

MOUNT KELLY 50M OLYMPIC LEGACY POOL

TAVISTOCK, DEVON

Status: Completed September 2016
Client: Mount Kelly Foundation
Value: £4 million



New facilities with ramp leading to main entrance

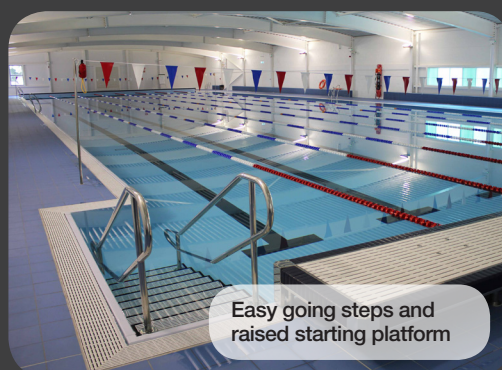
The new 50m 8-lane swimming pool at the Mount Kelly Foundation is part of the Olympic legacy programme that will help the College to continue a proud record of developing the careers of international and Olympic swimmers. Mount Kelly is a co-educational boarding and day school, situated on the outskirts of Tavistock, and well located to be a sporting hub for the south west. Over the years, Mount Kelly has helped to develop the swimming careers of more than 60 international swimmers of which 19 competed at the Olympic and Commonwealth Games, winning 6 Olympic and 9 Commonwealth medals. Mount Kelly swimmers also won 5 Paralympic medals in Beijing and a further 5 at the 2012 Games in London.

The new 50m 8 lane legacy pool is designed with a depth range of 1.2-2.0m to allow for a flexible swimming programme including swimming lessons, club sessions and general community use.

The project received £706,000 in lottery funding from Sport England.



Pool hall: lane swimming



Easy going steps and raised starting platform

“...I am particularly delighted that the new pool will enable close working with the local and regional community with 60% of the usage by local swimming clubs, primary and secondary schools...”

Mark Semmence
Head Master



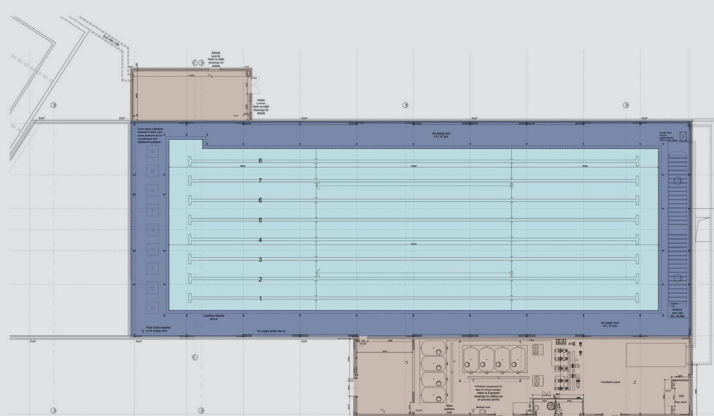
The project will increase swimming participation by:

- Developing a talent pool of future Internationals, Olympians and Paralympians
- Providing a performance centre accessible to any competitive aquatics team, club, association or group
- Delivering weekday, weekend and weekly access, including school holiday periods, to a dedicated 50m training venue with onsite affordable accommodation and catering
- Supporting clubs and organisations who cannot currently gain access to 50m pools through the existing network of Intensive Training Centres and the newly-formed Beacon Programmes
- Liaising closely with West Devon Borough Council with regard to any future community leisure use it may need whilst not encroaching on its current provision offering in its Tavistock Meadowlands Pool
- Expanding the primary and secondary school swimming offer.

