

BLOXWICH ACTIVE LIVING CENTRE



WALSALL, WEST MIDLANDS

Status: Completed June 2016
Client: Walsall Council
Operator: Walsall Sport and Leisure
Value: £11.1 million

Working with Sport England and the Local Community, Walsall Council conducted an extensive review to encourage Walsall to become more active and increase the participation of the community in sporting activities. One outcome was a £24 million funding commitment to replace two of the Borough's ageing leisure centres with brand new, up to date centres.

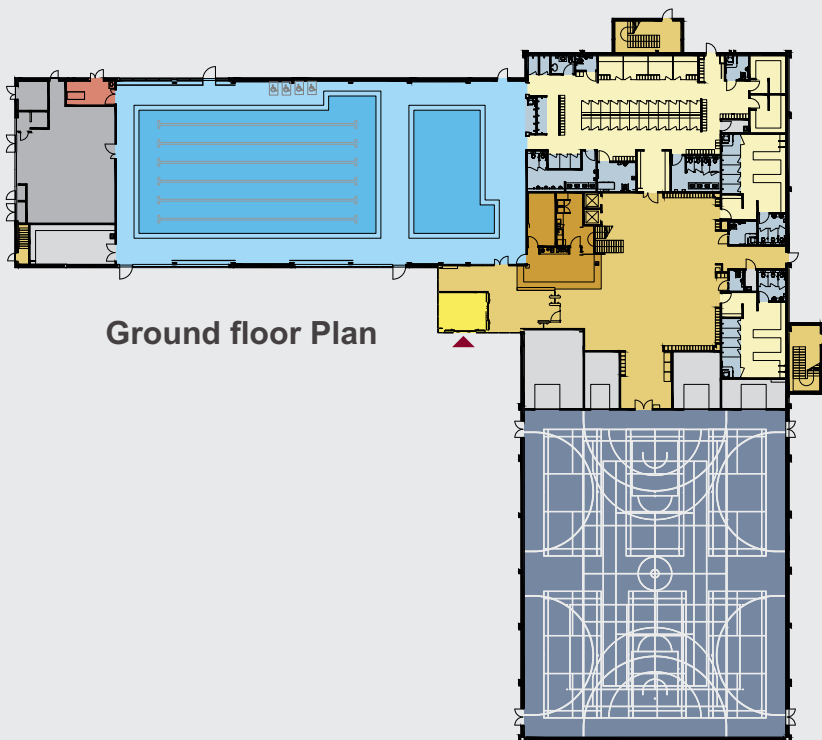
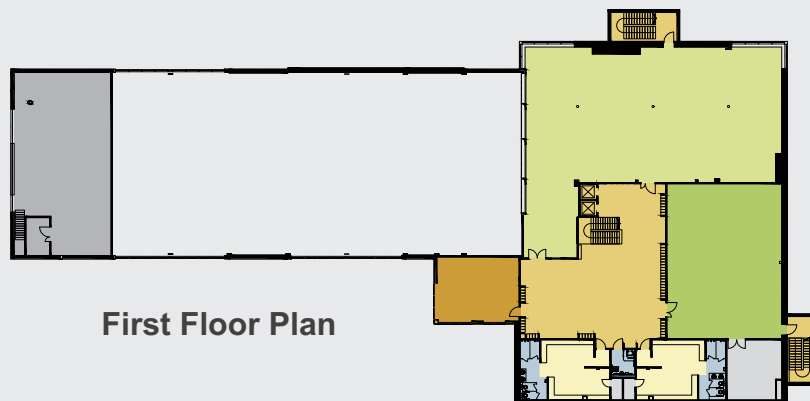
Bloxwich Active Living Centre, one of two new centres has been specifically designed to meet the health and leisure needs of the local community and provides a wide range of facilities to encourage people to actively participate in Sport.

The design evolved from Sport England's suite of "Affordable Model Concepts", which were used as a template to meet the specific needs of Walsall. The facility mix and scale reflects the desire to optimise revenue to deliver a financially sustainable Leisure Estate.

The project was funded by Sport England and Walsall Council.



*A good example of
how a quality
Public Sector
Leisure Centre can
be built at an
Affordable Cost*



Key

- Entrance
- Circulation / stairs
- Café
- Staff areas / reception
- Pool hall
- Wet / Dry changing
- Showers / toilets
- First aid
- Sports hall
- Fitness suite
- Studio
- Stores
- Plant / service void

Ethos and Background

The projects priorities were to increase local community's physical activity and provide a sustainable Leisure Estate. The design maximises the activity space in the centre, optimising “front of house” space, keeping space for M&E plant and staff accommodation to a minimum.

Whilst efficiency is at the heart of the design, every opportunity has been taken to provide an impressive appearance for the centre, with the L shaped layout guiding visitors to the centrally located reception and café.

The wave effect roof enhances the Architectural impact of the centre with the murals on the gable ends of the sports hall creating further visual interest and designed to aid increased user numbers.

