



## **INDOOR SPORTS COMPLEX**

### **PROJECT BRIEF**

#### **1.0 INTRODUCTION**

This Project consists of designing and built of an Indoor sports complex which will become the first building developed in Hulhumale' solely for indoor sports and recreational use.

The building will cater to the younger generation of Hulhumale' in providing more exciting and youthful recreational activities compared to other sports building in greater male' region.

The guidelines for this development will focus on achieving a design which will be, youth and sports oriented, environmentally safe and sustainable, promoting healthy growth and living, aesthetically pleasing, functional in design and cost effective to operate.

#### **1.1 PROJECT DETAILS**

The main components include, Indoor Sports facilities, support facilities and public amenities such as parking for its users.

**Foot print:** 14,723 sqft

**Gross floor area:** 29, 446 sqft

**Number of Floors:**

Ground Floor Clear Height 6m. Mezzanine floor on top of shower/ Locker Area (Accessible from Gym), making not less than 2.7m clear height in mezzanine area.

First floor Clear height 3.5m

## **2.0 COMPONENTS**

### **2.1 GROUND FLOOR/ MEZANNINE**

#### **2.1.1 Training/ Community Pool (747.2 SQM/ 80427.94SQFT)**

80427.94 SQFT Training/ Community pool with 25mX 6 lanes pool with bleacher area and swimmers bench. Pool Services are catered under bleacher area.

Pool is 1.2m at the shallow and 1.5m at the deep end of the pool. Pool is targeted for students and the youth for training/ competition and leisure purposes. Pool is equipped with shower and changing facilities. 5 showers, 4 male and female toilets with locker room facilities. Bleachers for spectators (240pax) from one end with pool service facilities underneath it. Toilet Area for spectators near bleachers. Open-able doors from one side of pool to outdoor, to accommodate more people to view/access to pool.

#### **2.1.2 Multi-purpose spectator's area (Mezzanine level only)**

Multipurpose 1000sqft spectator's area. Accessible from main stair and ramp as well.

#### **2.1.3 Gym**

Total of 2411.12 sqft gym. 1474 sqft area at ground floor and 936 sqft area at mezzanine level. Male and female toilets, showers and locker area one of each at ground floor.

#### **2.1.4 Sports shops**

Two shops dedicated for sporting goods and accessories will face the main road and entrance lobby.

Total Area of Shop-1 is 1087.15sqft. 689sqft at ground level and 398sqft at mezzanine level. Total Area of Shop-2 is 511sqft. 338sqft at ground level and 173sqft at mezzanine level. Mezzanine level heights not less than 2.7m.

### 2.1.5 Administrative Office

An admin office of Total 624.307sqft is allocated for complex management. 312sqft at ground level and another 312sqft at mezzanine level as a multiuse area for office and storage.

## **2.2 FIRST FLOOR**

### 2.2.1 Bowling Alley

Fully equipped 4 lane bowling alley with an area of 3,000sqft is allocated of the first floor. This bowling alley will become the first of its kind in the Maldives with an area allocated for 2 X pool and 3 X garlando tables including waiting area.

### 2.2.3 Café

A club café is planned on the first floor terrace level. The café also faces the main road. Total area for café is 2074sqft with a kitchen of 351.97sqft and dine area of 1722.23sqft which is capacity of 80 people.

### 2.2.4 Arcade

Total 1628.57sqft of area is allocated for arcade which consists of both first person shooter, racing and networking games among others.

### 2.2.5 Dart and Table Tennis Area

Total 3328.20sqft of area is allocated for 2 Table tennis area and 7 dart area with dart boards.

## **2.3 OUTDOOR COURTYARD**

The outdoor garden space of the plot consists of **2 volley courts** and multipurpose pagodas X3.

### **3.0 DESIGN GUIDELINES**

Design guideline drawings will be based on three essential components of the project.

