

New Buncrana Leisure Centre

Donegal County Council

Stage 1 – Public Consultation Report

Report Date: July 2023



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1 Introduction

1.1 Purpose of Report

The purpose of this report to summarise the feedback and outcomes of the Stage 1 Public Consultation Event held for the New Buncrana Leisure Centre for the Donegal County Council (DCC).

The report has been commissioned on behalf of the Donegal County Council (DCC), in collaboration with the Integrated Consultant Team consisting of Kennedy FitzGerald Architects LLP (KFA), Tetra Tech (TT), and WH Stephens (WHS).

1.2 Project Background

1.2.1 Site Location

The site is located off the Aileach Road in Buncrana, Co. Donegal, Ireland in place of the existing Leisure Centre. The site overlooks the Lough Swilly to the East and is neighboured by Scoil Mhuire Buncrana Secondary School to the West.

The site location is outlined in red in Figure 1 below:

1.2.1.1 Figure 1: Site Block Plan

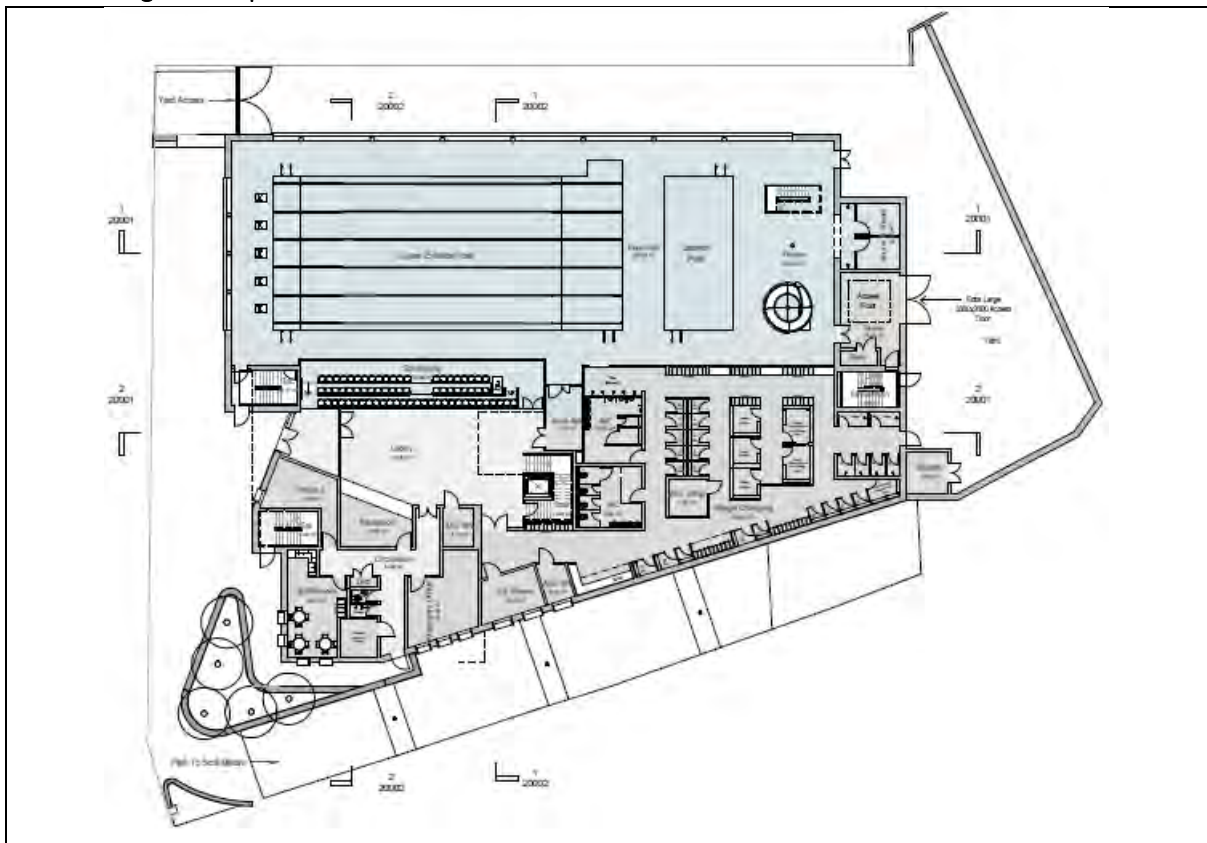


1.2.2 Building Proposal

During Stage 1, 4 design options were developed for consideration as outlined in the Stage 1 Design Report in Appendix A of this report.

Although 4 options were developed and presented at the event, option 4 was presented as the most viable and preferred option, as shown in Figure 2 below:

1.2.2.1 Figure 2: Option 4 Ground Floor Plan



2 Stage 1- Public Consultation Process

2.1 Event Details

The stage 1 public consultation process included 3 separate events as shown in Table 1 below:

2.1.1.1 Table 1: Summary of Public Consultation Events

Event	Date & Time	Location
Presentation to Elected Members	Wednesday 11th May 2022 at 1:30 PM	Public Services Centre, Carndonagh
Presentation to Buncrana Leisure Committee	Wednesday 11th May 2022 at 5:30 PM	The Exchange, Buncrana
Public Consultation Event	Monday 23rd May 2022 - 2:30pm to 8:00pm	Inishowen Gateway Hotel, Buncrana

The presentation to the DCC Elected Members was organised by the DCC project team and held separate to the monthly council meetings.

The presentation to the Leisure Centre Committee was organised by the DCC project team and held at The Exchange, Buncrana where the committee were given an opportunity to provide feedback, ask questions and discuss the proposal in depth.

The public consultation event was Advertised online by KFA via Donegaldaily.com over the 1 month prior to the event.

The members from the Integrated Consultant Team (ICT) that attended each event are outlined in Table 1 below:

2.1.1.2 Table 2: Public Consultation ICT Attendees

Organisation	Role	Name
Donegal County Council	Client	Seamus Hopkins
		John McCarron
		Bryan Cannon
Kennedy Fitzgerald Architects	Lead Designer/ Architect	Mark Finlay
		Gareth McKnight
		Niall Quinn
Tetra Tech	Mechanical and Electrical Engineer	Stuart Kyle
WH Stephens	Project Manager/ Cost Manager	Michael Murray



2.1.2 Information Presented

During each event the following information was presented as standard:

- An MS PowerPoint presentation of the Stage 1 Design Report as shown in Appendix A
- Physical copies of the Public Consultation Boards in Appendix B.
- Stage 1 Public Consultation Questionnaire as shown in Appendix C.

2.1.3 Questions Asked

During the public consultation event a questionnaire was provided to each attendee upon entry as shown in Appendix C – Stage 1 Public Consultation Questionnaire. The questions were developed through extensive consultation with the project team and DCC.

Each attendee was allowed sufficient time to answer the questionnaire, as well as provide further feedback and raise any other questions during the public consultation event.

2.2 Feedback

The summarised feedback received from this process has been provided in Appendix D – Stage 1 Public Consultation Feedback.

As shown in the individual answers, the feedback was primarily positive and in support of the presented design proposal and the development of the existing site. The outcomes of this process are listed in Section 3.

3 Outcomes & Next Steps

Following review of the feedback received during each consultation event, the design team concluded that the front façade was a key element of public interest and required additional attention and further design review. The façade feedback related specifically to the proposed cladding material, colour and window composition facing the Aileach Road.

To address this, KFA revised the design to alter the glazing and cladding panels, providing different colour options for consideration, additional glazing panels, and more attention to the front façade aesthetics. These changes are demonstrated in the End of Stage 1 design provided in Appendix E.

Further, as the project progresses into the Stage 2 – Concept Design phase, the design team aim to review the façade in more depth, investigating and determining the most suitable products in terms of warranty, suitability, and aesthetics. This will include, but not be limited to, the following steps:

- Develop the design further, considering the public consultation and client feedback.
- Develop the design to greater detail in all aspects including architectural, Civil and Structural engineering and Mechanical and Electrical engineering.
- Review the design for compliance with current building regulations and good practice.
- Assess the requirement to procure additional surveys required for progress towards a planning application.
- Assess the requirement to procure specialist consultations for fire protection and roads engineer.
- Develop signage proposal and confirm location on Aileach Road.



4 Appendices



4.1 Appendix A – Stage 1 Design Report



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Stage 01 Design Report
Buncrana Leisure Centre
Donegal County Council

Kennedy FitzGerald Architects LLP
May 2022

Report commissioned by Donegal County Council

Produced by



Kennedy FitzGerald Architects LLP - Architects



WHStephens - Project Management / Cost Management



Tetratech - Consulting Engineers

1.0 Introduction

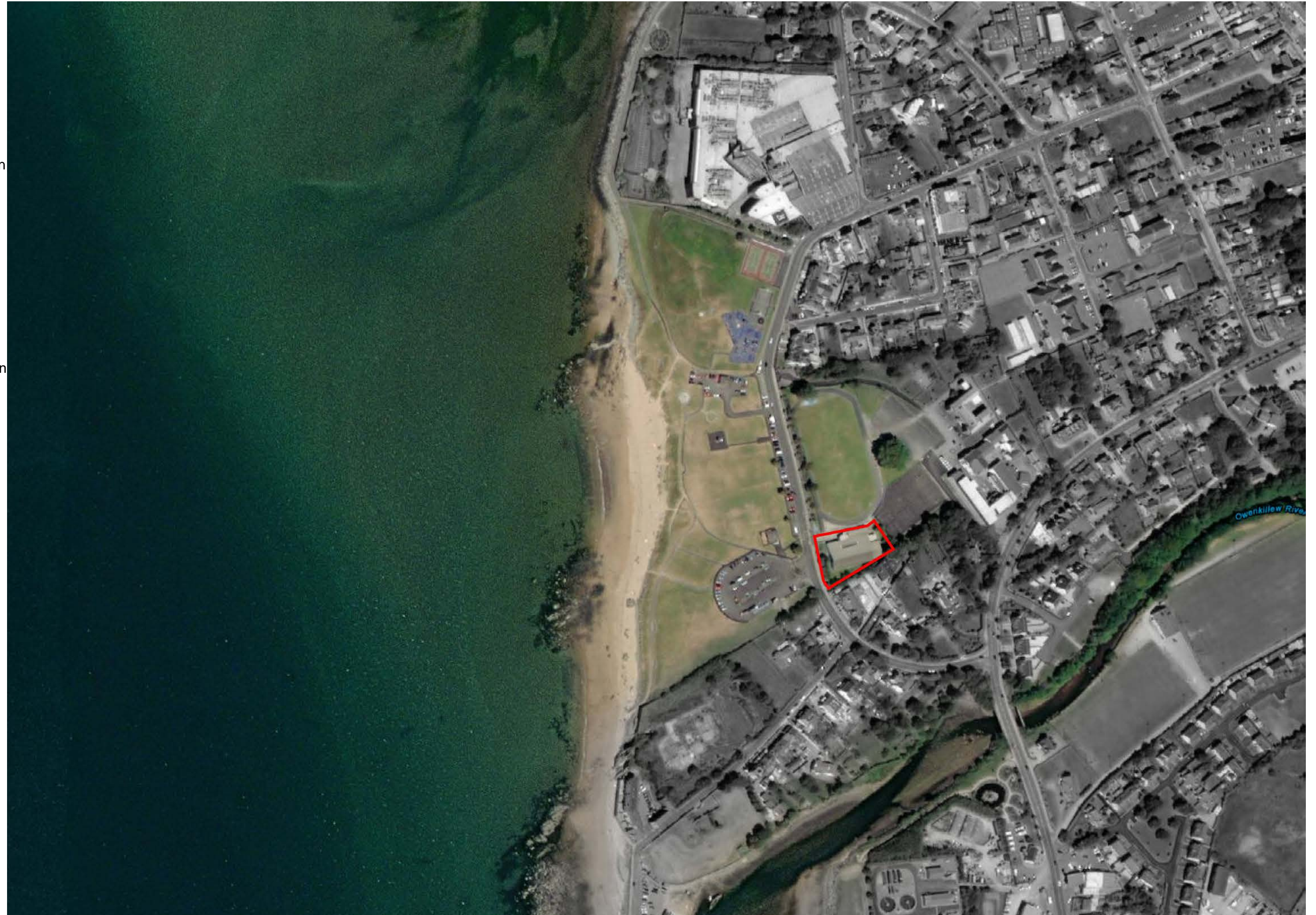
1.1 Introduction

This report is a stage 01 design report for a replacement leisure centre in Buncrana, Co. Donegal, Ireland. The report will record the progress in design development for the new leisure centre.

The client for this project is Donegal County Council (DCC). Kennedy FitzGerald Architects LLP (KFA), alongside WHStephen (WHS) and Tetrattech (TT) were appointed in late 2020 after a successful tender bid. WHS are responsible for project and cost management, KFA are responsible for architectural design services and TT are the consulting engineers for civil, structural and building services.

The initial brief and accommodation schedule was provided by DCC to the design team and refined to better correlate to the budget during discussions between the client team and design team.

As seen in figure 1.1 the site, outlined in red, is in a great position between the school and Lough Swilly. This position enables it to take advantage of both the connection to the urban edge and transport networks whilst simultaneously having fantastic uninterrupted views across Lough Swilly.



1.0 Introduction

1.2 Site Location Analysis 01

As shown in figure 1.2, the site is located just off the Aileach Road with parking adjacent. To the east is Scoil Mhuire, to the south is residential and commercial property, to the west is the park/amazing grace viewpoint and Lough Swilly and to the north is the running track and sports field of Scoil Mhuire.

As shown in the sundial diagram, the primary elevations for direct sunlight are the east, south and west elevations. The elevations with the most opportunity for views to Lough Swilly are the west elevations in comparison to the north elevation as they are less visually obstructed by the tree-lines, pitch/running track and Aileach Road.

The elevations, depicted in red, are the primary visible elevations to most citizens whilst using the park or school facilities as well as motorists or pedestrians on Aileach Road. The elevations depicted in pink are primarily visible to the neighbouring residential and commercial properties and Scoil Mhuire.



Site Location Plan Analysis
Figure 1.2

1.0 Introduction

1.3 Site Location Analysis 02

As shown in figure 1.3, the south and east elevations will provide an important link back to Scoil Mhuire. In particular, the current site setup allows pupils pedestrian access to Aileach Road. As DCC and Scoil Mhuire have a good working relationship, it is an important consideration for the project to continue allowing the pupils to maintain access to Aileach Road as well as access to the facilities within the new proposed leisure centre.

Also, it is important to note that there is currently a pelican crossing being utilised to allow the crossing of the Aileach Road. It is not anticipated that the location of this crossing will change and as such it is important to anticipate how people will enter the building if approaching from the crossing.



Site Block Plan Analysis
Figure 1.3

1.0 Introduction

1.4 Site Photos



1. Photo looking across Aileach Road towards existing Leisure Centre.
Figure 1.4



2. Views from park towards Scoil Mhuire entrance, neighbouring properties and Grianan Park Road Junction
Figure 1.5



3. Photo looking across the park, existing parking lot and Aileach Road towards existing Leisure Centre.
Figure 1.6



4. Views from park path across Lough Swilly
Figure 1.7

3.0 Design Approach

3.1 Design Philosophy

A purposeful building is one that adds value to a specific place. It is a building that has been designed to fulfil more than just the requirements of functional brief. A purposeful building is designed with recognition that its form can contribute to a wider setting – creating a sense of urban space, engaging with other major buildings and acting as a catalyst for wider development. Purpose is more than function; it is positive - not passive. The purpose of the leisure centre is tied up in the responsibility that all major projects have to interact with their surroundings and in the creation of a high quality internal and external environment for the public.

The low horizontal nature of most sport centres was also a challenge for this site. Leisure Centres are often arrangements of large spaces with a dispersed plan form resulting in 'shed' like buildings which lack scale and density. This type of building would be inappropriate on this site. Success in addressing these challenges will allow the project to be a major focus of public activity within site.

Privacy and modesty issues surrounding changing and swimming pools, the requirement for functional exclusion/ control of light from sports halls and the very specific functional sizes of some very large spaces all contribute to a potential for very large, blank hangar type buildings that do not relate to the public realm. Sports and leisure buildings are particularly difficult to handle as building in the round - as in this particular situation – where they are to become responsible and active civic buildings. The ambition for this project has been to create a building that presents animation and activity to the town at all levels of engagement by day and night. The 'night image' of these buildings is in some ways even more important. The design needs to achieve this aim whilst still providing exemplary accessibility to facilities that achieve the required technical standards, and provide privacy and modesty where needed.

KFA's approach to the design of these buildings, and from experience of the design of other leisure facilities in the round, is that the capital investment and size of these projects make it even more important that they contribute successfully to urban settings and public life. The site is on a prominent location adjacent to Scoil Mhuire, the park and Lough Swilly beyond.

3.2 Tender Sketch Design Review

Figure 3.2 outlines an analysis of the sketch design proposal submitted during the summer 2020 tender process. This design diagram was updated to included the teaching pool to show the affect on the design changes.



Design Diagram - Option 1

1 : 1000

Description

Two distinct volumes with a link

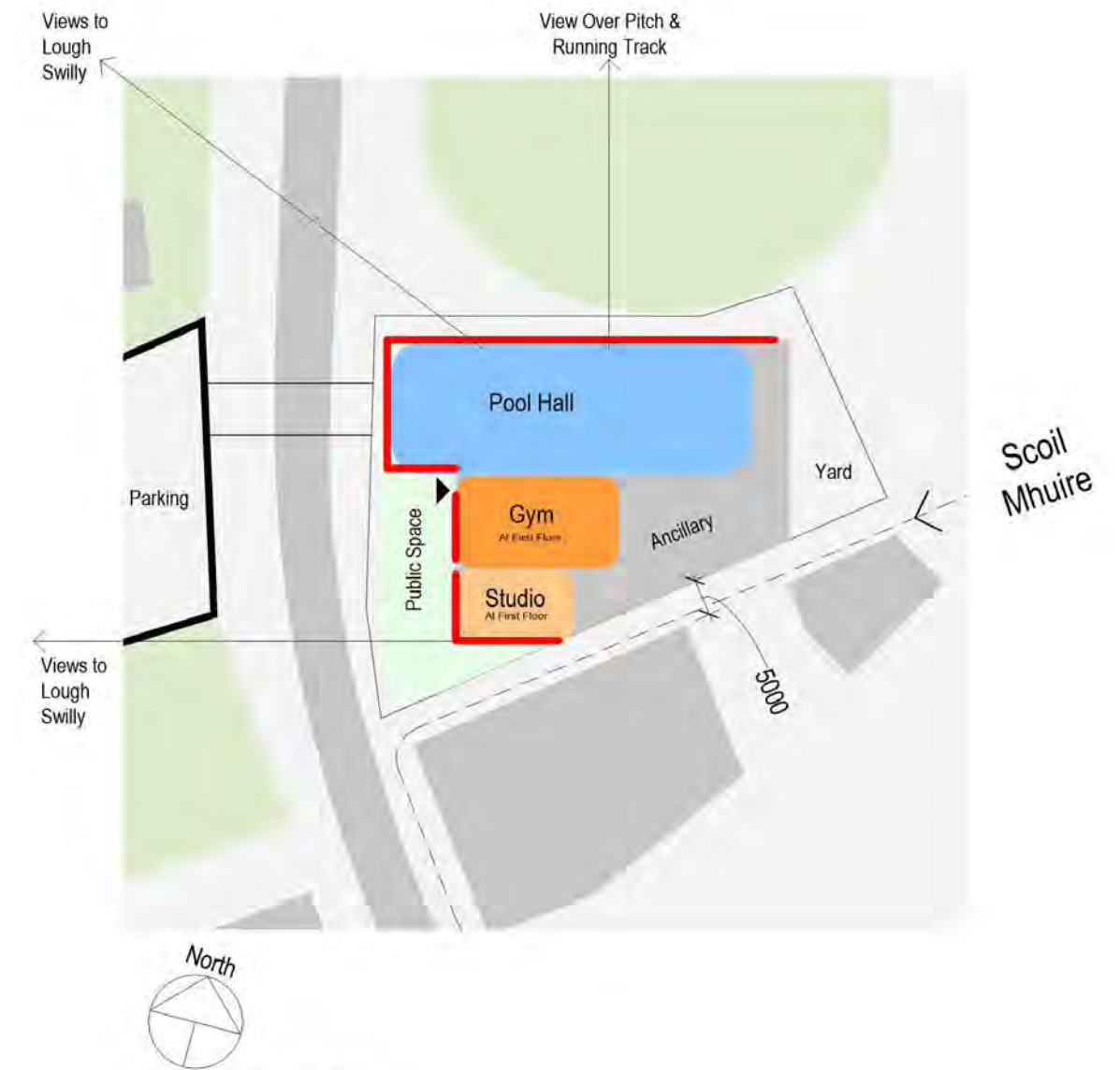
Pros

- Active frontage to main street & side
- Views from 3 main spaces to Lough Swilly & Pitch
- Well defined building line to school pedestrian side

Cons

- South light on pool elevation
- Minimal south light to public space
- Main volume/height to neighbours boundary
- Corner to pitch side elevation not defined well given main mass behind is the pool & public space in front
- Glazing concerns to football pitch side
- School access to furtherst side

Figure 3.1



Design Diagram Option 2

1 : 1000

Description

Three distinct volumes with the pool hall taking priority with ancillary accomodation moulding around the rest of the site

Pros

- Active frontage to main street
- Well defined corner in the massing
- Respectful massing to neighbouring property
- Views from 3 main spaces to Lough Swilly
- South & west light to entrance & public space
- North light to pool
- Views between gym & pool hall
- Side access for school

Cons

- Minimal active frontage to side/pitch elevation
- Possible restricted views from gym cause be recessed
- Entrance not as distinctive approaching from pelican crossing or north due to pool hall being pushed forward

