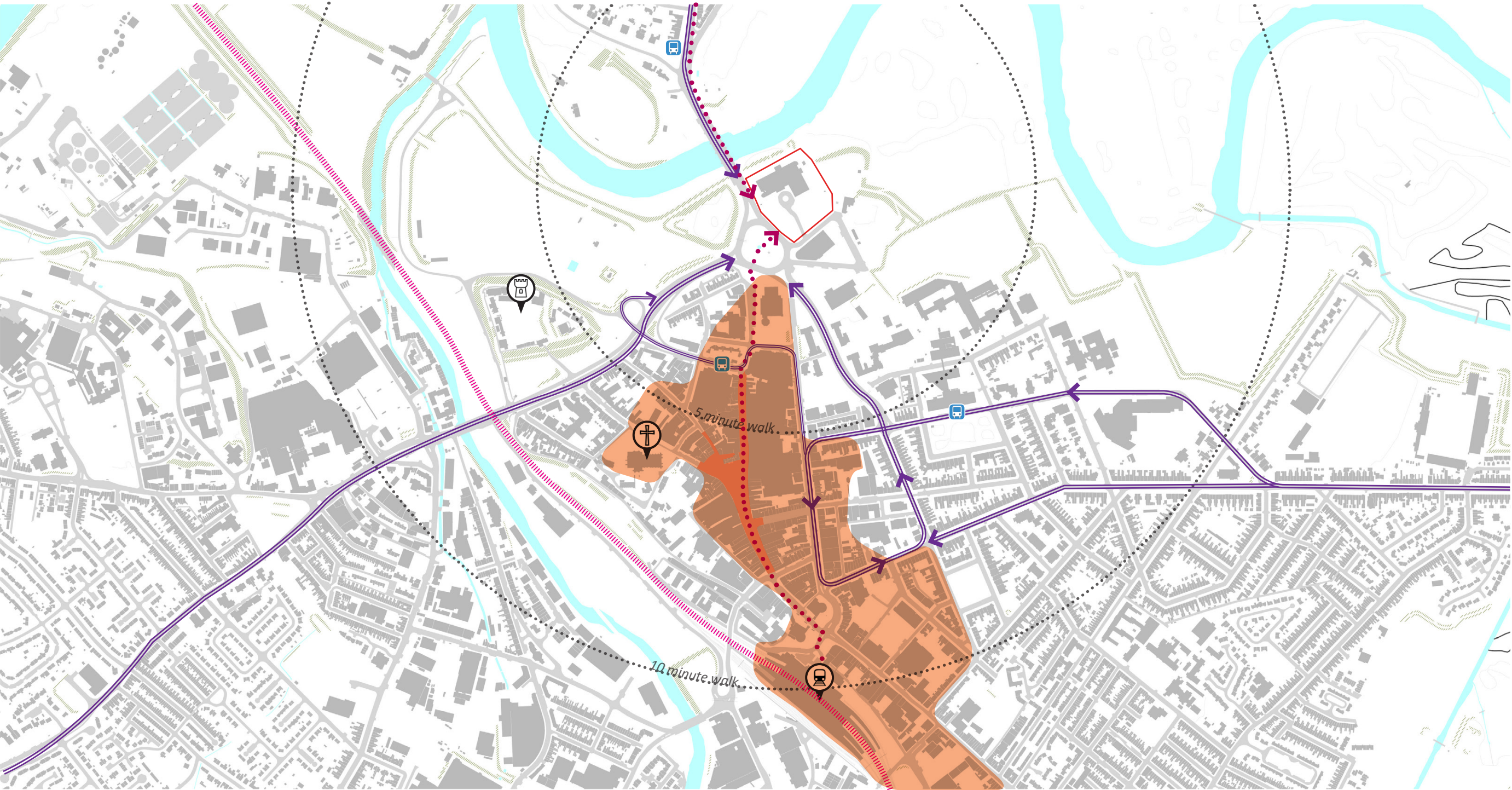
- |   |                      |   |                  |   |                    |   |                       |   |                  |
|---|----------------------|---|------------------|---|--------------------|---|-----------------------|---|------------------|
|  | Site location        |  | Railway line     |  | Carlisle Castle    |  | Area of investigation |  | Hadrian Way Path |
|  | Carlisle Town Centre |  | Carlisle station |  | Carlisle Cathedral |  | Major road            |   |                  |





