

Background, Wider Context, Site History & Timeline

- Site & Eastwood House
- Existing Building & Basis of Brief
- Proposed Building Diagram & Plans
- Scale, Mass, Customer Journey & Landscape
- Work-In-Progress "Look & Feel"

Welcome to the EASTWOOD LEISURE CENTRE & THEATRE PUBLIC CONSULTATION

Today's event provides an opportunity for you to meet our team and to find out about the proposals. Please ask questions and fill out a Feedback Form. If you'd like any further info after the public consultation events you can email david@northplan.co.uk

Please note that comments made at either of the two public consultation events are not representations to the Council as planning authority, and that there will be an opportunity to make representations direct to them when the planning application is submitted



east renfrewshire
CULTURE & LEISURE

Background

Proposals for the Leisure Centre and Theatre in Eastwood Park have been developing since 2018.

There have been several important events which have caused the programme to extend including the Pandemic, Brexit and the war in Ukraine. The associated impacts on the economy have unfortunately resulted in inflation having a significant impact on the project.

Alongside this the focus on net zero commitments has increased.

Planning Approval (2021)

A vision and design was developed involving extensive consultation with the community and stakeholders, leading to a Detailed Planning Approval in 2021 which established a significant new building could be accommodated in Eastwood Park along with landscape enhancements.

Initial Market Testing (2022)

This design was developed to a detailed level with input from a contractor to enable soft market testing to understand costs in a challenging market. The project was in RIBA Stage 4 in summer 2022 and the estimated value had increased to £74m.

Case for Investment (2022)

A range of value engineering options were considered and a 'Case for Investment' was prepared for a building of 10,145sqm, explaining it was considered 'Value for Money' as it delivered many enhancements to the provision targeted at key priorities in East Renfrewshire and accommodated significantly more users. The cost at the time was £67m.

Options Appraisal (2022)

When the £67m proposal was presented, it was decided that alternative options should be considered.

- Refurbishment of the existing leisure centre and theatre
- Partial refurbishment and extension
- Reducing the brief to deliver a smaller new building

Revised Brief (December 2022)

In December 2022, approval was given to proceed with a new build option which still maintained the spirit of the original vision but was around 30% smaller in order to target the original approved budget of £55m.

Brief Development (2023)

Over the course of 2023 a range of options based on the reduced building size were developed. This led to presentation of a preferred option in December 2023 which was close to the target cost of £55m with the option of adding a library space considered highly beneficial to the project but requiring a larger building which would be around £59m.

Approval was given to proceed with the request that the team should explore the potential to deliver the project including a library space provision with a target of £56m, whilst reinforcing the aspiration for the project to be delivered in reasonable timescales to avoid further inflation challenges.

Preferred Option (March 2024)

In the early part of 2024, a range of options have been considered to deliver the building within the target budget of £56m assuming a site start in late Spring 2025. This document summarises the process and the key moves leading to a preferred option which is now being progressed to detailed design.

Site Location & Wider Context

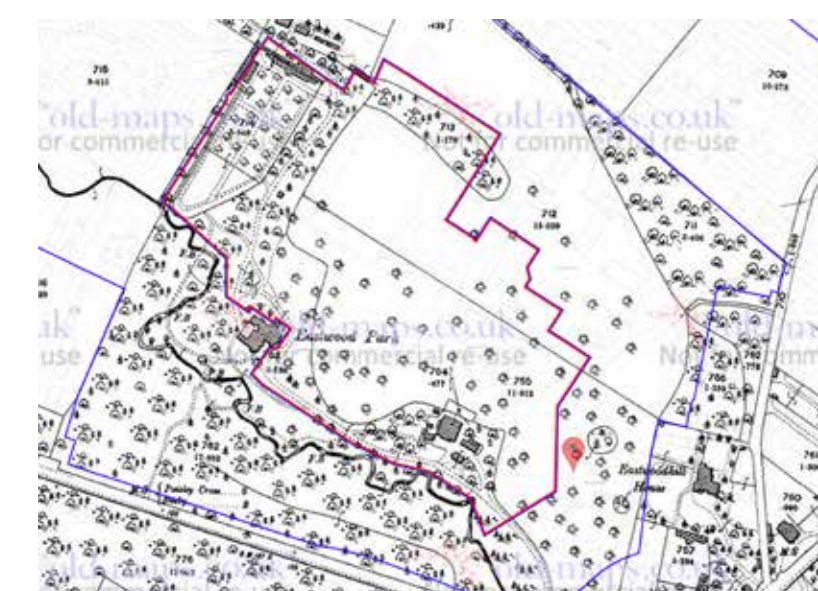


1. Site - Eastwood Park
2. Rouken Glen Park
3. Giffnock High Street
4. Thornliebank
5. Darnley
6. Clarkston
7. Linn Park
8. A77
9. Newton Mearns
10. Waterfoot
11. Thorntonhall
12. Cathkin Braes
13. King's Park
14. Pollok Park
15. Shawlands / Crossmyloof
16. Queen's Park / Langside / Mount Florida
17. Strathbungo
18. M74
19. A726 / A727
20. Barrhead
21. M77

Site History

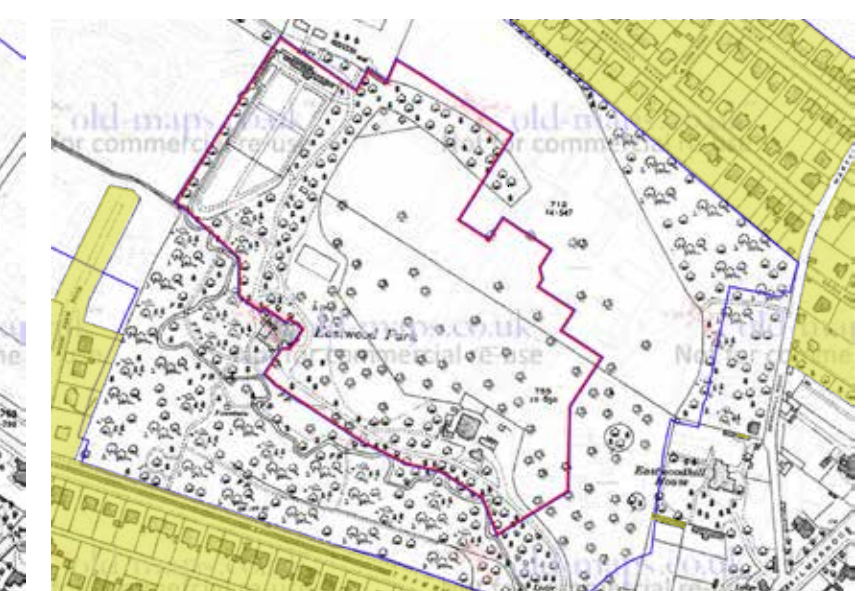
1897-1898

1850's Mansion House, now Eastwood House, built 1854 Glasgow coal mining firm, Baird & Stevenson, took over quarrying operations at Giffnock.