Figure 3.2

3.0 Design Approach

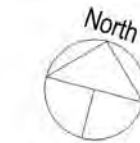
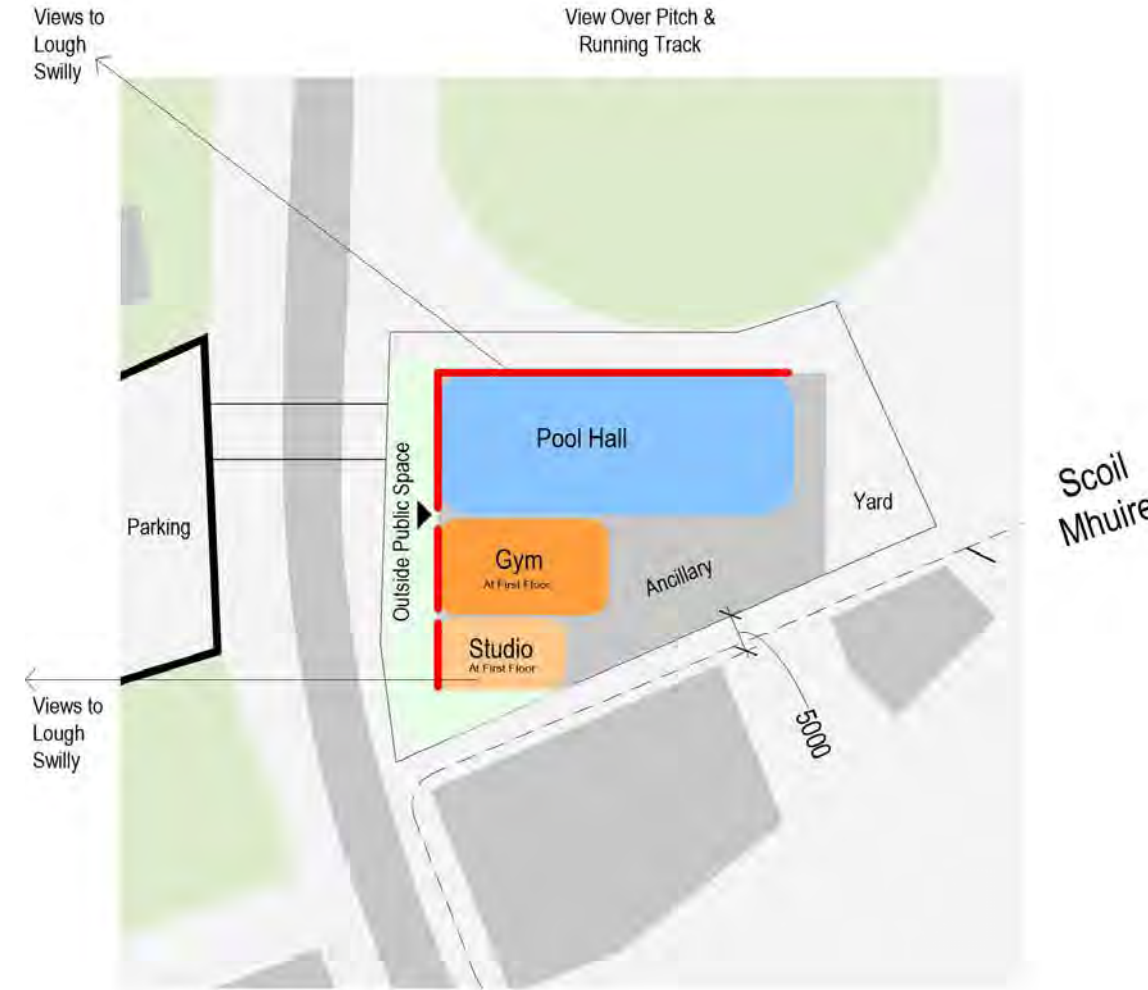
3.3 Design Approach

The design approach for this scheme is try to maximise the opportunities the site presents of the views to Lough Swilly and the urban connection to Scoil Mhuire and Bunrana Town as a whole. Equally, we have applied a pragmatic approach, anchored in our experience of leisure facilities, of the kind of orientation for each space and spatial adjacencies that high performance leisure projects require.

The main spaces in the brief are the pool hall, fitness suite/gym and the fitness studio with the rest being ancillary accommodation such as changing, circulation, welfare, staff and plant rooms. The main schematic move for the design is to place the three main activity spaces towards the west of the site to take in the views of Lough Swilly whilst also providing an active frontage to the Aileach Road elevation. In addition to this, we have proposed raising the fitness suite and fitness studio to the first floor to further enhance the potential viewing opportunities of the site. This elevated position will provided the user with a better external view by reducing the visual impact of the road.

By the nature of pushing these two fitness spaces up one storey, it allows us to make the entrance of building below them also on this main elevation. The majority of users will most likely approach from this side so it will provide an easily identifiable entrance for users. Internally, the glazed inspecting area allows a visual connection between the reception and lobby and the main pool hall whilst also acting as a buffer between the two spaces for privacy concerns. In the lobby, we have tried using this open plan approach to create a building that is easily understood and easy to move around in which will cater for all level of users. Within this lobby, there is one door to the changing facilities and one staircase or elevator to another lobby which provides access into the fitness suite or studio. Another opportunity of having these main spaces close together is that we can provide visual connections between the spaces to allow the user to understand the flow of the building more easily.

As shown in figures 3.1 to 3.4, we have access many diagrammatic approach to whittle down what takes advantage of all the site opportunities but also to provide a function and well orientated building. In the next section we will discuss our design approach to construction, materials, proportion, light and acoustics.



Design Diagram Option 3

1 : 1000

Description

Three distinct volumes which create one unified elevation with ancillary accommodation moulding around the rest of the site

Pros

- Active frontage to main street
- Well define corner in the massing
- Respectful massing to neighbouring property
- Views from 3 main spaces to Lough Swilly
- South & west light to entrance & public space
- North light to pool
- Views between gym & pool hall
- Side access for school

Cons

- difficult to fit main three volumes side by side, aligned to the front, given geoemetry of site.
- Impinges on public space given geometry issues
- Minimal active frontage to side/pitch elevation

Figure 3.3



Design Diagram Option 4

1 : 1000

Description

Three distinct volumes, each stepping back in plan, with ancillary accommodation wrapping behind.

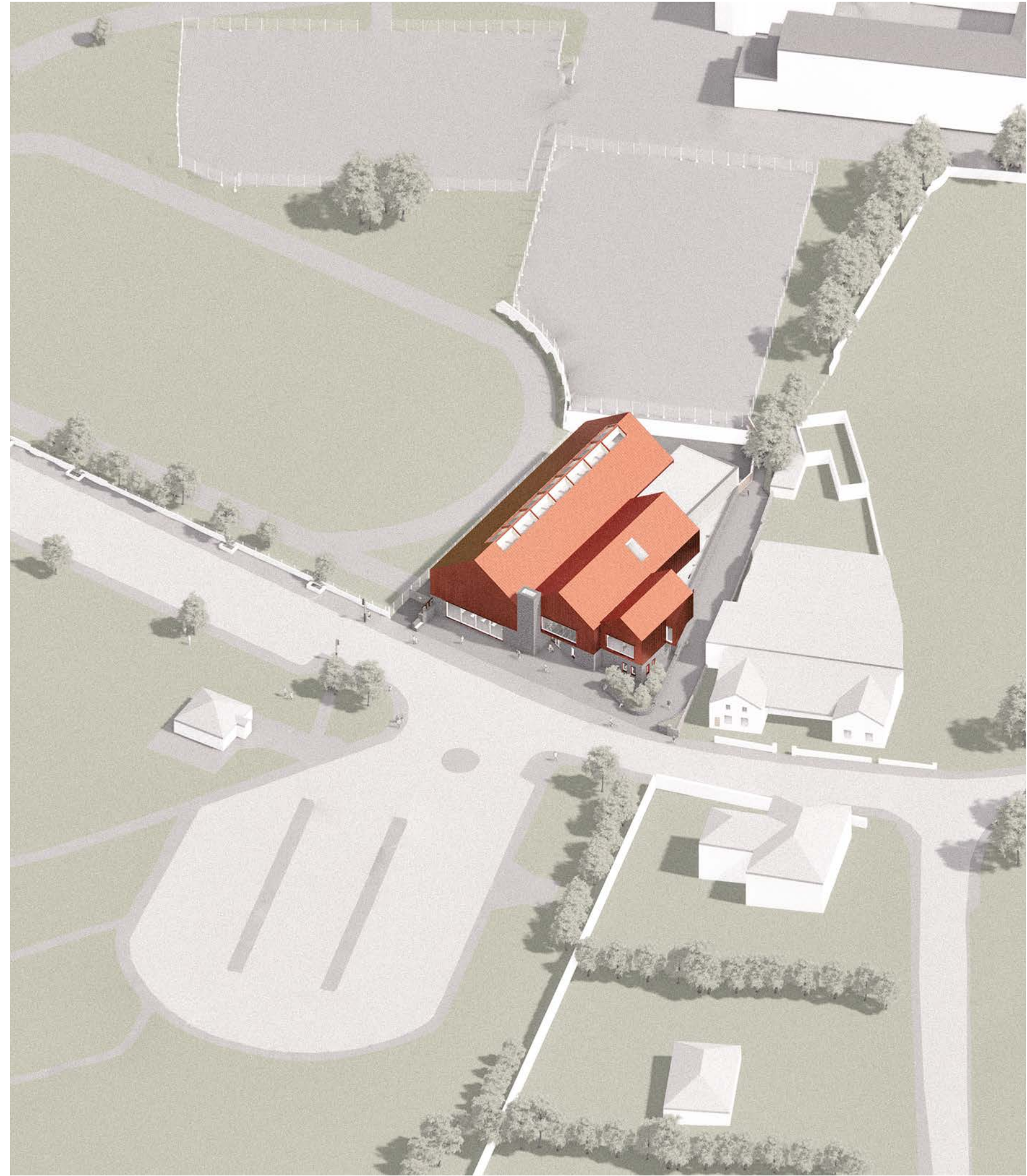
Pros

- Active frontage to main street
- Easily found entrance
- Well defined corner in the massing at northwest corner
- Respectful massing to neighbouring property
- Views from 3 main spaces to Lough Swilly
- South & west light to entrance & public space
- North light to pool
- Views between gym & pool hall
- Side access for school

