Outline Design Brief: Worcester Swimming Pool

Development Overview

Worcester City Council are looking to redevelop the existing Perdiswell Sports Centre site with a new swimming pool complex, located on Perdiswell Park to the north of the City. In developing water space on this site, the Council will look to close the ageing Worcester Swimming Pool facility in the City centre. The existing Perdiswell dry side centre will also be demolished following the opening of the new centre.

History / Context

The present Worcester Swimming Pool at Sansome Walk was built in 1970 and provides the following facilities:

- L-shaped 25 m 6 lane pool with diving boards (Diving boards and water space have been out of use for many years), spectator gallery
- Unisex changing village
- Dry changing facilities
- Fitness suite
- Small splash pool
- A learner pool and a spectator gallery
- A dance studio
- Sauna

The swimming pool is an ageing facility, with much of its plant and equipment at the end of its life expectancy.

The present Perdiswell Sports Centre facilities include:

- 18 hole golf course
- 60 station health and fitness
- Dry changing facilities
- Offices
- Creche
- Outdoor all weather pitch
- 6 grass pitches
- 8-court sports hall
- Bar facilities
- Parking
- Golf Professionals Shop
- Outdoor pitch changing facilities

Perdiswell is approximately 30 years old and is coming to the end of its design life. The building's design does not encourage sports participation and with its many hiding places, has become a security issue.

The Council would like to replace these two ageing facilities with a new state of the art swimming pool centre.

Demographics

According to mid-year estimates (2011), published by WCC, the population of the city is approximately 94,000. Projections from the Office of National Statistics suggest that by 2030 the population of the district will have increased by 6,000 to approximately 100,000.

In common with a number of cathedral cities, in terms of overall demographics, Worcester has a high percent of people who are comfortably off, without necessarily enjoying the highest disposable incomes.

Among the best represented Mosaic groups are F Suburban Mindsets (13.4%) ('maturing families on mid-range incomes living a moderate lifestyle in suburban semis') who have solid if unspectacular propensity to take part in health & fitness – many are in their forties and early fifties – and G Careers & Kids (10.9%). The latter are younger families, where often both parents are earning good incomes. Penetration rates are likely to be healthy – particular where there is a swimming pool – in both the public sector and even at private sector providers with a family ethos like David Lloyd.

Also well represented is group B Professional Rewards ('experienced professionals in successful careers enjoying financial comfort in suburban or semi-rural homes'). These will probably be the bedrock of the current neighbouring Nuffield membership, particularly since their children are getting older.

Mosaic group M (12.5%) is full of steady family types where incomes may be feeling the squeeze and the difference between a £33 and £40+ price point is likely to make a considerable difference.

Note that groups such as I Ex-Council Community and J Claimant Cultures combine to make up nearly 16% of the 3 mile catchment population and thus make up an important market segment that could also easily be excluded by excessive prices.

Assessment of Need

A demand and supply analysis was completed in the initial Options Appraisal stage and this highlighted the following facilities should be considered in the new development:

Swimming Pools – current levels of provision satisfy demand well. Closure of the existing pool and replacement with a 6 lane 25m pool would result in a net reduction of overall pool capacity. This could be mitigated, to some extent, by negotiating increased community use of other pools in the city (e.g. New College). Alternatively, an 8 lane 25m pool would increase pool capacity in the city, without the need to rely on use of other facilities. This option would also provide scope to accommodate a future increase in demand due to population growth.

Sports Halls - Worcester currently has an excellent level of sports hall provision with over 95% of sports hall demand being satisfied; a figure comfortably higher that the regional average. An additional 12 courts are being built at Worcester Arena to add to this capacity. Based on this increase in provision, the FPM results suggest there is scope to reduce the size of the proposed sports hall, as part of a new leisure centre development. Currently Perdiswell Leisure Centre includes an 8 court sports hall. However, this could be reduced or removed entirely without having a detrimental impact on the ability to satisfy demand in the wider city. For these reasons we recommend that the Council does not include sports hall provision in a new centre. If the Council withdraws from providing the 8 courts sports hall space at Perdiswell, the addition of the 12

courts at the arena will mean there is still a net increase of 4 courts above the existing supply if The Kings School adds a further 4 courts the net increase is 8 additional courts on top of the level of supply that Sport England already regards as 'very good'.

Health and Fitness Facilities - The latent demand report shows the new centre attracting a total membership of circa **3,740**. In our experience, this is an unusually high number and is very encouraging for the business case for a new centre. Using industry benchmarks of circa 25 members per-station, this would point towards provision of up to 150 stations.

The design of the new centre should account for the additional levels of use that the facility is likely to experience and therefore additional parking should be allowed for. The primary users of the Perdiswell Leisure Centre are and will be expanded to include:

(a) Residents and local community (general public);

(b) School children;

(c) Independent community groups, including sports clubs; and

(d) Tourists / Visitors.

