

SELBY LEISURE CENTRE

NORTH YORKSHIRE

Status: Completed 2015
Client: Selby District Council
Operator: Wigan Leisure & Culture Trust Registered Charity
Value: £7.3 million



Main entrance with a sculptural glazed facade providing views to the double-height foyer/cafe, pool hall and first floor studio

Selby Leisure Centre is located on the site of the former Abbey Leisure Centre which suffered major damage in a fire. Following careful consideration of the options available, Selby District Council and the operators Wigan Leisure and Culture Trust (WLCT) took the long term decision to demolish and rebuild rather than repair and refurbish the remains.

Following detailed consultation and studies of the existing leisure facilities in the area, a brief was developed for the sports and leisure provision to be accommodated in a new building. This was tailored to meet local needs, achieve a sound business model and to plug the gaps in the market.

The new 'state-of-the-art' facility has been designed to have an eye-catching street frontage and includes a six-lane 25m swimming pool, a training pool, a larger gym, health and fitness suite, multi-purpose activity hall, fitness studio, sauna and steam room. In addition, the existing multi-sport artificial pitch has been resurfaced as part of the overall project.

The project was funded jointly by Selby District Council (£5.3 million) and Sport England (£2 million).



View of pool hall from first floor facilities



Grand opening with Rebecca Adlington

“...The demand model, facilities mix and the business case were developed with Sport England expertise, which together with their funding, has resulted in this outstanding centre...”

Jonathan Lund

Deputy Chief Executive, Selby District Council



New indoor facilities include:

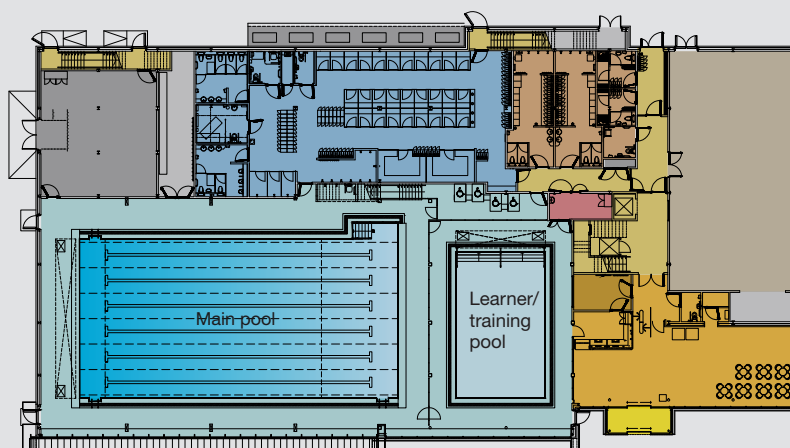
- 25m x 6 lane main pool
- 11.5 x 7 m learner pool
- Poolside competitor seating
- Spectator viewing gallery with 42 seats
- Health suite (with steam room and sauna)
- 90 station fitness suite
- Dry 'separate sex' changing for outdoor facilities (group and officials)
- Wet 'Village' changing
- Dance/aerobic studio
- Activity hall
- Activity suite
- Café
- Staff offices
- Associated changing and support facilities;

and new outdoor facilities include:

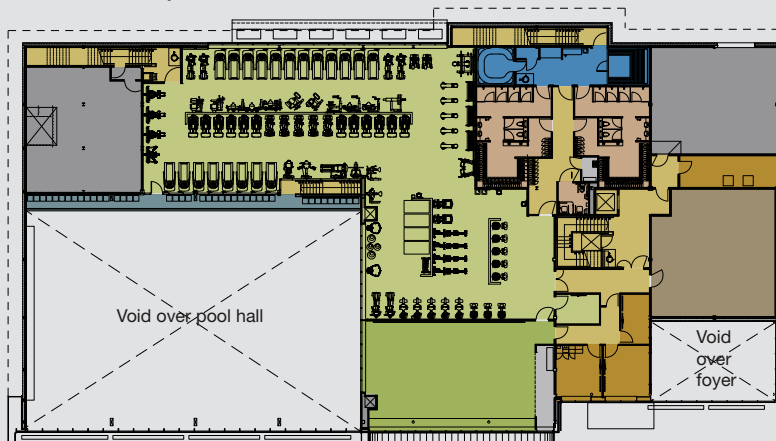
- Resurfaced artificial multi-sport pitch
- Public areas
- Car and cycle parking.