1. Function and program
2. Environmental Sustainability
3. Materiality, form and aesthetics
4. Utilities and Services
  - Plumbing (refer to the latest MWSC guidelines)
  - Electrical (refer to latest electrical guidelines)
  - Fire ( refer to MNDF fire guidelines)

#### **3.1 FUNCTION AND PROGRAM**

The Complex is intended to create a safe, secure environment that provides a range of opportunities for the social, intellectual and physical development of the youths giving special consideration to ingress, egress and circulation patterns. Universal access (ramps or elevators) for disable use is provided within the whole premises where level changes exist.

Furthermore, the design should follow latest and updated guidelines set by the Ministry of youth and sports and other relevant authorities for recreation, if any.

##### **3.1.1 Indoor Spaces**

They must be designed to ensure safety, provide clear supervision by staff at all times and contain range of programs (facilities).

Designers must take into full account the needs of visitors who may, for example, require reasonable special design aspects such as hearing and sight impairments, mobility needs etc.

### 3.1.2 Relationship of indoor and outdoor space

A strong visual connection should exist between indoor and outdoor activity areas. Facilities should be located and designed to ensure that the facility, the outdoor space and pedestrian and vehicular approaches are defensible spaces and can be readily visible from main circulation routes.

### 3.1.3 Human Circulation

Main circulation routes and entrances should be well lit and main entry points should be immediately recognizable with effective signage and design elements. Access from street or drop off areas should be covered (shelter from rain) and direct as possible. These points should be safe from oncoming traffic. The main entrances should be well lit and main entry points should be immediately recognizable with effective signage and design elements.

### 3.1.4 Vehicular Circulation & Parking

It is preferable that the design can accommodate necessary vehicular parking. And vehicular circulation should be separated from all human circulation areas.

### 3.1.5 Safety and Security

Consideration should be given to the design and siting of the building to ensure that unwanted visitors cannot enter the building without permission, along with clear defined site boundaries using appropriate fencing and/ or planting, if necessary intruder with alarms.

### 3.1.6 Fences and Boundaries

All fences should be designed to discourage climbing. However boundary walls should promote urban interactions. Roof top or above ground play spaces should have perimeter safety rails and fences with vision panels to discourage climbing for views over.

### **3.2 ENVIRONMENTAL SUSTAINABILITY**

The design of the school should address long term sustainability both environmentally, economically and socially.

Following are some of the points that need to be highlighted;

#### **3.2.1 Environmental Quality**

The building should be naturally lit and ventilated. All major indoor activity spaces used by students should have a source of natural light from a minimum of 10% of the wall area of the room and ventilation to a minimum of 10% floor area. These major spaces should have a balanced distribution of windows. However all windows should refrain from letting in direct light with strategic locations based on the north south orientation of the building. Designer should also take into consideration the acoustics of the interior spaces.

The outdoor play area should be protected from noise, dirt, wind, pollution, and noxious smells. Exhaust vents from buildings and other hazardous elements should not be located adjacent to outdoor play areas.

#### **3.2.2 Sustainability and Adaptability**

The building should incorporate design aspects and features that will enable the built accommodation to be used for a range of activities, not only by the youths, but also for the benefit of the community. The design should also encompass the ability to enable some future adaptations to meet changing needs and developments.

The building design should take into consideration the ventilation & lighting installations to optimize running costs.

### **3.3 MATERIALITY, FORM AND AESTHETICS**

The building should have the essence of contemporary architecture, promoting design solutions that are exciting whilst achieving functionality and fitness for the purpose.

Following should be taken as a

### 3.3.1 Material use

- Construction material for the building should reflect on durability and effects of weathering.
- Building envelope inclusive of roofs, skin and doors/windows should not have any water leakages into the building even during monsoon seasons.
- The effects of weathering on the school should only add to the aesthetical value of the building over time.

### **3.4 UTILITIES AND SERVICES**

- All services must be in accordance with the standards set by the relevant utility authorities.
- Consideration should be given in design stage such that plumbing and sewage lines can be accessed easily for maintenance purposes.
- Panel boards and water meters should be easily accessible for meter readings and routine maintenance.
- In order to expedite the approval process, please co-ordinate with MNDF Fire Department