

# WELCOME

Welcome to our public consultation event. We are looking forward to receiving your views and suggestions for the proposed leisure centre in Spelthorne.

- This consultation at this early stage is an opportunity to share your comments and suggestions with us.
- Members of the project team are with us to assist you, and explain the thinking behind our initial proposals and answer your questions.
- Your feedback is important to us, please complete a questionnaire before you leave.





# WHY WE NEED A NEW LEISURE CENTRE

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Sports and fitness activities play a fundamental role in the health and wellbeing of our community.

Many of the leading causes of ill health in today's society, such as coronary heart disease, cancer and type two diabetes are linked to lifestyle. A more active lifestyle is an effective way to reduce the occurrence of these and other serious medical conditions.

Spelthorne Borough Council is determined to play its part in supporting a healthier and more active community, which is better for individuals and for their families as well as for society as a whole.

An in-depth feasibility study, undertaken by The Sports Consultancy, has taken into account the demographics of Spelthorne's population, which is growing and ageing. Their study highlighted that Spelthorne needs to improve and extend the sports facilities that it is able to offer to the borough.

## EXISTING LEISURE CENTRE

The existing leisure centre will remain open until the new facilities are completed and open for use.

Over the years, it has served the borough and people of Spelthorne very well. However, it does not provide the range of facilities that people want and expect to the high standard our community deserves. Maintenance costs are rising, and the building does not meet modern day standards for sustainability and environmental criteria such as energy efficiency.





# THE LEISURE FACILITIES SPELTHORNE NEEDS



The demand for sports and leisure facilities in the borough has evolved. For some sports, such as swimming, demand has increased.

- New swimming pool facilities – public swimming pools in Spelthorne are operating extremely close to capacity at peak times.
- New flexible activity spaces – the current space struggles to meet local demand.
- All weather 3G pitches.