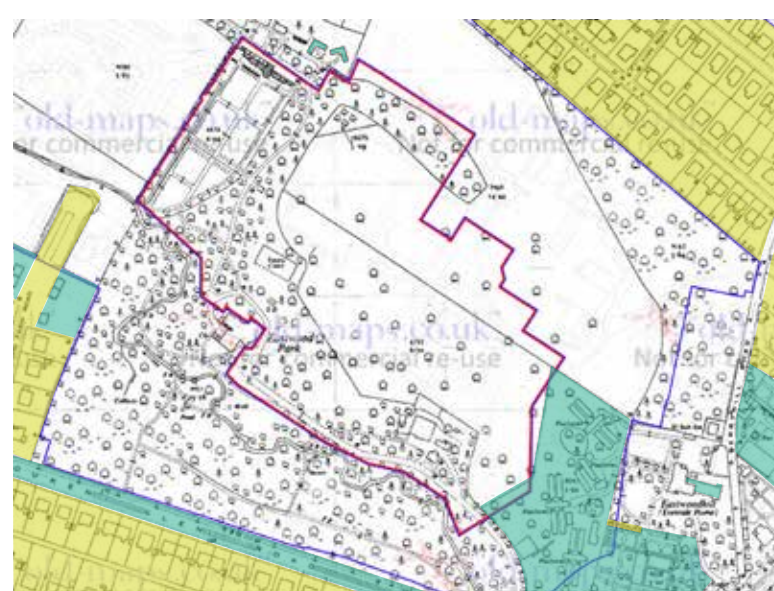
1941

- 1898-1941
- Introduction of tramline along current Rouken Glen Road (A727)
- Emerging development to south eastern corner of Eastwood Estate boundary
- 1940's housing emerging around Eastwood Estate boundary
- Addition of glasshouse structure to Eastwood Hill House



1954-1959

- 1941-1959
- Enhancement of Rouken Glen Road (A727)
- Emerging development to south eastern corner of Eastwood Estate
- Extension of Eastwood Hill House
- Additional housing to east and west of site boundary



1973-1974

- 1959-1974
- Introduction of Fenwick Road (A77)
- Emerging housing estate to the north west of the site
- Housing plots developing along Berryhill Road to the east of the site



1990-1991

- 1974-1991
- Addition of St Ninian's High School, leisure centre and LPA offices
- Tennis court changes to car park
- Additional associated car parking
- Walled garden changes to nursery/allotments
- Playing fields associated with school



1991-Present Day

- Addition of two 3G sports pitches
- Extension to St Ninian's High School
- Increased car parking
- North west access closed off to vehicles



Project Timeline



Project Team



Background, Wider Context, Site History & Timeline

Site & Eastwood House

Existing Building & Basis of Brief

Proposed Building Diagram & Plans

Scale, Mass, Customer Journey & Landscape

Work-In-Progress "Look & Feel"

The SITE & EASTWOOD HOUSE

For most of its history Eastwood Park has been a private estate, it is now best known for its, fine theatre and Council offices. The most recent building in Eastwood Park is St. Ninian's High School, which was officially opened in 1985. The Mansion House, better known as Eastwood House, is a venue that can be hired for weddings, private functions and events.

Eastwood House & Park History

Eastwood House is a beautiful C - Listed country house situated in the middle of Eastwood Park. It is now managed by East Renfrewshire Culture & Leisure Trust as a corporate and community facility and as well hosting a wide range of events, is a popular wedding venue. However, it has a long and interesting history.

The 19th century mansion house set in Eastwood Park is in the former estate of Lord Weir, formerly that of the Earls of Eglinton. In 1845 Thomas Smith bought land and the house was built some time after that.

Lord Weir bought the estate in 1914 at a time when Giffnock was still rural and had not yet been engulfed by the advances of Glasgow. In 1968, Renfrew County Council acquired the estate. The Mansion House was completely renovated and opened by Viscount Muirshiel in 1971.

Eastwood Park has developed from the grand estate gardens of Eastwood House, to a Park and now (we would suggest) into more of a Municipal Campus, following the construction of the HQ Building, St Ninian's and the Eastwood Leisure & Theatre building.

Whilst the general zones of the original grand estate's mature trees appear to remain relatively unchanged, the transition to a Municipal Campus has completely changed the remaining original garden and park character. A somewhat sprawling sea of car parking spaces and hard-standing is largely to blame for this and it is a wider project ambition to improve this situation.

The roads, car-parking and hard-standing zones of the current site, which have been progressively expanded over the years, dominate the experience of the Park.

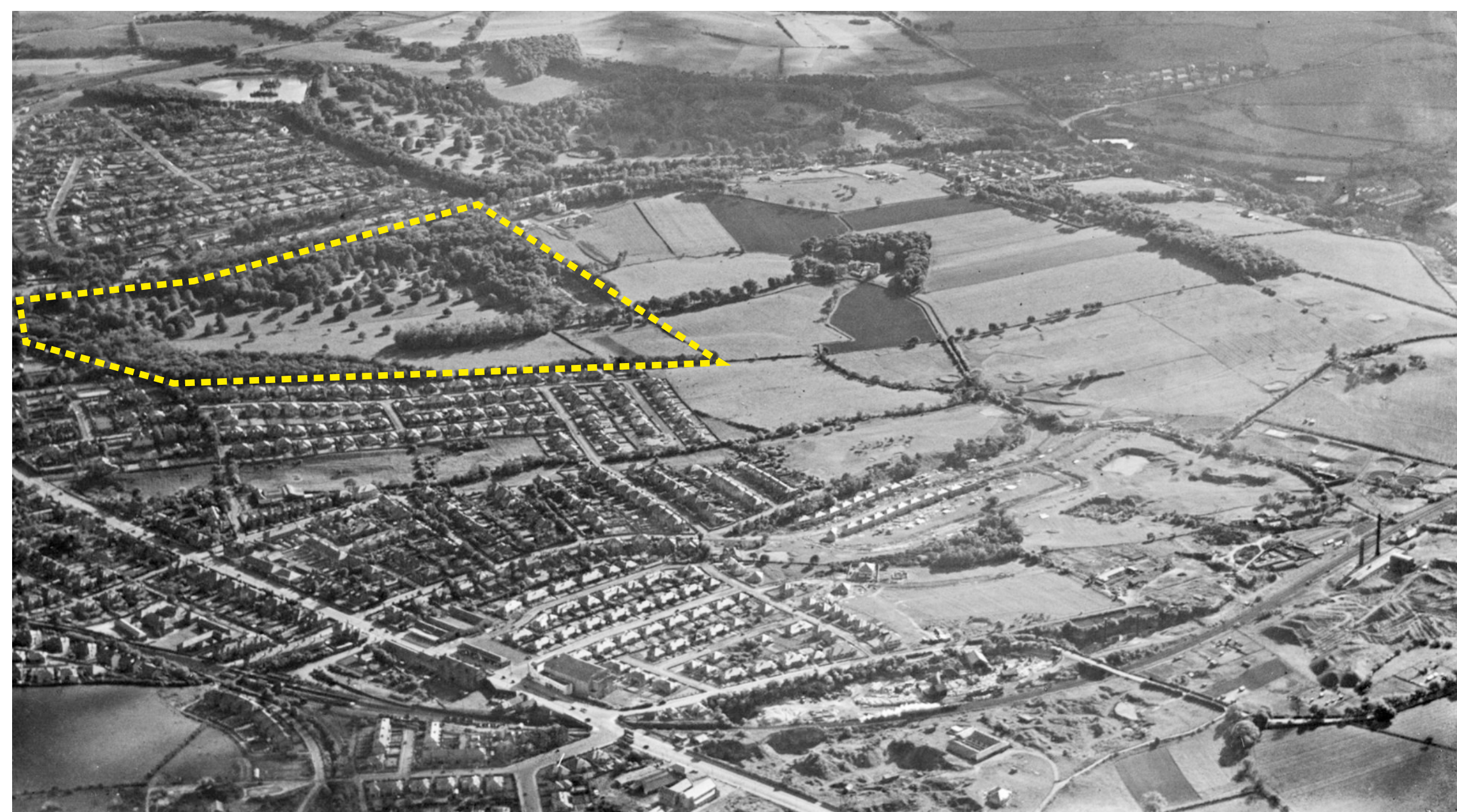
Site Character & Figure Ground Plan

The figure ground plan explores the distribution of public and private space around the site and wider context; the interior of private buildings are shown as solid black, whereas the interior of public buildings show the spaces that people are able to use.

