

# EAST MANCHESTER LEISURE CENTRE

## BESWICK, EAST MANCHESTER

**Status:** Completed 2014  
**Client:** Manchester City Council  
**Operator:** Greenwich Leisure Limited  
**Value:** £9.5 million



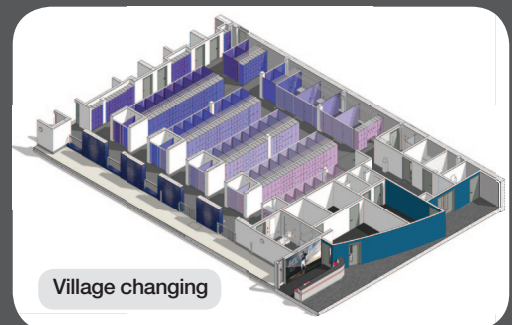
Pool hall with views from village changing, spectator viewing and other first floor facilities

The East Manchester Leisure Centre (EMLC) lies within the new Beswick Leisure Community Hub on the outskirts of the Sportscity/Eastlands area of the City. The Hub also comprises a sixth form college, Institute of Sports Science and Medicine, and retail units together with significant enhancement to the public realm. These are key initiatives within the Eastlands Community Plan to create a new community hub in the heart of East Manchester and have been procured through the North West Construction Hub (NWCH) Framework by Manchester City Council (MCC).

The City Council has worked with various partners in order to fund the project including Manchester City Football Club (MCFC), Sport England (SE) and other funding bodies. The new leisure facility represents a major enhancement of the sport and recreational provision in the city. It features an eight lane 35 metre swimming pool that can be subdivided with a submersible boom into a 25 metre main pool and a separate learner/training pool. It also has a 70-station computerised fitness suite and a dance studio together with viewing for 100 spectators and a cafeteria/vending area with 50 further seats.

