

Introduction

What is the proposal?

The Proposal

The scheme proposes to redevelop the Dundonald International Ice Bowl by demolishing the existing building and delivering a new state-of-the-art facility which will promote excellence in leisure, health and well-being, tourism and sustainable development. In addition to the new building the project will also provide additional parking and outside amenities in a new parkland setting.

The proposal will incorporate a range of facilities including:

- A new Olympic-sized ice rink with spectator seating;
- Ten pin bowling facility
- Children's soft play and adventure play,
- Party Rooms
- Gymnasium;
- Cafe and Coffee shop;
- Healthcare centre including a pharmacy;
- Multi use Community rooms;
- Offices and general support accommodation;
- Parkland with Adventure and Community Play



Fig 1.1 Proposed View from Old Dundonald Road

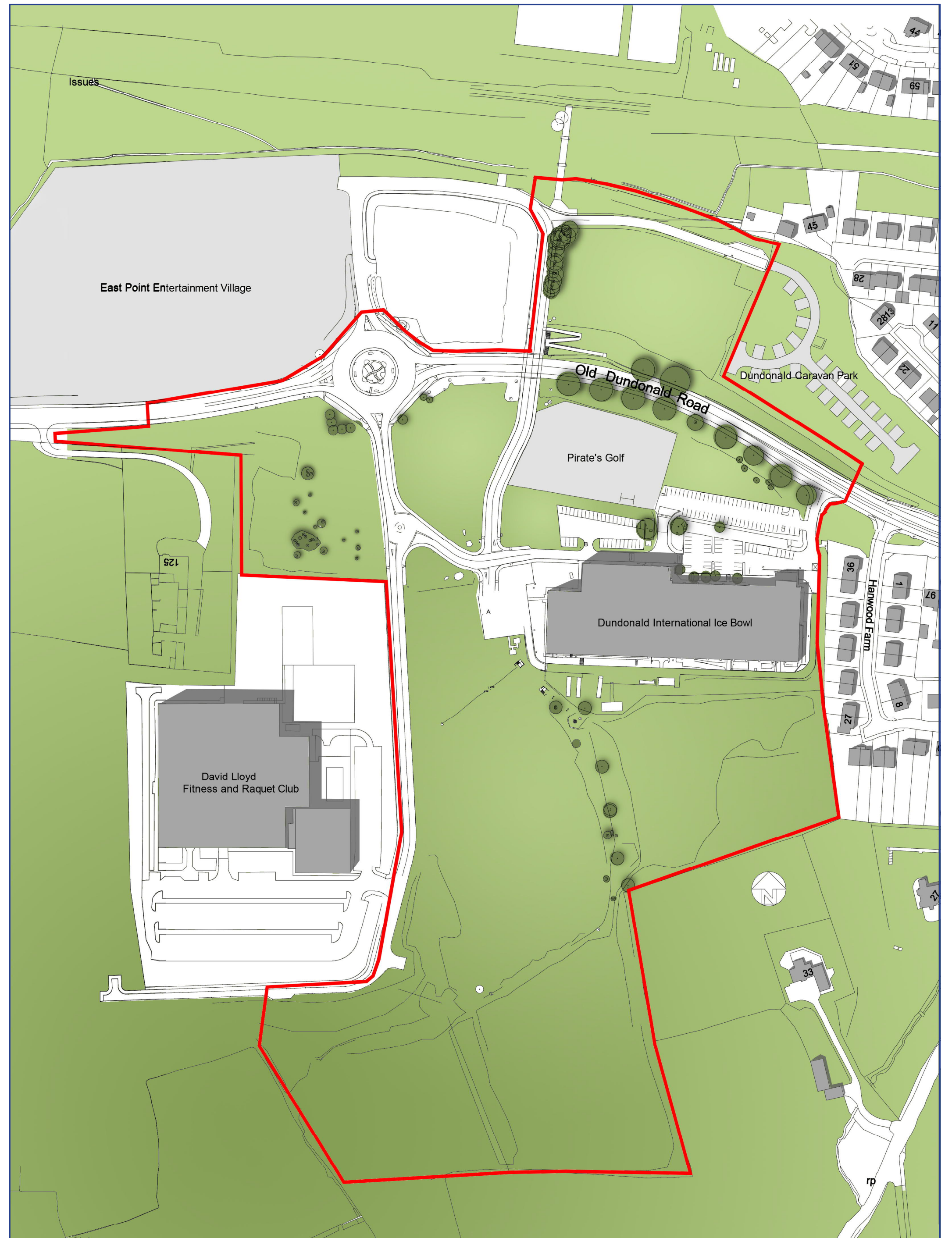


Fig 1.2 Existing Site Location Plan



Fig 1.3 Proposed View of Entrance from Plaza

Consultation

How do the public get involved?