The design has been developed to be both functionally efficient and to create a visually striking building and an attractive user friendly sport and leisure environment. The accommodation is organised on two floors with double height spaces over the 6 lane swimming pool and the reception and café areas. It is all planned within a simple rectangular building envelope with the circulation organised around a central staircase and lift core with direct connection to the main elements.

From the outside there are views into the main sporting elements and the same transparency is taken through to the reception and internal circulation areas. There are internal views into the swimming pools from the reception and café area and



Ground floor plan



First floor plan

Key

Entrance	Wet change	Activity hall
Circulation	Health spa suite	Activity suite
Foyer / Public toilets / Cafe	Fitness suite	Dry change (incl. external sports)
Staff areas/reception	Fitness studio	Dry change (fitness / spa)
Pool hall	Changing Places	Stores
Spectator seating	First aid	Plant / service void

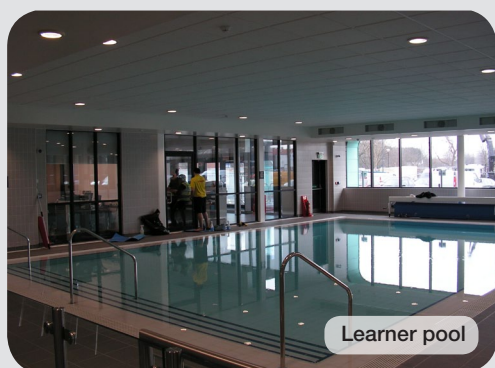
at the first floor from the health and fitness areas. The approach gives users a strong sense of the stimulating activities that are on offer and creates easy wayfinding and internal navigation.



The swimming pool changing has unisex cubicles, male and female group changing rooms and accessible changing rooms to meet the needs of a wide range of users. There are adjacent dry changing rooms that link to a route to the artificial grass pitch.

A small spectator viewing facility is provided at first floor level with access through the fitness area and also by a staircase to the pool side.

The plant room areas are at ground floor level with external access from a service area.

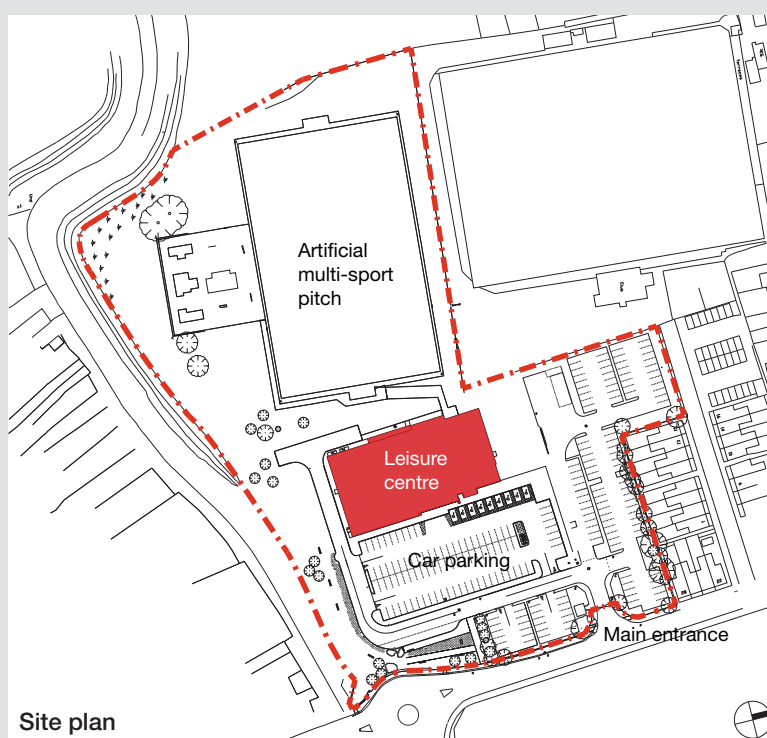


Schedule of Areas

Gross Site Area (including artificial pitch)	31,814 m ²
Building Footprint Area	c.1,900 m ²
Gross Internal Floor Area (GIFA)	2,972 m ²
Circulation Area (% GIFA including foyer and reception but excluding café)	15 %

