

# Dover District Leisure Centre



Whitfield, Dover

Status: Completed February 2019  
Client: Dover District Council  
Operator: Places for People Leisure Management Ltd  
Value: £22.64 million



## Overview

In July 2015 two major reports were commissioned by Dover District Council to determine the supply and demand for indoor sports facilities and to consider the future of the existing 40-year-old Dover Leisure Centre. They looked at sports halls, indoor swimming pools, health & fitness suites, indoor bowls, tennis courts, squash courts, gymnastics and dance/aerobic studios.

The Council, committed to working with the local community and sports

governing bodies to build a new leisure centre in the district fit for the 21st century, worked closely with Sport England to make sure that decisions were based on strong evidence, technical suitability, sustainability, and were financially sound.

It was decided that the new centre would be built on a site in Whitfield. It would include a county-standard competition eight-lane swimming pool with spectator seating for 250 people, a learner pool, four-court sports hall, squash courts, multi-function room, fitness gym, fitness studios, indoor clip 'n' climb facility, a café and two outdoor 3G artificial pitches for five-a-side football.

The project was funded by Dover District Council and Sport England.

## Multi-sports Centre

### Facility Case Study

A new facility to provide local people with access to sport and leisure facilities to help them lead healthier lifestyles, realise their sporting ambitions, or simply have fun keeping fit!



## Design

A key aim of the design was to maximise the active frontages of the building facing key viewing points and major access routes. This has created a lively and vibrant facility which is welcoming to the building's users and gives a good idea of what is going on inside.

The building layout has been carefully designed to create clear and simple routes and sightlines between key spaces to make it easy for users to navigate. The use of floor materials and a colour scheme to walls and doors visually define specific areas.

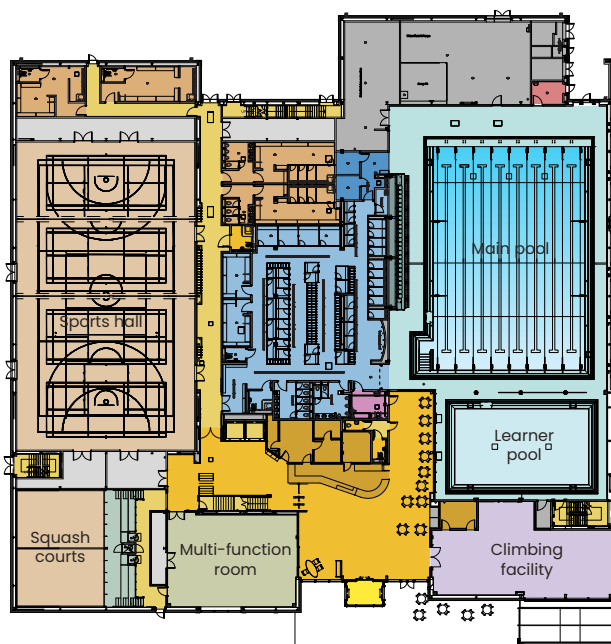


Extensive consultations were carried out with Sport England, Dover Access Group and Dover District Council's Project Advisory Group to define the project requirements and to develop design proposals to meet a variety of different needs, with accessibility and inclusivity as a core principle.

The building has been designed to be compact, easy to navigate and as welcoming and inclusive



First floor



Ground floor

### Key

Entrance	Spectator seating	Fitness suite	Climbing facility
Circulation	Pool hall	Studios and spinning	First aid
Foyer/ toilets/ cafe	Wet change	Multi-function room	Stores
Staff areas/reception	Steam/ sauna	Sports hall/ squash	Plant/ service void
Timing office	Changing Places	Dry change	Void



as possible for everyone, whatever the level of fitness or ability. The intention has been to create a dynamic and vibrant destination with a facility mix that can be fully programmed for maximum benefit to the local community.

Accessibility has been enhanced with the following features:

- Two vertical access lifts
- Automatic sliding access doors
- Dedicated accessible toilets and changing spaces including ‘Changing Places’ provision
- Circulation to suit wheelchair users
- Colour-coded signage for easy navigation of the facility
- Adjacent accessible parking
- Pool pods to both pools
- Movable floor to learner pool to maximise flexibility for all users
- Platform lift to squash courts.

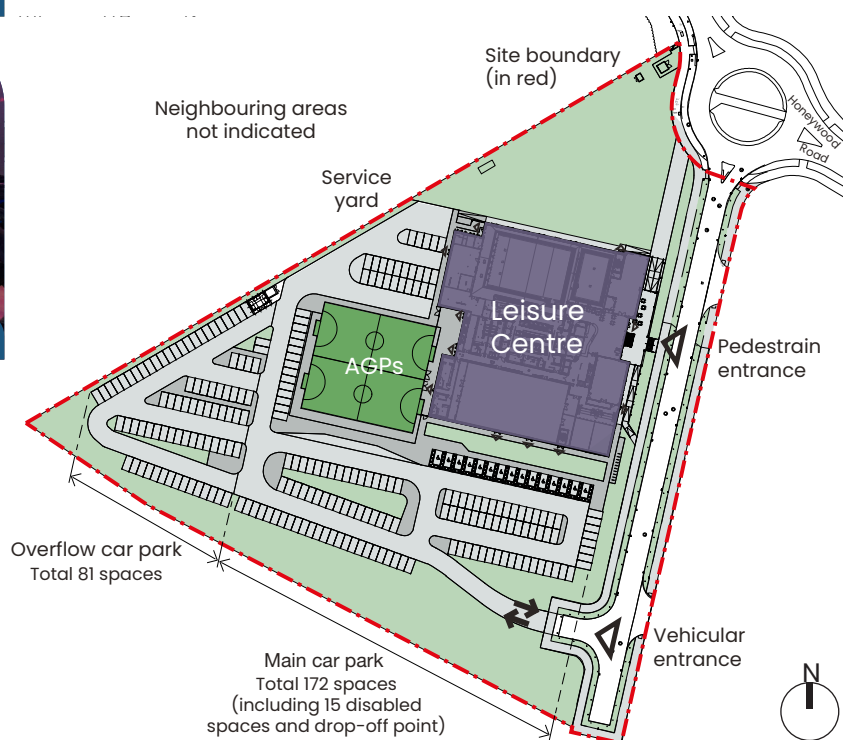


**“We’re proud to be investing in leisure facilities alongside Sport England. Their support and funding, along with the work of the Project Advisory Group has been pivotal to the development of plans for a leisure centre that is fit for the future.”**

