



**YEMEA**ARCHITECTS

ETHICAL AMBITION

REDEVELOPMENT OF COCKBURN CENTRE

May 2019

Client: Hamara

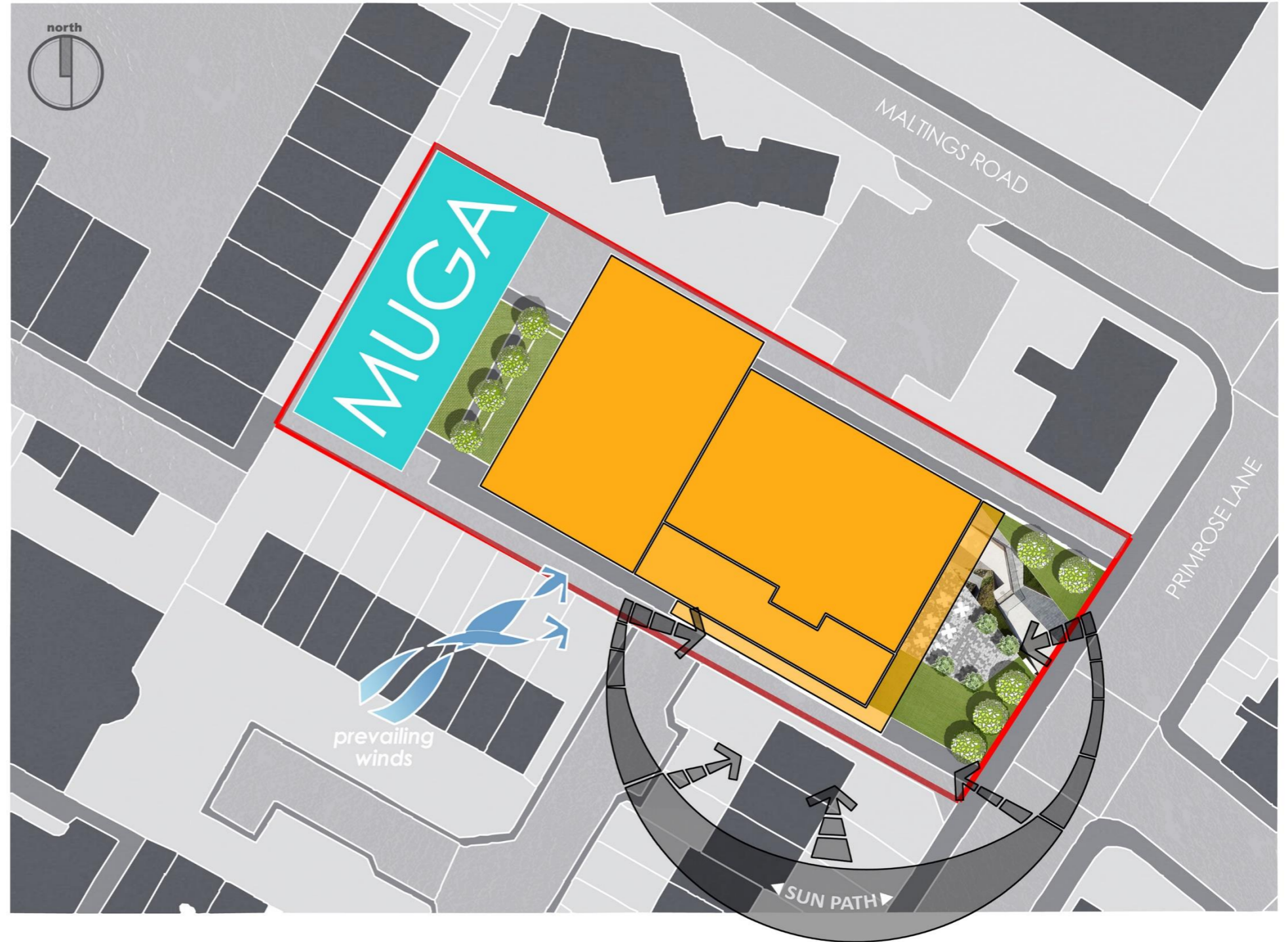


# 01 CONTEXT



Wider interventions across the site include:

- a resurfaced and gated MUGA (already existing),
- improved, well-lit pedestrian access, including a wraparound canopy structure,
- a community landscaped area to encourage neighbours to interact,
- Planting of new trees providing a landscaped buffer for residents,
- Landscape and architectural form creating a highly visible entry that addresses the street public transit and the community facilities within.



