

# OAK PARK ACTIVE LIVING CENTRE



## WALSALL, WEST MIDLANDS

**Status:** Completed June 2016  
**Client:** Walsall Council  
**Operator:** Walsall Sport and Leisure  
**Value:** £12.7 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 £24m funding commitment to replace two of the Borough's ageing leisure centres with brand new, up to date centres.

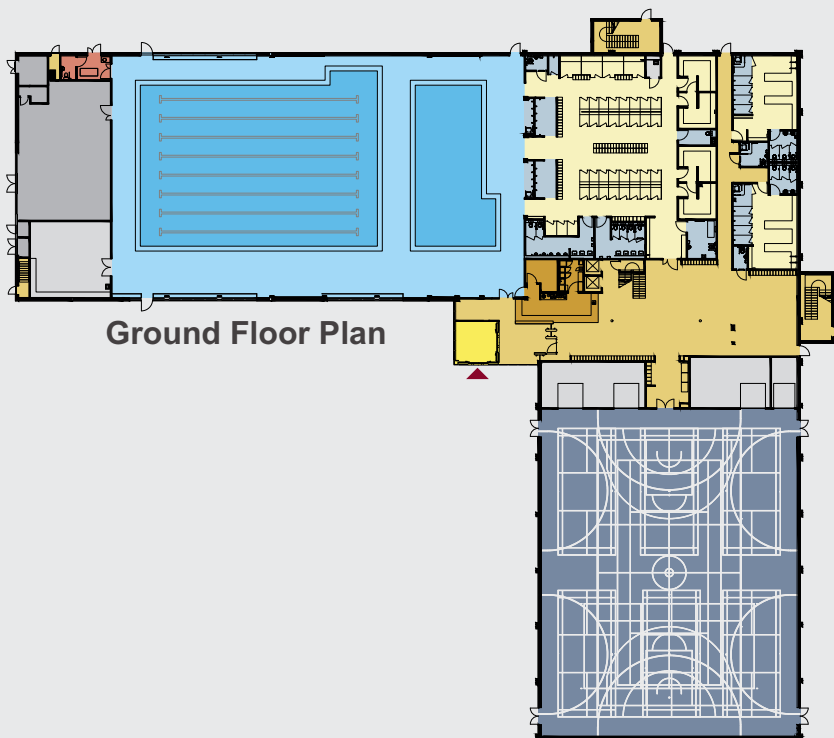
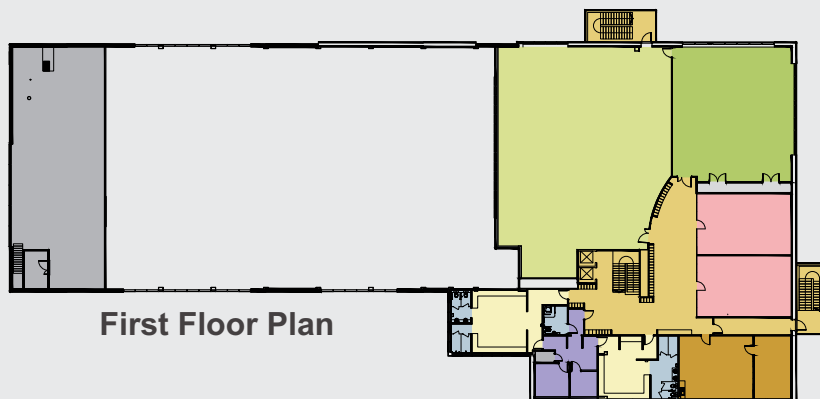
Oak Park Active Living Centre, one of two new centres has been specifically designed to meet the health and leisure needs of the local community and provides a wide range of facilities to encourage people to actively participate in Sport.

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
- Squash courts
- Fitness suite
- Studio
- Steam & sauna
- Stores
- Plant / service void

## Ethos and Background

The project's 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 V 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 Bloxwich following an extensive review of anticipated local needs and includes:

- 25m 8 lane pool plus learner pool
- 6 court sports hall
- Large health and fitness suite
- One studio
- Two squash courts
- Cafeteria
- Village changing space
- Extensive external works, landscaping and car parking including a refurbished full size senior artificial 3G grass football pitch with sports lighting

The orientation and mass of the centre has a diminishing profile, minimising the impact on residents as well as helping to shield residents against light spillage from the 3G pitch.

