

PERDISWELL LEISURE CENTRE

WORCESTER

Status: Completed March 2017
Client: Worcester City Council
Operator: Freedom Leisure
Value: £10.7 million



Perdiswell Leisure Centre is encouraging more people to be more active right across the City of Worcester. The priority to replace an ageing pool in another location led to an innovative extension and refurbishment of a traditional leisure centre originally built in the early 1980s.

This much-enhanced centre has improved delivery across focus sports and has tapped into the latent demand from a market segmentation model that demanded better and more accessible facilities.

Integral classrooms serve the local Further Education College and Worcester City Council, Freedom Leisure and Worcester Swimming Club have a new 25 metre 8-lane competition pool enabling them to host regional galas and open meets.

This strategic project is changing people's lives for the better. The project was funded primarily by Worcester City Council and Sport England.

View towards pool hall and spectator viewing area with covered area leading to main entrance foyer (right)



Pool hall

Perdiswell Leisure Centre is helping to encourage more people right across the City of Worcester to be more active, more often.



Wet changing area

New indoor facilities include:

- 25m 8-lane pool and spectator viewing with 284 seats
- 18 x 10 m learner pool with movable floor
- 8-court sports hall and spectator viewing with 97 seats
- 120-station fitness suite
- Dry changing facilities for sports hall, fitness suite and studios, outdoor sports pitches and officials
- Wet 'Village' changing
- 3 multi-use/ flexible dance/ aerobic studios and 1 spinning studio
- 2 teaching rooms
- Café
- Staff offices
- Associated support facilities;

and new outdoor facilities include:

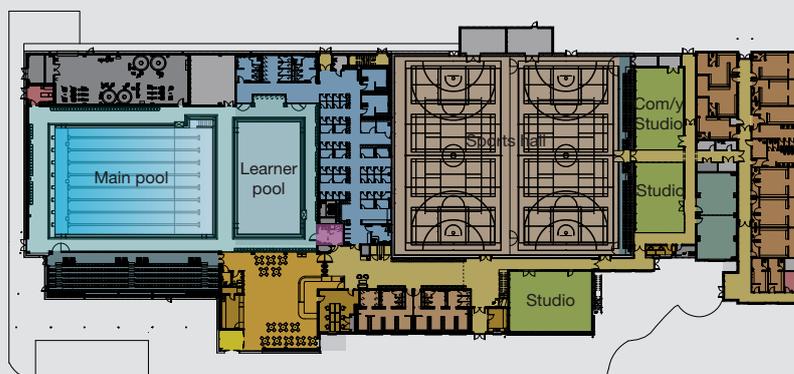
- Multi-use games area
- 6 natural turf sports pitches
- 393 car and 60 cycle parking spaces.

Design

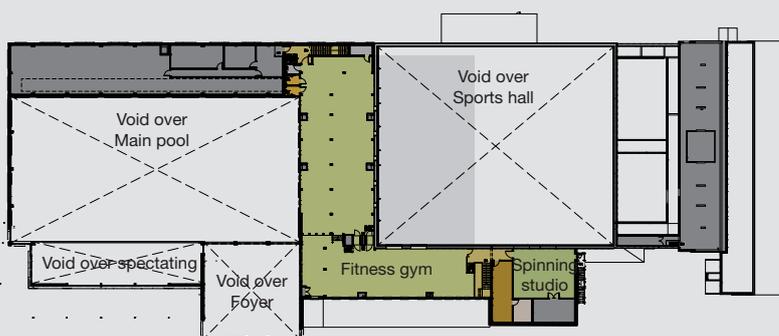
The refurbishment and extension of Perdiswell Leisure Centre to provide a strategic facility incorporating a new 8-lane competition pool, 8-court sports hall, 120-station gymnasium, 3 studios and classroom facilities, presented some significant design challenges.

The aim of the project was to prioritise the user experience and create a facility accessible to all and where the transition between the old and new areas of the building would be seamless.