(e) Perdiswell Park users

Proposed New Facilities

The following facilities are proposed in the new swimming pool building on Perdiswell Park:

- Golf clubhouse and pro shop
- 8 lane 25m swimming pool to county standard
- Formal spectator seating for a minimum of 250
- Changing Places facility
- One dance studio divisible into three or two plus a specialist facility e.g. Spinning
- Dry changing for health and fitness facilities and studio
- Café / Bistro for 50 / 60 with external area utilising picnic benches as per the Countryside Centre adjacent to County Hall
- 8 external team changing rooms
- Teaching pool (17m x 8m) with moveable floor and formal spectator area on poolside
- Wet changing
- 150 station fitness suite
- Crèche including soft play
- Resurfacing of the two existing 5-a-side pitches
- Confidence water area for children

Standard of Play

All of the facilities at the new Worcester Swimming Pool centre should be designed to accommodate a county standard of play. It is intended that the facilities will be used for competitions.

Budget

The outline cost plan has confirmed the budget to be £13,000,000. This includes the following:

- Construction of the Centre
- External Works and Utilities
- Inflation
- Contingency
- Professional Fees

This budget figure excludes VAT and fit out costs.

Guidance

This brief is to be read in conjunction with the following guidance. Please note this is not an exhaustive list:

- Sport England guidance
- ASA guidelines
- FINA guidelines
- SAPCA guidance
- All relevant British and European Standards
- Building Regulation requirements
- PWTAG 'Swimming Pool Water' guidelines

1 General Requirements

Comments

The Site

1.1 The new Worcester Swimming Pool will be located in Perdiswell Park adjacent to the current Perdiswell Sports Centre.

1.2 Local ground conditions and topography are being reviewed as part of the current stage of work.

1.3 Perdiswell Sports Centre will be demolished once the new centre is up and running.

The Building

1.4 The anticipated building life will be in excess of 50 years, with the first major maintenance to the structure being in 50 years. The life expectancy of materials used to external elevations should be 25 years (excluding routine maintenance) and 20 years for building services (excluding routine maintenance).

1.5 Planning consent will be required with any subsequent conditions discharged prior to Practical Completion of the facility.

1.6 The Design Team and subsequently the Contractor will also be expected to liaise with the Fire Officer in respect of associated risk assessments and agreements.

1.7 The completed project must be fully compliant with Building Regulations, including the provisions for disabled access as specified in Part M and the Disability Discrimination Act (DDA).

1.8 The design of Worcester Swimming Pool should meet and exceed the minimum requirements set out by the Disability Discrimination Act 2005, BS: 8300 and Sport England's guidance note, titled: Access for Disabled People. Consideration must also be given to the safe and unassisted evacuation of disabled users from the first floor, if one is provided.

1.9 The external elevations should utilise quality, low maintenance finishes, and be sympathetic to the surrounding environment avoiding being prone to physical damage by vandals and addressing the needs for protection against attack by vandals.

1.10 All finishes are to be robust and suitable for the location of the facility and the nature of its use. Therefore consideration should be given to the use of a hard material like brickwork up to door height levels. Colour could be used to bring interest into the façade and glazing will be used in the most effective locations.

1.11 The building fabric and services should be cost effective but energy efficient with low maintenance costs and incorporate anti-vandal fittings to public areas.

1.12 Services should be economic and environmentally friendly, allowing operational running costs to be minimised. Full life cycle cost analysis will be required when considering the building fabric and services.

1.13 The required demand and provision of all statutory services will need to be assessed by the Design Team and the resultant cabling and housings incorporated into the design of the new centre.

1.14 Dedicated access is to be provided to all parts of the building that require routine maintenance (such as internal roof areas, the gutters etc) without the need to hire in access equipment. Ease of maintenance will be an important consideration to the Client.

1.15 Worcester Swimming Pool is to have wireless data capability throughout the public areas.

1.16 Security of the facilities and the users is a key requirement and Worcester Swimming Pool is to be ‘Secure by Design’.

1.17 The design should include for the complete installation of CCTV systems throughout the building and all external areas.

Environment

1.18 Worcester Swimming Pool should be designed to be sustainable, being considerate of environmental issues such as the use of energy and non-sustainable resources and the control of pollution. Consequently sustainable materials should be utilized in the design and construction of the Facility where ever possible.

1.19 The Building should be designed to take into account the following considerations:

Architectural Design

- Passive Design Solutions – building orientation; heat gain; solar shading; pre-heat air; building massing.

Energy / On Site Renewables

- Energy Efficiency - consider the use of CHP / biomass as a source of on site energy production.
- On Site Renewables – consider wind power, solar thermal, rainwater harvesting, and ground source and air source heat pumps.
- Renewable Energy Supply – consider using a sustainable source supply chain wherever external energy is required.
- Thermal Performance of Envelope – consider air tightness, insulation values, external wall design, etc. to reduce heat loss through the building fabric.
- Heat Loss – Include for pool covers to reduce heat loss whilst the pool is not in use.
- Carbon Footprint – consider the use of low energy lighting, PIR detection, zoned lighting, energy rating of appliances, secure cycle storage etc. to reduce the carbon footprint of the operation.

