

2.0 - Background Information

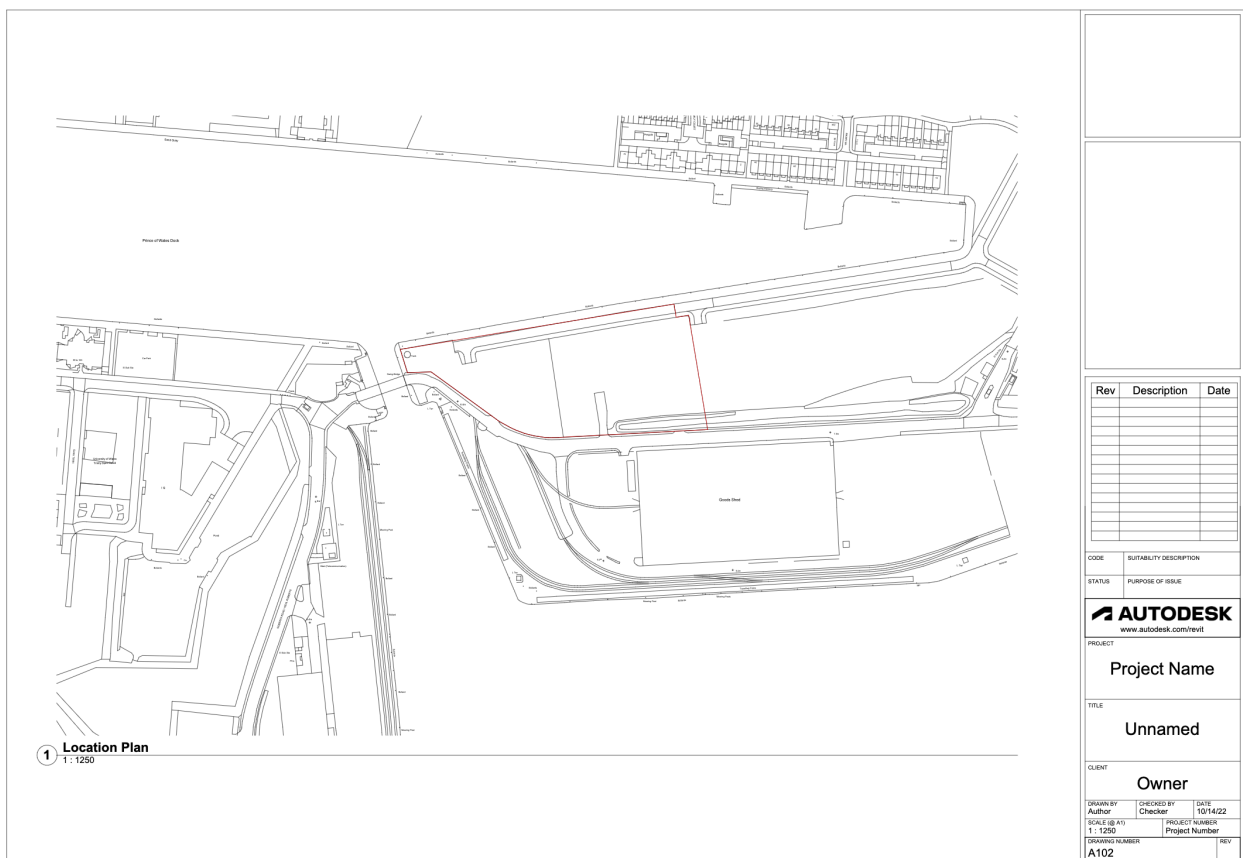
2.1 - Customer supplied Information

For the development of the new leisure centre, the client has stated that the new build must contain:

- Olympic sized swimming pool
- Required facilities for a leisure centre
- Sanitary and changing facilities
- Full sized rugby and football space
- 5 tennis courts located next to each other
- Parking space with sustainable transport and rechargeable parking spaces

The client also wishes for facilities to encourage para-sports in the new complex. They also stated that it should be equipped with energy efficient services for the heating, lighting, drainage and the buildings ventilation.

2.2 - Use of Building, Past and Present



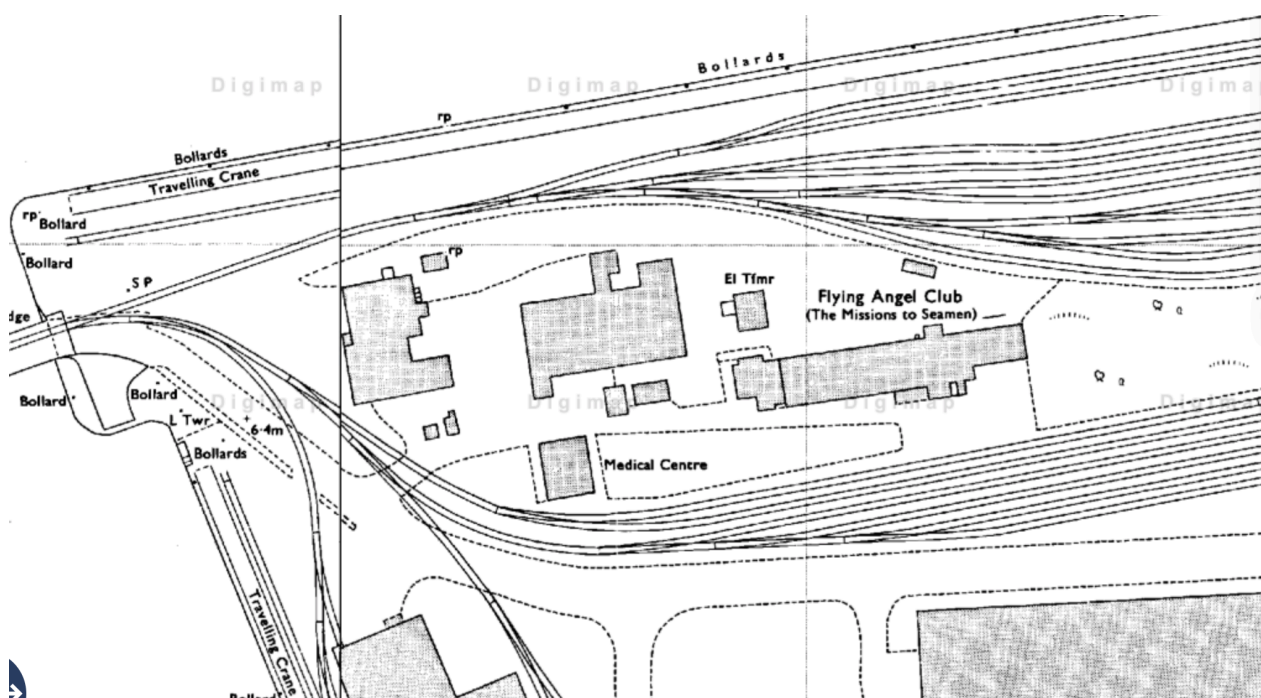
The site has been outlined in red in the above drawing to show the site boundaries.