**Cllr Trevor Bartlett**  
Cabinet Member for Property

Schedule of areas	
Gross site area	27,705 m <sup>2</sup>
Building footprint area	4,373 m <sup>2</sup>
Gross internal floor area (GIFA)	5,712 m <sup>2</sup>
Circulation area % GIFA	7.8 %

General accommodation / standards	
Pool hall	25m 8-lane main pool with spectator seating for 250. Learner pool with movable floor. Sauna and steam rooms
Sports hall	4-court sports hall
Fitness suite	110-station health and fitness suite
Studios	Multi-function room. 2 fitness studios. Separate dedicated cycle studio
Squash courts	2 squash courts and viewing area
Clip ‘n’ climb	Dedicated indoor climbing facility with briefing room
Changing facilities	Dedicated wet changing village with accessible changing including ‘Changing Places’ provision. Separate dry changing for sports hall and fitness / studios and outdoor changing
Reception foyer / café	Reception / foyer area with integrated café area and servery with viewing over learner pool and associated multi-function room
Football pitches	2 outdoor five-a-side football 3G artificial pitches



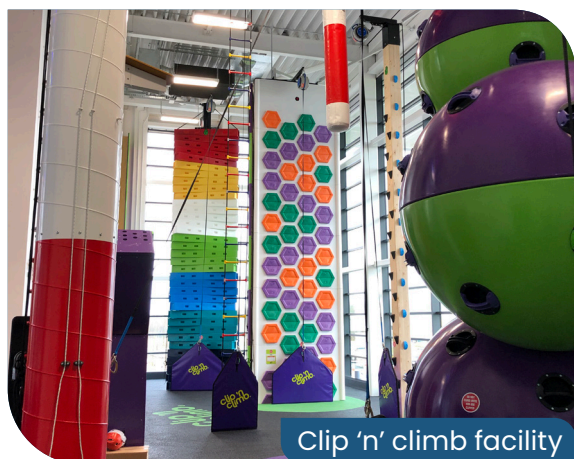
Site plan

## Environmental sustainability

- BREEAM 'Very Good'
- Extensive use of natural light and ventilation
- High-efficiency lighting control with occupancy and daylight control
- Heat recovery air handling plant
- High-efficiency condensing gas-fired boilers
- Gas-fired CHP acting as primary boiler generating electricity
- Ultraviolet (UV) disinfection to pools
- BMS + energy monitoring/ targeting
- Roof-mounted photovoltaic panels
- Learner pool movable floor used as pool cover to reduce energy loss
- Mains water leak detection by intelligent metering strategy
- Accurate energy consumption data and modelling of building use to assist in lifecycle costs and benchmarking
- Plant refrigerant leak detection
- Electric car charging points

## Procurement / programme

Operator	Places for People Leisure Management Ltd
Contractor	BAM Construction
Project Manager	Hadron Consulting
Designer	GT3 Architects
Tender	Two Stage Design and Build via Southern Construction Framework
Contract	JCT 2016 Design and Build
Duration	16 months



Clip 'n' climb facility

Images provided by QMP and Gary Thomason / GT3 Architects

Dover District Leisure Centre

## Key specifications and materials summary

Frame	Structural steel frame
Cladding	Aluminium panel and glazed curtain walling, render finish panels on structural framing system
Roofing	Flat steel deck with 3-ply felt
Internal walls	Blockwork, glazed internal screens
Internal doors	Veneer-faced solid-core doors with stainless steel ironmongery, GRP-encapsulated doors to wet areas
Wall finishes	Painted plaster and ceramic tiling
Floor finishes	Sports hall timber flooring, ceramic-tiled pool hall, carpet and vinyl sheet

## Elemental cost summary

Element	Total cost (£)	Cost (£)/m <sup>2</sup>
1 Substructure	1,447,000	253
2 Superstructure	3,968,000	695
3 Internal finishes	2,361,000	413
4 Fittings	1,764,000	309
5 Services	4,142,000	725
6 External works	3,331,000	583
7 Preliminaries	1,972,000	345
8 Overheads & profits	440,000	77
9 Contractor's design fees	575,000	101
10 Professional fees	1,946,000	341
11 Contingencies	500,000	87
12 Client direct orders	187,000	33
<b>Total contract sum</b>	<b>22,633,000</b>	<b>3,962</b>

Notes:

- Costs are rounded, based at 3Q2017 and exclude VAT
- Costs do not include any land acquisition costs

## Specific items of interest

Element	Approx area (m <sup>2</sup> )	Water area ratio
Total water area	558	
Pool hall area	985	1 : 1.77
Wet changing, toilets and showers	387	1 : 0.69
Pool equipment store	84	1 : 0.15
<b>Combined area of pool hall, wet changing and storage</b>	<b>1,456</b>	<b>1 : 2.61</b>
Sports hall	690	
Fitness suite	538	
Studios (incl. multi-function room)	501	

Click here for **User guide** and other **Design and cost guidance**