Materials

- Green Guide Rating – all materials should be reviewed in accordance with the Green Guide.
- Review recycled content and recyclability of materials and propose where they could be used.
- Materials should be sourced responsibly with FSC (Forest Stewardship Council) certification for timber, local supply chains, etc.

Water

- Surface water run-off should be reduced by roof attenuation. Rainwater harvesting and attenuation should be considered.

- External hard landscaped materials should consider the use of Sustainable Urban Drainage Systems (SUDS). The external landscaping design should also give due consideration to attenuation.
- The design of the ground floor level should be kept above the annual flood datums to avoid any risk of flooding.

Waste

- Internal Waste – consideration should be given to how the waste streams in the building can be separated and stored on site once it is operational.
- Construction Waste – the contractor will be required to provide a construction waste plan to demonstrate the management of waste separation and recycling.
- Design Out Waste – consideration should be given to using the Waste and Resources Action Plan (WRAP, **www.wrap.org.uk**) initiative to aid designing out waste. Further measures should include the use of standard component sizes, pre-fabrication and modular construction.

Ecology

1.20 The building is to be be designed to provide opportunities for bat roosting within the facades. Bat boxes are also to be provided to encourage bats displaced from the existing Perdiswell Sports Centre to remain in the area.

Equality and Race

1.21 The leisure facilities provided at Worcester Swimming Pool Complex should be designed to cater for all age ranges, abilities and races, in accordance with the Council's published guidance.

2 Facilities

Reception & Circulation

Entrance & Lobby

2.1 Easy and convenient disabled access should be provided to the centre, to ensure that no temporary ramps or mechanical aids are required.

2.2 The entrance to the reception should be through a comfort lobby, created between two pairs of automatic sliding doors.

2.3 The entrance foyer should be a light and welcoming foyer that makes good use of natural light and encourages height and open space.

2.4 The entrance foyer should incorporate a waiting area with a recessed area to accommodate three vending machines, which will also require electrical and cold water supplies, and drainage.

2.5 The reception area should provide a focal point for customers entering the building, and consider the means by which customer's access either the wet or dry side facilities.

2.6 The reception area should endeavour to create an 'active ambience', perhaps through a view into the swimming pool that can be visually obscured if required.

2.7 The reception counter should be located so that people entering the building can be greeted and monitored both when using the public area and the restricted access areas beyond the barriers/ control points.

2.8 The reception counter should pay particular attention to detailing and material choice so as to create a professional and welcoming ambience to set the quality standard feel for the remainder of the facility.

2.9 The design of the reception counter should incorporate a lower portion for ease of use by members of the public and staff who use wheelchairs.

2.10 The design of the reception back counter should be bespoke to meet the design requirements and counter installations (IT; telephony; cash drawers) of the client. Suitable and adequate storage is to be provided within the reception area

2.11 The design of the reception area should provide space for the installation of wall mounted information/ television screens, which will be provided by the client.

2.12 The reception desk area should be directly connected to rear administration offices and a secure cash room.

2.13 The reception area should be openly connected with adjacent café facilities and should also have quality vending provision.

2.14 Buggy storage is to be provided in the reception area.

2.15 The circulation space beyond the reception area should be controlled using turnstile barriers and/ or swipe card controlled entry booths. The method of operation for these is to be agreed with the operator, but cabling to serve these shall be concealed and run behind or beneath the finishes.

Provision of retail facilities are required for the display and sale of sports and associated equipment.

Provision for a swimming club trophy cabinet is to be made

Reception Area Offices

2.16 The reception administration facilities should consist of two offices and a secure cash room.

2.17 The first office should be directly accessible from reception through a lockable door and be of sufficient size to accommodate four people along with desks, filing cabinets, a floor mounted day safe and a photocopier.

2.18 The second office should be of sufficient size to accommodate two people along with desks and filing cabinets.

2.19 The office accommodation should be air conditioned / comfort cooled to $20^{o}C – 22^{o}C$.

2.20 An additional comms room should be provided adjacent to the above to accommodate the comms equipment, and CCTV outpost / controls.

2.21 The comms room should be air-conditioned / comfort cooled to the I.T. consultant recommendations.

Café/ Servery area

2.22 The café facilities should be openly integrated and accessible from the reception area with segregation of the area being achieved more through circulation and furnishings than any physical barrier.

2.23 The Café is to be accessible on the public side of the turnstiles.

2.24 The café facilities should be sized to accommodate 50 Nr. users seated at tables and chairs. The seating area should be linked via double doors to an external terrace that can be used in good weather. The link to Perdiswell Park should encourage use fo the catering facility.

2.25 The café should be designed to serve coffee and 'light bites' that require simple preparation and heating only (i.e. Soups, Panini's, toasted sandwiches etc.) i.e those that do not require the provision of any significant bespoke ventilation.

2.26 The design of the front counter should allow for the incorporation of hot and cold food display counters; counter top sandwich/ food servery; cash collection and serving space.