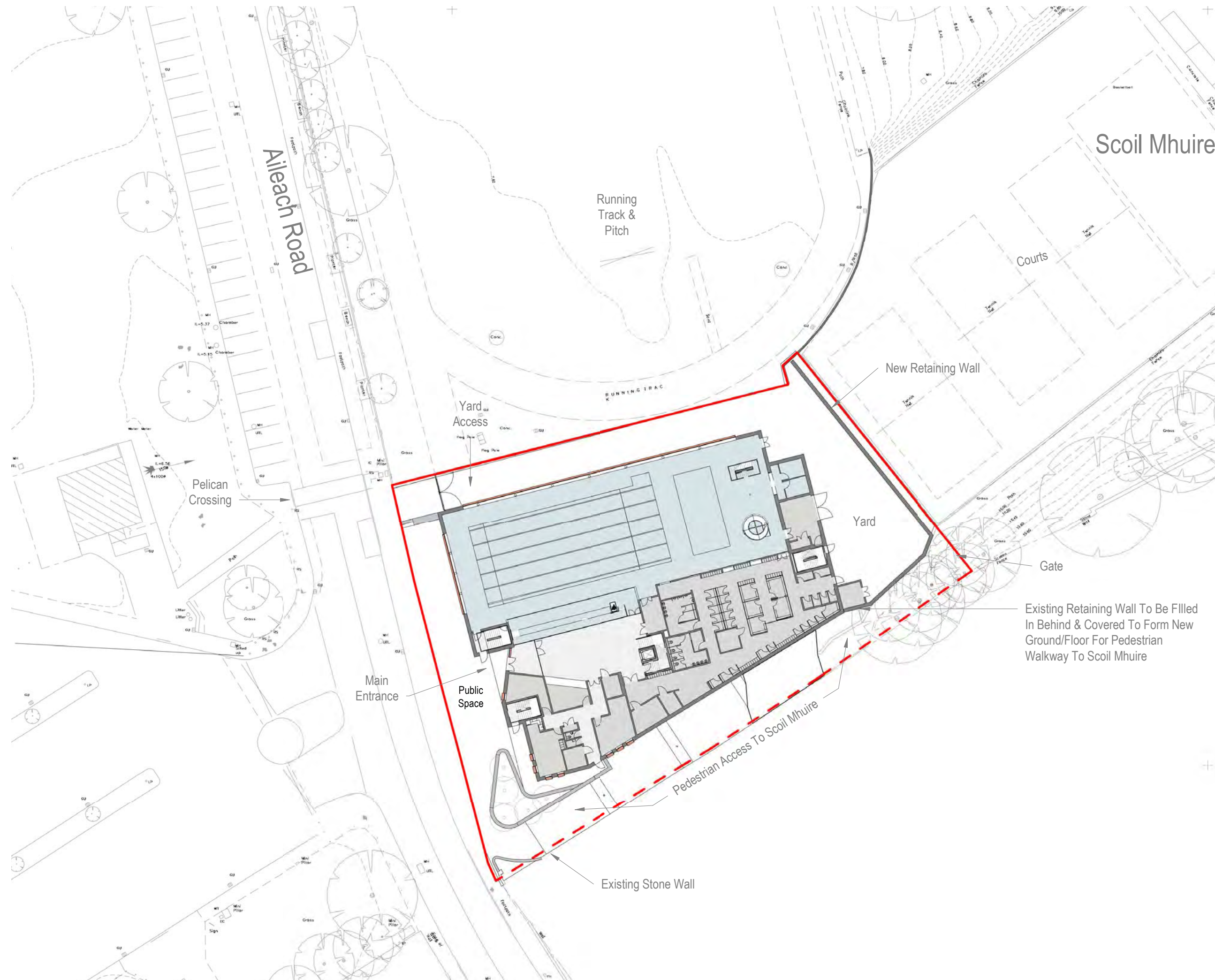
Cons

- Minimal active frontage to side/pitch elevation

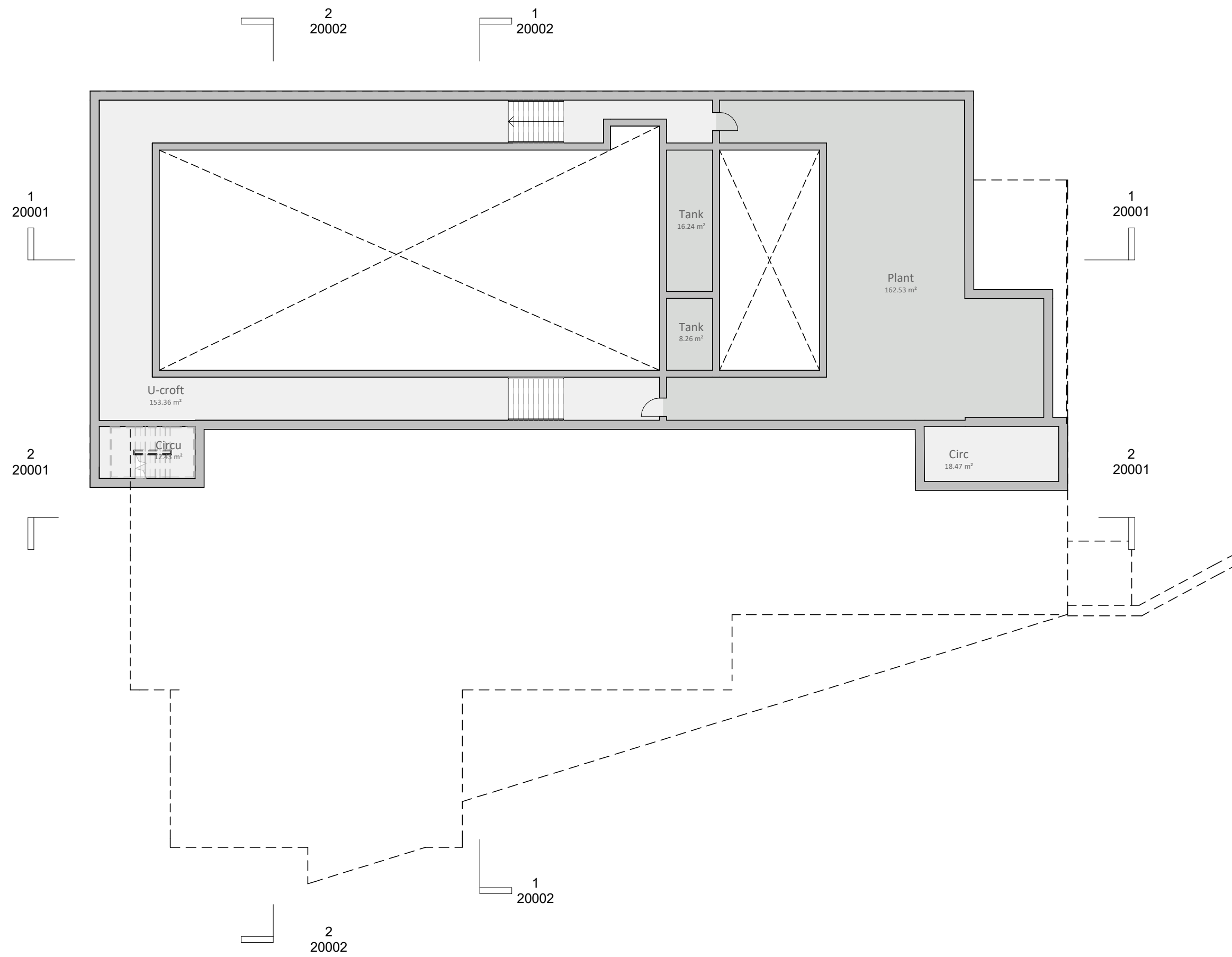
Figure 3.4

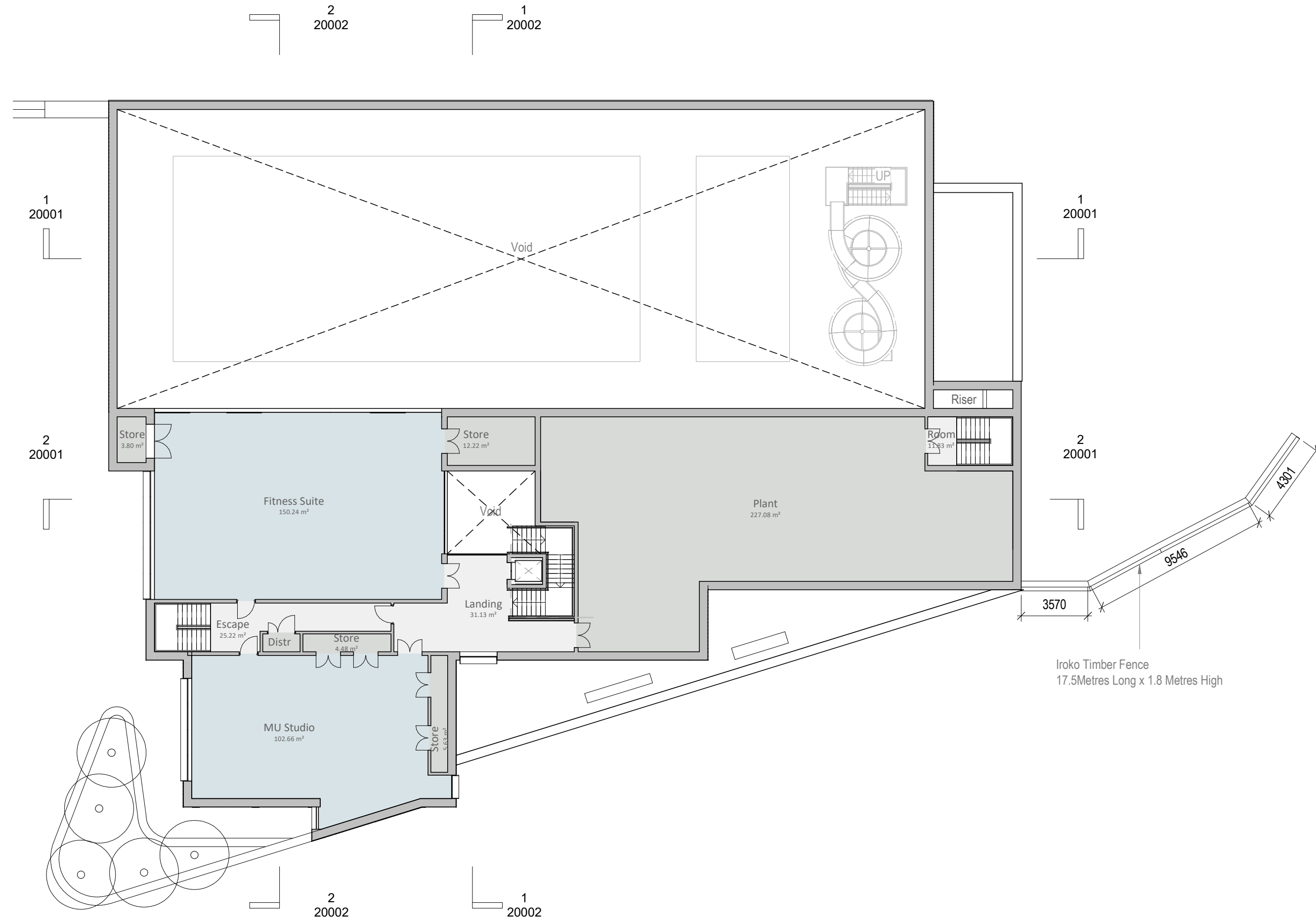


External Axonometric View

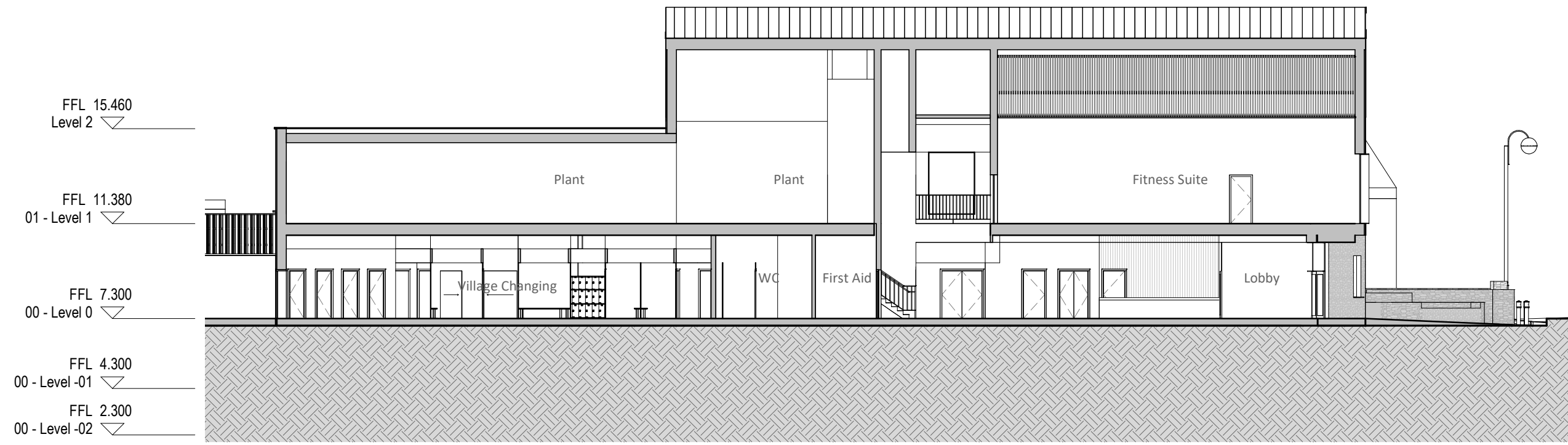


Ground Floor Site Plan

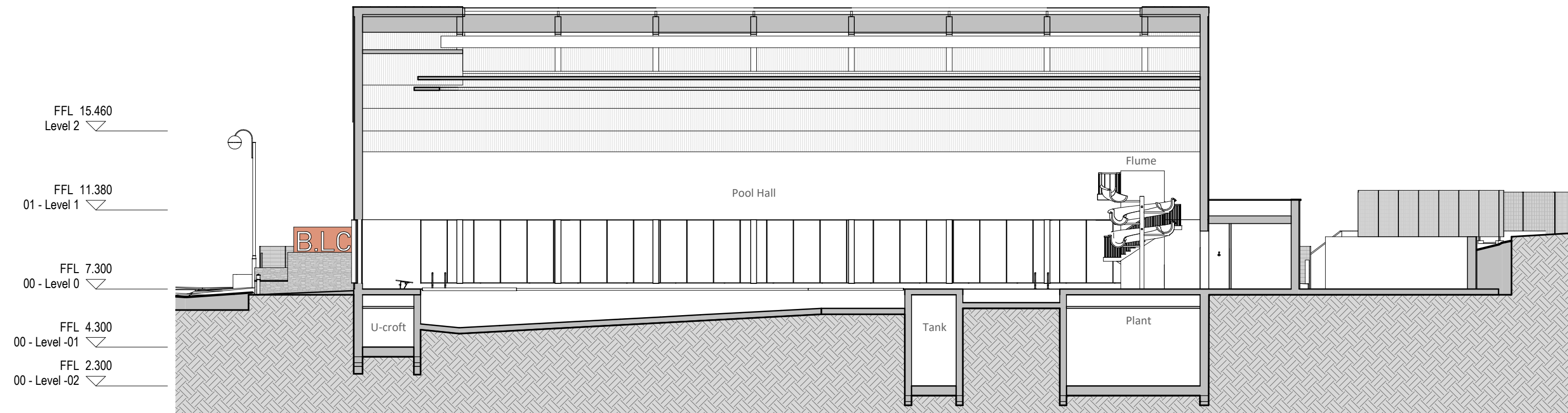




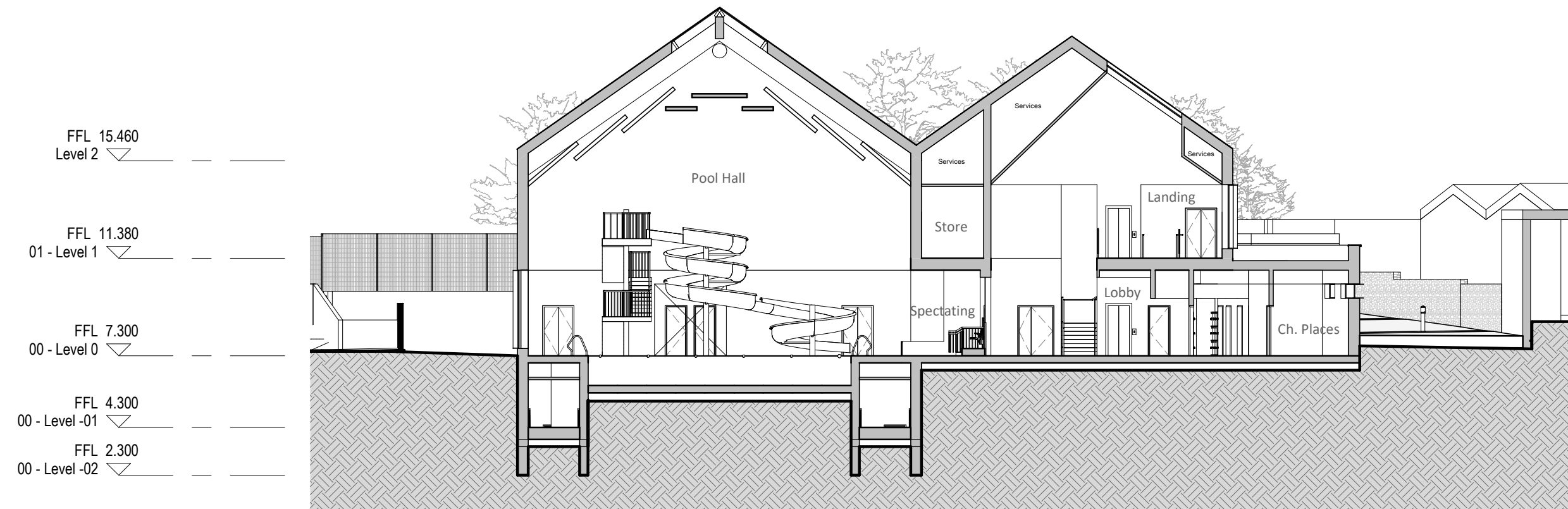
First Floor Plan



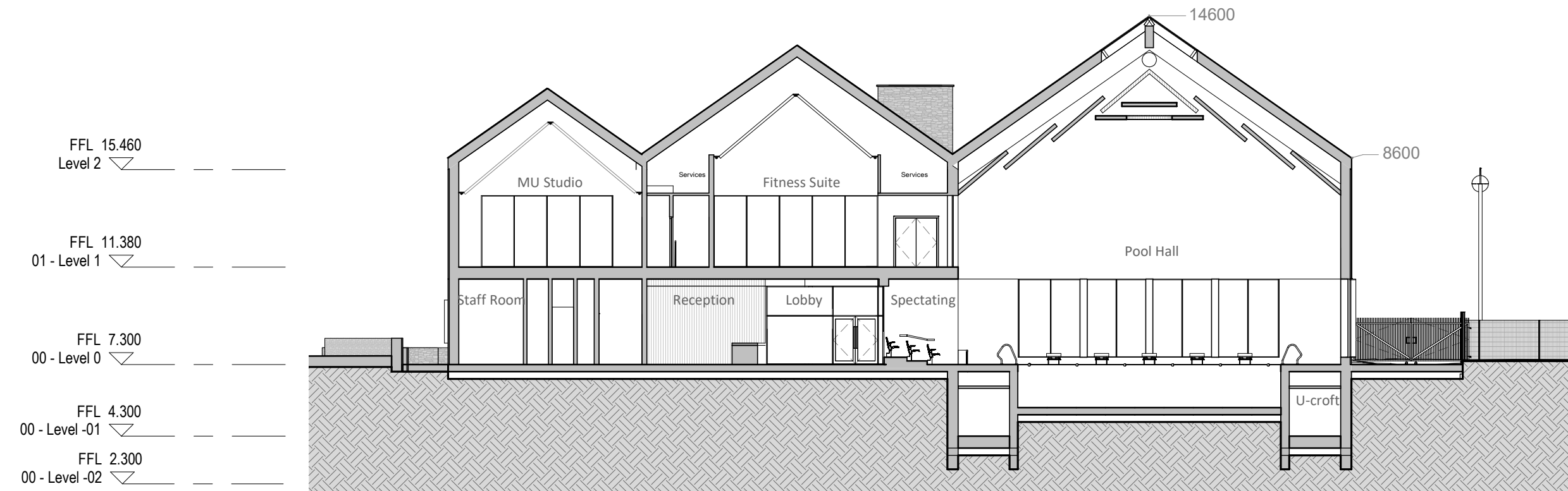
Section 1
1 : 200



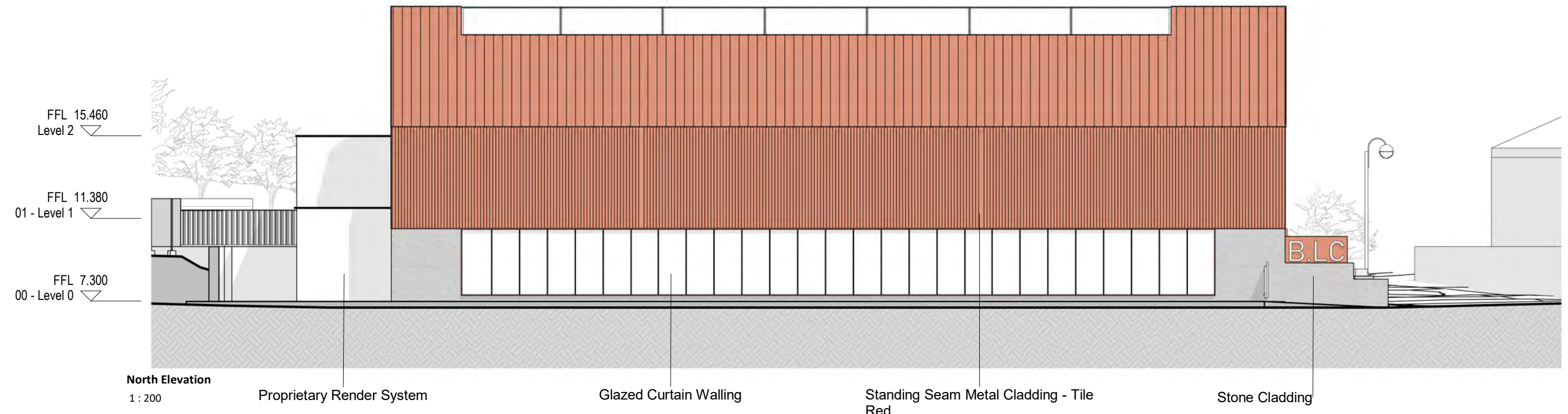
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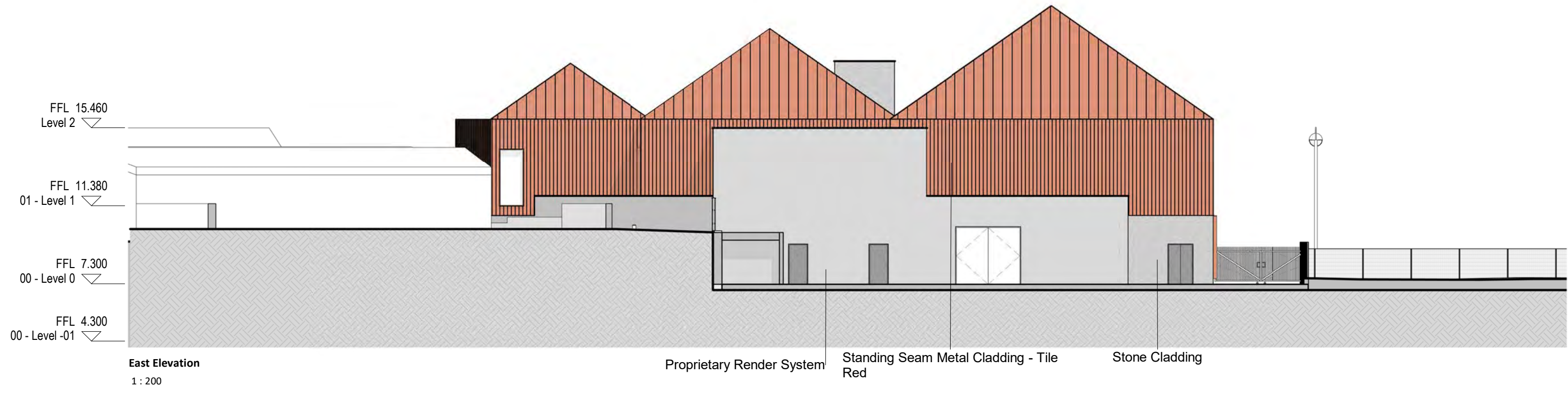


Section 3
1 : 200



Section 4
1 : 200





Elevations

Plinth Material Options



Weinerberger Agita Black Brick



Weinerberger Darwin Falls Brick



Donegal Shale
Current Option



Rendered Block Option

5.0 Materials

5.1 Cladding Options



1. Corten Steel Cladding



2. Corrugated Fibre Cement Panels
Current external render images are shown with this material



3. Viroc Cement bonded particle board



4. Greencoat PLX Standing Seam



External View 1



External View 2



External View 3





Pool Hall View 3





Reception To Pool Hall View

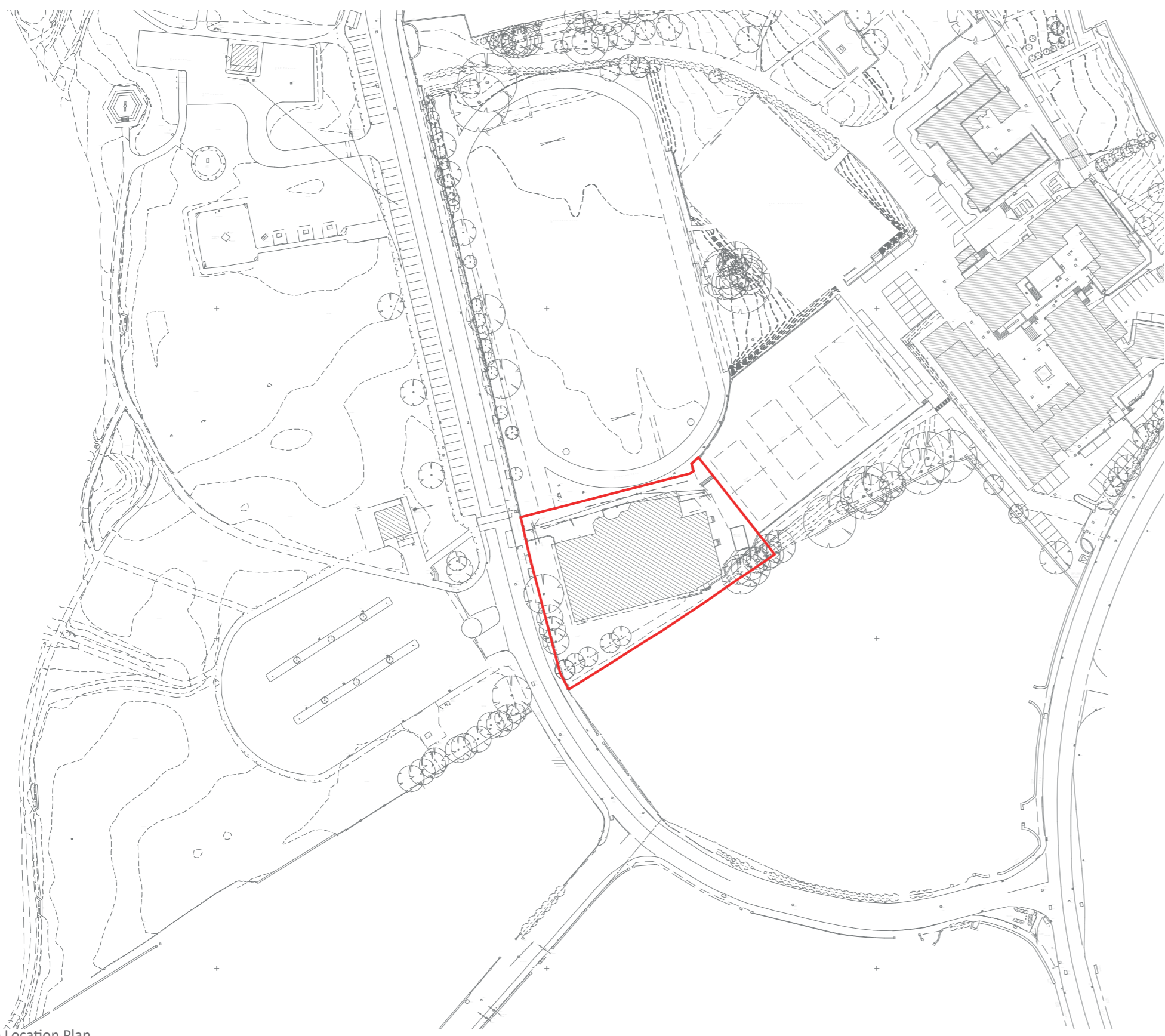


Thank You!

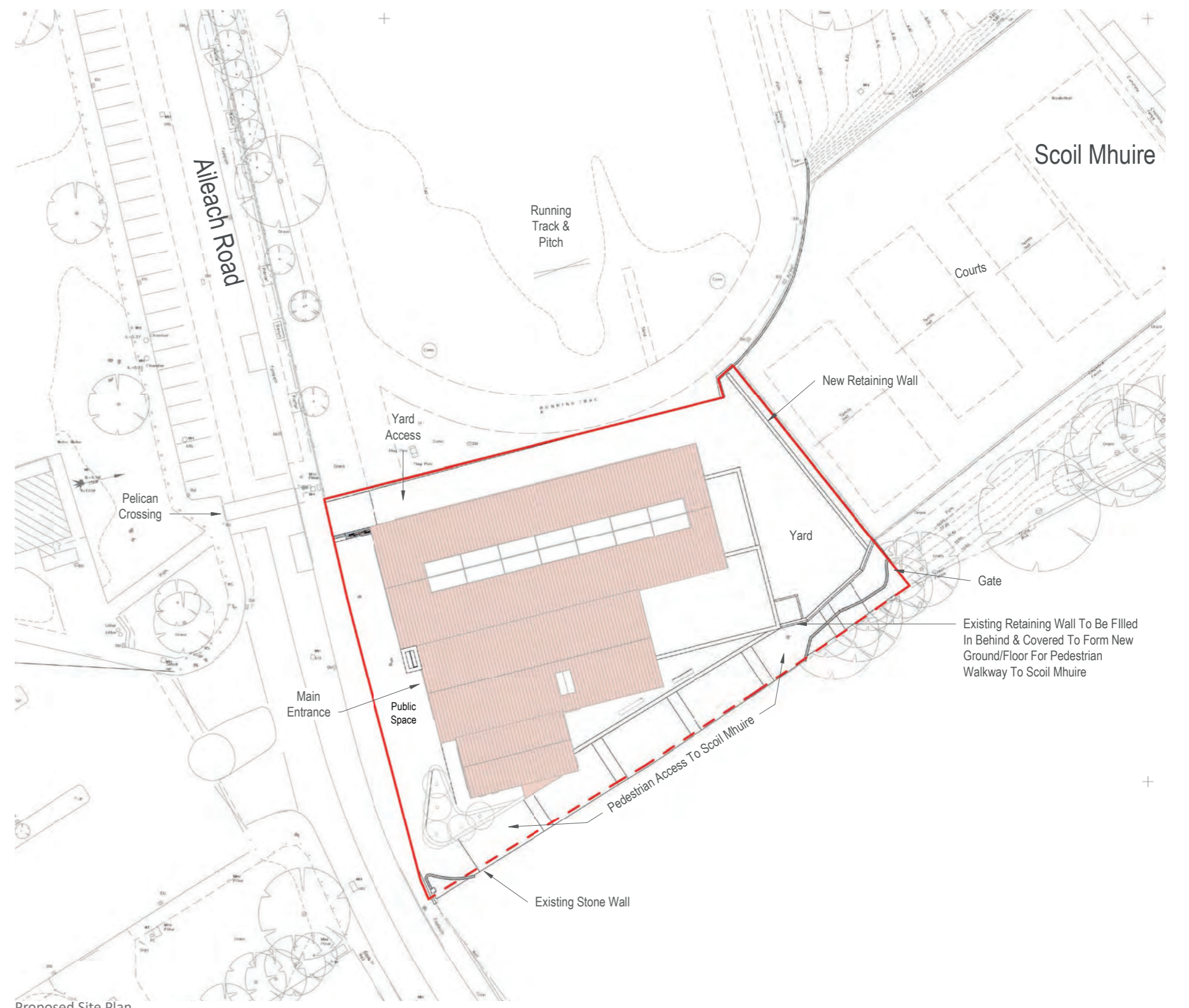
Any Questions?



