

CLAPHAM LEISURE CENTRE

LONDON

Status: Completed 2011

Client: Lambeth Borough Council

Value: £11 million



The Clapham Leisure Centre was opened in January 2012 and forms part of the 'Clapham One' project, a wider regeneration scheme in south-west London that includes a new library and residential developments. The availability of good public transport links make it a highly accessible facility.

The centre itself replaced an ageing 1920s leisure complex, and provides up-to-date facilities that are tailored to the needs of the local community.

The project grew out of detailed consultations with the council, the public, developers and stakeholders and over the first year in use it has been used to full capacity with some 30,000-35,000 visitors per month.

The facilities include a 6-lane 25 m pool (with boom and movable floor), secondary pool (with movable floor), spectator seating, 4-court sports hall, fitness suite, exercise studios, junior climbing wall and café.

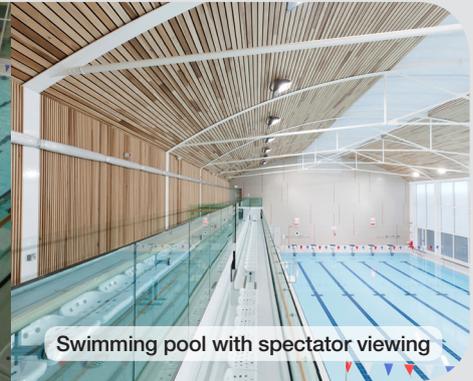




4-court multi-sports hall



Movable floor and bulkhead in main pool



Swimming pool with spectator viewing

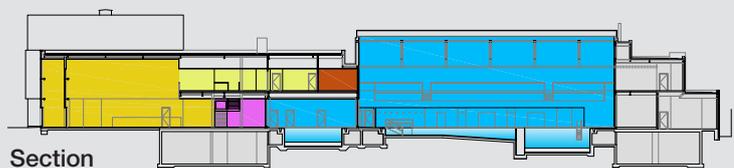
The site is tightly constrained by the curtilage of the original leisure building and surrounded by terraced housing in a densely populated area of London. The design has been strongly influenced by these factors and achieves a civic presence, increased sporting accommodation and human scale through careful composition and detailing of the facades. The location of the sports hall at first floor level and the plant room at basement level were key in achieving the full potential from the site.

All the facilities are accessed from the reception and a central circulation hub arranged across two floors, opening up to a double-height void over the reception and café area. Areas of full-height glazing connect the spaces and allow easy wayfinding. This creates an open and accessible public face to the building, and an active and lively road frontage with controlled viewing from the fitness suite and pools.



Double-height reception with views to the facilities beyond

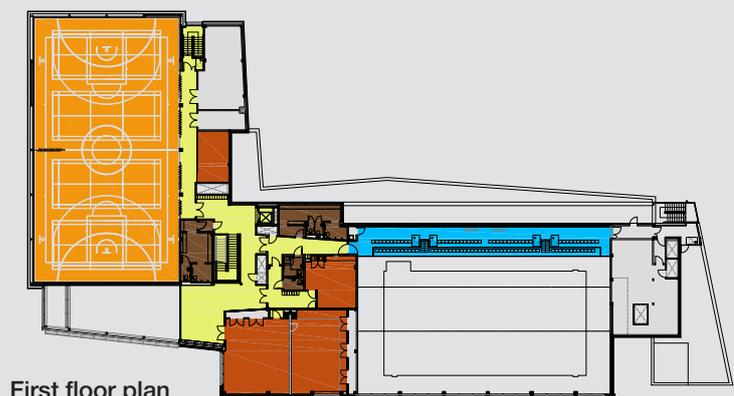
The main public entrance has been recessed from the pedestrian thoroughfare to welcome building visitors. A double-height lobby emphasizes the civic presence of the public building, while the visual links with the first floor gallery connect the internal spaces together. There are also views from the entrance to the swimming pool beyond.



Section



Ground floor plan



First floor plan

Key

- | | | |
|--|--|---|
| ENTRANCE | STUDIOS & JUNIOR CLIMBING WALL | FITNESS SUITE |
| CIRCULATION | DRY SIDE CHANGING | INTERNAL OFFICES |
| CAFE AREA | POOL HALL & SPECTATOR SEATING | FIRST AID |
| SPORTS HALL | WET SIDE CHANGING | PLANT AREA / STORES |

A level approach is provided from three accessible car parking spaces to the building entrance. The layout of the reception desk has been designed to mitigate congestion in the lobby area. Flexible changing arrangements in the wet village changing and group changing rooms accommodate a variety of user needs.

The sports accommodation is divided into four principal areas: pool halls and fitness suite at ground floor, and sports hall and studios at first, each with their own dedicated changing facilities.

The main swimming pool and secondary pool are situated away from the busy road, looking out towards a quiet mews through a shaded, glazed wall.

Interstitial blinds provide the facility with further privacy as required. To reflect the roof of the former leisure centre, an elegant barrel vaulted space was introduced to the main pool hall, lined in timber and with a central rooflight.

The submersible boom and movable floors allow the water to be configured into three separate areas for concurrent programme options. These include teaching to a range of levels, parent and children, deep water sub-aqua training, lane swimming and casual swimming. The glazing around the secondary pool has interstitial blinds that can give greater privacy as required for sensitive user groups and can be used en suite with the adjacent group changing rooms.

The fitness suite is positioned at ground level with views out on to Clapham Manor Street through tinted glazing with adjustable blinds. Above this, the sports hall is expressed as a simple, solid box, with a polycarbonate cladding to the upper section to give lightness to the massing and a relationship to the scale of the adjoining buildings.