2.27 The front counter should allow for a lower portion for use by people in wheelchairs.

2.28 The back counter should allow for the provision of counter top with sink(s), heating facilities (i.e. for making Soups, Panini / toasted sandwiches etc); and include space for; one or two microwaves; an industrial coffee machine; hand washing facilities; storage; two under counter refrigerators and dishwasher; and waste disposal.

2.29 The final specification and design for the fit out of the cafe/ server area will need to be agreed with the operator.

Public Toilet Provision

2.30 Toilet provision is to be provided on the public side of the turnstiles to serve the café and park users.

2.31 The number of toilets to be provided should meet the British Standards.

2.32 One ambulant cubicle is to be provided in both the male and female toilets.

Circulation

2.33 The design of circulation within the building should endeavour to keep circulation space / corridors to a minimum and be as simple / straightforward as possible with no significant changes of floor levels (on each floor if appropriate).

2.34 The circulation design should create a seamless link between the dry side provision and the wet side provision, with clear routes between the two being evident to users. Although access to the facilities must be controllable to ensure that customers only have access to the facilities that they have paid for.

2.35 Corridor widths to main circulation routes should be maximised to allow two wheelchair users to use the corridor at the same time.

2.36 Corridor widths should not to be compromised by any projections such as lockers, radiators or door frames, which should all be accommodated within recesses in the wall line.

2.37 All single doors should have a minimum clear width of 800mm and double doors should have a minimum clear width of 1810mm (or leaf and a half) to suit disabled access.

Based on Sport England recommendations.

2.38 All doors (single or double), where they are required in corridors for fire protection, should be recessed into the wall spaces so as to finish flush with the corridor walls and be held in the 'normally open' position by magnetic release devices.

2.39 All corners to corridors and low level finishes should be robust and corner protection provided to minimize damage.

2.40 Vertical circulation will be provided via three staircases, one accommodation stair and two escape staircases. A 13 person lift is to be provided to serve the first floor.

Wet Side

Swimming Pools

General Requirements

2.41 The main pool and learner pools are to be divided into two separate environments with a solid partition, to form acoustic and thermal separation of the spaces.

2.42 Careful attention should be given to the avoidance of glare from both sunlight and internal light fittings, along with the control of humidity, air and pool temperatures and comfort levels as recommended by PWTAG.

2.43 The pool edges / surrounds should be deck level design with weir arrangement.

2.44 All weir / deck side gratings should be heavy duty and robust, using contrasting floor tile colours and texture to highlight the pool edges.

2.45 The tiling of both pool basins and the pool surround areas should conform to industry specifications in relation to the adhesive, recommended bedding requirements and installation of expansion joints.

2.46 Such tiling, grout and associated fitting should be resistant to industrial cleaning chemicals and processes such as pressure washing in the case of the pool surround areas.

2.47 Such tiling to both pool basins below the water line should be white, with all tiles in the pool basins to be those specifically manufactured for such a location / use.

2.48 All ladders and hand rails should be constructed out of heavy duty plastic or 316 grade stainless steel.

2.49 Consideration must be given within the specification of the pool plant, to ensuring that the running and maintenance costs are low and as efficient as possible.

2.50 Quality of the water should be controlled by the use of a UV disinfection system.

2.51 Access to the pool plant and all isolation switches and controls should allow for ease of use/maintenance and also allow for the eventual replacement of the largest plant items.

2.52 The balance tanks for both pools should also be located such as to provide ease of access and maintenance.

2.53 Manually operated/ electrically assisted permanent pool covers are required for both pools and provision should be made for these to be stored at high-level.

2.54 The design of pool lighting and other services should allow for installation and maintenance from the pool side without the necessity for access into the pool tank.

2.55 Poolside services should include taps and low voltage sockets/ outlets for connection of cleaning equipment. .

2.56 The design should incorporate industry recommended pool alarm facilities for use by lifeguards (to be agreed with operator) for use in an emergency situation.

2.57 Consideration should be given to the provision of a drowning detection system to the two pools with associated underwater lighting and connectivity to the lifeguard chairs.

2.58 Allowance should be made for the provision of the appropriate number of lifeguard observation chairs to be positioned around both pools.

2.59 Reverberation times within the pool areas to be controlled by the use of suitable finishes to ensure that intelligibility of instructions given by the lifeguards or teaching staff is not compromised.

Main Pool

2.60 The main 25m pool is likely to be used by the following user groups:

- Recreational / Community Swimmers;
- Health & Fitness Members;
- Children's Swimming Parties;
- School Classes
- Learner Swimmers;
- Club Swimmers (for training);
- Sub-aqua clubs
- Disabled Swimmers / Groups;
- Single Sex Groups; and
- Ethnic Groups including Muslim Women.

2.61 The design of the pool and pool hall should as a minimum be to county standard.

2.62 The main pool should be a 25m x 8-lane tank with dimensions that are 25.02m x 17.00m. The pool profile will be formed with a 2m flat deep end rising to 0.9m at the shallow end.