4.2 Appendix B – Stage 1 Public Consultation Board Presentation



Site Location Plan



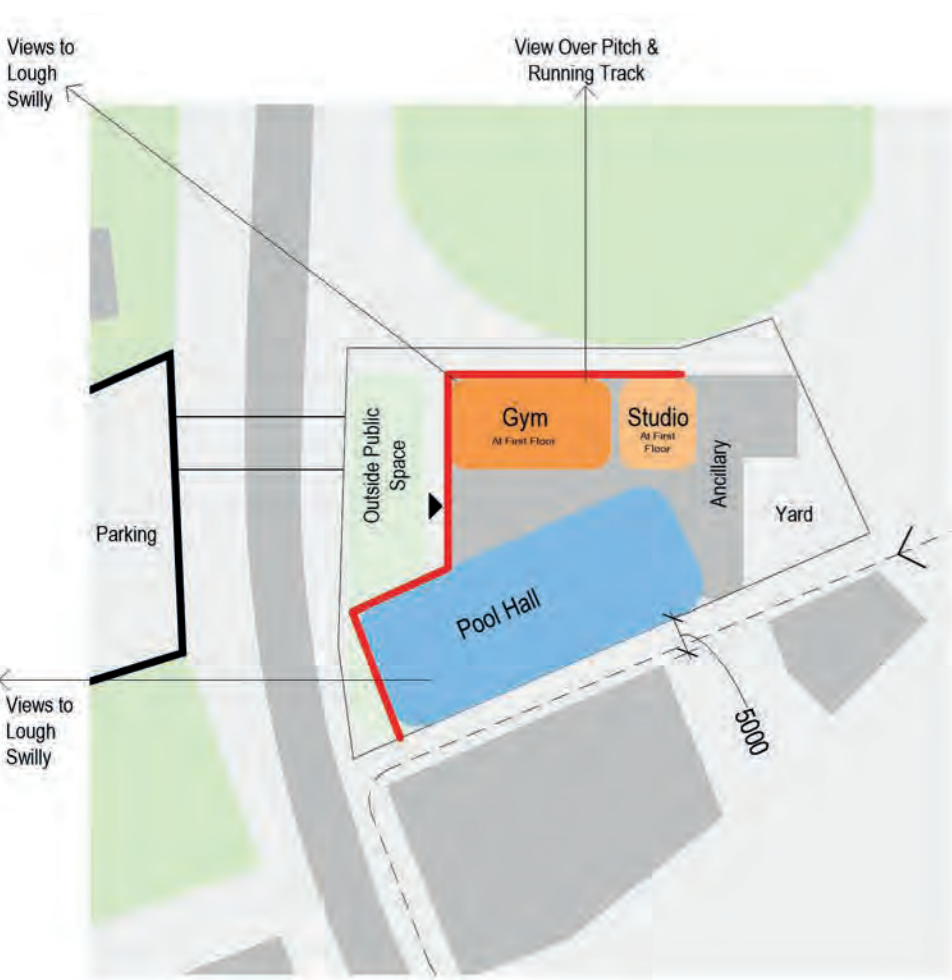
Proposed Site Plan



Site Photos



External View 1

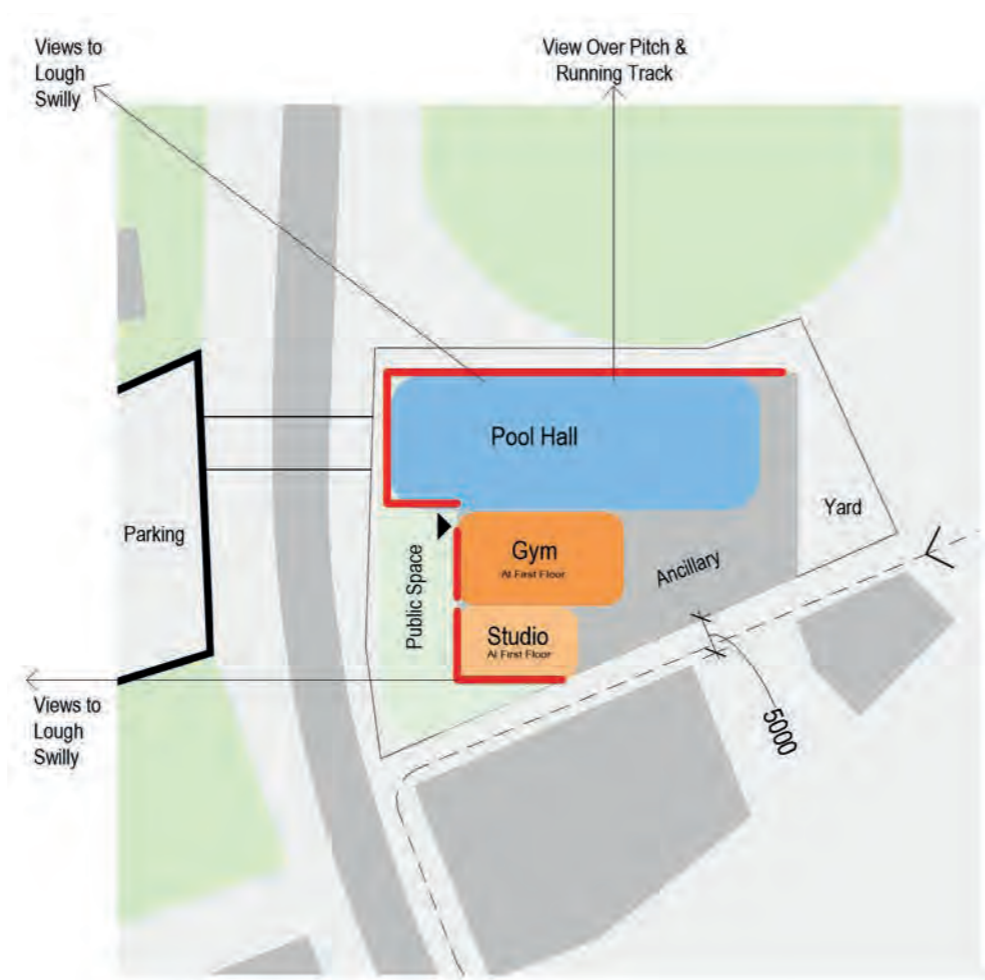


Design Diagram - Option 1
1 : 1000

Description
Two distinct volumes with a link

- Pros**
- Active frontage to main street & side
 - Views from 3 main spaces to Lough Swilly & Pitch
 - Well defined building line to school pedestrian side

- Cons**
- South light on pool elevation
 - Minimal south light to public space
 - Main volume height to neighbours boundary
 - Corner to pitch side elevation not defined well given main mass behind is the pool & public space in front
 - Glazing concerns to football pitch side
 - School access to furtherest side

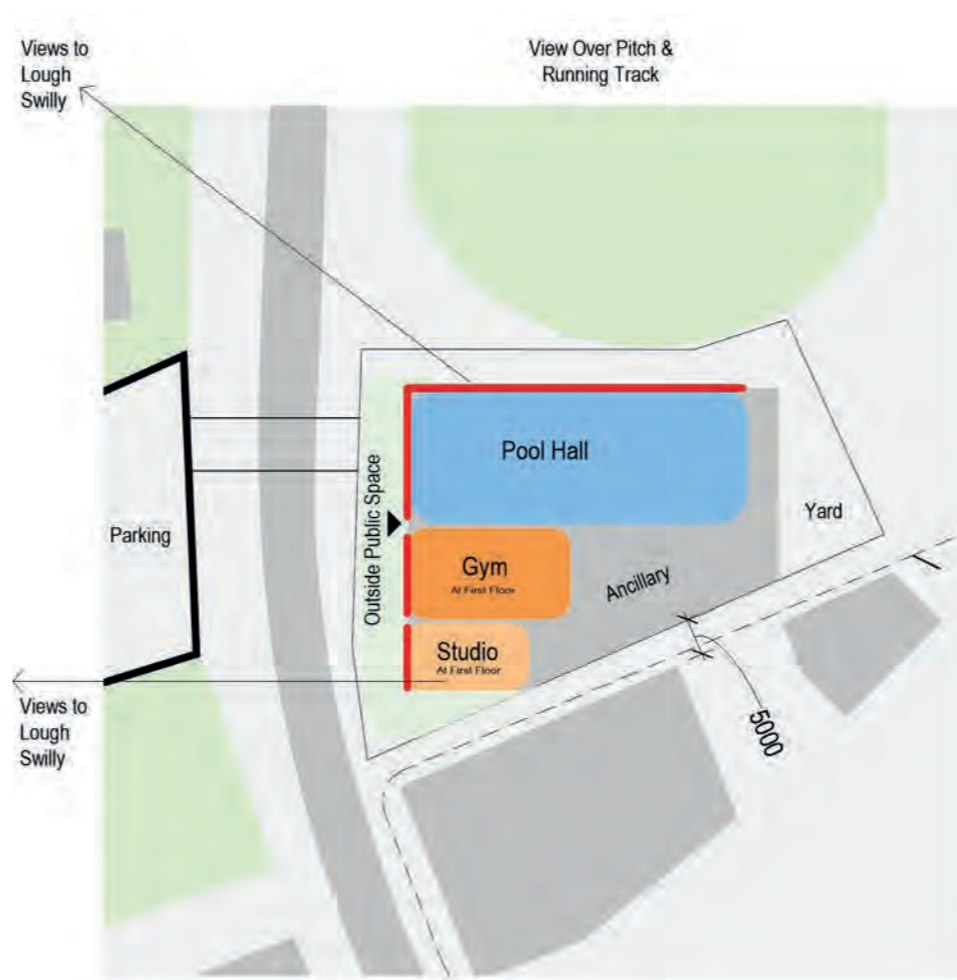


Design Diagram Option 2
1 : 1000

Description
Three distinct volumes with the pool hall taking priority with ancillary accommodation moulding around the rest of the site

- Pros**
- Active frontage to main street
 - Well defined corner in the massing
 - Respectful massing to neighbouring property
 - Views from 3 main spaces to Lough Swilly
 - South & west light to entrance & public space
 - North light to pool
 - Views between gym & pool hall
 - Side access for school

- Cons**
- Minimal active frontage to side/pitch elevation
 - Possible restricted views from gym cause be recessed
 - Entrance not as distinctive approaching from pelican crossing or north due to pool hall being pushed forward

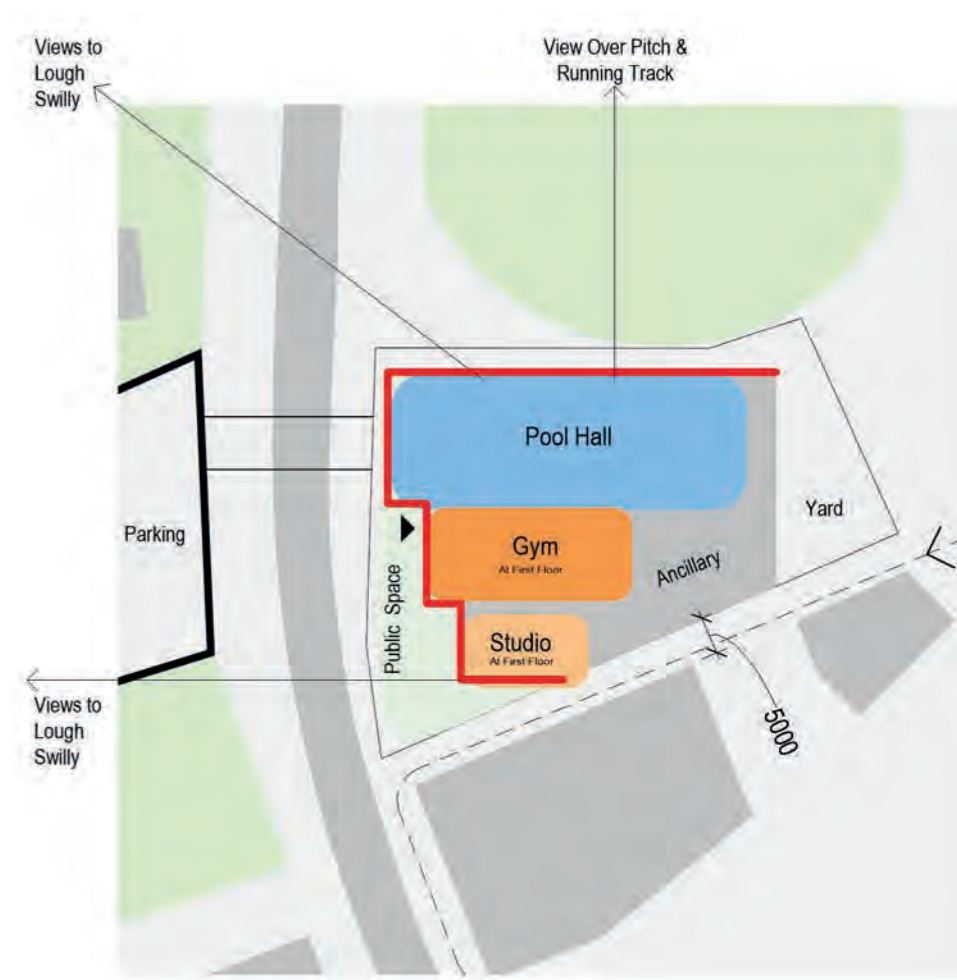


Design Diagram Option 3
1 : 1000

Description
Three distinct volumes which create one unified elevation with ancillary accommodation moulding around the rest of the site

- Pros**
- Active frontage to main street
 - Well define corner in the massing
 - Respectful massing to neighbouring property
 - Views from 3 main spaces to Lough Swilly
 - South & west light to entrance & public space
 - North light to pool
 - Views between gym & pool hall
 - Side access for school

- Cons**
- difficult to fit main three volumes side by side, aligned to the front, given geometry of site.
 - Impinges on public space given geometry issues
 - Minimal active frontage to side/pitch elevation



Design Diagram Option 4
1 : 1000

Description
Three distinct volumes, each stepping back in plan, with ancillary accommodation wrapping behind.

- Pros**
- Active frontage to main street
 - Easily found entrance
 - Well defined corner in the massing at northwest corner
 - Respectful massing to neighbouring property
 - Views from 3 main spaces to Lough Swilly
 - South & west light to entrance & public space
 - North light to pool
 - Views between gym & pool hall
 - Side access for school