The perimeter rooflights are carefully detailed to give some daylight into the sports hall space and avoid glare and sun penetration that would adversely affect some sporting use.

Movable floors are provided to both pools, with hoists to provide assisted access for users with restricted mobility. In addition to the recessed ladder arrangement, easy access steps are provided at the shallow end of the main pool.

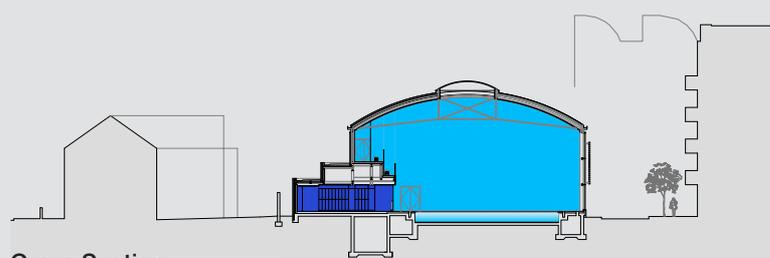
While wayfinding signage is provided, the arrangement and transparency of the building means clear and intuitive orientation is offered to the visitor.

Schedule of Areas

Gross Site Area	5,800 m ²
Building Footprint Area	2,550 m ²
Gross Internal Floor Area (GIFA)	4,780 m ²
Circulation Area (% GIFA including foyer and reception but excluding café/bar)	10.6 %

General Accommodation / Standards

Sports Hall	4-court sports hall to 'club' standard for basketball, badminton, five-a-side football, netball and gymnastics. The hall is sub-divisible and features perimeter rooflights. An adjacent junior climbing wall area is provided for later fit-out
Dance and Exercise Studio	Large studio space with central acoustic movable wall for flexibility in use
Aerobiking Studio	First floor meeting room converted to dedicated aero-biking studio post-completion to meet high demand
Fitness Suite	480m ² fitness suite, with 100 stations. The space is fully glazed to street level, with internal blinds for privacy as required
Main Pool	6-lane 25 m pool with 13x8 m movable floor. The pool tank is graded from 0.9-1.5 m depth, with the movable floor offering variable depth from 0-2.5 m. 100 spectator seats are provided at first floor level
Teaching Pool	13x7 m pool with movable floor, variable from 0-1.8 m depth. Dedicated changing rooms and interstitial blinds allow this space to be visually screened for special-use groups
Changing areas	Dedicated changing facilities for each area. The wet side has village changing; the dry side has single-sex changing rooms. Both have group changing rooms, offering operational flexibility
Café area	An open seating area within the circulation area, with direct views of the teaching pool and main pool beyond
Offices	Offices for centre management team
First aid room	Accessed directly off the teaching pool, with direct external access
Reception	Double-height, open and fully-glazed reception area adjoining the café. A marketing space is provided with visual connection to the fitness suite and first floor gallery



Cross Section

Key

- POOL HALL & SPECTATOR SEATING
- WET SIDE CHANGING

General Description of Key Specifications and Materials

Frame	PPC aluminium	
Cladding	Terracotta and brickwork and polycarbonate cladding	
Roofing	Zinc standing seam roofing to barrel vault. Sedum roof to sports hall. Single-ply roofing membrane to general areas	
Internal walls	Blockwork and dry lining	
Internal doors	Encapsulated in pool environments	
Wall finishes	Painted blockwork and plasterboard in general areas. Fairfaced blockwork/plywood lining in sports hall. Tiled wall finish in wet change areas. Timber slatted acoustic walls to reception & spectator seating.	
Floors	Vinyl, tiled and carpet floor finish	
Lighting	Lux levels	Luminaire type
Swimming pool	300-500	Metal halide up/downlighters with linear fluorescent
Sports hall	200-500	Surface-mounted linear fluorescent
Fitness suite	250-350	Recessed fluorescent linear and downlights
Changing spaces	200	Recessed fluorescent downlights

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Substructure	540,000	113
2	Superstructure	875,000	183
3	Finishes	2,570,000	537
4	Fittings and furnishings	1,635,000	342
5	Services	1,545,000	323
6	External works	235,000	49
7	Preliminaries	1,655,000	346
8	Contingencies	975,000	204
9	Design Fees	970,000	203
	TOTAL CONTRACT SUM	11,000,000	2,300

Notes:

- Costs stated are rounded and based on fourth quarter 2008?
- Costs stated exclude VAT
- Figures reported are final costs

Specific Items of Interest

Element	Approximate area (m ²)	Water area ratio
Total water area	420	
Pool hall area (main/teaching pools)	732	1:1.74
Wet changing toilets and showers	371	1: 0.89
Pool equipment store	40	1: 0.10
Combined area of pool hall, wet changing and storage	1024	1: 2.44
Spectator seating (100 seats + wheelchair zones)	116	
Café / reception	181	
Spectator seating	116	
Sports hall	594	
Dance and Exercise Studio	165	
Fitness suite	480	
Aerobiking Studio	36	
Junior climbing wall	25	

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

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

Environmental Sustainability

- Combined Heat and Power plant
- Rainwater recycling
- 15-20% better than Part L2A 2006
- BREEAM 'Very Good' rating
- Solar thermal panels
- Considerate Contractor Scheme

Procurement / Programme

Tender	Single stage OJEU restricted procedure
Contract	JCT '05 D&B (Rev 1 2007)
Duration	Approximately 5 years from inception to completion

“

...The project has provided an enhanced range of state-of-the-art sport and leisure facilities that better serves the needs of the local community...

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Lambeth Borough Council



Photographs by Adam Chandler, Dannielle Clare, Gareth Gardner and Robin Wilson Consulting