2.63 It should be assumed that the pool capacity will be in the region of 140 persons. Bather load should be determined using the PWTAG guidelines.

Based on the Sport England and HSE guidelines of $3m^2$ per person.

2.64 The dimensions of the poolside surrounds should be:

- 3m at sides;
- 3m at turn-end;
- 4m at start end.

Based on 2011 'Swimming Pools' Sport England Design Guidance Note.

2.65 The pool hall should incorporate double external doors to provide access for large pieces of equipment.

2.66 The main pool water should have the capacity to be heated to 30^oC, but will normally operate at a range of 27^oC – 28^oC.

2.67 The space heating and humidity control for the main pool hall should have the capacity to heat to a temperature $1^{o}C – 2^{o}C$ higher than the pool water temperature.

2.68 The line markings and distance markers on the pool floor should be tiled in a contrasting colour.

2.69 The deep water level will be marked at 1.2m by a conspicuous band of tiles down the walls and across the floor of the pool tank.

2.70 Access to the pool should be via wall ladders and hand railings to be recessed into the pool walls without any projections into the pool basin, so that entry into the pool is away from the water.

2.71 Disabled access to the pool to be via an accessible platform lift, formed as an extended recess to the pool basin and located adjacent to one set of the steps.

2.72 The pool surround distances should be maintained around the perimeter of the overall pool platform.

2.73 Poolside fittings for two fixed hoist locations should also be provided for use by manual hoists (to be provided by the operator) in case of a mechanical failure to the disabled access platform.

2.74 Other pool fixings should include lane anchors at either end of the pool for all eight lanes, along with poolside fixings for back stroke and false start markers, etc.

2.75 Electronic touch pad timing is to be provided to the pool. A display screen capable of showing gala results as well as general advertising is to be provided as part of the pool timing package.

2.76 Combined analogue/second (lap) clock required at both ends of the pool.

2.77 Informal pool viewing should be provided on poolside at deck level, with a minimum of 80Nr seats. Such seating should be bench designed with hinged tops to allow for local storage of floats, arm bands and other teaching aids.

2.78 Provision should be made for an integrated acoustic / music / PA system such as is required for ‘Aquafit’ classes.

2.79 Pool storage should be incorporated, accessed off of the pool surround.

2.80 The pool store should have the capacity to store all pool non-fixed equipment e.g. lane ropes, pool vacuum, inflatables and fun kids session equipment, access equipment for people with disabilities floats, etc.

Learner Pool

2.81 The learner pool is likely to be used by the following user groups:

- Recreational / Community Swimmers;
- Health & Fitness Members
- Children's Swimming Parties;
- School Classes;
- Learner Swimmers;
- Disabled Swimmers / Groups;
- Single Sex Groups;
- Ethnic Groups including Muslim Women.

2.82 The learner pool should be a 17m x 8m tank with a flat bottom. The pool is to be provided with a full moveable floor with concertina steps included. The floor will rise from 2m – 0m. The learner pool area should include an area of confidence / splash water for children.

2.83 It should be assumed that the pool capacity will be in the region of 45 persons. Bather load should be confirmed using the PWTAG guidelines.

Based on the Sport England and HSE guidelines of $3m^2$ per person.

2.84 The dimensions of the pool surrounds should be 2m all the way around.

Based on 2011 'Swimming Pools' Sport England Design Guidance Note.

2.85 There should be a distance of 4m between the edges of the learner pool and the adjacent main pool.

2.86 The learner pool water should have the capacity to be heated to 32^oC, but will normally operate at a range of 29^oC – 30^oC.

2.87 If possible the space heating and humidity control for the learner pool hall should have the capacity to heat to a temperature 1^oC – 2^oC higher than the mainpool water temperature.

2.88 Access to the pool should be via steps with handrails within the length of the pool at the shallow end and two sets of ladders and hand railings to the deep end. Ladders and handrails to be recessed into the pool walls without any projections into the pool basin.

2.89 Disabled access to the pool will be via either the steps at the shallow end or a fixed hoist located at the deep end.

2.90 An accessible hoist and trackway will be provided to the pool from the female single sex changing area.

2.91 Other pool fixings should include lane anchors at either end of the pool for three lanes.

2.92 A standard analogue time clock should be provided at one end of the pool.

2.93 Informal pool side viewing should be provided on poolside at deck level. Such seating should be bench designed with hinged tops to allow for local storage of floats, arm bands and other teaching aids.

2.94 Provision should be made for an integrated acoustic / music / PA system such as is required for 'Aquafit' classes. This should be linked into the pool and building alarm systems.

2.95 An open poolside storage facility should be incorporated within the design.

2.96 The poolside store should have the capacity to store all pool non-fixed equipment associated with the learner pool e.g. lane ropes, floats and access equipment for people with disabilities.

Pool Viewing

2.97 Formal pool side viewing for 20 people is to be provided at ground floor level to the learner pool.

2.98 Formal spectator gala viewing seating at first floor for a minimum of 250 spectators. C-values to ensure views of first lane from all seats as per ASA and Sport England guidance.

