

# QUEEN'S PARK SPORTS CENTRE CHESTERFIELD

**Status:** Completed January 2016  
**Client:** Chesterfield Borough Council  
**Operator:** Chesterfield Borough Council  
**Value:** £11.25 million



Main entrance

The new Queen's Park Sports Centre has been constructed on the former Queen's Park Annexe site adjacent to the existing centre it is replacing, in order to maintain operations throughout the construction process. It provides Chesterfield Borough Council with a modern sports and leisure facility that better meets the needs of the community.

The masterplan has been designed to minimise the impact of the new centre on the existing wildlife habitats, the visual amenity of the Grade II\* Listed Queen's Park, and the neighbouring residents.

The project includes an eight lane 25m swimming pool certified by the Amateur Swimming Association (ASA), a learner pool with movable floor, an 80 station gym, an eight court sports hall, two activity studios, two squash courts, consultation and other community facilities.

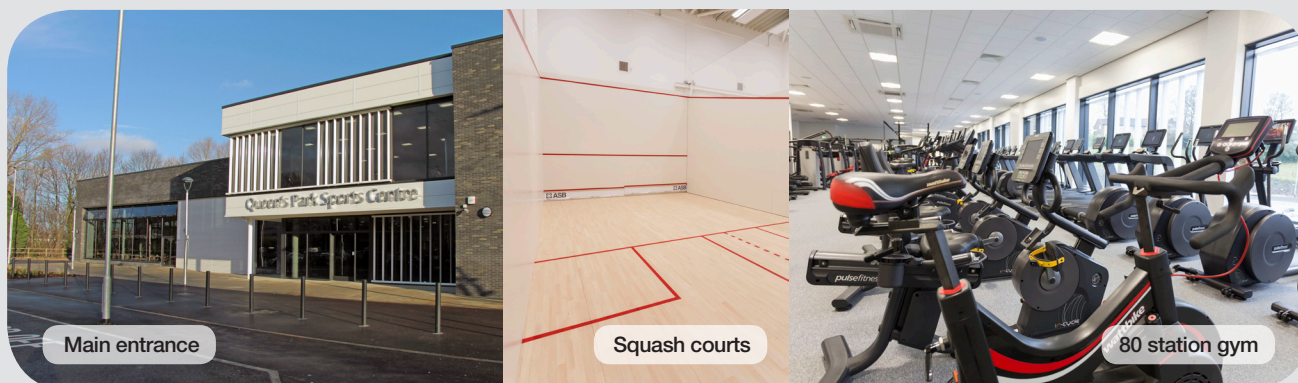
The project was funded jointly by Chesterfield Borough Council (£6.75 million), Chesterfield College (£2.5 million), Sport England (£2 million) and England Squash (£25,000).



8 lane swimming pool



8 court sports hall



New indoor facilities include:

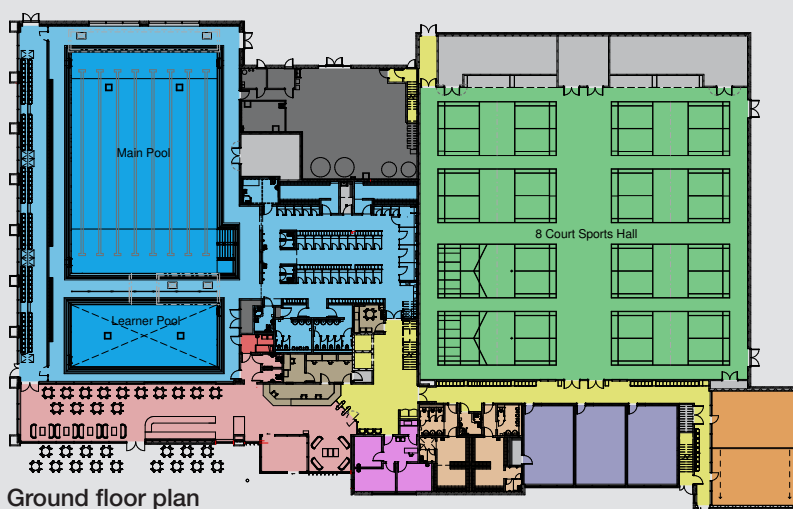
- 25m 8 lane swimming pool
- Learner pool
- Children's water fun features
- 2 no. activity studios
- 2 squash courts with movable wall
- 80 station fitness suite with specialist gym equipment
- 8 court sports hall with equipment stores
- Climbing zone
- Dry changing
- Wet changing village
- Flexible multi-functional training zones
- Consultation facilities
- Midwifery unit
- Café.

The new building is located on a level portion of the site that was formally an outdated sports ground. It is also positioned to avoid a historical mine shaft. The entrance to the building has windows looking into the majority of the internal facilities. The layout gives convenient access from the car park, drop-off and a new vehicular entrance from Boythorpe Road, and links with pedestrian and cycle routes.