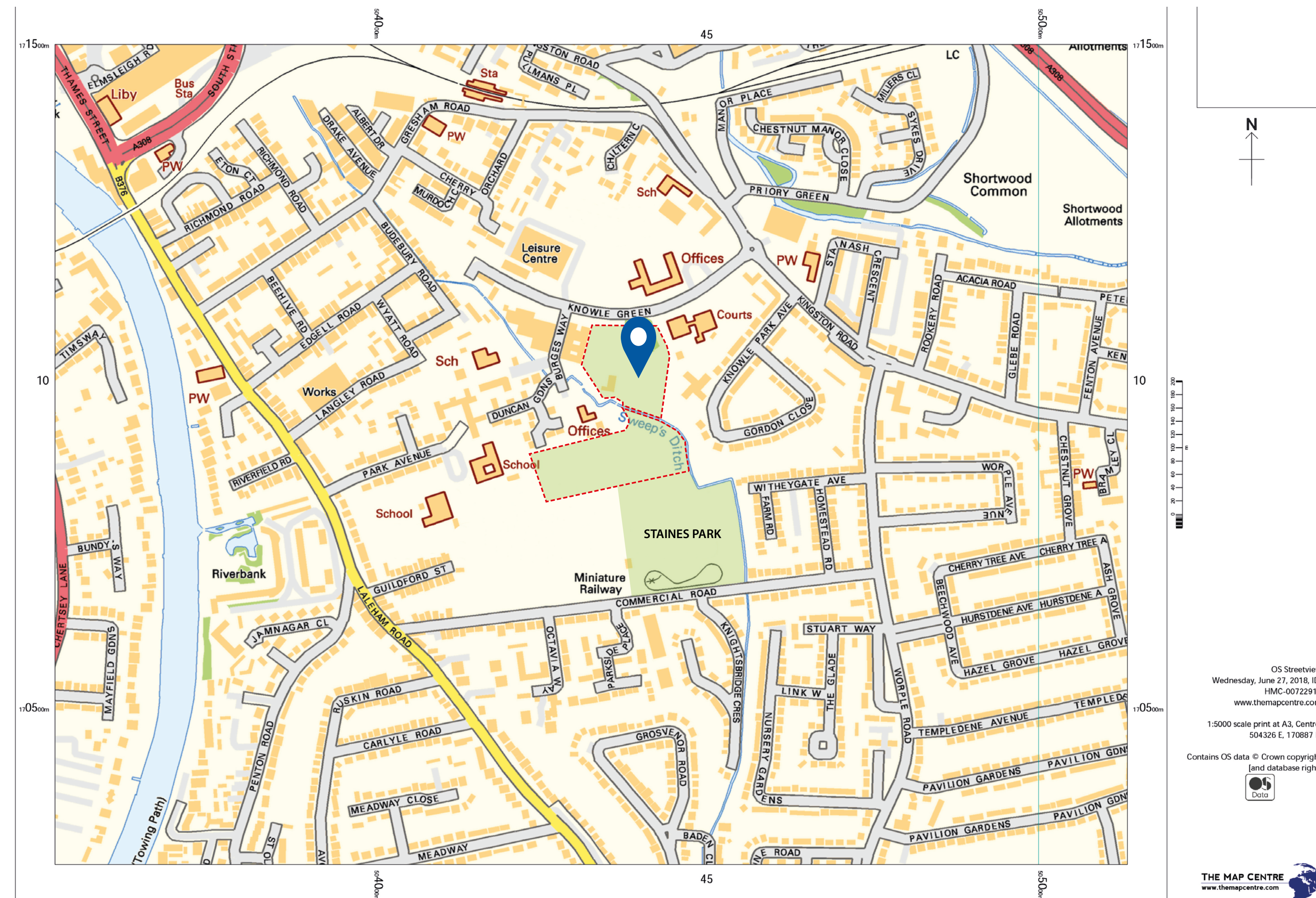


# THE NEED FOR A NEW LEISURE CENTRE



The proposed site for the new leisure centre building is in the northern part of Staines Park. The total area of Staines Park is 61,500m<sup>2</sup>, the estimated area needed for the new