

Appendix 2 - Concept Design

Report to Cabinet Regeneration Sub Committee - September 2017



RIBA STAGE 2 **CONCEPT DESIGN REPORT:**

PROPOSED LEISURE CENTRE

Braywick Leisure Centre, Maidenhead

CLIENT: Royal Borough of Windsor & Maidenhead

To be read with Burke Rickhards drawings/documents:

Location Plan	2169 (2100) 06
Site Plan	2169 (2100) 01 Rev 1
RPA	2169 (2100) 02 Rev 1
Ground Floor Plan	2169 (3100) 00 Rev 4
First Floor Plan	2169 (3200) 00 Rev 4
Concept Sections	2169 (5000) 01
External Images	2169 (6000) 01
Internal Images	2169 (6000) 02

**DOCUMENT
ISSUE/REVISION**

Revision	Date	By	Notes
Draft	03/08/17	RC	Draft Issue
Final	04/08/17	RC	CRSC Report Issue

1.0 Introduction

Burke Rickhards were appointed in May 2017 as Architects and Lead Designer for the replacement of the Magnet Leisure Centre to Braywick Park, Maidenhead. The project programme is extremely challenging and the site is not without its complexities. The Park currently sits within the Green Belt, although the emerging Local Plan removes this designation and supports the relocation of the leisure centre. It has been established that the much loved and very well used Magnet Leisure Centre has reached the end of its economic and useful life and needs replacing. After careful analysis, detailed consideration and extensive consultation undertaken by GL Hearn and reported to CRSC on June 13th 2016, the Braywick Park site has been chosen as the best location for the new centre.

This report sets out the design development work has been undertaken, in line with the agreed RIBA Schedule of Services, from Stages 0 to 2. That is from the Strategic Brief to the Concept Design presented. The services, in line with the design process, are iterative and it has been essential the design and project team maintain a holistic approach. It is pleasing to report that the high level of collaboration needed to progress this scheme to such a tight programme has been achieved and provides the seamless platform for delivering an outstanding facility in the park and of the park.

2.0 Strategic Site Analysis

Braywick Park is a well-established sports and recreation destination for Maidenhead, with a varied collection of existing facilities including a rugby club, athletics track, public house, plant nursery, cemetery and golf driving range. The park also includes a nature reserve and Green Lane, a cycle track part of the Sustrans network. Consequently, there is a good level of infrastructure serving site within a mature landscape setting. The site has not always enjoyed its verdant setting, being used an amenity site for waste tipping.

Access and egress to the site is to be taken from the existing car park, utilising the existing access from Braywick Road. Unless the Transport Assessment recommends to the contrary, the existing park access is to remain in its current state. For the new facilities to be successful, they must integrate with the overall park and this will require a high degree of 'permeability' in the design. From the construction perspective, the existing infrastructure and site size facilitate good segregation and access.

The site is generally level, with a minor topographic depression to the centre. The land to the rear of the site is fill and is not recommended for construction of the main building. The ground is Kempton gravels on a chalk bed. Whilst outside the flood plain, the site is potentially liable to fluvial flooding. The implications of these are considered in detail in the Structural Engineers' Report.

Whilst the site is of limited ecological value because of its use of golf driving range and being predominantly close-cut grass. However, there are some very significant trees, which significantly influence and require integration into the design. Maintaining a sylvan setting and retaining good levels of landscape screening are also key, especially in relation to views into the site from the neighbouring properties.

On the basis, the parking will sit to the Braywick Road side of the site, with the building and courts to the park, noise is not considered to be a significant issue for the strategic development.

The site is roughly rectangular with its long axis orienting south west to north east. Strategically, the design should seek place external seating with a southerly aspect, the pool hall on a northerly aspect to minimise glare. The orientation of the hard courts will be less significant provided there is floodlighting.

3.0 Surveys

Ecology

As part of the Ecological Appraisal, an extended Phase 1 habitat survey and Habitat Suitability Index (HSI) assessment were undertaken. The context is that The proposed development will result in the loss of common and widespread habitat types of limited intrinsic ecological value, small areas of foraging and sheltering habitat for reptiles and common toads, a small number of trees and the buildings that could support roosting bats and nesting birds. However, a further survey for roosting bats coupled with surveys to determine the use of the site as a foraging and commuting resource by bats has been recommended.

