

Great Sankey Neighbourhood Hub



Warrington, Cheshire

Status: Completed June 2019
Client: Warrington Borough Council
Operator: LiveWire Warrington
Value: £16.33 million



Overview

The project involved the redevelopment of the existing leisure centre to transform it into a neighbourhood hub for the West Warrington area. The intention was to provide an integrated facility with

co-located services that include GP healthcare and other primary care with a wide range of sport and leisure provision. The vision was for a modern and vibrant learning and cultural focus to get people active and living a healthier lifestyle. The new facility is adjacent to Great Sankey Secondary School and provides joint use.

The project was funded via a partnership including LiveWire, Warrington Borough Council, Sport England, NHS England, The Football Foundation and the Lawn Tennis Association.

Multi-sports Centre

Facility Case Study

The existing facilities struggled to keep pace with modern demands. Wholesale refurbishment addressed the needs of the general public, customers with specific needs, and more vulnerable sectors such as those experiencing the onset of dementia. The latter had increasingly been recognised as an area requiring special attention. The hub was the first dementia-accredited public building in the UK.



First floor

External Design

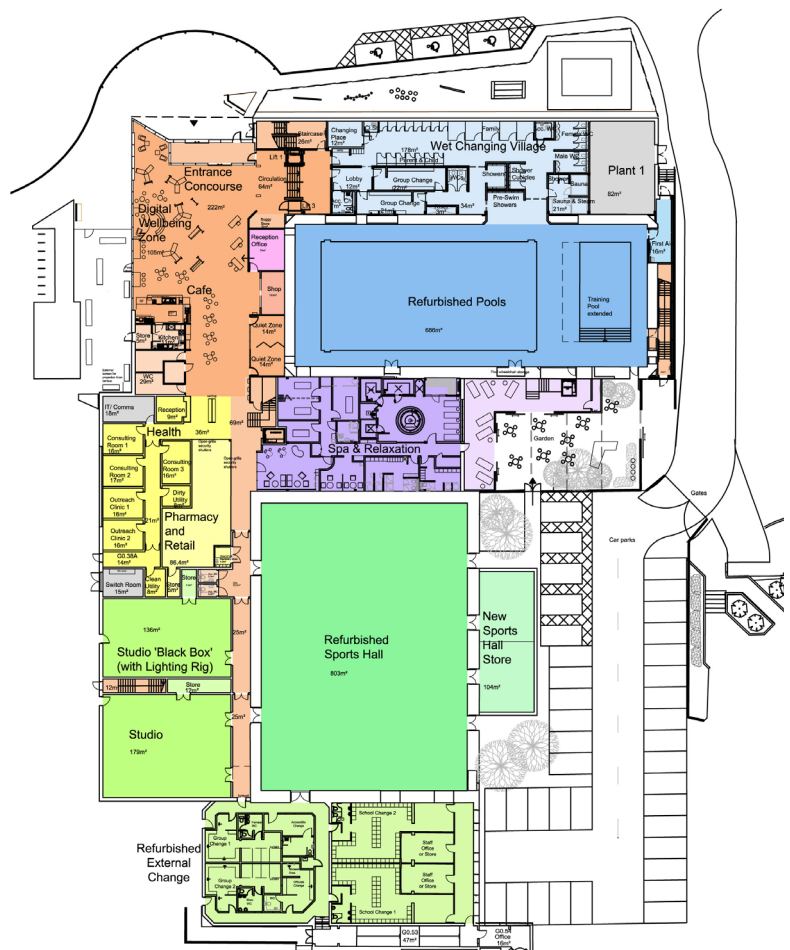
The 40 year-old existing leisure centre was primarily a two-storey building with concrete block walls, aluminium windows and timber doors. The building was originally built in 1977 and extended in 1999.

The re-development used a two-storey steel frame that helped to create a contemporary appearance with curtain walling to the entrance concourse and fitness suite clearly defining the entrance. The cladding was with profiled metal sheeting set on a regular grid with vertical features.

Great Sankey Neighbourhood Hub is a fantastic asset for Warrington, a first-class facility designed for everybody in the community. We've achieved our vision to deliver a fully inclusive facility, delivering accessible health and wellbeing services."

Cllr Tony Higgins

Cabinet Board member for Leisure and Community at Warrington Borough Council



Ground floor

Key

Entrance	Pool hall	Health and Fitness	Consultation
Circulation	Spa	Sports hall	Conference
Staff areas / reception	Wet change	Dry change	Care team
Toilets	Pharmacy / retail	Sports hall store	Plant / cons



Reception area

Internal Design

The internal design strategy was to create and promote inclusivity for all users including those with dementia. The building has a simple and clear layout providing ease of access to the different areas. Zones are colour coded with directional signage and wall colours.

The entrance and reception are clearly signposted, with staff either available within this zone or as 'meet and greet' floor walkers.

Large areas of natural light will contribute to improved visibility and orientation throughout. All flooring, walls, skirting and doors are such that light reflectance value (LRV) contrast levels ensure ease of use.



Studio

This new neighbourhood hub has made a real difference to the lives of people in West Warrington by giving them access to leisure, health and cultural services all under one roof. It has been important to make this LiveWire's first dementia-friendly facility and cater for the growing and older population in the area."