Engagement

There is an existing planning approval on the site for the redevelopment of the Ice Bowl (permission granted in 2015) which sets the precedent for the new proposal.

Whilst some elements are similar to the previous scheme, a new planning application is now needed because the new building footprint is smaller with a re-configuration of the internal facilities layout, and a significant re-design of the external building and site layout.



Fig 2.1 Proposed Masterplan

An extensive pre-application community consultation strategy has been devised for the proposed development to enable you to have your say about the proposed scheme. We want to know what you like or perhaps dislike about the design proposals you have viewed today.

Overall, the purpose of this consultation is to ensure that you are made aware of and have an opportunity to comment on the development proposals before the planning application is submitted. As such, pre-application community consultation is a central part of a positive and proactive planning system.



Fig 2.2 Proposed Greenwedge Site Plan

Environment

This application will also be accompanied by an Environmental Statement which will detail the existing environmental conditions of the site, the likely environmental effects of the proposed development and any measures which will be applied to prevent, reduce or remedy adverse environmental effects.

Importantly this project aims to reinforce the 'wedge of green' open space which separates Dundonald from Belfast by relocating the new building to the west of the site. The 'green wedge' will be developed in the form of a public park. New woodland planting along the boundary of Hanwood Farm and around the southern part of the building will create a planted structure for the park, and groups of trees throughout the park will retain an open character whilst enhancing species diversity and long term tree coverage. The steep slope to the south will be regraded to provide footpath access up to the hillside where formal and informal paths will be created, and existing hedgerows and scrub will be retained and enhanced to develop a tapestry of habitats for wildlife.

The Building

What will the building look like?

Architectural Concept

The design inspiration for the new DIIB building draws on the beautiful lines created by the dancing forms of figure skaters. These sweeping curves are reflected in the graceful flowing curves of the roof, whilst translucent cladding to the main elevations of the building is evocative of blocks of ice.

The massing of the proposed building has been carefully broken down into key elements allowing each form to be individually sculpted, resulting in an elegant and dynamic building.