The report recommends the following protection, mitigation and compensation measures:

- Considerate construction and avoidance of pollution
- Incorporation of native trees, shrubs, grasses and forbs into proposed landscaping
- Protection of retained woodland, trees and hedgerows
- Avoidance of shrub, scrub, hedgerow and tree clearance works during the bird nesting season (March-August inclusive)
- A precautionary working method during vegetation clearance
- The creation of new ecologically valuable habitats
- The installation of bird and invertebrate boxes

Our Landscape Architect has been working closely with the Ecologist and all the above have been included within the Landscape Concept. There are potential programme implications, which will require detail consideration at the next stage.

Tree Survey

The parkland is a mature setting, where the trees contribute significantly to the character and amenity. Maintaining and enhancing the sylvan setting has been a fundamental part of the analysis and strategic development of the project. Whilst there is a requirement to remove trees from the site to enable development, the very high-quality trees have been retained and integrated within the landscape and architectural design. A further Arboricultural Impact Assessment will accompany the planning application.

Archaeology

The Desk-based Assessment revealed the area surrounding the proposal site is rich in archaeology of all periods from the Mesolithic onwards. A possible Roman road traversed the proposal site though there is much doubt about the likelihood of this. While the proposal site remained mostly undeveloped until the 1970s when the golf driving range was laid out (the existing buildings postdate 1993), its easternmost section has been extracted for gravel and sand and then used for landfill in the 1960s. For this area, it is not possible that any below-ground archaeological deposits

or finds would have survived. However, in the absence of cartographic proof for quarrying within the remainder of the proposal site and the evidence from geotechnical investigations for in-situ gravel, it is considered that further information from field observation will be required to establish the archaeological potential of the remainder of the proposal site. This could be achieved by an appropriately worded condition to any consent gained.

Ground Investigation - Phase 1 Preliminary Risk Assessment and Phase 2 Environmental and Geotechnical Site Investigation Report

The implications of this report are covered within the Structural Engineers' Report. The Concept Design has been developed with in collaboration with the engineers and the findings of this report.

4.0 Brief Development & Consultation

In conjunction with the Strategic Analysis, we have been developing the brief with the Project Team and consultees. More detail on consultations undertaken so far is documented within Appendix 6 of the main report. Noted below are key comments from recently undertaken meetings. Wherever practical we have incorporated the many helpful suggestions within the brief.

Sport England

We have met with the Planning Officer and presented our scheme. The general reaction was positive as the scheme very much aligns with Sport England's change in emphasis on improving general activity levels. As a community facility enhancing existing links with other users of the park and with the parkland itself and offering family friendly options with intergenerational activities, it was agreed there were significant benefits.

We still need to confirm the overall impact of the loss of golf range does not set precedent and has suitable mitigation.

SportsAble

Accessibility is a core element of the design brief and will be followed through in the detail design. Considerations noted:

- Wheelchair accessible buses to serve the site
- Removable steps to access main pool and permanent pool lift in recess
- Poolside showers for full cleaning
- Sports wheelchairs access and wheelchair storage
- Wheelchair basketball accommodated in half of main hall
- Robust, accessible changing for wheelchair teams

Swimming Clubs (Maidenhead & Windsor)

The support again was generally positive, as the new facilities improve on the existing providing additional pool area both in the main and learner pools. We are also providing a poolside Swimming Club Room, suitably located for competition usage. The pool surround is to be designed to allow for congregating spaces for both competitors and adults with young children.

Squash Club

The provision of 4 courts was welcomed and considered essential for the club to survive. Gallery viewing preferred, but if not practical, glass backed courts essential

for child protection for one to one training. Access to a meeting room a preference to engender greater club atmosphere.

Nursery

The provision of an Ofsted compliant, 18 place Nursery facilities for 2 to 5-year olds was welcomed. External play area is essential and a linkage with the Soft Play provision would be beneficial. Current usage of Soft Play early in the morning is an existing benefit at the Magnet LC.

Parkwood

There was strong support for the concept of a public access to run through the centre. The improved connectivity with the park and the simple wayfinding were key benefits. Most of comments were pertinent to detail design development, with agreement on the general level a disposition of facilities. Improved catering, enhanced referral provision and reduced changing areas were key items identified.