# Site Analysis

## Movement Framework



Key

N

Site

Embankment

Major road

Existing building

Carlisle Station

Carlisle Castle

Carlisle Cathedral

Public Transport Links

Direct Pedestrian Route

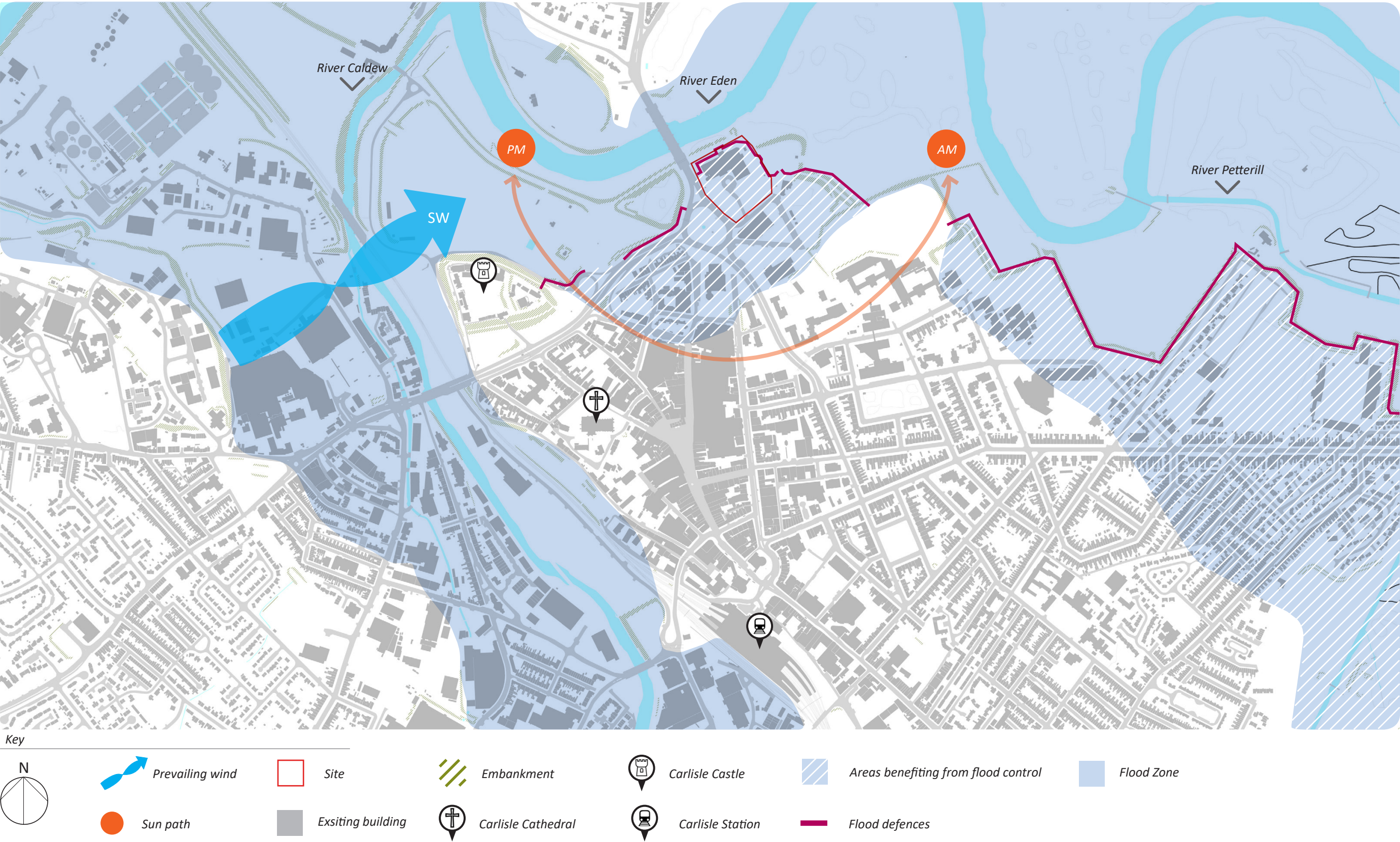
Pedestrianised Zone

Carlisle Town Centre



# Site Analysis

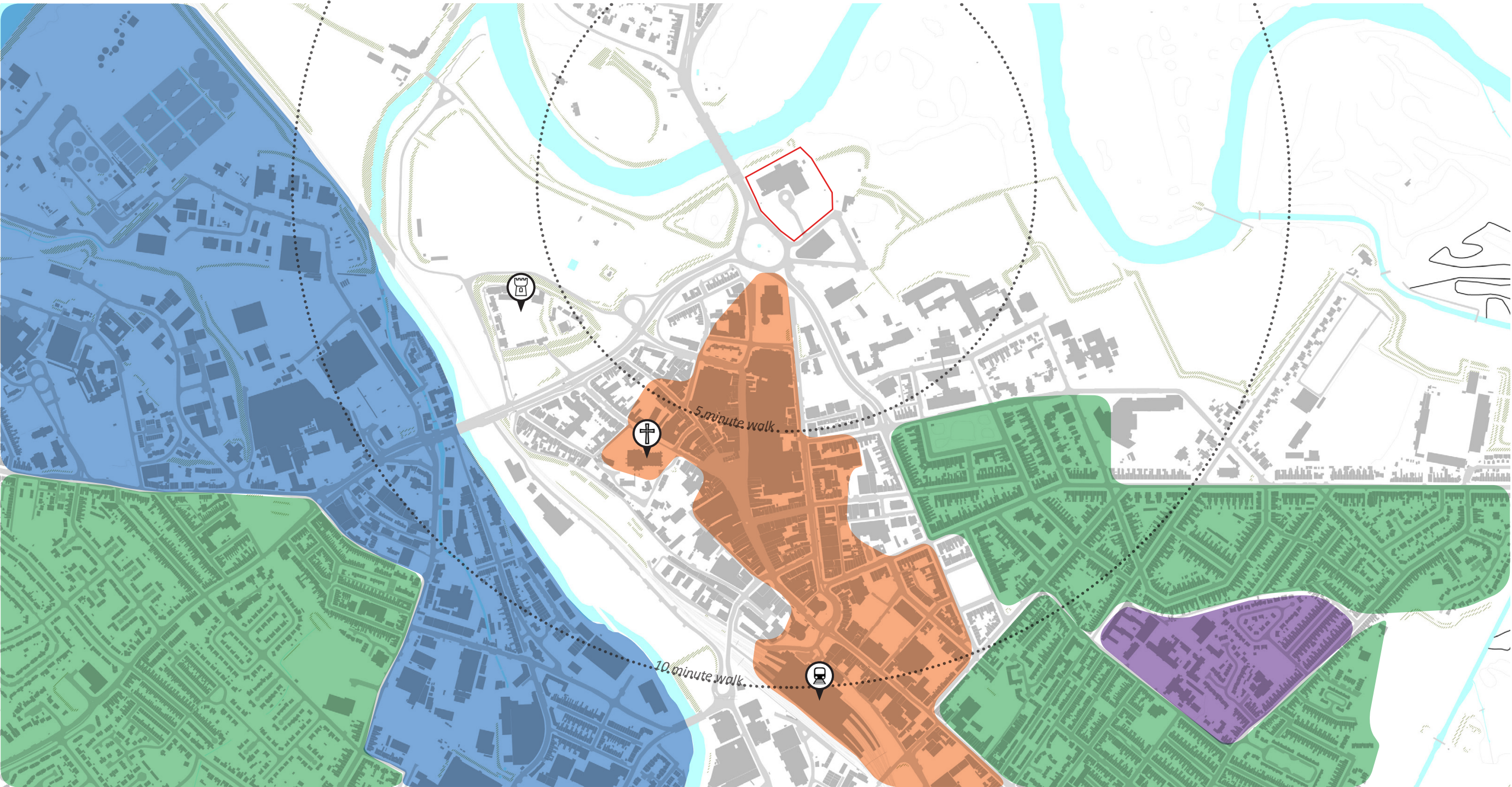
## Micro-Climate



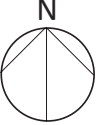



# Site Analysis


## Area Character





Key


  
N


 Site


 Existing building


 Embankment


 Carlisle Cathedral


 Carlisle Station

 Industrial

 Carlisle Castle

 University

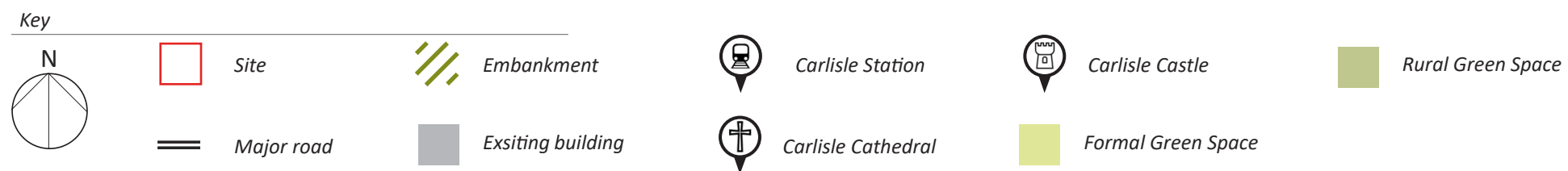
 Residential

 City Centre



# Site Analysis

## Green Space + Public Realm





---

## Site Photos

### *Existing Sands Leisure Centre*

---





# Site Analysis

## Conservation & Listed Structures

The existing leisure centre site sits adjacent to two conservation areas: The Stanwix conservation Area to the North, including the Eden bridge structure, and the City Centre Conservation Area to the West. However the site itself is not within a conservation area.

Located in the immediate surrounding site are various listed structures. The diagram opposite marks their location and classification.

- ① Eden Bridge - Grade I
- ② Walls, Railings and Piers to the west of the Sands Centre - Grade II
- ③ Creighton Memorial - Grade II
- ④ Walls, Railings and Piers to the south of the Sands Centre - Grade II
- ⑤ The Turf Inn - Grade II

Key

Leisure Centre

River Eden

Site Boundary

Embankment

Trees

City Centre Conservation Area

Heritage Assest

Stanwix Conservation Area

N

\*Site Boundary taken from 2010 planning application. TBC.

The map illustrates the site boundary of the Leisure Centre, outlined in red. To the north is the River Eden, and to the west is Bitts Park. The site is adjacent to the City Centre Conservation Area (dashed purple line) and the Stanwix Conservation Area (dashed orange line). Several listed structures are marked with numbered circles: ① Eden Bridge - Grade I, ② Walls, Railings and Piers to the west of the Sands Centre - Grade II, ③ Creighton Memorial - Grade II, ④ Walls, Railings and Piers to the south of the Sands Centre - Grade II, and ⑤ The Turf Inn - Grade II. The map also shows Hardwicke Circus, Newmarket Rd., and DFS.

