

ORFORD JUBILEE PARK

WARRINGTON

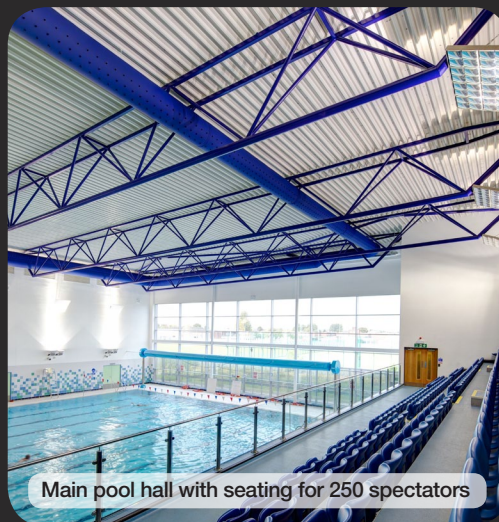
Status: Completed 2012
Client: Warrington Borough Council
Operator: LiveWire
Value: £28 million



Orford Jubilee Park is the biggest Olympic legacy site outside London. It represents the culmination of a 15-year project to develop a flagship community, leisure, health and education centre for Warrington. Officially opened by HRH Queen Elizabeth II on 17 May 2012, it is the first example of a sustainable community sports hub.

The project was developed through a unique partnership involving over twenty national, regional and local funding partners from the public, private and voluntary sectors and the 25-year lifecycle costs will be met from the *Community Investment Fund*.

Situated on a former landfill site next to a Victorian park, the development includes the private sector Decathlon retail unit and provides externally-lit pathways around the outdoor sports facilities and park.



Main pool hall with seating for 250 spectators

Visitor numbers for the new 'Hub' building are three times higher than the leisure centre it has replaced. Compared to the previous year, there has been a sevenfold increase in the numbers joining the library.



90 station health and fitness gym

Unique Features

The project is situated in a newly-created community park that is easily accessed from a number of established routes used by the wider community. It co-locates a variety of high-quality indoor and outdoor leisure facilities with a range of additional community services. This promotes inclusive and social regeneration on a single site in line with Warrington's regeneration strategy.



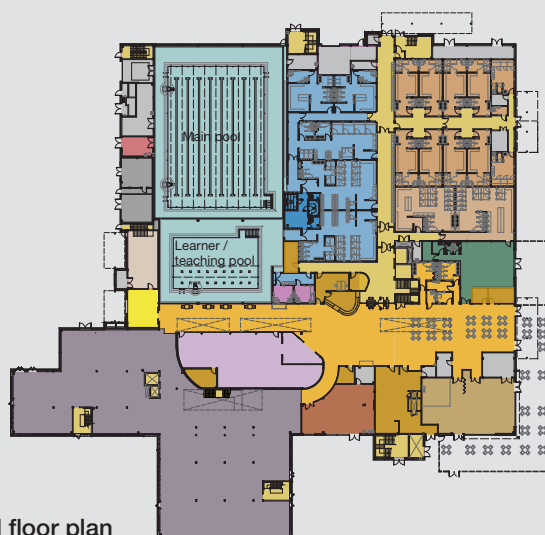
Main reception area with views through to external seating area and parkland beyond

Indoor leisure facilities include an 8 lane 25 m competition pool, a 15 x 9 m teaching pool with movable floor, two dance studios, a 4 court sports hall, an activity hall and a 90 station health and fitness gym. The community facilities comprise an education unit, a library, three GP surgeries, a Primary Care Trust (PCT) lifestyles team and a central café area with views on to the rear sports fields.



4 court sports hall

Outdoor leisure facilities include a full-size floodlit artificial football pitch, an enclosed five-a-side *Powerleague* centre, flat green bowls, a BMX and skateboard park and a campus-wide trim trail.