This vision has been achieved and with it has come a complete connection between the



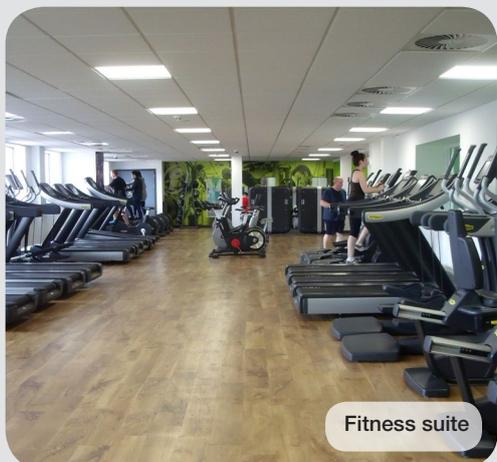
Ground floor plan



First floor plan

Key

Entrance	Teaching rooms	Changing Places	Dry change
Circulation	Pool hall	Sports hall	Dry team & officials change
Foyer / Public toilets / Cafe	Spectator seating	Fitness suite	Stores
Staff areas/reception	Wet change	Spin studio	Plant / service void
Meeting rooms	First aid	Dance studio	Void



Fitness suite

various activity areas throughout the centre. This allows customers to enjoy a range of activities, encourage cross participation, whilst enhancing the security and safety of the site.

Extensive demolition and re-construction has opened up generous circulation spaces to provide excellent accessibility and connectivity. Local schools worked with the design team to produce contemporary 'stained glass' effect artwork within the atrium and pool hall.

Clever use of structural steelwork throughout has provided a sense of open space, whilst coping with difficult legacy challenges in resolving compromises between floor levels and old and new ceiling heights, for example, enabling the ceiling to be raised in the changing village.

LED lighting has been used extensively with pool downlighters, rather than uplighters, to provide a bright, attractive pool hall.

“*...It's extremely satisfying to see so many local people with a range of disabilities and young families using the extensive range of facilities and activities on offer, which will have a hugely beneficial impact on their long term health and wellbeing...***”**

Alan New

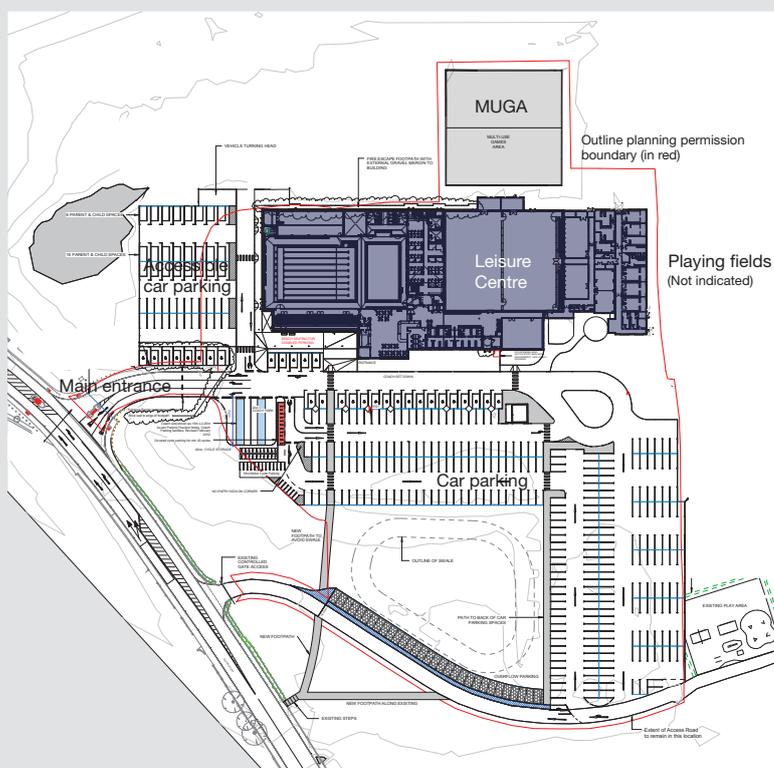
Worcester City Council
Contracts and Performance Manager