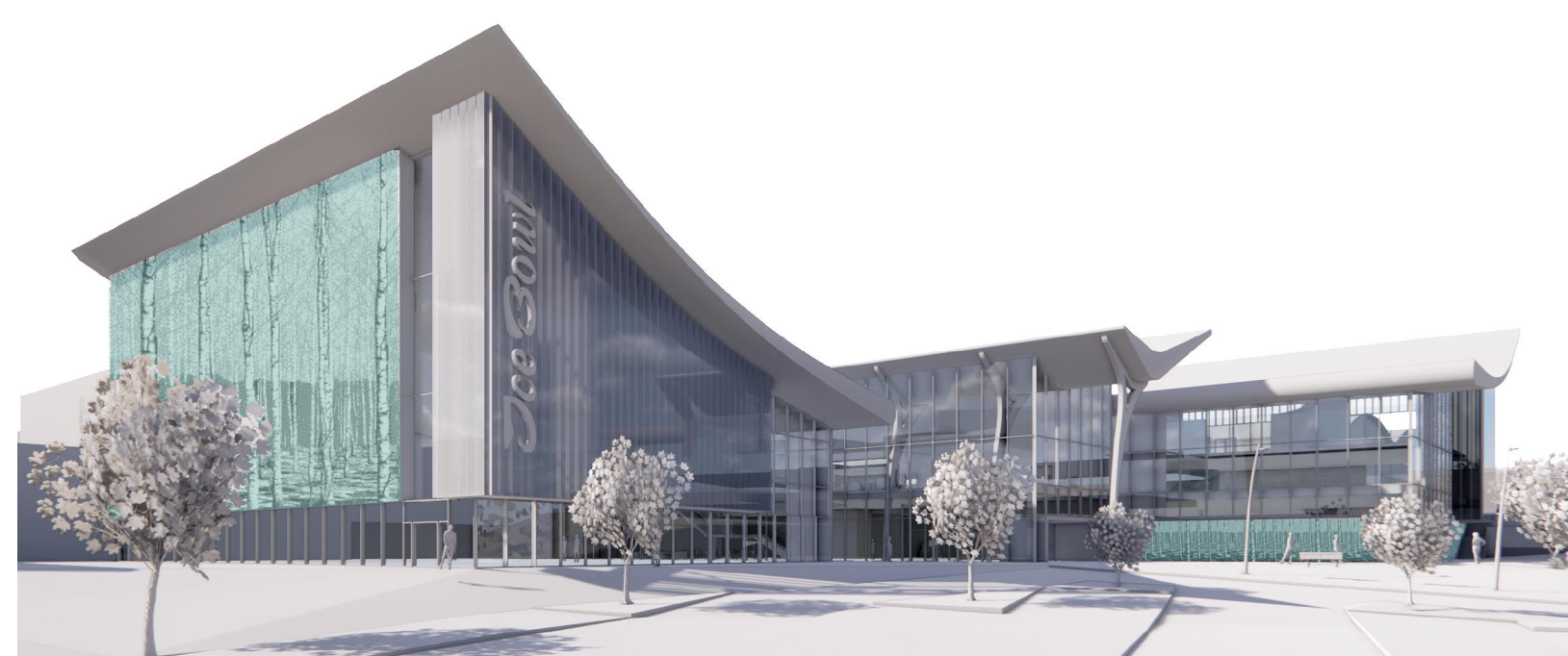
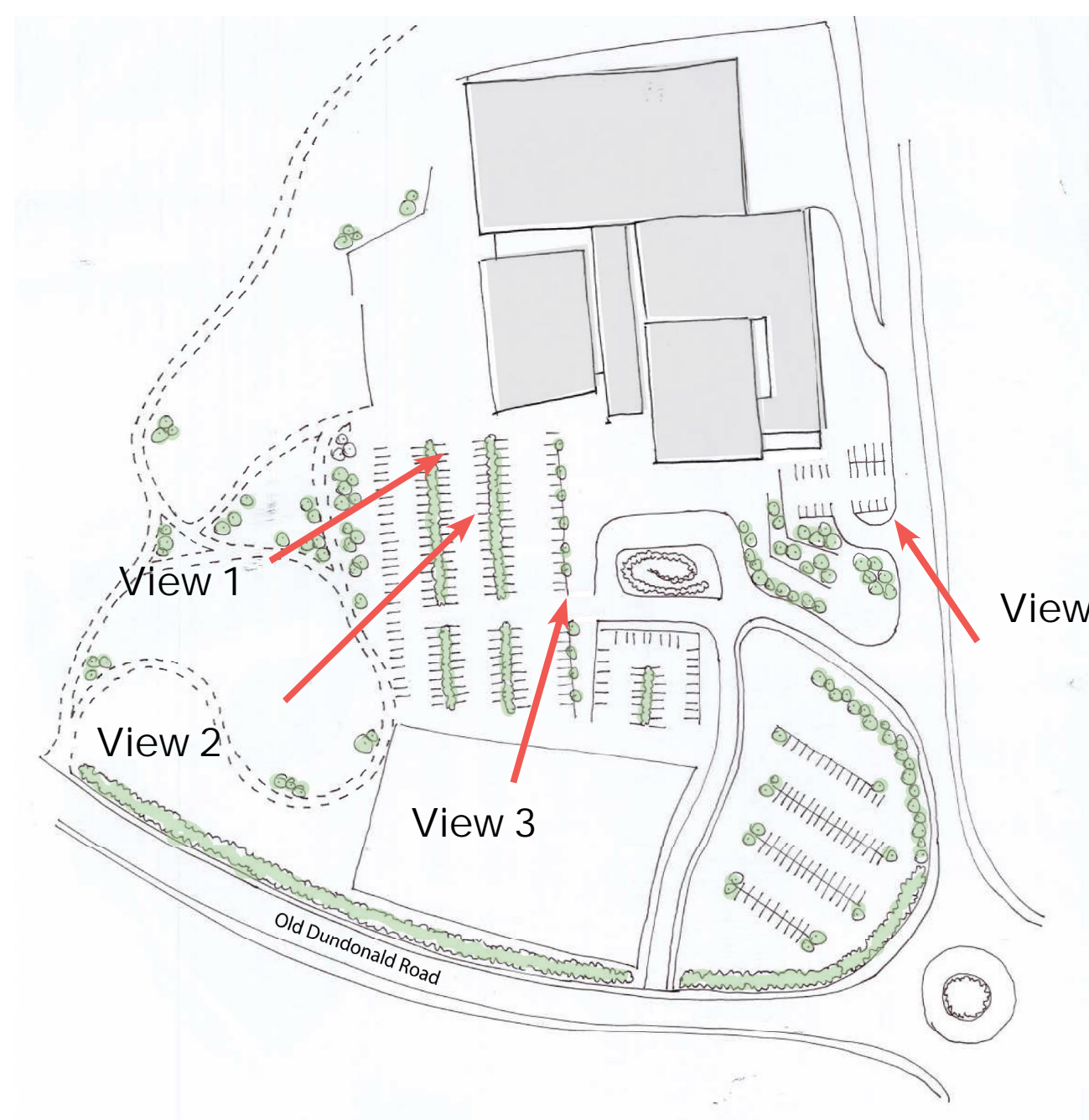