- Cons**
- Minimal active frontage to side/pitch elevation



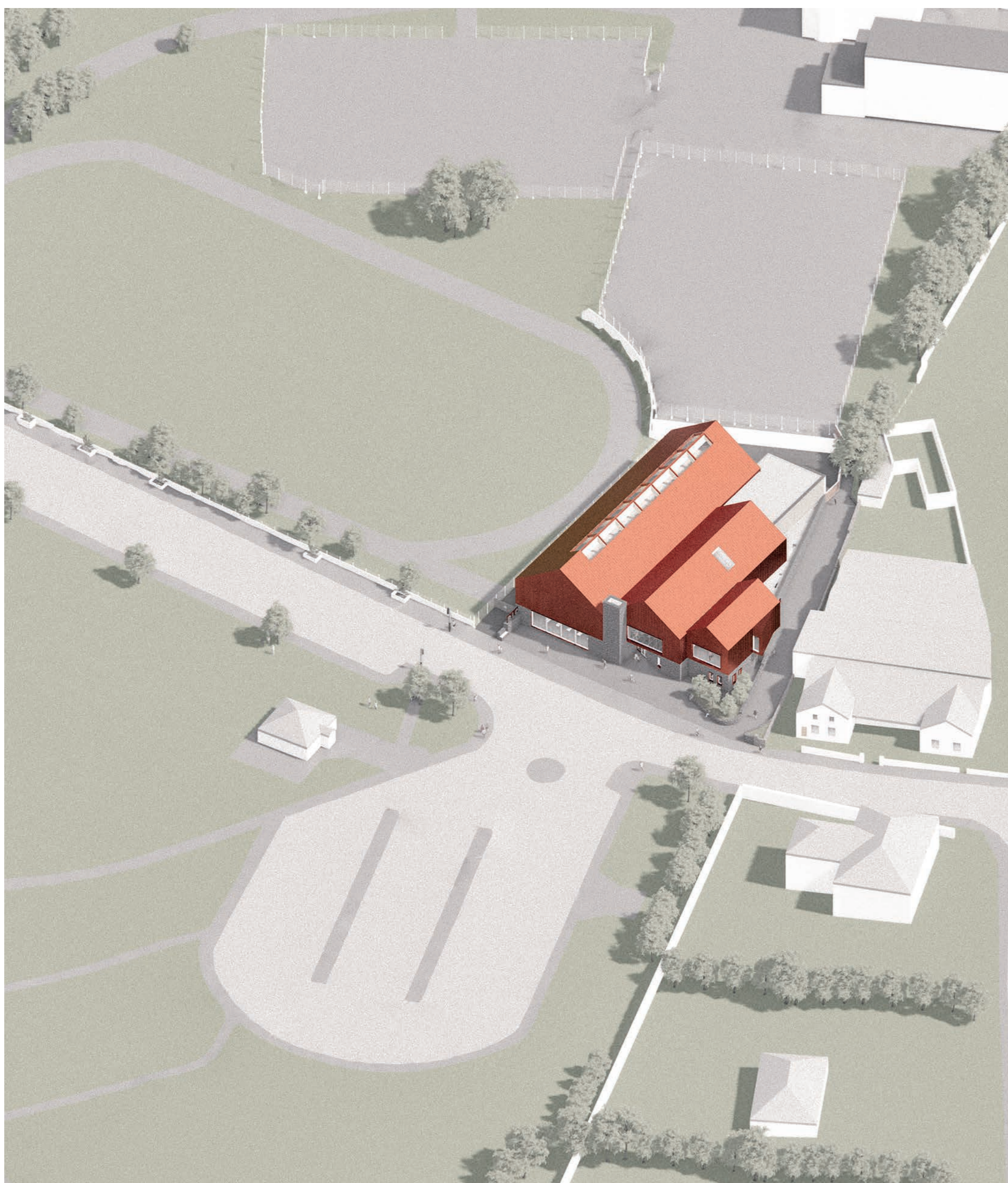
Existing Site Plan



Site Analysis Diagram 01



Site Analysis Diagram 02



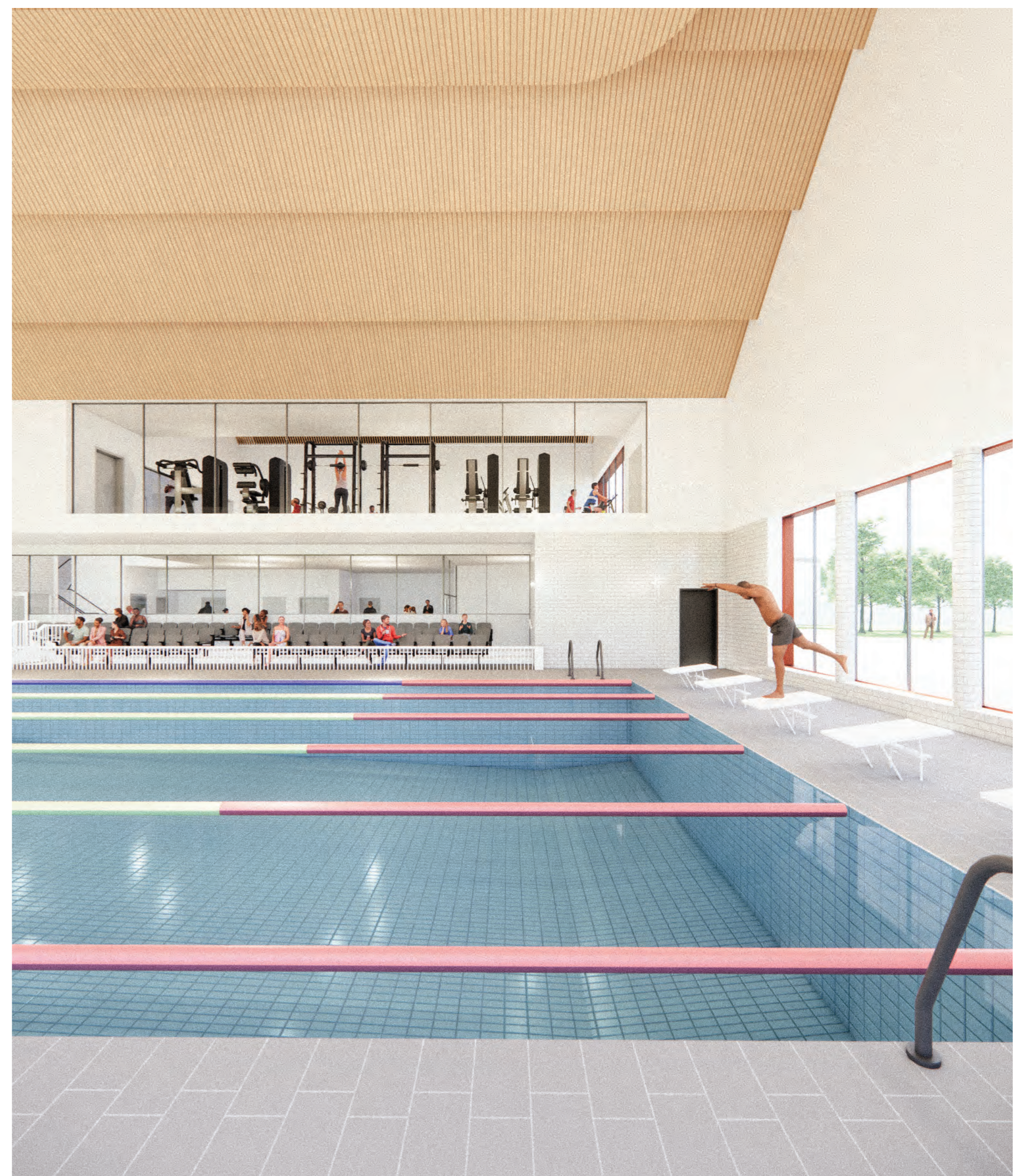
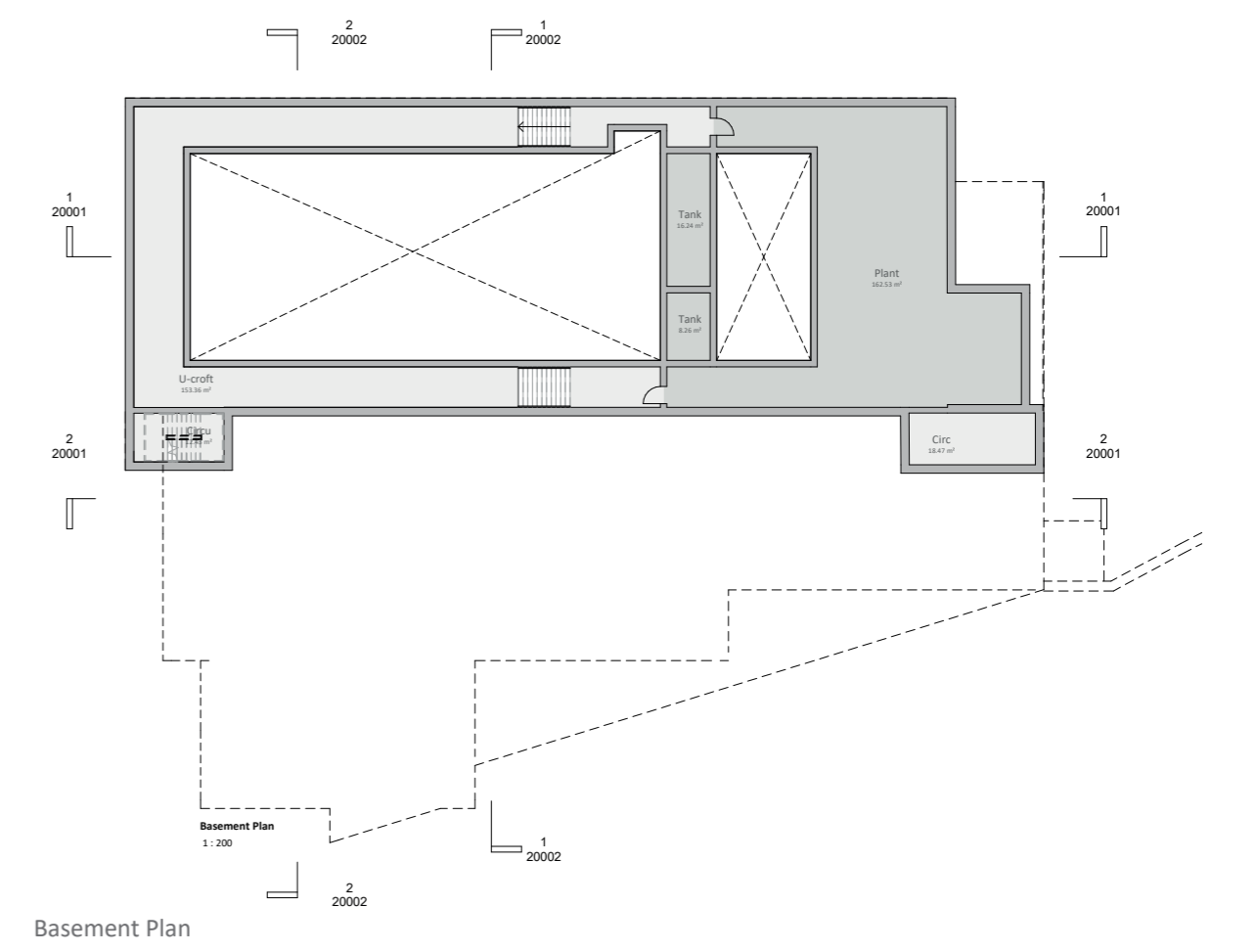
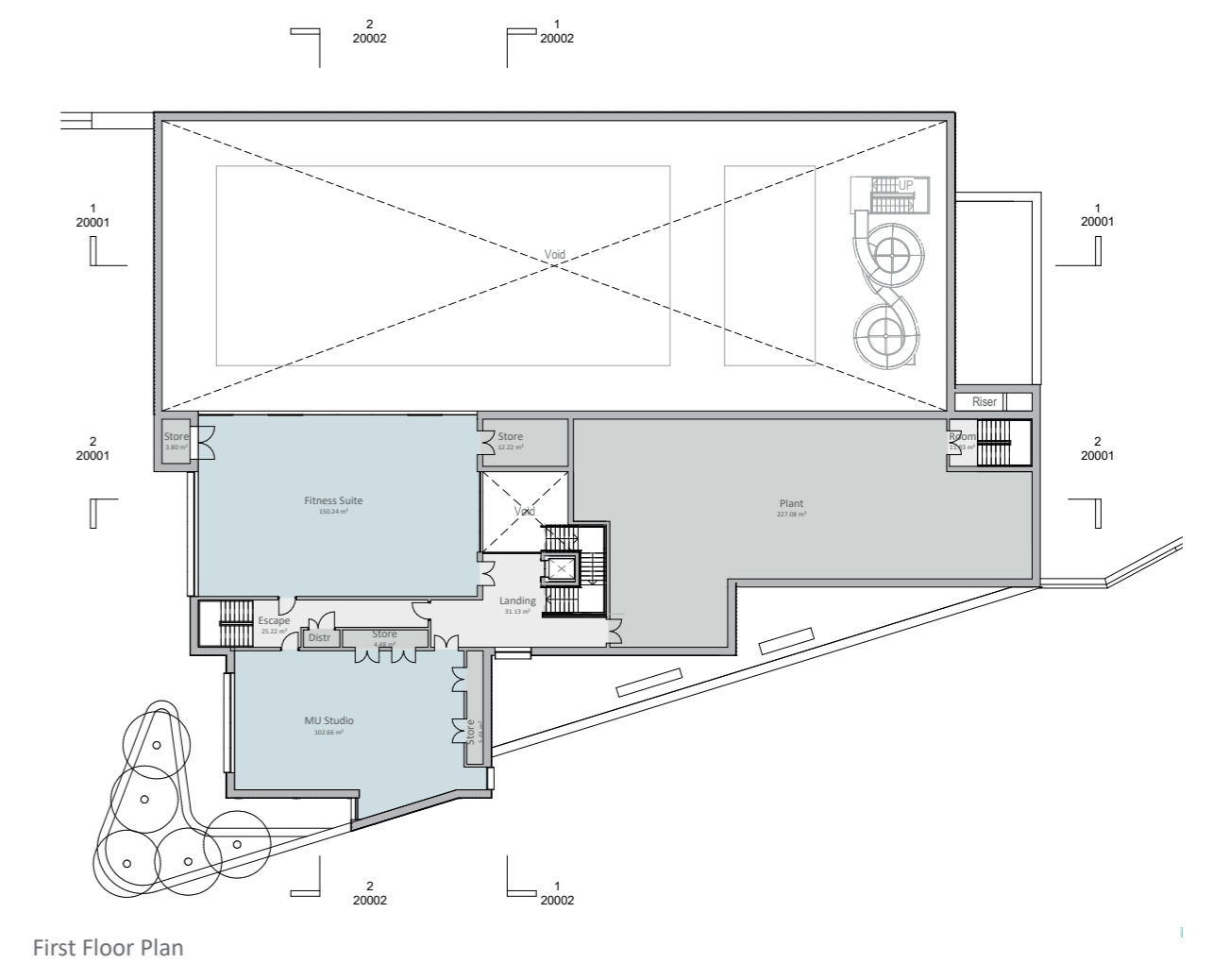
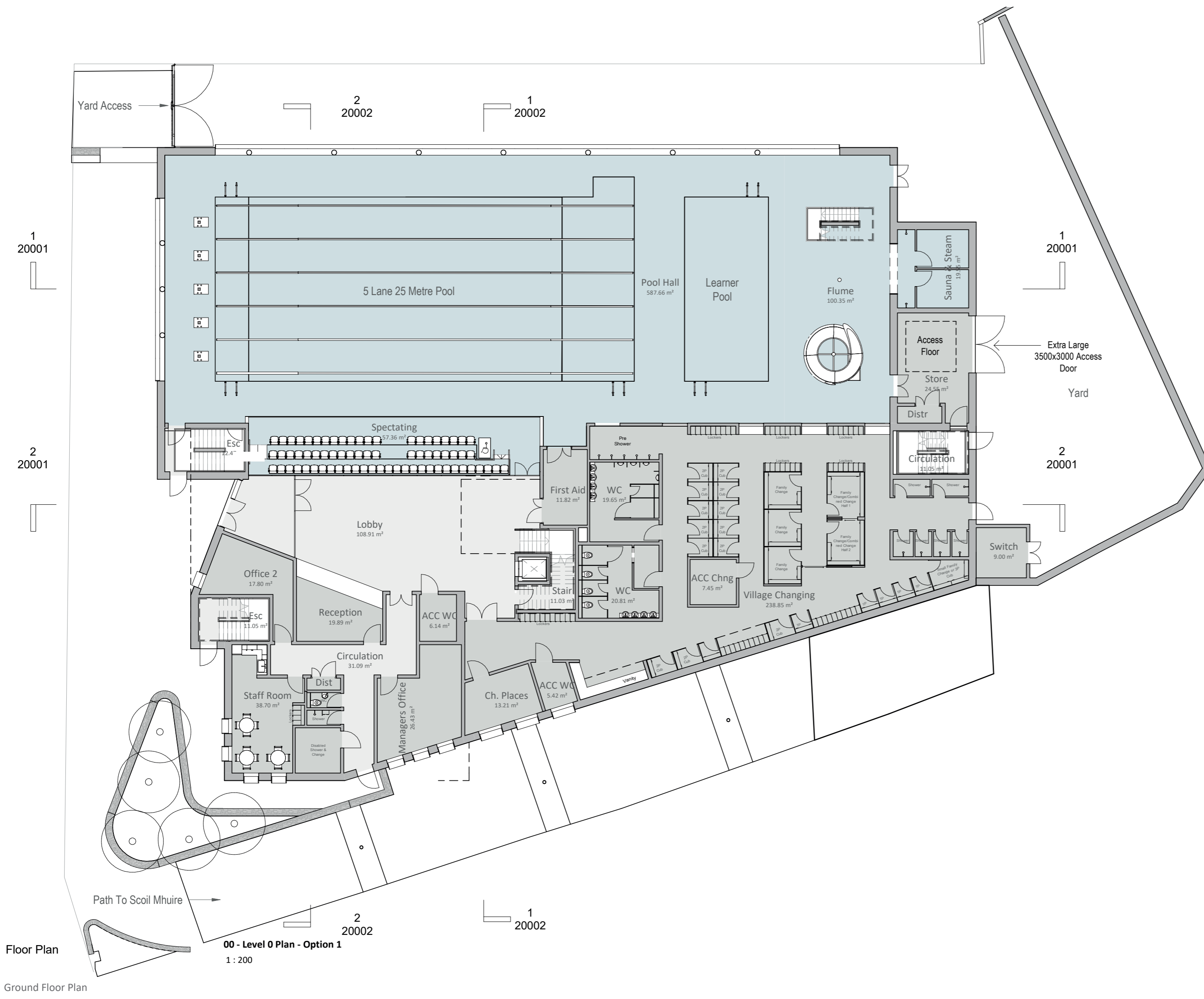
Site Axonometric

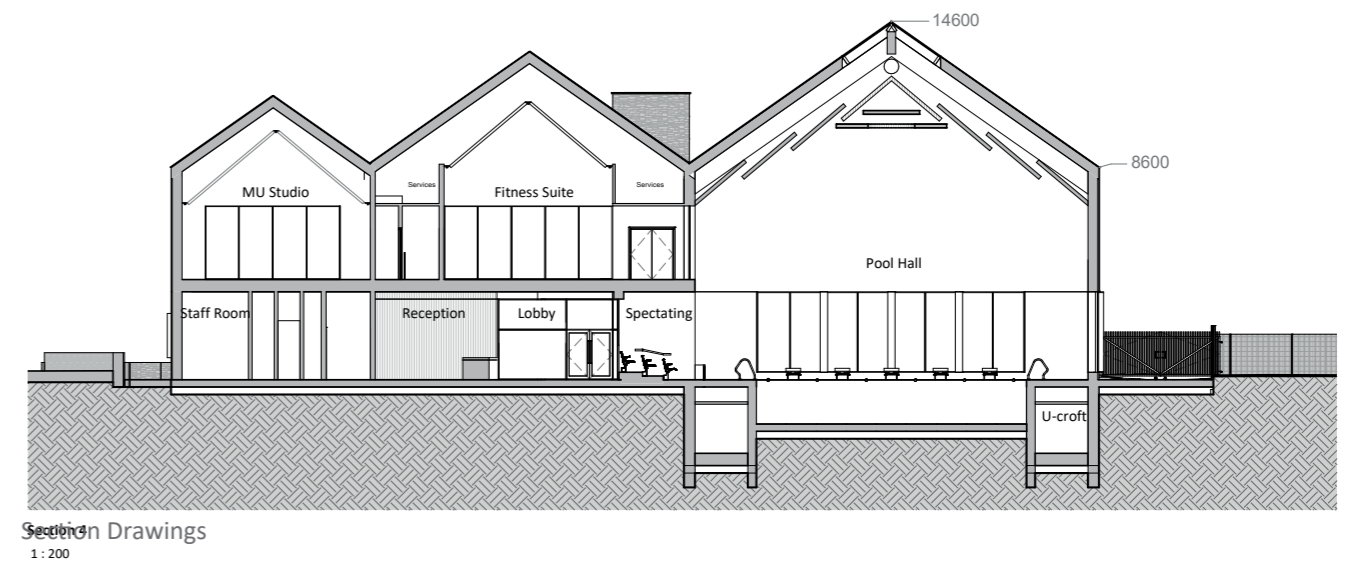
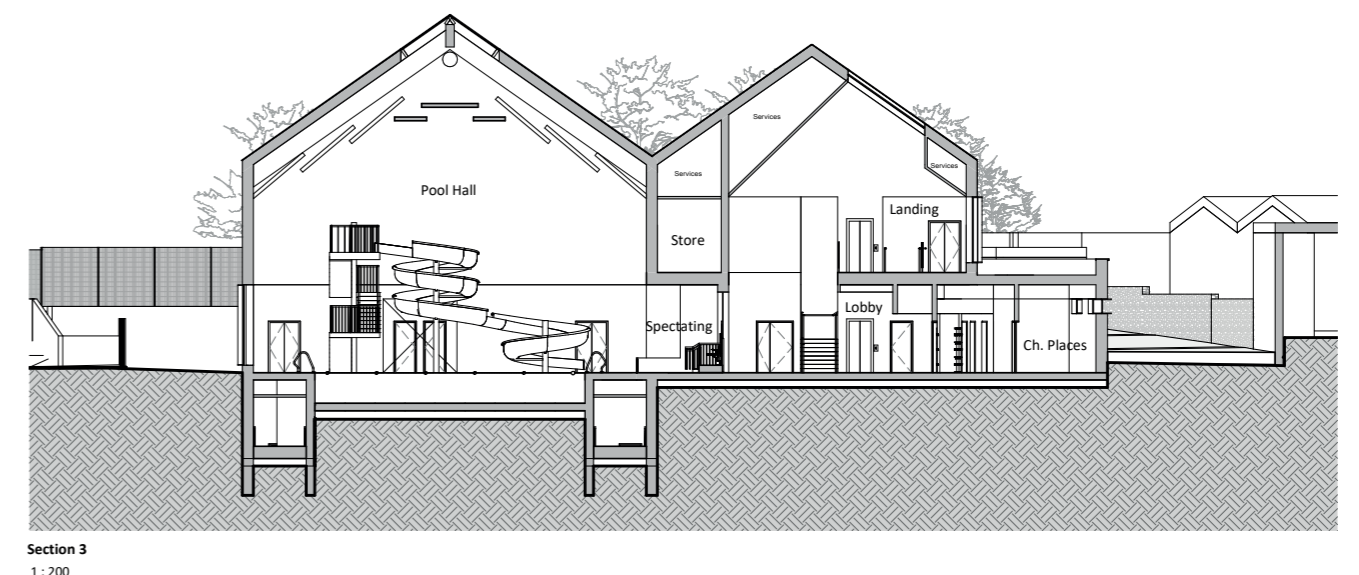
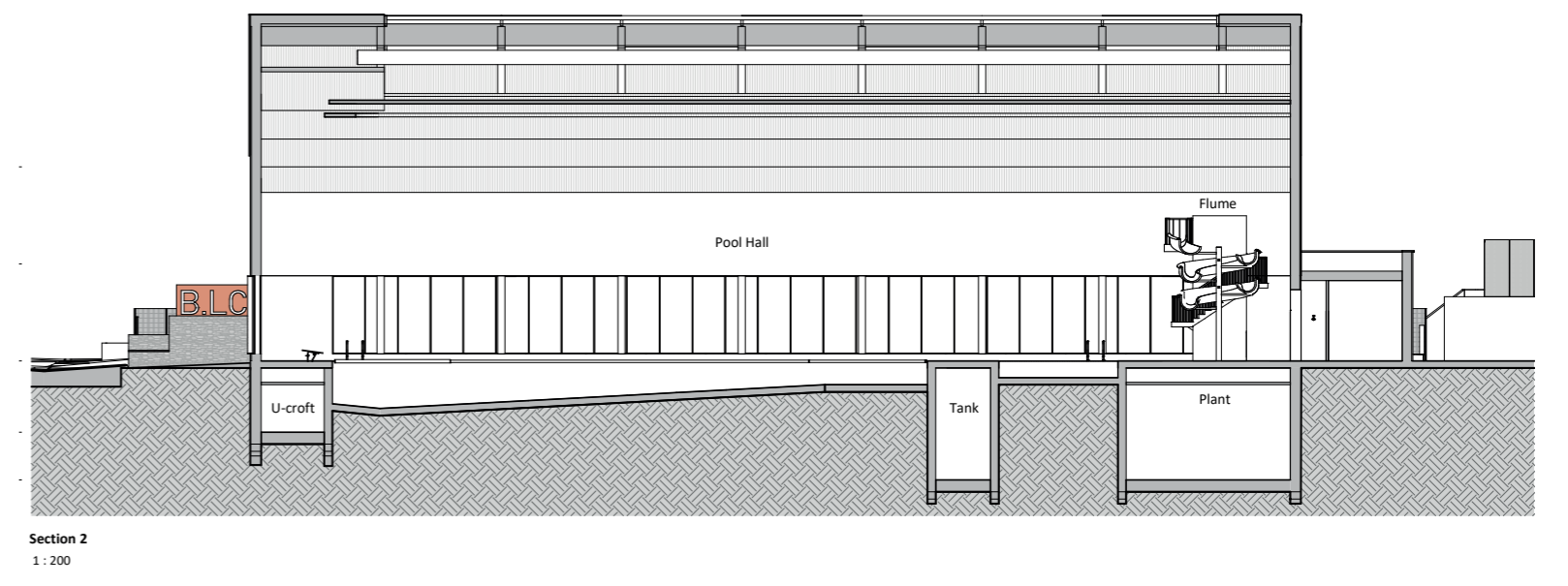
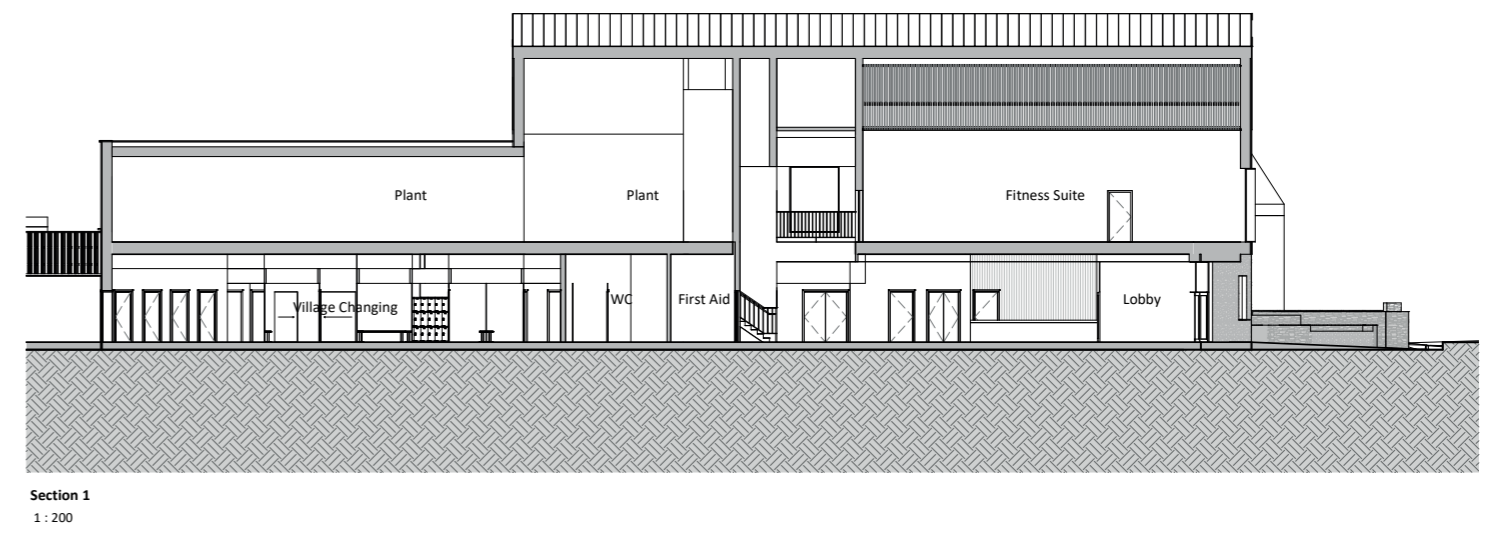
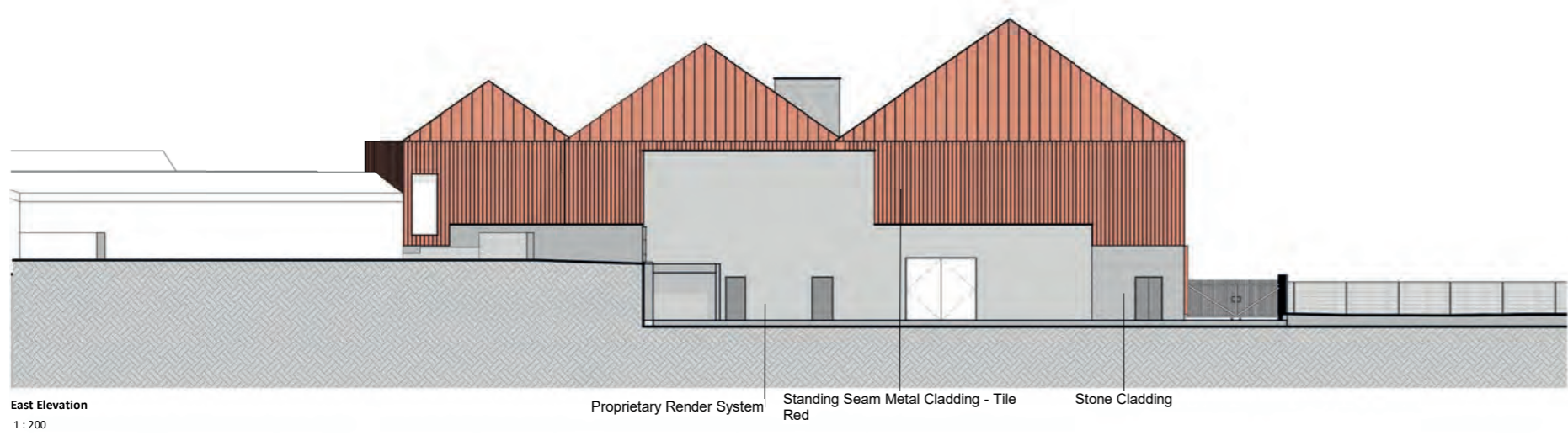
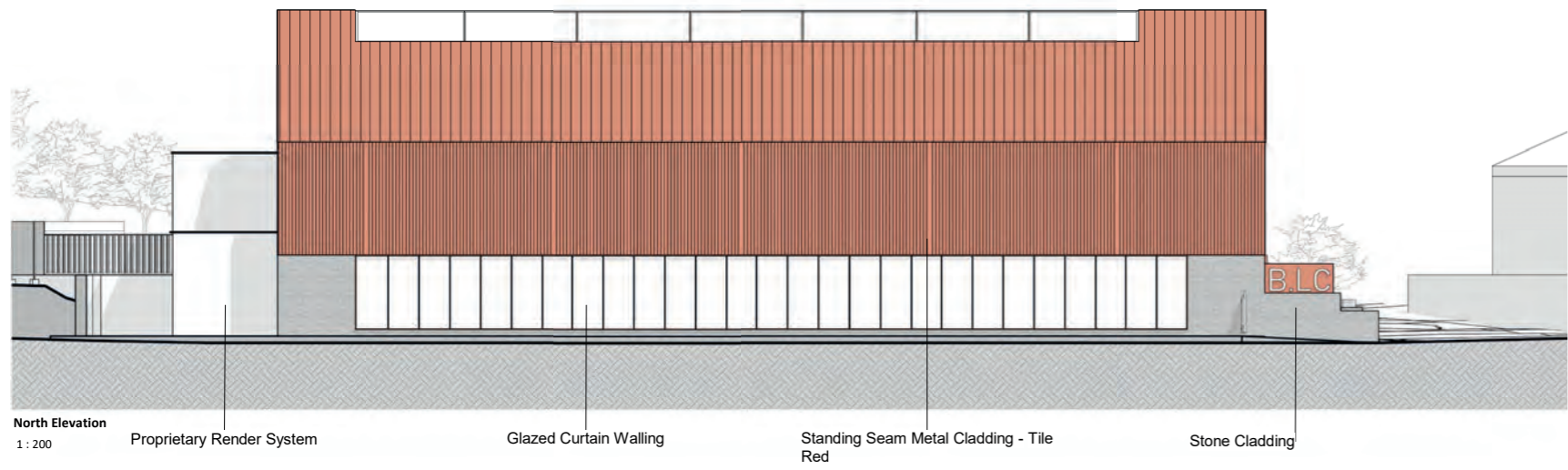