leisure centre is 32,000m<sup>2</sup> including space for adequate car parking, sports pitches and secure bicycle parking.

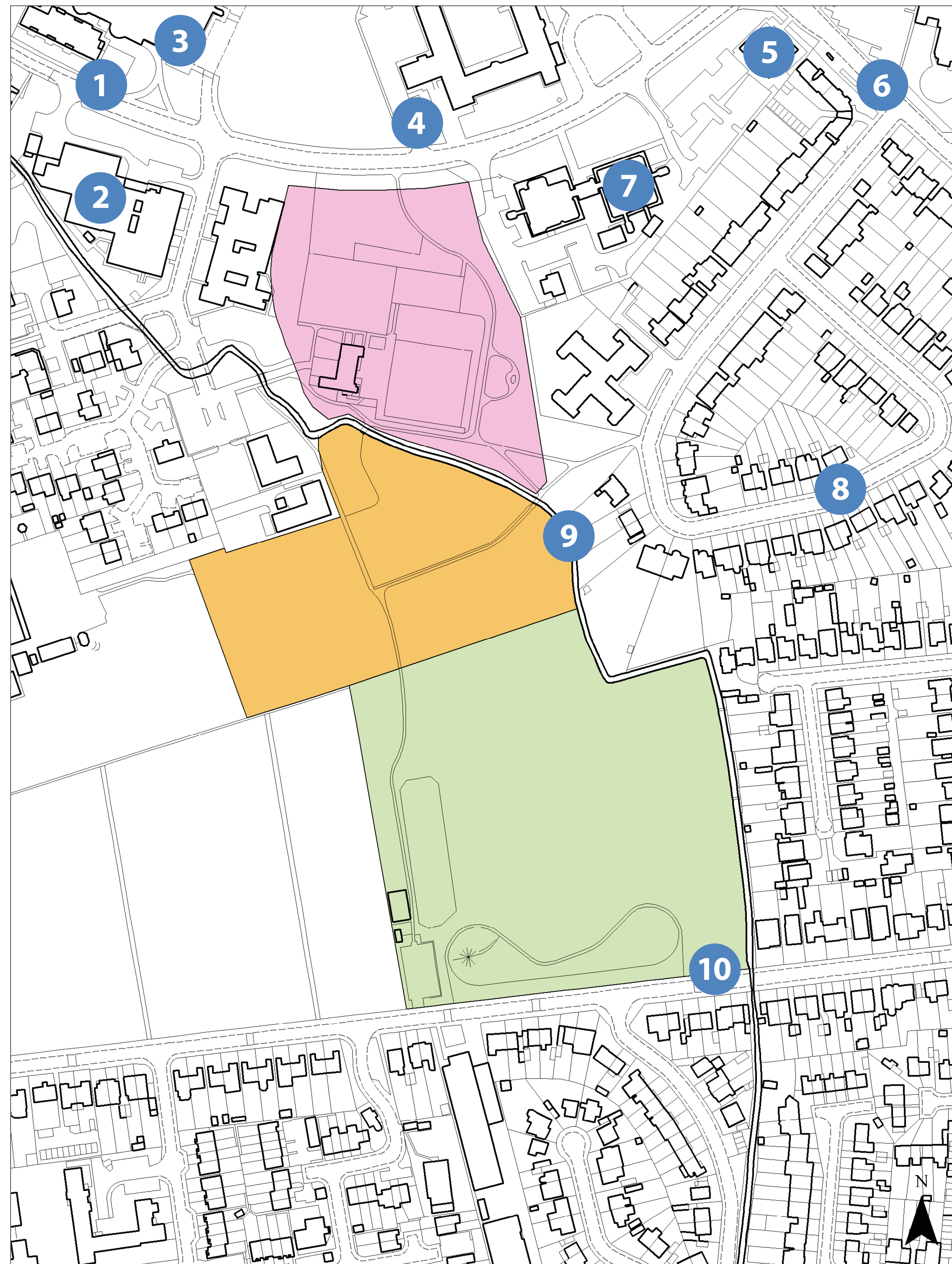
- There is a bus stop within a 500m walk of the site.
- Staines railway station is only a ten-minute walk.