2.99 The finishes to the pool hall viewing areas should be suitable for the environment and include but not be limited to tiled walls and floors.

First Aid Room

2.100 The wet side first aid facilities should be positioned in a room that has direct access from the swimming pools and direct access to the exterior for use by the ambulance services.

2.101 The room should be sufficiently sized to accommodate a bed, general storage facilities and for resuscitation equipment and wash basin provision. In addition the room must allow for manoeuvrability of a portable hoist as well as stretcher beds that may need to be used by the ambulance services.

2.102 The temperature of the room should be set and maintained taking into consideration the need to care for swimmers taken directly from the pools.

Wet Side Changing

General

2.103 The design of the wet side changing facilities should include a communal changing village, single sex changing, group changing, assisted changing (including a 'Changing Places' facility), toilet / disabled toilet and pre / post shower provision.

2.104 The overall size of the changing facilities should be based on the maximum capacity of both pools.

Sport England recommends $3m^2$ per person.

2.105 The wet side changing should give detailed and appropriate consideration to the circulation through the changing area, toilets, wash basin, pre / post swim showering and access to poolside.

2.106 The entrance to the wet side changing area should be through two pairs of double doors controlled either manually or by press plate control for disabled users.

2.107 The lobby between the two sets of double doors should provide sufficient spaces to enable it to be used as a buggy / pushchair store (complete with a low fixing rail for security), whilst maintaining space for wheelchair access.

2.108 The floor finishes to all wet side changing areas should be designed to be consistent with the pool surround area, in that they should be tiled to a suitable specification for this area and resistant to continual cleaning with pressure washers.

2.109 Services to the area should include taps and low voltage sockets that are suitable for connection of cleaning equipment.

2.110 The entrance(s) to poolside should be between the main pool and the learner pool but should not impact on poolside circulation.

2.111 Suitable doors/security shutters/gates should be fitted between the changing area and poolside to prevent unauthorised access to the pool hall when not in use.

Wet Side Changing

2.112 The wet side changing area should be designed with a unisex 'changing village' as well as single sex changing rooms.

2.113 The number of changing spaces (benches and hooks), locker provision and sanitary ware should be based on 'Standard Method' of changing room calculation contained in Sport England's Swimming Pool Design Guidance Note.

This should be taken as the maximum requirement and could be reduced based on Design Team experience at other centres and through discussion and agreement with the client.

2.114 The changing cubicles should include a mixture of single, double and four person family / disabled cubicles. All cubicles should incorporate the appropriate provision of fixed bench seating and clothes hooks.

2.115 Hooks should also be provided either in the corridor leading to the pool from the changing area or close to the showers to enable swimmers to store their towels off of the floor.

2.116 The wet side changing should incorporate vanity/grooming stations to include robust and secured hair dryers, mirrors and a lowered area with facilities for use by wheelchair users.

2.117 The changing village should incorporate all of the lockers for the wet side.

2.118 The lockers provided should be of various sizes to facilitate all users groups, including disabled users who may need to store artificial limbs or equipment.

2.119 All lockers should be industry specified for use within a wet environment and should be secured through a coin deposit mechanism, with the key being retained by the bather by means of a rubber wrist band.

Group / Team Changing Rooms

2.120 Four group / team changing rooms should be provided to accommodate 15Nr. people per changing room, for use by school groups; single sex changing; teams and other groups.

Assisted Changing

2.121 Two assisted changing rooms should be provided in the wet side.

2.122 The assisted changing rooms should be located adjacent to the group / team changing rooms and be of sufficient size as to accommodate wheelchair turning space along with the necessary fittings.

2.123 The fittings to the assisted changing room should include a changing bed; hoist; toilet; and flexi shower fitted to the wall along with a fixed / foldable shower chair.

2.124 One Changing Places facility is to be provided including all fixtures and fittings as outlined on the Changing Places website **http://www.changing-places.org/install_a_toilet/design/changing_places_standards.aspx**

2.125 The Changing Places facility is to be accessible from the public side of the turnstiles.

Toilet and Shower Provision

2.126 Separate male and female toilet facilities should be located with direct access from the changing area and should include immediately adjacent hand wash basins with the provision of low level basins for disabled users and children. Private shower facilities are also to be provided in the single sex changing.

2.127 The pre / post swim showers should be a mixture of communal showering and private cubicles and should be located as the last point of entry onto poolside / exit from poolside.

2.128 The pre / post swim showers should include a mixture of fixed shower heads with one fixed flexi shower head and fixed foldable shower chair in both the communal area and one of the private cubicles.

Dry Side

Fitness Suite

2.129 The Fitness Suite should provide an area sized for 150 individual workstations, including an area for free weights and stretching and be accessible to disabled users. Area to be capable of meeting the requirements of IFI registration.

2.130 Room should provide 4m clear headroom and wall mirrors are to be provided up to 2.4m on the to walls adjacent to the free weights and stretching areas.

2.131 The Fitness Suite should have a suitably sized reception point by the entrance, with a desk and services to allow for use by staff.