Fig 4.1 View 1: Proposed View of the International Ice Bowl from the Primary Car Park Highlighting the Extent of the Graphic Concrete

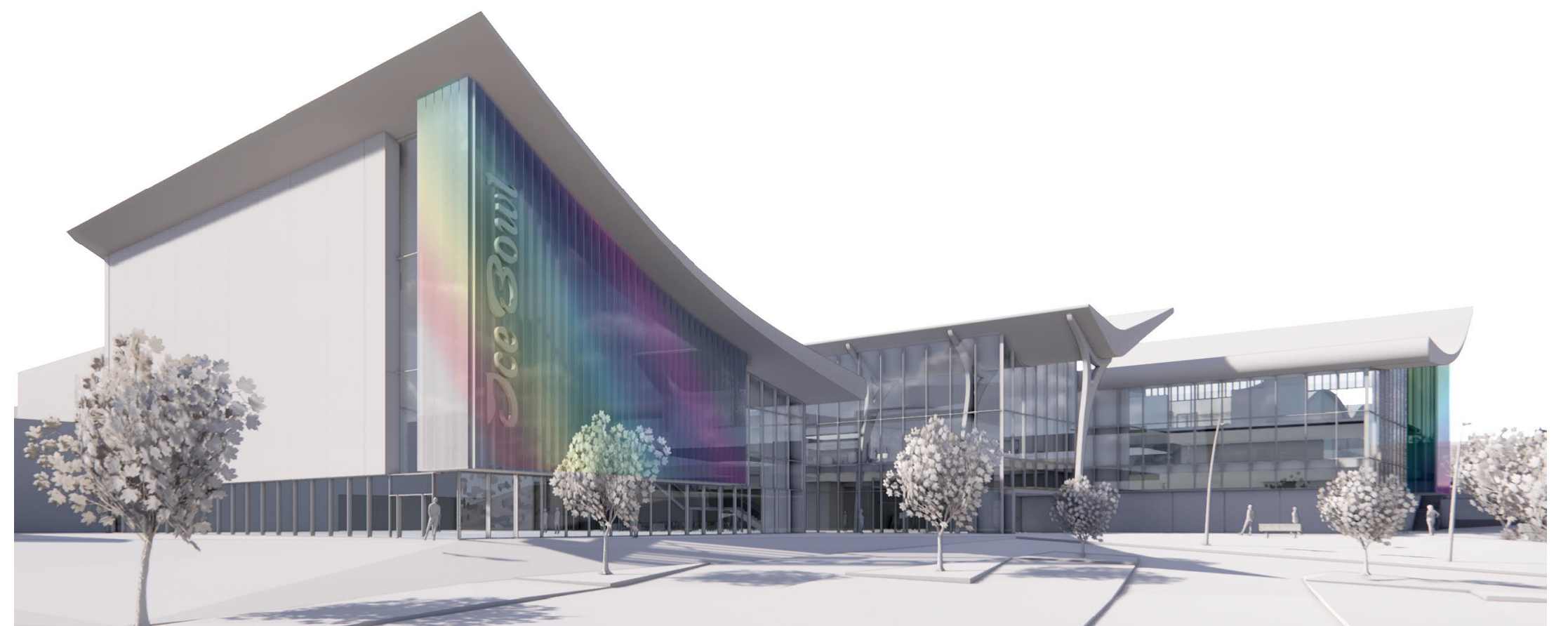


Fig 4.2 View 2 : Proposed View of the International Ice Bowl from the Primary Car Park Highlighting the Extent of the Translucent Panels



