

# Harpenden Leisure + Arts & Culture Centres



**Councillor Julian Daly**  
**Councillor Annie Brewster**

# 3 New Leisure Centres in 3 Years (£35 million)

**Westminster Lodge**, Verulamium Park  
replacement of old centre



**Batchwood**  
replacement of burnt down centre



**Cotlandswick**  
replacement and relocation of old centre



# 3 New Leisure Centres in 3 Years (£35 million) continued

## Purpose:

- upgrade poor facilities
- upgrade offering
- generate revenue/reduce subsidy
- deliver quality buildings



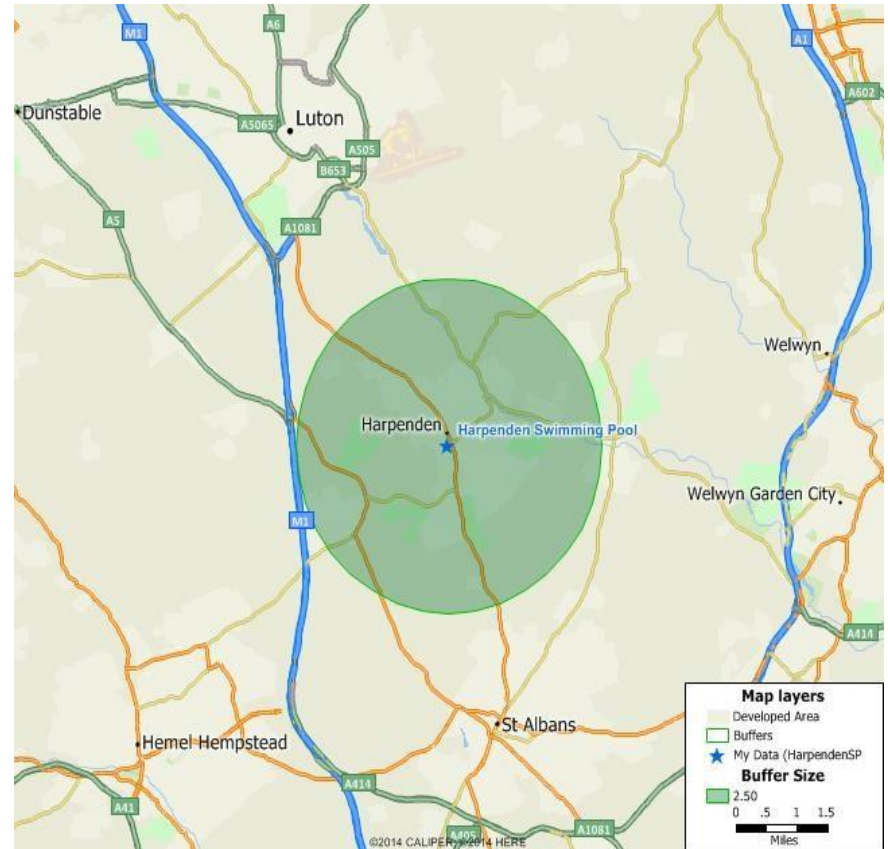
# Our ambition

- Deliver new leisure centres within budget and on time
- All buildings:
  - well designed, cost efficient and good quality
  - sensitive to planning needs e.g. Westminster Lodge site (parkland overlooked by Grade I listed St Albans Abbey), Batchwood (needed to complement its Green Belt surroundings) and London Colney (needed to be part of the village public realm)
  - income generating and flexible - for families, young and older generations
  - architecturally pleasing
- Sustainable (energy usage and recycling) – min. BREEAM 'Very Good' rating
- Focus on buildings' whole life costs and minimise life-cycle costs
- Fully accessible for people with disabilities
- Cohesive landscaping design, sensitive to surroundings