The proposed building will not only act as a mediator, improving Eastwood House's setting within a defined mature parkland, but also opens up routes and internal thoroughfares across important site-wide axes. The building will be as public, open and free-flowing as possible and is ideally located within an improved centre of the park, with the area taken up by the existing building given back to landscaping and enhancing key routes.

The design of the proposed building's façades, in particular the south elevation, will be light, elegant and as transparent as possible. This is in order to celebrate the public nature of the building, promote views through so the activities and routes internally are emphasised, and so Eastwood House is framed by high-quality sensitive materials at an appropriate scale. That will create an interplay of being light and see-through yet reflecting back Eastwood House and the surrounding mature woodland setting depending on the angle of view or time of day.

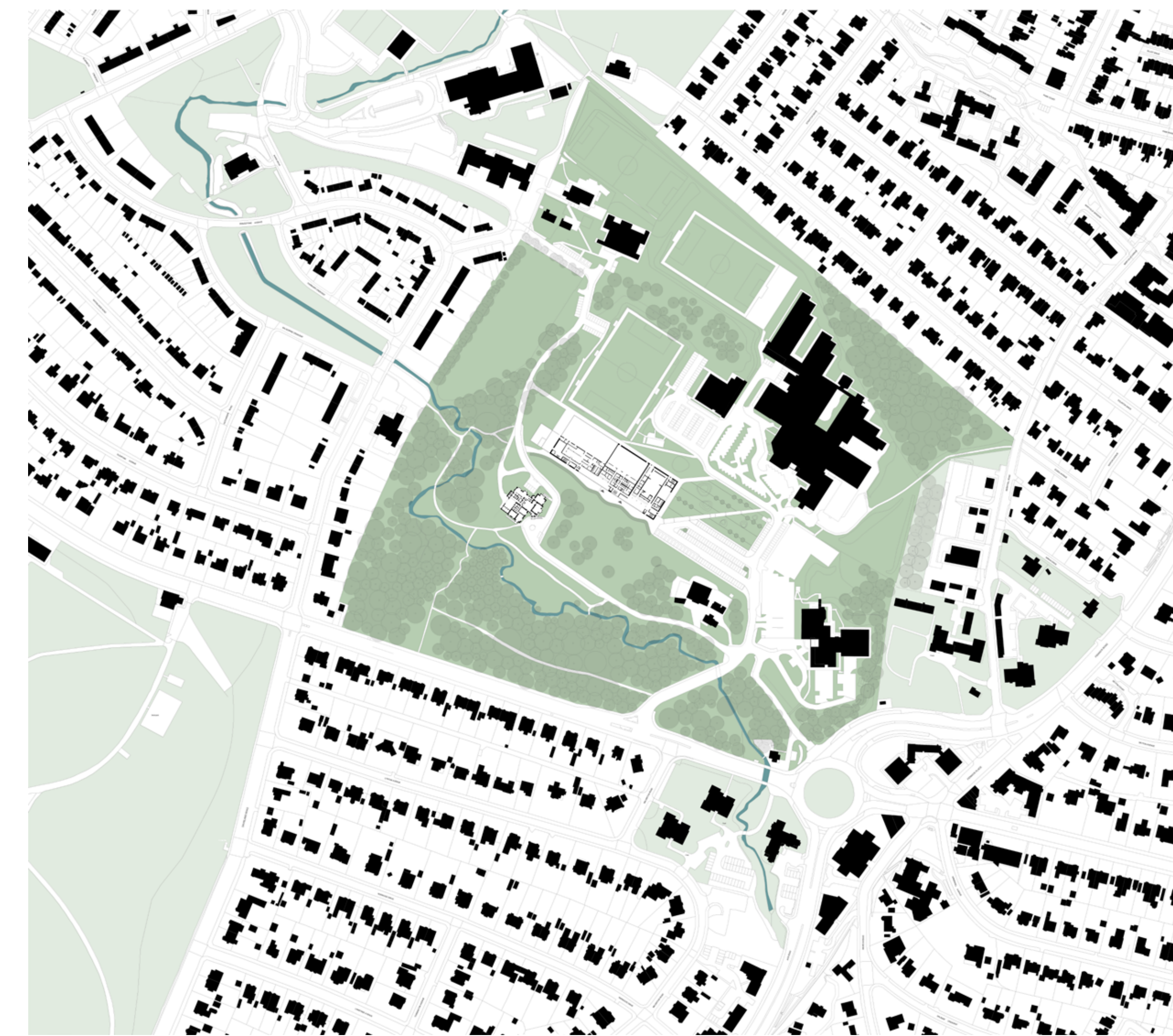
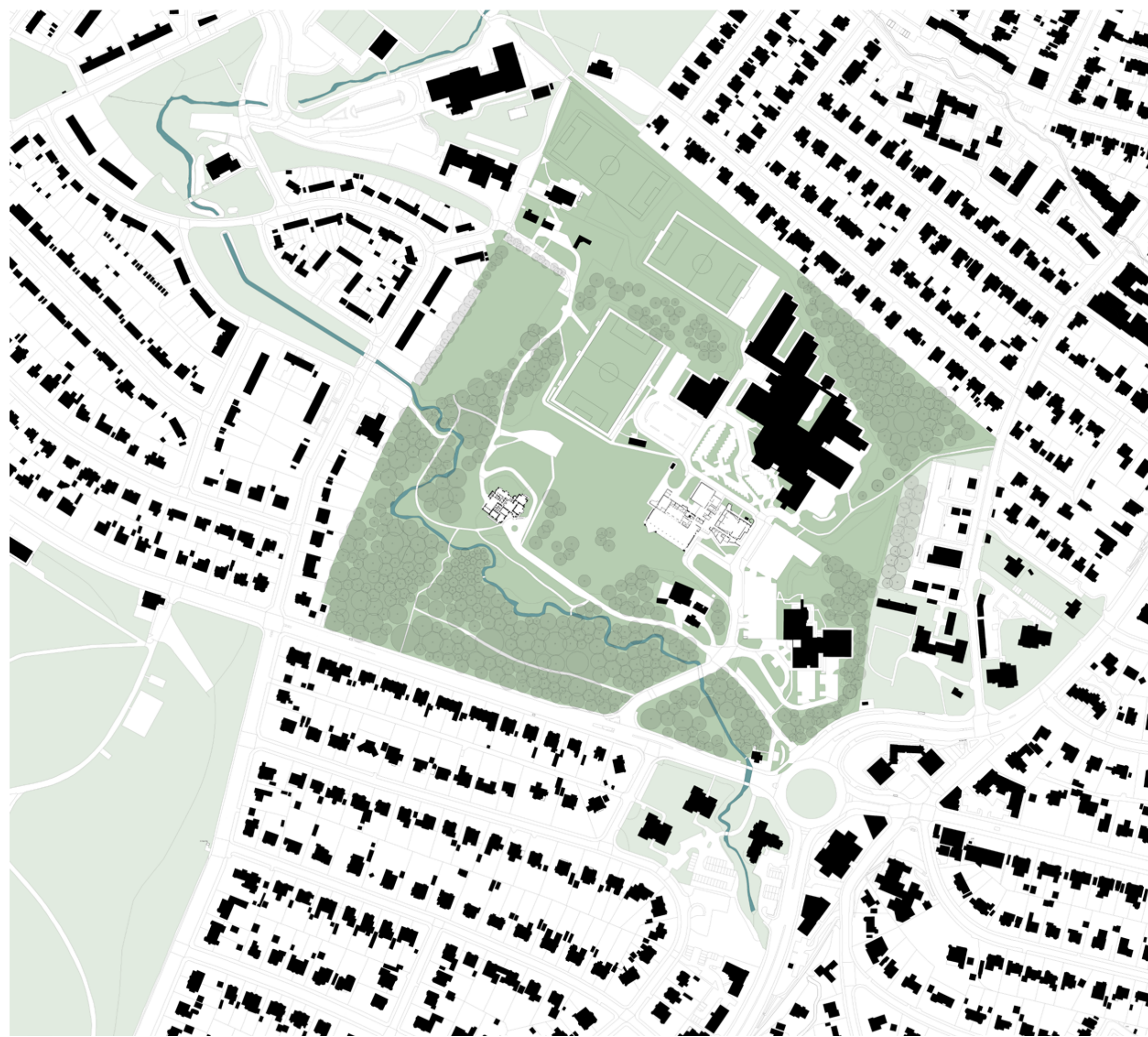
Historic Photos