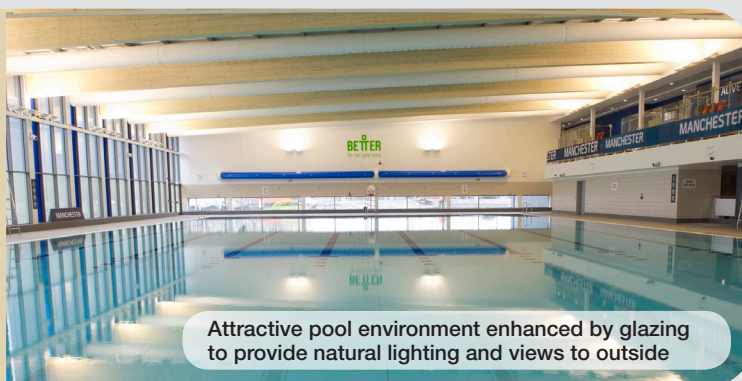


Main entrance

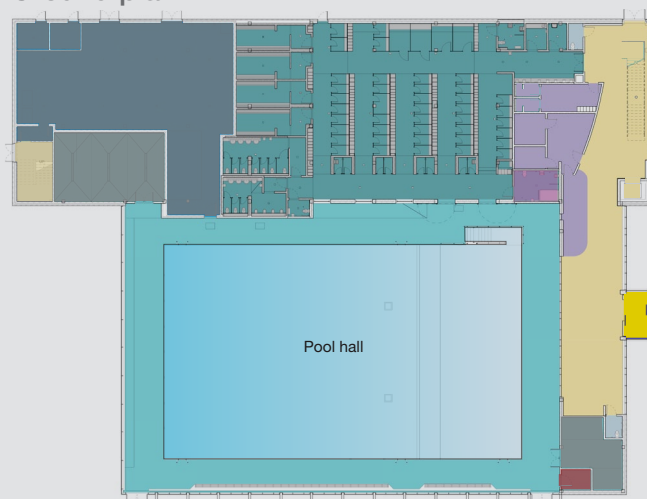


Village changing

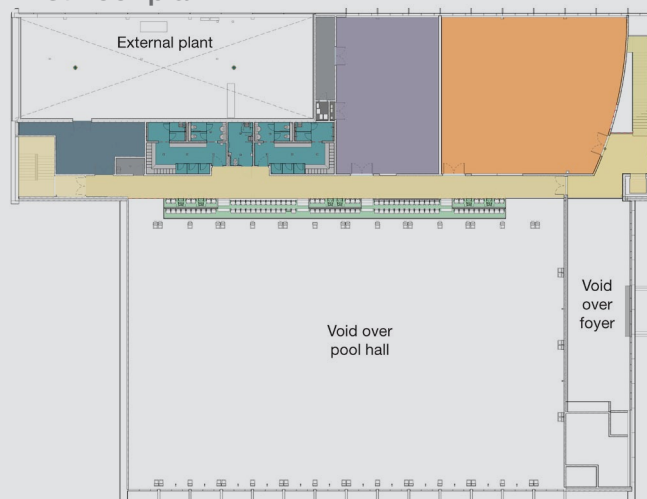
*The project was jointly funded by Manchester City Council, Manchester City Football Club and Sport England with the remainder allocated through other sporting grants.*



Ground plan



First floor plan



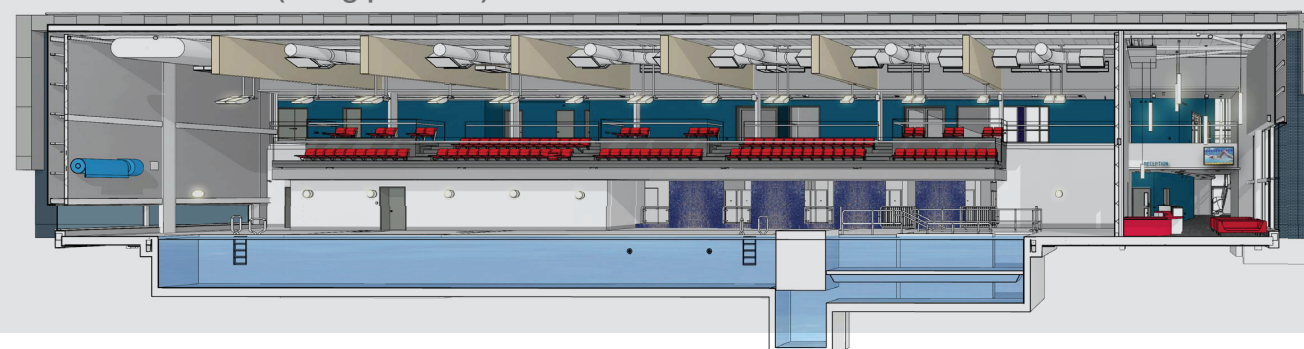
North Elevation



East (entrance) Elevation



Sectional Elevation (along pool hall)



Key (to plans)

Entrance	First aid
Foyer / circulation	Fitness suite
Staff areas / Reception	Dance studio
Pool hall	Public toilet
Spectator viewing	Stores
Changing	Plant / Service voids
Changing Places	



The new facilities complement the existing community assets already present (The East Manchester Academy, the Beswick Community Library, ST Brigid's Primary School and the NHS health facilities). They extend the very significant land contribution for community facilities that MCFC has made on the South West corner of the Openshaw West site. In addition to these four key projects, a new Rugby Union pitch will be built adjacent to The East Manchester Academy. Further public realm and highways works will also help create a unified setting for the new facilities and a sense of place in Beswick.



Prominent signage

## Leisure Centre Design

The design has a robust architectural form based upon a simple, economical and rational plan laid out over two floors. An emphasis on transparency between key areas assists wayfinding and navigation throughout the building whilst promoting an inclusive experience for users of all abilities.

The main entrance and foyer are placed to provide immediate views into the pool hall. The reception area is strategically located adjacent to the feature staircase and accessible lift leading to the first floor accommodation. This comprises a spectator viewing area, fitness suite, dance studio and dry changing.



Poolside village changing

The scheme has been designed to include passive and energy-efficient design solutions in order to minimise energy demand and carbon emissions.