Fig 4.3 View 3 : Proposed View of the International Ice Bowl from the Pedestrian Plaza Highlighting the Feature Glulam Structure

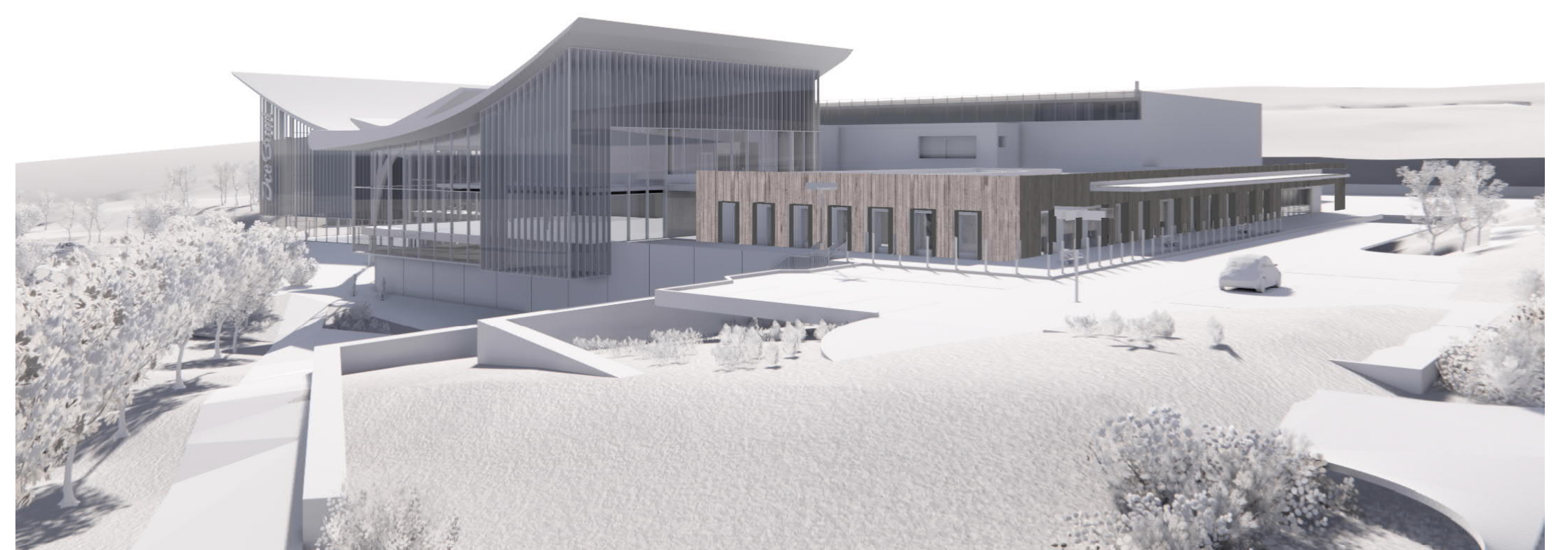


Fig 4.4 View 4 : Proposed View from Entrance to the Health Centre highlighting the Healthcare