Emma Hutchinson

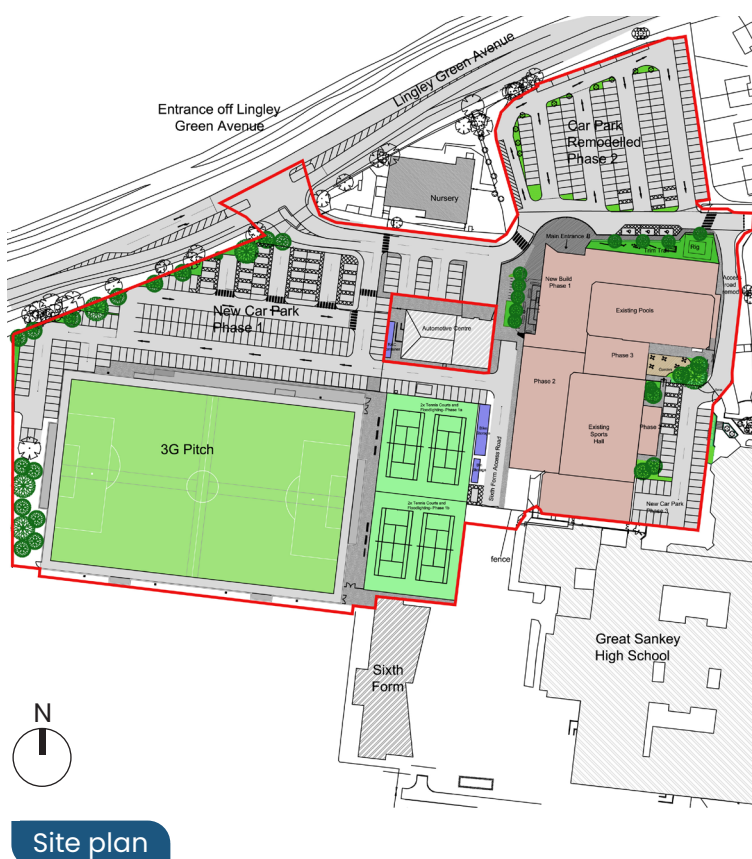
Managing Director at LiveWire

Schedule of areas

Gross site area (including pitches)	3.2 hectares
Building footprint area	4,682 m ²
Gross internal floor area (GIFA) including new build and refurbishment	6,115 m ²
Circulation area % GIFA including foyer and reception	14.0 %

General accommodation / standards

Pool hall (refurbished)	12.5 x 25 m 5-lane main pool and separate extended 7.5 x 10 m learner pool
Sports hall (refurbished)	6-court sports hall with new adjacent equipment store
Fitness suite	120-station health and fitness suite
Studios	Double-height black box and spin studios
Entrance concourse	Integrated digital wellbeing retail café offer
Clip 'n' climb	Dedicated indoor climbing facility with briefing room
Changing facilities	New wet and dry changing together with refurbished existing change facilities
Care	Health suite including consulting / clinical rooms and retail pharmacy
Business	Conferencing and meeting rooms



Site plan

Environmental sustainability

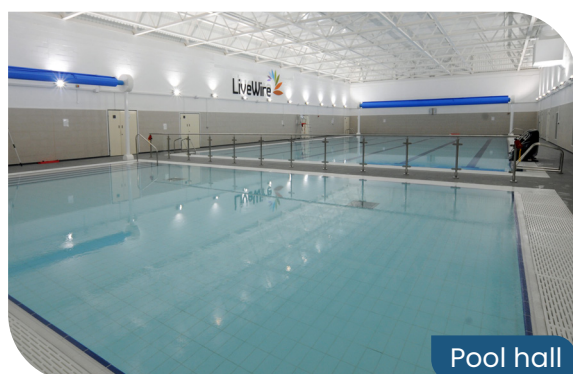
- Designed to BREEAM standards
- Ventilation heat recovery systems
- Natural ventilation to concourse areas
- Low energy LED lighting

Procurement / programme

Operator	LiveWire Warrington
Contractor	BAM Construction Limited
EA/QS	Wilkinson Cowan
Project Manager	Mpulse Limited
Designer (Concept)	Walker Simpson Architects
Designer (Delivery)	Mersey Design Group
Tender	Procured through the Northwest Construction Hub Framework
Contract	NEC 3 Option A
Duration	Contract programme – 75 weeks

Key specifications and materials

Frame	Structural steel frame
Cladding	Steel cladding, curtain walling and glazing
Roofing	Single ply flat roofing system
Internal walls	Blockwork, stud partitioning
Internal doors	Self-finished doors
Wall finishes	Painted plaster and ceramic tiling
Floor finishes	Non-slip ceramic tiles and vinyl



Pool hall

Elemental cost summary

Element	Total cost (£)	Cost (£)/m ²
1 Substructure	430,000	70
2 Superstructure	4,740,000	775
3 Internal finishes	625,000	102
4 Fittings and furnishings	345,000	56
5 Services including pools	3,405,000	557
6 External works	2,765,000	452
7 Preliminaries	1,300,000	213
8 Contingencies	300,000	49
9 Design fees	1,340,000	219
10 Contractor design fees	585,000	96
11 Client FF&E	495,000	81
Total contract sum	16,330,000	2,670

Notes:

- Costs are rounded, based at 4Q2016 and exclude VAT
- Costs do not include any land acquisition costs
- Cost (£) per m² based on 6,115 m² GIFA
- Delays and increased costs above those reported arose from issues encountered with the existing building

Specific items of interest

Element	Approx area (m ²)	Water area ratio
Total water area	391	
Pool hall area	679	1 : 1.74
Wet changing, toilets and showers	304	1 : 0.78
Pool equipment store	21	1 : 0.05
Combined area of pool hall, wet changing and storage	1,004	1 : 2.57
Sports hall	907	
Fitness suite	596	
Spin studio	107	
Studios 1 and 2	316	
Dry change	181	
Entrance concourse	250	
Retail pharmacy	94	
Health consulting/waiting	195	
Other areas including refurbished external change, spa and relaxation, conference rooms, offices, circulation and plant	2,465	

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

Illustrations provided by Walker Simpson Architects and Mersey Design Group. Photography provided by Daniel Hopkinson Architectural Photography, LiveWire Warrington and Warrington Borough Council