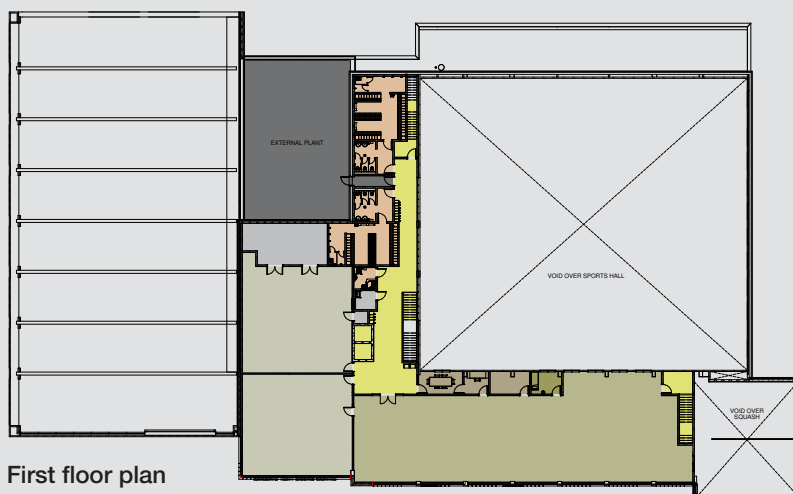
The pool hall is located along the northern facade to avoid issues of solar glare into the pool, whilst allowing views over the proposed wild flower meadow and mature trees on the embankment above Boythorpe Avenue.

## Access and Parking

Following consultation with the Highways Department, a new vehicular access is now provided from Boythorpe Road approximately 60m south of the junction with Boythorpe Avenue. There are also a number of new footpaths and shared pedestrian/cycle ways included to improve the general access into the site, and to connect the new centre to Queen's Park.

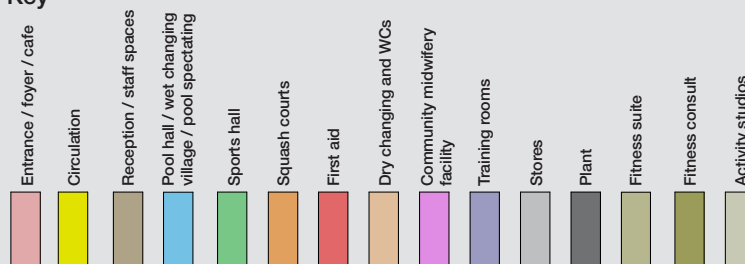


Ground floor plan



First floor plan

## Key





Access to the new facilities are as follows:

- The existing site access is maintained as the main pedestrian entrance
- The disused gate on Boythorpe Road has been renovated and opened to provide a shared pedestrian/cycle link from Boythorpe Avenue and Queen's Park
- The disused gate towards the top of Park Road has been renovated and re-opened to provide a pedestrian route to the centre from the residential areas to the south-east of the site.

The car park accommodates 153 spaces that include family, disability, and motability accessible bays. A coach bay, a drop-off zone and covered bicycle spaces are also provided.

## Entrance and Approach

The primary (west) facade incorporates large areas of glazing which allows views and awareness of the full range of activities available within the building. This also helps to provide security through natural surveillance of the car park and main approach.

## Design

A café and social area is provided to enable people to meet friends and relax before and after exercising. It also doubles as a pool spectator viewing area to supplement the adjacent poolside seating provision for 100 spectators and the viewing from the first floor dry activities and balcony.

There is a general waiting area next to the main entrance and a feature staircase and two lifts provide a robust accessibility solution to the first floor facilities. The activity studios provide for multi-purpose use including dance, early years courses, and spinning. Three training rooms are programmed for courses, training and development.

The design also allows gym users to have views over the surrounding area and for visitors to see people using the gym as they approach the building. Two glass back squash courts are provided which have a movable wall to enable the space to be used flexibly for alternative activities at appropriate times. The glazing also provides views by gym users for cross promotion.

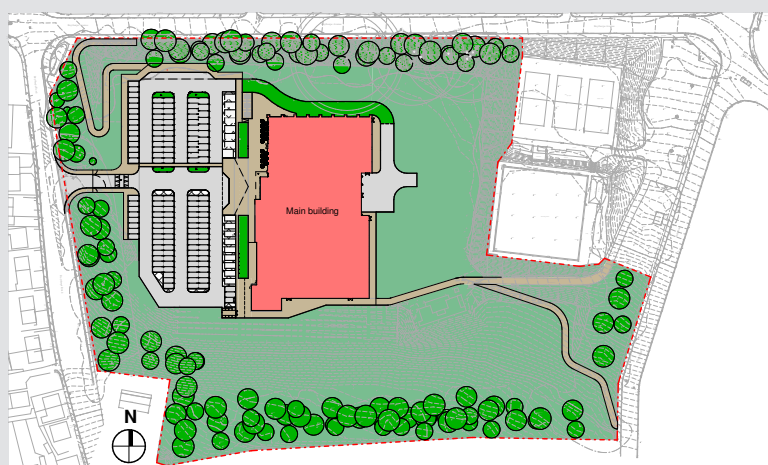
The learner pool features a movable floor with adjustable depth to a maximum of 1.8m. Water fun features for children are also installed to the learner pool.

