ALLANDER

The Allander Leisure Centre & Adult Resource Centre

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East Dunbartonshire Council

1.1_Introduction

Section 1

Project Scope

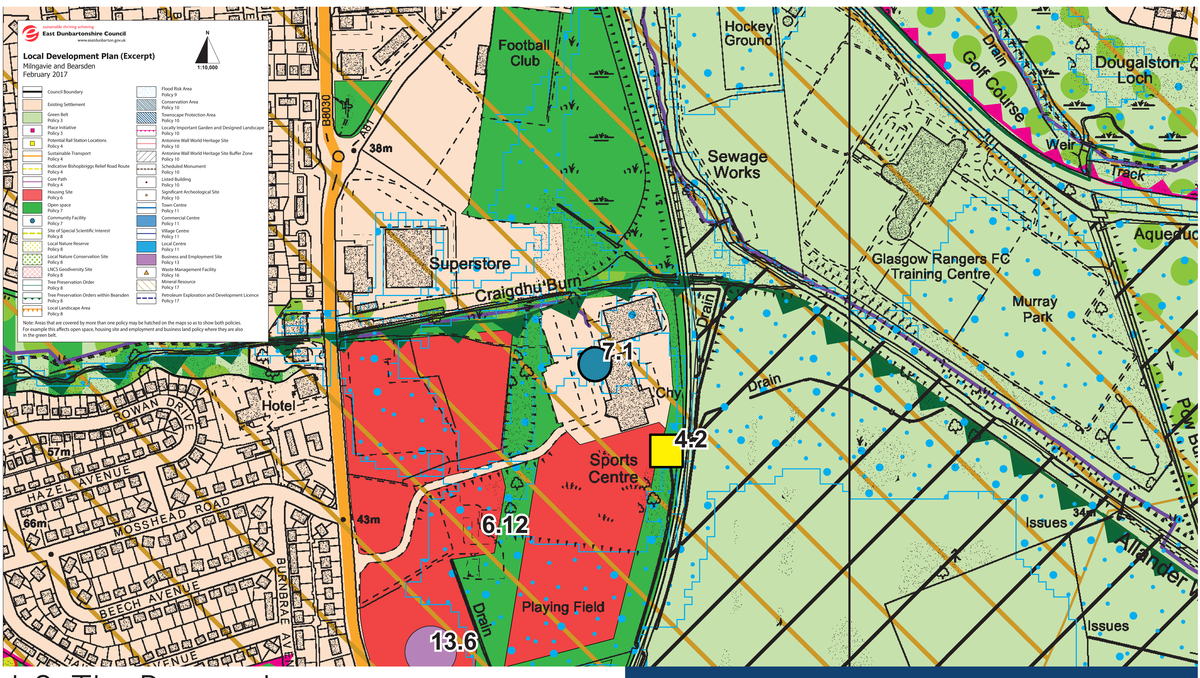
East Dunbartonshire Council (EDC) intend to submit a planning application for the redevelopment of the existing Allander Leisure Centre to form a new leisure centre and adult resource centre. This is the latest stage in the delivery of a new facility followng EDC's previous scoping exercise and engagement process.

As part of the formal planning process, a Proposal of Application Notice (PoAN) was submitted to EDC's Planning Service on 23 October 2019 and these public exhibitions are now being held in order to engage with local communities and stakeholders to seek feedback prior to

1.2_Site Context

Local Development Plan

The site is identified in EDC's Local Development Plan (LDP) for the 'redevelopment of the Allander Leisure Centre' (Site 7.1), therefore the principle of development on the site is established. Furthermore, the LDP identifies that land adjacent to the site is to be identified for a potential future rail halt.



1.3_The Proposals

Project Overview

The proposed redevelopment intends to deliver a new purpose-built facility which will house the new Allander Leisure Centre and the relocated Kelvinbank Resource Centre for adults with complex needs.

It is intended to progress the development as a tandem-built project, ensuring that the existing leisure centre (as far as possible) remains open during the delivery of the new facility.

It is anticipated that the existing leisure dome will be demolished in the first phase of construction to allow the delivery of the new leisure centre due to open in 2022. A new leisure dome will then be delivered on the footprint of the existing centre due to open in 2023.

2.1_Site Context

The Site

The application site comprises a rectangular area of land, extending to a total of 3.7 hectares to the east of Milngavie Road in Bearsden. The site contains the existing Allander Leisure Centre, sports dome on the north east corner and associated car parking.

Residential development lies to the west and south of the site, the railway line which connects to Milngavie and Glasgow City Centre runs along the eastern boundary and mature trees are located to the north and east.

2.2_Environmental Considerations

Opportunities - The existing site is attractive, with mature woodland and foliage which provide a stunning green backdrop and ample amenity areas in and around the new building. When combined with the opportunity to replace outdated facilities, this creates the potential for an excellent community resource and a modern, purpose built leisure centre of high quality.

Constraints - The importance of maintaining the existing leisure centre while the construction takes place means that a two stage build is necessary - this is part of the phasing plan. Existing services lie to the West and North of the site, and these two areas carry build exclusion zones. The Milngavie > Glasgow railway line lies to the East and is operated by Network Rail - this also carries its own curtilage. When combined, these constraints determine the buildings position on site.