Wider location



# LEISURE CENTRE SITE



## Possible Leisure Centre Site

- 1 Knowle Green Day Nursery
- 2 The Knowle
- 3 Spelthorne Leisure Centre
- 4 Council Offices
- 5 Staines Probation Office
- 6 Kingston Road
- 7 Staines Magistrates Court
- 8 Gordon Close
- 9 Sweeps Ditch
- 10 Commercial Road

### Legend

-  Possible Leisure Centre Site
-  Possible Site of 3G Sports Pitches
-  Staines Park

Scale 1:2,500

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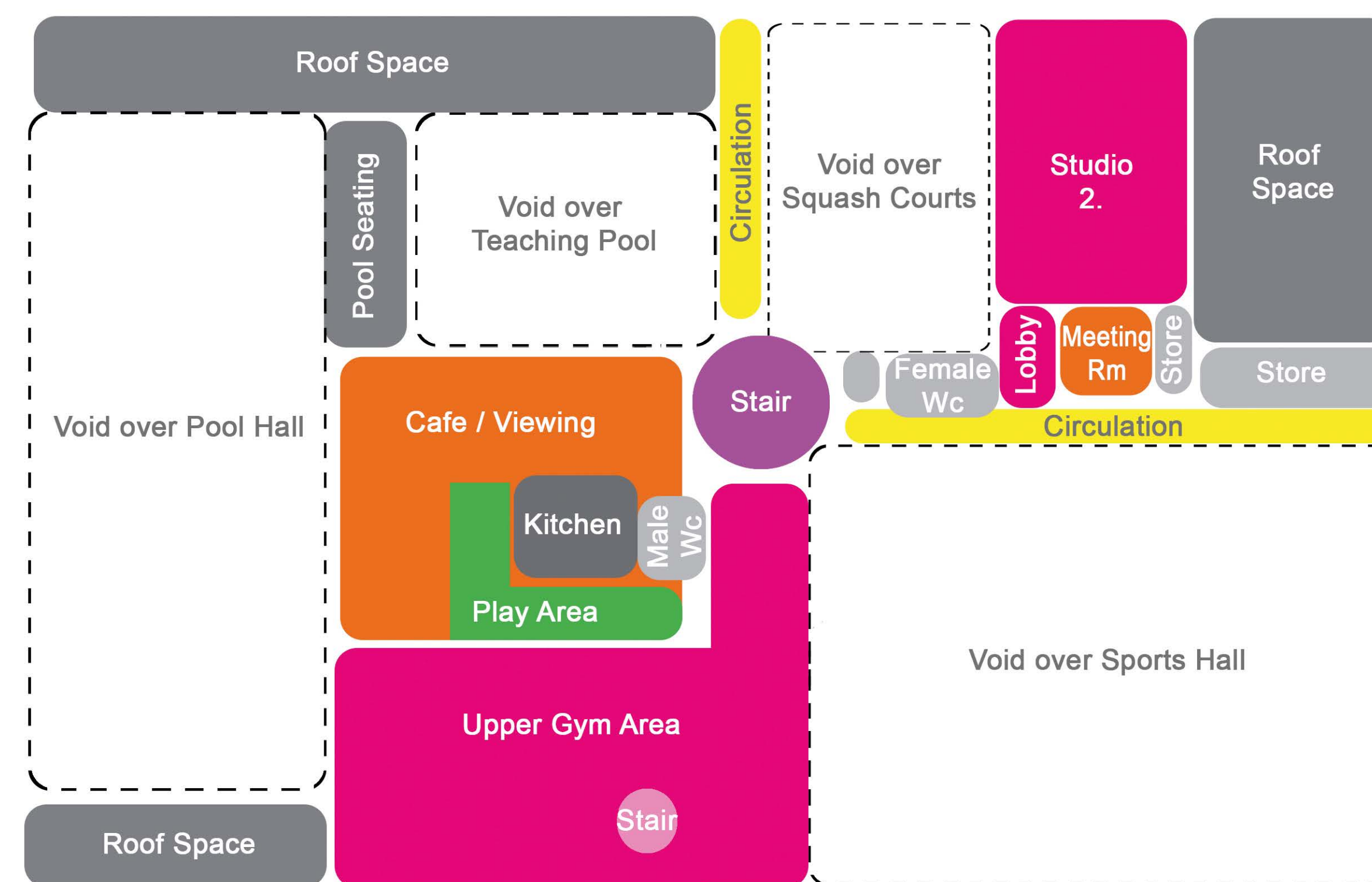
# CURRENT FACILITIES MIX

These images show the layout of the current leisure centre. Do you think the current layout works well? What could be improved? What do you think about the current range of facilities?

*Let us know your thoughts.*



*Existing Leisure Centre – Ground Floor Plan Diagram*



*Existing Leisure Centre – First Floor Plan Diagram*



# PROPOSED MIX OF FACILITIES



Based on a feasibility study undertaken by the Sports Consultancy and a Needs Assessment undertaken by Spelthorne Borough Council, it is envisaged that the new leisure centre will provide the following facilities:

CORE FACILITIES	DESCRIPTION
Main pool	8 lane x 25m pool
Learner pool	20m x 10m with moveable floor
Sauna and steam room	Sauna/steam room/spa
Spectator seating to pool hall	100 poolside seats
Sports hall	6 courts
Health and fitness	200 stations
Multi activity studio	2 x studios (30 persons per class)
Spin studio	1 x studio (25 persons)
Multi purpose room (meeting/crèche/studio/party)	1 x room (20 persons)
Reception with retail area	Included
Café with poolside viewing	Capacity for 100 persons
Community gathering space	
2 x Small sided 3G pitches	Included
1 x Full size 3G pitch	Included
Clip n climb	Climbing wall
Soft play	Children’s play area
2 x Rooms for physiotherapy	
Parking	300 spaces (minimum)