Schedule of Areas

Gross site area (including pitches)	c. 26,400 m ²
Building footprint area	4,656 m ²
Gross internal floor area (GIFA)	5,759 m ²
Circulation area % GIFA	7.3 %

General Accommodation / Standards

Pool hall	8-lane 25m main pool with spectator area and separate 18 x 10 m learner pool
Sports hall	8-court sports hall with spectator viewing area
Fitness suite, studios and classrooms	120-station fitness suite, 3 studios, 1 spinning studio and 2 classrooms
Reception / foyer / café	Main entrance foyer with reception and café/ server area with access to pool hall spectator area
Changing areas	Wet changing village, separate sports hall and fitness suite / studio dry changing areas, and specific outdoor sport dry changing facilities
Outdoor sports area	Multi-use games area and 6 natural turf sports pitches



Site plan

General Description of Key Specifications and Materials

Frame	Steel frame with laminated timber roof beams to pool areas
Pool tanks	Sprayed concrete construction
Cladding	Composite metal cladding, curtain walling, existing brickwork
Roofing	Existing pitched tiling, existing flat roofing, new flat roofing on laminated timber roof structure to pool areas
Internal walls and partitions	Fair faced blockwork, plastered blockwork, stud partitioning
Internal doors	Hardwood veneer-faced doors, plasform doors to pool areas
Wall finishes	Painted plaster, painted fair faced blockwork, ceramic tiling, acoustic panelling to pool areas, u-PVC panelling
Floors	Barrier matting, carpet tiling, non-slip vinyl, ceramic tiling, semi-sprung timber, painted concrete, resin poured
Ceilings	Painted plasterboard and acoustic, moisture-resistant and standard suspended ceilings

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Substructure	1,016,000	177
2	Superstructure	1,949,000	339
3	Internal finishes	1,044,000	181
4	Fittings	502,000	87
5	Services	2,471,000	429
6	External works	740,000	129
7	Preliminaries	820,000	143
8	Demolition	35,000	6
9	Overheads and profit	260,000	45
10	Design contingency/risk/provisional sums	168,000	29
11	Professional fees	930,000	162
12	Equipment costs	100,000	17
13	Client contingency	665,000	115
	TOTAL CONTRACT SUM	10,700,000	1,859

Notes:

- Costs are rounded and based at 3Q 2015 and exclude VAT
- Costs do not include any land acquisition costs
- Cost (£) per m² based on 5,759 m² GIFA

Specific Items of Interest

Element	Approximate area (m ²)	Water area ratio
Total water area	605	
Pool hall area	999	1 : 1.65
Wet changing, toilets and showers	396	1 : 0.65
Pool equipment store	61	1 : 0.10
Combined area of pool hall area, wet changing and storage	1,456	1 : 2.41
Sports hall	1139	
Fitness suite	570	
Studios	394	
Dry changing areas	475	
Teaching rooms	86	
Reception / café / servery	250	

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

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

Environmental Sustainability

- Combined heat and power generation
- Effective use of natural lighting and extensive use of low energy lighting
- Solar shading where needed
- SUDS – with large attractive swale forming part of landscaping treatment
- Advanced building management system
- Zonal air management and climate control

Procurement / Programme

Operator	Freedom Leisure
Contractor	Speller Metcalfe
Construction Project Manager	Turner & Townsend
Designer	Noor
Tender	Single Stage Design & Build
Contract	JCT Design & Build 2011
Duration	Contract programme – 67 weeks

“...It's great to see Worcester investing in this fantastic new pool, it is exactly what we need if we're going to grab the medals at Tokyo in 2020...”

Rebecca Redfern

100m Breaststroke Swimming Silver Medallist
Rio 2016 Paralympics



Illustrations based on drawings provided by Noor.
Photographs provided by QMP (March 2017).