17 /The Sands Leisure Centre / Stage 2 Report

PICK  
EVERARD

GjConstium

oobe

paceconsult

BUROHAPPOLD  
ENGINEERING

GT3  
ARCHITECTS

CARLISLE  
CITY COUNCIL



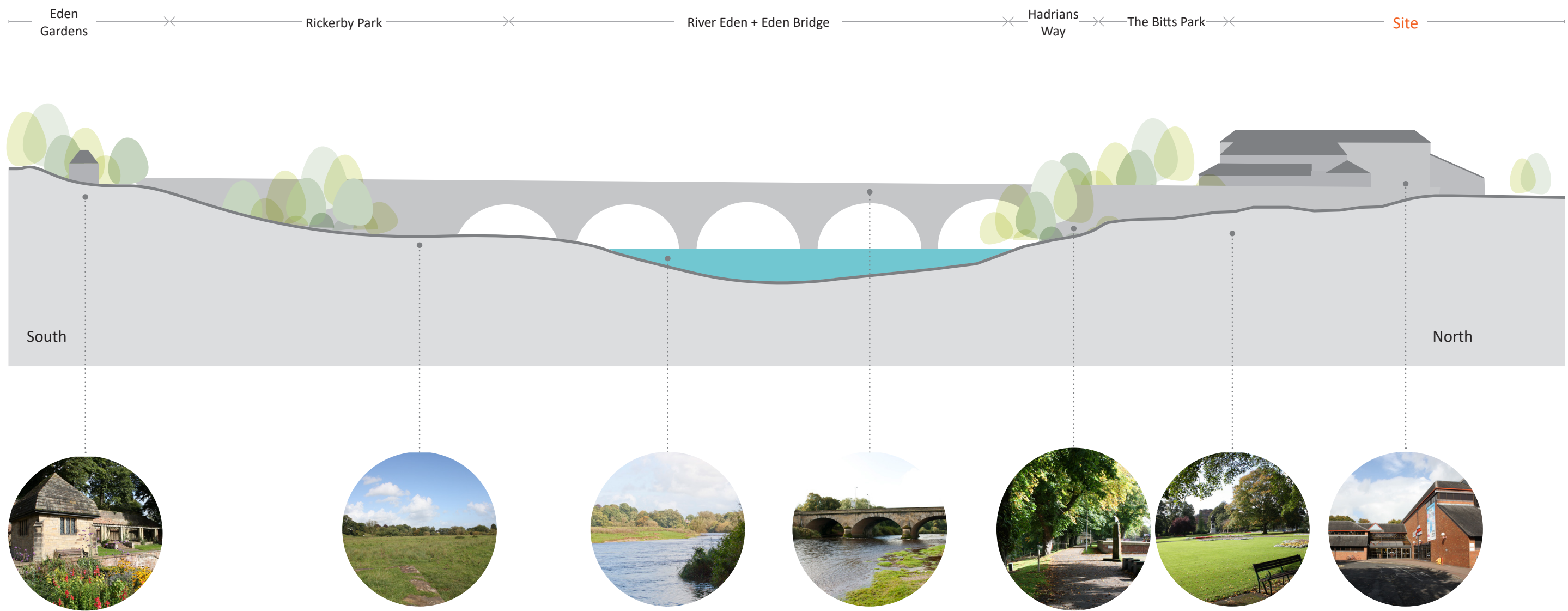
# Site Analysis

## Zoning + Routes



# Site Section

## Existing Site Section

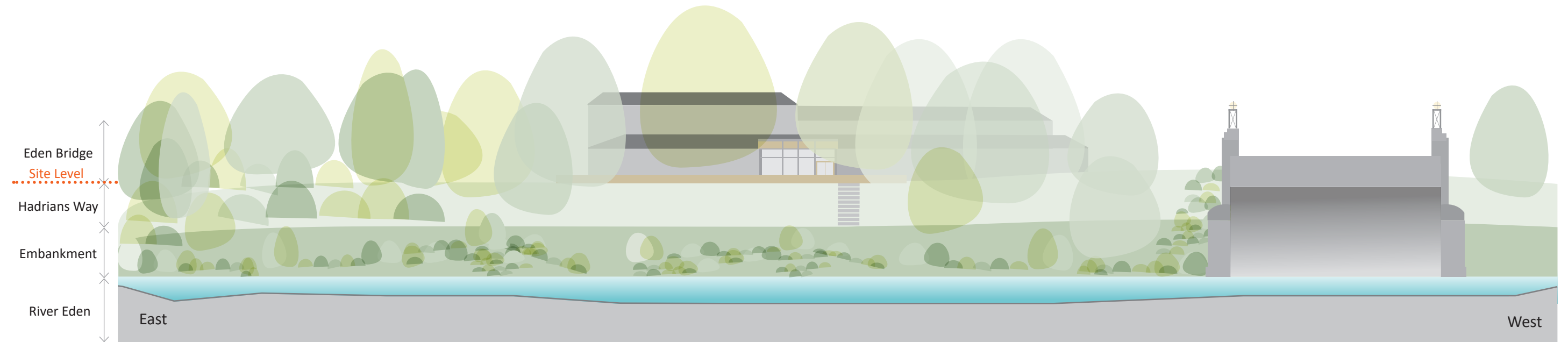


\*Site Section for illustrative purposes only, a detailed topographical survey required for an accurate site levels



# Site Section

## *Existing Site Section*
















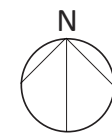
\*Site Section for illustrative purposes only, a detailed topographical survey required for an accurate site levels

# Site Analysis

## Constraints

### Key

	Leisure Centre		River Eden
	Site Boundary		Embankment
	Trees		Existing Water Mains
	Existing Concert Hall		Listed Structure
	Flood Defence Wall		Pollution and noise source
	Existing Substation		Current Carpark
	Slope Direction		



\*Site Boundary taken from 2010 planning application. TBC.



# Site Analysis

## Opportunities

Existing trees along Hadrian was path to the north of the site provide a natural veil to the site when viewing from Rickerby Park

Key

Leisure Centre

Connecting "Street"

Trees

Active Elevation

Key Views

Flood Defences

L01 Views

River Eden

Embankment

Hadrian's Way Footpath

Potential Landscaping opportunities

Development Area

Enhanced building connections

N

Hardwicke Circus

DFS

Bitts Park

Bridgewater Rd.

Newmarket Rd.

River Eden

22 /The Sands Leisure Centre / Stage 2 Report

PICK  
EVERARD

GjConsilium

oobe

paceconsult

BUROHAPPOLD  
ENGINEERING

GT3  
ARCHITECTS

CARLISLE  
CITY COUNCIL



# Local Colour Palette

*Urban Landmarks*





# Local Colour Palette

## *Rural Landmarks*





## 2 / History

---



# Conservation & Heritage

## Site History

The adjacent maps track the site uses from the year 1870 through to the current day.

1870 – The site forms part of the Cattle Fairground/Auction Mart. As a key location directly south of the Eden bridge the site offered a site of easy access from both rural and city zones. The Turf Hotel can be seen to the East.