General Accommodation / Standards

Studio	Studio with sprung floors and dedicated store
Fitness Suite	A 90 station health and fitness suite with comfort cooling and state-of-the-art equipment
Swimming Pool	25 m x 6 lane pool with 'easy going steps', mobile hoist, poolside competitor seating, 4 wheelchair zones and first floor viewing gallery (42 seats)
Learner Pool	11.5 x 7 m secondary pool with 'easy going steps', mobile hoist and facility
Activity hall	185 m ² multi-purpose space at ground floor level with dedicated store room
Activity suite	105 m ² multi-purpose space at first floor level
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 team based external sports changing with separate officials changing rooms. There is separate male and female changing for health, fitness, swimming and spa areas
Offices	Office provision located adjacent to the reception and in a separate suite



General Description of Key Specifications and Materials

Frame	Glulam timber frame to swimming pool, structural steel elsewhere	
Cladding	Brickwork / composite / copper / 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	Exposed painted brickwork / ceramic tiling / plastered blockwork	
Floors	Tiled / sprung timber / carpet tiled / vinyl flooring	
Lighting	Lux levels	Type
Swimming pool	300	PI high bay luminaire with IP54 glass cover
Changing spaces	300	Surface mounted IP65 luminaire
Fitness suite	300	Recessed luminaire
Activity suite	500	Recessed luminaire

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Substructure	499,000	168
2	Superstructure	1,478,000	497
3	Internal finishes	422,000	142
4	Specialist pool installations	614,000	207
5	Fittings and furnishings	330,000	111
6	Services	1,528,000	514
7	External works	551,000	185
8	Contingencies	603,000	203
9	Contractors design fees	237,000	80
	TOTAL CONTRACT SUM	6,262,000	2,107

Notes:

- Costs stated are rounded and based on 4th quarter 2013
- Costs stated exclude VAT
- Costs stated exclude Client fit out, Client professional fees and demolition costs
- Figures reported are final costs.

Specific Items of Interest

Element	Approximate area (m ²)	Water area ratio
Total water area	390	
Pool hall area	796	1 : 2.04
Wet changing, toilets and showers	258	1 : 0.66
Pool equipment store	31	1 : 0.08
Combined area of pool hall, wet changing and storage	1085	1 : 2.78
Spectator viewing gallery (42 seats)	28	
Reception / vending / seating space	124	
Public / spectator WC's	4	
Dance studio	118	
Fitness suite (Health and fitness gym)	427	
Spa suite	21	
Activity hall	185	
Dry change group/officials	83	
Other areas	897	

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

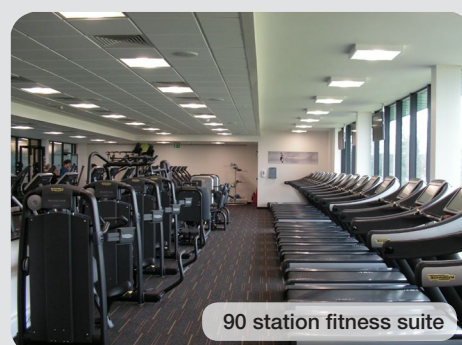
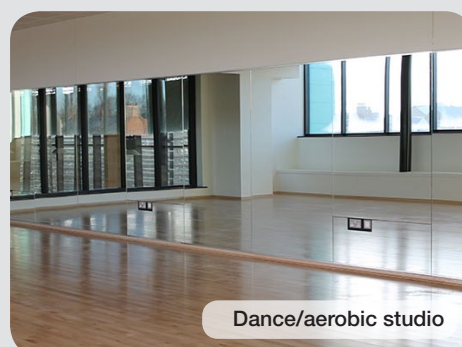
[Click here for current 'Design and Cost Guidance'](#)

Environmental Sustainability

- EPC Rating 'A'
- Combined Heat & Power (CHP) system
- Solar thermal panels
- Heat recovery from pool backwash
- Variable speed drives
- Energy efficient lighting & controls
- Low water consumption taps and flushes for toilets and urinals
- Automatic shower controls
- Rainwater harvesting to flush
- Automatic monitoring equipment for water make-up
- Pool covers to reduce ventilation and heat loads during unoccupied hours

Procurement / Programme

Designer	Bradshaw Gass & Hope LLP
Contractor	Wates Construction
Tender	Procured through Yorbuild Framework
Contract	NEC 3 Contract Option A
Duration	Contract programme – 57 weeks



Photographs provided by Abacus Cost Management, Selby District Council.