## Schedule of Areas

Gross Site Area	40,120 m <sup>2</sup>
Building Footprint Area	4,190 m <sup>2</sup>
Gross Internal Floor Area (GIFA)	5,129 m <sup>2</sup>
Circulation Area (% GIFA including foyer and reception but excluding café)	8.5 %

## General Accommodation / Standards

Studios	2 no. activity studios with sprung floors, movable wall and dedicated stores
Fitness Suite	80 station health and fitness suite with comfort cooling and state-of-the-art equipment
Swimming Pool	25 m x 8 lane short-course competition pool with 'easy going steps', submersible access platform for wheelchair access, poolside competitor seating sections, 4 wheelchair zones and raised viewing area (100 seats)
Learner Pool	16.5 x 7 m learner pool with movable floor, 'easy going steps', mobile hoist and children's water fun features facility
Sports Hall	8-court multi-sport hall with dedicated equipment store
Squash Courts	2 no. squash courts with movable glass partitions and spectator viewing area
Climbing Zone	A 'Freedom' climbing facility
Reception	A double-height vending area located within the entrance area with views to the pool, CCTV coverage of internal and external areas, and a secure access control system
Changing	Three changing areas all with privacy cubicles. Public unisex changing village serving the pool hall and multi-purpose team changing rooms. There is separate male and female changing for health, fitness, swimming and dry sports areas
Consultation Facilities	Training and education facilities for community and college use
Offices	Office provision located adjacent to the reception and in a separate suite
Midwifery Unit	Consulting rooms providing pregnancy services and health care advice



Site plan

## General Description of Key Specifications and Materials

Frame	Structural steel with glulam beams to pool hall
Cladding	Brickwork / composite cladding / curtain wall glazing
Roofing	Single ply flat roofing system
Internal walls and partitions	Concrete blockwork and render / plasterboard and double glazed frameless partition system
Internal doors	Laminate faced solid core timber doors or glazed doors as part of internal partition system
Wall finishes	Tiled / painted plaster / proprietary systems
Floors	Tiled / sprung timber / carpet tiled / vinyl flooring
Lighting	Type
Swimming pool	PI high bay luminaire with IP54 glass cover
Changing spaces	Surface mounted IP65 luminaire
Fitness suite	Recessed luminaire

## Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m <sup>2</sup>
1	Substructure	785,500	153
2	Superstructure	2,280,000	445
3	Finishes	659,000	128
4	Fittings, furnishings & equipment (FF&E)	472,500	92
5	Services including pool installations	2,579,000	503
6	External works	1,285,000	251
7	Preliminaries	1,187,000	231
8	Contractor design fees	249,000	49
9	Professional fees	980,000	191
10	Client FF&E	300,000	58
11	Contingency	473,000	92
	<b>TOTAL SUM</b>	<b>11,250,000</b>	<b>2,193</b>

### Notes:

- Costs stated are rounded, exclude VAT and based on 2<sup>nd</sup> quarter 2015
- Cost (£) per m<sup>2</sup> based on 5,129 m<sup>2</sup> GIFA
- Costs stated include Client fit out and Client professional fees

## Specific Items of Interest

Element	Approximate area (m <sup>2</sup> )	Water area ratio
<b>Total water area</b>	<b>540</b>	
Pool hall area	985	1 : 1.82
Wet changing, toilets and showers	290	1 : 0.54
Pool equipment store	32	1 : 0.06
<b>Combined area of pool hall, wet changing and storage</b>	<b>1307</b>	<b>1 : 2.42</b>
Spectator viewing area (100 seats)	120	
Reception / vending / seating space	325	
Activity studios	290	
Fitness suite (Health and fitness gym)	410	
Sports hall and store	1431	
Squash court facility	130	
Dry change group	230	
Training and midwifery rooms	210	
Plant	241	
Other areas	435	

## Environmental Sustainability

The building is designed to achieve a 'Very Good' BREEAM rating. The combined heat and power (CHP) unit was sized to match the project's base electricity profile (dictated mainly by the pool pump and ventilation plant) and heating demands (from the generated hot water by-product).

The new centre will save energy by:

- Making the best use of the space available
- Using a pool cover system – to avoid heat loss through the swimming pool
- Using an automatic system to keep a constant temperature in the building (not losing heat or taking in too much heat from the sun)
- Using solar power and natural ventilation where possible
- Exceeding current energy efficiency targets
- Using energy meters to monitor performance
- Using renewable technologies to reduce the environmental impact of the project including:
  - Solar panels to heat water
  - CHP unit to generate the main electrical needs of the building with the hot water by-product used for heating
  - Air source heat pumps
  - Lighting controls and use of low energy lighting
  - Variable speed pumps and motors

## Procurement / Programme

Designer	Darnton B3
Contractor	Morgan Sindall
Tender	Procured following an OJEU procedure - single stage Design & Build tender process
Contract	JCT Design & Build
Duration	Contract programme (excluding demolition) – 66 weeks

Images provided by Chesterfield Borough Council

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

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