

# PORTWAY LIFESTYLE CENTRE

## SANDWELL, WEST MIDLANDS

**Status:** Completed 2013  
**Client:** Sandwell Metropolitan Borough Council  
**Operator:** Sandwell Leisure Trust  
**Value:** £11 million



The Portway Lifestyle Centre is a new health, well-being and leisure centre that is built on the site of a former outdated facility. It brings social care, health and leisure services together under one roof combining an NHS family practice with a range of health, social care and sports facilities.

The project is a partnership between Sandwell Council, Sandwell Leisure Trust, Department of Health, NHS England and Sport England. It has been supported by Sport England through *Sustainable Facilities* Lottery Funding.

The project aims to provide easy and inclusive access for all of the community and provide a 'whole life approach' to health and social care delivery. It includes a wide range of facilities that are designed to encourage disabled people to participate in physical activities and leisure services.



Climbing wall



Dance studio



“

*The Portway Lifestyle Centre is a trailblazer and a great example of what we can achieve by working together for the people of Sandwell and beyond...*

”

**Cllr. Steve Eling**

**Deputy Leader and Cabinet Member for Sandwell Council**



Hydrotherapy pool

New indoor facilities include:

- 4 court sports hall
- Climbing wall
- Hydrotherapy pool suite
- 114 station fitness suite
- Dance studio
- Multi purpose hall
- Dry sports and external changing
- NHS family practice

and new outdoor facilities include:

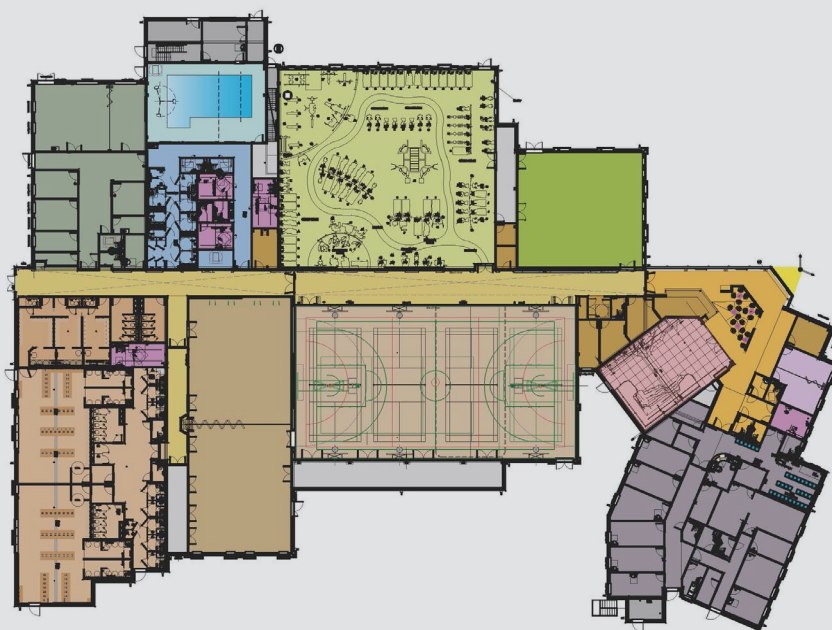
- A full-size floodlit 3G football pitch
- Sensory life trail with 7 exercise stations
- Sensory garden
- Car and cycle parking.

## Layout

The building is single storey with a simple layout that allows easy navigation and wayfinding. The main entrance opens into a cafe with a view of the adjacent climbing wall. The triangular space also gives access to a doctors' surgery and health suite in one

## Schedule of Areas

Gross Site Area	26,790 m <sup>2</sup>
Building Footprint Area	4,663 m <sup>2</sup>
Gross Internal Floor Area (GIFA) (including plant areas at first floor level)	4,891 m <sup>2</sup>
Circulation Area (% GIFA including foyer and reception)	12.9 %



## Ground floor plan

### Key

Entrance	NHS Family Practice	Health & Wellbeing	Fitness suite
Circulation	Climbing wall	Multi-purpose hall	Dance studio
Foyer / Public toilets / Cafe	Changing Places Facility / Personal changing	Sports hall	Plant / service void
Staff areas / Reception	Hydrotherapy pool	Dry change (external sports)	Stores
Meeting rooms	Wet change	Dry change (internal sports)	Lightwell



Tactile map near entrance

[Click here for a 'Guided Tour of the Facilities'](#)



Sports hall



Floodlit 3G artificial grass pitch

direction and the sports reception and the sports and leisure facilities in another. The sports facilities are arranged on either side of a central spine corridor with external changing and a 3G pitch at the far end.

