

WORKINGTON LEISURE CENTRE

CUMBRIA

Status: Completed September 2016
Client: Allerdale Borough Council
Operator: Greenwich Leisure Limited
Value: £11.3 million



Allerdale Borough Council prioritised the development of a new and improved leisure centre for Workington. It replaces the existing centre at Moorclose that consisted of two buildings that were inefficient and costly to operate.

The new centre is located to the north of the town centre and is intended to be both an innovative and exciting sports centre and a tourist attraction for the north of Cumbria. The state-of-the-art design has been developed with embedded sustainable credentials. A number of flood risk mitigation measures are also included due to the site's proximity to a stream and the nearby River Derwent.

The scheme features an eye-catching entrance and imaginative treatment of the facades to break down the massing of the building envelope and to be sensitive to the surroundings.

The accommodation includes an eight-lane 25m swimming pool, a training pool, a sports hall, a steam room and sauna, a large health and fitness gym, separate free weights room, two fitness and spinning studios, two squash courts and a climbing wall. The scheme also includes new artificial football pitches and a children's play area.

In the first two months after opening, visitor numbers increased by 70%, in comparison to the same period in 2015 at the old leisure centre. The number of people enjoying health and fitness sessions almost doubled to 18,451 from 9,903 in 2015. The number of women using the centre also went up by an impressive 81% to 16,848. An additional 60 children enrolled for Better Swim School classes, and an extra 50 children signed up for gymnastic courses. The centre also welcomed 400 new members in those first two months.

The project has been funded jointly by Allerdale Borough Council (£9.8 million) and Sport England (£1.5 million).

Main entrance and covered area with views to the double-height foyer, pool hall, squash courts and studios above



Main pool hall with views to new landscaping



Approach from car park with views into studios

“...the state-of-the-art facilities will help tackle health issues in the area....such as childhood obesity....and promote healthier and more active lifestyles for all...”

Allerdale Borough Council



Front elevation



Rear elevation

New indoor facilities include:

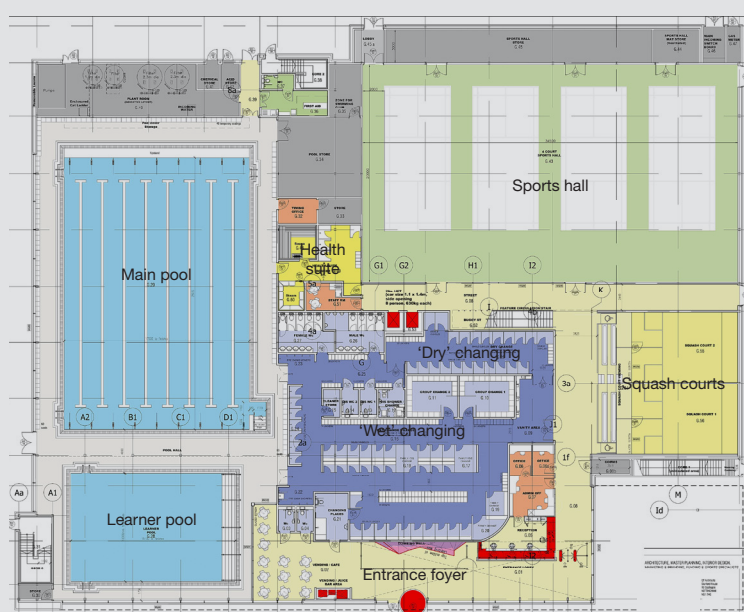
- 25m 8 lane main pool
- 15 x 10 m learner pool with movable floor
- Poolside competitor seating
- Spectator viewing gallery with 190 seats
- Health suite (with steam room and sauna)
- Four court sports hall and equipment stores
- 90 station fitness suite with separate free weights room
- Dry 'separate sex' health suite changing
- Wet/dry 'village' changing
- Two dance/aerobic/spinning studios
- Two squash courts and viewing area
- Climbing wall area
- Café
- Staff offices
- Associated changing and support facilities

and new outdoor facilities include:

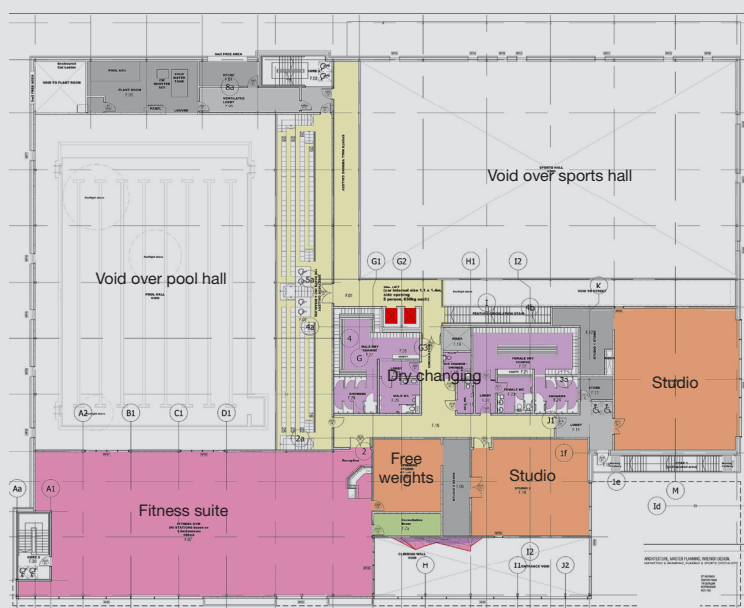
- Three 3G 5-a-side football pitches
- Children's play area
- Recreation ground
- Public areas
- Car and cycle parking.

