

FLITWICK LEISURE CENTRE

BEDFORDSHIRE

Status: Completed Spring 2016
Client: Central Bedfordshire Council
Operator: Stevenage Leisure Limited (SLL)
Value: £14.9 million



Main approach and covered area providing views to double-height foyer and climbing wall, pool hall (left), community facilities (right) and studios above

The new Flitwick Leisure Centre in Steppinley Road provides a key strategic facility for Central Bedfordshire which will help promote community health and wellbeing in the local communities. An associated residential development is to be built on the site of the existing centre that is to be demolished.

The eye catching design includes a range of innovative sports and leisure features. The swimming pool elements consist of an eight-lane 25m swimming pool, a learner pool and an attractive confidence-building pool area for younger people. The 120 station health and fitness suite includes a gym and separate spinning and fitness studios. In addition, there is a four court sports hall, two squash courts, a climbing wall and new artificial 5-a-side pitches.

The project has been funded jointly by Central Bedfordshire Council (£12.9 million) and Sport England (£2 million) together with a land exchange enabled by Flitwick Town Council.



Main pool hall

“...This is a really exciting milestone in getting a new leisure centre up and running in Flitwick, opening up all sorts of physical activity opportunities...”

Councillor Brian Spurr
Executive member for community services



New indoor facilities include:

- 25m 8 lane main pool and pool store
- 13 x 8 m learner pool with movable floor
- 30 m² confidence pool
- Poolside spectator viewing gallery with 94 seats
- 4 court sports hall and equipment stores
- 120 station fitness suite (with separate multi-use space for spinning and multi-gym)
- 3 no. dry changing facilities for sports hall, fitness suite and studios, and outdoor sports pitches
- Wet 'Village' changing
- 3 no. multi-use/flexible dance/aerobic studios
- 2 no. squash courts and viewing area
- Community/creche facilities
- Climbing wall area
- Café
- Staff offices
- Associated support facilities;

and new outdoor facilities include:

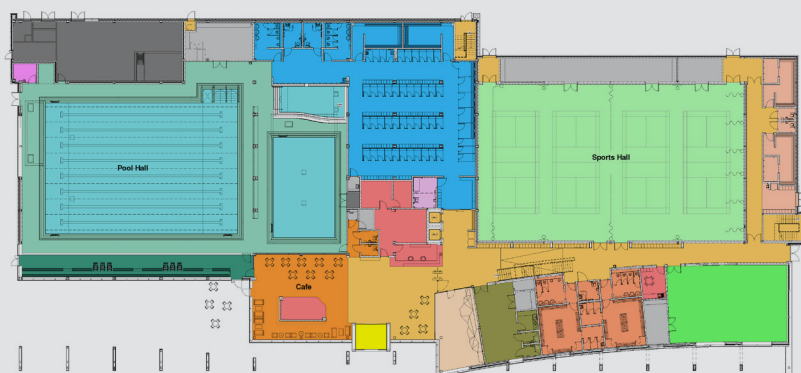
- 2 no. 3G 5-a-side football pitches
- Covered seating area
- Car and cycle parking.

Site layout

The existing vehicle and pedestrian routes link into a new landscaped car park and amenity areas. The routes naturally draw visitors to a double height glazed entrance area and reception within the leisure building. They also give access to the adjoining 3G football pitches.

Floor plans

The accommodation is organised into a linear building envelope that is on two floors with an economic and efficient circulation pattern.



Ground floor plan

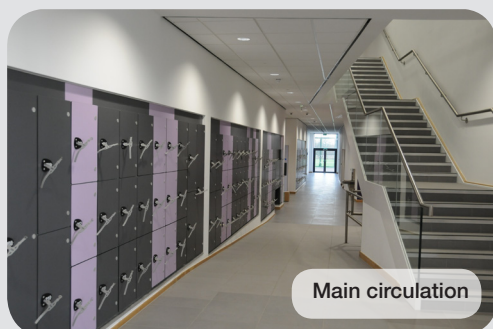


First floor plan

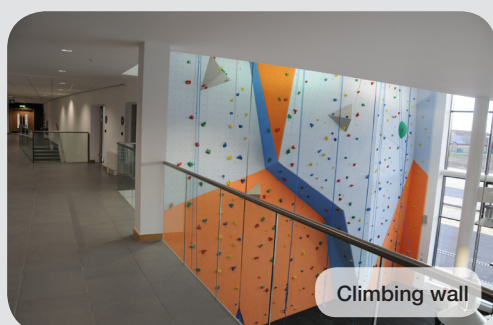
Key

Entrance	Pool Hall	Dry Change (internal sports)	Creche / Meeting Room	Squash Courts
Circulation	Spectator Seating	Dry Change (external sports)	Multi-Use Studio	Plant / Service Void
Café / Public Toilets	Wet Change	Changing Places	Sports Hall	Stores
Staff Areas	First Aid	Climbing Wall	Fitness Suite	Pool Tanks

The entrance, café area and reception desk provide a central focus within the design and in turn open onto the main circulation routes and with views into the main sporting elements. This encourages easy navigation and wayfinding for users and promotes awareness of the activities that are on offer.