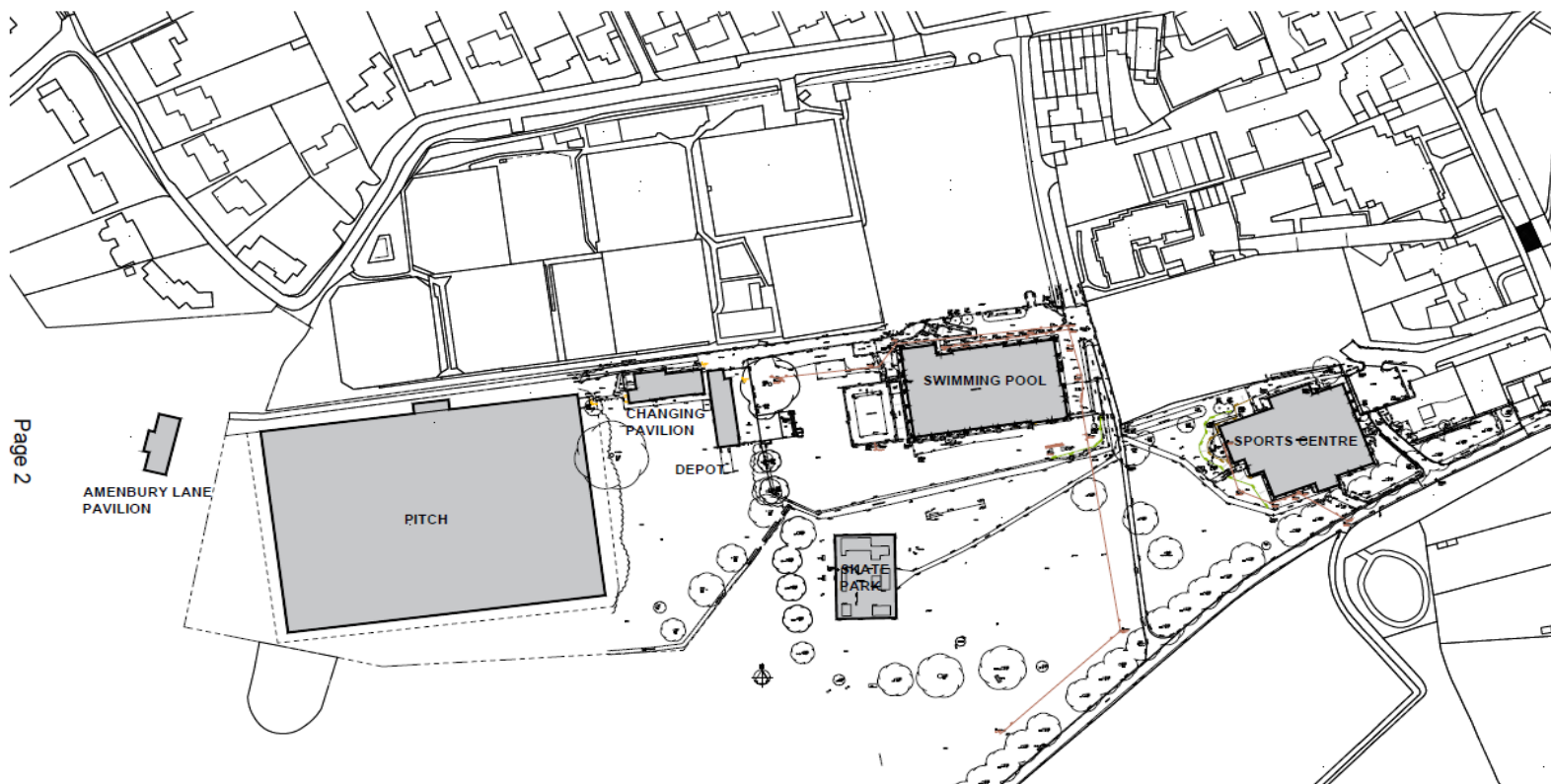


## Catchment Area (2.5 miles)

- Total population in 2.5 mile catchment area is c.37,000
- Profile of population is affluent, with high propensity to take part in sport and physical activity.



## EXISTING SITE PLAN



Page 2

AMENBURY LANE  
PAVILION

# Principles

- Self funding: no requirement for Council Tax £'s
- Increasing and enhancing our current facilities
- Quality development: future proof for 30 years (including lifetime costs)
- Car Parking: i) to accommodate the two new facilities  
ii) to cater for the Town's growing need
- Continuity of service: keep closure of facilities to a minimum

# Current Overall Concept

- Redevelop existing swimming pool site to create integrated 'wet' and 'dry' leisure facility
- Redevelop existing sports centre into arts and cultural centre
- Redevelop Harpenden Public Hall site (to part fund above)
- Add 92 spaces to Town's car parking capacity



# Leisure + Arts & Culture

## Public Input

- Public briefing October 2016
- Workshops November 2016 (@ St George's)
- Workshop feedback November 2016
- Leisure centre working group Dec 2016 & Jan 2017
- Arts & Culture working group Dec 2016 & Jan 2017

