DESIGN & ACCESS STATEMENT

Site Address:

Lancing Manor Leisure Centre, Manor Road, Lancing, West Sussex, BN15 0PH



Fig. 1: Aerial Plan with Reception Area shaded red and the remaining building shaded blue.

Application Summary:

Proposed reconfiguration and refurbishment of the main entrance and reception area of Lancing Manor Leisure Centre, including demolition of existing curtain wall glazing / roof lights and partial demolition of the entrance lobby to the west elevation, construction of new external walls with rain screen cladding and formation of a new flat roof over.

Existing Site:

Lancing Manor Leisure Centre is owned by Adur District Council and operated and currently managed on a lease arrangement by South Downs Leisure. The building is located to the north of the A27 dual carriageway and east of Manor Road in North Lancing with Lancing village centre and its train station approximately one mile to the south.

Lancing Manor Leisure Centre was constructed in the 1970's and provides a mix of facilities, including a large sports hall, aerobics hall, gym, fitness studio, squash courts and well-being spaces internally and sports pitches and pétanque areas externally. The building also contains associated changing facilities, toilets, staff offices and a café.

The area of the leisure centre building related to this planning application includes the existing single-storey main entrance and reception area, which is located centrally on the ground floor level of the existing leisure centre building.

The main three-storey building to the north of the reception area includes the main sports hall, aerobics studio, two squash courts, gym / fitness suite and associated changing rooms and toilet facilities. The two-storey building to the south of the reception area includes a cafe and associated kitchens, well-being and studio spaces, staff offices and toilets and the main building plant areas.

Project Proposal:

The leisure centre use would remain the same, but the proposal would be to reconfigure and refurbish the main entrance and reception area to improve and enhance the facility for visitors.

The existing external curtain wall glazing / roof lights to both the east and west elevations currently leak and have reached the end of their serviceable life and the existing main entrance is narrow and does not provide a very focal entrance, so the proposal is to remove the existing curtain wall glazing / roof lights and enlarge the entrance lobby to the east elevation.



Fig. 2: East Elevation of Reception Area / Main Entrance.



Fig. 3: West Elevation of Reception Area / Rear Entrance.

The existing curtain walling would be demolished and new external walls would be constructed with rain screen cladding to provide a new larger entrance lobby and enhance the external aesthetic, with formation of a new flat roof over the entire reception area.

The existing entrance lobby is currently narrow and so the lobby has been designed to provide a wider entrance lobby, which will make the entrance a greater focal point from the car park as well as improving access for disabled visitors and those with buggies / pushchairs.



Fig. 4: Main entrance approach from car park



Fig. 5: Internal elevation of entrance lobby access

The external walls to the reception area are proposed to be clad with timber effect external rain screen cladding, drawing inspiration from the parkland setting. The timber effect cladding would give the appearance of timber sidings and would also complement the existing brickwork to the adjoining buildings whilst also being low maintenance, reducing ongoing operating costs.

The existing aged curtain walling, which has an opaque finish to most panels is in poor condition and has previously had several temporary repairs and been lined internally to reduce water ingress. This looks aged and makes the internal reception foyer gloomy.

The east elevation featuring the main entrance would also feature brown-framed opening windows to allow natural light and ventilation into the main foyer. The window style and size have been designed to match the windows within the existing café.

Design Principles

The existing reception glazed curtain walling and flat roof are in an aged and poor condition with several historic repairs and water ingress. The curtain walling is now considered to be beyond serviceable condition and so requires replacement.

Previous planning applications have been submitted to replace the curtain walling with similar construction, however after additional review and the desire to also improve the main entrance lobby, this application is for an alternative proposal to provide a larger entrance lobby and replace the defective external walls and roof envelope with a more economical solution that also results in lower maintenance.

The enlargement of the main entrance lobby will improve access for both disabled customers and visitors with pushchairs / buggies and provide a greater focal point of the entrance from the car park to the south of the main building.

This reconfiguration of the existing spaces will improve facilities in line with the Equality Act, improving the existing access for wheelchairs or users with walking aids and parents with pushchairs.

In preparing the feasibility designs, Technical Services undertook consultation with both the leisure centre operations team and the Council's maintenance teams.

Materials:

The existing defective glazed curtain wall system would be removed from the east elevation and a new external wall with timber-effect rain screen cladding system to the external face would be constructed. The new east elevation would also feature six brown timber-framed opening windows, which have been specified to match windows in the existing café part of the building.

The defective glazing to the west elevation would be over-clad with new timber-effect rain screen cladding system to match the east elevation.

Timber-effect cladding has been selected to enhance the parkland setting of the building and to compliment the external brickwork on adjacent buildings.

The reconfigured / enlarged front entrance would utilise materials to match existing; grey-painted brickwork to external walls with a powder-coated, aluminium-framed glazed entrance doors to match the reception area rear entrance with side-screen. Internally the entrance lobby would be enlarged with new full height glazed screens.

The existing defective single-ply membrane flat roof over the reception area would be replaced with a new built-up bitumen felt flat roof. This would replace the entire existing roof and defective roof lights to the reception area.

Consideration has been taken and all materials used in the refurbishment and reconfiguration would be specified to compliment other external materials used on the leisure centre.