As part of the brief development process we also undertook an Environmental Services Workshop to consider delivering a highly efficient and sustainable centre. Refer to the Stage 2 MEP Report for further detail.

We have also documented within Request for Information schedule the changes and clarifications to the original brief.

5.0 Project & Design Programmes

The team has been focussed on maintaining swift progress to the concept design, whilst undertaking sufficient feasibility considerations to ensure the delivers high quality and utility, efficiently, effectively and elegantly. There have 6 options produced, each refining the scheme and incorporating comments and updates to the brief. We have challenged the siting, but found the disposition most logically follows the layout presented with this report.

Using the extensive experience of the project and design team, we have been able to deliver a scheme which meets the rightfully high expectations of the Council with a highly efficient and elegant scheme. We remain on target to deliver against the overall programme, provided there is no delay in the approval process.

6.0 Concept

The concept for the design of the proposed new leisure centre in Braywick Park, Maidenhead arose from the strategic analysis of the site.

The chosen site for the building responded to the consideration of ground conditions, and its relationship to other existing developments within the park, existing car parking, existing trees, and its proximity to Braywick Road for access.

It was felt that if such a large building was simply dropped into the park it could produce a large visual and physical barrier that would be detrimental to the park and break connectivity between Braywick Road and the rest of the extensive parkland setting.

The idea developed therefore of a central top glazed winter garden extending right through the depth of the building from front to rear. This winter garden would be a public thoroughfare allowing access right through the building with first floor galleries providing the controlled access to the upper level sports facilities. This internal street would also separate the primary wet and dry facilities of the pool hall and sports halls (accessed at ground level). The street or winter garden is a simple and primary circulation route off which all facilities are accessed. This makes way finding through the building obvious and simple, as well as facilitating good supervision of those using the building.

As this internal street is a public thoroughfare and not only for users of the leisure facilities, it creates added value to the park, as a bad weather refuge, refreshments base and focal point to the use of the park by the public.

The other aspect of the concept was that this large building should blend into the landscape as much as possible. The idea was to use appropriate sympathetic materials and the creation of a dramatic curved floating roof over a large glazed façade to create a more organic form, and the perception of a lightweight structure.

The idea developed of a glazed first floor fitness suite providing a high-level shop window for the activities within the building. At night time, this extensive band of glazing would be illuminated continuing the visual excitement of the building and as a strong advertisement for the facilities.

Uniquely, this is a double fronted building with the elevation to the extensive parkland to the north east as important as the frontage facing Braywick Road. The idea developed of this internal street and public thoroughfare extending externally, with an axial boulevard of trees continuing pedestrian access from Braywick Road into and through the building and into the Parkland beyond.

The car parking servicing the building was conceived as an extension of the existing car parking. To soften this parking into the landscaping, the extensive use of tree planting was considered the most effective tool. Low level planting would not be seen amongst the cars whilst trees would give the perception of a more naturalistic area with greater visual impact, particularly given the scale of the proposed new building.

This concept, we believe, is a very positive added value to the park and a sympathetic strategy for integrating this large complex into this sensitive parkland setting.

7.0 Cost Information

Throughout the design development we have been in close consultation with the cost consultant. The design has been developed with economical delivery of a high-quality environment. Some key aspects of this:

- The Pool Hall (wet) and the Sports Halls (dry) are separate structures
 - Ease of construction
 - Clarity in use
- Being rectangular in plan, the form is economic and reduces amount of external wall
- Building planned to an economic structural grid
- Section minimises Pool Hall volume

- The services strategy is closely integrated for ease of access, maintenance and enclosure
- External features incorporated into drainage strategy – ditches and dry ponds

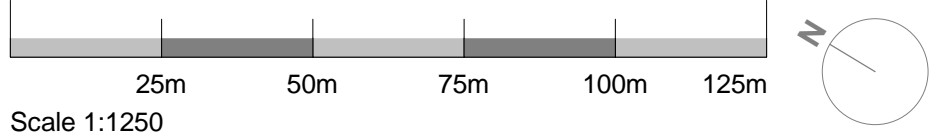
We have been providing comparative area analysis with the original area schedule for each of the iterations to ensure the brief refinements are properly reflected and the design delivers the economy with the greatest elegance.



