

Leedons Park, Broadway in the Cotswolds Indoor Swimming Pool and Social Complex

With the opening of a new swimming pool and social complex, Leedons Park now has a superb multi-purpose building.

The Client

Leedons Park is owned and operated by Allens Caravans and is an attractive destination for those seeking a peaceful base in the Cotswolds. When the directors decided that a new indoor swimming pool and social complex was a key element in their plans to offer additional recreational opportunities to residents (and therefore make it a more attractive proposition for holiday home owners), they called on Pinelog to deliver a solution.

Refurbishment of the patchwork of existing buildings would not provide what was required, so their demolition and the commissioning of a single state-of-the-art facility was therefore the best option.

The Brief

Pinelog was selected for this project as the company has a long and successful history of providing competitively priced, high quality environmentally friendly leisure buildings at many holiday parks, including several owned by Allens Caravans.

A key element of the brief was that the new complex must have a number of independently accessed main spaces which

could be managed separately or collectively to allow the building to be used in a multitude of ways. Examples of this include: occasions when access to the swimming pool and changing rooms be denied to users of the hall and vice versa; the need to restrict access to administrative areas and times when the hair studio should be accessible whilst the rest of the building remains closed.

The Specification

Pinelog's architects rose to the challenge by proposing a contemporary yet practical design that fits the brief perfectly – a timber frame building that folds into the landscape. Designed as a nearly symmetrical, low profile structure it has two main wings housing the swimming pool and hall with separate mono-pitched roofs over the wings and central part of the building. The facility also includes a large covered patio at the rear.

The design was accepted and with Pinelog's technical and regulatory assistance, planning permission was obtained. This proved to be a challenging process in this environmentally sensitive area. The application submissions included an ecological survey and an undertaking that the demolition,





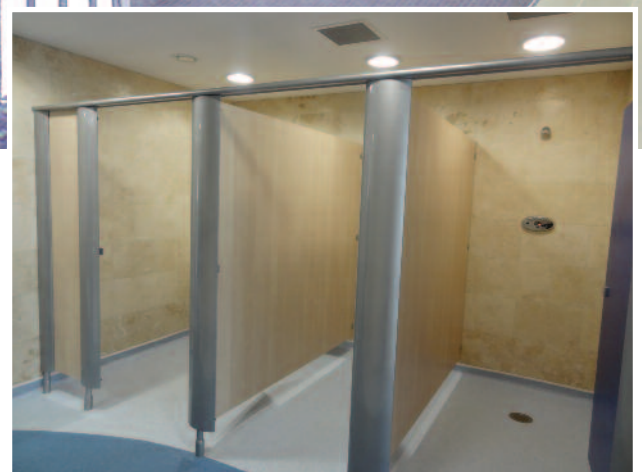
construction works and future drainage would all be arranged in such a way that pollution to a nearby brook (a Special Wildlife Site) would be avoided.

The new complex measures 34m x 35m at its widest points. It is set back from a nearby watercourse and pond and occupies the same part of the site as the demolished buildings.

The main structural component is the timber glulam frame formed into columns and exposed roof beams. It has simulated tile roofs and gable walls clad in larch panels and local Cotswold stone. High level windows in the wings are arranged in triangular shapes to draw the eye into the heart of the building. The double-height, partly glazed circular lobby leads to a reception desk, positioned to allow staff to keep track of visitors.

As the building is partially located within a Medium Risk Flood Zone 2, it is constructed at 800mm above surrounding ground levels. A large covered patio at the rear is connected to the social hall by full width bi-folding glass doors and gives views over the nearby brook, ponds and bowling green.

Undoubtedly the most important element for visitors to Leedons Park is the indoor swimming pool which is 15m long x 6m wide. Designed for serious swimmers, learners and those swimming for leisure, it has a 1.35m constant chamber



depth and a semi-circular Roman stepped entrance. It has exposed timber frame roof trusses and a soaring double height ceiling which combine to give a comfortable, airy feel. Large windows on three sides allow light to flood in and give the benefits of passive solar heating. Doors connect directly to changing rooms with showers and toilets and a plant room and chemical stores equipped with everything necessary to meet Health and Safety requirements for treating the pool water and for generating dry air to prevent condensation. Internally, all rooms have been intelligently designed, yet practically placed to create a subtle series of connections which allow the building to be used in a multitude of ways. The key to the success of the flexibility is the ease with which visitors can move between these spaces, whether the facilities are used separately or collectively. When all routes are open, the user can move freely around the building but if some of these routes are closed, access to the various functions is restricted.

Pinelog applied a number of sustainable design and energy efficient features to the leisure centre. In addition to the timber frame and larch cladding being constructed from sustainably produced materials, it also includes: solar roof panels, natural ventilation, extensive use of natural light; heat recovery from the extract ventilation, low energy lighting and a method of recycling the swimming pool water. It has high levels of insulation and an air-tightness rating well under half that required by building regulations.



Client Benefits

The management at Allens Caravans are very pleased with the new building. A spokesman said: "We are delighted to see our swimming pool and social complex completed. Although open for a short while it is already popular with our residents and we hope it will encourage sales to potential owners."

Client: Allens Caravans

Location: Broadway in the Cotswolds





A rear view showing the bi-folding doors in the social hall, covered patio and bowling green.



This side view shows how the building sits perfectly into its landscape.

FLOORPLAN

