Perdiswell Leisure Centre is encouraging more people to be more active right across the City of Worcester. The priority to replace an ageing pool in another location led to an innovative extension and refurbishment of a traditional leisure centre originally built in the early 1980s.

This much-enhanced centre has improved delivery across focus sports and has tapped into the latent demand from a market segmentation model that demanded better and more accessible facilities.

Integral classrooms serve the local Further Education College and Worcester City Council, Freedom Leisure and Worcester Swimming Club have a new 25 metre 8-lane competition pool enabling them to host regional galas and open meets.

This strategic project is changing people’s lives for the better. The project was funded primarily by Worcester City Council and Sport England.
New indoor facilities include:

- 25m 8-lane pool and spectator viewing with 284 seats
- 18 x 10 m learner pool with movable floor
- 8-court sports hall and spectator viewing with 97 seats
- 120-station fitness suite
- Dry changing facilities for sports hall, fitness suite and studios, outdoor sports pitches and officials
- Wet ‘Village’ changing
- 3 multi-use/ flexible dance/ aerobic studios and 1 spinning studio
- 2 teaching rooms
- Café
- Staff offices
- Associated support facilities;

and new outdoor facilities include:

- Multi-use games area
- 6 natural turf sports pitches
- 393 car and 60 cycle parking spaces.

**Design**

The refurbishment and extension of Perdiswell Leisure Centre to provide a strategic facility incorporating a new 8-lane competition pool, 8-court sports hall, 120-station gymnasium, 3 studios and classroom facilities, presented some significant design challenges.

The aim of the project was to prioritise the user experience and create a facility accessible to all and where the transition between the old and new areas of the building would be seamless.

This vision has been achieved and with it has come a complete connection between the

Perdiswell Leisure Centre is helping to encourage more people right across the City of Worcester to be more active, more often.
various activity areas throughout the centre. This allows customers to enjoy a range of activities, encourage cross participation, whilst enhancing the security and safety of the site.

Extensive demolition and re-construction has opened up generous circulation spaces to provide excellent accessibility and connectivity. Local schools worked with the design team to produce contemporary ‘stained glass’ effect artwork within the atrium and pool hall.

Clever use of structural steelwork throughout has provided a sense of open space, whilst coping with difficult legacy challenges in resolving compromises between floor levels and old and new ceiling heights, for example, enabling the ceiling to be raised in the changing village.

LED lighting has been used extensively with pool downlighters, rather than uplighters, to provide a bright, attractive pool hall.

“It’s extremely satisfying to see so many local people with a range of disabilities and young families using the extensive range of facilities and activities on offer, which will have a hugely beneficial impact on their long term health and wellbeing…”

Alan New
Worcester City Council
Contracts and Performance Manager
Facility Case Study

**General Description of Key Specifications and Materials**

<table>
<thead>
<tr>
<th>Element</th>
<th>Total Cost (£)</th>
<th>Cost (£) per m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Substructure</td>
<td>1,016,000</td>
<td>177</td>
</tr>
<tr>
<td>2 Superstructure</td>
<td>1,949,000</td>
<td>339</td>
</tr>
<tr>
<td>3 Internal finishes</td>
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<td>5 Services</td>
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<tr>
<td>6 External works</td>
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<tr>
<td>7 Preliminaries</td>
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<tr>
<td>8 Demolition</td>
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<td>6</td>
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<tr>
<td>9 Overheads and profit</td>
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<tr>
<td>10 Design contingency/risks/provisional sums</td>
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<tr>
<td>11 Professional fees</td>
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<td>12 Equipment costs</td>
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<td>13 Client contingency</td>
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<tr>
<td><strong>TOTAL CONTRACT SUM</strong></td>
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<td><strong>1,859</strong></td>
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</tbody>
</table>

Notes:
- Costs are rounded and based at 3Q 2015 and exclude VAT
- Costs do not include any land acquisition costs
- Cost (£) per m² based on 5,759 m² GIFA

**Environmental Sustainability**

- Combined heat and power generation
- Effective use of natural lighting and extensive use of low energy lighting
- Solar shading where needed
- SUDS – with large attractive swale forming part of landscaping treatment
- Advanced building management system
- Zonal air management and climate control

**Procurement / Programme**

- **Operator**: Freedom Leisure
- **Contractor**: Speller Metcalfe
- **Construction Project Manager**: Turner & Townsend
- **Designer**: Noor
- **Tender**: Single Stage Design & Build
- **Contract**: JCT Design & Build 2011
- **Duration**: Contract programme – 67 weeks

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"...It’s great to see Worcester investing in this fantastic new pool, it is exactly what we need if we’re going to grab the medals at Tokyo in 2020...

Rebecca Redfern
100m Breaststroke Swimming Silver Medallist
Rio 2016 Paralympics

Illustrations based on drawings provided by Noor. Photographs provided by QMP (March 2017).