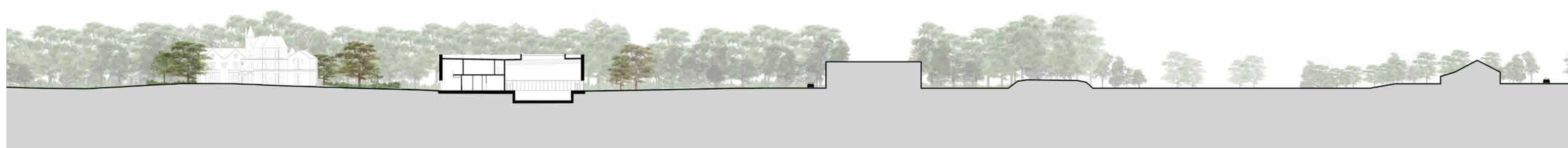
Aerial Photo & Site Layout Image



Existing & Proposed Figure Ground Plan



Site Section & Relationship With Eastwood House



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The EXISTING BUILDING & BASIS OF BRIEF

Central to all of the decisions being made is the business case.

This focuses heavily on the financial priorities including optimising community participation space, construction budget and running costs but also on key objectives including increased participation in activities with associated health and well-being benefits and the Council's commitments to Net Zero Carbon.

The general principle has been to review spaces and optimise the floor area, whilst reducing the overall floor area of the building.

East Renfrewshire Council's proposal for a new leisure centre and theatre will be replacing the existing ageing facilities which are no longer fit for purpose. The project will enable a wide variety of key improvements in the facilities provided.

Due to maintenance problems, insufficient facilities, and the impact on attracting and retaining membership, East Renfrewshire Council are committed to delivering a sector-leading leisure centre for local residents – with vastly improved facilities compared to current provision.

In June 2023 the team were remobilised and instructed to develop a reduced brief option. Following ratification of ERC's Schedule Of Accommodation (SOA) with the Culture and Leisure Trust and general design development that included a number of layout options to achieve the spatial brief, the team were instructed in March 2024 to develop a preferred option for a target planning submission date of late July 2024.

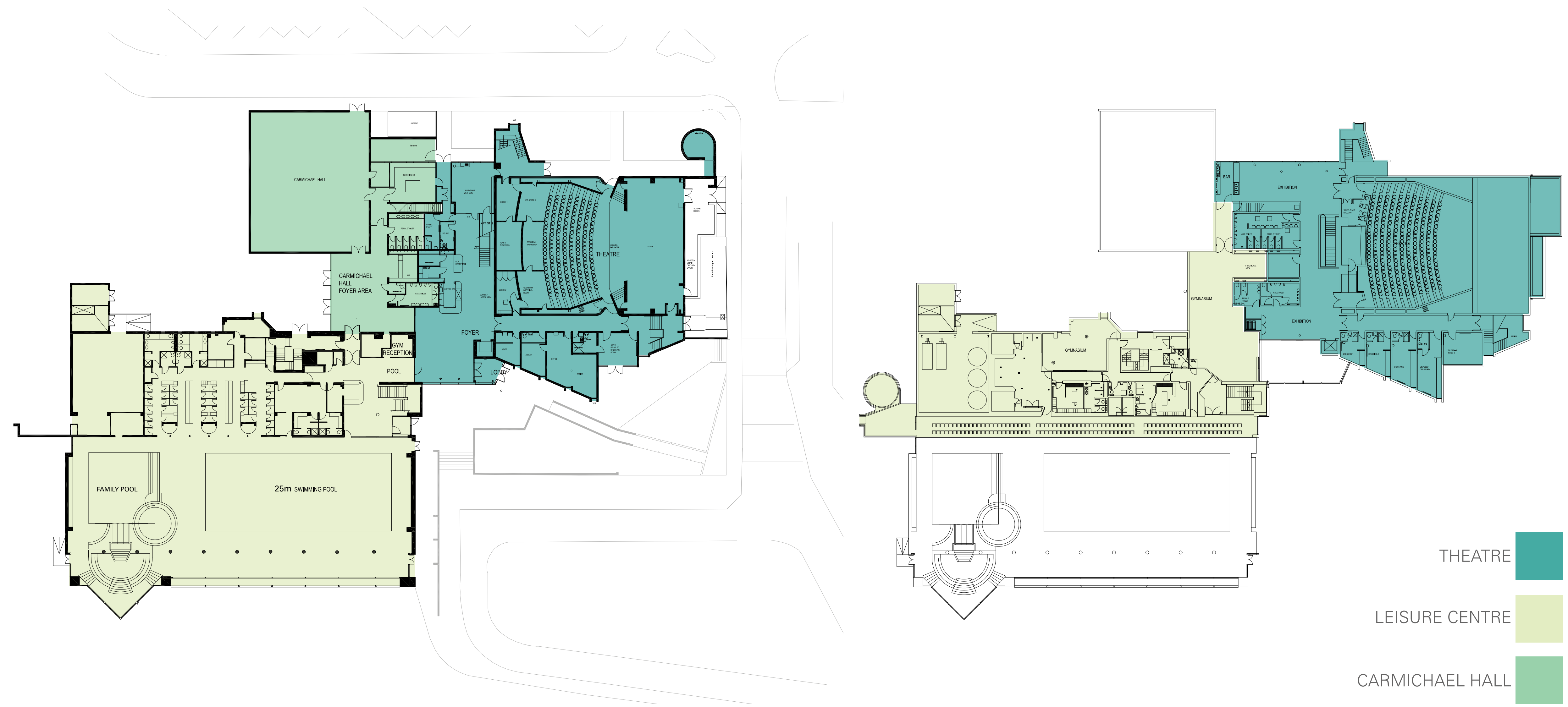
What has been the focus since June 2023?