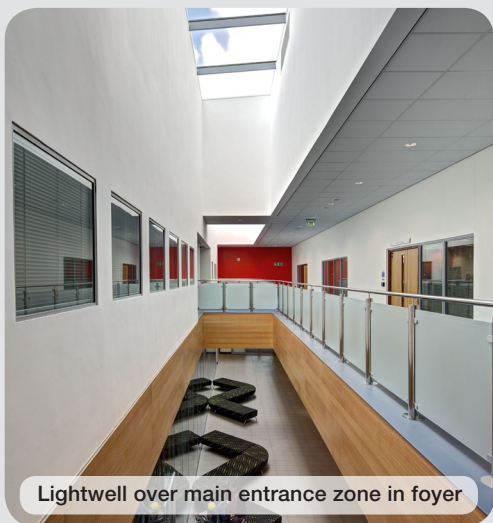
Ground floor plan



First floor plan

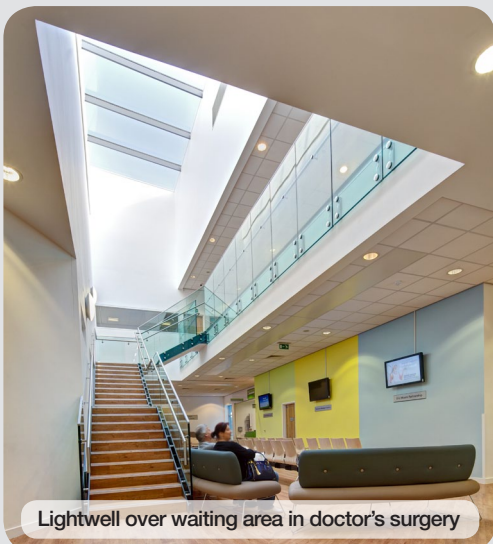
Key

Entrance	Pool hall	Library	Fitness suite/lab	Sports hall/squash courts
Circulation	Spectator seating	Activity hall	Dance Studio	Dry change (external sports)
Foyer / Public toilets / Cafe	Wet change	Changing Places	PCT Lifestyles team	Dry change (internal sports)
Staff areas/reception	Health suite	First aid	Creche	Stores
Conference / meeting	Doctor's surgeries	Sports and health science	Multi-use room	Plant / service void
				Lightwell



Lightwell over main entrance zone in foyer

The 'internal atrium street' gives visual links between the levels to assist wayfinding for users and generating interaction between the various components in the project. This is encouraged further through flexible interconnecting functional spaces. For example, at ground level, the library and café areas flow into one another and have views through to the pool hall and main reception. An important design strategy has been to maximise daylighting to spaces such as the swimming pool hall, reception and café areas and to provide views out to the surrounding parkland.



Lightwell over waiting area in doctor's surgery

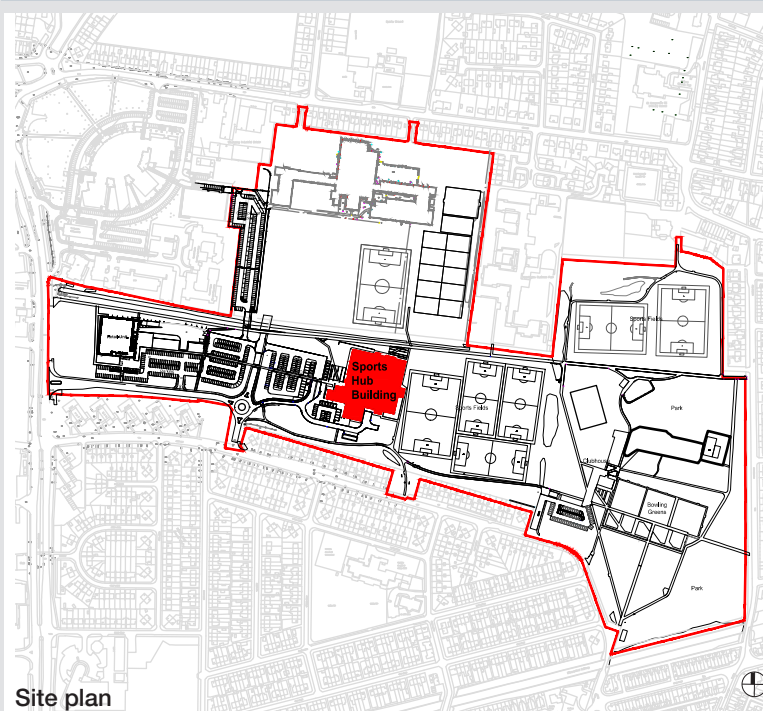
The project is already delivering well against key performance targets. Local participation in well-being and leisure activities has radically increased and there has also been a strong demand for community and corporate room hires.