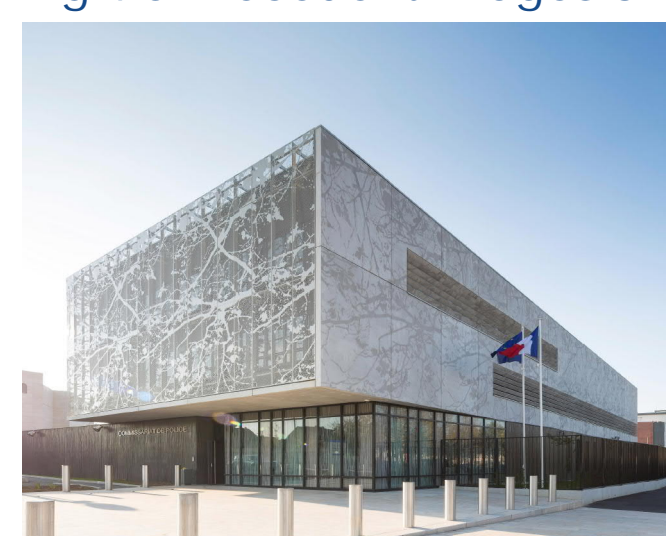
Materials

The proposed materials include high quality masonry cladding at base levels, with contrasting glazing and translucent materials at higher level to maximise the amount of natural daylight into activity spaces. The anticipated materials include;

- High Quality Glazing
- Translucent Cladding Panels
- Decorative pre-cast Concrete Cladding
- Masonry of Timber Cladding

The building design has been developed in parallel with the Councils sustainability aspirations, and as such the proposal will be highly energy efficient; minimising energy costs and reducing environmental impact.

Fig 4.5 Precedent Images of Materials



Graphic Concrete Panels



Backlit Translucent Cladding Panels



Masonry Cladding



Translucent Cladding Panels



Backlit Translucent Cladding Panels



Timber Cladding



Graphic Concrete Panels

The Building

What's Inside the Building?