- Review of the main community participation spaces and increasing the size and protecting the specification where there is a benefit, such as moveable floors in the pools.
- Overall reduction in the size of the building by reducing spaces which are less beneficial to income generation in the context of the overall budget available.
- Detailed analysis and benchmarking on usable area to ensure we are as efficient or are more efficient than other recent leisure centre examples.
- Consideration of the staffing numbers.
- Promoting a building diagram which is efficient to operate and build with flexibility for change in the future considering rational structure and intelligent zoning for environmental control.
- An approach which will accommodate reduced specification and a simple form and palette of materials whilst still recognising it is a large building in an attractive landscape setting next to a listed building.
- An approach which will accommodate reduction in specification whilst maintaining a focus on the energy efficiency.

How has floor area been saved?

- A full structural bay has been removed from the building since December 2023 by integrating a library space into the front of house theatre area.
- Some of the double height space at the front of the building has been infilled to alleviate pressure on support spaces and help to integrate a library space.
- The plant room has been brought into the building without requiring any more external wall to deliver this more efficiently.

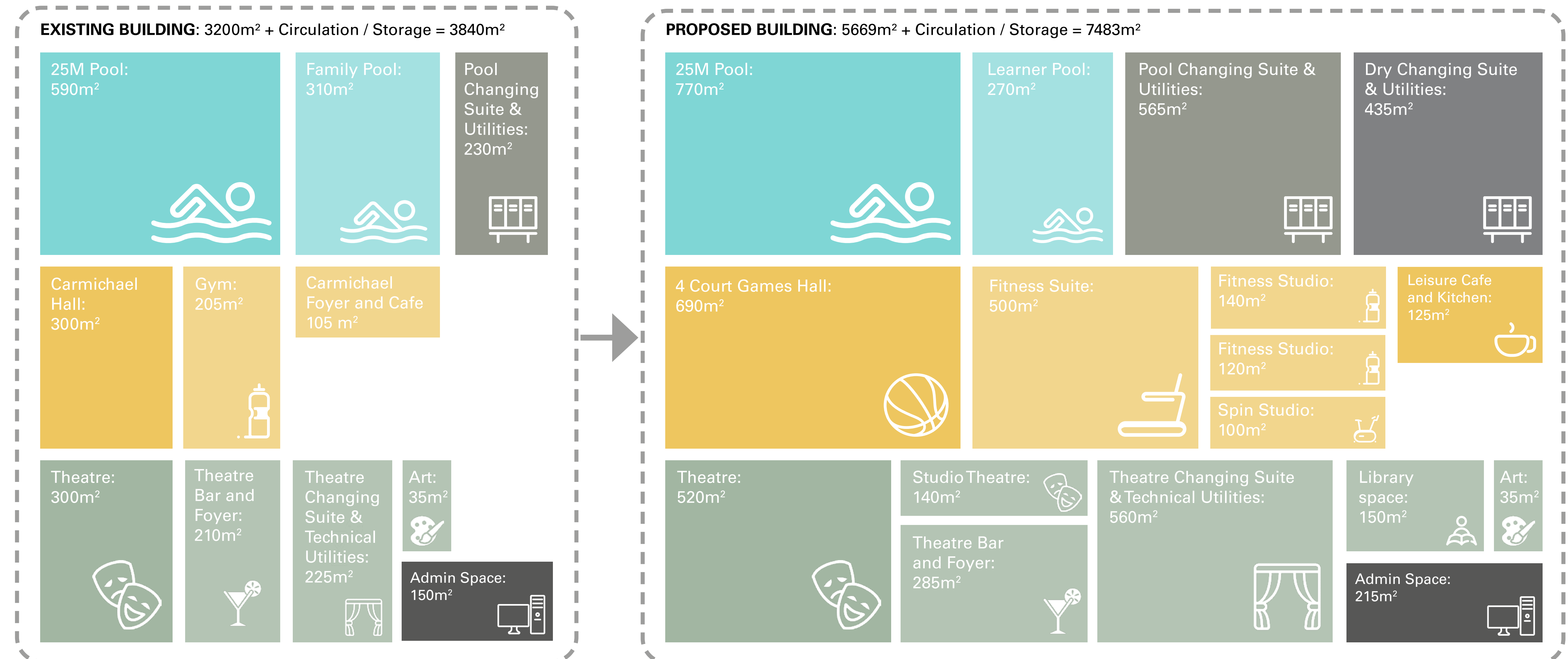
Existing Building Plans



Existing Building Key Spaces List

- 4 lane 25m (non-standard) Swimming Pool
- Tiered Family Fun Pool
- First Floor Spectator Seating Area
- Wet Changing Village
- Dry Changing Rooms
- 205m2 Gym
- 300m2 / c. 280 Seat Theatre
- 300m2 Carmichael Hall
- Café / Bar space
- 35m2 Art Room
- 26 car parking spaces

Proposed Building Spatial Representation Of Brief



Proposed Building Key Spaces List

- 8 lane 25m Swimming Pool
- 10m x 17m Learner / Training Pool
- Wet Changing Village
- Reception & Cafe Servery
- Cafe Seating
- 4 Court Games Hall
- Dry Changing Rooms
- 500m2 / 140 Station Fitness Suite
- 140m2 Flexible Fitness Studio
- 120m2 Flexible Fitness Studio
- 100m2 Spin Studio
- Consultation Rooms
- Theatre Foyer & Bar
- 520m2 / c. 370 Seat Theatre
- 140m2 / max 120 capacity Studio Theatre
- 35m2 Art Room
- Theatre Lounge & Flexible Library space
- c. 120 car parking spaces