Technical Assessments - Given the above context, technical assessment of the site is currently being undertaken by the EDC project team and the planning application will be accompanied by a range of technical information in order to demonstrate the suitability of the proposal. This is likely to include:

(1) Drainage Assessment and SuDS Strategy
(2) Flood Risk Assessment
(3) Transport Assessment
(4) Site Investigation Report
(5) Design and Access Statement
(6) Ecological Surveys
(7) Planning Statement
(8) Pre-Application Consultation Report
(9) Planning Application

3.1_Design Evolution

Design Rationale

Design is an iterative process, and these proposed layouts are the result of an extensive period of consultation with the project Stakeholders. Input from the community and end users is essential to input into the next iteration of the design evolution - this feedback will shape and refine the layouts as the proposed design begins to emerge.

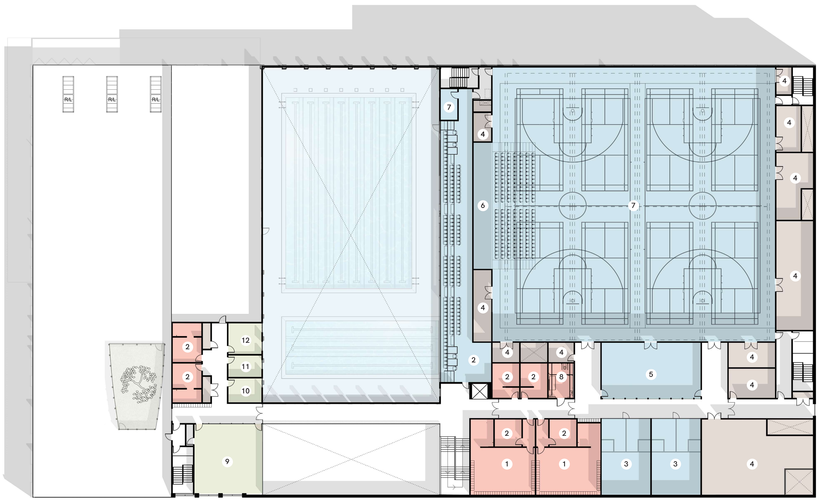
Our overall approach to the design is to provide a building of high quality that is centred around the user experience. This has informed the spatial planning of the facility, with the aim of providing a clear flow throughout and a visual connection with the activities taking place within. Inherent flexibility is key, providing the Operators the ability to tailor their programme and provide building users with a variety of uses that far outweigh the offer at the existing facility.

The Allander is a Civic Building and as such it should carry presence. Architecturally we aim to provide a building that reflects its context, with an approach that creates a strong identity and an aesthetic that stands the test of time. The massing of the building will be sensitive within its context with the lowest height at 5m high, stepping up to 16m at the furthest point in the site.

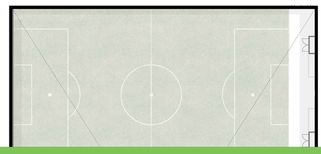
3.2_Ground Floor Plan

1- CAFE / DINING
2- LOW IMPACT STUDIO
3- STORE
4- WC
5- FIRST AID
6- SPIN STUDIO
7- WET CHANGE
8- HIGH IMPACT STUDIO
9- GYM
10- CONSULTATION ROOM
11- POOL PLANT
12- LV SWITCH ROOM
13- CHANGING PLACE
14- STEAM
15- SAUNA
16- VITALITY SUITE
17- HYDROTHERAPY POOL
18- LEARNER POOL
19- 8 LANE 25m POOL
20- FM / SECURITY
21- KITCHEN
22- KITCHEN OFFICE
23- DUTY OFFICE
24- SERVER ROOM
25- PHYSIOTHERAPY ROOM
26- REBOUND THERAPY
27- SANDWICH BUSINESS
28- ADULT RESOURCE KITCHEN
29- TRAINING KITCHEN
30- MULTIPURPOSE ROOM
31- FURNITURE STORE
32- WHEELCHAIR STORE
33- DANCE / ACTIVITY SPACE
34- DIMENTIA FRIENDLY ROOM
35- SENIORS OFFICE
36- QUIET ROOM
37- DRAMA ROOM
38- LAUNDRY ROOM
39- SNOEZELEN ROOM
40- BREAK OUT
41- LOCKERS
42- ADULT RESOURCE RECEPTION / WAITING
43- ARTS + CRAFTS ROOM
44- SECURE ROOM
45- 36X22 FOOTBALL PITCHES
46- TENNIS COURT

3.3_First Floor Plan



1- DRY CHANGE
2- WC
3- SQUASH
4- STORE
5- STUDIO
6- BLEACHER STORE
7- TIMING BOX
8- CHANGING PLACE
9- OFFICE
10- MEETING ROOM
11- MANAGER'S OFFICE
12- STAFF LOUNGE



4.1_Next Steps

What happens next?

We hope that you have found the exhibition useful.