# Leisure + Arts & Culture

## Impact of Public Input

- 3x bigger learner pool
- Balcony entrance
- Multi purpose rooms for rehearsals, meetings & events
- Sauna relaxation area
- Detail of design (especially Arts & Cultural building)

# PROPOSED SITE PLAN



# Facility Option – Arts & Culture

Cultural Hub	Existing Public Halls	New Arts and Cultural Hub	Change Compared to Current
Theatre, with cinema facilities (The New Eric Morecambe Hall)	Included (max 410 seats)	Included (511 seats)	Increase
Rehearsal room / green room / back stage	Included	Included	No change
Function/meeting room 1	Included	Included	No change
Function/meeting room 2	None	Included	Increase
Function/meeting room 3	None	Included	Increase
Harpenden museum display area	None	Included	Increase
Café and bar area (useable as a meeting room)	None	Included	Increase

## ELEVATIONAL TREATMENTS





0

0.02.02 MUSIC PRACTICE

0.02.01 FUNCTION ROOM 3

0.03.01 GARDEN BAR

0.03.02 BAR

0.04.01 POWER STATION

0.04.02 AUDITORIUM DOOR

0.04.02 AUDITORIUM

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0.01.02 LIFT

0.01.03 MNC

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0.01.07 COLD STORAGE ROOM

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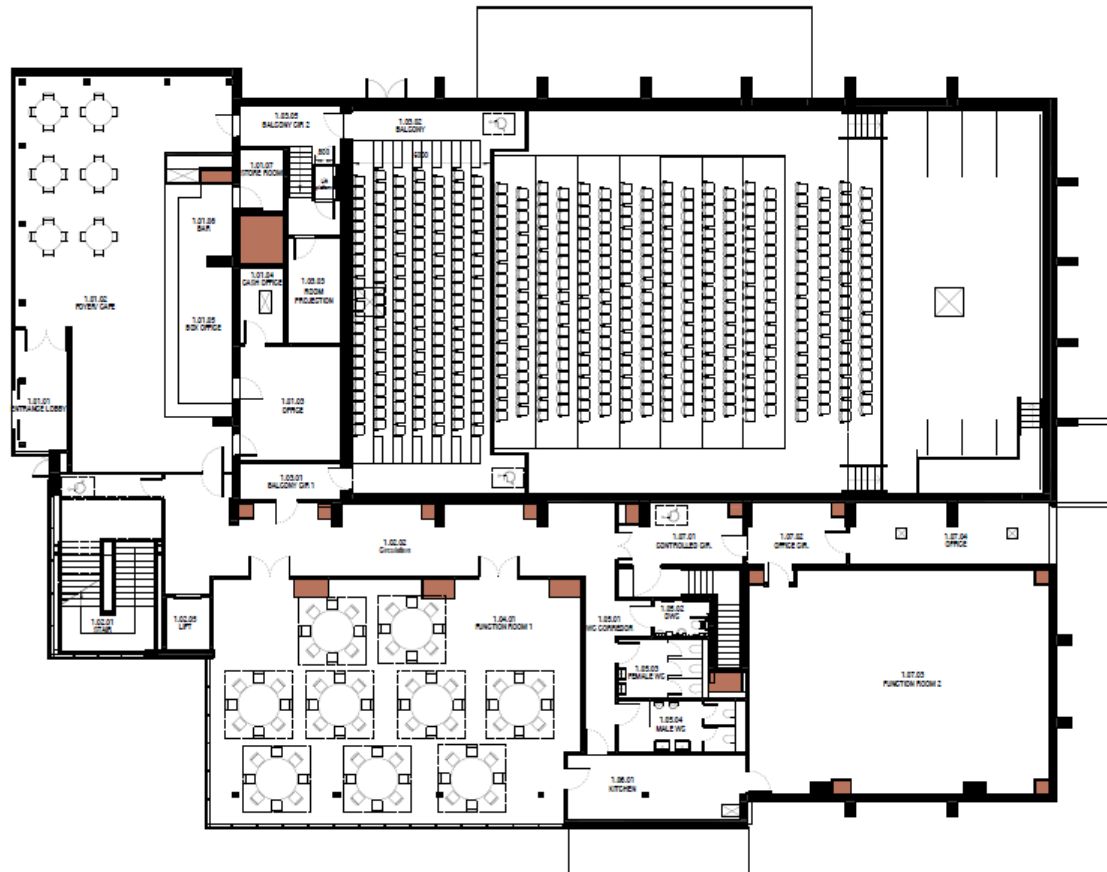
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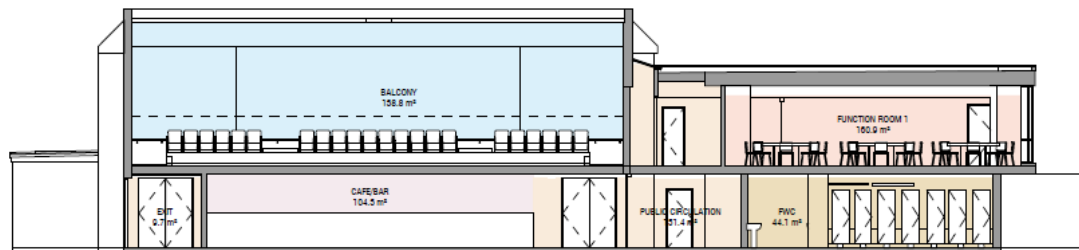
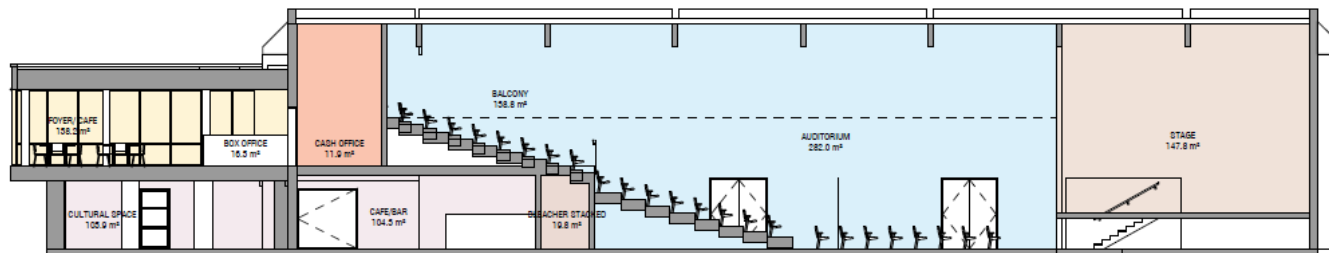
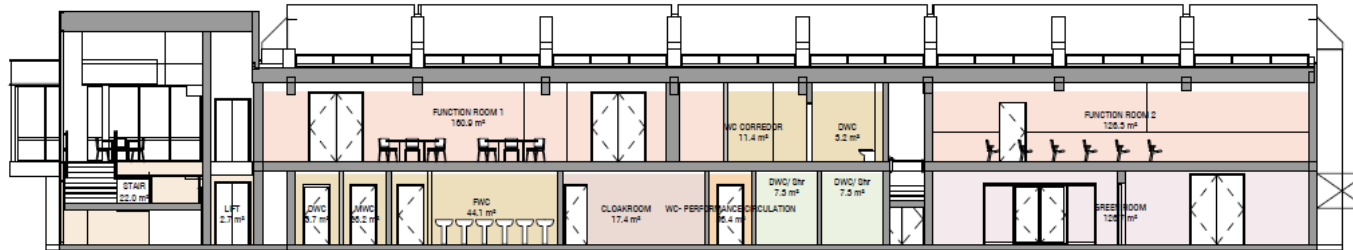
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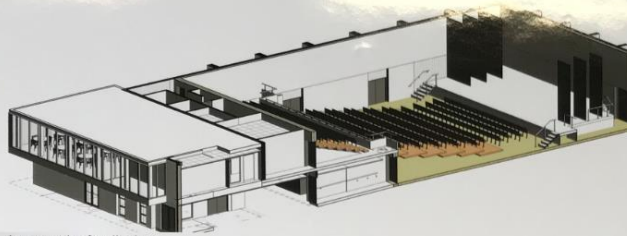
# CULTURAL CENTRE – LEVEL 1