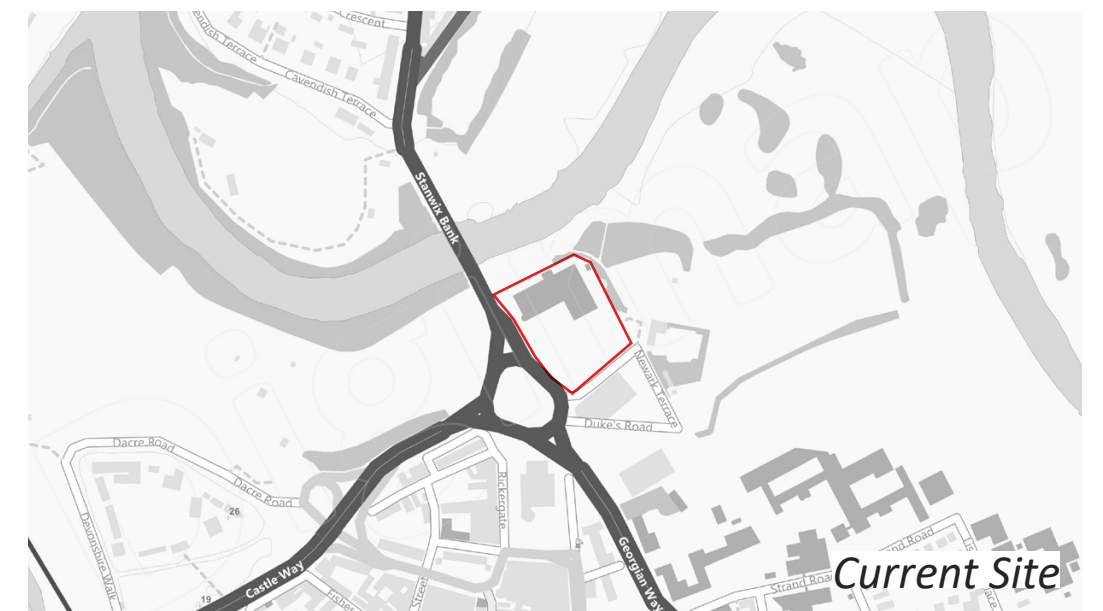
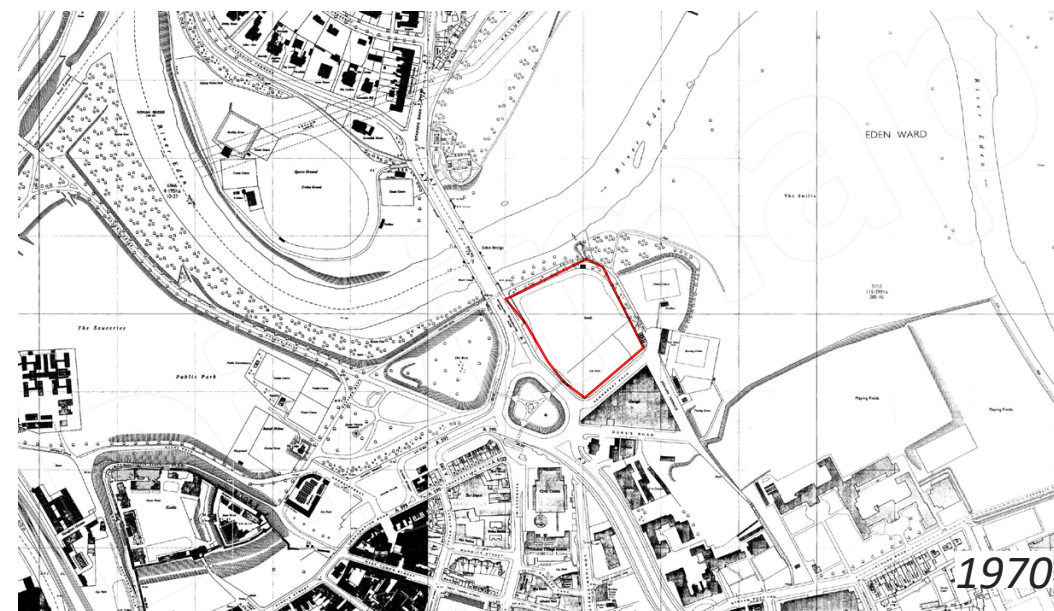
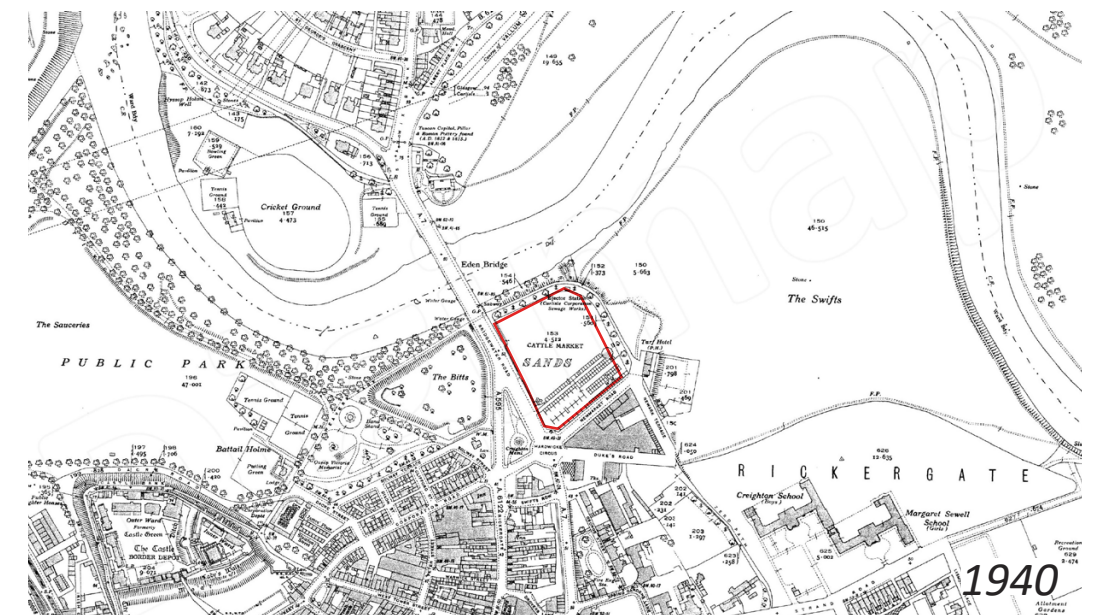
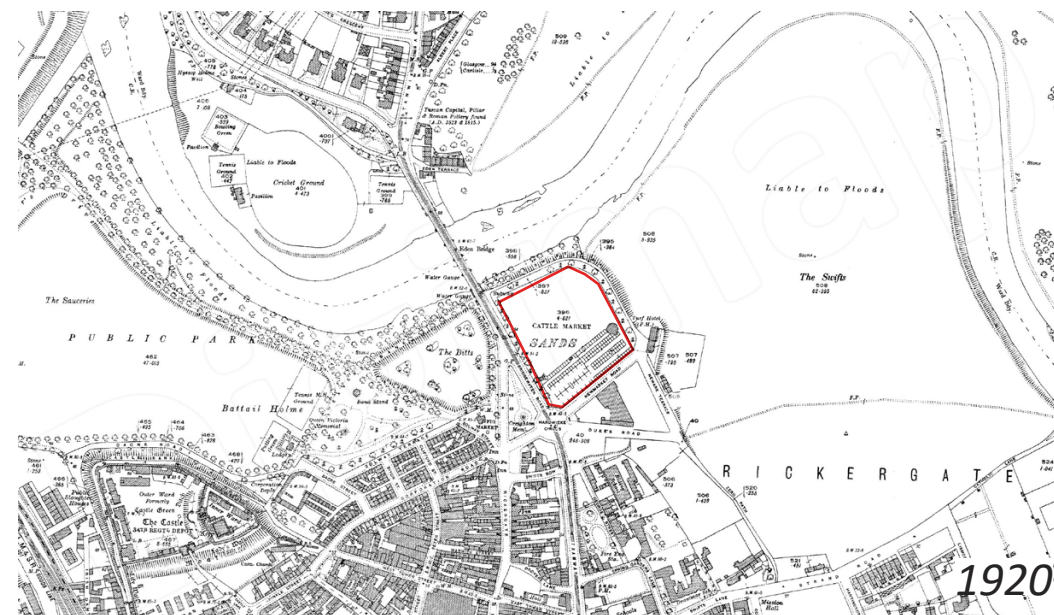
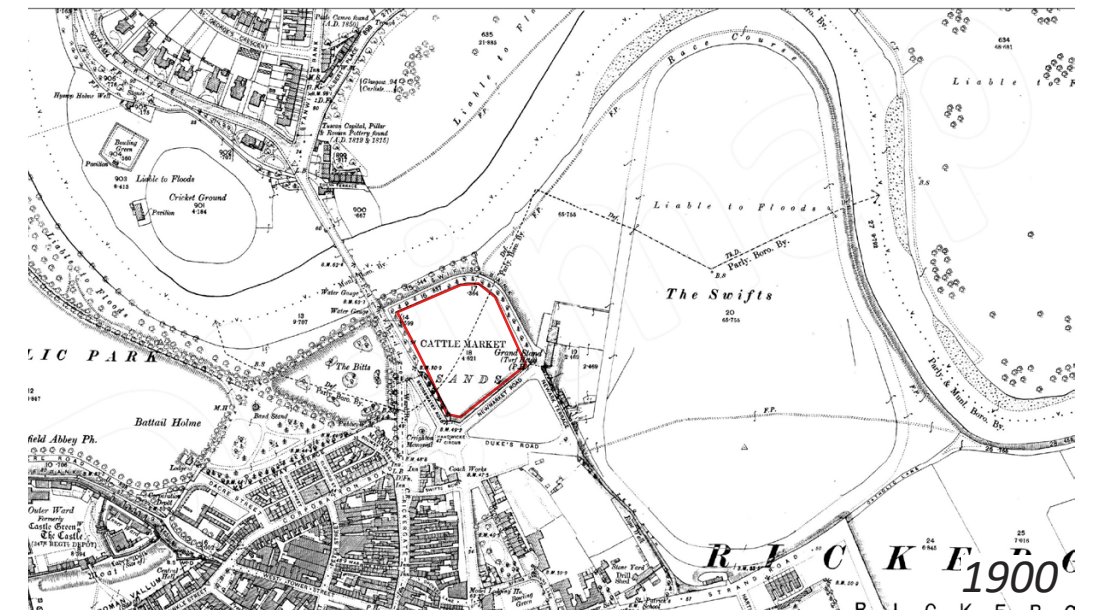
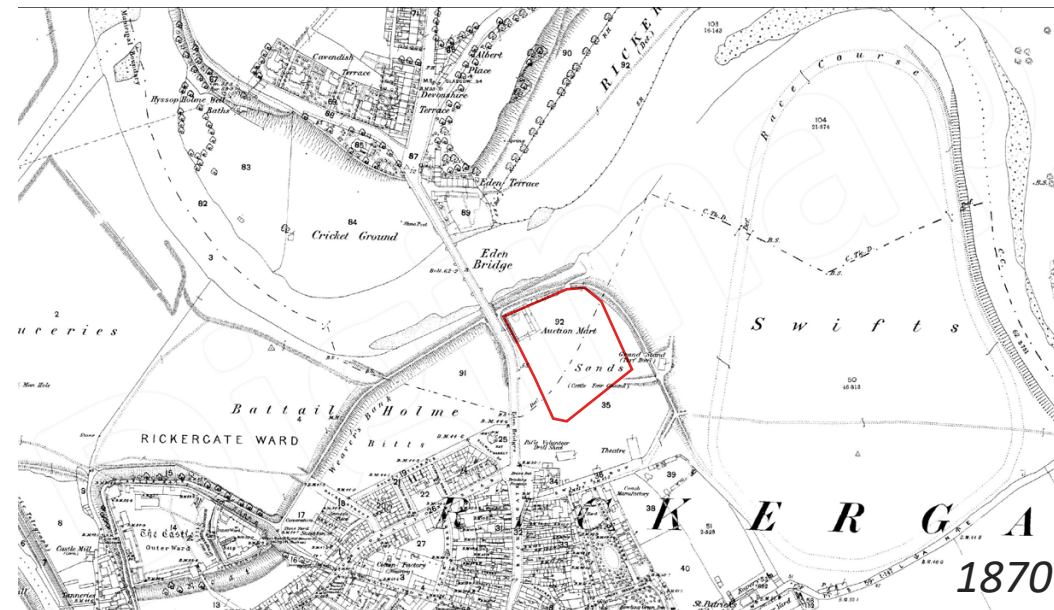
1900 – Retained as a Cattle Market the adjacent and bounding roads have been formalised with the site taking the shape it currently occupies.

