

BROUGH PARK LEISURE CENTRE CAR PARKING NOTES

1.0 Introduction

It is proposed to refurbish and expand the facilities of the existing leisure centre at Brough Park, Leek. SMDC's brief is to improve and update the existing leisure centre to better meet the needs of the local community. This includes enlarging the swimming facilities as well as providing additional fitness, studio and social spaces.

The overall brief includes:

- New reception and café
- Shared reception and café serverly
- New 6 lane 25m community pool
- New learner/training pool
- New changing village with 2 no. group changing rooms
- Enhanced accessibility (i.e. accessible changing and a Changing Places facility)
- Enlarged fitness gym to provide an extra 25 equipment spaces
- New 25 person Dance Studio
- A dedicated Spin Studio
- New soft play facility
- Replace an existing squash court with a 'Community Wellness Suite'

Externally the brief requires improved seating and soft landscaping that can serve both the new café and the wider park. Detailed design is subject to further funding.

As such the Gross External Floor Area of the existing leisure centre will increase, by approximately 657m², as will the capacity of the building.

Confirmation was sought from the LPA on the calculation of additional car parking capacity, the following document details the agreed methodology.

2.0 Car Parking Requirements

Given the above, we have consulted the Staffordshire Moorlands Car Parking Standards contained within the Local Plan to quantify the likely increase in car parking numbers associated with the proposals.

The existing car park is split into two areas; combined they provide 107 car parking spaces (8 of which are for disabled users) plus an area for a coach to pull in.

The additional car parking capacity has been calculated based on the new net area being provided. The areas of both Demolition and New Build have been assessed to ascertain the number of extra car parking spaces that need to be added to the existing car park.

2.1 Staffordshire Moorlands Car Parking Standards – Adopted Local Plan

Assembly & Leisure – Sports & Leisure Centres

1 space per 2 members of staff present at peak work times

1 space per 20 square meters indoor playing area for participating customers

3 spaces per squash court

1 space per 2 players / officials capable of using outdoor playing space at any one time

1 space per 10 square metres of swimming pool surface area, plus 1 space per 4 seats for spectators

If bars, restaurants, shops and other ancillary facilities are provided, additional provision should be made at half the appropriate guidance for those uses i.e. for a café - 1 space for 4 staff employed at peak operating times, plus 1 space per 10m² or 8 seats in dining/bar areas would be required.

3.0 Car Parking Calculations

3.1 Existing Car Parking

Based on the SMDC car parking standards, existing numbers should be –

1. 1 space per 2 members of staff present at peak work times
12 = 6 spaces
2. 1 space per 20 square meters indoor playing area for participating customers
Sports Hall – 596m² / 20 = 30 spaces
Fitness Gym – 300m² / 20 = 15 spaces
Dance Studio – 159m² / 20 = 8 spaces
Spin Studio – 40m² / 20 = 2 spaces
TOTAL = 55 spaces
3. 3 spaces per squash court
3 x 3 = 9 spaces
4. 1 space per 2 players / officials capable of using outdoor playing space at any one time
Outdoor pitch – 10 players / 2 = 5 spaces
5. 1 space per 10 square metres of swimming pool surface area plus 1 space per 4 seats for spectators
221m² + 52m² = 273m² / 10m² = 27 spaces
40 spectators seats / 4 = 10 spaces
6. Café - 1 space per 10m² or 8 seats in dining/bar areas.
60m² / 10m² = 6 spaces

TOTAL = 118 spaces

Current Car Parking Spaces available = **107**

Therefore, existing car park appears to be undersized by 11 spaces (using current standards to assess capacity).

3.2 Proposed Car Parking

1. Water area increase – 138m² / 10 = 14 spaces
2. Fitness Gym and Dance Studio – 242m² / 20 = 12 spaces
3. Omit existing Swimming Pool Spectator seating = -10 spaces

TOTAL = 16 extra spaces required

Current Car Parking Spaces available = 107

Therefore, total car parking requirement = 123 spaces. To include min. 6% Accessible spaces.

4.0 Sustainability

4.1 Infrastructure for changing electric vehicles

Under Building Regulations Part S

If the works are classed as a 'major renovation work', Regulation S5 & 44H & works are carried out to increase the size of the car park, this may require electrical charging points to be installed.

Extent would be 1 EV charging space plus the cable work for 20% of the remaining spaces, provided that the works don't account for more than 7% total cost of the renovation. As per best practice guidance, we would recommend the charging point is placed between a Standard parking space and an Accessible space to facilitate charging for all building users.

4.2 Other transportation

It is noted that active methods of transport should be encouraged wherever possible.

The building is a short walk from Leek's Market Square (500m or 7.5mins). Bicycle parking will be retained to the front of the building.

Alternatively, the nearest bus stop is on Vicarage Road, approximately 100m from the main entrance of the Leisure Centre.