Understanding of the building layout is further reinforced by a tactile map in the entrance area and by informal glazed viewing panels into the main activity areas from circulation routes. There is an audio guidance system and braille is also integrated into the signage.

All areas are designed for both able bodied and disabled users and where there are changes of level, these are arranged with ramps to assist access for disabled people and wheelchair users. Additional handrails are also included in access corridors.

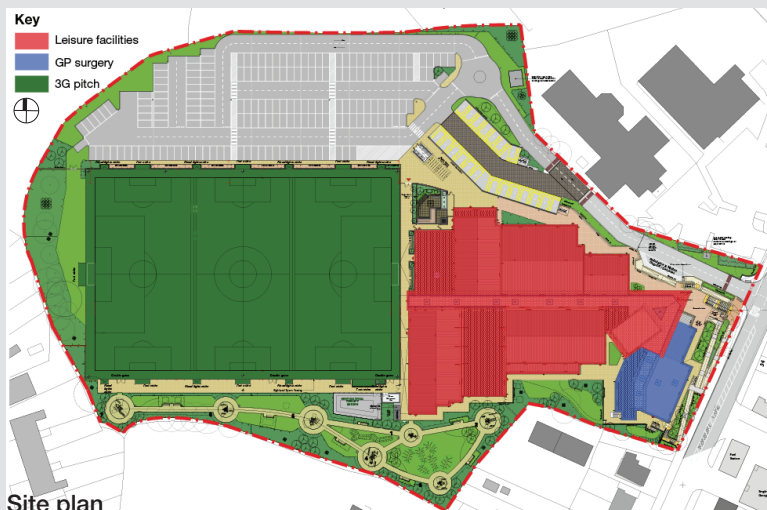
## Hydrotherapy pool

The 5 x 10 m pool is 'deck level' with easy access steps and a hydraulic hoist for disabled people. The depth is 0.9–1.2 m and a 'security' handrail is incorporated into the poolside.

All floor and wall finishes have been selected to achieve NHS infection control standards as well as the normal public health standards.

## General Accommodation / Standards

Dance studio	Sprung timber floor and dedicated store room providing flexible use for aerobics, dance, spinning/cycle and 'Mind & Body' classes with comfort cooling and induction loops
Multi purpose hall	Sprung timber floor and dedicated store room providing a range of recreational and community uses. Sub-dividable into two separate spaces by means of a folding-partition system
Fitness suite	A 114 station IFI-accredited health and fitness suite with comfort cooling and state-of-the-art equipment including 20% of equipment for disabled people in accordance with the English Federation of Disability Sport
Sports hall (4 court)	Includes specialist timber sports flooring (with markings for badminton, basketball, netball, volleyball and 5-a-side football), sports lighting, induction loops and adjacent equipment store
Climbing wall	Proprietary wall on a secondary support steel frame with 349 m <sup>2</sup> of boulder wall area 11 m high. Includes 75 mm crash matting, two hoists for use by disabled people and 23 anchor points, two of which are auto belay
Dry and external changing	488 m <sup>2</sup> of accessible changing facilities, all with comfort cooling and lockers. These include a disabled village changing comprising eight accessible shower cubicles, team changing with benching, a changing places facility with an H-frame hoisting system, dedicated dryside male and female changing areas with communal showers, and three further changing areas with showers for the 3G pitch
Hydro-therapy pool	The reinforced and insulated concrete pool tank incorporates an automated calcium hypochlorite dosing treatment system. Pool water is controlled to 35°C and relative humidity to 30%
Café	The small café counter services a publicly accessible seating area at the entrance that is delineated by a half-height screen
3G football pitch	The floodlit 106 x 71 m full-size artificial grass (3G) football pitch meets FIFA (1 star) and FA standards. It also has line markings for three 5-a-side pitches across its width that can be separated by retractable division netting
Life trail with exercise stations	A seven station outdoor exercise circuit is linked to a perimeter walkway around the site with a range of shrubs, trees and fauna that have been selected for their sensory qualities. The walkway has a rubberised surface for increased safety and accessibility
Offices	The office accommodation is located adjacent to the reception and in a separate suite