Key

- | | | |
|--------------------------------|------------------------------|---|
| 1. Proposed sub-station | 8. Cycle & pedestrian route | 15. Cars in |
| 2. Service yard & turning area | 9. Cycle route continued | 16. Cars out |
| 3. Coach parking | 10. Staff parking | 17. Bus stop |
| 4. Netball courts | 11. Minigolf | 18. Cemetery Lodge |
| 5. Landscape feature | 12. Golf Centre | 19. Garden of Remembrance |
| 6. 3G court 40x60m | 13. Existing car park | 20. Pedestrian path to cemetery |
| 7. Woodland edge planting | 14. Service/coaches in & out | 21. Open space with childrens play area |
| | | 22. Concourse |

- | | | |
|------------------|----------------------|---------------------|
| Existing Tree | Unimproved grassland | Ornamental shrubs |
| Existing Foliage | Improved grassland | Wild flower grasses |
| Proposed Tree | | |



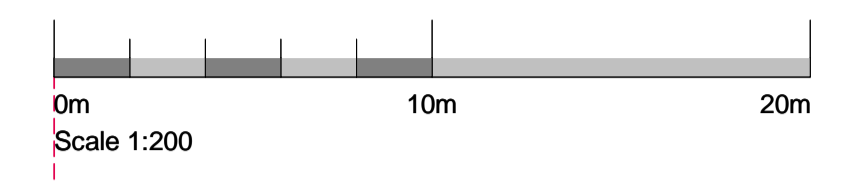
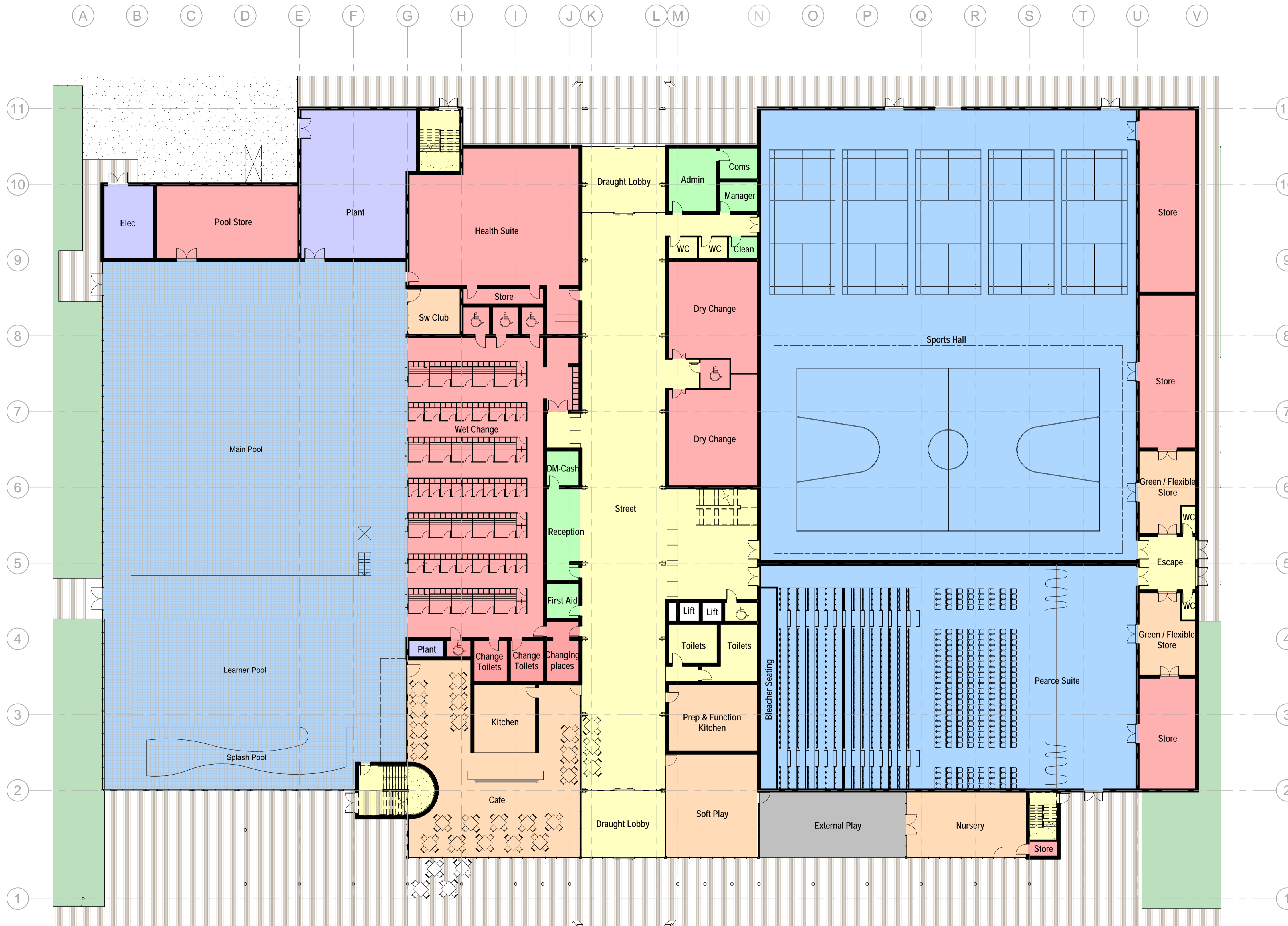
BURKE RICKHARDS
 91 North Hill Plymouth PL4 8JT T (01752) 266111
 www.burkerickhards.co.uk