External View 02



External View 03





Multi-Use Studio



Fitness Suite



Reception



4.3 Appendix C – Stage 1 Public Consultation Questionnaire

BUNCRANA LEISURE CENTRE

PUBLIC CONSULTATION QUESTIONS

1	How do you feel the three main spaces of the building (the pool hall, the fitness suite and the fitness studio) will cater for the needs of the community in Buncrana?
2	How do you feel about the suitability of the different types of changing accommodation in the new leisure centre?
3	How do you feel about the level of openness and visual connection between the three main spaces and the Aileach Road?
4	Please rate the following aspirations for the project as 1-4 with 1 being the most important
	Community Access for all to the facilities
	Energy efficiency & sustainability
	Layout of the Building ie Changing area, pool, gym, studio layouts
	Visual Appearance
5	After reviewing the presentation boards for the proposed leisure centre, do you have any other insights or comments you wish to add?
6	Finally how would you rate the proposed preliminary design for the new Buncrana Leisure Centre on a scale of 1-10 with 1 being poor and 10 being excellent.
7	Any further comments



4.4 Appendix D – Stage 1 Public Consultation Feedback

BUNCRANA LEISURE CENTRE

PUBLIC CONSULTATION FEEDBACK

Jun-22

1	How do you feel the three main spaces of the building (the pool hall, the fitness suite and the fitness studio) will cater for the needs of the community in Buncrana?	Notes	DT Action
	Excellent, great to have a gym and separate room to hold different types of classes		
	The building design is excellent, I feel it will only be an asset to the community and will enhance the store front		
	I think it will cater well for Buncrana and Inishowen		
	Delighted with all three areas		
	Nice design		
	This is good spacious area. Suitable for all needs		
	Café should also be included. Gym is too open - should be more private	Café is currently outside of scope of accommodation as agreed with Leisure Committee. Vending will be provided in the entrance lobby. Blinds can be provided to alter openness / privacy.	Vending to be clearly noted on Stage 2 plans. Internal blinds to be provided within gym. Equipment positions to be considered to provide non-pool facing options.
	Very positively		
	Ok - let's get it built		
	Looks like a Birmingham tyre factory. Grand inside. I live opposite	To be considered under review of cladding proposal.	Cladding and glazing extent to be reviewed as outcome of consultation and fed into Stage 2 proposal.
	Excellent plans! Should cater for the needs of the community more than adequately		
	Vital for Buncrana, it will be an incredible asset		
	They cater for the needs of the community well, however there are many aspects including safety and sustainability that still need a lot more thought	Feasibility proposals have taken on board sustainable design considerations. These will be further developed at Stage 2 onwards.	
	My fear is the fitness suite too small. Is there options to expand it if so?	Review and benchmark against other facilities.	Develop fitness suite equipment layout. Consider alternative arrangement of MU studio to facilitate free use outside of class time. Develop storage for spin bikes.

2	How do you feel about the suitability of the different types of changing accommodation in the new leisure centre?	Notes	Notes
	Modern and functional, very good		
	I believe the changing accommodation is adequate, particularly with regards to the amount of family changing areas		
	There is a good variety of changing facilities		
	Good. I have a family so this is great to have room for us all		
	Seems standard		
	Ok		
	Very positively		
	Ok - let's get it built		
	It undermines the charm of the Edwardian building all around it	Review external / cladding design concept.	
	Unsure of layout from plans e.g. are there dedicated single sex changing facilities - a must!	Refer to changing village design basis / scope. Provision has been designed to meet needs of centre facilities served and specific user group needs (e.g. schools).	
	You require more cubicles for changing	Mixed village changing is current best practice for leisure facilities. Current proposal provides 2.5x capacity of previous facility.	
	Changing is suitable as non-gendered changing cubicles that allow easy cleaning and accessibility will be essential for users and staff		

3	How do you feel about the level of openness and visual connection between the three main spaces and the Aileach Road?	Notes
	The site is very well used	
	I'm very pleased with the plans, excellent design	
	It's good and also plenty of light	
	It looks fantastic! Love the openness. The building looks bright with loads of light	
	External glass - mirrored, one way - so can't see in	Consider spec options / cost. Glass spec does limit view inwards, during daylight hours. Teaching pool and flume purposely located at far end of pool hall.
	Looks good, very modern	
	Not enough windows looking onto training track and pool area	Extent of windows to façade has been maximised. High level windows to be re-visited in Stage 2 proposal.
	Very positively	
	Good - let's get it built	
	Inside looks lovely	
	Lovely open spaces with excellent visual connection between	
	Excellent	
	Love it with the gym and multipurpose room. Openness to the pool is not idea/acceptable from a lifeguarding point of view, the glass will allow glare making it difficult to see bottom of pool. Light will also kill chlorine meaning more chemicals will be needed. Privacy is also an issue especially for child users	
	Lovely	

4		Please rate the following aspirations for the project as 1-4 with 1 being the most important	Notes	Total Score	Rank
	4	Community Access for all to the facilities	Community Access for all to the facilities	24	1st
	4	Energy efficiency & sustainability	Energy efficiency & sustainability	28	2nd
	4	Layout of the Building i.e. Changing area, pool, gym, studio layouts	Layout of the Building i.e. Changing area, pool, gym, studio layouts	30	3rd
	1	Visual Appearance	Visual Appearance	39	4th
	1	Community Access for all to the facilities			
	2	Energy efficiency & sustainability			
	3	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	4	Visual Appearance			
	1	Community Access for all to the facilities			
	2	Energy efficiency & sustainability			
	3	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	4	Visual Appearance			
	2	Community Access for all to the facilities			
	3	Energy efficiency & sustainability			
	1	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	4	Visual Appearance			
	3	Community Access for all to the facilities			
	2	Energy efficiency & sustainability			
	1	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	4	Visual Appearance			
	1	Community Access for all to the facilities			
	1	Energy efficiency & sustainability			
	1	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	1	Visual Appearance			
	2	Community Access for all to the facilities			
	4	Energy efficiency & sustainability			
	1	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	3	Visual Appearance			
	4	Community Access for all to the facilities			

4		Please rate the following aspirations for the project as 1-4 with 1 being the most important	Notes	Total Score	Rank
	4	Energy efficiency & sustainability			
	4	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	2	Visual Appearance			
	1	Community Access for all to the facilities			
	2	Energy efficiency & sustainability			
	3	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	4	Visual Appearance			
	2	Community Access for all to the facilities			
	1	Energy efficiency & sustainability			
	3	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	4	Visual Appearance			
	2	Community Access for all to the facilities			
	1	Energy efficiency & sustainability			
	3	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	4	Visual Appearance			
	1	Community Access for all to the facilities			
	2	Energy efficiency & sustainability			
	3	Layout of the Building i.e. Changing area, pool, gym, studio layouts			
	4	Visual Appearance			

5	After reviewing the presentation boards for the proposed leisure centre, do you have any other insights or comments you wish to add?	Notes	DT Actions
	Office and staff spaces should be to the rear and front should be used to have more glass frontage i.e. seated area for public		Review option to locate one office upstairs and provide additional communal space.
	Maybe a café area for parents for use during swimming lessons etc.	As previous	
	I think highlight more the facilities for disabled access. None of the photos show the fixed steps		Emphasise provisions on 3D images
	This building is badly needed. A big push on it would be good. The community needs to see this work start!		
	Architects have experience with other pools		
	I really hope this goes ahead for the community		
	Too open plan		
	No		
	Maximise use of wood in the design (glulam beams, see Arena, Derry). Green heat (heat pump)	Glulam beams are currently included to pool hall.	Develop sustainable strategy within Stage 1.
	The interior plans for pool and facilities are excellent, however, the exterior is disappointing - too industrial and not in keeping with the area	To be considered under review of cladding proposal.	
	Consider sustainable drainage systems, wastewater systems - can they cope? How will the coastal region be protected? Renewable/sustainable energy sources considered		Develop sustainable strategy within Stage 1. Develop drainage strategy within Stage 1.
	Glass on the pool deck needs to be modified or reduced, possibly one way glass to see out but not in	As previous.	
	A bank of open showers and plenty of cubicles allow for fast turnover / flow of people through changing areas	Included within feasibility proposals.	

6	Finally how would you rate the proposed preliminary design for the new Buncrana Leisure Centre on a scale of 1-10 with 1 being poor and 10 being excellent
	6
	9
	8
	10
	9-10
	8
	10
	Interior design: 9 Exterior design: 1
	8
	7
	9

7	Any further comments	Notes	DT Actions
	Brown frontage is poor, please put more glass to front and change the brown to a more pleasant colour	Cladding to be reviewed as Stage 1 outcome.	
	Great to finally see this up and running. Make this happen please		
	Asap would be great! Frosted glass at the front where you can see the pool. Love the design		Comment within design report on visibility into pool hall.
	Colour of steel finish? Solar panels will be incorporated	Cladding to be reviewed as Stage 1 outcome.	Develop visual with PVs shown.
	Not happy with the design - segment one with no windows looks awful. Not making the most of the fantastic setting and view. Also wrong colour being used, a green would be better than the brown	Cladding to be reviewed as Stage 1 outcome.	
	No		
	Get it built! Thanks		
	Tertiary sewage is far more urgent	Beyond scope of this project.	
	I feel that the overall plan is overly elaborate and could be simplified a lot and would still meet the needs of the community	Facility is situated in a regionally significant location and needs to reflect the quality required for a community and tourist facility.	
	Please include bike racks and adequate lockers for sustainable travel	Lockers currently included. Proposal for bike racks to be included within public realm space or at building.	Develop cycle storage proposal.
	Integration of track/running track access should be integrated into the plan more. Bicycle rack would also help	Track is under separate ownership. Potential for joint use can be explored further.	
	Flowerbed on southern side is deflecting traffic. Height of flowerbeds not to impinge on vision lines		Civil / Traffic Engineer to review. Amend bed to suit correct splay lines.
	Would you consider a Jacuzzi / hot tub? I'm a member of the Inishowen Gateway Hotel and that is a much-loved facility by its users, which would go down a treat within the proposed public facilities. I see there is a slide, which is a great bonus for the children (and possible adults!)	Currently not included within project brief, as agreed with committee and as per current industry norm, flume, sauna and steam room are provided within pool hall.	

7	Any further comments	Notes	DT Actions
	<p>Can you consider different depths for the kid's learner pool for different stages of swimmers? This may already be part of the plan but if not, I have 3 children, aged 3, 6 and 9 and all have different swimming experience. For example, the shallow side for toddlers, then getting deeper for young kids to be able to stand and practice swimming without the pool being too deep or the need to hold onto the edge wall of the pool. As a family we visit many hotels / pools each year on holidays and the best pools for us is the kid's area that facilities all kid age groups. For example, the Inishowen Gateway kids pool is very shallow and only really suitable for babies and the main pool is too deep for a 6-year-old to stand up in, so my 6-year-old has to stick to the wall of the adult pool and can't practice swimming without someone holding her the entire time in the pool, which is a challenge when you've 2 others that need your attention also. If you are looking for a precedent Centre Parcs is by far the best. It starts at floor level and runs deeper so it suits all swimming groups, kids, and adults. Also, the depth range for the kid's pool will keep kids out of the larger 25m main swimming lanes pool which can be a major inconvenience if you are swimming lengths and kids are in your way.</p> <p>Overall, the scheme is impressive.</p>	<p>Currently learner pool is proposed as 900mm deep.</p>	<p>Consider option for 2m deep pool with moveable floor, subject</p>
	<ol style="list-style-type: none"> 1. Quite a few don't like the facade but hopefully we can make some cosmetic amendments. 2. The reception area - perhaps better use with some commercial outlet. Feedback I got this evening from patrons was that area should be some kind of a coffee dock to make use of the view on the ground floor rather than closed offices. 3. Brian confirmed that the adult & children pool are two separate pools. However, when I asked if the 25metre pool would be competition standard, I was told that it had to be built to an exact millimetre & a timing device installed at a cost of an extra 100K sterling. This would need clarification. 4. The general feeling is that a Jacuzzi is needed. I do know we had constant demands for one when the pool was operating. 	<p>Façade to be reviewed.</p> <p>Coffee dock at reception is a viable option.</p> <p>Time equipment can be provided but is reliant on significant infrastrucutre install. Adapting pool for racing may also require increased depth for tumble turning.</p> <p>Jacuzzi as above.</p>	<p>Review option to incorporate coffee dock at reception.</p>
	<p>I'm concerned that the changing area would be insufficient for the possible numbers that would be using it at any one given time. Also based on the present design what is the proposed capacity number for the use of changing area ?</p> <p>What would be the capacity for the pool at a given time also?</p> <p>Also noted was the sauna area was small. The sauna area would benefit with a plunge pool and there is space to move /extend that area to accommodate a larger sauna area.</p> <p>Omitted was a jacuzzi which is another possibility for this area.</p> <p>I'd like to see the upper floor plans in more detail as tbh the plans on display yesterday were small to get a proper read/ analysis off as they were combined with other images with less detail and more on the look of the place exterior n interior wise. I'd Esp like to compare upper n lower floors. It's possible going on the old gym size the proposed gym may be on the small side to cater for population. Hence again the need for the measurement drawing to be analysed and possible proposal for it to be enlarged at this stage rather than in a year after completion when it's realised its too small with 1/2 machines of each!</p>	<p>Pool capacity is pool water area divided by 3.</p>	

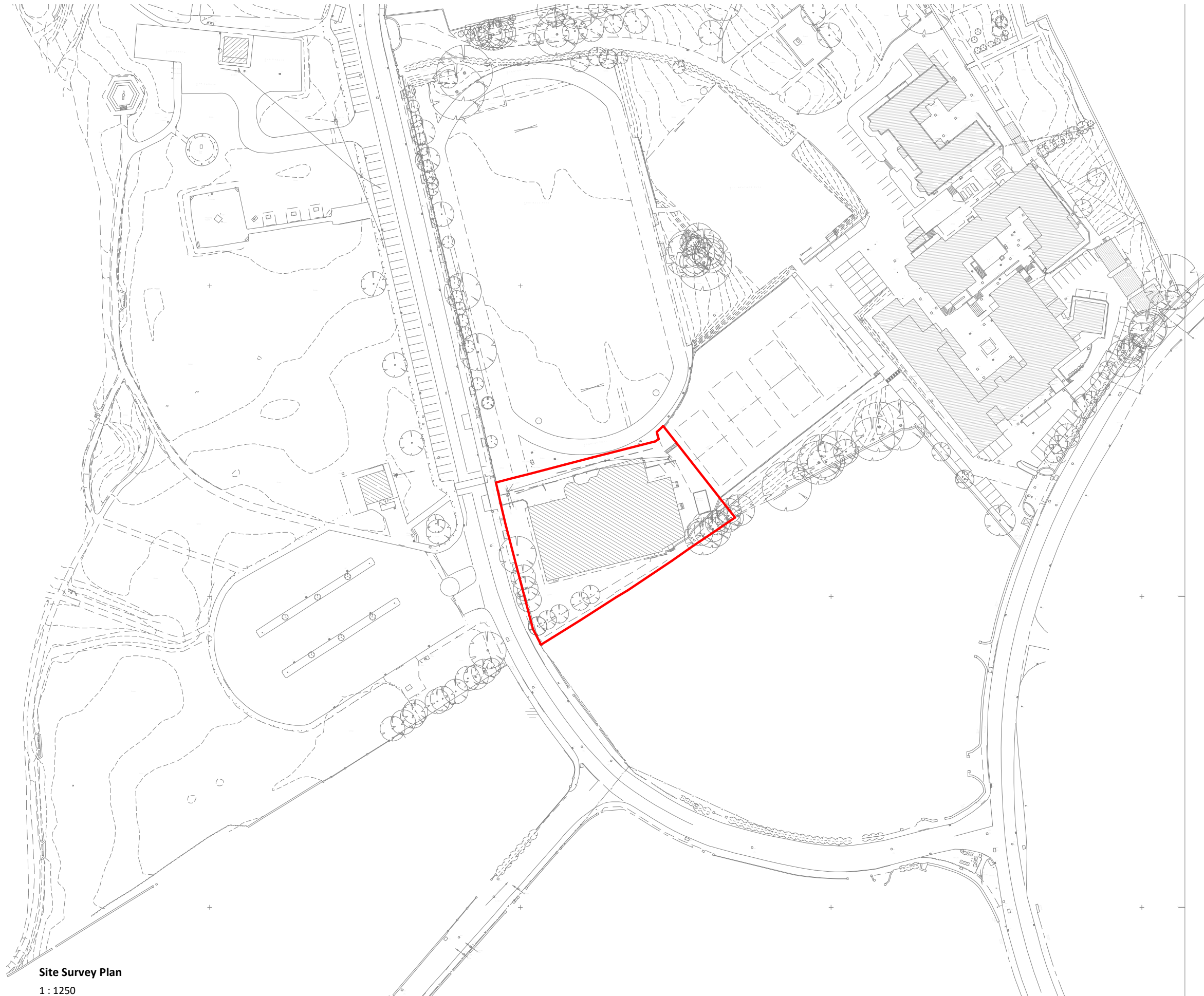
7	Any further comments	Notes	DT Actions
	Amount of gym equipment appears minimal - is floor space sufficient for anticipated usage?		Plans to be developed with optimal equipment provision to space.
	Sauna / Steam Room - Key aspects of the facility, capacity to be maximised.		
	Cladding - Are 'less-vibrant' materials an option?		
	Flooding - Has tidal surge level been considered?		
	Sustainable Energy Systems - Ensure high standard of plant and building to minimise energy use.		
	Changing Village - Ensure space is suitable for use by all genders.		



4.5 Appendix E – End of Stage 1 Design

Do not scale from drawings. All discrepancies to be reported to the architect immediately. All dimensions to be verified by contractor on site prior to any works.