1920 – Formalised parking for carts has been added to the south of the site

1940 – Largely unchanged since 1920

1970 – Site largely unchanged since 1920, additional outdoor sporting facilities of tennis courts and bowling green added to the East. Hardwick Circus has been formalised into a sunken garden with underpass connections.

Current – Existing Leisure centre built in 1985, site boundary largely retained since 1900.





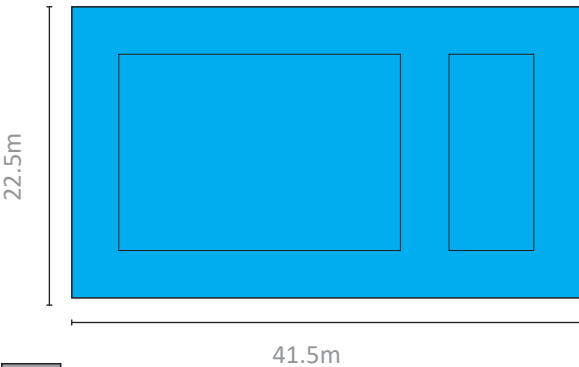




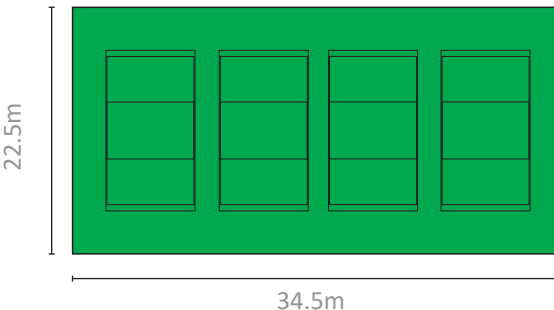
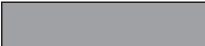

## 3 / Brief

---



# Sands Area Breakdown


## Proposed GT3 Scheme - Graphic Brief

SPORT ZONE		Notes	Area	Notes		Area
Pool Area						
	25m x 8 lane MAIN POOL (COMMUNITY STANDARD?)	670 m²		120 station gym @ 4.5m² per station Inc. Strength and conditioning zone	540 m²	
	20 x 8m LEARNER POOL	320m²				
		990 m²				
	Store @ 10% of water area	60 m²				
	Timing Room	10 m²				
Spectator Gallery						
	250 spectator seats. Sports England Guidance for 25m x 8 lane pool. (Could review requirement to reduce seat numbers to 200min as pool is community not competition) GLL PREFER TO RETAIN 200	170 m²				
4 Court Sports Hall						
	Sports England 4 court sports hall	690 m²				
	Badminton	4 x courts	Community/Club			
	Basketball	1 x Court	Community/Club			
	5-a-side	1 x Court	All levels			
	Netball	1 x Court	Community			
	Volleyball	1 x Court	Community/Club			
	Boccia	4 x Court	All levels			
	Trampolining	(harness points required)				
	Gymnastics	(harness points required)				
	Optional Sports - Futsal/Handball/Kofball					
	Store @ 12.5% of hall area	90 m²				
	Spectator Area	40 m²				
SUB-TOTAL					2950m²	