*What are your views on this mix?*

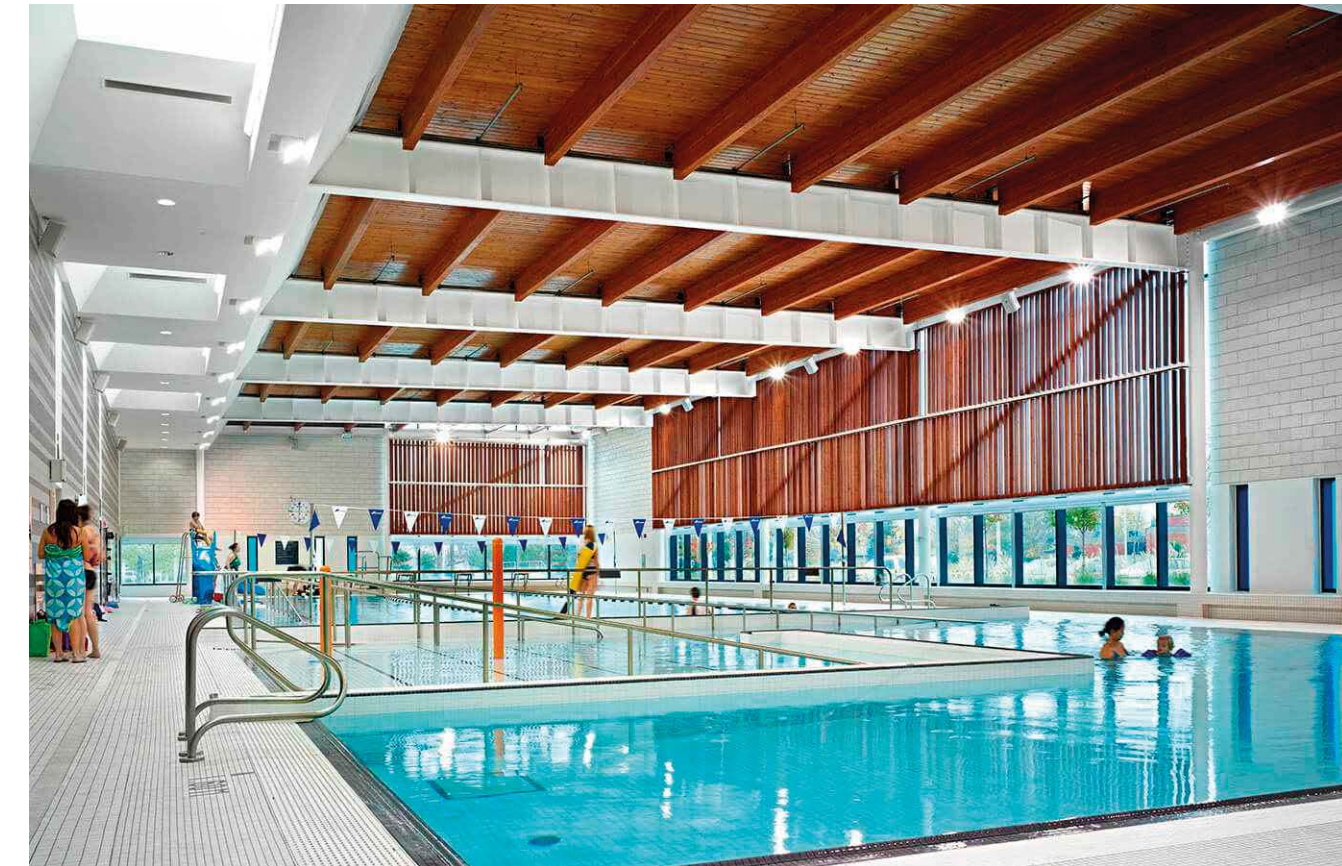


# YOU CHOOSE

Through earlier consultation with local clubs and the existing leisure centre operator, we have formulated a list of possible additional facilities about which we would like to have your feedback. These include:

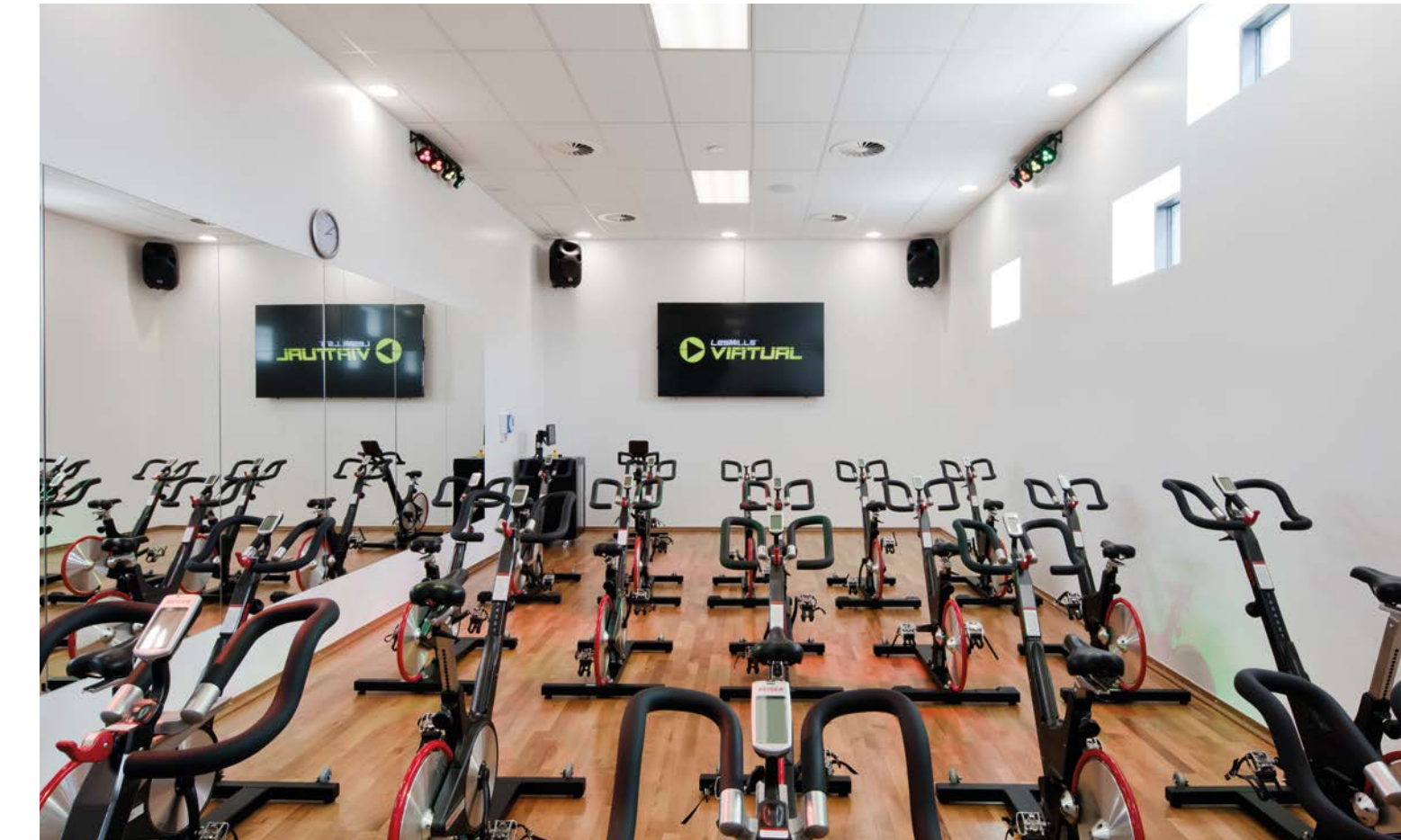
- 2 extra courts in the sports hall
- Second learner pool
- Confidence boosting splash area
- 2 x Squash courts (with moveable wall)
- 3 x Squash courts (with moveable wall)
- Additional 1 x full size 3G pitch