NOTES



Site Boundary

REVISIONS:

Rev. No.	Description	Rev. Date	Drawn	Checked
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PROJECT NO:
4088

PROJECT TITLE:
Buncrana Leisure Centre

DRAWING TITLE:
Survey Plan

DATE: CLIENT: DCC

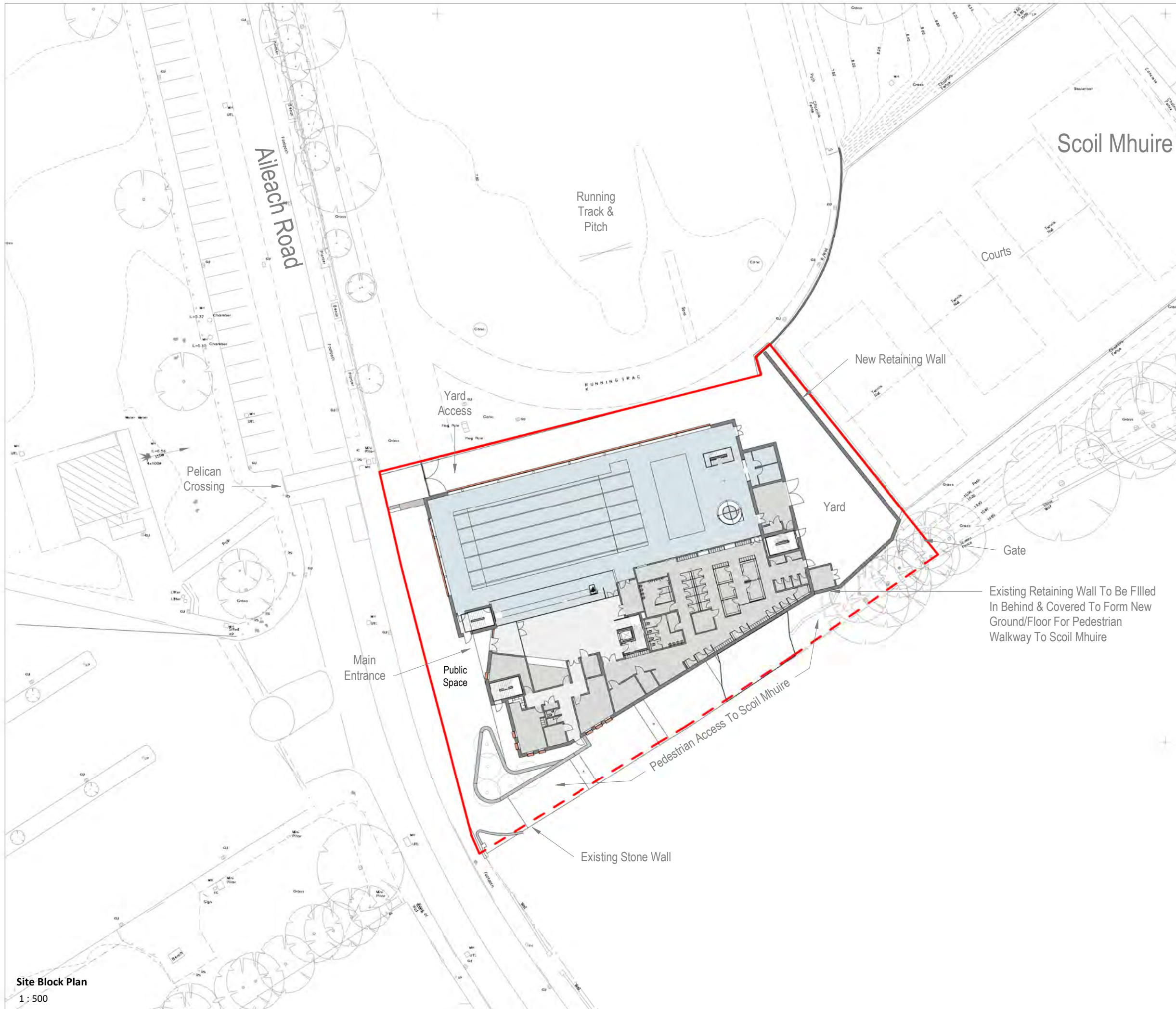
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DRAWING NUMBER:
4088- KFA- ZZ- ZZ- M3- A- 00002

REV NO:

Site Survey Plan
1 : 1250



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REVISIONS:

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PROJECT NO: **4088** PROJECT TITLE: **Buncrana Leisure Centre**

DRAWING TITLE: **Site Plan**

DATE: CLIENT: **DCC**

DRAWN BY: **Author** CHECKED BY: **Checker** SCALES: **1 : 500** SIZE: **A3**

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DRAWING NUMBER: **00003** REV NO:

Site Block Plan
1 : 500



Site Location Plan
1 : 1250

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Rev. No.	Description	Rev. Date	Drawn	Checked

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PROJECT NO:
4088

PROJECT TITLE:
Buncrana Leisure Centre

DRAWING TITLE:
Site Location Plan

DATE: CLIENT: **DCC**

DRAWN BY: **Author** CHECKED BY: **Checker** SCALES: 1 : 1250 SIZE: **A3**

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DRAWING NUMBER:
4088- KFA- ZZ- ZZ- M3- A- 00001

REV NO:



Roof Plan
1 : 500

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NOTES

REVISIONS:

Rev. No.	Description	Rev. Date	Drawn	Checked

ISSUED FOR: Project Status

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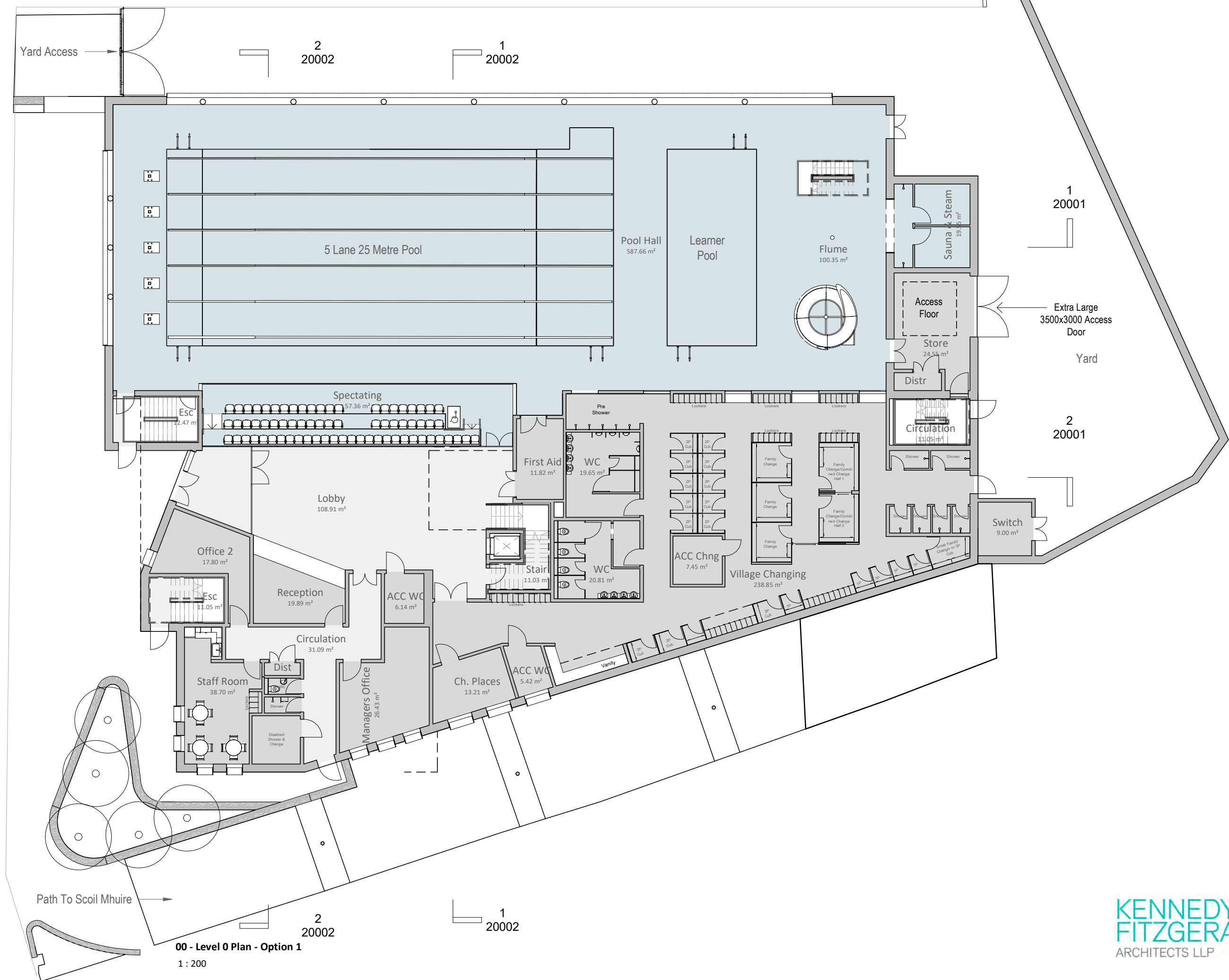
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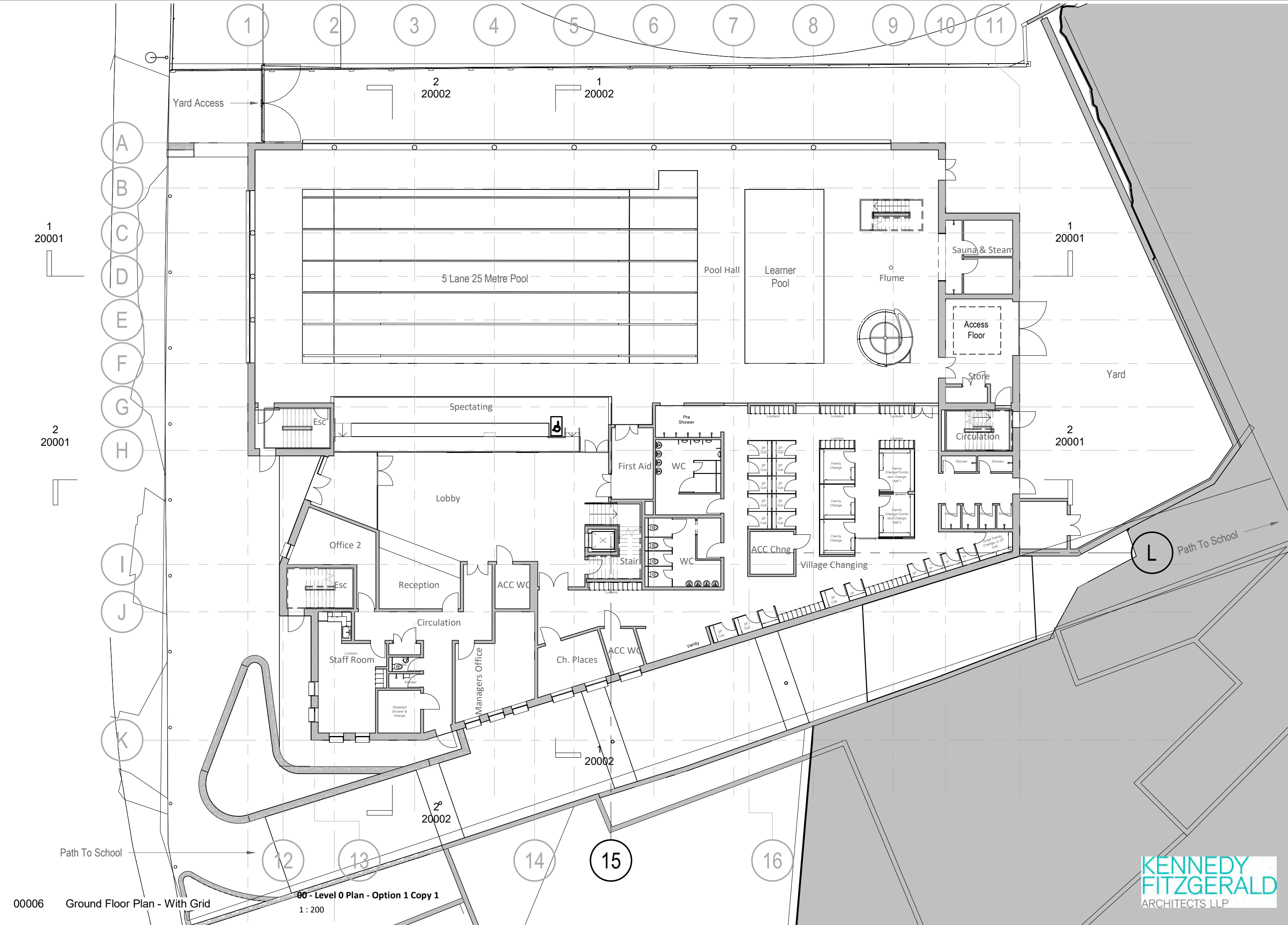
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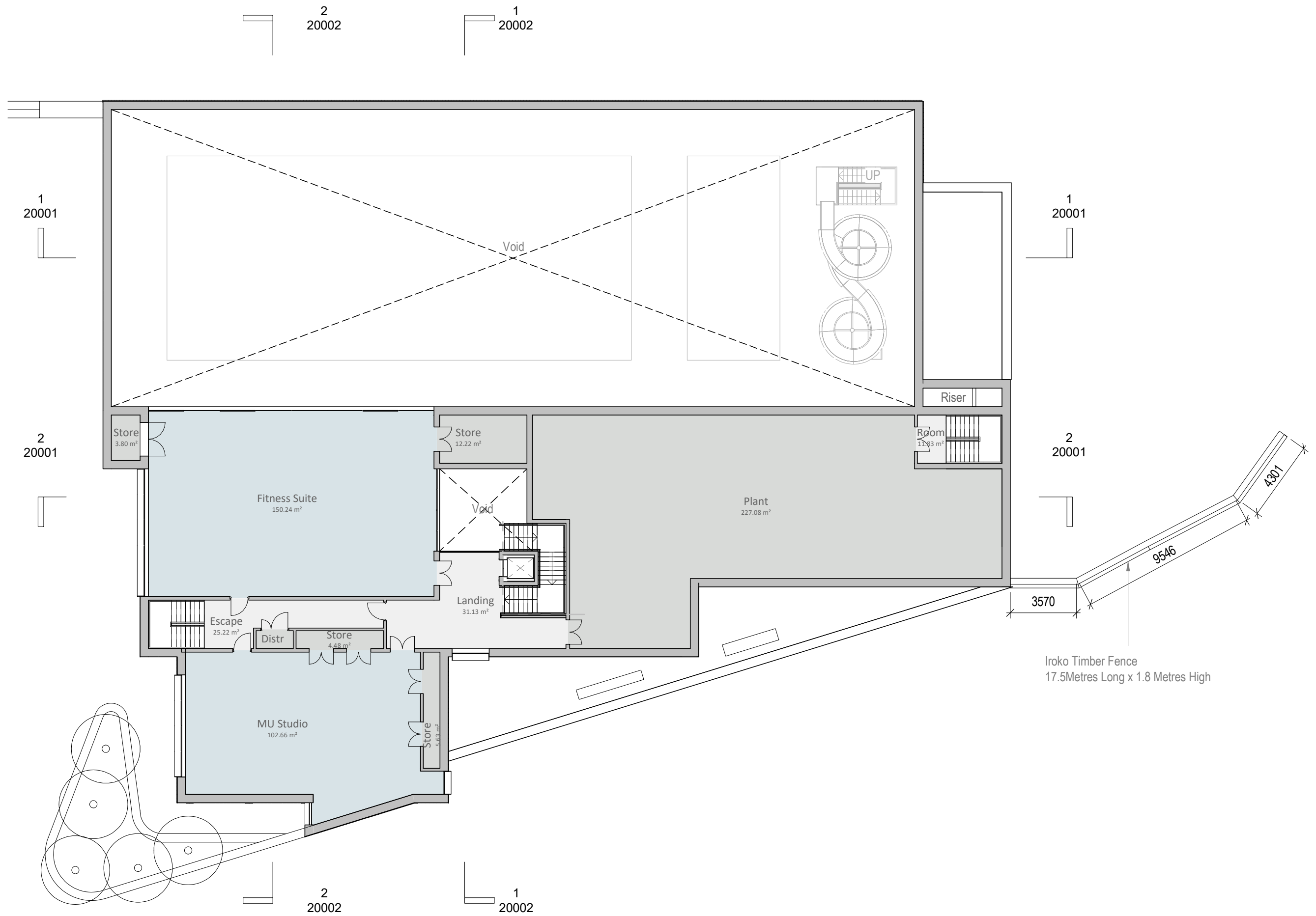
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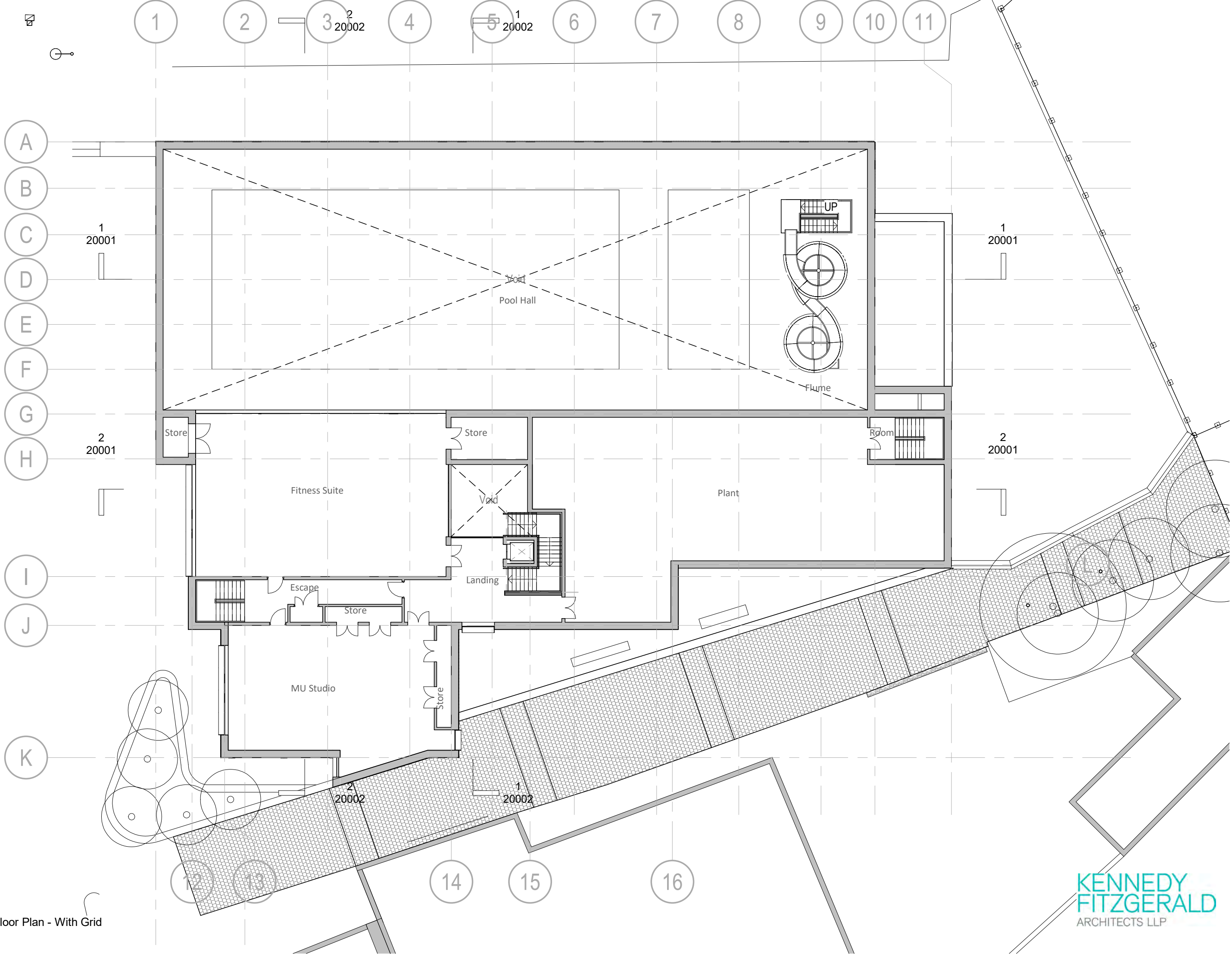
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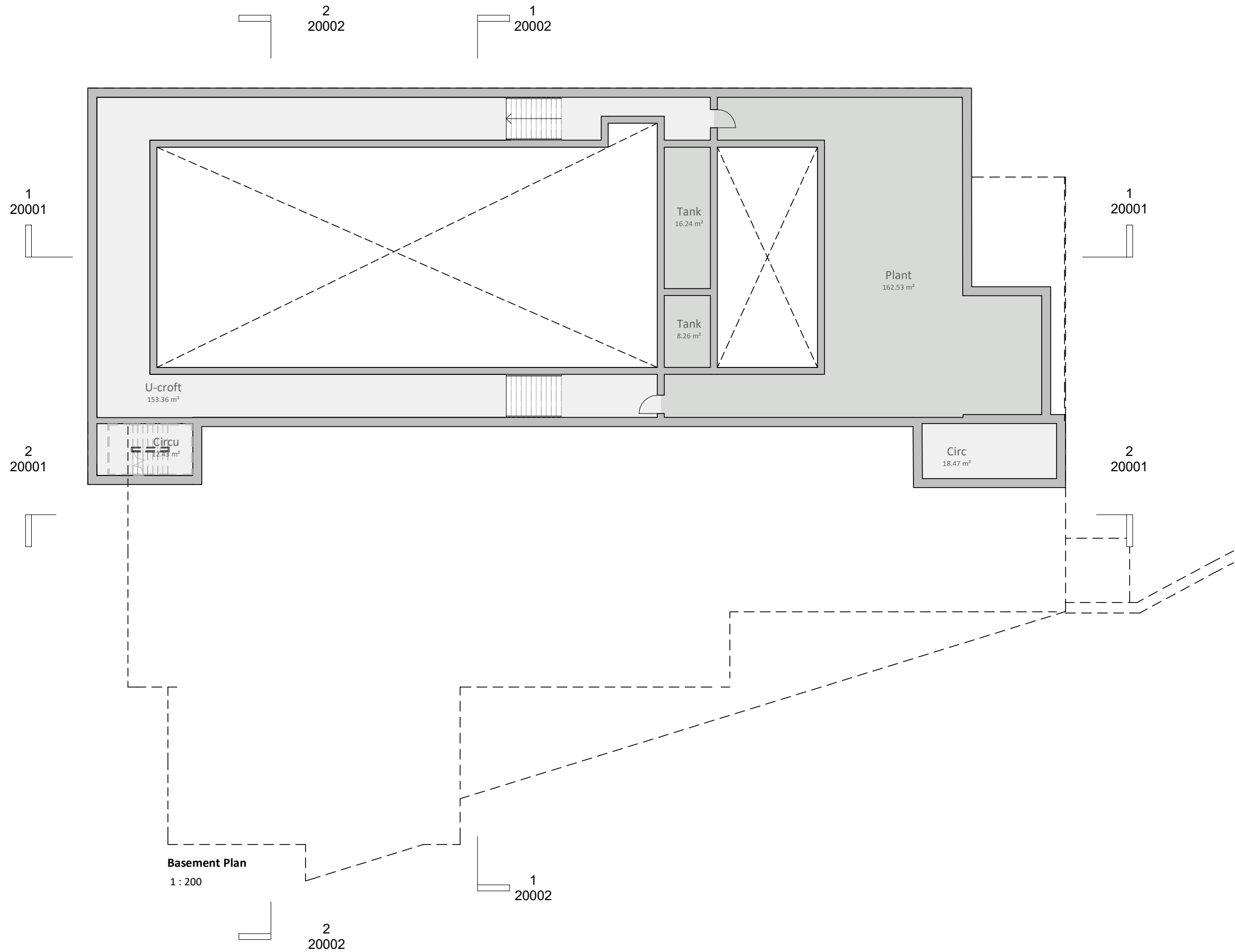
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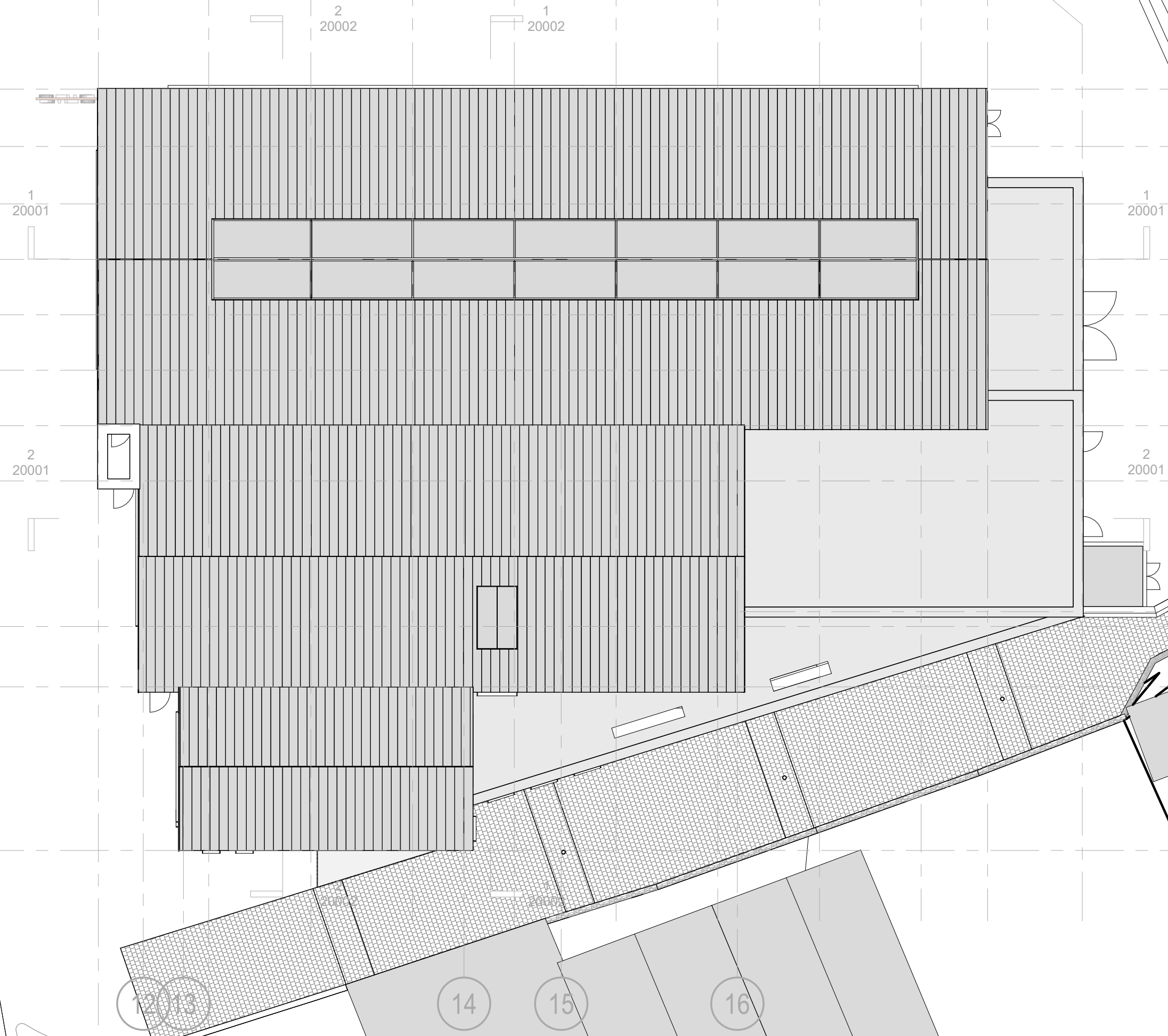