2.132 50 valuables lockers (coin deposit) are to be provided either in the Fitness Suite by the reception point or nearby.

2.133 The room is to be cooled to 18 degrees C and have a minimum air change rate of 20 litres/sec/person.

2.134 Natural light should be maximised and views of the fitness suite from the front entrance are encouraged to provide a 'shop window' effect.

2.135 A private consultation room 8m^2 should be provided adjacent to the reception area.

2.136 The Fitness Suite is to be provided with TV points to suit the client's requirements and the setting out of the fitness equipment.

2.137 Two floor mounted chilled water drinking fountains should be provided in the space. The fountain should be suitable for both drinking out of and filling bottles. A wall mounted paper towel dispenser should be provided alongside the fountain.

Exercise Studio

2.138 The Exercise Studio should be sized for 60 users. The space is to be column free and 4m in height. The space is to be sub-dividable into 3 separate rooms, using an acoustic moveable partition. Or 2 with the additional provision of a specialised area e.g. for spinning of other current fitness fad

2.139 The studio should have a timber floor that meets BSEN 14904.

2.140 50% of the perimeter walls are to have wall mirrors to 2.4m height.

2.141 Natural light into the space should be maximised and lighting levels should be variable from 100 to 300 lux at floor level to facilitate relaxation classes as well as classes using equipment.

2.142 The room is to be cooled to 18 degrees C, with a minimum 20 litres/sec/person fresh air based on peak occupancy.

2.143 Heating and ventilation systems need to be acoustically controlled to minimize interference with quiet uses, such as yoga.

2.144 The room should have high performance music speakers that are fed from a mobile rack, housed in the adjacent store. The rack should have inputs for a roving microphone, CDs and an Ipod which are accessible from within the room.

Exercise Studio Store

2.145 A store of 10% of the studio area should be provided that is accessed directly from the Exercise Studio.

Spin Studio

2.146 A spin studio to house 25 bikes is to be provided. The studio is to have music and lighting systems that can provide high intensity spin class experiences.

Dry Side Changing

General Requirements

2.147 The dry side changing should give detailed and appropriate consideration to the circulation through the changing area, toilets, wash basin, showering and access to the various dry side facilities.

2.148 The entrance to the dry side changing area should be through a lobby arrangement.

2.149 The dry side changing rooms should lead directly onto a central circulation spine corridor that serves the external Artifical Turf Pitches (ATP).

2.150 Services to the area should include taps and low voltage sockets for connection to cleaning equipment.

2.151 Acoustics must be controlled between the changing areas and they should take account of ‘cross talk.’

2.152 The changing rooms are to be designed to avoid sight lines from corridors or lobbies.

2.153 All showers should be drained to a slot drain that runs the length of the shower area. The floors are to be laid to fall to the drains.

Male and Female Changing

2.154 The changing rooms should be sized as per Sport England recommendations

2.155 The dry side changing should incorporate vanity/grooming stations to include robust and secured hair dryers, mirrors and a lowered area with facilities for use by wheelchair users.

2.156 Lockers are to be provided within the changing rooms.

2.157 The lockers provided should be of various sizes to facilitate all user groups, including disabled users who may need to store artificial limbs or equipment.

2.158 All lockers should be secured through a coin deposit mechanism.

2.159 Each changing station is to be 500mm wide and be provided with two single hooks.

2.160 Lighting to the changing rooms is to be switched by PIRs.

Toilet and Shower Provision

2.161 The toilet provision for male and female changing should be provided out of the changing area, located off a communal lobby and be designed to avoid sight lines from lobbies.

2.162 The number of toilets to be provided should meet the British Standards.

2.163 Ambulant and accessible cubicles should be provided in both the male and female toilets to meet British standards.

2.164 The number of showers to be provided should be a minimum of 1 per 6 changing spaces, based on Sport England recommendations.

2.165 Each shower room is to have an ambulant position with a drop down seat, a shower head on a flexible hose and grab rails.

Assisted Changing

2.166 Two assisted changing facilities should be provided on the dry side.

2.167 The assisted changing facilities should be located in the lobby areas so that they can be used by either sex. They must be of sufficient size as to accommodate wheelchair turning space along with the necessary fittings.

2.168 The assisted changing rooms should include a toilet and flexi shower fitted to the wall along with a fixed / foldable shower chair.

Crèche

2.169 The design should incorporate a Crèche for 25 children and should be suitably designed for OFSTED registration and meet the National Standards for Crèches 2001 (The Child Minding and Day care Regulations)

2.170 A separate soft play space is to be provided in close proximity to the creche. Dimensions for the structure are to be agreed with a specialist manufacturer during design and development.

2.171 The Crèche should have unisex toilets accessed directly from the Crèche, suitable for use by children, including nappy changing facilities.

2.172 Adjacent to the toilets should be a wash up room including a sink, drainer and worktop, along with a general store room.