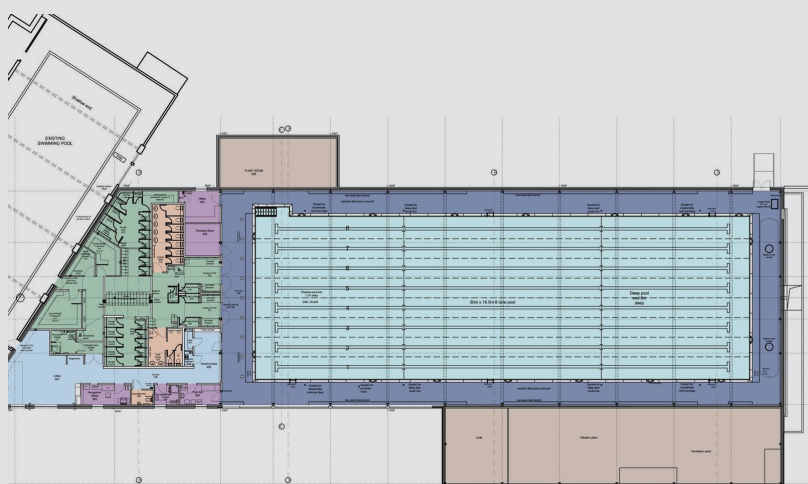
New indoor facilities include:

- 50 m 8-lane legacy tank
- Poolside seating
- Wet 'Village' changing
- Lobby and reception area
- Staff offices
- First Aid room
- New car and cycle parking.

These complement existing facilities including a 4-lane swimming pool.



Lower ground floor plan



Ground floor plan

Key

Staff / toilets / stores	Wet Change	Pool surround / undercroft
Circulation	Wet Change WCs	Plant
Pool Tank		

Site Considerations

The requirement to attach the building to the existing 4-lane pool dictated the building position and allowed shared wet side facilities.

The school is located within a conservation area which influenced the restricted building height, size and external appearance.

Building Design and Layout

The design approach responded to the following considerations:

- Flexible future proofing of scheme to allow for shared function with the existing pool
- Flexible changing room configuration to allow for differing user group types (athletic, club, youth, aged)
- Simple flow from entrance to pool and simple management locations to minimise staffing levels
- Controlled self-managing hygiene flow between changing rooms and pool
- Easily accessible storage areas.



Plant area during construction

“...The addition of a 50m pool on site is transformational. It will allow us to make an increasingly significant contribution to high-performance swimming in the UK...”

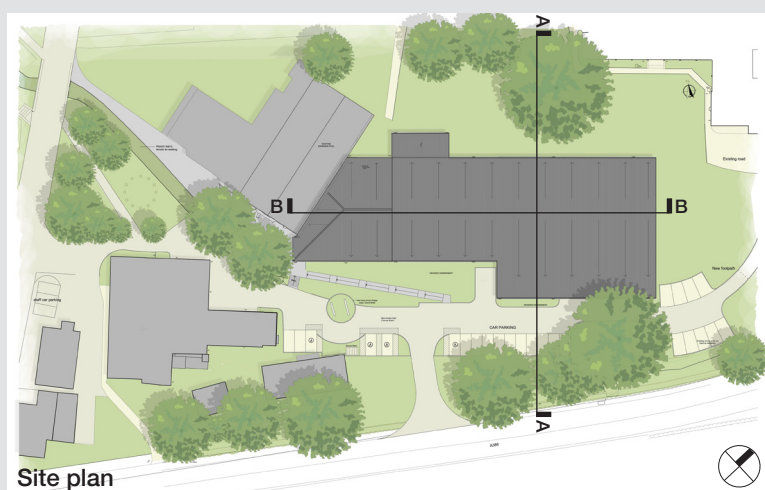
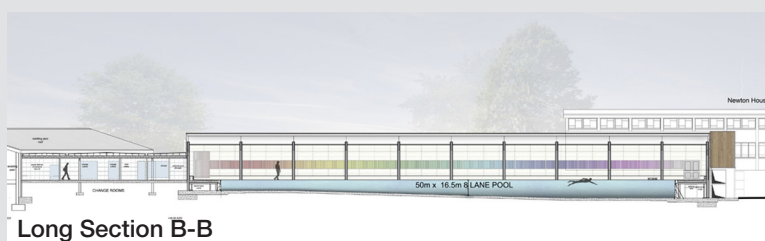
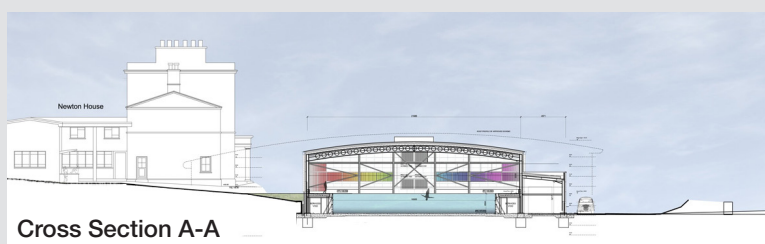
Robin Brew
Director of Swimming and Performance