*Have we missed anything else we should be considering?*





# SOME OF THE FACILITIES WE ARE LOOKING AT





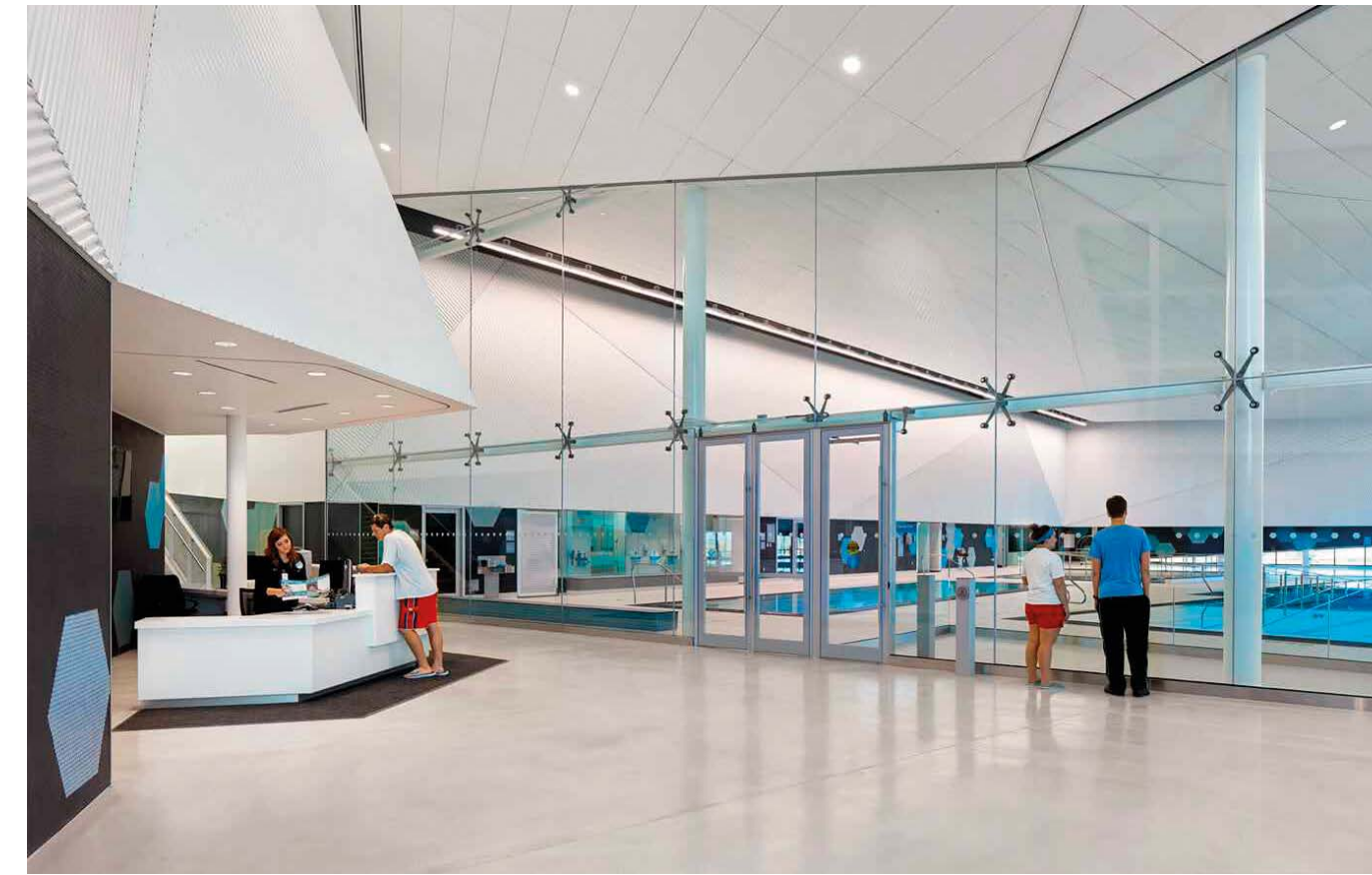
# DESIGN EXAMPLES

We are at a very early stage in the planning process and so there are no designs to present. However, the project team includes professionals who have experience working on other, similar proposals. These images provide some examples of the sort of designs that other communities have welcomed.





# DESIGN EXAMPLES





# BENEFITS

The new site will provide many benefits to the residents and local community.

- It provides good accessibility and sufficient space for the new centre, parking and pitches.
- This proposal provides an opportunity to enhance the visual appearance of the area and street scene. Our design team will be designing a building that is sympathetic to the parkland environment.
- It has efficient transport links. Two bus routes run nearby the site, the 117 and the 290. Staines is the closest train station and is within a 10 minute walk from the site. The proposed site is easily accessible for the whole borough.
- Our intention is to complement and make a positive contribution to the surrounding land uses and activities. We want to enhance Staines Park and the associated informal recreation opportunities in the park.
- It has a scope to develop links with Staines Health Centre as it is adjacent to the proposed site.





# OTHER CONSIDERATIONS

All new developments require careful consideration of a range of factors, including the concerns of local people and other stakeholders.

In order to proceed with the planning application, the project team will be investigating all of the potential impacts. The design team will need to ensure that suitable mitigation and remedies will be developed in consultation with the local community and stakeholders.