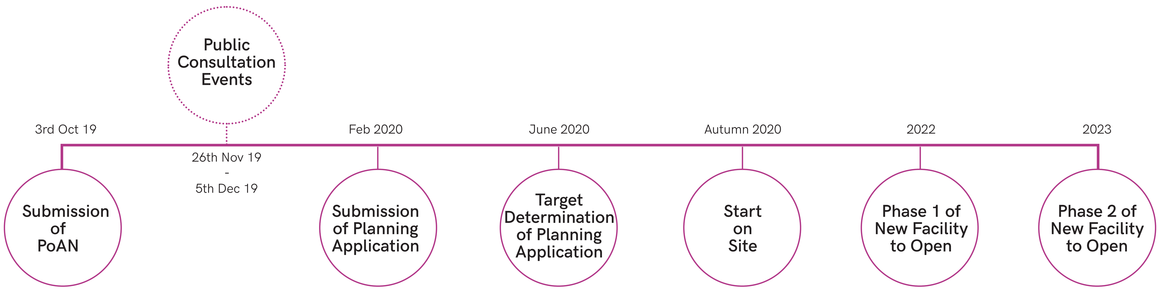
We would be grateful if you could complete a feedback form to ensure that your views are recorded and can be considered as the proposals are further developed.

Public Exhibitions are to be held at the Allander Leisure Centre on the following dates:

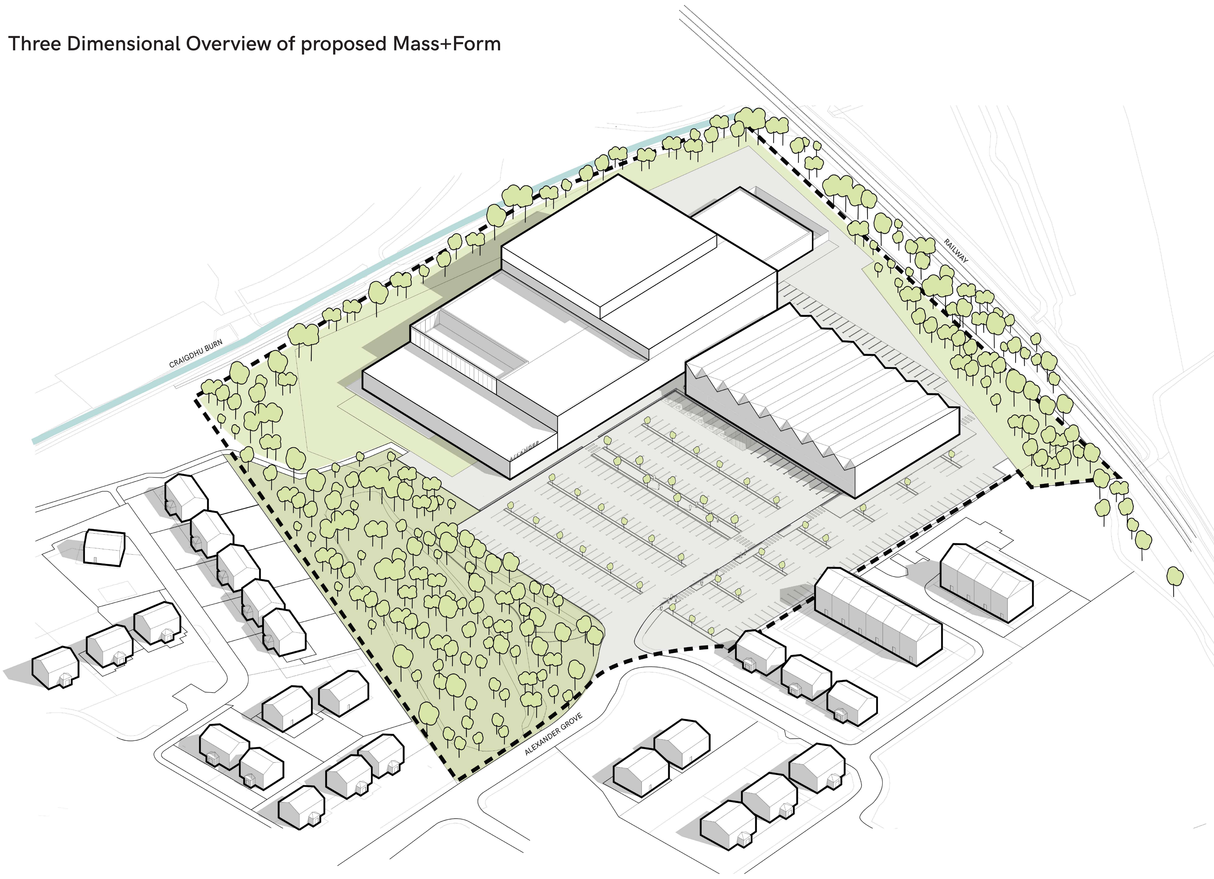
- Tuesday 26 Nov 2019, noon-7pm
- Saturday 30 Nov, 11am-3pm
- Thursday 5 Dec, noon-7pm

Members of the public are invited to attend the above events and speak to members of the projec team, who will be on hand to answer any questions and record feedback.

Timeline



Three Dimensional Overview of proposed Mass+Form



Project Team

Client

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