External Design

The south-west corner canopy area features full-height glazing and intuitively draws visitors to the main entrance on the western facade. It also provides views to the activities on offer, and provides a visual link with the hard and soft landscaping treatment. A long linear car park zone leads onto a further dedicated accessible parking area immediately adjacent to the building. The pool hall is located along the northern facade to avoid issues of solar glare into the pool hall whilst allowing views to new landscaping, a children's play area, and outdoor sports pitches beyond. The contrasting facade treatments around the



Ground floor plan



First floor plan

building employ a range of light and dark shades, with horizontal and vertical glazed slots adding visual interest and character.



Sports hall

Flood risk mitigation measures included raising the finished ground floor level over the recommendations of the Environment Agency, operating a Sustainable Urban Drainage System (SUDS), and resilient pool tank design.

Internal Design

The internal layout has been designed to facilitate easy and intuitive wayfinding around the building. From the entrance foyer, views are available to the pool hall, cafe area, climbing wall, squash courts and sports hall, thereby simplifying and limiting signage.

Ground floor changing accommodates a combined wet/dry facility to maximise flexibility of use and reduce footprint area. The dry changing room has shared access with the wet changing toilet, shower and vanity facilities, while doubling up as overflow changing for events such as swimming galas. The health spa suite includes a dedicated changing room and can be accessed directly from both the pool hall and main corridor.



Fitness suite

The first floor facilities, including fitness gym and dance/aerobic studios, are also served with dry changing accommodation centrally located within the building. Again, economies have been achieved in locating the dry changing toilet provision directly off corridors that can also serve pool hall spectators.

Due to the high water table, stainless steel pool tanks were selected over concrete tanks due to the ability of the structures to move independently. These are supported on a concrete base, and overlaid with tiling. This approach also enabled savings in the construction programme.

Schedule of Areas

Gross Site Area (including artificial pitches)	15,620 m ²
Building Footprint Area	3,138 m ²
Gross Internal Floor Area (GIFA)	4,512 m ²
Circulation Area (% GIFA including foyer and reception but excluding vending/refreshments area)	10 %

General Accommodation / Standards

Studios	Two dance/aerobic/spinning studios accommodating 30/18 users respectively, with sprung floors and dedicated stores
Fitness Suite	A 90 station health and fitness suite with separate free weights room, all with comfort cooling and state-of-the-art equipment
Swimming Pool	25m x 8 lane short-course competition pool with 'easy going steps', submersible access platform for wheelchair access, poolside competitor seating, 4 wheelchair zones and first floor viewing gallery (190 seats)
Learner Pool	15 x 10 m secondary pool with movable floor and 'easy going steps', mobile hoist and facility
Sports hall	690 m ² 4-court multi-sport hall with blackout blinds to high-level glazing and with adjacent equipment store
Squash courts	166 m ² area providing space for two squash courts and spectator viewing
Reception	A double-height vending area located within the entrance area with views to the pool
Changing	Three changing areas. 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
Offices	Office provision located adjacent to the reception and in a separate suite



Site plan

General Description of Key Specifications and Materials

Frame	Structural steel
Cladding	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 ²
1	Substructure	8,205,000	1,819
2	Superstructure		
3	Finishes		
4	Fittings and furnishings		
5	Services (including specialist installations)		
6	External works	840,000	187
7	Preliminaries	620,000	137
8	Pre-construction contractor costs	615,000	136
9	Design fees (novated)	530,000	117
10	Contingency	250,000	55
11	Client direct FF&E	235,000	52
	TOTAL SUM	11,295,000	2,503

Notes:

- Costs stated are rounded based on 4Q2014 and exclude VAT
- Cost (£) per m² based on 4512 m² GIFA

Specific Items of Interest

Element	Approximate area (m ²)	Water area ratio
Total water area	572	
Pool hall area	963	1 : 1.68
Wet changing, toilets and showers	352	1 : 0.62
Pool equipment store	82	1 : 0.14
Combined area of pool hall, wet changing and storage	1397	1 : 2.44
Spectator viewing gallery (190 seats)	165	
Sports hall (and stores)	776	
Foyer / reception / vending	139	
Public / spectator WC's	20	
Aerobic/dance/spinning studios	243	
Fitness suite (Health and fitness gym) with separate free weights room	437	
Climbing wall area	31	
Spa suite	44	
Squash court facility	166	
Dry change	196	
Other areas	898	

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

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

Environmental Sustainability

The scheme's embedded sustainable credentials has been achieved through integrated architectural, engineering and landscaping design whilst responding to current national policies on energy efficiency. An energy model was produced using Integrated System (IES) Virtual Environment software (certified for compliance with the Building Regulations and Energy Performance Building Directive (EPBD) in the UK) to perform calculations in order to achieve reduced carbon emission targets. Minimising primary energy consumption and water use have been placed at the top of the sustainable agenda.

- BREEAM 'very good'
- 'U' value enhancement of +25% over the Building Regulations
- Gas-fired boilers and Combined Heat & Power (CHP) system
- Ventilation heat recovery on all air handling systems
- Free cooling via ventilation systems
- Energy efficient lighting and controls using daylight /PIR sensors
- Sub-metering to monitor/control energy use
- The site operated a Sustainable Urban Drainage System (SUDS) utilising perforated and permeable block pavements to assist drain surface water in a more sustainable approach than conventional means of pipes and sewers to nearby watercourses.

Procurement / Programme

Designer	GT Architects
Contractor	Wilmott Dixon with Contractor's Duties Assigned to Robertson Construction England for delivery of the scheme
Tender	Procured through SCAPE Framework
Contract	NEC 3 Contract Option A
Duration	Contract programme – 66 weeks



Photographs provided by Jim Davies and Jenny Woolgar. Illustrations provided by GT Architects