Chartered Architects Leisure Consultants Project Managers Cost Consultants

No.	Description	Date
1	Stage 2 Report	4 Aug 2017
2	Minor graphic adjustents	10 Aug 2017

Braywick Leisure Centre
RBWM

Site Plan		Rev
Project number	2169	2169-(2100)01 2
Date	27 Jul 2017	
Drawn by	PWJ	
Checked by	RHC	
Scale	As indicated	



- LEGEND**
- Core Sporting Areas (CSA)
 - Essential Supporting Areas (Equipment, Storage, Changing and Sanitary)
 - Foyer / Circulation Space / Public Toilets
 - Internal Plant Areas
 - Core Management Areas
 - Other Areas

No.	Description	Date
1	Minor updates	27.07.17
2	Further minor updates	31.07.17
3	Stage 2 comment	03.08.17
4	Stage 2 Report	04.08.17

Ground Floor Area = 6410

00 Ground Floor Plan
 1 : 200

BURKE RICKARDS
 91 North Hill Plymouth PL4 8JT T (01752) 266111
 www.burkerickards.co.uk

Client: RBWM
 Job Ref: Braywick Park Stage 2 Final Draft
 Title: Proposed Ground Floor Plan

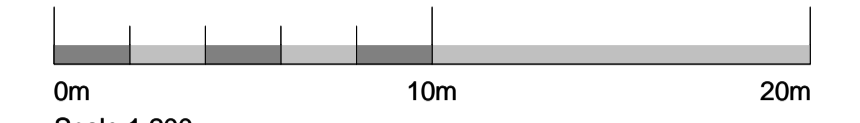
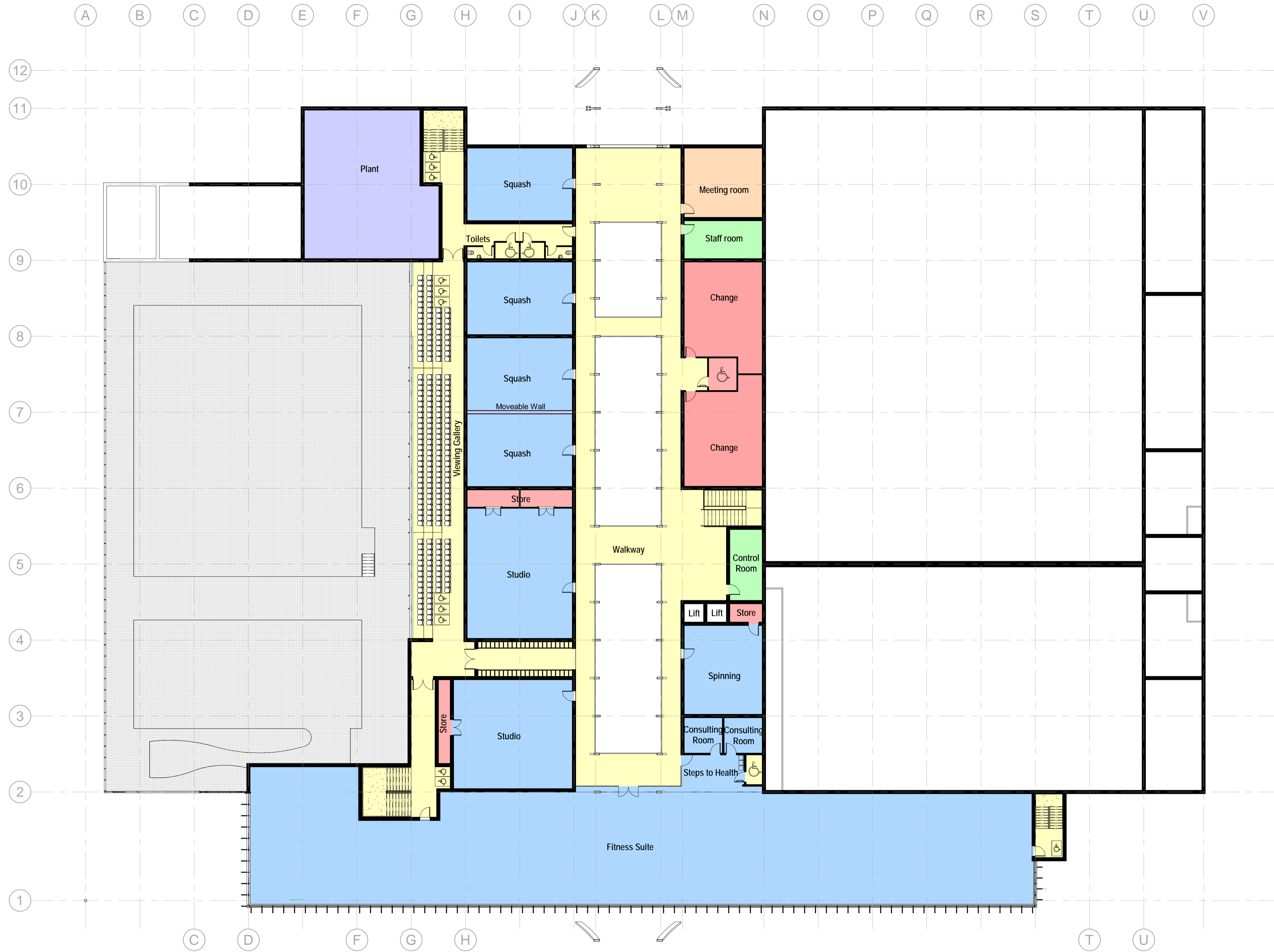
Drawn by: XX
 Date: Issue
 Chkd by: D:XX

Project number: 2169
 Scale: 1 : 200