A centrally placed wet 'Village' changing on the ground floor gives direct access on the western side to the shallow end of the main pool and the learner and confidence pools. On the eastern side, the 4 court sports hall and activity rooms are served by a separate dry changing area. On the first floor, the centrally placed health and fitness accommodation has views back into the swimming pool and sport hall areas.



A café area adjacent to the reception provides a central social space and has casual viewing back into the swimming pool and access to the spectators seating to the swimming pool.

Swimming pool

The 8 lane community pool is designed to ASA standards and also with easy access steps and submersible lift.

Schedule of Areas

Gross Site Area (including artificial pitches)	22,065 m ²
Building Footprint Area	3,935 m ²
Gross Internal Floor Area (GIFA)	5,278 m ²
Circulation Area (% GIFA including foyer and reception but excluding café area)	12.7 %

General Accommodation / Standards

Studios	3 no. multi-use studios each with sprung hardwood sports floors and dedicated store rooms. Two of the studios are linked via a movable partition to enable formation of a single enlarged space providing added flexibility of use
Fitness Suite	A 120 station health and fitness suite with adjacent multi-use space for spinning and multi-gym, all with comfort cooling
Swimming Pool	25 m 8 lane community pool with easy going access steps and submersible access platform for wheelchair access. Seating for 90 spectators including 4 wheelchair places
Learner Pool	13 x 8 m secondary pool including movable floor with water depth range 0-1.8 m providing maximum flexibility of use
Confidence Water	30 m ² confidence pool with water depth range 0.3-0.5 m, easy going access steps and gentle water features
Sports hall	34.5 x 20 m 4 court sports hall with dedicated stores. Retractable basketball goals, division and indoor cricket nets
Squash courts	2 no. glass back squash courts with sprung hardwood sports flooring and viewing area
Climbing Wall	10 m-high climbing wall facility with dedicated harness store and specialist rubber crumb safety flooring
Cafe	A double-height café serving hot/cold drinks and snacks, located within the main entrance area with views to the pool hall and providing access to the pool side viewing and external terrace
Changing	4 no. changing areas consisting of unisex village change serving the pool hall and single sex / team based changing serving the fitness suite / Internal dry sports and external sports facilities. Changing places and accessible changing are provided throughout the building
Offices	Office provision located adjacent to the reception and in a separate suite



General Description of Key Specifications and Materials

Frame	Structural steel. Laminated timber beams to pool hall
Cladding	Aluminium cladding / curtain wall glazing / render / brick
Roofing	Standing seam metal / single ply flat roofing systems
Internal walls and partitions	Concrete blockwork and render / plasterboard and double-glazed partition system
Internal doors	Laminate faced solid core timber doors or glazed doors as part of internal partition system
Wall finishes	Tiled / painted plaster and blockwork / tiling
Floors	Tiled / sprung timber / carpet tiled / vinyl flooring
Lighting	Type
Swimming pool	IP65 Indirect LED floodlights with integral emergency
Changing spaces	IP65 LED recessed down lighters
Sports Hall	Suspended LED luminaires with scene setting control
Fitness suite	Recessed luminaire

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Substructure	1,283,000	243
2	Superstructure	3,968,000	752
3	Internal finishes	1,006,000	191
4	Fittings	903,000	171
5	Services (including pool)	3,355,000	636
6	Preliminaries (including novated fees)	1,467,000	278
7	External works	1,561,000	296
8	Professional fees and surveys	870,000	165
9	Client direct FF&E / ICT	452,000	86
	TOTAL SUM	14,865,000	2,816

Notes:

- Costs stated are based on 3Q2015 (mid-point of construction) and exclude VAT
- Cost (£) per m² based on 5,278 m² GIFA

Specific Items of Interest

Element	Approximate area (m ²)	Water area ratio
Total water area	587	
Pool hall area	990	1 : 1.68
Plant	171	1 : 0.29
Wet changing, toilets and showers	458	1 : 0.78
Combined area of pool hall area, plant / service void, wet change, first aid and changing places	1620	1 : 2.76
Spectator viewing gallery (90 seats + 4)	91	
Sports hall (and stores)	969	
Cafe	152	
Combined area of entrance, circulation and staff areas	804	
Aerobic/dance studios	363	
Fitness suite	693	
Climbing wall area	57	
Squash courts	130	
Community creche facility	76	
Dry changing (internal sports)	260	
Dry changing (external sports)	63	

[Click here for 'User Guide'](#)

[Click here for current 'Design and Cost Guidance'](#)

Environmental Sustainability

- Designed to achieve BREEAM "Very Good" (not certified)
- Ventilation Heat recovery on all air Handling units
- Central VRF comfort cooling
- Provision for future pool cover included
- Variable speed pool AHU and circulation pumps to reduce energy over night outside occupied hours
- Natural ventilation provided to entrance and cafe area
- Low energy / LED lighting with daylight dimming and presence detection
- Gas fired CHP as lead heat source backed up by high efficiency gas fired boilers

Procurement / Programme

Designer	Darnton B3
Contractor	SDC
Project Manager	Deloitte
Tender	Procured through a restricted OJEU single stage Design & Build tender process
Contract	JCT Design & Build
Duration	Contract programme – 60 weeks (excluding enabling works)



All images provided by Abacus Cost Management and Darnton B3