# Sands Area Breakdown




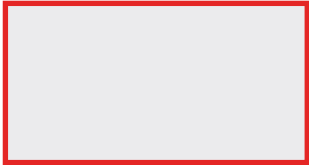


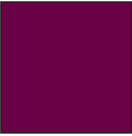
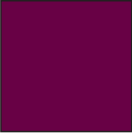


## Proposed GT3 Scheme - Graphic Brief

Notes		Area	Notes		Area	
SPORT SUPPORT ZONE						
Wet Change Area			Dry Change Area			
	58 PERSON @ 5m² INC. 6 FAMILY CHANGE CUBICLES  (Based on Sport England Steady State conditions calculation)  Arrangement of changing to assist change over of school groups.  Accessible change facilities as per Sport England Guidance  2 X ACC CHANGE  2 X ACC WC  CHANGING PLACES  2 X 20 PERSON GROUP CHANGES (Check Requirement - GLL to remove)  WC facilities as per Sport England Guidance on 50/50 split  MALE WC      2 WC 5 UR 3 WHB  FEMALE WC    6 WC 4 WHB		430m²		SPORTS HALL CHANGE (REQ. 32 PERSON) (As per Sport England Guidance)  2 x Dry Change inc. WC + Showers @2m² per person (Sport England requires 1.6m², not inc. WCs)	65 m²
				FITNESS CHANGE - 120 person occupancy (Allow for -35% as per Sport England Guidance)	78 positions @ 1.6m² per position inc. 12 shower postions (1 per 6)	125 m²
				STUDIO CHANGE 2 x 25 person studios = 50 (Allow for -35% as per Sport England Guidance)	33 positions @ 1.6m² per position inc. 6 shower postions (1 per 6)	55 m²
				PUBLIC WC (@1000 persons w. interval) Max capacity 1400?  Current WC numbers: Area 120m² Female - 14 WC, 14 WHB Male - 14 Ur, 6 WC, 10 WHB  WC Provision to be reviewed , GLL- Current Female under capacity/Male works.	2 x AWC 2 x Baby Change 3 x Male WC + 11 urinals 6 x Male WHB 26 x Female WC 14 x WHB  BS6465 TABLE 7 50/50	180 m²
			First Aid			
					10 m²	
			SUB-TOTAL			
			865 m²			



# Sands Area Breakdown

## Proposed GT3 Scheme - Graphic Brief

Notes		Area	Notes		Area
<b>GENERAL SUPPORT ZONE</b>					
<b>Office</b>			<b>Cafe/ Street Zone/ Event Hospitality</b>		
	GENERAL OFFICE (10 persons @ 6m²) 2 x Managers 1 x Admin 5 x Arts/Ents 2 x Tech	60 m²		L00 Inc. 200m² cafe space	500 m²
	STAFF FACILITIES - Inc. Social and Kitchen, dedicated Staff WC	30 m²			
	FITNESS OFFICE INC. Consultation room	25 m²		L01	250 m²
	RECEPTION OFFICE	25 m²			
	RECEPTION DESK	20 m²			
<b>Bar/Servery</b>			<b>SUB-TOTAL</b>		
	L00 - 4/5 SERVING POINTS - TO INCLUDE GRAB & GO COFFEE ZONE FOR SWIM PARENTS OVERLOOKING POOL	60 m²			
	L01 - 4/5 SERVING POINTS	60 m²			
	BEER CELLAR	30 m²			
<b>NHS Suite</b>					
	Area based on exisiting	265 m²			
			<b>SPORTS SUBTOTAL</b> 2950m²		
			<b>SPORTS SUPPORT SUBTOTAL</b> 865m²		
			<b>GENERAL SUPPORT SUBTOTAL</b> 1325m²		
			<b>TOTAL SUM</b> 5130m²		
			<b>CIRCULATION @7.5%</b> 385m²		
			<b>*PLANT @7.5%</b> 385m²		
			<b>INT WALLS @5%</b> 255m²		
			<b>6165m²</b>		
			<b>*ADDITIONAL ROOFTOP PLANT @4.0%</b> 200m²		
			<b>ABACUS FIGURE AT TENDER 4984m²</b>		



## 4 / Concept Design

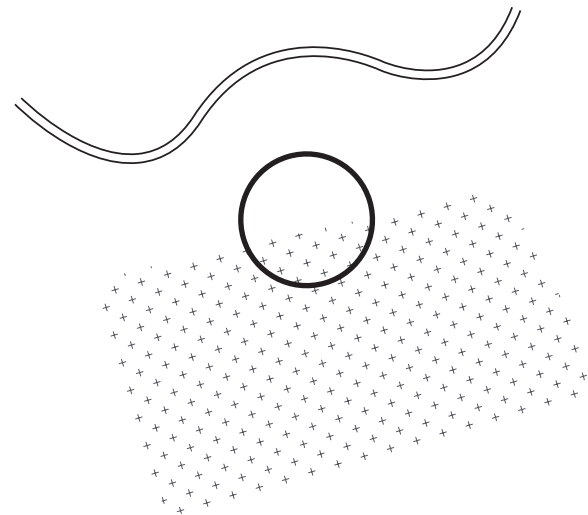
---



# Key Themes

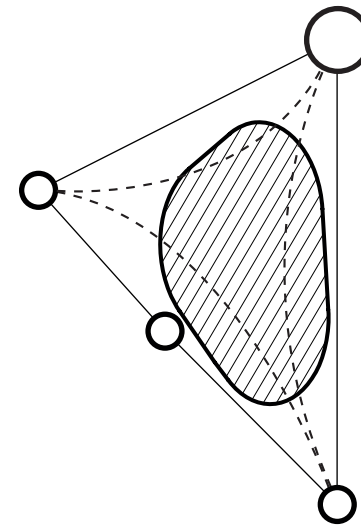
## *Parti Diagrams*

It is important that there is a bridge between the overarching vision for a project and the more detailed design concept. This is achieved through the development of a series of key themes which characterise the vision and capture the essence of the project. The themes (which are not necessarily physical or spatial in nature) are general principles that will guide and inform the development of the design as it progresses through the conceptual and technical stages of the project.



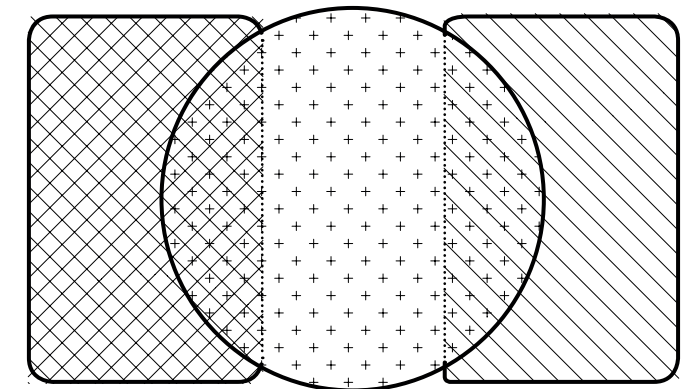
### 1) Where the City Meets the Country

- A development that mediates between the urban and the rural
- A development that physically connects to the river and its embankment
- A place that brings together people for a variety of purposes



### 2) A Culture/Leisure Landmark

- Working with the fabric of the City
- A gateway into and out of the City
- A new cultural & leisure landmark to complement the existing features