 Paper: A1

Rev
 2169 - (3100)00 **4**

Chartered Architects • Leisure Consultants • Project Managers • Cost Consultants

04/08/2017 15:31:45



LEGEND

- Core Sporting Areas (CSA)
- Essential Supporting Areas (Equipment, Storage, Changing and Sanitary)
- Foyer / Circulation Space / Public Toilets
- Internal Plant Areas
- Core Management Areas
- Other Areas

No.	Description	Date
1	Minor updates	27.07.17
2	Further minor updates	31.07.17
3	Stage 2 comment	03.08.17
4	Stage 2 Report	04.08.17

First Floor Area = 2586

BURKE RICKARDS
 91 North Hill Plymouth PL4 8JT T (01752) 266111
 www.burkerickhards.co.uk

Client: RBWM
 Job Ref: Braywick Park Stage 2 Final Draft
 Title: Proposed First Floor Plan

Drawn by: XX
 Date Issue: D:XX
 Project number: 2169
 Scale: 1 : 200
 Paper: A1

2169 - (3200)00	Rev
	4

04/08/2017 15:31:57



INTERIOR BLOCK 4_1
1 : 1



INTERIOR BLOCK 2_1
1 : 1

No.	Description	Date

BURKE RICKARDS
91 North Hill Plymouth PL4 8JT T (01752) 266111
www.burkerickhards.co.uk

Client **RBWM**
Job Ref **Braywick Park Stage 2 Final Draft**
Title **3D Views Sheet 2**