2.173 The Crèche should be located by the café on the ground floor, on an exit route from the building.

2.174 The Crèche should have a secure external Crèche yard with direct access from the Crèche. The yard is to be screened off with hit and miss fencing made from planed and sanded hardwood, and the flooring should be rubberised. Drainage should be provided to the yard for wash down purposes.

Staff Room

2.175 The staff are to be provided with a room that they can use on their breaks to eat meals and to relax.

2.176 The space should provide seating at any one time for four people. The space should include a tea point, microwave, fridge and worktop space.

Staff Changing / Locker Room

2.177 Staff are to be provided with dedicated changing rooms.

2.178 Two lobbied unisex showers are to be provided that are accessed off of a unisex changing room area with 25 half height lockers.

Ancillary Accommodation

I.T. Server Room

2.179 An I.T. Server room sized to accommodate all data servers, telephony servers and CCTV recording equipment should be provided.

2.180 The exact location of the room should ensure that it is secure from external access – preferably in an inner room.

2.181 The I.T. Server room should be air-conditioned / comfort cooled to I.T. consultant recommendations.

2.182 The IT room will have a carpet tile floor, painted walls and a suspended 600mm x 600mm lay in grid ceiling.

Storage / Cleaners Stores

2.183 The design should ensure that there is adequate and appropriately located storage facilities throughout.

2.184 The design should ensure that there are adequate and appropriately located cleaning stores, including Belfast sinks, throughout.

Plant Rooms

2.185 Plant space is to be sufficiently sized and located. Services are to sufficiently serve the building with heating, air conditioning and air handling services.

2.186 Access to the plant room area(s) should be such as to allow for the eventual replacement of the largest pieces of plant.

External Change and Golf Clubhouse

Outdoor Pitch Changing

2.187 The existing outdoor pitch changing rooms are to be split from the existing dry side centre and refurbished to provide a modern changing facility that will be used by the football pitches and five-a-side areas.

2.188 Finishes are to be robust and M&E services protected to avoid damage from balls.

2.189 Boot wash facilities are to be provided externally and matting will be used to reduce wear and tear inside the changing areas.

Golf Clubhouse

2.190 A golf clubhouse is to be provided attached to the outdoor change. The clubhouse is to have an external entrance accessed directly off the car park and close to the first tee.

2.191 The shop is to be sized to accommodate a green fees cashpoint and a golf pro shop. Area to be similar to the existing.

2.192 All window and door openings to the shop are to have shuttered security protection.

External Areas

Vehicle Access, Parking & Lighting

2.193	The site will be served by the existing entrance off of the Bilford Road. This entrance will be remodelled to suit the County Highways Department.	Capacity to be assessed as part of traffic assessment.
2.194	The parking area should be configured to provide a one way system through the site, which is accessible to all types of vehicles including a route for coaches and a public bus stop.	
2.195	The total parking area should provide the maximum number of spaces that the planners allow for public users. The initial proposal is for 415 spaces.	Numbers to be determined in liaison with planning officer and the available space on site. This will be a factor of the available space.
2.196	Suitable provision for disabled and parent & child parking should be located close to the reception areas.	
2.197	The car park design should incorporate 2 Nr. spaces for waiting coaches including a turning area and public bus stop.	
2.198	The car park design should incorporate 2 Nr. spaces for waiting minibuses.	
2.199	6 No Motorcycle parking spaces should be provided and 40No secure bicycle hoops (2 bikes per hoop) with 20 hoops under cover) should be provided within close proximity to the reception area.	
2.200	Emergency vehicle access to be provided to the perimeter of the centre.	Only if required by Emergency Services.
2.201	Access for the delivery of goods including café deliveries will be required at the rear of the building.	
2.202	A covered and secure bin store area is to be provided in a position that allows for easy use, whilst also providing easy access for refuse collection. The area should be located on the public side of any secure fence lines, to facilitate collections outside work hours.	
2.203	The design should incorporate the installation of footpaths to the external perimeter of the building, ensuring that such footpaths are laid so as to eradicate the need for weed maintenance.	
2.204	The design should include the provision of external illuminated signage to the front of the building and roadside.	
2.205	Any external lighting to the car parks, access way or building should employ down-lighters (min 10lux) to minimise light pollution.	

External Landscaping

2.206 All external areas should be landscaped to complement and enhance the existing environment.

Artificial Turf Pitches (ATP's)

2.207 The centre has two Artificial Turf Pitches located to the north of the proposed swimming pool building.

2.208 The ATP's are to be re-orientated through 90 degrees, have new rebound boards introduced and resurfaced with a third generation synthetic turf.

2.209 The playing surface should be a third generation synthetic turf pitch laid on a type 1 base constructed to SAPCA guidelines.

2.210 The ATP's are to be secured from the public, with access provided directly from the leisure centre. No external public access is to be provided.

2.211 Suitable maintenance equipment as recommended by the turf manufacturer/ installer is to be provided together with a suitably sized store/shed to accommodate the equipment.

Golf Course

2.212 The first tee of the golf course is to be remodelled and relocated to suit the new location of the clubhouse.