# SECTION PLAN



# Auditorium



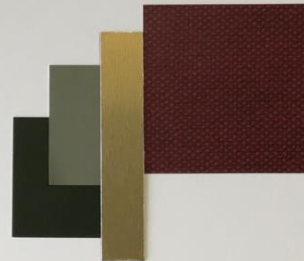
Axonometric of auditorium



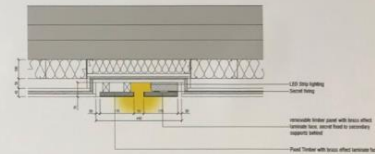
Elevation of auditorium



Proposed down-lighter



Visual of auditorium



Plan section of wall lighting details



Photos of the Odessey Theatre in St Albans

## HARPENDEN CULTURAL CENTRE

SPACE & PLACE  
ARCHITECTURAL DESIGN SERVICES

WILLMOTT DIXON  
SINCE 1852

**St Albans**  
City & District Council

## CRUSH BAR





## BOX OFFICE CAFÉ



# The Eric Morecambe connection



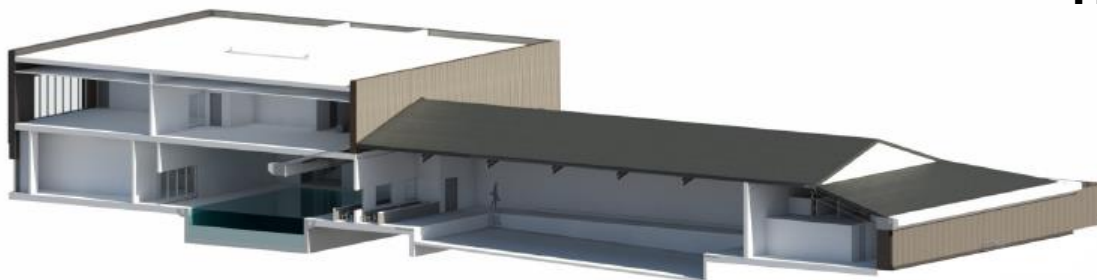
# Facility Option – Leisure

Leisure Centre	Existing Sports Centre and Pool	Current Proposed Facility	Change Compared to Current
Main pool	6-Lane 25m (13m x 25m)	6-Lane 25m (13m x 25m)	No change
Learner pool	Learner pool (13m x 5m)	Learner pool (13m x 10m)	Increase
Health suite	Sauna, steam, saunarium, spa pool	Sauna, steam, saunarium, spa pool	Loss of jacuzzi
Sports hall	595m <sup>2</sup>	690m <sup>2</sup>	Increase
Health and fitness	65 stations	160 stations	Increase
Spin studio	20 persons	35 persons	Increase
Multi activity studio 1	Included	Included	No change
Multi activity studio 2	Included	Included	No change
Multi purpose room (crèche, children's party room)	Included	Included	No change
Café area (to serve the leisure centre and wider park users)	None	Included	Increase
WC's in café area to serve users of the park	None	Included	Increase