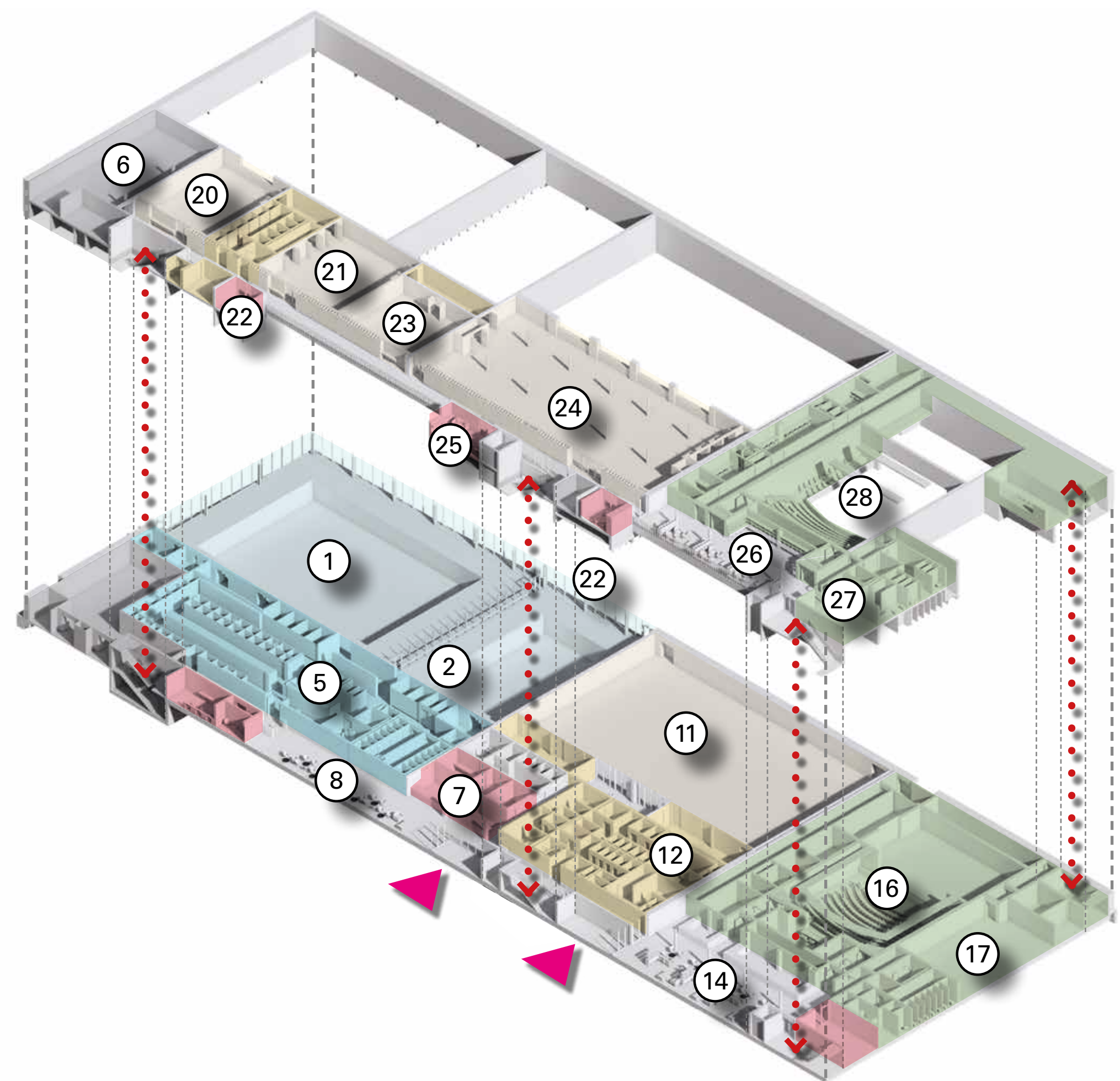
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The
PROPOSED BUILDING DIAGRAM & PLANS

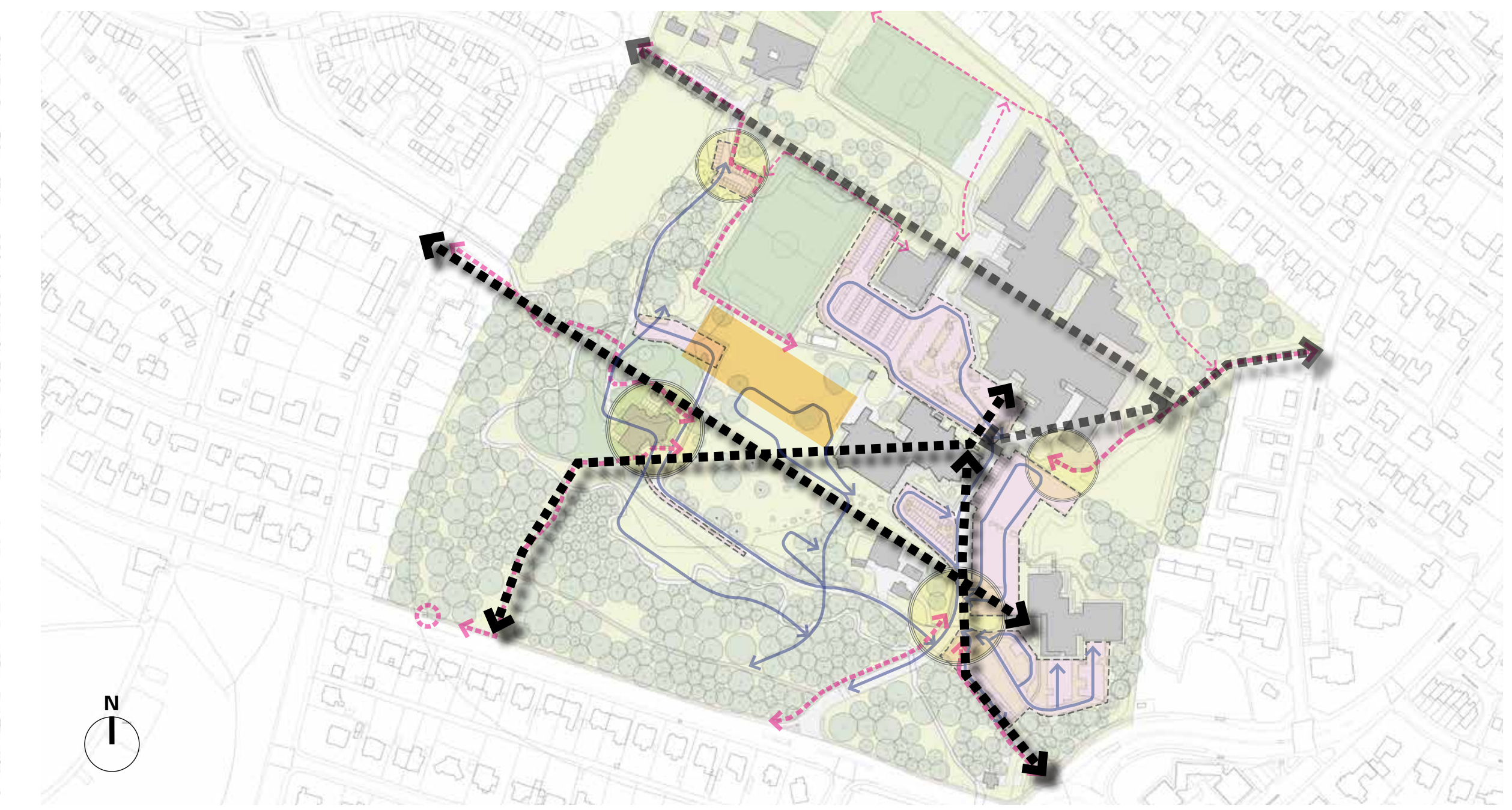
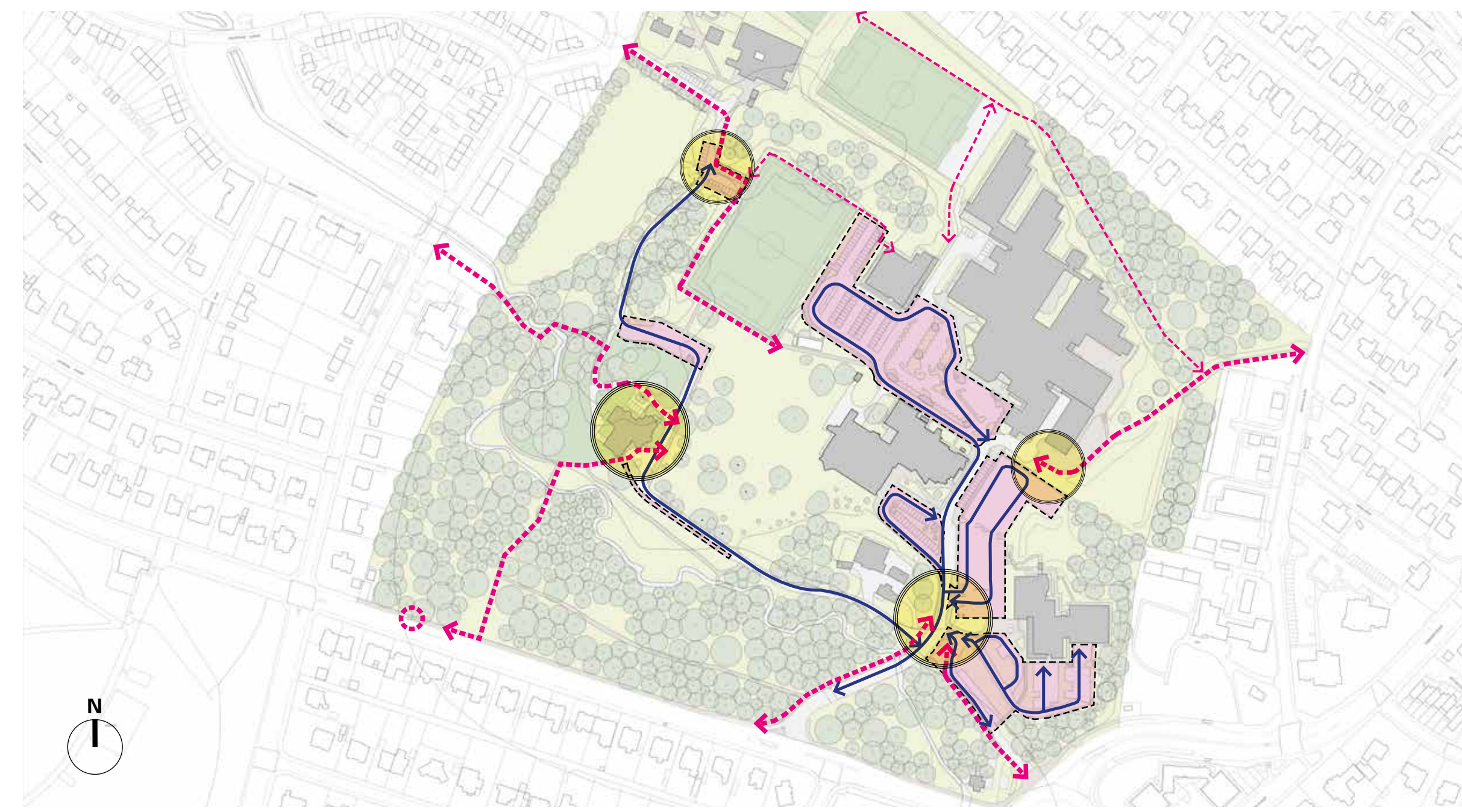