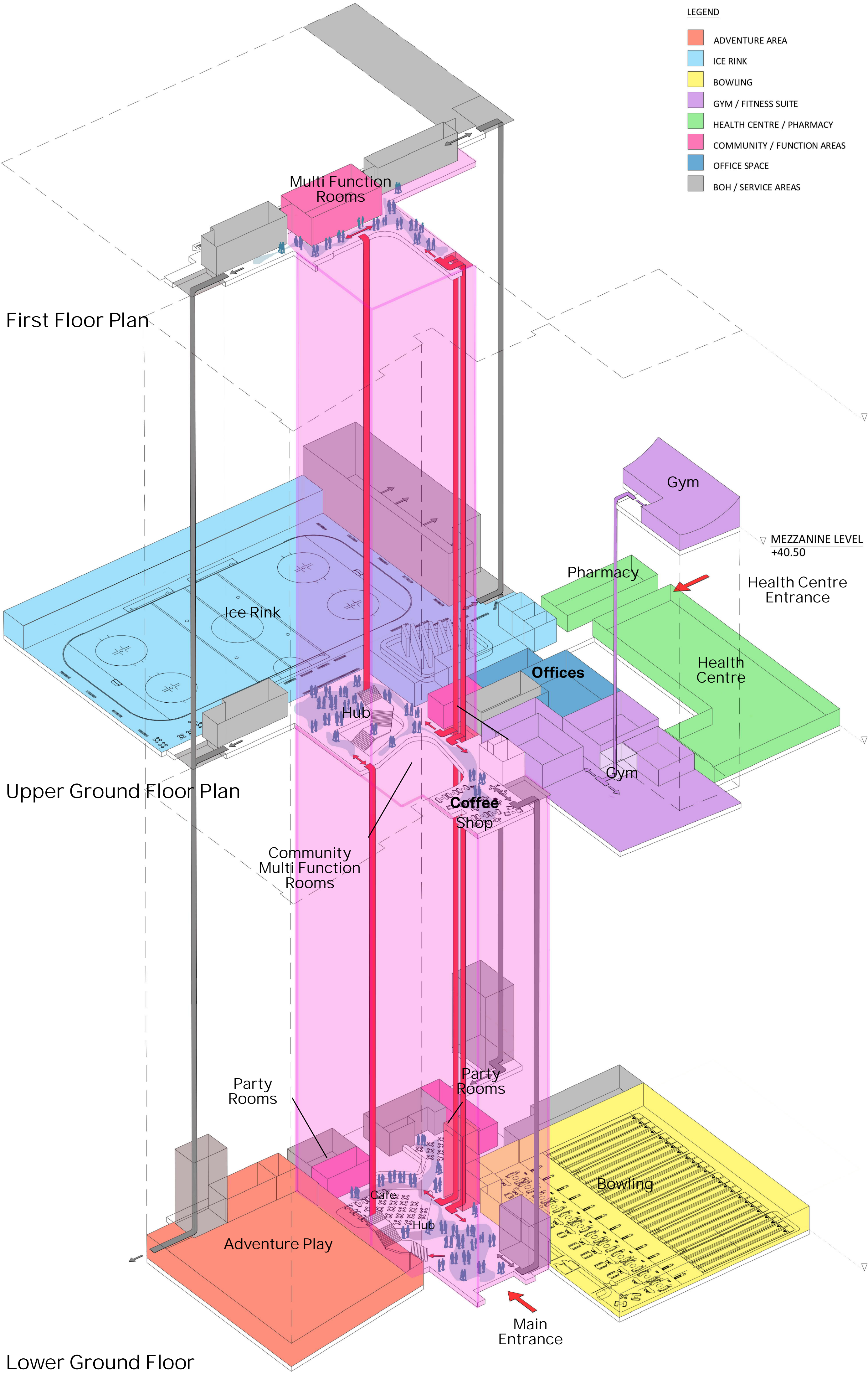


Fig 5.1 Axonometric of Proposed Floor Plans

Accommodation

As described the building will contain the following facilities:

- A new Olympic-sized ice rink with spectator seating;
- Ten pin bowling facility
- Children's soft play and adventure play;
- Party Rooms;
- Gymnasium;
- Cafe and Coffee shop;
- Healthcare centre including a pharmacy;
- Multi use Community rooms;
- Offices and general support accommodation;

The majority of these elements are arranged around a central triple height atrium (the hub) which forms the main public entrance lobby and circulation zone.

The healthcare centre has its own entrance and car park on the west of the site, but also has connects directly back into the hub to allow access to the leisure facilities.



Fig 5.2 Proposed View from Upper Ground Floor Coffee Shop Looking East



Fig 5.3 Proposed View from Lower Ground Floor Cafe Looking Towards Adventure Play



Fig 5.4 Proposed View from Upper Ground Floor Coffee Shop Looking North

The Parkland

What will be outside the building?