Site plan



## General Description of Key Specifications and Materials

Frame	Structural steel with a grid layout	
Roofing	Standing seam aluminium roofing system	
External Walls	Brick and block with a coloured glazing system to the upper levels of all main corridors	
Internal walls and partitions	Concrete blockwork and render/plasterboard and proprietary double glazed frameless partition system	
Internal doors	Veneered solid core DDA compliant fire rated doors	
Wall finishes	Plaster render / tiled to changing areas and pool hall	
Floors	Sprung floor to all sports areas. Ceramic tiles to changing areas. Vinyl finish to gym/offices/corridors	
Ceilings	Suspended ceilings except to sports hall / climbing wall	
Lighting	Lux levels	Type
Swimming pool	300 lux (surrounds) 500 lux (pool)	Die cast aluminium precision floodlight with asymmetric beam
Dance studios and fitness suite	300 lux	Suspended steel-bodied luminaire with louvre
Changing spaces	200 lux	Compact fluorescent downlighter

## Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m <sup>2</sup>
1	Substructure	807,000	165
2	Superstructure	2,535,000	518
3	Finishes	489,000	100
4	Fittings and furnishings	506,000	103
5	Services	2,448,000	501
6	External works	2,303,000	471
7	Preliminaries	1,048,000	214
8	Contingencies	336,000	69
9	Design Fees	684,000	140
	<b>TOTAL CONTRACT SUM</b>	<b>11,156,000</b>	<b>2281</b>

### Notes:

- Costs stated are rounded and based on 3rd quarter 2011
- Costs stated are based on 4,891 m<sup>2</sup> GIFA
- Costs stated exclude VAT
- Costs stated exclude Client fit out and Client professional fees
- Figures reported are *Legal Close Costs* based on a *Gross Maximum Price*

## Specific Items of Interest

Element	Approximate area (m <sup>2</sup> )	Water area ratio
<b>Total water area</b>	<b>50</b>	
Pool hall area	129	1 : 2.58
Wet changing toilets and showers	188	1 : 3.76
Pool equipment store	12	1 : 0.24
<b>Combined area of pool hall, wet changing and storage</b>	<b>329</b>	<b>1 : 6.58</b>
Café / reception / server space / public WC's	200	
Sports hall	594	
Multipurpose hall	365	
Dance studio	196	
Fitness suite (Health and fitness gym)	600	
Indoor dry changing	474	
Outdoor dry changing	124	
Other areas	2009	

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

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

## Environmental Sustainability

- BREEAM 'Bespoke Excellent'
- EPC Rating 'B'
- Ventilation heat recovery on all air handling systems
- Central VRF comfort cooling using air source heat pumps with heat recovery
- Pool covers to reduce ventilation and heat loads during unoccupied hours
- High-efficiency light fittings with day-light dimming and presence detection

## Procurement / Programme

Designer	The Design Büro - Architects
Contractor	Thomas Vale Construction
Tender	OJEU procedure
Contract	Bespoke LIFT Design and Construct Contract
Duration	Contract programme – 64 weeks

“*...Portway Lifestyle Centre is a wonderful example of how to bring together sport, leisure and health under one roof with a range of fully inclusive facilities for all ages and abilities to enjoy together...*”

**Paul Slater**

Chief Executive of Sandwell Leisure Trust



Photographs provided by The Design Büro - Architects and Robin Wilson Consulting