Present

Currently the site doesn't have any regular use and doesn't have any existing buildings on, it is currently made-up land and is fenced off to the public with two entry access points to the site one being a new road just off the residential area and the other being by the driving test centre from Fabian Way, these access point shouldn't cause any issues with road accessibility or affect pedestrian walk paths. At present the surrounding area consists of residential, offices, restaurants and educational buildings. The site is also local to a new hospital "Santa Maria", which in future could potentially use the new leisure centre as a rehabilitation place for injuries allowing an extra income to the leisure centre.

After the site visit it is seen that on the plot of land located next to the site has patches of Japanese knotweed which can cause structural issues to the new proposed build, this will need to be looked and assessed for removal to not affect the new build. The responsibility will fall on the owners of the land located next to the site.

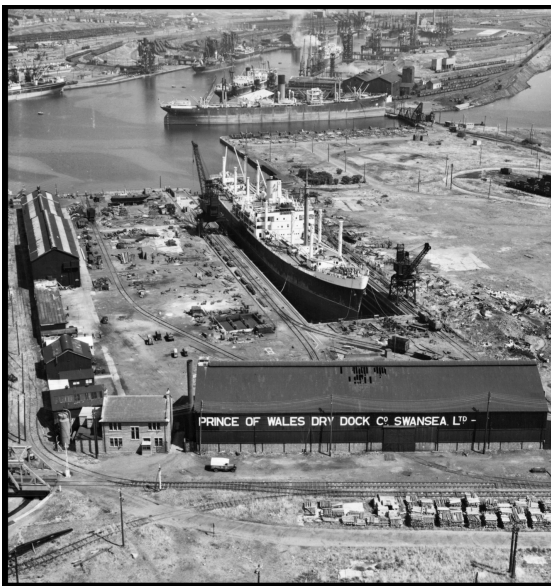
Past



(Image 1, 1970s Map)

The image above is the site location from Digimaps, the image is from the 1970s. This shows what use to be located at the site as well as any potential issues that could have occurred from previous buildings. As seen in the image some of the buildings are not labelled and cannot see what they are, but it previously had a medical centre as well as a social club "Flying Angel Club".

The area used to have many rail tracks connecting the north and south docks to each other to help the coal and Port Tennant's copper industry in Swansea that relates back to the 19th century. In previous archaeology reports about the local area, majority of sites have structural remains left from the rail lines that used to run through. A report from 2018 based on Langdon Road shows that there was "peat deposits" (Langdon Road Report, 2018). "Peat Deposits" acts as a storage of carbon dioxide, these peats help reduce the amount being released into the atmosphere helping lower the global warming percentage. The peats also are used as habitats for wildlife, the removal of the peats will need to be done carefully due to the potential chance of wildlife living in there and removing the peats will release large amounts of carbon dioxide to the atmosphere (Preserving our peatland).



(Image 2, Prince of Wales Dock 1949)

2.3 - Current/Proposed Occupancy

The proposed build will include multiple parking spaces, it will also hold spaces for electrical charging points for electrical vehicles. There will also be contact with the local council to adjust the closest bus route to add an additional stop to the leisure centre to make access easier for people who don't have access to a vehicle themselves.

There will also be an olympic sized pool with additional activities such as a diving section, it will have changing rooms located close to the swimming area and close to the full sized football/ rugby pitch. The leisure complex will also hold five tennis courts and have adjustments to encourage para-sports and hopefully have a section to help patients from the local hospital to help with their individual health incident and allow the leisure centre to generate extra income. Also to help with income there will be a cafe, a shop that will hold items useful for multiple sports

and have a gym with the option for customers to have a monthly subscription to the leisure complex allowing access to anything in the complex.

The complex will also look at the best and most efficient energy saving methods to ensure the building can have lower maintenance costs throughout the life cycle. As this was a requirement the client would like to see incorporated into the design and the build. Having this incorporated into the building will give a better image to the leisure complex as it will be better for the environment and will encourage people to use the complex as they will not be contributing to global warming being released into the atmosphere.

References

(Image 1, 1970s Map), <https://digimap.edina.ac.uk/roam/map/historic>

(Image 2, Prince of Wales Dock 1949), <https://www.peoplescollection.wales/items/28596>

(Langdon Road Report, 2018), <https://coflein.gov.uk/media/277/765/665376.pdf>

(Preserving our peatland), <https://www.nationaltrust.org.uk/our-cause/nature-climate/climate-change-sustainability/preserving-our-peatland>

<https://coflein.gov.uk/en/site/419501/>