The facility mix was developed in conjunction with the Borough's other new Leisure Centre at Oak Park following an extensive review of anticipated local needs and includes:

- 25m 6 lane main pool and learner pool
- 6 court Sports Hall
- Large health and fitness suite
- One studio
- Cafeteria
- Village changing space
- Extensive external works, landscaping and car parking

Accessible Design

Key features include:

- 2 vertical access lifts
- Automatic opening sliding access doors
- Dedicated accessible toilets and changing space
- Appropriate circulation provision for wheelchair users
- Adjacent disabled parking

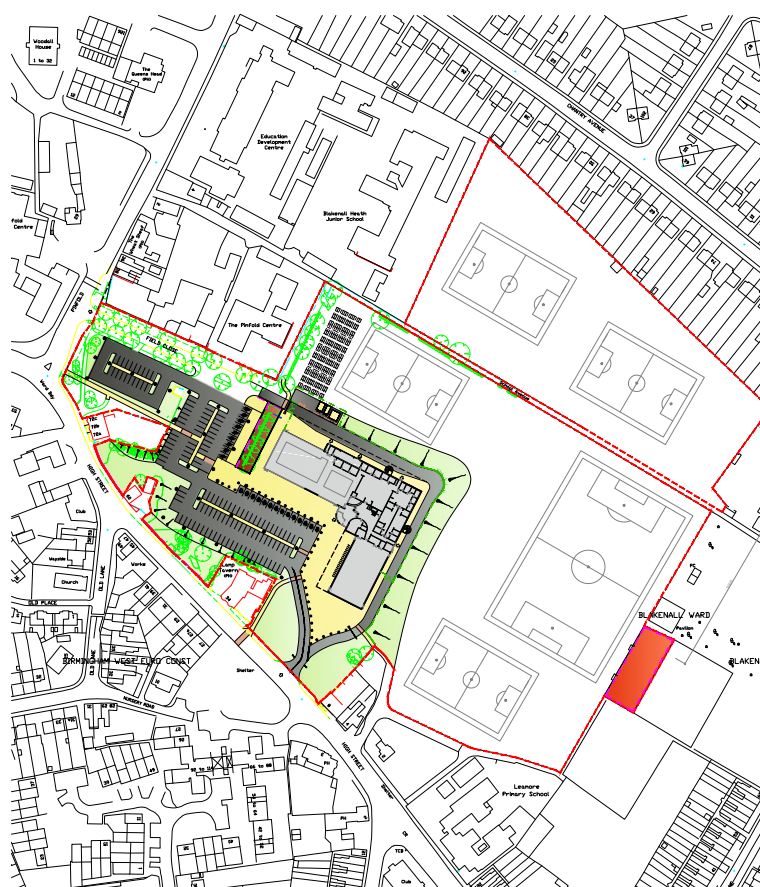
Schedule of Areas

Gross Site Area	64,832 m ²
Building Footprint Area	3,173 m ² (GEA)
Gross Internal Floor Area (all floors)	4,291 m ² (GIFA)
Circulation Area (% GIFA incl foyer and reception)	7.6 %

General Accommodation / Standards

Sports Hall	6 court Sports Hall
Pool Hall	25m 6 lane Main Pool with 12 x 7m Learner Pool
Fitness Suite & Studios	90 station Health and Fitness Suite and 1 Studio
Foyer / Reception / Café	Combined Reception and Café area

Site Plan



General Description of Key Specifications and Materials

Frame	Steel frame
Cladding	Composite insulated metals panels with low-level brickwork, render feature panels, and curtain walling
Roofing	Aluminium standing seam roofing on perforated decking
Pool Tanks	Sprayed concrete construction
Internal walls and partitions	Mainly blockwork, oak-framed glazed screens
Internal doors	Oak veneer doors, laminate-faced doors to dry sports areas, GRP doors to wet areas
Wall finishes	Self-finished, eggshell emulsion, and ceramic tiling
Floors	Timber floors to Sports Hall, ceramic tiles to wet areas, vinyl sheet, and carpet tiles
Ceilings	Exposed soffits with acoustic rafts, mineral fibre tiles and plasterboard suspended ceilings, coated metal open-cell panels to wet areas

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) /m ²
1	Substructure	640,000	149
2	Superstructure	2,282,000	532
3	Internal Finishes	636,000	148
4	Fittings	376,000	88
5	Services	2,691,000	627
6	External Works	1,724,000	402
7	Preliminaries	1,158,000	270
8	Contingencies & Prov Sums	380,000	89
9	Demolition	98,000	23
10	Contractor's Overhead & Profit	529,000	123
11	Design Fees	597,000	139
Total Contract Sum		11,111,000	2,590

Notes:

- Costs are rounded and are based on 3rd quarter 2015
- Costs exclude VAT
- Costs do not include any land acquisition costs

Specific Items of Interest

Element	Approximate Area	Water Area Ratio
Total water area	421 m²	
Pool Hall area	837 m ²	1:1.99
Wet Change, Toilets & Showers	344 m ²	1:0.82
Pool Equipment Store & Plant	396 m ²	1:0.94
Combined area of Pool Hall, Wet Change and Storage	1,577 m²	1:3.75
Sports Hall & Storage	1,023 m ²	
Fitness Suite	433 m ²	
Studios	198 m ²	
Dry Change, Toilets & Showers	282 m ²	
Café / Reception / Servery Space	375 m ²	

Environmental Sustainability

- Extensive use of natural light
- Variable speed drives on pumps
- Combined heat and power units
- Under-floor heating in reception and changing areas
- Pool covers
- Building management system
- Heat recovery on ventilation plant

Procurement / Programme

Operator	Walsall Sport and Leisure
Contractor	ISG
Project Manager	Faithful & Gould
Designer	Noor
Tender	OJEU Restricted
Contract	JCT Design & Build 2011
Duration	78 weeks



Reception & Café



Studio

“A once in a generation improvement in Walsall's leisure facilities”

Council Member

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

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

Photographs provided by Walsall Council 2017