For example:

- Costs and economic viability
- Impact on existing trees and changes to green spaces
- Parking
- Highways
- Utilities and services
- Flood risk
- Sustainability
- Cycling
- Environment



*Are there any other considerations you feel we need to take into account when designing a new building?*



# NEXT STEPS

### Timescale

We will hold our next phase of consultation in early autumn 2018 and will consider submitting a planning application after that. At that event, we will be presenting how the feedback from this consultation period has helped inform our more detailed designs. Should planning permission be granted, we would expect the construction period to take between 18-20 months. We would expect the Leisure Centre to open in 2021.

### Next Steps

A questionnaire is available for you to leave your feedback. Your feedback will be used to inform designs for the new facilities and guide the project team. You can either complete the questionnaire here or do it online: [www.spelthorneleisure.info](http://www.spelthorneleisure.info)

*Feel free to take a photo of our contact details.*

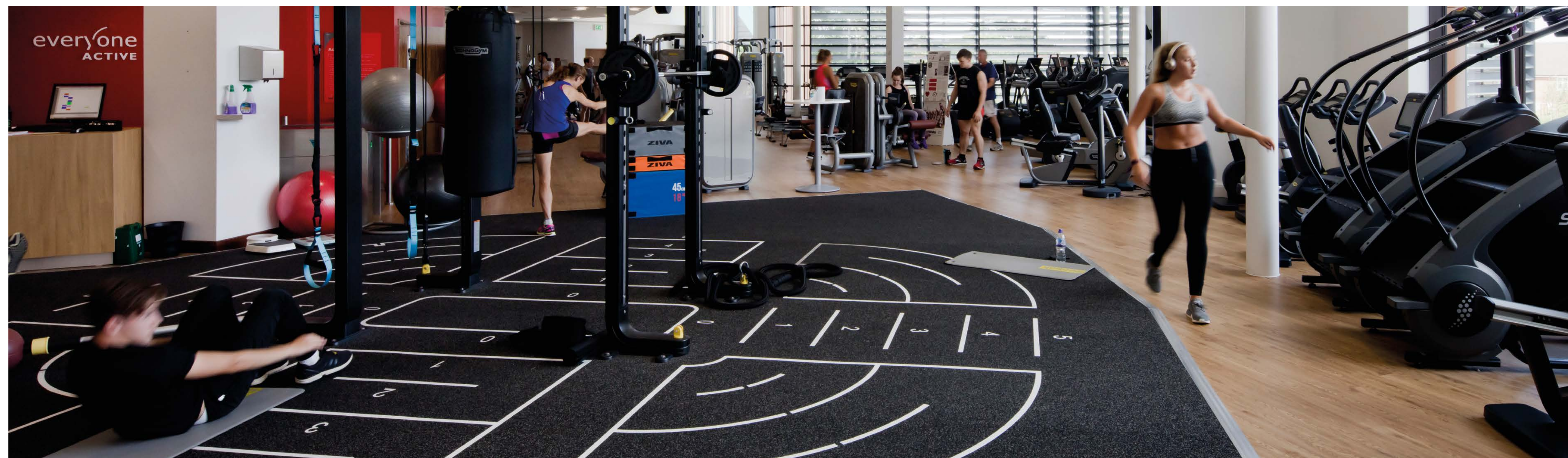
**Contact:** Zara Williams or Spencer Neal

**Post:** Keeble Brown Ltd, 36-40 York Way,  
London, N1 9AB

**Email:** [info@spelthorneleisure.info](mailto:info@spelthorneleisure.info)

**Phone:** 0800 061 4979

**Website:** [www.spelthorneleisure.info](http://www.spelthorneleisure.info)



*Thank you for your participation in helping us to shape the future proposals for our new leisure centre.*



# ABOUT US

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## Appendix 1

The proposal is being put forward by Spelthorne Borough Council and will be developed by Spelthorne Borough Council. You can be kept up to date on progress by visiting our website: [www.spelthorneleisure.info](http://www.spelthorneleisure.info)

The boards presented today will also be available online at the above website address.

### **The Project Team**

Spelthorne Borough Council will be bringing together a project design team that includes specialists from a number of disciplines in order to create the sort of development that this site deserves.

*One that caters for all ages in our community, and which is designed to be affordable, sustainable and of a very high standard.*