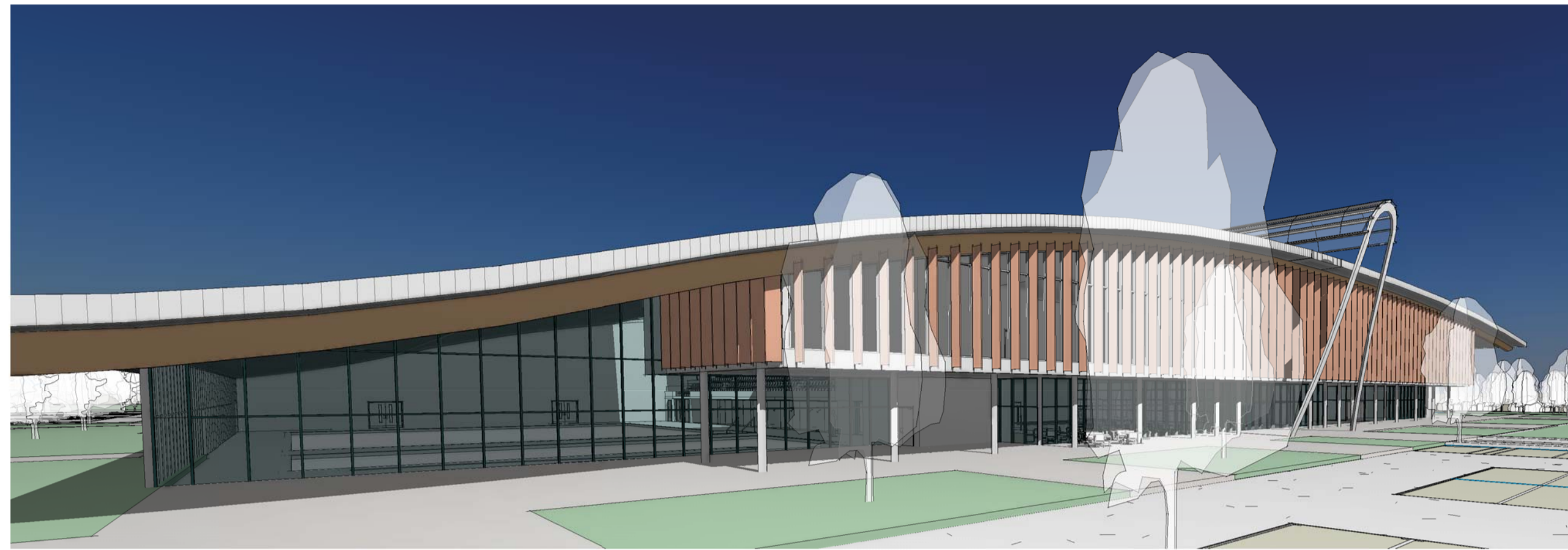
Drawn by/Author **2169**
Date/Issue **1 : 1**
Chkd by/Checker **Paper A1**