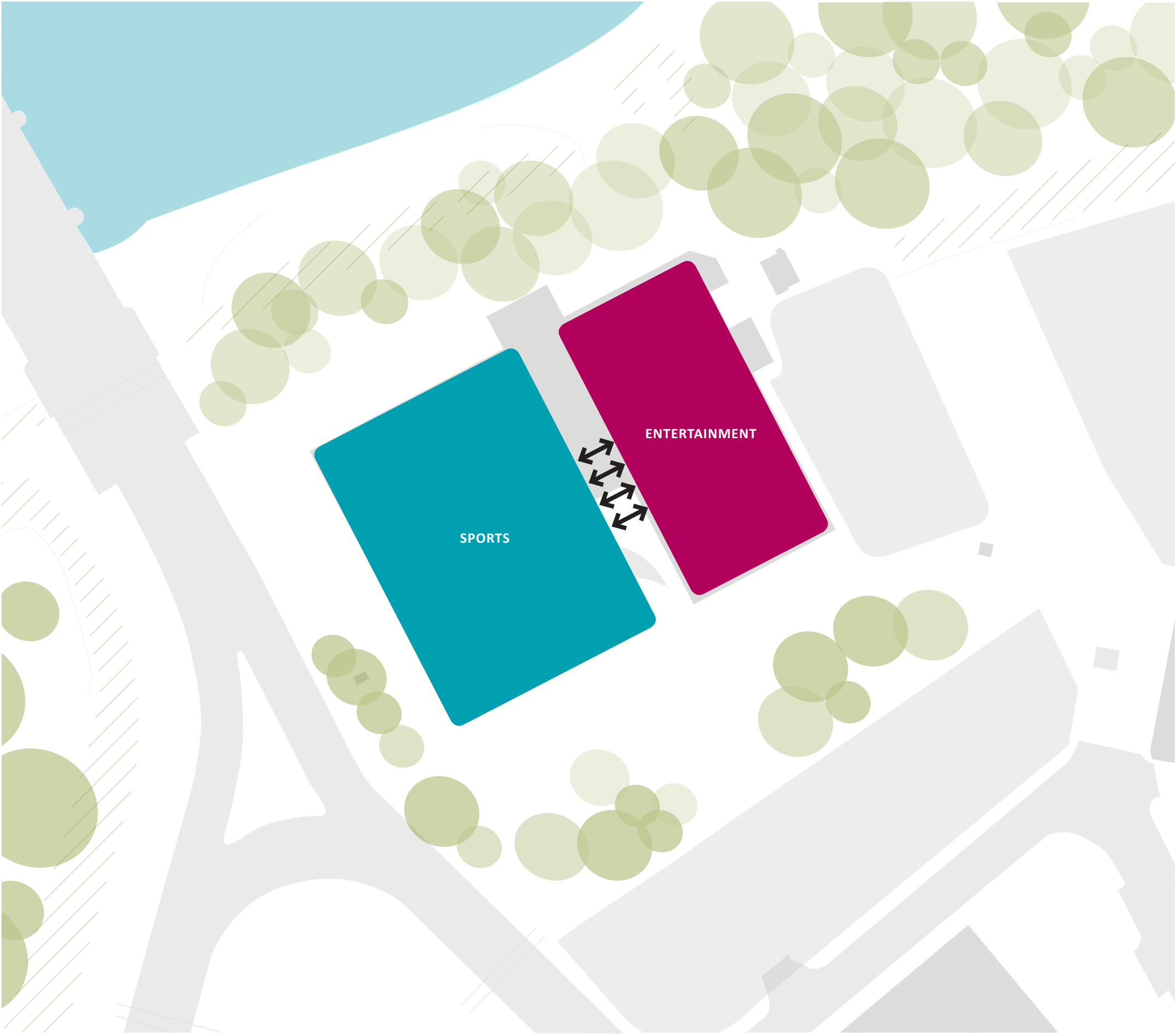


### 3) Where Sport Meets the Arts

- An innovative combination of uses and activities
- A series of flexible, shared spaces to meet a wide variety of needs
- A unique development with a unique character