Schedule of Areas

Gross Site Area	20 hectares
Building Footprint Area	5,568 m ²
Gross Internal Floor Area (GIFA)	9,978 m ² (Hub) 2,491 m ² (PCT) 12,469 m ² (Total)
Circulation Area (% GIFA including foyer and reception but excluding café/bar and PCT zone)	15.8 %

General Accommodation / Standards

Exercise Studio	Two multi-purpose studios incorporating semi-sprung floors and suited dedicated store rooms
Fitness Suite	A fully-integrated 90 station health and fitness suite with co-located community well person assessment unit
Swimming Pool	Regional competition standard 25 m x 8 lane pool and 250 seat spectator area
Learner Pool	15 x 9 m teaching pool with movable floor, hoist access and screening off facility.
Sports Hall	4 court multi-sport hall with two equipment stores
Squash Courts	Two dedicated squash courts incorporating semi-sprung floors
Café / Bar	52 seat atrium café extending to an outside ground level terrace
Changing	Dedicated separate outdoor / dry side and wet side change facilities including eight team changing rooms and four family/assisted changing units
Conference / Meeting	150 person sub-dividable function room with bar and servery facilities. Two further multi-use community rooms



Site plan

General Description of Key Specifications and Materials

Frame	Steel frame	
Cladding	Facing brickwork to lower level, random colour cladding panel system, curtain walling and through-colour render	
Roofing	Insulated single-ply membrane. Rooflights over atriums	
Internal walls	Blockwork and stud walling	
Internal doors	Glazed hardwood doors, fully encapsulated GRP doors and frames to wet areas	
Wall finishes	Plaster / render / tiled	
Floors	Tiled / timber sports flooring / carpet / resin flooring	
Lighting	Lux levels	Type
Swimming pool	300-500	Reflector/projector lighting system
Sports hall	200-500	CAT III variable lamps
Fitness suite	350	Modular recessed fluorescent
Changing spaces	200	Recessed LED lamps

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Substructure	775,000	62
2	Superstructure	3,965,000	318
3	Finishes	1,070,000	86
4	Fittings and furnishings	1,600,000	128
5	Services	4,245,000	341
6	External works	4,475,000	359
7	Preliminaries	2,670,000	214
8	Contingencies	-	-
9	Professional fees	1,805,000	145
	TOTAL CONTRACT SUM	20,605,000	1,653

Notes:

- Costs stated are rounded and based on second quarter 2012
- Costs stated exclude offsite infrastructure improvements, highways, client fees and existing pitch refurbishment
- Costs stated exclude VAT
- Figures reported are final costs

Specific Items of Interest

Element	Approximate area (m ²)	Water area ratio
Total water area	560	
Pool hall area	1043	1: 1.86
Wet changing toilets and showers	502	1: 0.89
Pool equipment store	37	1: 0.07
Combined area of pool hall, wet changing and storage	1621	1: 2.90
Spectator seating (244 seats + 6 wheelchair zones)	165	
Café / reception / server space	540	
Public / spectator WC's	109	
Dance studios (2)	388	
Fitness suite (Health and fitness gym)	481	
Sports hall (4 court)	602	
Sports hall equipment stores	106	
Activity hall	273	
Dry change	604	
Other areas (including PCT zone)	7580	

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

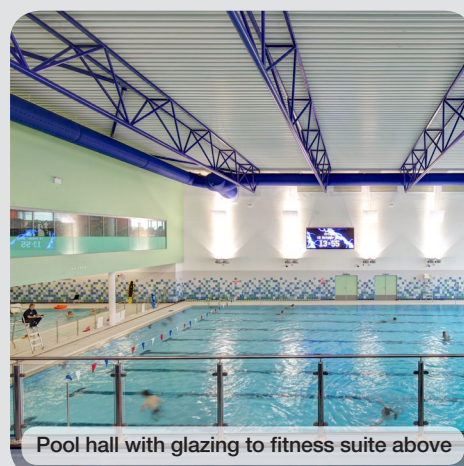
[Click here for current 'Design and Cost Guidance'](#)

Environmental Sustainability

- Energy efficient combined heat and power (CHP) plant for the whole site contained within the main building
- Building designed and detailed to maximise natural light and ventilation
- Built on a landfill site including the rejuvenation of an existing water course to form a quarter mile major section of Warrington's 'Green Way'
- Outdoor facilities zoned to protect existing wildlife habitats

Procurement / Programme

Designer	Rocco Rahman Architects
Contractor	Galliford Try Construction
Tender	OJEU restricted procedure
Contract	JCT Design and Build
Duration	Approximately 72 weeks from mobilisation to practical completion



All photographs commissioned by Warrington Borough Council and Galliford Try Construction