## 02 THE PROPOSAL



The plan comprises two rectilinear volumes with flat roofs that collide in the centre, resulting in a form that clearly distinguishes the different functional areas.

Internally, the space is largely open so it can be used flexibly. A cluster of volumes that fan out from a central point to define different functional zones, the multipurpose building is developed and designed to be a vibrant urban space that creates new communities and social sustainability within the large volumes of the existing and proposed sports facilities. The open plan zone on the ground floor serves as the focal point, providing places for users to concentrate, relax and socialise. A band of glazing that extends from the entrance and along the front of the façade allows views into the activity areas from the main street.

One of the two volumes, that is the Sports Hall, is partitioned from the rest of the interior, with a line of changing and WC facilities. Above the changing zone is the viewing gallery on the first floor that allows for views into the sports hall and back onto the open plan zone. The scheme has been designed to be easily accessible. This means that no matter what your needs are, it's easy to move around the leisure centre and the facilities available can be used by everyone, including people with a physical or learning disability and people from different cultural groups.

Rooms of various sizes allow members of the community to hold meetings and gatherings, encouraging integration, while individual study and work rooms offer more privacy.

The inclusion of high level windows and full height glazing to the entrance façade allows for more light into the building and opening views of the sky into the core.

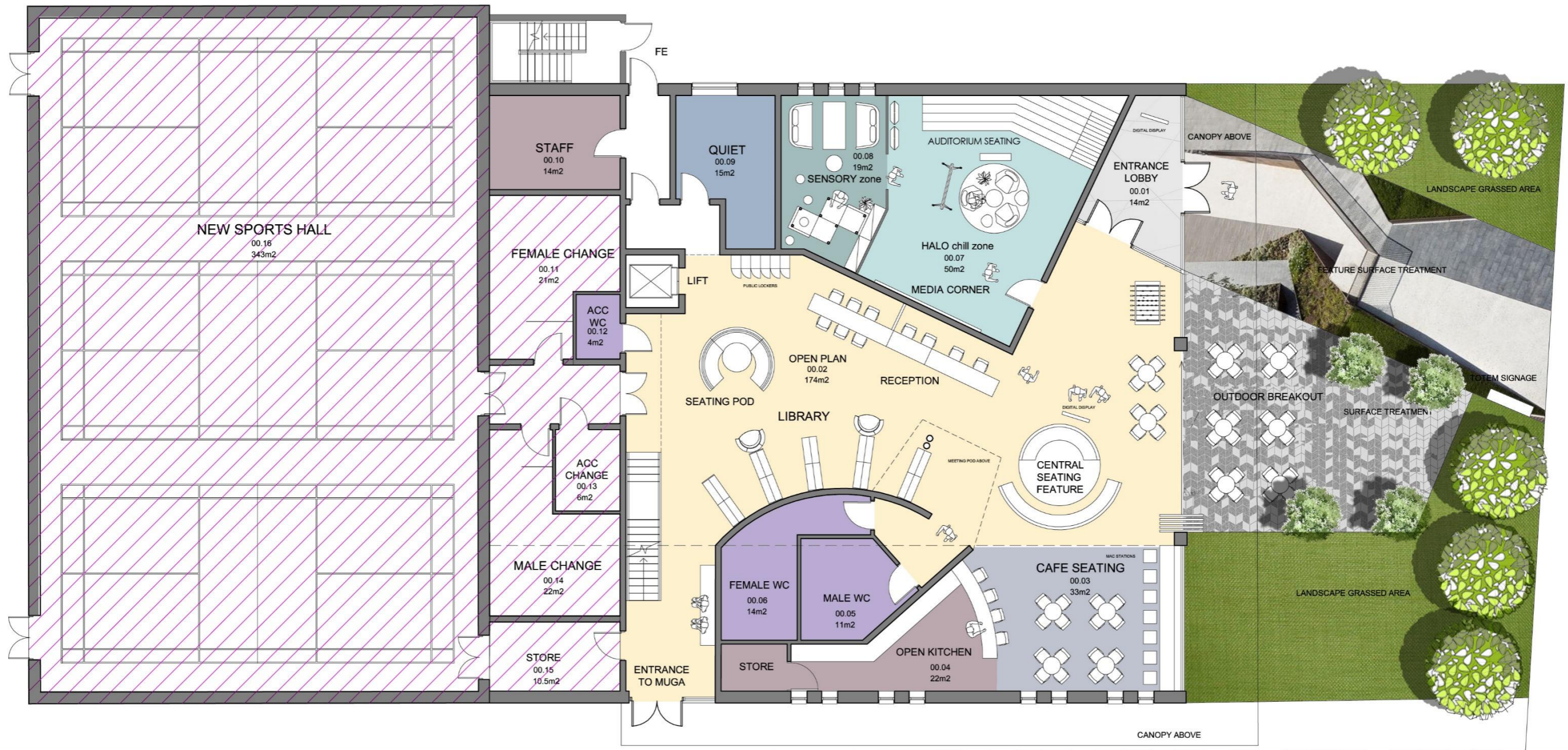
The building will house a wide range of services that go beyond the traditional sports facilities to include cultural orientation, social integration, employment skills, and access to technology and knowledge.



