Reigate & Banstead Borough Council committed to the construction of two new Leisure Centres, and the comprehensive refurbishment of another as part of the Council’s continued commitment to residents leisure facilities in the Borough.

The Tadworth Leisure & Community Centre was the last of the three projects, instigated because the existing facility was at the end of its serviceable life. It also provided the opportunity to form part of the regeneration of the area that includes over 300 homes.

The project was funded by Sport England and Reigate and Banstead Borough Council.
An excellent example of how a good quality Public Sector Leisure Centre can be built at an Affordable Cost
Design

At the outset of the project, design and budget were given a priority. Decision makers were given the opportunity to view other Centres and, with the support of capital commitments from Reigate & Banstead Borough Council, Sport England and Surrey County Council, a brief emerged that improved on the facility mix provided in the existing centre.

The project benefited from a project team that had considerable experience in Leisure Centre projects, and the design and specification were developed collaboratively with Sport England.

The stakeholders and designers focused on all aspects of the design to keep costs within the budget envelope, for example; many rooms were left with a self-finished blockwork to minimise the cost of the finishes.

The facility features measures designed to reduce its carbon footprint and reduce running costs.

Accessible Design

Key features include:
- 2 vertical access lifts
- Automatic opening sliding access doors
- Dedicated accessible toilets and changing space
- Appropriate circulation provision for wheelchair users
- Adjacent disabled parking

Schedule of Areas

<table>
<thead>
<tr>
<th>Gross Site Area</th>
<th>22,600 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Footprint Area</td>
<td>3,392 m² (GEA)</td>
</tr>
<tr>
<td>Gross Internal Floor Area (all floors)</td>
<td>4,965 m² (GIFA)</td>
</tr>
<tr>
<td>Circulation Area (% GIFA excluding café/reception)</td>
<td>10 %</td>
</tr>
</tbody>
</table>

General Accommodation / Standards

<table>
<thead>
<tr>
<th>Sports Hall</th>
<th>34.5m x 20m 4 court hall, to club and recreational standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pool Hall</td>
<td>25 x 13m 6-lane community pool, ranging from 0.9 to 2.0 metres deep with 13 x 7m learner pool ranging from 0.7 to 0.9 metres deep and with stepped access for full width of pool and pool side viewing area</td>
</tr>
<tr>
<td>Fitness Suite &amp; Studio</td>
<td>60 station state of the art gym with views to pool hall. One studio. Dedicated changing space at 1st floor</td>
</tr>
<tr>
<td>Foyer / Reception / Café</td>
<td>Attractive, welcoming reception with café area with views to pool hall</td>
</tr>
<tr>
<td>Wet Change / External Change</td>
<td>Unisex changing village, with four adjacent 2 team changing rooms for outdoor pitches</td>
</tr>
<tr>
<td>Dry Change</td>
<td>Separate male and female changing space for sports hall</td>
</tr>
<tr>
<td>Pitches</td>
<td>Four five-a-side Artificial Grass Pitches</td>
</tr>
<tr>
<td>Youth Facility / Community Space / Crèche</td>
<td>Integrated youth facility adjoining community room and hall adjacent to crèche</td>
</tr>
</tbody>
</table>
Facility Case Study

Measures include:
- Extensive use of natural light
- High efficiency lighting
- Lighting controls that compensate for occupancy and daylight
- Variable speed drives on pump and fan motors
- Heat recovery on ventilation plant
- High efficiency boilers
- Gas fired CHP acting as lead boiler, and generating electricity for the site
- Ultraviolet as primary form of disinfection on both pools
- Natural ventilation to sports hall and reception/café
- Underfloor heating to reception/café
- Air source heat pumps providing heating and cooling to fitness suite and studios
- Pool covers
- Building management system

The end result is a regional sports centre of which the community can be justifiably proud.

John Reed
Property Services Manager
Reigate & Banstead Borough Council

Photographs provided by
Reigate & Banstead Borough Council and GLL 2015