Proposed Building Concept Diagram - A Simple & Efficient Single Sided Circulation System



Axonometric Diagram Projection of Proposed Floor Plans

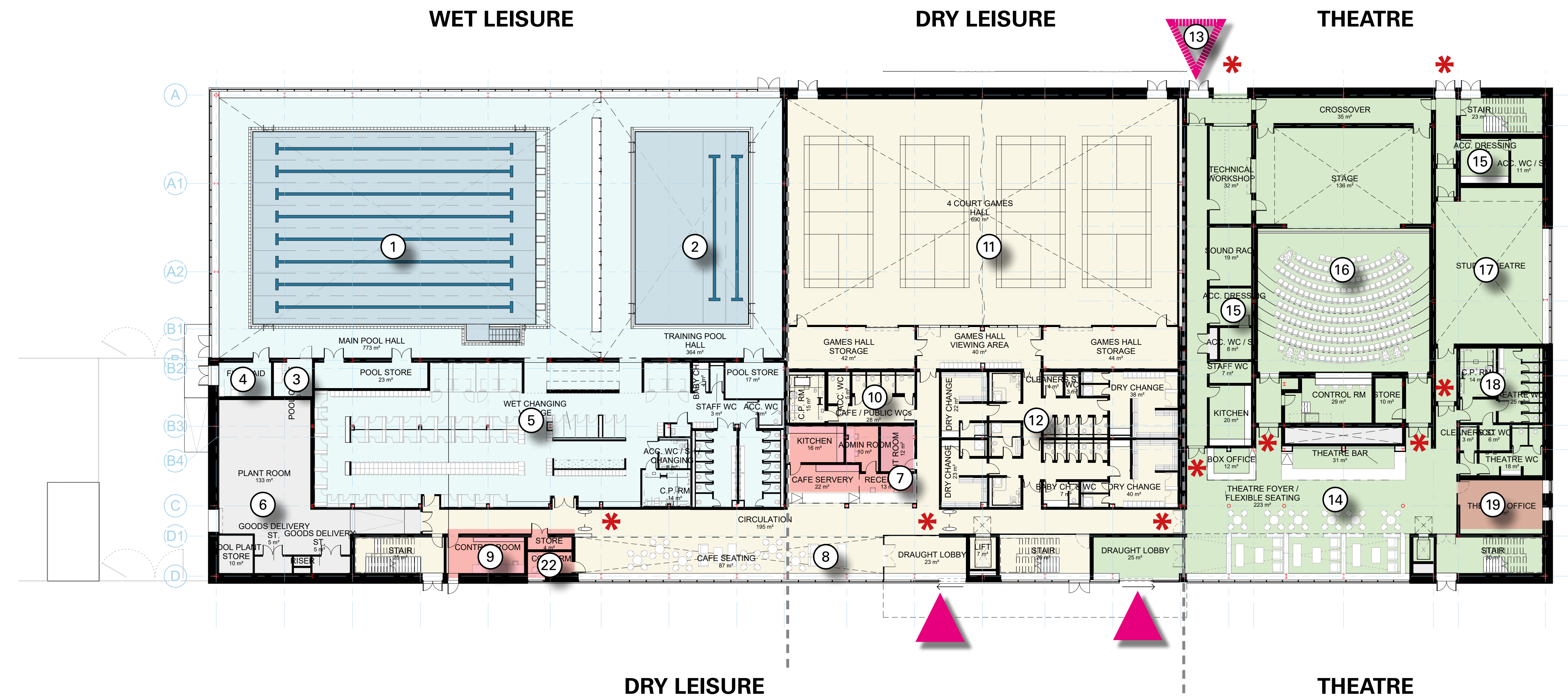
Existing Site Context & Proposed Site Context