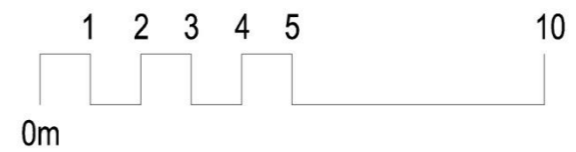
# 03 PROPOSED GROUND FLOOR PLAN



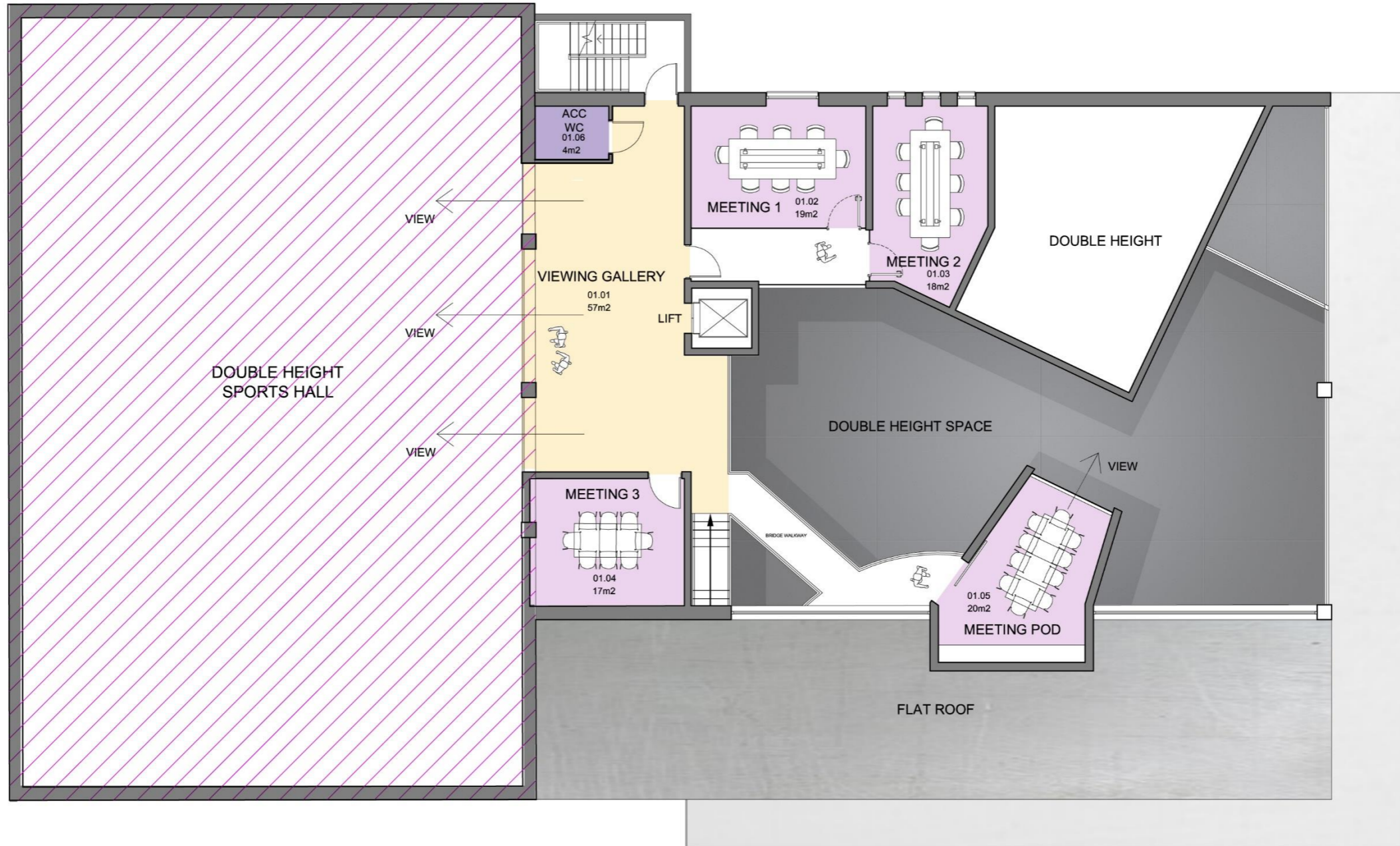
(phase II)