Schedule of Areas

Building Footprint Area	1,875 m ²
Gross Internal Floor Area (GIFA)	2,002 m ²

General Accommodation / Standards

Swimming Pool	50 x 16.5 m 8-lane pool to ASA dimensional standards with water depth range 1.2-2.0 m and with easy going access steps
Changing	Wet 'Village' changing serving both the new 50 m pool hall and the existing adjacent pool hall. Accessible changing including separate group and family facilities are provided
Viewing Area	Separate viewing area located between reception and pool hall entrance
Offices	Office provision located adjacent to the reception and in a separate suite
First Aid	Poolside first aid room



General Description of Key Specifications and Materials

Frame	Structural steel frame to pool hall. Traditional masonry construction to changing/ancillary accommodation
Cladding	Aluminium cladding / curtain wall glazing / render / brick
Roofing	Standing seam metal roofing systems
Internal walls and partitions	Concrete blockwork and render / plasterboard
Internal doors	Laminate faced solid core timber doors
Wall finishes	Tiled / painted plaster and blockwork
Floors	Tiled / vinyl flooring
Lighting	Type
Swimming pool	LED floodlights and uplighters with separate emergency lights
Changing spaces	IP65 LED dust and moisture resistant luminaires

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Substructure	595,000	297
2	Superstructure	825,000	412
3	Internal finishes	100,000	50
4	Fittings and furnishings	85,000	42
5	Services (including pool installations)	1,095,000	547
6	Equipment costs	30,000	15
7	External works	340,000	170
8	Preliminaries	535,000	267
9	Contingencies	210,000	105
10	Fees	185,000	92
	TOTAL SUM	4,000,000	1,998

Notes:

- Costs stated are rounded and based on 1Q2015 (firm price tender stage)
- Cost (£) per m² based on 2,002 m² GIFA

Specific Items of Interest

Element	Approximate area (m ²)	Water area ratio
Total water area	825	
Pool hall area	1226	1 : 1.49
Plant	416	1 : 0.50
Wet changing, toilets and showers	360	1 : 0.44
Combined area of pool hall area, plant / service void, wet change, first aid and meeting room	2002	1 : 2.43

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

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

Environmental Sustainability

Environmental sustainability is a key feature of the building design. Key features include:

- Heating provided from a combination of gas-fired condensing boilers and a combined heat and power (CHP) installation
- Underfloor heating and variable-volume two-port control strategies employed to maximise operation of the CHP and increase the operating efficiency of the condensing boilers
- Pool hall and changing area air handling units designed for high-efficiency operation, including variable rate ventilation with fresh air control and heat recovery plate heat exchangers
- LED lighting used extensively to minimise energy consumption and reduce maintenance costs

Procurement / Programme

Designer	Mitchell Architects
Structural Engineer	Airey & Coles
Contractor	Devon Contractors
Project Manager	QSPM Consultants LLP
Tender	Procured through a selected single stage Design & Build tender process
Contract	Design and Build – JCT 2011
Duration	Contract programme – 43 weeks



Pool hall

All images provided by Abacus Cost Management and Mitchell Architects