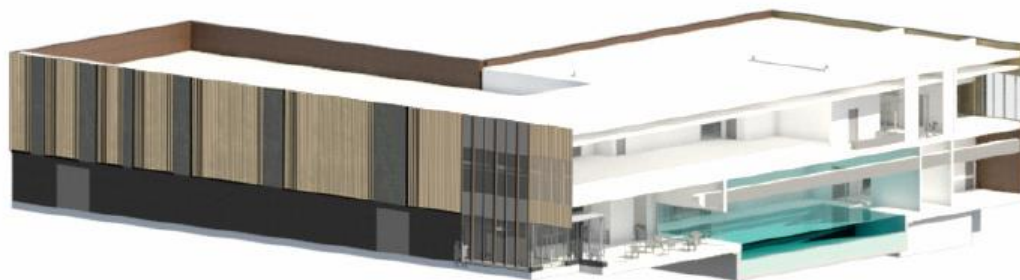
## ELEVATIONAL TREATMENTS



## ELEVATIONAL TREATMENTS



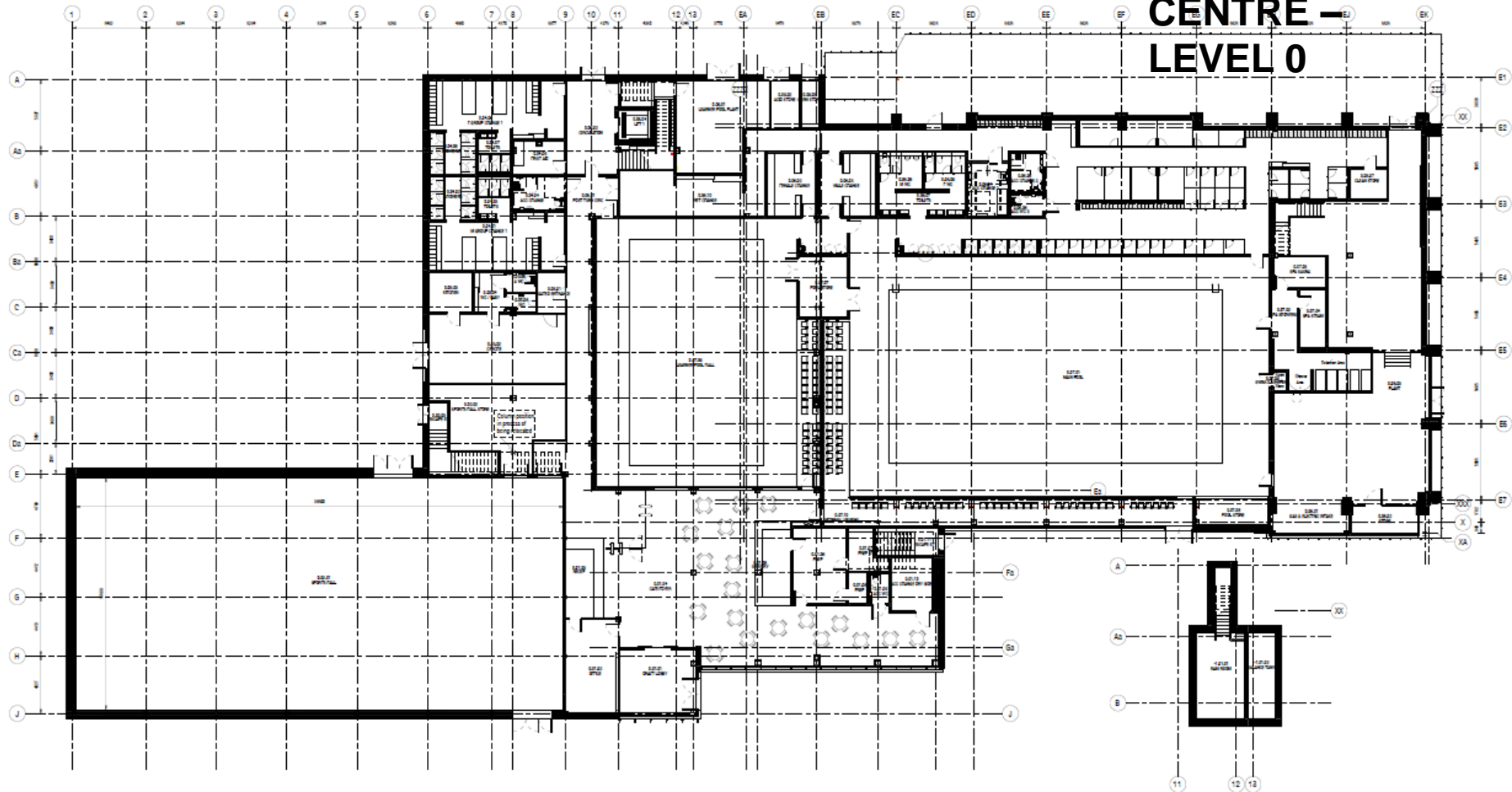
*axo section views*



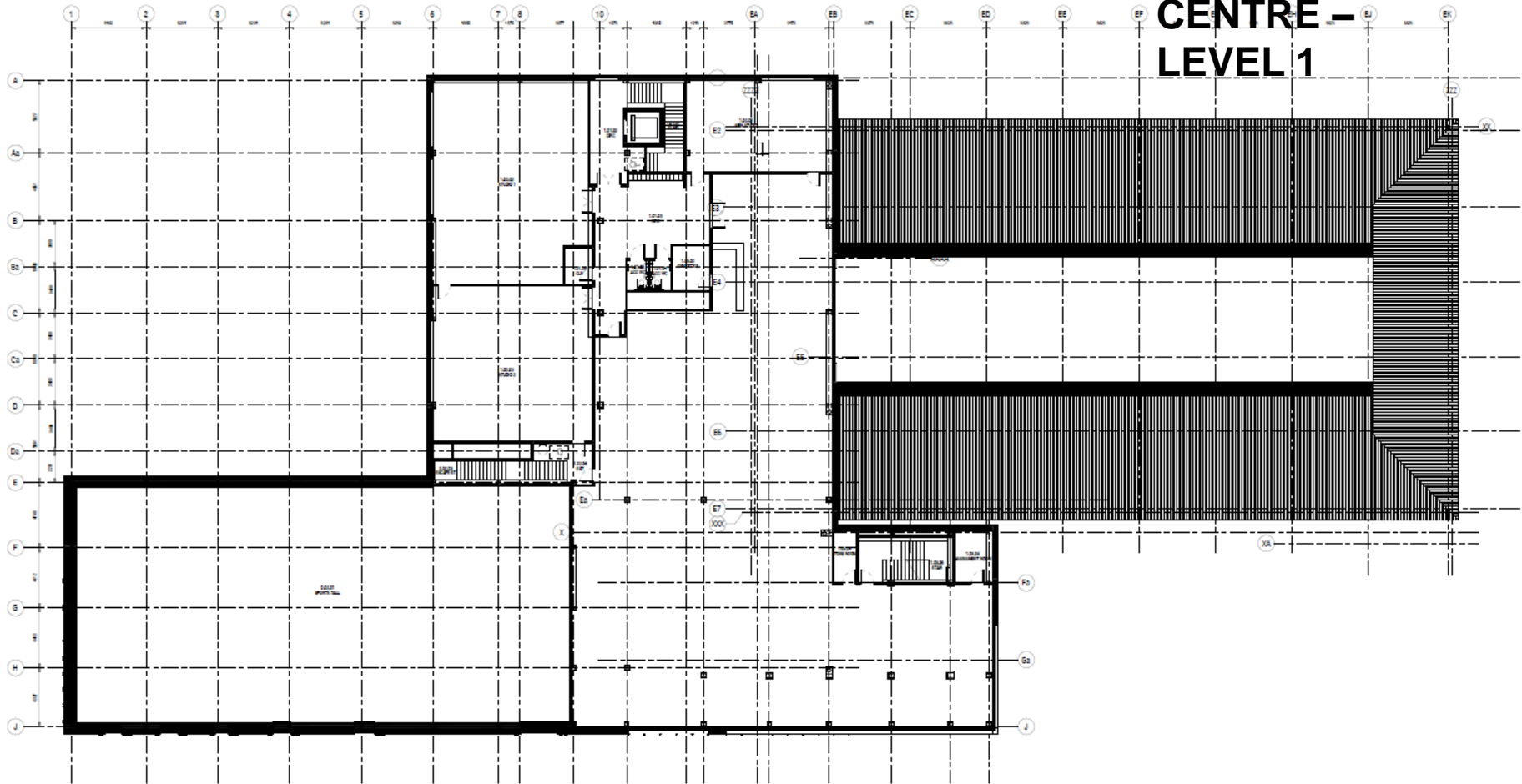
*axo section views*



# LEISURE CENTRE – LEVEL 0



# LEISURE CENTRE – LEVEL 1



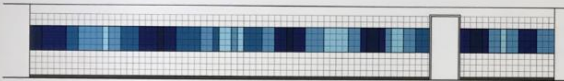
## LEARNER POOL



# Learner Pool



Visual of learner pool



Elevation of learner pool wall



Visual of learner pool



Timber baffle ceiling around pool



Pool lighting



Photo of stretch ceiling



Spectator seating



## HARPENDEN LEISURE CENTRE

SPACE & PLACE  
ARCHITECTURE FOR HUMAN BEINGS

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SINCE 1852

**St Albans**  
City & District Council



## MAIN POOL





# Swimming Pool & Spa Area



Visual of main pool



Pool lighting



Door finish



Spectator seating



Visual of spa area



Photo of similar main pool



Photo of floor tile in situ



## HARPENDEN LEISURE CENTRE

**SPACE & PLACE**  
ARCHITECTURE FOR HUMAN DESIGN

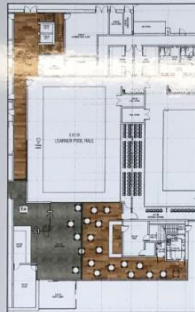
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SINCE 1852