## 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

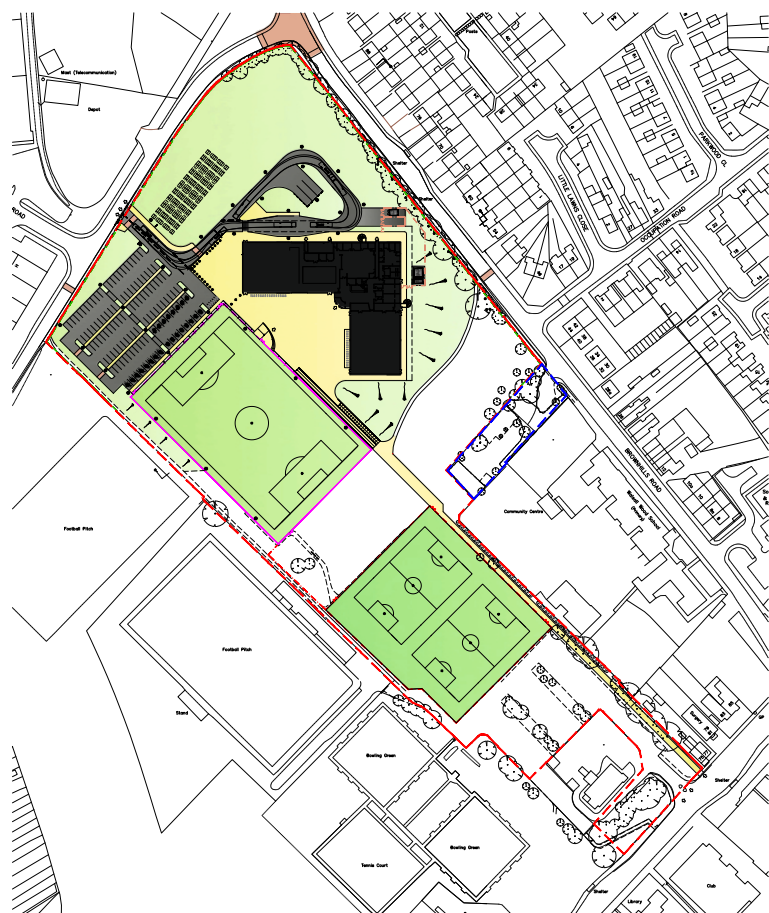
## Schedule of Areas

|                                                    |                             |
|----------------------------------------------------|-----------------------------|
| Gross Site Area                                    | 58,673 m <sup>2</sup>       |
| Building Footprint Area                            | 3,575 m <sup>2</sup> (GEA)  |
| Gross Internal Floor Area (all floors)             | 4,861 m <sup>2</sup> (GIFA) |
| Circulation Area (% GIFA incl foyer and reception) | 7.2 %                       |

## General Accommodation / Standards

|                         |                                                  |
|-------------------------|--------------------------------------------------|
| Sports Hall             | 6 court Sports Hall                              |
| Pool Hall               | 25m 8 lane Main Pool and 15 x 7m Learner Pool    |
| Fitness Suite & Studios | 90 station Health and Fitness Suite and 1 Studio |
| Squash Courts           | 2 Squash Courts with glass rear walls            |
| Foyer / Reception /Café | Combined Reception and Café area                 |
| Sports Pitches          | Refurbished full size artificial grass pitch     |

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 and Squash Courts, 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 <sup>2</sup> |
|---------------------------|--------------------------------|-------------------|--------------------------|
| 1                         | Substructure                   | 716,000           | 147                      |
| 2                         | Superstructure                 | 2,297,000         | 473                      |
| 3                         | Internal Finishes              | 663,000           | 136                      |
| 4                         | Fittings                       | 475,000           | 98                       |
| 5                         | Services                       | 2,971,000         | 611                      |
| 6                         | External Works                 | 2,420,000         | 498                      |
| 7                         | Preliminaries                  | 1,212,000         | 249                      |
| 8                         | Contingencies & Prov Sums      | 470,000           | 97                       |
| 9                         | Demolition                     | 124,000           | 25                       |
| 10                        | Contractor's Overhead & Profit | 606,000           | 125                      |
| 11                        | Professional Fees              | 778,000           | 160                      |
| <b>Total Contract Sum</b> |                                | <b>12,731,000</b> | <b>2,619</b>             |

Notes:

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

## Specific Items of Interest

| Element                                                   | Approximate Area           | Water Area Ratio |
|-----------------------------------------------------------|----------------------------|------------------|
| <b>Total water area</b>                                   | <b>539 m<sup>2</sup></b>   |                  |
| Pool Hall area                                            | 1,118 m <sup>2</sup>       | 1:2.07           |
| Wet Change, Toilets & Showers                             | 428 m <sup>2</sup>         | 1:0.79           |
| Pool Equipment Store & Plant                              | 494 m <sup>2</sup>         | 1:0.92           |
| <b>Combined area of Pool Hall, Wet Change and Storage</b> | <b>2,040 m<sup>2</sup></b> | <b>1:3.78</b>    |
| Sports Hall & Storage                                     | 1,063 m <sup>2</sup>       |                  |
| Fitness Suite                                             | 408 m <sup>2</sup>         |                  |
| Studios                                                   | 188 m <sup>2</sup>         |                  |
| Dry Change, Toilets & Showers                             | 291 m <sup>2</sup>         |                  |
| Café / Reception / Servery Space                          | 274 m <sup>2</sup>         |                  |

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

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

## Environmental Sustainability

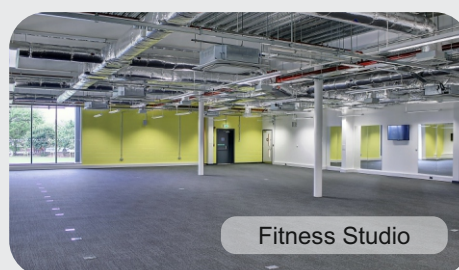
- Extensive use of natural light
- Variable speed drives on pumps
- Combined heat and power units
- Under-floor heating in reception and changing areas
- Pool covers
- Building management system
- Heat recovery on ventilation plant

## 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



Fitness Studio

“A long-term investment in the health and wellbeing of the people of Walsall”

Council Member

Photographs provided by Walsall Council and QMP 2017