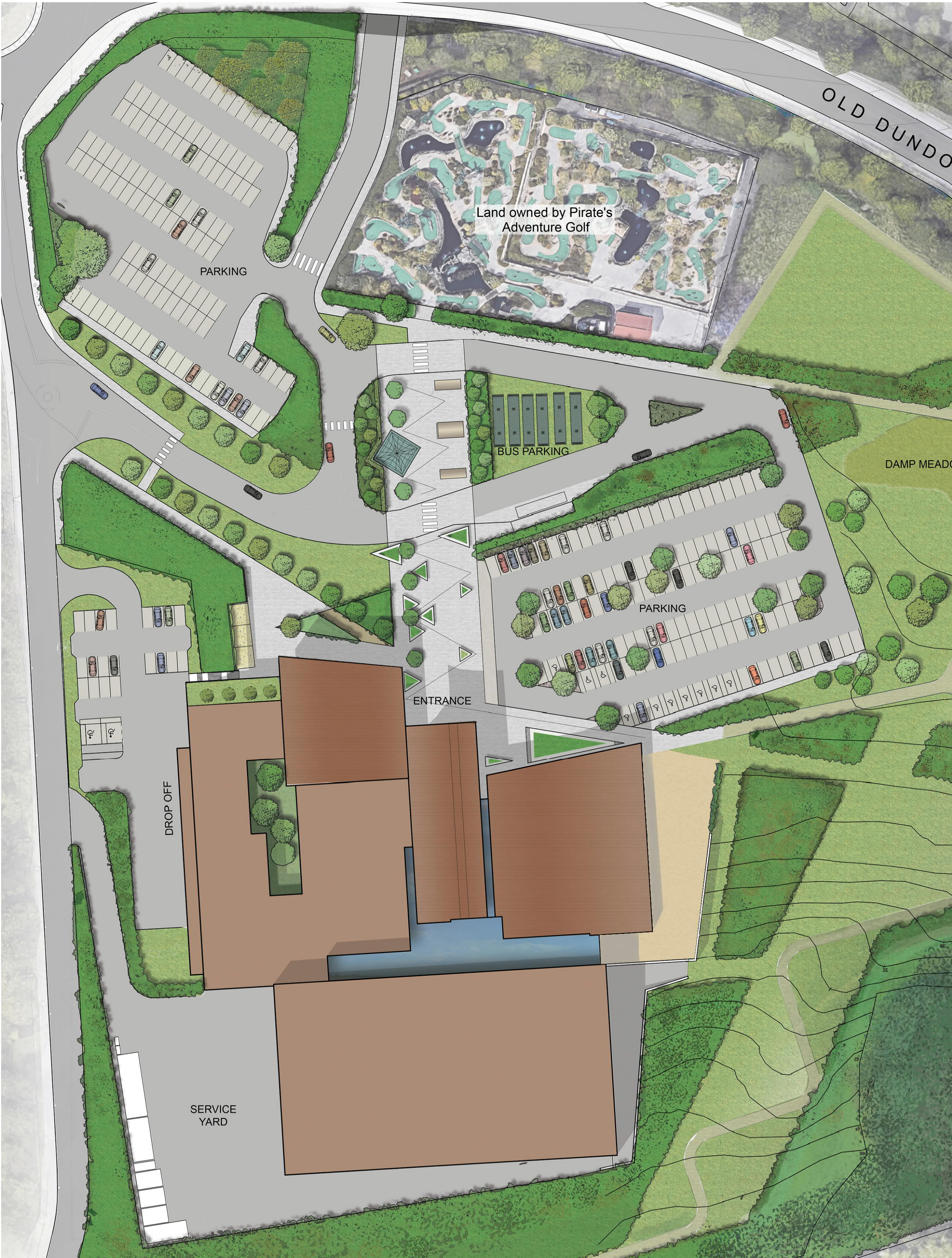


Fig 3.1 Proposed Plan of Site



Fig 3.2 Proposed View of Plaza from Pirates Golf



Entrance Plaza and Car Parks

An impressive new plaza links approximately 400 parking spaces to the main entrance to the building, and provide a direct route from the Comber Greenway for cyclists. Semi-mature trees and hedging will create a high quality, welcoming ambience to the building, and seating, feature lighting and dynamic paving are designed to reflect the character of the building. Incidental play elements are integrated into the plaza approach, animating the space and creating an interesting journey for all ages across the site to the main entrance.



Fig 3.3 Proposed View from Primary Car Park

Play



Fig 3.4 Possible Play Locations

There are a number of opportunities for formal and informal play within the parkland. As shown in Fig 3.2 it is proposed the main plaza pedestrian route which runs from Pirates Golf to the Main Entrance will have a number of informal play elements dispersed along its path.

In addition there is an external space immediately adjoining the Adventure Play zone which can be used for high rope facilities and similar activities.

Finally, a play park is proposed in the wider parkland, and the image above show three possible locations currently under consideration.

Next Steps

Have your say....

As part of our pre-application community consultation process we are hosting a number of open-house events and public exhibitions to enable you to view the proposed scheme, as detailed below.

Feedback sheets and post-boxes will be provided at each of these venues to allow you to submit your comments about the proposed development.

Open-House Public Drop-in Sessions

Event 01

Venue: Dundonald International Ice Bowl
Date: Tuesday 15th October 2019
Time: 3pm to 8pm

Event 02

Venue: Lagan Valley LeisurePlex
Date: Thursday 17th October 2019
Time: 11am to 5pm

Public Exhibitions

Exhibition No. 1

Venue: Dundonald International Ice Bowl
Dates: Monday 21st October 2019 to
Monday 25th November 2019

Exhibition No. 2

Venue: Dundonald Library
Dates: Monday 21st October 2019 to
Monday 25th November 2019

Exhibition No. 3

Venue: Tullycarnet Library
Dates: Monday 21st October 2019 to
Monday 25th November 2019

Exhibition No. 4

Venue: Lagan Valley LeisurePlex
Dates: Monday 21st October 2019 to
Monday 25th November 2019



Fig 6.1 Proposed View of the Internation Ice Bowl at Night

Get in Touch.....

To view the proposals online please visit <https://www.theicebowl.com/>

If you wish to send us further comments about the proposed development you can do so via email or in writing: Email: theicebowl@aecom.com

In writing to:
AECOM Planning,
The Clarence West Building (10th Floor),
2 Clarence Street,
Belfast
BT2 7GP

All comments are to be sent by 6pm Monday 25th November 2019.

What Happens Next?

After the pre-application community consultation process is complete your comments will be reviewed and where applicable will feed into the final design process. Thereafter a planning application will be submitted to the Planning Department at Lisburn & Castlereagh City Council.