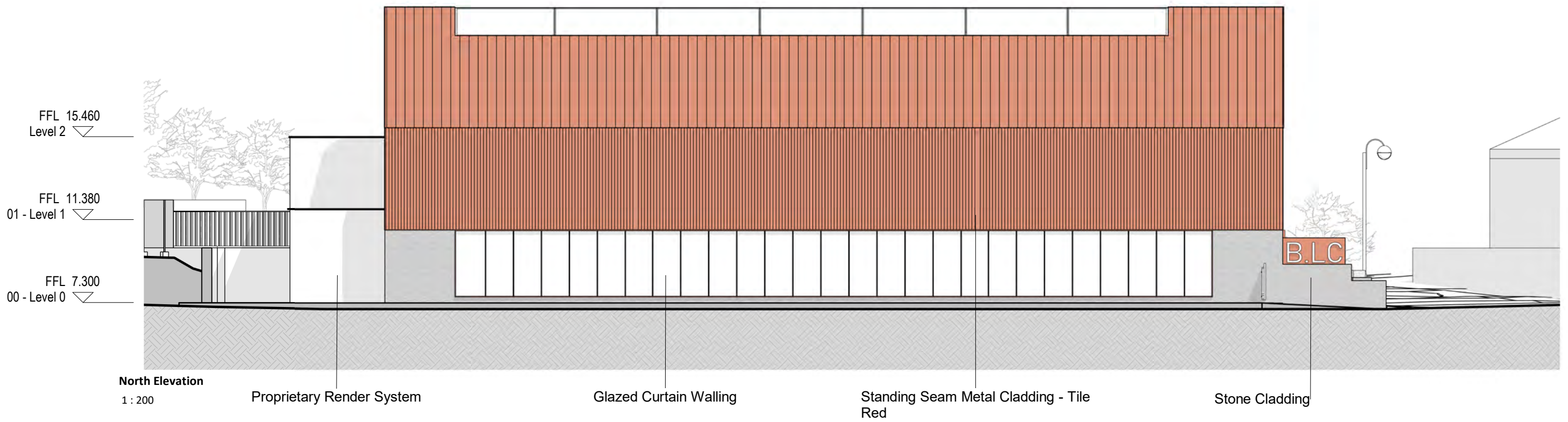


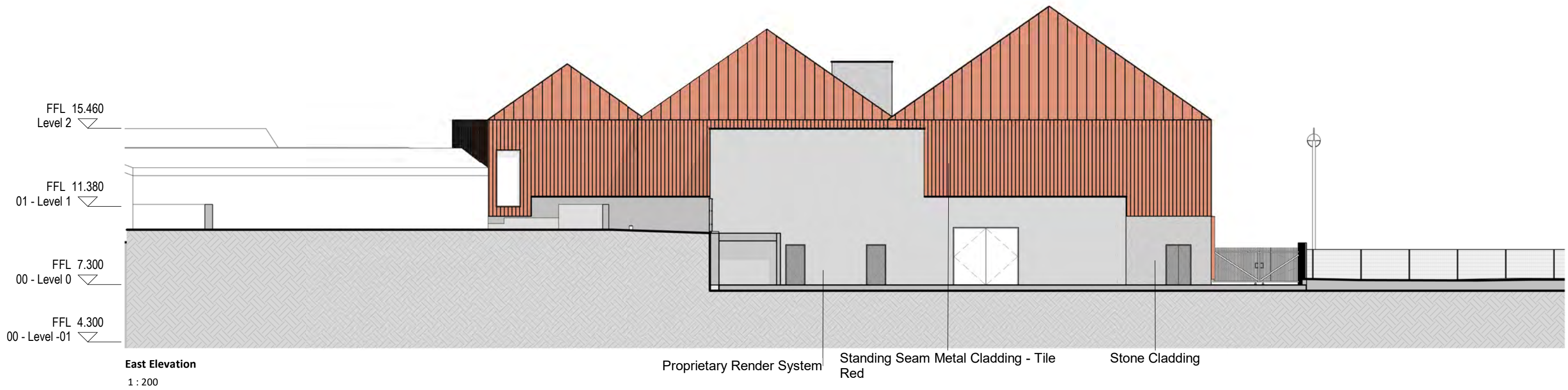
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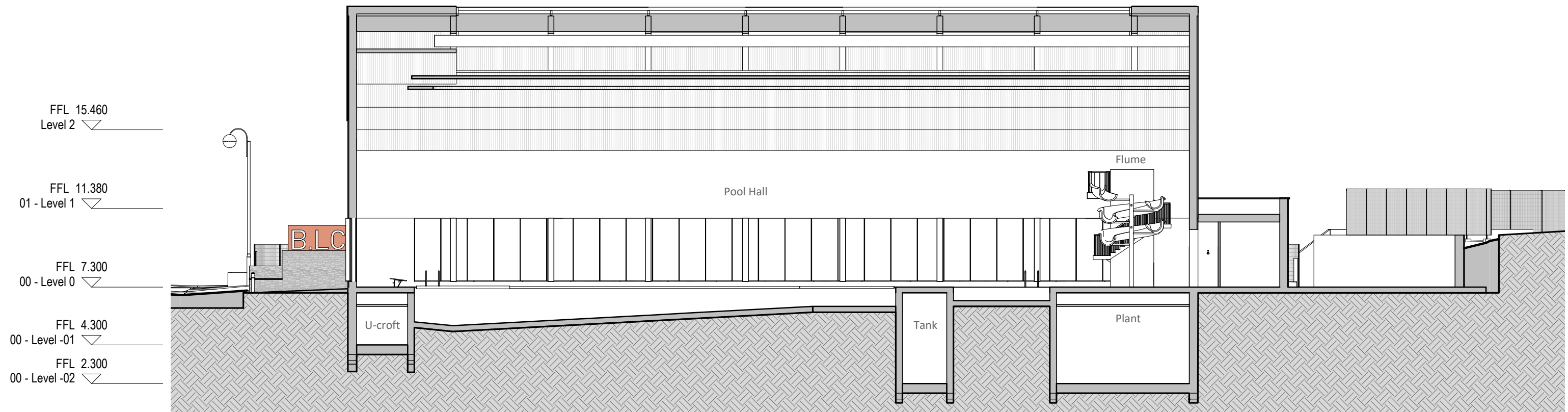




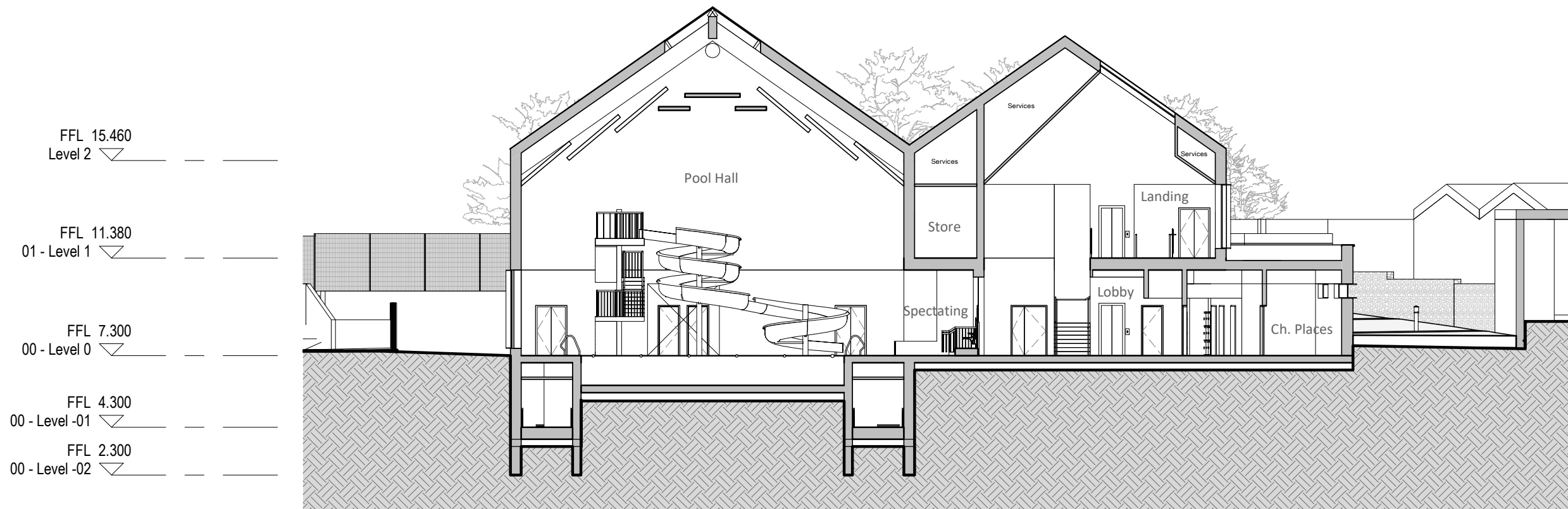




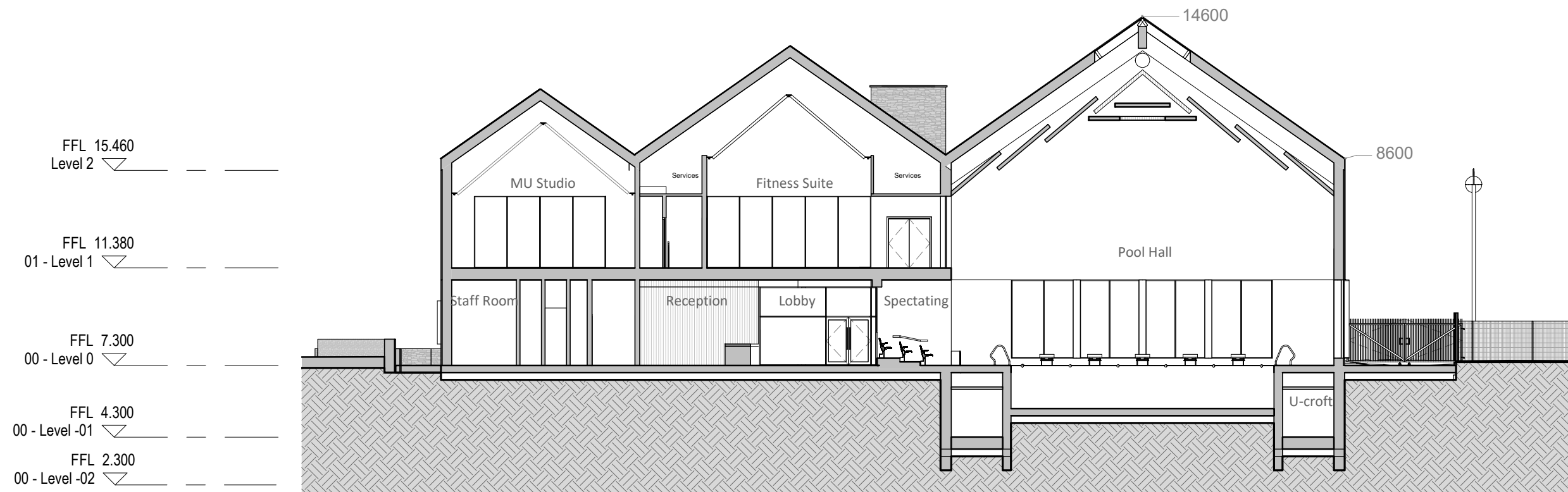
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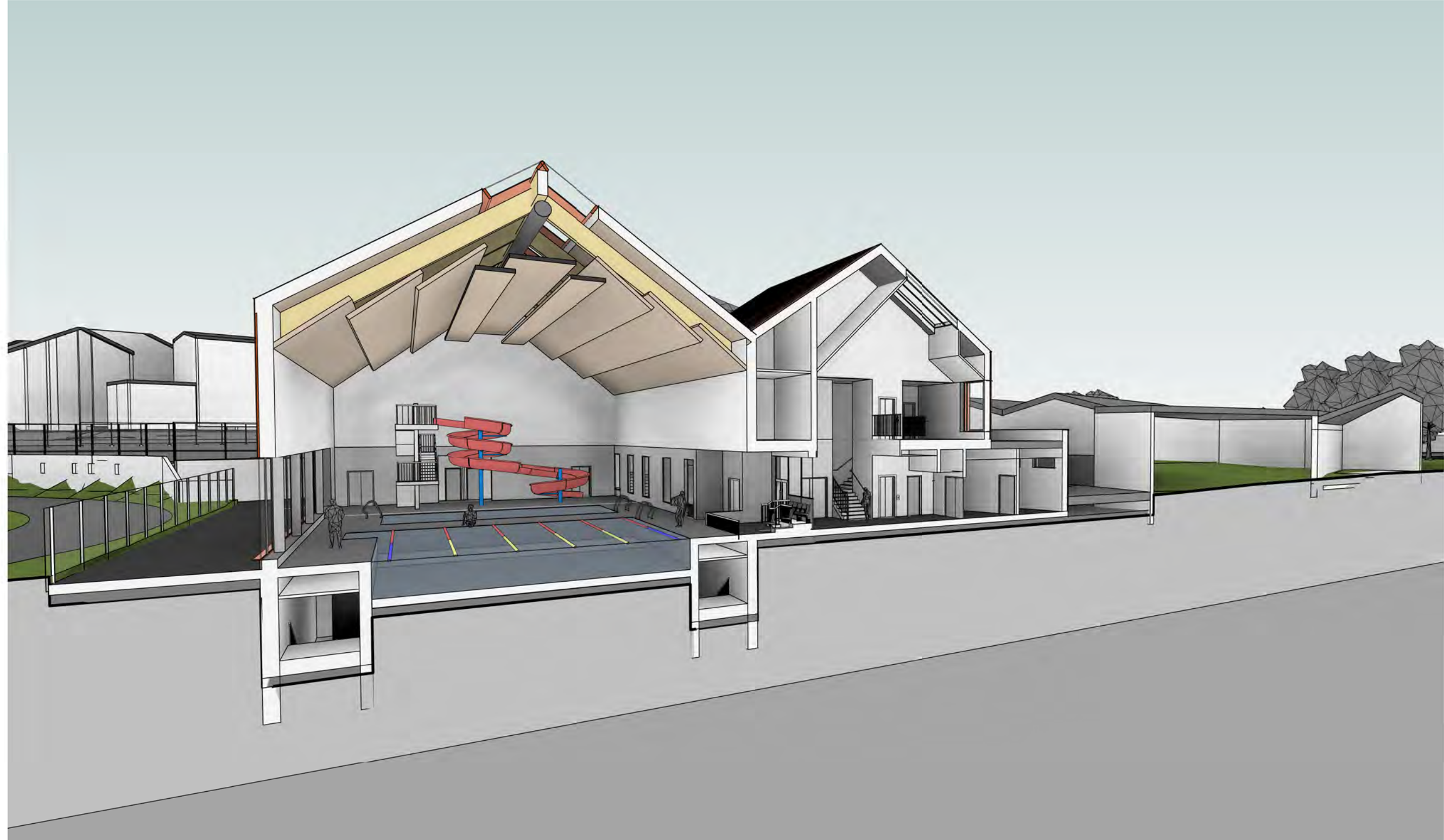
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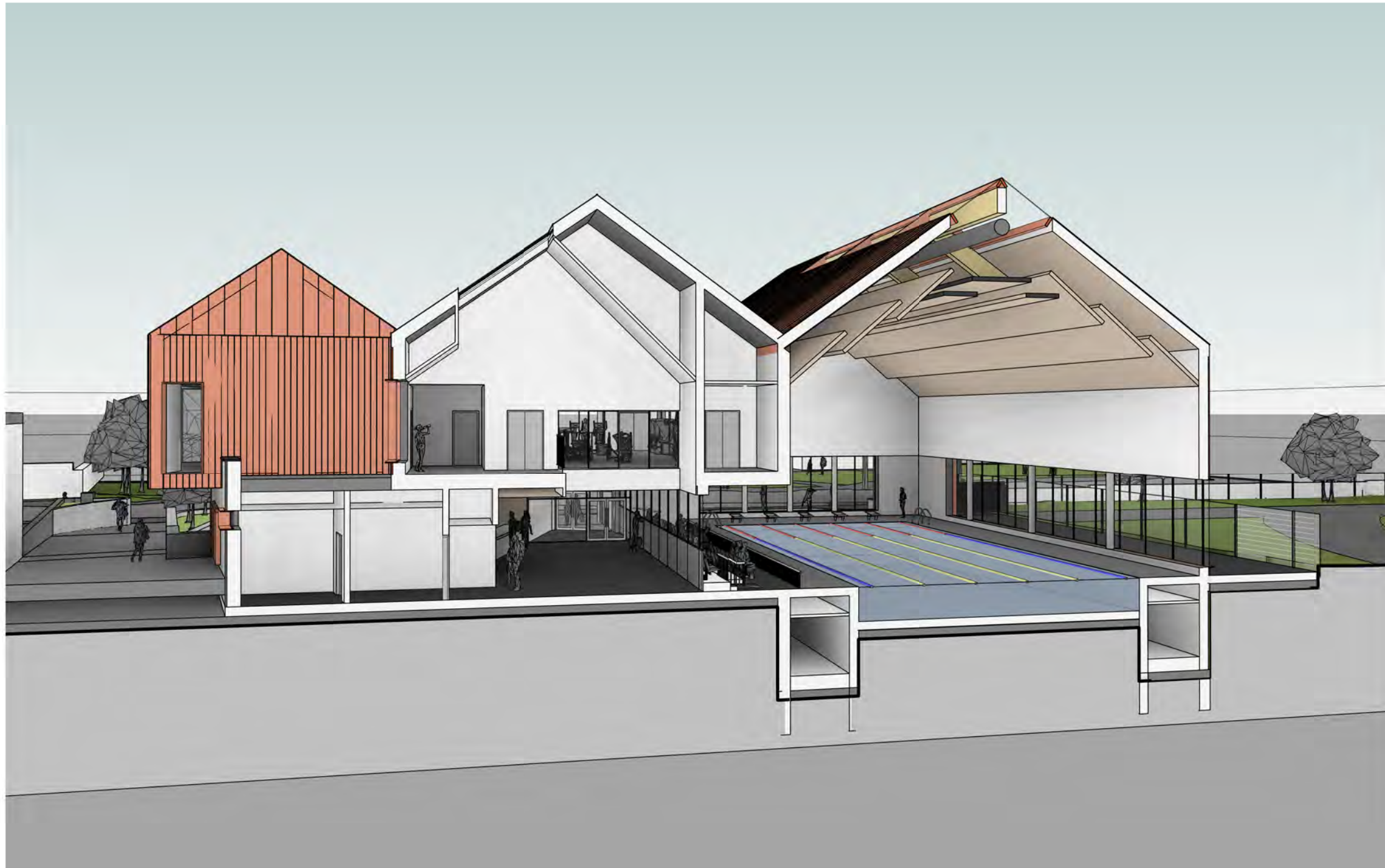
Section 3
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Section 4
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3D View - Option 1 - Sectional Perspective 2



3D View - Option 1 - Sectional Perspective 3



3D View - Option 1 - Sectional Perspective 1