## Schedule of Areas

Gross Site Area	5,034 m <sup>2</sup>
Building Footprint Area	2,546 m <sup>2</sup>
Gross Internal Floor Area (GIFA) including internal plant areas	3,297 m <sup>2</sup>
Circulation Area (% GIFA including foyer and reception)	14 %

## General Accommodation / Standards

Exercise /dance studio	151 m <sup>2</sup> studio 4.5 m high with timber sprung floor and full-height glazing to maximise use of natural light. Space for 30 users.
Fitness suite	70-station fitness suite, fitted with a range of computerised equipment. Glazing provides views to outside and into the pool hall.
Pool hall	35 x 21 m pool tank (8 no. lanes) with a submersible bulkhead/boom able to separate the pool into two pools: 25 x 21 m main pool zone 2 m deep and a 21 x 8 m learner/training pool zone with recessed easy access movable steps. The movable floor provides a depth range 0 - 2 m. Disabled access to both pool zones is provided via a mobile hoist. Spectator seating (100 people) is at first floor level.
Foyer / reception / vending	Welcoming reception with vending area accommodating seating for 50 and providing views to the pool hall and main stair/lift to first floor accommodation.
Wet change	Unisex changing village with single and double cubicles, locker and vanity provision, four group changing rooms, and Changing Places Facility with ceiling mounted hoist.
Dry change	Separate sex dry change facilities at first floor level for fitness suite, dance studio and pool spectator viewing area.
Operational office and ancillary spaces	Manager's office (close to reception), small staff room with separate male and female shower, kitchenette, and first aid room.



Site model view

## General Description of Key Specifications and Materials

Frame	Steel frame, glulam beams
Cladding	Composite metal cladding, brickwork, and curtain walling
Roofing	Standing seam metal roofing system
Internal walls and partitions	Blockwork and plasterboard stud partitions
Internal doors	Laminated faced, solid core timber doors with fully-encased encapsulated GRP doors and frames to wet areas
Wall finishes	Painted plasterboard, ceramic tile to wet areas
Floors	Vinyl, tiled, carpet, and rubber flooring

## Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m <sup>2</sup>
1	Substructure	1,065,000	323
2	Superstructure	2,150,000	652
3	Finishes	715,000	217
4	Fittings and furnishings	240,000	73
5	Services *	2,900,000	879
6	External works	510,000	155
7	Preliminaries	920,000	279
8	Design fees	995,000	302
	<b>TOTAL CONTRACT SUM</b>	<b>9,495,000</b>	<b>2,880</b>

Notes:

- Costs stated are rounded and based on final costs 4<sup>th</sup> Quarter 2014
- Costs stated exclude VAT
- Costs (£) per m<sup>2</sup> based on 3,297 m<sup>2</sup>
- Costs do not include any land acquisition costs
- Costs exclude Client loose furniture, fixtures and fittings
- \* Specialist installations included in services costs

## Specific Items of Interest

Element	Approximate area (m <sup>2</sup> )	Water area ratio
<b>Total water area</b>	<b>837</b>	
Pool hall area	1177	1: 1.40
Wet changing toilets and showers	476	1: 0.57
Pool equipment store	104	1: 0.13
<b>Combined area of pool hall, wet changing and storage</b>	<b>1,757</b>	<b>1: 2.10</b>
Spectator seating (100 seats including 6 no. wheelchair zones)	66	
Foyer/reception/vending	237	
Fitness suite	257	
Exercise/dance studio	151	
Dry changing (first floor)	87	
Public/spectator WC's	66	
Other areas (i.e. circulation/plant/stores)	677	

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

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

## Environmental Sustainability

- Centralised mechanical ventilation systems / controllable natural ventilation
- BREEAM 'Very Good' rating
- Water-efficient appliances incorporated such as low-flow taps and showers and low flush WCs
- Minimum 20% materials used are recycled
- Rainwater harvesting
- Landscape design maximises passive solar gain and shading through the intelligent specification and positioning of deciduous trees to provide warmth in the winter and cooling in the summer.

## Procurement / Programme

Designer	Aedas
Contractor	Laing O'Rourke
Tender	Procured through North West Construction Hub
Contract	NEC Target Cost Option C
Duration	65 weeks from contractor mobilisation to practical completion

“  
...The community focused centre has exceeded attendance projections and has taken its rightful place amongst a cluster of world class facilities within East Manchester...”

**Neil Fairlamb**

Head of Sport at Manchester City Council



Exercise/dance studio



70-station fitness suite

All photographs provided by Manchester City Council