**St Albans**  
City & District Council

## CAFÉ & RECEPTION



# Entrance, Cafe & Circulation



Plan of entrance area circulation showing floor materials



Visual of Leisure Centre Reception & Cafe



Photo of similar reception desk



Photo of floor finishes



Example of coloured chairs for cafe



Ceiling downlighters



Light fitting for stairwell



Visual of entrance reception desk



Visual of stair to fitness suite

## HARPENDEN LEISURE CENTRE

**SPACE & PLACE**  
ARCHITECTURE FOR HUMAN SPACE

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City & District Council

## SPORTS HALL

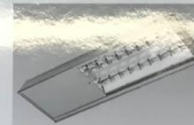




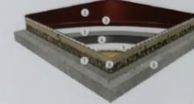
# Sports Hall



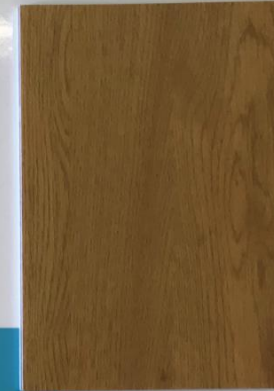
Visual of Sports Hall



Ceiling light fitting



Section through floor build up



Sport England recommended wall paint colour: 86BG 43/321

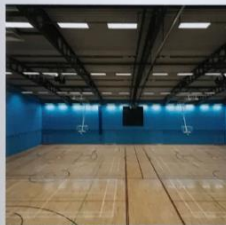


Photo of similar sports hall



Photo of sports hall



Example of court markings

**HARPENDEN LEISURE CENTRE**

**SPACE & PLACE**  
SUSTAINABLE COMMUNITY DEVELOPMENT

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City & District Council

## GYM





## STUDIO





## WET GROUP CHANGING ROOMS



# Wet Changing Rooms



Elevation of wet change corridor



Visual of wet change corridor



Example of lockers



Visual of lockers



Ceiling downlighters



Photo of similar cubicles



Locker & bench laminates



Atlas-LRV 10



Atlas-LRV 22



Gerlan Blue-LRV 10



Visual of wet change



Shower fitting



Wall hung basins



Visual of vanity unit

## HARPENDEN LEISURE CENTRE

**SPACE \$ PLACE**  
ARCHITECTURE FOR HUMAN BEINGS

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City & District Council



## DRY GROUP CHANGING ROOMS



# Dry Changing Rooms

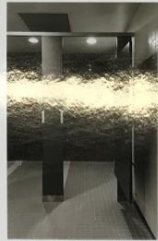


Photo of similar cubicles



Photo of cubicles



Photo of similar locker & bench finishes



Bench visual



Photo of similar vanity design



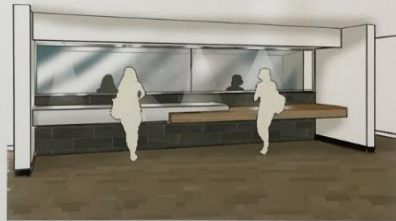
Proposed downlighters



Shower fitting Wall mounted basins



Visual of dry change



Visual of dry change vanity area

**HARPENDEN LEISURE CENTRE**

**SPACE & PLACE**  
ARCHITECTURAL FOR INTERIOR DESIGN

**WILLMOTT DIXON**  
SINCE 1851

**St Albans**  
City & District Council



# Anticipated Key Dates

Stage	Date
Planning application submitted	February 2018
Planning permission confirmed	January 2019
Main and Learner pools close (to separate work area)	29 April 2019
Main pool reopens	29 May 2019
Temporary gym opens (subject to Planning Permission)	Target March 2020 (subject to Planning Permission)
Main pool closes for refurbishment	May 2020
Leisure centre opens	January 2021
Arts & Culture centre opens	January 2021
Harpenden Public Halls close (after pantomime season)	Early 2021

# Finances

- £18.8m construction budget
- £5.5m contribution from Harpenden Public Halls
- **Very difficult to deliver project to this budget**
- HCC tax on parking spaces @ £500 (£46,000)

*Examples of how we are managing this:*

- Spoil into park – less lorries and big landfill cost saving
- HTFC surrender of land to accommodate car parking
- HTC and SADC combine depots on site
- Temporary gym (large gym + 2 x exercise studios, creche, changing facilities, reception – replicating current space) – subject to planning

# Harpenden Public Hall

- Public engagement through Charrette November 2018 (16<sup>th</sup>, 17<sup>th</sup>, & 28<sup>th</sup> November)
- Document on SADC website
- Commercial development needed to raise required £5.5m
- Circa 3,000 sq metres GIA
- Next step – appoint architects May 2019
- Planning late in 2019

# Harpenden Public Hall

Artist's impression



# Headline Risks

- Gym membership may not increase by 1,000 (33%)
- Planning matters - Green Belt and car parking (**OK**)
- The enabling development may generate less than expected
- External grants may be more or less (**NONE**)
- Car parking yield may be less
- Longer closure than 3-5 months (**More**)
- Construction costs - possible cost inflation on construction
- Unexpected construction issues (above contingency)

# Harpenden Leisure + Arts & Culture Centres

- Questions?