Concept Design  
*Sport + Event Relationship*

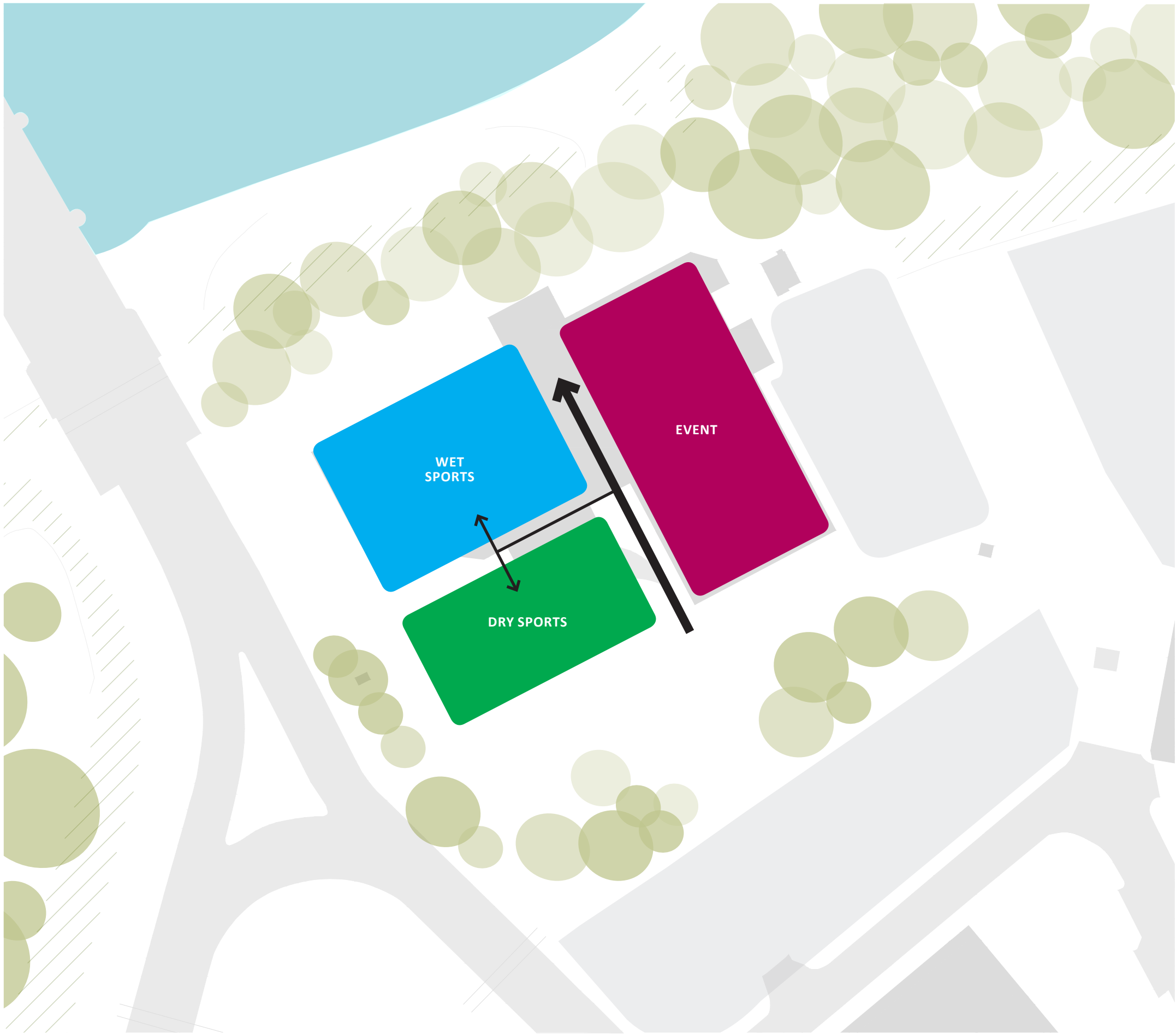


Key





Concept Design  
Wet / Dry Sports + Events  
Relationship



Key





# Concept Design

## *L00 Plan*

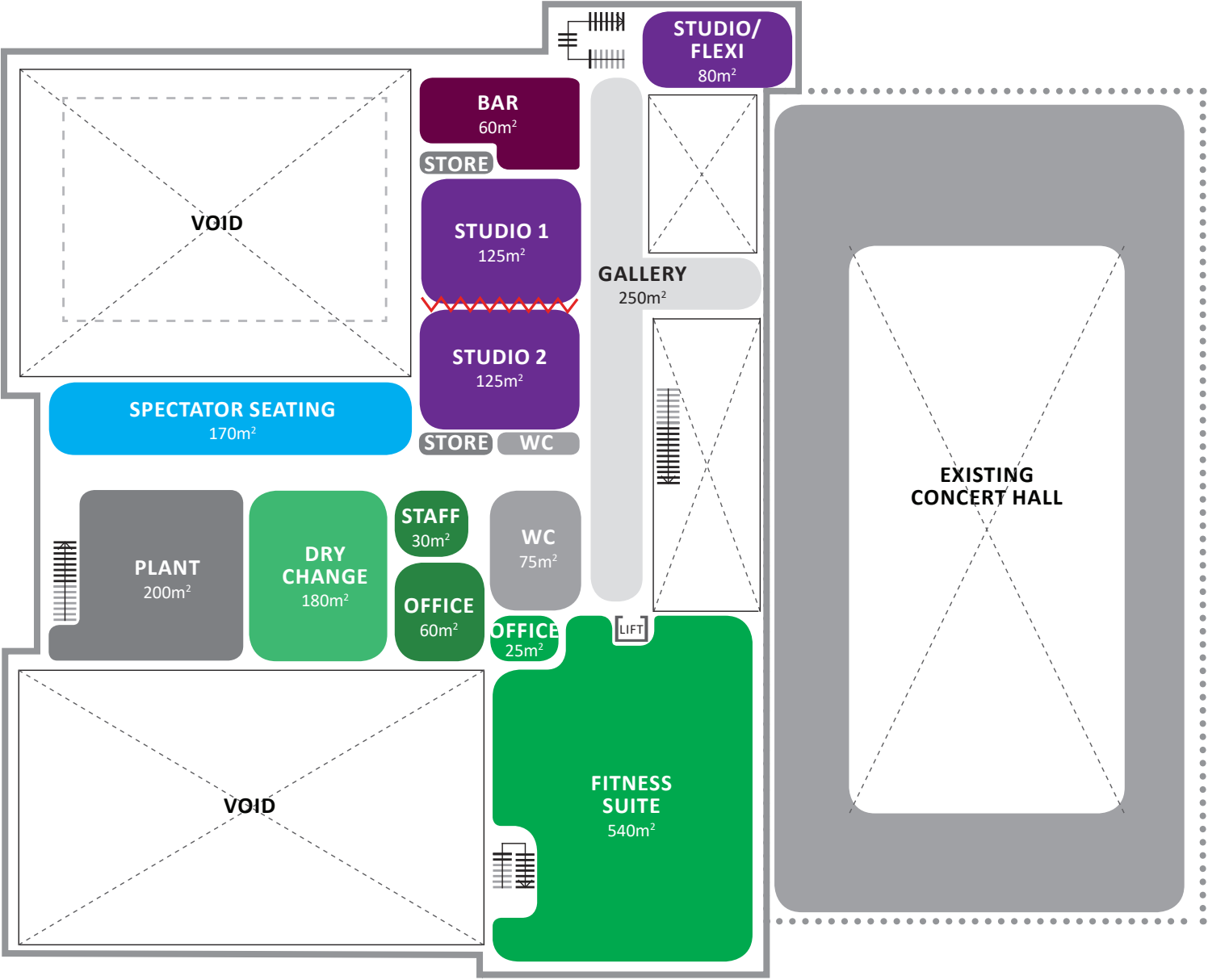
---



# Concept Design

## *L01 Plan*

---



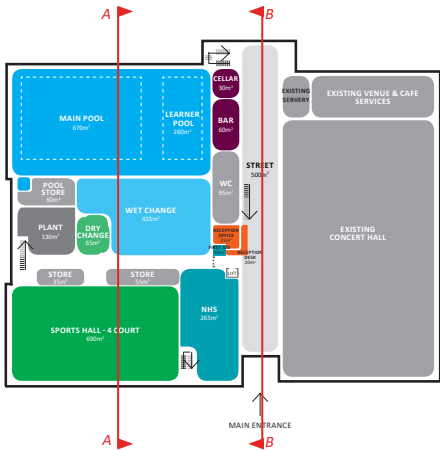
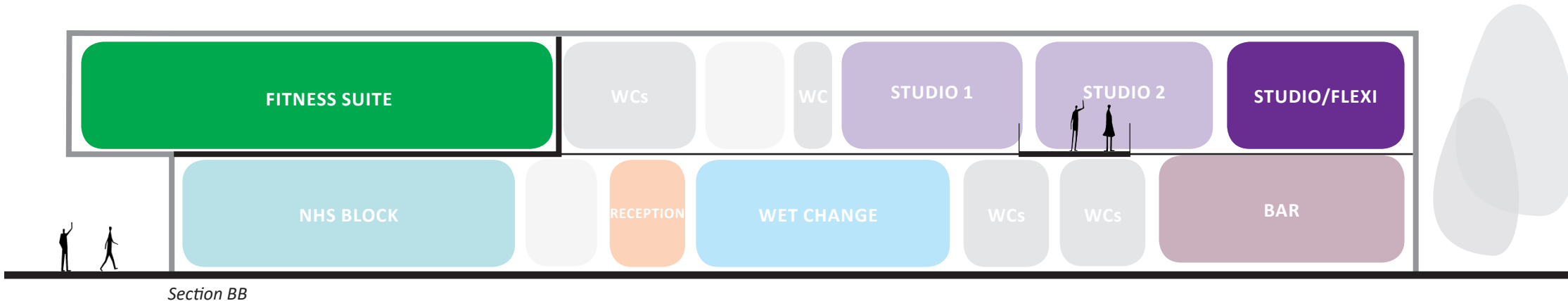
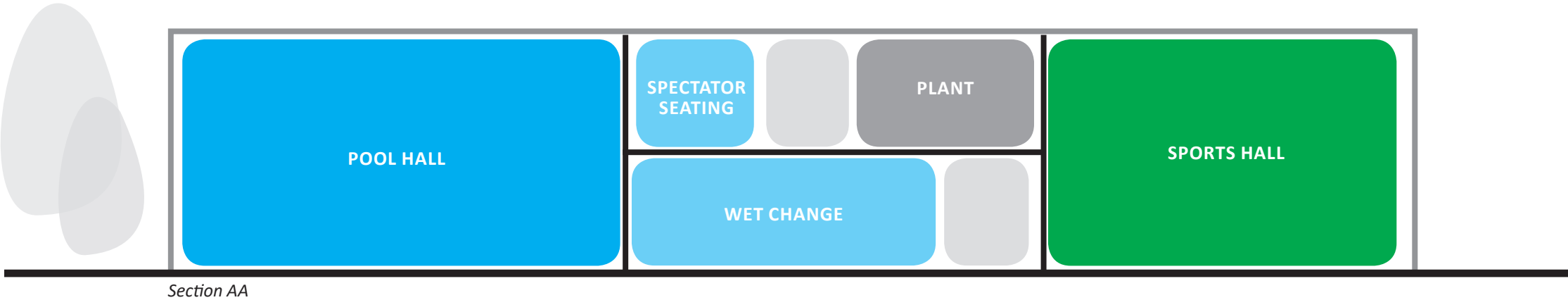
**Key**





# Concept Design

## Sections AA + BB



# Concept Design

## Sections CC + DD