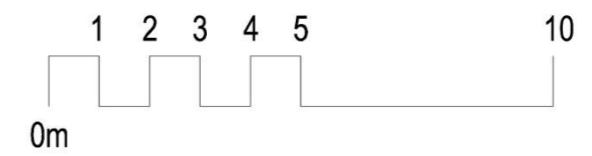
PROPOSED GROUND FLOOR



# 04 PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR



# 05 SCHEDULE OF ACCOMMODATION



## SCHEDULE OF ACCOMMODATION (GIA)

	PHASE	FLOOR	ROOM NAME	ROOM NUMBER	GIA (m2)
	PH1	GROUND	ENTRANCE LOBBY	00.01	13.5
	PH1	GROUND	OPEN PLAN ZONE incl. reception desk, central feature seating, library, pod, lockers	00.02	174
	PH1	GROUND	CAFE SEATING incl. mac zone	00.03	33
	PH1	GROUND	OPEN KITCHEN	00.04	22
	PH1	GROUND	MALE TOILETS	00.05	11
	PH1	GROUND	FEMALE TOILETS	00.06	14
	PH1	GROUND	CHILL ZONE incl. media corner	00.07	50
	PH1	GROUND	SENSORY ZONE	00.08	33
	PH1	GROUND	QUIET ROOM	00.09	15
	PH2	GROUND	STAFF ROOM	00.10	14
	PH2	GROUND	FEMALE CHANGE	00.11	21
	PH1	GROUND	ACCESSIBLE WC	00.12	4
	PH2	GROUND	ACCESSIBLE CHANGE	00.13	6
	PH2	GROUND	MALE CHANGE	00.14	22
	PH2	GROUND	STORE	00.15	10.5
	PH2	GROUND	SPORTS HALL	00.16	343
		GROUND		TOTAL	786

	PHASE	FLOOR	ROOM NAME	ROOM NUMBER	GIA (m2)
	PH1	FIRST	VIEWING GALLERY	01.01	57
	PH1	FIRST	MEETING 1	01.02	19
	PH1	FIRST	MEETING 2	01.03	18
	PH1	FIRST	MEETING 3	01.04	17
	PH1	FIRST	MEETING POD	01.05	20
	PH1	FIRST	ACCESSIBLE WC	01.05	4
				TOTAL	135

	GROUND/FIRST	CIRCULATION		40
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	GROUND/FIRST		TOTAL GIA	961
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# 06 INTERNAL PERSPECTIVE