Project number **2169**
Scale **1 : 1**
Paper **A1**

Rev

2169 - (6000) 02

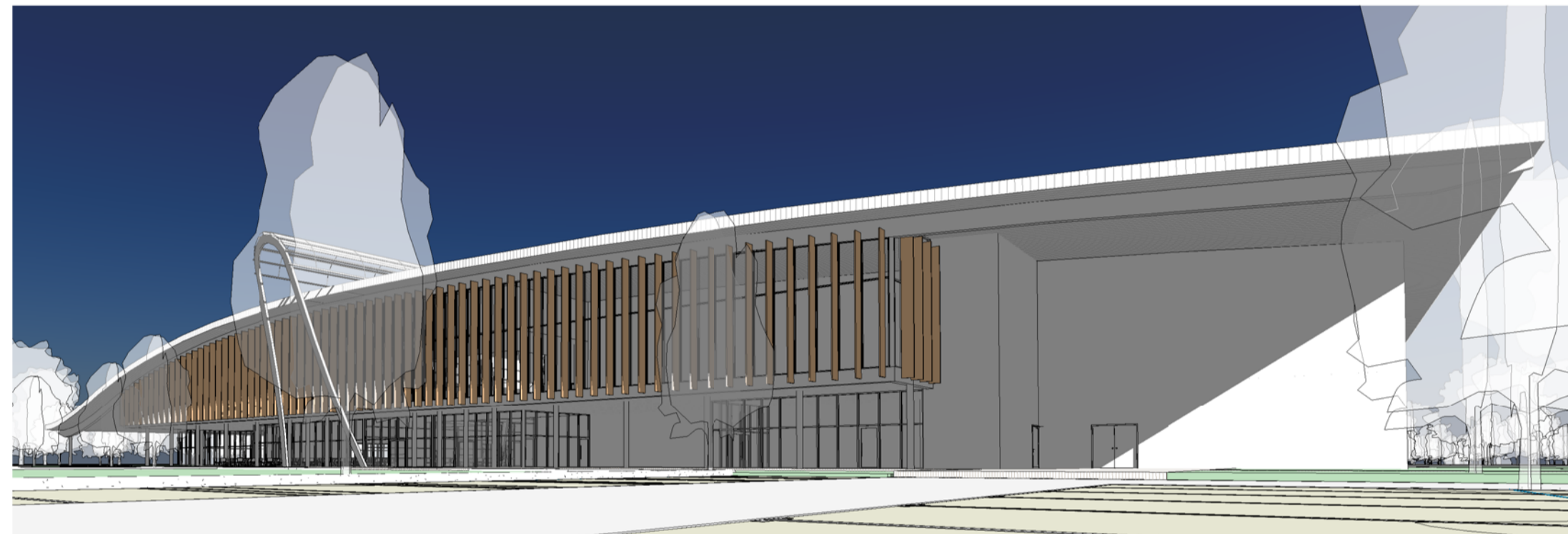
04/08/2017 16:01:54



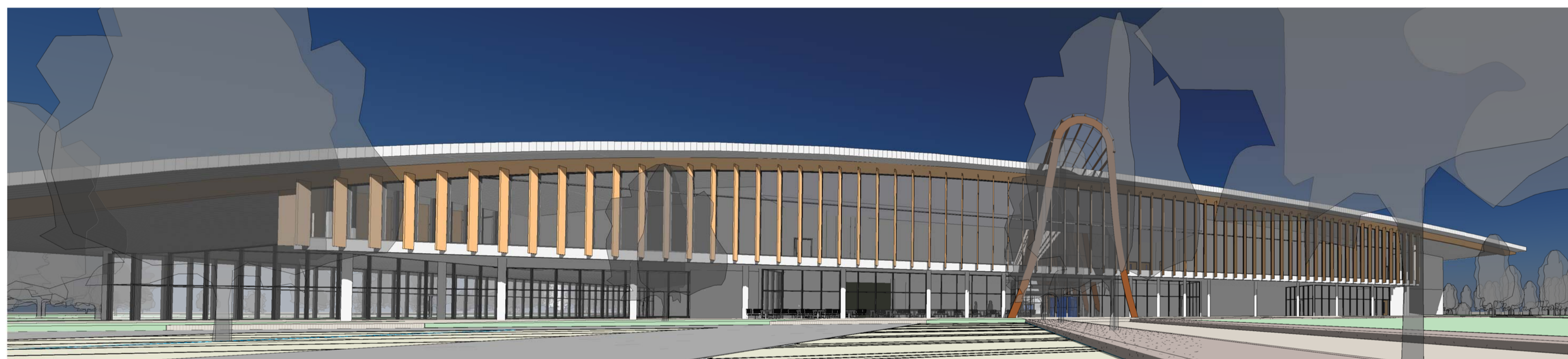
PERSPECTIVE EXTERIOR BLOCK 1



PERSPECTIVE EXTERIOR BLOCK 4



PERSPECTIVE EXTERIOR BLOCK 2



PERSPECTIVE EXTERIOR BLOCK 3

No.	Description	Date

BURKE RICKARDS
 91 North Hill Plymouth PL4 8JT T (01752) 266111
 www.burkerickards.co.uk

Client: RBWM
 Job Ref: Braywick Park Stage 2 Final Draft
 Title: 3D Views Sheet 1

Drawn by/Author: [] Project number: 2169
 Date/Issue: [] Scale: Paper
 Chkd by/Checker: [] Paper: A1

2169 - (6000)01

Rev []

04/08/2017 16:01:39

Chartered Architects • Leisure Consultants • Project Managers • Cost Consultants