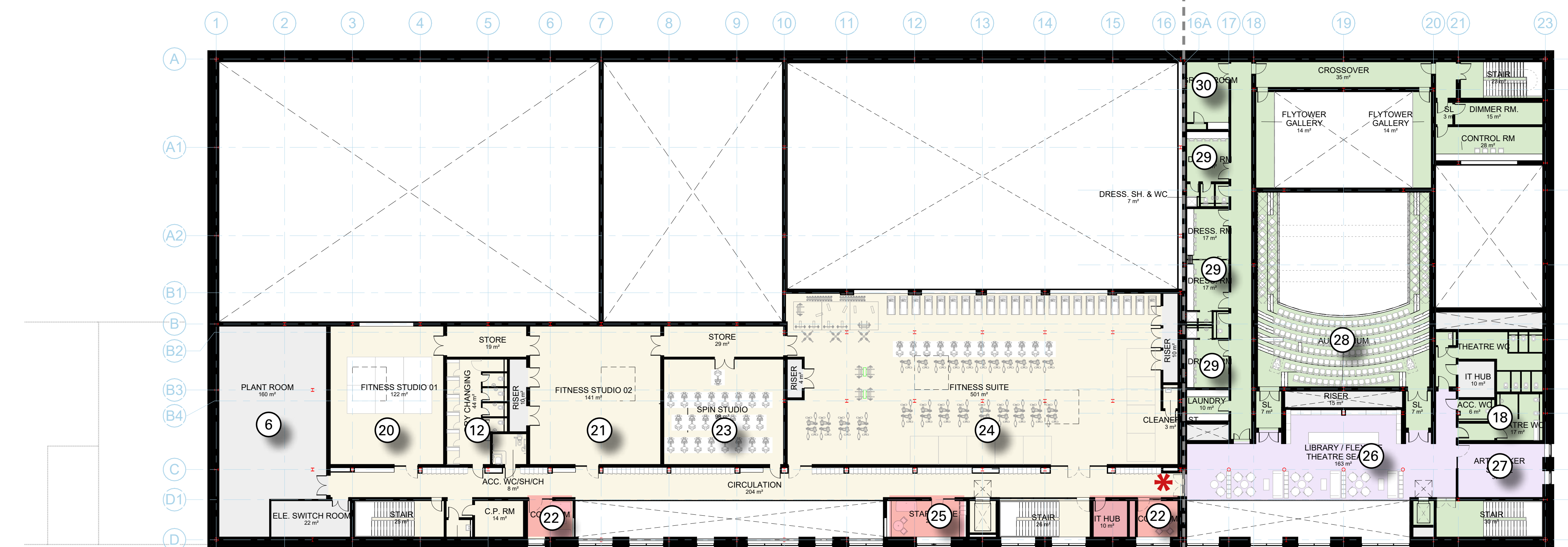
Proposed Accommodation

- | | | | |
|----------------------------|------------------------------|-------------------------------------|------------------|
| 1 Main Pool Hall | 11 Games Hall 4 Court | 21 Fitness Studio 2 | * ACCESS CONTROL |
| 2 Training Pool Hall | 12 Dry Changing Rooms | 22 Consultation Rooms | ■ STAFF AREAS |
| 3 Pool Office | 13 Stage Door | 23 Spin Studio | |
| 4 First Aid Room | 14 Theatre Foyer & Bar | 24 Fitness Suite / Gym | |
| 5 Wet Changing Village | 15 Accessible Dressing Rooms | 25 Staff Base | |
| 6 Plant Room | 16 Main Auditorium | 26 Theatre Lounge & a Library space | |
| 7 Reception & Cafe Servery | 17 Studio Theatre | 27 Maker Space | |
| 8 Cafe Seating | 18 WCs | 28 1/2 Auditorium | |
| 9 Building Control Room | 19 Theatre Office | 29 Dressing Rooms | |
| 10 Public WC | 20 Fitness Studio 1 | 30 Green Room | |

Proposed Ground Floor Plan



Proposed First Floor Plan



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Proposed

SCALE, MASS, CUSTOMER JOURNEY & LANDSCAPE

The general principle is to create a building layout and form which will allow flexibility in specification as the detailed design is developed to optimise the impact on the customer experience but also as a key tool for value management to accommodate market fluctuations.

The extent of external works has been reduced, whilst increasing the parking and making it more convenient for access and control.

- The building arrangement seeks to deliver a sense of arrival by optimising the south views over the park, the trees and Eastwood House allowing the specification of the front of house to be simpler in terms of the quality of internal finishes.
- The café and theatre bar /café are positioned to overlook the park and spill out onto it, recognising that these are the key community participation spaces whilst being less reliant on the quality of internal finishes.
- The entrances to each of the facilities including the pools, fitness suite, fitness studios, main sports hall and theatre are all connected to the front of house and the park, meaning the spaces themselves can have a simpler specification whilst still delivering an attractive overall customer experience.
- The building diagram is very legible and will allow very rational approaches to things like ceilings and flooring to make wayfinding easier and more efficient.
- The spaces are arranged to enable acoustic separation, fire strategy and security to be delivered efficiently.
- The proposal seeks to protect key investments central to the customer experience and maintenance costs such as the moveable floors to the pools, quality of integrated plumbing system and lockers, quality of doors used regularly by customers and quality of chairs in the theatre.
- A generous landscaped space will still be delivered on the approach to the new building when the existing building is demolished, however, the design of this will have more soft landscape, mainly grass which is level, to feel like replacement of the grass area lost where the new building is constructed. This new area of grass will have better drainage and be better located as an amenity space for the school and other uses in the park than the current grassed area. It will still allow a range of events and gatherings.
- Parking and drop off are reconfigured to allow an increase in spaces compared with the previous design at the same time as the size of the building has been reduced by more than 30% compared to the previous scheme.
- The key pedestrian and cycle route is made clearer and simpler and runs along the south façade of the proposed building past the main entrances and providing a safe route facing the attractive park, woodland and Eastwood House and connecting to existing pedestrian and cycle access points around the Park.

Approach To The Building



View From Leisure & Theatre Entry Lobbies



Proposed Site & Landscape Plan



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Proposed WORK-IN-PROGRESS "LOOK & FEEL"

This event is the first of two public consultation events on the new proposals, and the second event will take place on 20th June 2024.

After both events have taken place a planning application will be submitted to East Renfrewshire Council, and that will include a report of the public consultation exercise.

Please note that comments made at either of the two public consultation events are not representations to the Council as planning authority, and that there will be an opportunity to make representations direct to them when the planning application is submitted.

The design logic has been to reduce the amount of envelope, retain the simple form and reduce the amount of glazing and rooflights, whilst still making it an attractive building.

- The length of the building has reduced by 4.9m since December 2023.
- We have moved the leisure centre and theatre entrances to be in the middle of the south façade to animate the important south facing elevation which faces the parkland and Eastwood House.
- The reception, leisure café, theatre café/bar, breakout and circulation spaces leading to all key spaces in the building all animate this south facing elevation on to the park and benefit from it to create a unique 'Eastwood Experience'.
- The pool hall is located to the north but retains a view to the mature woodland allowing a more focused feature window to make use of views whilst considering privacy, extent of glass and environmental control.
- The sports hall is on the north in the middle of the plan next to the sports pitch, making a simple solid wall appropriate.
- The theatre is on the north recognising the ideal scenario is a 'black box' and enabling direct access from existing roads to the scene dock and stage away from the park.
- All of the above moves provide savings to the envelope whilst enhancing the environmental performance of the building.

Proposed View From
SE Corner



Proposed View From
NW Corner



Proposed First Floor
Interior Views; From
Near Fitness Suite
Entrance and from
Consultation Room

